

AGENDA – WORKSHOP OF THE PLANNING & ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MAY 5, 2008, AT 6:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

- I. CALL TO ORDER**

- II. PURPOSE OF THE WORKSHOP:**
 - A. COMMISSION INPUT AND DISCUSSION: REGARDING PROPOSED PLANNED DEVELOPMENT (PD) AT THE INTERSECTION OF SH 288 AND CR 59**

- III. ADJOURNMENT**

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.

I, Judy Krajca, Planning Secretary of the City of Pearland, Texas, do hereby certify that the foregoing agenda was posted in a place convenient to the general public at City Hall on the 2nd day of May 2008, @ 5:30 p.m.

<p>POSTED THIS _____ DAY OF _____, 2008</p> <p>REMOVED THIS _____ DAY OF _____, 2008</p>
--

**AGENDA REQUEST
BUSINESS OF THE CITY COUNCIL
CITY OF PEARLAND, TEXAS**

AGENDA OF: May 5, 2008	ITEM NO.:
DATE SUBMITTED: April 24, 2008	DEPARTMENT OF ORIGIN: Planning
PREPARED BY: Lata Krishnarao	PRESENTOR: Lata Krishnarao
REVIEWED BY: Nick Finan, ACM	REVIEW DATE: April 25, 2008
SUBJECT: Proposed Planned Development (PD) at the intersection of SH 288 and CR 59	
EXHIBITS: Site Layout, Table of Uses.	
EXPENDITURE REQUIRED: AMOUNT AVAILABLE: ACCOUNT NO.:	AMOUNT BUDGETED: PROJECT NO.:
ADDITIONAL APPROPRIATION REQUIRED: ACCOUNT NO.:	
PROJECT NO.:	
To be completed by Department:	
<input type="checkbox"/> Finance <input type="checkbox"/> Legal <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution	

EXECUTIVE SUMMARY

The applicant is proposing a commercial development on a 40-acre tract, located at the intersection of SH 288 and CR 59. The land is currently zoned Business Park District (BP 288). The purpose of this district is "to permit large office complexes/campuses and retail development in locations with good visibility and roadway access; visibility and access are inherently provided by State Highway 288. These regulations are also intended to create high quality development that enhances the City's image as a desirable place to live, work, and shop.

When staff met with the applicant, the applicant wanted to abide by the BP 288 rules except for the addition of certain activities that would be compatible with their development and some of which have shown an interest in this location. They understand that a PD is the only way to increase the activity list or seek another Zone, which they understand has been turned down for this location. They, also, understand that the PD is for creativity and that there center in city staff's mind does not meet that threshold. They want to come and talk to City Council and seek input as to what the

city council would expect. That is why there is no PD document at this time. Before they come asking for certain variations, they wanted to see what City Council expects to incorporate those ideas. The site plan is purely conceptual and they want to hear thoughts on the type of activities that city council would be open to and what type of items council would expect, if any, incorporated into the plan.

City Staff, similar to our discussions about Pearland Commons, discussed the concepts of connectivity, amenities etc. We had also pointed out the Pearland Town Center, Waterlights, Pearland Commons, and Promenade as examples of development that the City was encouraging.

The PD includes a proposed site plan and a list of uses that are included as attachments. The applicant has not provided any other information.

1. Land Uses – Staff has highlights some of the uses that might need to be discussed in terms of their suitability for this area, especially as a primary use.

288/59 Ltd
Proposed Unified Development Code Permitted Uses Chart
City of Pearland

Non-Residential Zoning Districts with BP-288 Designation - Uses Requiring Approval

Entertainment & Recreational Uses

Private Club

Automobile-Related Service Uses

Auto Glass Repair/Tinting
Auto Muffler Shop
Auto Parts Sale (In Building, No outside Storage, No Outside Display, No Repair)
Auto Parts Sale (With Outside Storage or Display)
Auto Parts Sale (Indoors Only, With Repair Bays)
Auto Rental
Auto Sales/Dealer, Used Auto Sales & Parts (In Building)
Auto Wash (Self-Service)
Bicycle Sales (New/Repair)
Gasoline Service Station
Motorcycle Sales/Dealer (New/Repair)
Personal Watercraft Sales (New/Repair)
Tire Sales (Outdoors, With Open Storage)

Office Uses

Office/Clinic, Veterinarian (No Animal Hospital, with Outside Pens)

Personal & Business Service Uses

Automobile Driving School (including Defensive Driving)
Rehabilitation Care Institution (Commercial)

Retail & Business Service Uses

Revised 2007-01-09

Animal Hospital (No Outside Pens)

Motion Picture Theater (Indoors)

Pet Shop Small Animals, Birds or Fish

Personal Custom Services, Tailor, Millinery, Etc.

Piano and Musical Instruments (Retail Only)

Restaurant (With Drive-In and/or Drive-Thru Service)

Restaurant (With No Drive-In or Drive-Thru Service)

Shoe Store (Retail Only)

Studio, Decorator & Display of Art Objects

Studio, Photographer, Artist, Music, Drama, Dance

Studio, Health Reducing or Similar Service

Tavern

Variety Store

Video Rental and/or Sales

Institutional / Governmental Uses

Community/Group Home

Community or Social Buildings

Municipal Public Administration Offices

Commercial & Related Service Uses

Appliance Repair

Book Binding

Building Materials

Cabinet Business

Furniture/Appliances - Open Storage & Retail Sale

Heating & Air-Conditioning Sales/Services

Lawnmower Sales and/or Repair

Locksmith

Mini-Warehouse/Self Storage

Pet and Animal Grooming Shop

Plumbing Shop (No Outside Storage) Quick Lube/Oil Change/Minor Inspection

Tool and Machinery Rental (Indoor Storage Only)

Vacuum Cleaner Sales and Repair

2. The PD lacks any breakdown of land use, base zoning, landscaped areas, detention etc.
3. Since the site plan does not have any details, it is not clear if some of the following issues have been addressed:
 - a. Treatment of detention an amenity and a centrally located feature.
 - b. Connectivity between various parts of the site, across CR 59, and to and from surrounding residential developments.
 - c. Landscaping features and details.
 - d. Facades and building elevations.
 - e. Other amenities within the development.
4. At a previous workshop on the same parcel, Council has indicated a desire to see mixed-use development including offices. The PD does not propose any offices.

5. Need a completed PD document with details for further review.

It is staff's opinion that this 40 acre tract, due to its visibility from SH 288, is a sensitive parcel and can be developed in an attractive manner, with amenities to serve the city and the neighborhood, and conformance with the goals of the Comprehensive Plan, PD zoning and similar to recent development along SH 288 such as Pearland Town Center and Promenade Shops.

As proposed, the PD seeks variances to allow uses that are not permitted in that zone, and does not clarify how the intent of the PD zoning is met – "PD districts are intended to implement generally the goals and objectives of the City's Comprehensive Plan. PD Districts are also intended to encourage flexibility and creative planning, to ensure the compatibility of land uses, to allow for the adjustment of changing demands to meet the current needs of the community, and to result in a higher quality development for the community than that would result from the use of conventional zoning districts."

RECOMMENDED ACTION

Discuss the proposed PD.

288/59 Ltd
Proposed Unified Development Code Permitted Uses Chart
City of Pearland
Non-Residential Zoning Districts with BP-288 Designation - Permitted Use

Primary Agricultural Uses

- Agricultural Field Crops
- Agricultural Animal Husbandry Farm (Ranch, Livestock)
- Crops or Orchard

Accessory & Incidental Uses

- Accessory Structure (Business or Industry)
- Off-Street Parking Incidental to Residential Main Use
- Off-Street Parking Incidental to Nonresidential Main Use
- Social & Recreational Building

Entertainment & Recreational Uses

- Country Club
- Park and/or Playground (Private)
- Park and/or Playground (Public; Municipal)
- Recreation Center (Private, For Profit)
- Swimming Pool, Private (Use Only By Resident)
- Tennis or Swim Club (Private, For Profit)
- Tennis Court (Private/Not Lighted)

Office Uses

- Clinic, Medical or Dental
- Credit Agency
- Emergency Care Clinic
- Financial Institution (No Motor Bank Services)
- Financial Institution (With Motor Bank Services)
- Financial Services (Advice/Invest)
- Insurance Agency Offices
- Office, Brokerage Service
- Office, Legal Service
- Office, Medical/Dental
- Office, Professional and General Business (other than those listed)
- Office, Real Estate
- Office/Clinic, Veterinarian (No Animal Hospital or Outside Pens)
- Security Monitoring Company (No Outside Storage)
- Travel Agency, Bureau or Consultant

Personal & Business Service Uses

- Automatic Teller Machine (ATM)
- Barber/Beauty Shop (No Related School/College)
- Bed & Breakfast Inn
- Dance/Drama/Music School (Performing Arts)
- Health Club (Physical Fitness; Indoors Only)
- Mailing Service (Private)
- Pharmacy (Retail Only)
- Seamstress or Dressmaker (Retail Only)

Retail & Business Service Uses

Antique Shop (No outside storage)
Apparel Shop
Art Supply Store
Bakery or Confectionery Shop (Retail Sales, Inside Service Only)
Book/Stationery Shop (Retail Only)
Café
Cafeteria
Camera Shop (Retail Only)
Cigars, Tobacco Shop (Retail Only)
Coffee, Donut and Similar Food Sales Shop (For On- or Off-Site Consumption)
Computer Sales
Consignment Shop
Copy/Printing Shop
Department Store (Retail Only, for Hardware, Sporting Goods, Toys, Paints, Wallpaper and/or Clothing)
Drapery/Blind Shop
Electronic Goods Store (Retail Only)
Florist Shop (Retail Only)
Furniture and/or Appliance Store (Retail or Rental Only, Indoor Only)
Gift or Card Shop (Retail Only)
Handicraft & Art Object Sales Shop
Ice Cream/Yogurt Shop (For On- or Off-Site Consumption)
Jewelry Store
Medical Appliances & Sales
Optical Shop
Paint, Wallpaper Shop (Retail Only)
Pharmacy/Drug Store (Retail Only)
Retail Shops, Apparel, Accessories, Gifts & Similar Goods (Other than those listed, No Outside Storage)

Institutional/Governmental Uses

Assisted Living Facility
Auction House
Child Day Care Center (Business)
Child Day Nursery
Church/Temple/Place of Worship
Civic Center (Municipal)
Civic Club
Convent or Monastery
Exhibition Hall
Fraternal Organization
Fraternity or Sorority House
Governmental Building or Use (County, State or Federal)
Hospital (Non-Profit)
Hospital (For Profit)
Institution of Religious, Educational or Philanthropic Nature
Library, Public
Museum (Indoors Only)
Rectory/Parsonage
School - College or University
School - Elementary (Public or Parochial)
Satellite Dish (Private, less than 4' in diameter) (See Telecommunications Rags, Chip. 2, Art. 5, Div. 5 of the UDC)
Telephone Business Office

Commercial & Related Service Uses

Contractor's Temporary On-Site Construction Office (only with Permit from B.O.)
Laboratory, Scientific or Research
Laboratory, Medical or Dental
Reproduction of Blueprints

288/59 Ltd
Proposed Unified Development Code Permitted Uses Chart
City of Pearland
Non-Residential Zoning Districts with BP-288 Designation - Conditional Use

Accessory & Incidental Uses

Farm Accessory Building
Servant, Caretakers or Security Quarters

Entertainment & Recreational Uses

Billiard/Pool Facility (Three or More Tables)
Bingo Facility
Bowling Alley (Air-Conditioned and Sound Proofed)
Commercial Amusement, Indoor
Commercial Amusement, Outdoor
Dinner Theatre
Driving Range (Golf)
Golf Course (Miniature)
Golf Course (Private)
Golf Course (Public)
Skating Rink
Swimming Pool, Commercial
Tennis Court (Private/Lighted)

Automobile-Related Service Uses

Auto/Leasing
Auto Wash (Full Service/Detail Shop)
Transit Terminal

Office Uses

Telemarketing Agency
Barber/Cosmetology School/College
Check Cashing Service
Extended Stay Hotel/Motel
Funeral Home
Hotel/Motel
Laundry/Dry Cleaning (Retail Only, Drop Off/Pick Up)
Martial Arts School/Studio

Retail & Business Service Uses

Antique Shop (With outside storage)
Art Museum and/or Dealer
Art Studio and/or Gallery
Bakery or Confectionery Shop (Retail Sales, With Drive-Thru Service)
Business Service Retail (Provides wares and/or service in support of professional occupation)
Carpenter Shop
Catering Service
Convenience Store (With Gasoline Sales)
Convenience Store (Without Gasoline Sales)
Garage and/or Yard Sales
Garden Shop & Outside Plant Sales (i.e. Plant Nursery)
Hardware Store
Home Improvement Center
Itinerant Vendor/Seasonal Vending

Institutional / Governmental Uses

Home for Alcoholic, Narcotic or Psychiatric Patients
Nursing/Convalescent Home (Defined under Skilled Nursing Facility)
Public Assembly (Auditorium, Gymnasium, Stadiums, etc.)
Radio or Television Transmitting Station (Commercial) See Telecommunications Cpt. 2, Art 5, Div 5 of UDC
Satellite Dish (greater than 4' in dia) See Telecommunications Cpt. 2, Art 5, Div 5 of UDC
Telephone Exchange Switching Relay & Transmitting Equipment

Commercial & Related Service Uses

Communication Equipment Sales/Service (Installation and/or Repair - No outdoor sales or storage or towers/antennae)
Contractor's Office/Sales. No Outside Storage including Vehicles
Exterminator Service/Company (No outdoor sales or storage)
Railroad Tracks & Right-of-Way

Industrial & Related Service Uses

Airport (Helipad/Helipad or Landing Field)
Bio-Tech High-Tech Manufacturing
288/59 Attachment 1 - Proposed Land Uses.xls

288/59 Ltd
Proposed Unified Development Code Permitted Uses Chart
City of Pearland

Non-Residential Zoning Districts with BP-288 Designation - Uses Requiring Approval

Entertainment & Recreational Uses

Private Club

Automobile-Related Service Uses

Auto Glass Repair/Tinting
Auto Muffler Shop
Auto Parts Sale (In Building, No outside Storage, No Outside Display, No Repair)
Auto Parts Sale (With Outside Storage or Display)
Auto Parts Sale (Indoors Only, With Repair Bays)
Auto Rental
Auto Sales/Dealer, Used Auto Sales & Parts (In Building)
Auto Wash (Self-Service)
Bicycle Sales (New/Repair)
Gasoline Service Station
Motorcycle Sales/Dealer (New/Repair)
Personal Watercraft Sales (New/Repair)
Tire Sales (Outdoors, With Open Storage)

Office Uses

Office/Clinic, Veterinarian (No Animal Hospital, with Outside Pens)

Personal & Business Service Uses

Automobile Driving School (including Defensive Driving)
Rehabilitation Care Institution (Commercial)

Retail & Business Service Uses

Animal Hospital (No Outside Pens)
Motion Picture Theater (Indoors)
Pet Shop Small Animals, Birds or Fish
Personal Custom Services, Tailor, Millinery, Etc.
Piano and Musical Instruments (Retail Only)
Restaurant (With Drive-In and/or Drive-Thru Service)
Restaurant (With No Drive-In or Drive-Thru Service)
Shoe Store (Retail Only)
Studio, Decorator & Display of Art Objects
Studio, Photographer, Artist, Music, Drama, Dance
Studio, Health Reducing or Similar Service
Tavern
Variety Store
Video Rental and/or Sales

Institutional / Governmental Uses

Community/Group Home
Community or Social Buildings
Municipal Public Administration Offices

Commercial & Related Service Uses

Appliance Repair
Book Binding
Building Materials
Cabinet Business
Furniture/Appliances - Open Storage & Retail Sale
Heating & Air-Conditioning Sales/Services
Lawnmower Sales and/or Repair
Locksmith
Mini-Warehouse/Self Storage
Pet and Animal Grooming Shop
Plumbing Shop (No Outside Storage) Quick Lube/Oil Change/Minor Inspection
Tool and Machinery Rental (Indoor Storage Only)
Vacuum Cleaner Sales and Repair

