

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE
PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND,
TEXAS, TO BE HELD JANUARY 21, 2002, AT 6:30 P.M., IN THE COUNCIL
CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

I. CALL TO ORDER

II. PURPOSE OF HEARING

Proposed amendments to the Land Use and Urban Development Ordinance (509-G),
Section 16.4.2., Outdoor Activities and Uses; Section 22.6., Building Facades; and
Table III, Schedule of Uses

III. PERSONS WISHING TO SPEAK

IV. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

Mr. Tobin Maples, Manager of Administrative Support

V. 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.**

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

AGENDA OF: 01-21-02	ITEM NO. _____
DATE SUBMITTED: 01-11-02	DEPARTMENT OF ORIGIN: Com. Development
PREPARED BY: Tobin E. Maples	PRESENTOR: Tobin E. Maples
SUBJECT: Conduct a Joint Public Hearing to consider amendments to Section 16.4. 2., Outdoor Activities and Uses, Section 22.6, Building Facades, Table III, Schedule of Uses, of the City of Pearland Land Use and Urban Development Ordinance (Ordinance 509-G).	
EXHIBITS: Proposed Section 16.4.2, Outdoor Activities, Proposed Section 22.6, Building Facades, Proposed Table III, Schedule of Uses.	
EXPENDITURE REQUIRED: None	
AMOUNT BUDGETED: N/A	
ACCOUNT NO. N/A	
ADDITIONAL APPROPRIATION REQUIRED: N/A	
ACCOUNT NO. N/A	
FUNDS AVAILABLE _____ (Finance Department Approval)	

EXECUTIVE SUMMARY

The amendments listed below are being proposed in order to address concerns associated with the City of Pearland land use controls (zoning). Please note the schedule for the proposed amendments is listed below and that staff will be present at the meeting to detail the proposal and answer any questions you may have.

The schedule is as follows:

Joint Public Hearing and P&Z Recommendation:	January 21, 2002
1 st Reading (City Council):	February 11, 2002
2 nd Reading (City Council):	February 25, 2002

Please note, for your convenience proposed text deletions have been stricken through (~~stricken through~~) and proposed text additions have been underlined (underlined) within the attachments.

Proposed Amendments

1. Section 16.4.2, Outdoor Activities and Uses:

The proposed amendment encompasses outside storage in a C (Commercial) zoning district. Currently, out of doors display, storage and sale of merchandise, equipment and vehicles is permitted by right within a commercial zoning district. The proposed amendment would require City Council approval of a Specific Use Permit and, therefore, eliminate the "by right" status. Specifically, if a new use was established in a C (Commercial) zoning district, the occupant would not be permitted to have outdoor activities and uses unless the City Council approves a Specific Use Permit authorizing said outdoor activity and uses (see attached proposed Section 16.4.2, Outdoor Activities and Uses).

2. Section 22.6, Building Facades:

The proposed amendments encompass change of occupant and façade requirements. Specifically, the current regulations require that existing structures be brought up to code upon change of occupant (paragraph "A") and prohibit the use of insulated rock coated panels. The proposed amendment to the occupant regulations would allow the occupant of a structure to change without complying with the façade regulations as long as the nonconforming status of the structure has not been abandoned. The addition of paragraph "E" would allow the use of insulated rock coated metal panels (wall systems) as long as the structure is located within a C (commercial) zoning district and not located on a thoroughfare or collector street (see proposed Section 22.6, Building Facades).

3. Table III, Schedule of Uses:

The proposed amendment to Table III encompasses off-street parking incidental to a main use. Currently, off-street parking for nonresidential uses is allowed by right within residential, multifamily, and mobile home park zoning districts. The proposed amendment would require City Council approval of a Specific Use Permit and, therefore, eliminate the "by right" status. Specifically, if a nonresidential use wanted to utilize residentially zoned property for incidental off-street parking uses, a permit could not be issued unless the City Council approves a Specific Use Permit authorizing said off-street parking uses (see attached proposed Table III, Schedule of Uses).

RECOMMENDED ACTION

Conduct a Public Hearing to consider the above referenced amendments to the Land Use and Urban Development Ordinance (Ordinance 509-G).

ORDINANCE NO. 509-G

Section 16.3. C Planned Unit Development Uses.

1. All C permitted uses.
2. All GB permitted uses.

Section 16.4. General Conditions.

1. Area requirements:

- (a) Minimum lot size. Every lot within the zoning district shall be at least 22,500 square feet in area.
- (b) Minimum lot width. Every lot within this zoning district shall be at least one hundred fifty (150) feet in width, measured at the front building line.
- (c) Minimum lot depth. Every lot within this zoning district shall be at least one hundred twenty-five (125) feet in depth.

2. Outdoor activities and uses: Out of doors display, storage and sale of merchandise, equipment and vehicles shall be permitted if the City Council approves a Specific Use Permit (in accordance with Section 25) authorizing said outdoor activities and uses.

3. Yard (setback) requirements: Every lot within this district shall have a front yard of at least twenty-five (25) feet, a rear yard of at least twenty-five (25) feet and no side yard shall be required unless such district is adjacent to any other district or public street in which case there shall be a side yard of at least twenty-five (25) feet.

4. Screening and fencing: Screening and fencing shall be provided subject to the general requirements set forth in Section 23 of this Ordinance.

5. Parking and loading: Parking and loading shall be subject to the general requirements of Section 21 and Tables IV, V, and VI.

6. Refuse containers: All refuse containers shall be located behind the front building line (shall be screened from public view) and shall not be located in any required yard unless they are permanent fixtures aesthetically designed for visible locations.

ORDINANCE NO. 509-G

Section 22.6. Building Facades.

ROADWAY CLASSIFICATION	ZONING DISTRICTS	
	MF, OP, NS, GB, C	M-1 & M-2
Thoroughfare	A	B
Collector	A	C D
Other	A D E	C D

- A. Minimum exterior wall standards (facade) shall be one hundred percent (100%) masonry or glass. These standards shall apply to any wall or portion of a wall visible from the roadway (private or public) or abutting residential zoned districts. Existing buildings shall also conform to facade requirements upon a change of occupancy, occupant (if use has been abandoned per Section 28.9), or expansion exceeding 1000 square feet in area of exterior dimensions of a nonresidential or multi-family structure for which a permit is required.
- B. Same as "A", except as follows for buildings 250,000 square feet or larger:
 - 1. First floor of any wall (facade) or portion of a wall (facade) fronting a thoroughfare shall comply with "A".
 - 2. First floor of any sidewall (facade) or portion of a sidewall (facade) visible from the thoroughfare upon which the building fronts shall be of at least seventy-five percent (75%) masonry.
 - 3. All remaining walls (facades) or portions thereof shall be a minimum of 24 gauge or heavier architectural panels (wall systems) with concealed fasteners and no exposed seams. Corrugated metal, exposed fasteners, and exposed seams are prohibited.
- C. Minimum exterior wall standards (facade) shall be a minimum of 24 gauge or heavier architectural panels (wall systems) with concealed fasteners and no exposed seams. Corrugated metal, exposed fasteners, and exposed seams are prohibited.
- D. Buildings built prior to January 1, 2001 are exempt from the (facade) requirements of this section unless required by the adopted Building Code.
- E. Same as "C" subject to the following conditions:
 - 1. Within a C (Commercial) zoning district and where more than sixty percent (60%) of the existing nonresidential structures along both sides of the same street and lying between the two nearest intersecting streets do not comply with the minimum facade standards.
 - 2. Architectural panels (wall systems) may be insulated panels with a rock or rock like coating.

* For the purpose of this section "Masonry" is defined as brick, stone brick veneer, custom treated tilt wall, decorative or textured concrete block, split face block, stucco, or EIFS (exterior insulation and finish systems). Architectural metal may be utilized for window and door trim, fascia, or soffit.

* For the purpose of this section "First Floor" shall mean the vertical distance of a structure/building measured from the average established floor elevation (slab) to the space above it between the floor and the next floor or ceiling or roof, the height of said space being no more than twelve feet (12')(See definition of First Floor).

ZONING SYMBOLS													
SCHEDULE OF USES	SD	R-1 R-E	R-2	R-3	R-4	MF	MH	OP	NS	GB	C	M-1	M-2
Off-Street Parking Incidental to Main Use	No	Yes S	Yes S	Yes S	Yes S	Yes S	Yes S	Yes	Yes	Yes	Yes	Yes	Yes
Servant, Care-takers Or Security Quarters	S	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	S	S
Swimming Pool Private	S	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
INSTITUTIONAL AND SPECIAL SERVICE USES													
Church Rectory	S	Yes	Yes	Yes	Yes	Yes	S	S	S	S	S	No	No
Civic Center	No	No	No	No	No	No	No	S	Yes	Yes	Yes	No	No
Convent Or Monastery	S	No	No	No	No	Yes	No	No	No	No	No	No	No
Day Nursery Or Kindergarten	No	S	S	S	S	S	S	Yes	Yes	Yes	Yes	No	No
Fraternity Or Sorority Lodge Or Civic Club (No Liquor)	No	S	S	S	S	S	No	Yes	Yes	Yes	Yes	No	No
Home For Alcoholic, Narcotic or Psychiatric Patients	No	No	No	No	No	S	No	S	No	S	S	No	No
Hospital (General Acute Care)	No	No	No	S	No	S	No	S	Yes	Yes	Yes	No	No
Hospital (Chronic Care)	No	No	No	S	No	S	No	S	Yes	Yes	Yes	No	No
Institutions of Religious or Philanthropic Nature	S	S	S	S	S	S	S	Yes	Yes	Yes	Yes	No	No
Library, Art, Gallery or Museum	No	No	No	No	No	S	No	Yes	Yes	Yes	Yes	No	No
Public Administration offices	S	S	S	S	S	S	S	Yes	Yes	Yes	Yes	Yes	Yes
Residence Home For Aged	No	No	No	No	No	S	S	S	No	Yes	No	No	No
Schools, Private College or University	S	S	S	S	S	Yes	S	Yes	Yes	Yes	Yes	No	No

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PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND,
TEXAS, TO BE HELD JANUARY 21, 2002, AT 6:30 P.M., IN THE COUNCIL
CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

I. CALL TO ORDER

II. PURPOSE OF HEARING

Proposed amendments to the Thoroughfare Plan (Figure 7.2), County Road 94, Kirby Road, Hughes Ranch Road, Cliff Stone, Stratford, Unnamed Minor Collectors (East of Veterans, West of railroad, South of Magnolia and North of County Road 101), and Unnamed Minor Collector (North of FM 518 between Pearland Parkway and Country Club – behind Lowe's), of the City of Pearland Comprehensive Plan Ordinance

III. PERSONS WISHING TO SPEAK

IV. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

Mr. Tobin Maples, Manager of Administrative Support

V. ADJOURNMENT

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

AGENDA OF: 01-21-02	ITEM NO. _____
DATE SUBMITTED: 01-11-02	DEPARTMENT OF ORIGIN : Com. Development
PREPARED BY: Tobin E. Maples	PRESENTOR: Tobin E. Maples
SUBJECT: Conduct a Public Hearing to consider the following amendment to the Thoroughfare Plan (Figure 7.2), County Road 94, Kirby Road, Hughes Ranch Road, Cliff Stone, Stratford, Unnamed Minor Collectors (east of Veterans, west of the Railroad, south of Magnolia and north of County Road 101), and Unnamed Minor Collector (north of FM 518 between Pearland Parkway and Country Club – behind Lowes), of the City of Pearland Comprehensive Plan Ordinance.	
EXHIBITS: Proposed Thoroughfare Plan (Figure 7.2); Review Comments from the City of Pearland Traffic Consultant, TDAI (Traff Data & Associates, Inc.)	
EXPENDITURE REQUIRED: None	
AMOUNT BUDGETED: N/A	
ACCOUNT NO. N/A	
ADDITIONAL APPROPRIATION REQUIRED: N/A	
ACCOUNT NO. N/A	
FUNDS AVAILABLE _____ (Finance Department Approval)	

EXECUTIVE SUMMARY

The amendments listed below are being proposed in order provide needed relief of traffic congestion, increased accessibility to adjoining land uses (public safety issue-additional ingress/egress), elimination of cut-through traffic, and consistency with the extension of existing roadways. Please note the schedule for the proposed amendments is listed below and that staff will be present at the meeting to detail the proposal and answer any questions you may have.

The schedule is as follows:

Joint Public Hearing and P&Z Recommendation:
1st Reading (City Council):
2nd Reading (City Council):

January 21, 2002
February 11, 2002
February 25, 2002

Proposed Amendments

1. County Road 94:

The CR 94 amendment encompasses the section between FM 518 and Hughes Ranch Road and is recommended by the City of Pearland Traffic Consultant (see attached review comments). Specifically, Figure 7.2 has been revised to indicate a right-of-way width of 100' (Secondary Thoroughfare) from FM 518 to 500' north of the intersection (FM 518/CR 94 intersection) and from Hughes Ranch Road to 500' south of the intersection (Hughes Ranch/CR 94 intersection). The right-of-way width for the remaining portion of the roadway (between the two 500' sections) would be 80' (Major Collector).

2. Kirby Road:

The Kirby Road amendment encompasses the section between CR 92 (W. Broadway) and CR 59. The proposed amendment is to reclassify this section of Kirby from a Major Thoroughfare (120' r-o-w) to a Secondary Thoroughfare (100' r-o-w). The amendment is being proposed in order to provide consistency with the existing sections of Kirby Road (within Shadow Creek Ranch) and future extensions of Kirby into the City of Manvel (south of CR 59). Specifically, the section of Kirby Road traversing the Shadow Creek Ranch development is being constructed as a Secondary Thoroughfare (100' r-o-w) per the approved Planned Unit Development (PUD). Additionally, the City of Manvel Thoroughfare Plan calls for the southern extension of Kirby Road (south of CR 59) to be a 100' r-o-w.

3. Hughes Ranch/Cliff Stone:

The Hughes Ranch/Cliff Stone amendment encompasses the section of Hughes Ranch Road Between Cullen Boulevard and Max Road. The amendment is to realign the eastern extension (between Stone and Max) of Hughes Ranch Road and reclassify the section of Hughes Ranch Road (between Stone and Cullen). Specifically, the section of Hughes Ranch Road that will be extended to the east and traverse the Lakeside Estates development has been realigned to the north (via Cliff Stone). This amendment will help eliminate cut-through traffic associated with the Lakeside Estates subdivision. The section of Hughes Ranch Road between Cullen and Stone is being reclassified from a Major Collector (80' r-o-w) to a Minor Collector (60' r-o-w) in order to provide consistency with the eastern extension.

4. Stratford: The Stratford amendment encompasses the undeveloped section of roadway between Pearland Parkway and Stratford. Specifically, the amendment is to extend Stratford east to Pearland Parkway as a Minor Collector (60' r-o-w) per the recommendation of the City of Pearland Traffic Consultant (see attached review comments). The amendment is being proposed in order to provide another point of access to the adjoining land uses as well as provide congestion relief for the FM 518 corridor.

5. Unnamed Minor Collector – behind Lowes: This amendment proposes a new Minor Collector (60' r-o-w) between Country Club Drive and Pearland Parkway (behind Lowes). Specifically, the amendment is to build a new minor collector per the recommendation of the City of Pearland Traffic Consultant. The amendment is being proposed in order to provide another point of access to the adjoining land uses as well as provide congestion relief for the FM 518 corridor.

6. Unnamed Minor Collectors in the Veterans Road area (east of Veterans, west of the Railroad, south of Magnolia and north of County Road 101)

This amendment proposes to eliminate the network of Major Collectors recommended for this area as they are based on the premise the area will develop with industrial uses. Specifically, the network of Collectors is not needed if the area is developed with residential uses.

RECOMMENDED ACTION

Conduct a Public Hearing to consider the above referenced amendments to the Thoroughfare Plan (Figure 7.2), of the City of Pearland Comprehensive Plan Ordinance.

THOROUGHFARE PLAN AMENDMENT:

A thoroughfare plan is a reflection of a community's goals and polices regarding the level of transportation services it will provide. Any long range transportation plan will require periodic review and adjustment because of a city's changing attitudes, changes in the rate of growth, technological development, policy, priorities and density of land uses. In order to assure that the plan is responsive to the needs of the community in a positive and dynamic fashion, it should be reviewed periodically and modified as necessary. Care should be exercised, however, to assure that all changes are viewed in the context of serving the needs of the overall city or regional area and not made to serve only a small segment of the population.

Traffic demands along FM 518 are increasing in direct proportion to the area's population growth. This rapid growth requires the City of Pearland to program and prioritize traffic and transportation system improvements to ensure the continued successful growth of Pearland and surrounding areas.

In order to meet the intent of the general mobility of the City of Pearland, while alleviating traffic congestion at key intersections along FM 518, the proposed thoroughfare plan amendment should be encouraged due to the following reasons:

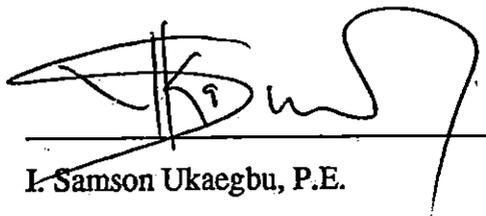
1. There are two interrelated concepts, which provide the evaluation framework for measuring the efficiency of traffic facilities. They are:
 - Level of service
 - Capacity

A major objective of traffic operations is to accommodate a quantity of traffic demand within an acceptable quality of service. Based on the existing and projected traffic demand along FM 518, the intersection of Country Club at FM 518 would benefit from the proposed alignment. It is anticipated that the alternate

roadway from Country Club to Pearland Parkway would greatly improve the level of service at the intersection of FM 518 at Country Club Road.

Capacity is defined as the maximum number of vehicles that have a reasonable expectation of passing over a given roadway in a given time period under the prevailing roadway and traffic conditions. Primary factors affecting roadway capacity in urban areas are the number and effective width of moving traffic lanes, the amount of green time, which is provided at signalized intersections, and the various interruptions to the moving lanes. Given the level of traffic demand on FM 518, the proposed alternate alignment would enhance the capacity along FM 518 corridor.

2. The extension of Stratford to Pearland Parkway would greatly enhance access for subdivisions west of YMCA to Pearland Parkway. Residents traveling south of Pearland Parkway would no longer use FM 518 for access to the Pearland Parkway. Thereby reducing the capacity and the level of service at intersections along FM 518.
3. The provision of alternate route is a sound transportation policy in order to provide accessibility to adjoining land use if one route is blocked. In addition, it provides quicker access to emergency vehicles and evacuation route.



I. Samson Ukaegbu, P.E.

Principal

September 21, 2001

Silverlake Village Addendum 4

Right of Way Review Comment:

Smith-Ranch (CR 94)

A thoroughfare plan is a reflection of a community's goals and policies regarding the level of transportation services it will provide. Any long range transportation plan will require periodic review and adjustment because of a city's changing attitudes, changes in the rate of growth, technological development, policy, priorities and density of land uses. In order to assure that the plan is responsive to the needs of the community in a positive and dynamic fashion, it should be reviewed periodically and modified as necessary. Care should be exercised, however, to assure that all changes are viewed in the context of serving the needs of the overall city or regional area and not made to serve only a small segment of the population.

Key issue evaluated in this review is the right of way requirements along Smith-Ranch CR 94.

Roadways are grouped into classes based on the character of the service that they are intended to provide. Such groupings, known as functional classification, define the role that any particular roadway should play in accommodating the travel demands of a total roadway system.

Secondary Thoroughfare roads accommodate trips of moderate length and distribute travel to smaller geographic areas than the freeways or highways. Secondary Thoroughfare place more emphasis on land access and offer lower traffic mobility than highways. These facilities generally do not penetrate neighborhoods. Secondary Thoroughfares shown in the City of Pearland are generally four lanes.

The proposed right of way reduction for Smith-Ranch CR94 should not be fully encouraged due to the following reasons:

In order to accurately evaluate the impacts of site generated traffic on the area's roadway system and future roadway improvements, several factors must be considered. These factors include the identification of the appropriate time periods for analysis, the number of trips generated during the critical time period, the directional distribution of the site generated traffic, and the specific routes motorists will use when accessing the site.

Factors that affect accessibility of a site are it's geographic location (with respect to other areas of activity), the efficiency of the roadways system serving the site, and planned roadway improvements. Roadway systems efficiency is a function of traffic volumes and available roadway capacity. The proposed right of way reduction request is reviewed from a local and regional standpoint. Therefore, in order not to compromise the intent of the Thoroughfare Plan and overall general mobility of the City of Pearland, the following issues should be adequately addressed.

1. Dedication of right-of-way to 100 feet along CR 94 from FM 518 to 500 feet north of the intersection.
2. Demonstrate that all utilities can be accommodated within the proposed 80 feet of right-of-way.
3. Construction of four-lane roadway (12 feet each) within the 80 feet of right-of-way.
4. Construction of an exclusive southbound left turn lane at the intersection of CR 94 and FM 518.
5. Provision of adequate turning radius at the intersection of CR 94 and FM 518 in order to accommodate large trucks.

6. The applicant should ensure that the entrances along FM 518 meet the minimum separation distance in accordance to the City of Pearland Engineering Design Criteria Manual.
7. The first access point along Smith-Ranch should be set at 250 feet from the intersection of FM 518.

I. Samson Ukaegbu, P.E.

August 28, 2001

THOROUGHFARE PLAN AMENDMENT:

A thoroughfare plan is a reflection of a community's goals and policies regarding the level of transportation services it will provide. Any long range transportation plan will require periodic review and adjustment because of a city's changing attitudes, changes in the rate of growth, technological development, policy, priorities and density of land uses. In order to assure that the plan is responsive to the needs of the community in a positive and dynamic fashion, it should be reviewed periodically and modified as necessary. Care should be exercised, however, to assure that all changes are viewed in the context of serving the needs of the overall city or regional area and not made to serve only a small segment of the population.

Key issue evaluated in this study is to determine the impact of removing the east/west minor collector from Max Road to Crystal Lakes Lane; a distance of approximately 2000 feet.

Roadways are grouped into classes based on the character of the service that they are intended to provide. Such groupings, known as functional classification, define the role that any particular roadway should play in accommodating the travel demands of a total roadway system.

Minor collectors roads serve to collect traffic from smaller local and residential areas and link these area to locally important traffic generators and larger roads. Minor collectors shown in the City of Pearland Thoroughfare Plan are generally two lanes, undivided and provide direct access to abutting land use.

The proposed thoroughfare plan amendment should be encouraged due to the following reasons:

1. The proposed land use will serve as a public facility thereby benefiting the entire City.
2. An alternate east/west connector could be provided via Cliff Stone Road located approximately 1000 feet north of the minor collector street.
3. Elimination of cut-through traffic at a public facility that has the potential of attracting children of all ages. Thereby creating safe environment and enhancing the character of the facility.
4. Based on the land use plan of the City of Pearland, this area is planned for low density residential. It is anticipated to generate minimal traffic on an average weekday.

In general the interconnection of streets is a desirable transportation policy in order to provide accessibility to adjoining land use if one route is blocked. In addition, it provides quicker access to emergency vehicles and evacuation route. Therefore, if this minor collector is removed from the Thoroughfare Plan as a result of the future public facility, adequate internal circulation for possible east/west connection restricted only for emergency vehicles should be provided. In addition, Cliff Stone Road should be improved to handle the added capacity anticipated as a result of the proposed amendment to the Thoroughfare Plan.

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JANUARY 21, 2002, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

Proposed amendments to the Land Use Plan (Figure 5.1), Veterans Road area (East of Veterans, West of railroad, South of Magnolia and North of County Road 101), of the City of Pearland Comprehensive Plan Ordinance

III. PERSONS WISHING TO SPEAK

IV. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

Mr. Tobin Maples, Manager of Administrative Support

V. 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.

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

AGENDA OF: 01-21-02	ITEM NO. _____
DATE SUBMITTED: 01-11-02	DEPARTMENT OF ORIGIN : Com. Development
PREPARED BY: Tobin E. Maples	PRESENTOR: Tobin E. Maples
SUBJECT: Conduct a Joint Public Hearing to Consider a Proposed Amendment to the Land Use Plan (Figure 5.1), of the City of Pearland Comprehensive Plan Ordinance (Veterans Road Area).	
EXHIBITS: Exhibit I – Existing/Approved Development, Exhibit II - Existing Land Use Plan, and Exhibit III - Proposed Land Use Plan	
EXPENDITURE REQUIRED: None	
AMOUNT BUDGETED: N/A	
ACCOUNT NO. N/A	
ADDITIONAL APPROPRIATION REQUIRED: N/A	
ACCOUNT NO. N/A	
FUNDS AVAILABLE _____ (Finance Department Approval)	

EXECUTIVE SUMMARY

As the City Council, Planning and Zoning Commission, residents, and City staff have previously discussed, there are a few amendments that may need to be made to the City of Pearland's Comprehensive Plan as it relates to the Veterans Road area (east of Veterans, west of the Railroad, south of Magnolia and north of County Road 101). Specifically, some property owners and residents believe the spirit of the comprehensive plan within this corridor is not realistic and that the character of the area has changed due to approved residential and commercial (PISD) development (see exhibit I). As a result and in order to reevaluate the development goals for this corridor, the City of Pearland Predevelopment Team conducted a work session to determine if amendments were warranted. The Predevelopment Team encompasses representatives from all City Departments involved with development related issues (Community Development, Engineering, Public Works, PEDC, Fire, City Manager's Office, and Parks and Recreation). The following considerations were identified by the predevelopment team in order help you make an informed decision.

OTHER CONSIDERATIONS

- The planning area (east of Veterans, west of the Railroad, south of Magnolia and north of County Road 101) encompasses approximately 302 acres. 122 acres within the planning area has been approved (zoned) for R-2 (Single Family) uses. 25 acres within the planning area is currently being developed with residential uses. 67 acres within the planning area has been proposed (new zoning cases) for residential uses.
- There are 61 acres of existing residential uses along the west side of Veterans (Westwood and Cobblestone subdivisions). Additionally there is approximately 38 acres of undeveloped R-2 (Single Family) zoning along the west side of Veterans (between Westwood and Cobblestone).
- There is approximately 3 acres of undeveloped GB (General Business) zoning along the west side of Veterans (in front of the Westwood subdivision).
- There is one existing business/industrial use within the planning area. Said use encompasses approximately 5 acres and is located within the northern portion of the planning area along the south side of Magnolia.
- The Comprehensive Plan recommends Light Industrial uses for this area. Additionally, the area is encompassed by the Foreign Trade Zone and is zoned for M-2 (Heavy Industrial), C (Commercial), R-2 (Single Family), and SD (Suburban Development) uses (See Exhibit I).
- Veterans Road is designated as a future Secondary Thoroughfare (100' R-O-W); CR 101/Bailey Road is designated as a future Major Thoroughfare (120' R-O-W) and was approved as part of the 2001 bond program.
- The planning area is bounded on the east by the railroad.
- The 80-acre PISD development is located at the northwest corner of Veterans and CR 101 (intersection of Major and Secondary Thoroughfares). Typically, secondary schools generate vehicular trips similar to commercial developments and, therefore, are not considered residential anchors.

RECOMMENDED ACTION

Conduct a Joint Public Hearing to consider amendments to the Land Use Plan (Figure 5.1), of the City of Pearland Comprehensive Plan Ordinance (Veterans Road Area).

01/21/02
JPH + PZ

MEMBERS OF THE PLANNING & ZONING COMMISSION
(3 YEAR TERM)
(2 TERMS ALLOWED)
as of 09/20/01

<u>MEMBER</u>	<u>TERM EXPIRES</u>	<u>PHONE #'S</u>
WJH H. CHARLES VIKTORIN, Chairman 2905 Smith Road Pearland, TX 77584	November, 2002	Home: 281-485-4111 Mobile: 281-413-1844 Work: 281-997-3438 Fax: 281-997-3728
WJH DONALD GLENN, Vice-Chairman 1112 Gulfton Pearland, TX 77581	March, 2002	Home: 281-996-1809 Office: 713-599-4141 Fax: 713-599-0058
WJH TODD IOCCO 3510 Shadycrest Pearland, TX 77581	March, 2002	Office: 281-997-3747 Mobile: 281-923-8633 Fax: 281-403-1433
WJH KEVIN A. MCDONALD 1802 Oak Hollow Dr. W Pearland, TX 77581	September, 2004	Office: 832-736-9300 Home: 281-992-1693 Fax: 832-736-9333 Cell: 832-736-9300
WJH ROBERT SCHERRER 5315 Colonial Drive Pearland, TX 77584	April, 2004	Office: 713-529-3992 Fax: 713-529-8161
WJH DON W. SEDERDAHL 3418 Shady Crest Pearland, TX 77581	September, 2004	Office: 713-942-7575 Work: 281-412-0091
WJH RUSS SELEMON 2312 John Pearland, TX 77581	November, 2002	Office: 409-766-6445 Home: 281-996-9785 Fax: 409-766-6541

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AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JANUARY 21, 2002, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

Proposed amendments to the Thoroughfare Plan (Figure 7.2), County Road 94, Kirby Road, Hughes Ranch Road, Cliff Stone, Stratford, Unnamed Minor Collectors (East of Veterans, West of railroad, South of Magnolia and North of County Road 101), and Unnamed Minor Collector (North of FM 518 between Pearland Parkway and Country Club – behind Lowe’s), of the City of Pearland Comprehensive Plan Ordinance

III. PERSONS WISHING TO SPEAK

IV. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

Mr. Tobin Maples, Manager of Administrative Support

V. 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.

Posted: 16th day of January, 2002

Removed: _____ day of _____, 2002

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JANUARY 21, 2002, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

Proposed amendments to the Land Use and Urban Development Ordinance (509-G), Section 16.4.2., Outdoor Activities and Uses; Section 22.6., Building Facades; and Table III, Schedule of Uses

III. PERSONS WISHING TO SPEAK

IV. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

Mr. Tobin Maples, Manager of Administrative Support

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AGENDA - JOINT WORKSHOP OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JANUARY 21, 2002, AT 6:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

Proposed amendments to the Land Use Plan (Figure 5.1), of the City of Pearland Comprehensive Plan Ordinance (Cullen Boulevard Overlay)

III. PERSONS WISHING TO SPEAK

IV. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

Mr. Tobin Maples, Manager of Administrative Support

V. ADJOURNMENT

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AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JANUARY 21, 2002, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

Proposed amendments to the Land Use Plan (Figure 5.1), Veterans Road area (East of Veterans, West of railroad, South of Magnolia and North of County Road 101), of the City of Pearland Comprehensive Plan Ordinance

III. PERSONS WISHING TO SPEAK

IV. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

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V. ADJOURNMENT

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