

AGENDA – WORKSHOP OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD OCTOBER 15, 2007 AT 8:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF THE WORKSHOP:

- 1. COMMISSION INPUT AND DISCUSSION:** REGARDING A PROPOSED PLANNED DEVELOPMENT (pd) LOCATED NORTH OF PEARLAND PARKWAY AND WEST OF FM 518. *Ms. Lata Krishnarao, Planning Director.*

III. ADJOURNMENT

This site is accessible to disabled individuals. For special assistance, please call Young Lorfin 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: October 15, 2007	ITEM NO.: Workshop No. 1
DATE SUBMITTED: October 5, 2007	DEPARTMENT OF ORIGIN: Planning
PREPARED BY: Lata Krishnarao	PRESENTOR: Lata Krishnarao
REVIEWED BY: Nicholas Finan	REVIEW DATE: Oct. 7, 2007
SUBJECT: Proposed Planned Development (PD) located north of Pearland Parkway and west of FM 518.	
EXHIBITS: PD document	
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 Planned Development (PD) located at the intersection of Pearland Parkway and FM 518. This development, called Pearland Commons, is projected to be an approximately 400,000 square foot retail shopping center developed by Trammell Crow Company on 60 acres. It is located within the Overlay District of FM 518 and Pearland Parkway.

The shopping center would contain large anchor tenants with space available for smaller retail shops and pad users. Out-parcels would front on both Pearland Parkway and FM 518 with banks, restaurants, gas stations and a variety of small retail shops.

It is estimated that this project would begin construction in late 2008 with a projected completion of late 2009 to early 2010.

It appears that a number of variances from the Unified Development Code are being sought by this PD as listed below:

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1. Variances form signage requirements – details have not been specified.
2. Landscaping requirements –
 - a. Allow the entire tract to be considered as one development. However an overall landscaping plan has not been provided.
 - b. Reduce the tree requirement for parking lots from 1" caliper for every 5 spaces to 1" for every 10 spaces.
 - c. Locate the 25' foot buffer inside the fence within the property.
 - d. Waiver from tree spacing requirements along streets and within parking lots. Currently parking lots need islands. This waiver would allow them to cluster trees in one area and not provide islands.
 - e. Waiver from locating 50% of trees along the front. This is a specify requirements for the Corridor Overlay Districts (COD).
3. Reduction in lot sizes from 22,500 s.f. to minimum of 7,000 s.f.
4. Masonry fence requirement be waived along adjacent residential zoned land and for property adjacent to the ditch.
5. Smaller parking space/ aisles than that required by the UDC for angled parking. It is not clear exactly what the variance is.
6. Allow an aggregate parking count for the entire development. A ratio has not been mentioned.
7. Monument signs and sidewalks are included in landscape area calculations.
8. Bicycle parking be reduced to 2% of total parking spaces from 5%.
9. Minimum caliper for shade trees be 2" instead of 3". It is 2" now.
10. Exemption from build façade articulation requirement.
11. Exemption from 25% transparency requirement.
12. Taller light poles that allowed by the COD. COD requires that poles not be taller than the building being served.
13. Exemption from the requirement to underground existing above ground utilities.
14. Allow above ground distribution lines in the rear and along the northern side.

It is not clear how the development will meet the purpose of the Corridor Overlay District – "___ is intended to help the City 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."

Staff is in favor of a PD for this tract of land. In the past, PDs in Pearland have encouraged flexibility while resulting in higher standards of development with greater architectural controls, higher levels of amenities, enhanced pedestrian connectivity, strong sense of place, meaningful public places with visual focal points, creative treatment of detention and other amenities, and larger open spaces. A PD that addresses these issues will allow the 60 acre tract to be developed in a unified way and to provide features that might not be possible in traditional development. However it is not clear how this PD achieves those objectives.

The tract of land under consideration is located at the intersection of not only two major thoroughfares, but two CODs. The recent developments in that area have enhanced these two corridors by meeting the requirements of the Corridor Overlay Districts. This area is a major entry point and gateway into the city. This tract is also adjacent to residential neighborhood and provides an opportunity to explore pedestrian connectivity

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and linkages. Any development on this corner will be very visible and provides a great opportunity to enhance the image of the City if developed in a manner that responds to the location of the tract.

RECOMMENDED ACTION

Conduct the workshop.

**Planned Development District Application
for
Pearland Commons
a Trammell Crow Company Retail Development**

I. Introduction

- A.** The subject site for Pearland Commons is a 50 - 60 acre tract at the NWC of Pearland Parkway and FM 518. The land appears to be relatively flat with few trees and is vacant except for some small structures for grazing animals located in the southwest corner of the site.
- B.** Pearland Commons is designed to be an approximately 400,000 square foot retail shopping center developed by Trammell Crow Company. We envision a tenant line up to include large grocery and soft good anchors on the north and south ends of the site with both hard soft goods anchor and junior anchor tenants in line between them. Small shop space for locally owned businesses and pad sites for banking, retail, and restaurants are also planned.
- C.** The site encompasses 60.00 acres, or 2,613,606 square feet, of a larger 118.775 acre tract. The final size of the development, however, may be as small as 50 acres.
- D.** The intent of establishing a PD district is to provide a first-class shopping and dining experience to the local community by providing a well-designed shopping center that is both architecturally consistent and in keeping with current best practices for retail development.

II. Zoning and Land Use

- A.** Currently, there are three existing zoning districts underlying the subject site. The south 16 acres of the site with frontage on FM 518 and Pearland Parkway is zoned GB. It extends 600' north along Pearland Parkway and runs the full width of the property.

The second zone is R-3. This portion extends the full width of the property and 550 feet from the northern boundary of the GB zone. The remaining portion is R-2. This zone covers the full width of the property and extends north from the boundary of the R-3 zone to Pearland Parkway.

- B.** The base zoning district that we propose to overlay across this site is the GB zone. This will cover the entire 60 acres of the subject site.
- C.** The base standards for this district will be as indicated for GB with variances as discussed in III C below.
- D.** The permitted uses in the district will consist of all retail and other uses typically found in large retail centers in the Houston area including but not limited to:

restaurants and other food-related uses, financial institutions, small office uses, entertainment uses, fueling facilities, auto care, service uses, etc.

III. Design Standards

- A.** We intend to meet all regulations per the UDC with the exception of the following requested variances:
- i.** Signage
 - 1. Request that number of signs allowed be sufficient to give each anchor tenant signage appropriate to their status on both road frontages
 - 2. Request that the developer's sign program be put in place for the PD district per UDC 4.2.5.3(3)6.
 - ii.** Landscaping
 - 1. Request that landscaping be considered a "Large Tract" and be handled separately under UDC 4.2.2.4 (f) as such
 - 2. Request that interior/parking tree counts be 1" per 10 cars
 - iii.** Screening
 - 1. Request that required landscaping buffer adjacent to residential be enjoyed by the retail center and fenced at the property line (may be retracted once UDC 4.2.4.1(a)(3) is understood better)
 - iv.** Property Lines
 - 1. Request that interior property lines be excluded from affecting unlimited build areas for building code purposes
- B.** The design of a shopping center is a fluid event until final tenants are established. While the concept of the center will be unchanged, the exact line-up of tenants and/or their positions in the center cannot at present be more than a generality. Since the tenants often require certain parking criteria such as handicap space placement, etc., the entire Design Plan should be considered a GENERAL concept of what Trammell Crow Company intends to develop.
- C.** We intend to follow the zoning regulations of the GB or Corridor Overlay District (as applicable) except as noted by the following variances:
- i.** Request that lot sizes be as shown on the site plan
 - ii.** Request that the fence requirement for the adjacent residentially zoned property to the north of the Subject Site be waived until that site is either rezoned or developed
 - iii.** Request that fence requirement be waived for property adjacent to drainage ditch along west property line
 - iv.** Request parking space sizes per the detail on the Site Plan
 - v.** Request that parking count requirements be considered for the entire site in aggregate rather than per individually platted parcels
 - vi.** Request that sidewalks and monument signs not be subtracted from landscape areas in accounting for landscaped open space
 - vii.** Request that the bicycle parking requirement be reduced to 2% of required vehicular parking spaces

- viii. Request that the minimum caliper of a "Large Shade Tree" be 2" (definitions indicate 3" as opposed to Landscaping section)
- ix. Request the ability to naturally cluster trees in landscape areas
- x. Request waiver of "50% of trees on frontage" rule to coincide with request from IIIA.ii.1. above
- xi. Request that "Building Façade Articulation" not impede the design of a national anchor prototype (may be retracted once full understanding of requirement is attained)
- xii. Request the requirement for 25% glass for buildings facing a Major Thoroughfare be waived so as to comply with prototypical retail buildings in Class A shopping centers
- xiii. Request a maximum pole height of 40' for light poles
- xiv. Request that electrical and other utilities currently distributed above-ground on FM518 be left above-ground
- xv. Request that electrical distribution be allowed to extend above-ground from the rear of the building to the front of the northern-most in-line tenant building before being run underground

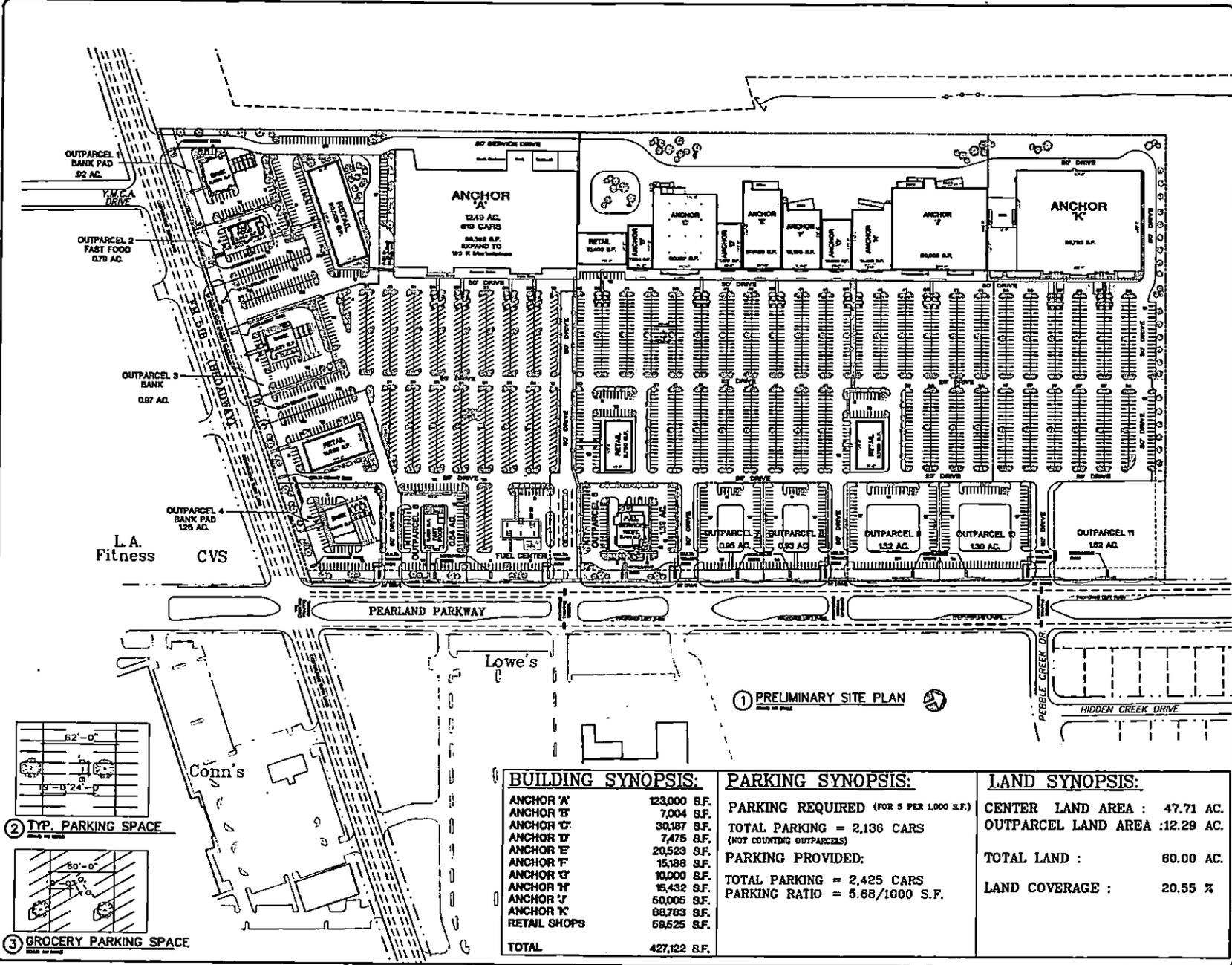
D. As the developer, we at Trammell Crow Company intend to meet all requirements of the Unified Development Code unless specifically mentioned.

IV. We have been informed that we, or the current land owner, are required to give up 10' of ROW along the FM 518 frontage so as to comply with the Major Thoroughfare classification under the Transportation Plan.

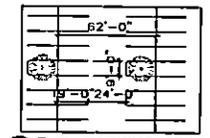
V. The following are key dates in the development of Pearland Commons as we currently know them:

VI. Exhibits

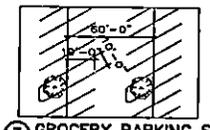
A. General Design Plan (Site Plan)



1 PRELIMINARY SITE PLAN



2 TYP. PARKING SPACE



3 GROCERY PARKING SPACE

BUILDING SYNOPSIS:	
ANCHOR A'	123,000 S.F.
ANCHOR B'	7,004 S.F.
ANCHOR C'	30,187 S.F.
ANCHOR D'	7,475 S.F.
ANCHOR E'	20,523 S.F.
ANCHOR F'	15,188 S.F.
ANCHOR G'	10,000 S.F.
ANCHOR H'	15,432 S.F.
ANCHOR J'	60,006 S.F.
ANCHOR K'	88,783 S.F.
RETAIL SHOPS	68,625 S.F.
TOTAL	427,122 S.F.

PARKING SYNOPSIS:	
PARKING REQUIRED (FOR 5 PER 1,000 S.F.)	
TOTAL PARKING = 2,136 CARS (NOT COUNTING OUTPARCELS)	
PARKING PROVIDED:	
TOTAL PARKING = 2,425 CARS	
PARKING RATIO = 5.68/1000 S.F.	

LAND SYNOPSIS:	
CENTER LAND AREA :	47.71 AC.
OUTPARCEL LAND AREA :	12.29 AC.
TOTAL LAND :	60.00 AC.
LAND COVERAGE :	20.55 %

NO. OF SHEETS	1
SHEET NO.	SP-5
DATE	07/20/20

NOT FOR CONSTRUCTION
 PRELIMINARY
 CONSULT WITH US
 BEFORE PROCEEDING

CDA Architects
 1000 W. WILSON ST. SUITE 100
 DALLAS, TEXAS 75207
 TEL: 214.750.1234
 FAX: 214.750.1235
 WWW.CDA-ARCHITECTS.COM

HammilcrowCompany
 ARCHITECTS
 1000 W. WILSON ST. SUITE 100
 DALLAS, TEXAS 75207
 TEL: 214.750.1234
 FAX: 214.750.1235
 WWW.HAMMILCROW.COM

PRELIMINARY SITE PLAN
 SHOPPING CENTER
 5100 PEARLAND PARKWAY
 ERANDIA, COUNTY, TEXAS

SP-5