

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, JUNE 2, 1997, 6:00 P.M. IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. APPROVAL OF MINUTES: Minutes of May 19, 1997

III. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION - Amending Plat of Dixie Woods, Section Two, Lots 39 thru 51, Block 5. Out of and a part of Dixie Woods Section Two, recorded in Vol. 19, Pg. 559, 560 B.C.M.R. George W. Jenkins Subdivision, Volume 79, Page 616, Brazoria County Deed Records, in the W.D.C. Hall League, Abstract No. 70, Pearland, Brazoria County, Texas.

B. CONSIDERATION AND POSSIBLE ACTION - Preliminary Plat of Kwik Lube - F.M. 518. A subdivision of 0.5803 acres of land out of Lots 28 and 29 in the Westchester Estates Unrecorded Subdivision in the H.T. & B. Railway Survey, Abstract 242, Pearland, Brazoria, County, Texas.

C. CONSIDERATION AND POSSIBLE ACTION - Discussion item to review the proposed changes to Impact Fees.

D. CONSIDERATION AND POSSIBLE ACTION - Discussion item to review the CO- Corridor Overlay District.

IV. NEXT MEETING DATE: Monday, June 9, 1997, 6:30 p.m. Joint Public Hearing

V. ADJOURNMENT

Posted: 30th Day of May, A.D., 1997

10.30 (A.M./P.M.)

Removed: 3rd Day of June, A.D., 1997

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION, OF THE CITY OF PEARLAND, TEXAS, HELD MONDAY, MAY 19, 1997, IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING IN THE SECOND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

The meeting was called to order at 7:12 p.m. with the following present:

Vice Chairman	Pat Lopez
Commissioner	Emil Beltz
Commissioner	Jack D. Mathis
Commissioner	Randy Patro
City Engineer	John Hargrove
Secretary	Judy Highburger

Commissioner Mary Starr was absent. City Projects Coordinator Alan Mueller arrived at 7:14 p.m., and Assistant City Manager Richard Burdine arrived at 7:16 p.m.

II. APPROVAL OF MINUTES: Minutes of May 12, 1997

A motion was made by Commissioner Jack D. Mathis, and seconded by Commissioner Emil Beltz to approve the Minutes of May 12, 1997.

Motion passed to approve 4 to 0.

III. NEW BUSINESS

- A. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 134.**
Request of Theodore M. Slafka, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to General Business (GB) on the following described property, to-wit:

Lots 7 & 8, Block 3, Skyway Manor, Brazoria County, Texas. (2811 Manvel Road).

Mr. Theodore M. Slafka, 11507 Kirkvalley Drive, Houston, Texas, owner, was present and seeking approval of Application No. 134.

Commissioner Randy Patro made a motion, seconded by Commissioner Beltz to approve Application No. 134.

Motion passed to approve 4 to 0.

B. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 135

Request of Theodore M. Slafka, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to General Business (GB) on the following described property, to-wit:

Lots 12 & 13, Block 2 and Lots 15 & 16, Block 3, Skyway Manor, Brazoria County, Texas (2919 Manvel Road)

Mr. Theodore M. Slafka, 11507 Kirkvalley Drive, Houston, Texas, owner, was present and seeking approval of Application No. 135.

Discussion involved the question of splitting Lots 12 & 13 which front Piper Road, mainly a R-1 area as one application, and Lots 15 & 16 which front Manvel Road, a General Business area as one application.

Commissioner Beltz made a motion seconded by Commissioner Mathis to deny Application No. 135.

Motion passed to deny 3 to 1 (Vice Chairman Pat Lopez voted nay).

C. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 164

Request of Gregory A. & Cynthia Collins, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to Single Family Dwelling District (R-1) on the following described property, to-wit:

Tract 14, Westchester Estates, Brazoria County, Texas (2742 Westchester Circle)

Mr. Gregory A. Collins, 903 Arbor, Houston, Texas, owner, was present and seeking approval of Application No. 164.

Commissioner Patro made a motion, seconded by Commissioner Beltz to approve Application No. 164.

Motion passed to approve 4 to 0.

D. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 206

Request of William J. Fielder, III, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to General Business (GB) on the following described property, to-wit:

Tracts 1 & 2, Westchester Estates, Brazoria County, (2900 Manvel Road)

There was no representative present. The site is the location of Fielder Electric, an electrical supply company.

Commissioner Beltz made a motion, seconded by Commissioner Patro to approve Application No. 206.

Motion passed to approve 4 to 0.

E. CONSIDERATION AND POSSIBLE ACTION - Final Plat of Pine Hollow Section 1-C, being a subdivision of 26.2912 acres and a partial replat of Lots 31, 32, 35, 36, and 42 of the George W. Jenkins Subdivision as recorded in Volume 2, Page 20 of the B.C.D.R., located in the Perry and Austin League, A-111, Brazoria County, Texas.

Ms. Renee West, owner, was present seeking approval of the Final Plat of Pine Hollow Section 1-C.

Mr. John Hargrove, City Engineer, said staff recommends approval with the following corrections:

1. Removal of Chairman Robert Larsen's name;
2. the street name of Pine Hill Lane be changed;
3. add notes and details on the plat showing Lots 5 and 9, Block 2's back fence lines.

Signatures will be withheld by the City Engineer and City Attorney until those items are corrected.

A motion was made by Commissioner Patro, and seconded by Commissioner Jack D. Mathis, to approve the Final Plat of Pine Hollow, Section 1-C, with the above-stated corrections.

Motion to approve passed 4 to 0.

IV. NEXT MEETING DATE: June 2, 1997, 6:00 p.m.

V. ADJOURNED: 7:31 p.m.

Minutes approved as submitted this 2 day of June
A.D., 1997.

Mary Star
~~Pat Lopez, Vice Chairman~~
acting Chairman

ATTEST:

Judy Highburger
Judy Highburger, Secretary

TABLE 15
IMPACT FEE CALCULATION

WATER IMPROVEMENTS

PROJ. NO.	PROJECT DESCRIPTION	PRE-1996	1996-2006	2006-2016	IMPACT FEE ELLIGIBLE	PROP. IMPACT FEE
-	Existing Waterlines w/ Excess Capacity	\$999,243			\$494,170	
-	Existing Elevated w/ Excess Capacity	\$807,203			\$187,325	
-	Exist. W.P. & Lines W/ Excess Capacity	\$1,128,300			\$535,964	
1	Yost Blvd. 8" Interconnect		\$10,900		\$10,900	
2	Dixie Farm Road 16" Waterline		\$171,000		\$171,000	\$171,000
3	Golfcrest 12" Interconnect		\$24,500		\$24,500	
4	High School 12" Waterline		\$295,800		\$295,800	\$132,800
5	Garden Rd. 12" WL - Butler to FM 518		\$221,000		\$221,000	\$221,000
6	O'Day-Hatfield 12" WL		\$93,000		\$93,000	
7	Garden Rd. 12" WL - W.P. to North		\$178,300		\$178,300	\$178,300
8	Alice Rd. 12" Tie-in		\$72,000		\$72,000	\$72,000
9	FM 518 16" WL - O'Day to FM 1128		\$308,000		\$308,000	\$183,000
10	SH 35 16" WL - Magnolia to Exist. 16"		\$164,000		\$164,000	\$164,000
11	500,000 Gal. Elevated Storage		\$715,000		\$715,000	\$715,000
12	Water Well/Water Plant No. 9, at SWEC		\$1,243,000		\$649,000	\$649,000
13	Water Well/Water Plant No. 10 & 16" WL			\$2,464,000		
14	FM 518 16" WL - Water Plant to SH 288			\$488,000		
15	SH-35 12" WL - South of Dixie Farm Rd.			\$352,000		
-	Mary's Creek Water Plant 3rd Pump		\$25,000			
-	Old City Hall Water Plant 3rd Pump		\$25,000			
-	Green Tee Water Plant 3rd Pump		\$25,000			
-	McLean Rd. Water Plant 3rd Pump		\$25,000			
-	Water Well/ Water Plant No. 11		\$1,100,000		\$649,000	\$649,000
-	Water Well/Water Plant No. 12		\$1,100,000		\$649,000	\$649,000
-	Water Well/Water Plant No. 13			\$1,100,000		
-	Administration		\$10,000		\$10,000	\$10,000
SUBTOTAL		\$2,934,746	\$5,806,500	\$4,404,000	\$5,427,959	\$3,145,100
WATER IMPACT FEE BASED ON 5,838 EQUIVALENT SERVICE UNITS					\$930	\$539

WASTEWATER IMPROVEMENTS

PROJ. NO.	PROJECT DESCRIPTION	PRE-1996	1996-2006	2006-2016	IMPACT FEE ELLIGIBLE	PROP. IMPACT FEE
-	Existing WWTP's w/ Excess Capacity	\$3,766,000			\$1,384,380	
1	Centennial/Clear Creek Gravity Line		\$1,171,000		\$1,171,000	\$854,800
2	Old Alvin/ J. Lizer Trunk Sewer		\$1,000,000		\$1,000,000	\$300,000
3	Shadycrest Lift Station Modifications		\$152,000			
4	Dixie Farm Rd. Trunk Sewer		\$835,000	\$625,000	\$835,000	\$417,500
5	Scott St. Trunk Sewer		\$549,000	\$1,631,500	\$549,000	
6	Magnolia to SWEC Trunk Sewer		\$1,651,500		\$1,651,500	\$800,000
7	Longwood WWTP Expansion		\$1,800,000		\$1,238,400	\$1,238,400
8	Barry Rose WWTP Expansion		\$1,000,000		\$688,000	\$688,000
9	New WWTP at SWEC		\$5,900,000		\$4,070,360	\$4,070,360
10	12" F.M. & Lift Station Mod. on Veteran		\$460,000		\$460,000	
11	SH 35 Trunk Sewer S. of Dixie Farm			\$672,000		
12	FM 518 Trunk Sewer to SH 288		\$130,000	\$2,336,000	\$130,000	\$130,000
13	New WWTP North of FM 518			\$2,242,500		
-	Administration		\$10,000		\$10,000	\$10,000
SUBTOTAL		\$3,766,000	\$14,658,500	\$7,507,000	\$13,187,640	\$8,509,060
WASTEWATER IMPACT FEE BASED ON 5,838 EQUIVALENT SERVICE UNITS					\$2,259	\$1,458

TOTAL WATER & WASTEWATER IMPACT FEE	\$3,189	\$1,997
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CO - Corridor Overlay District

General Purpose and Description

This district is limited to specified areas encompassing land that has already been assigned conventional zoning district classifications. It supplements the standards of the underlying conventional districts with new or different standards which are more restrictive. The intent is to exercise greater control over the aesthetic, functional and safety characteristics of development along newly constructed major thoroughfares within the City where higher development standards can effectively enhance the City's image as a desirable place to live, work, and shop.

District Boundaries

The corridor overlay standards apply to the future development and use of all land within 300 feet or the depth of the abutting lot, whichever is less, on either side of the street right-of-way along the following specified major thoroughfares:

1. Centennial Boulevard
2. Oiler Drive
3. Pear Blossom Parkway

Lot and Setback Standards

- A. The minimum front yard building setback adjacent to a specified major thoroughfare is 15 feet.
- B. All off-street parking, maneuvering and loading areas shall be set back at least 30 feet from any street right-of-way line.
- C. All screening walls and fences shall be set back at least 30 feet from the right-of-way line of a specified major thoroughfare.
- D. All open storage areas, where permitted by the underlying zoning district, shall be set back at least 30 feet from the right-of-way line of a specified major thoroughfare.
- E. No buildings, parking areas, or other impervious surfaces, except for paved pedestrian or bike trails and recreational amenities such as picnic tables, are permitted within the recognized floodway, as identified by the City Engineer, or within 50 feet of the high bank, whichever is greater, of a creek or other drainageway proposed as a greenbelt in the City's Park Master Plan.
- F. No building, parking area or other visual obstruction shall be located in any required visibility triangle as defined in of the Land Use & Urban Development Ordinance, Section 3 - Definitions.

Building Facade Standards (Supplements Section 20.6 Building Facades)

- A. Requirements are applicable to all structures except single-family detached dwellings. Facade design plan of entire project shall be submitted with site plan review documents.
- B. Building articulation, which is the expression or outlining of parts of the building by its architectural design, shall be provided in order to:
 - 1. Create a complementary pattern or rhythm, dividing large buildings into smaller, identifiable portions.
 - 2. Break up the building mass through offsets and other methods that articulate the horizontal and vertical building planes.
 - 3. Incorporate details that create shade and cast shadows to provide visual relief.
- C. Building Materials:
 - 1. A minimum 75% of any exterior wall visible from the specified major thoroughfare shall be covered by masonry (including, but not limited to brick, textured concrete, concrete block, stone and stucco) and glass. Corrugated metal and *exposed fasteners* are prohibited.
 - 2. A minimum 25% of an exterior wall facing the specified major thoroughfare shall be transparent in order to promote personal safety by permitting visibility between building occupants and outdoor pedestrians and drivers.
 - 3. Consistent architectural design, color and materials shall be provided for all facades of an individual building, multiple buildings in a shopping center or integrated business development, and all roofing in a shopping center or integrated business development.
- D. Building colors shall be comprised of warm earth tones including beige, sepia, terra-cotta, buff, sand, light brown, warm gray, and soft white. An accent color may be used for trim, fascia boards, awnings, door panels, and miscellaneous metals and may include burgundy, forest green, maroon, red, teal and navy blue.

Access and Off-Street Parking Standards

- A. The maximum number of driveways permitted for each lot, along the specified major thoroughfare, shall not exceed the following limits:
 - 1. Two access points for lot frontages of 400 feet or less
 - 2. Three access points for lot frontages of 401-600 feet
 - 3. Four access points for lot frontages greater than 600 feet
- B. The minimum distance between driveways and street corners is determined by the functional classification of the street and shall not be less than the following distances as measured from the face of the intersecting street curb to the nearest face of the intersecting driveway:
 - 1. 100 feet along major thoroughfares
 - 2. 60 feet along collector streets

3. 30 feet along local streets
- C. Driveways to service and loading areas must provide sufficient on-site maneuvering space so that vehicles are not required to back into or out of public streets.
- D. Service and loading areas must provide sufficient space so that service and delivery vehicles do not block public streets while loading or unloading.
- E. Parking areas located between the building and the right-of-way line of a specified major thoroughfare may not extend more than 90% of the specified major thoroughfare street frontage. Parking to the side and rear of buildings is encouraged and preferred.
- F. All on-site vehicular circulation and parking areas shall be paved with an all-weather surface of asphalt or concrete materials.
- G. Bicycle parking, at a ratio of no less than five percent (5%) of the required vehicular parking, shall be conveniently provided for all uses allowed in the following zoning districts: Office and Professional, Neighborhood Service, General Business, and Commercial.

Landscaping Standards (Amends Section 20.3. Minimum Landscape Requirements.)

- A. At least ten percent (10%) of the lot shall be landscaped open areas with a permeable surface.
- B. Required street trees along the specified major thoroughfare:
 1. Large shade trees with a minimum three inch (3") caliper measured twelve inches (12") above the root ball shall be provided with the total caliper inches equal to one inch (1") for each ten feet (10') of frontage.
 2. Ornamental trees with a minimum two inch (2") caliper measured twelve inches (12") above the root ball shall be provided with the total caliper inches equal to one inch (1") for each fifteen feet (15') of frontage.
 3. At least 60% of required street trees shall be evergreen with year-round foliage.
 4. At time of planting, a minimum six feet (6') shall be provided between a tree trunk and back of curb and between a tree trunk and any planned or existing underground public utility lines.
 5. At time of planting, a minimum six feet (6') shall be provided between individual trees.
 6. Street trees shall be located within the street right-of-way and building and parking setback areas subject to the spacing requirements described above.
- C. Required interior site landscaping:
 1. One tree is required within 50 feet of every on-site parking space.
 2. Adequate space for vehicle overhangs shall be provided in order to avoid damaging planted trees and shrubs.

- D. A mechanical irrigation system is required within the front yard building and parking setbacks.

Lighting Standards

- A. Vehicular circulation and parking areas:
1. High pressure sodium fixtures shall be used with no direct glare onto adjacent properties or public streets.
 2. Minimum light level within the parking area is 0.5 foot candles when the attendant facility is in use.
 3. Standards, poles and fixtures shall be a single color, uniform in design throughout the site and no taller than the height of the building being served plus ten (10) feet.
- B. Walkway lighting comprised of standard, pole, bollard and wall-mounted fixtures shall be no greater than twelve feet (12') above grade.
- C. Accent lighting:
1. Uplighting shall be concealed or positioned to screen the light source from adjacent property.
 2. Floodlighting or spotlighting of architecture, graphics or natural features shall not create spillage of light onto adjacent property or public streets.

Screening Standards

- A. The following site elements shall be screened from view from a public street:
1. All mechanical and utility equipment
Screens shall incorporate dense shrubbery having year-round foliage, and/or a decorative wall, fence or architectural element of the building that is a maximum 75% opaque. Roof-mounted equipment may be screened with materials that are 100% opaque.
 2. Vehicle loading and unloading area
Screens shall incorporate dense shrubbery having year-round foliage and/or a fence, wall, or architectural element of the building that has a minimum six foot (6') height and is a maximum 75% opaque.
 3. Refuse and refuse containers
Screens shall consist of a solid fence, wall, or architectural element of the building with a minimum six foot (6') height.
- B. All fences and walls visible from a public street shall be:
1. Constructed of masonry and/or wood (excluding plywood or particle board).
 2. Consistent in color and design with the building architecture.
 3. Uniform in style and materials along the entire length of the screen within a single development.

- C. No fence or wall visible from a public street shall be:
1. Greater than eight feet (8') in height.
 2. Located within any required visibility triangle.
 3. Constructed with any of the following materials: painted or coated concrete, chain link, concertina wire, barbed wire, corrugated metal or fiberglass panels. (Exception: barbed wire may be used solely to control livestock.)

Buffering Standards

- A. The following site elements shall be visually buffered from view from a public street:
1. Outdoor parking areas located within 100 feet of any public street right-of-way
 2. Fuel pumps located between the street and building
 3. A vehicle drive-up window facing the street
- B. Required buffering shall be provided by way of one or more of the following:
1. Decorative masonry wall with a maximum three foot (3') height
 2. Landscaped earth berm with a maximum three foot (3') height and a maximum 4:1 slope
Retaining walls may be used to facilitate berming if unseen from the street.
 3. Dense shrubbery having year-round foliage with a maximum three foot (3') height.

Sidewalk Standards

- A. The required sidewalk located alongside the specified major thoroughfare may be located within the front yard building and parking setbacks as well as the parkway area from the back of curb to the right-of-way line.
- B. A ten foot (10') wide public use easement shall be provided for the required sidewalk when placed outside of street right-of-way.
- C. Construction criteria for the required sidewalk:
1. Six feet (6') wide
 2. Minimum 50 foot centerline radius where curved
 3. Minimum six feet (6') separation between back of street curb and edge of sidewalk (Exceptions: street intersections and bridge approaches)
 4. Maximum eight percent (8%) slope (including ramps at intersections)
 5. Maximum cross-slope of two percent (2%)
- D. A minimum four foot (4') wide pedestrian walkway shall connect the sidewalk to the building entry. The walkway shall be convenient, readily visible and paved.

Sign Standards (Supplements Section 22 - Signs)

- A. Ground signs are permitted; freestanding and pole-type business identification signs are prohibited.
- B. Iridescent, fluorescent and “dayglo” colors are prohibited.
- C. Ground signs shall have a maximum eight foot (8’) height and minimum spacing of 75 feet from another ground sign.
- D. In the case of a business with frontage of more than 75 feet and located within a shopping center or integrated business development, no additional ground sign shall be allowed.
- E. Ground sign lighting:
 - 1. Internally illuminated, ground lit, or halo-lit letters are permitted.
 - 2. An internally illuminated sign shall have an opaque background with translucent letters.
 - 3. Ground lighting shall be concealed below grade or screened from view.
 - 4. All ballasts, transformers and conduits shall be concealed.
- F. Signs on building with multiple tenants shall be uniform in size, materials and location as specified herein:
 - 1. Tenant signs shall be integrated into a single facade-mounted graphic band, or placed in a graphic band on awnings.
 - 2. A graphic band shall have a maximum height of three feet (3’).
 - 3. Each message shall be centered around a common horizontal line with no more than two (2) lines of copy.
 - 4. Typography may vary.
 - 5. Light sources for externally lit signs shall be concealed.
 - 6. All ballasts, transformers and conduits shall be concealed.
- G. Back-lit canopy signs attached to buildings are prohibited.
- H. Window signs providing general information or advertising sales are permitted with a total square footage no greater than 25% of the total window area visible from the specified major thoroughfare. Window signs advertising sales shall not remain posted for longer than 90 days.

Utilities

- A. All electric, telephone and cable TV wires from the property line to all structures being served on the site shall be located underground.
- B. A ten foot (10’) wide easement shall be provided along street rights-of-way to facilitate underground placement of utility distribution lines.

Suggested Severability Clause

Should any section, paragraph, sentence, clause, phrase, or word of this ordinance be declared unconstitutional or invalid for any purpose by a court of competent jurisdiction, the remainder of this ordinance shall not be affected thereby and to this end the provisions of this ordinance are declared to be severable.

Projects\pearcen2.doc
Vernon G. Henry and Associates, Inc.
May 5, 1997