

AGENDA – WORKSHOP OF THE PLANNING & ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON NOVEMBER 6, 2006, 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 AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE.**
- III. ADJOURNMENT**

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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 4th day of November 2005, @ 5:30 p.m.

POSTED THIS _____ DAY OF _____, 2005
REMOVED THIS _____ DAY OF _____, 2005

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

AGENDA OF: October 31, 2006	ITEM NO. Workshop No. 3
DATE SUBMITTED: November 6, 2006	DEPARTMENT OF ORIGIN: Planning
PREPARED BY: Lata Krishnarao	PRESENTOR: Nick Finan, Lata Krishnarao
SUBJECT: Joint Workshop regarding proposed modifications to Unified Development Code.	
EXHIBITS: Proposed Unified Development Code Changes – Draft, Highlighted Version (Only Edited Pages), and Color Palette	
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

This will be a continuation of a series of joint workshops on the UDC modifications. The colors need to be reviewed for addition to the color palette.

At the time of the UDC adoption on February 27th, 2006, it was discussed that periodic modifications would be required to the UDC in response to the changing requirements of the City and the Development Community, and to clarify some sections where discrepancies and inconsistencies were discovered.

A workshop and a joint public hearing were conducted in July and August of 2006. At that time, the Council indicated that a few more workshops were needed to discuss some of the issues.

On October 2, 2006, we completed review of Articles 1 and 3. On October 30, 2006, we continued with Article 2, Articles 4 and 5. At this time, the Council and P&Z asked for further discussion of the color palette.

In general, some of the modifications include:

- 1. Chapter 1 – clarification of posting requirement, appeals procedure, and vested rights petition dates.**
- 2. Chapter 2 – clarification of net density for cluster zoning, pre-requisites for each application, expiration of building permit, buffer requirements for TH district, standards for multi-family in Spectrum, landscaping requirements for other streets in Spectrum, roof form in Spectrum, standards for recesses in Spectrum, outdoor storage screening for M-1, changes to landscaping standards in Corridor Overlay District to be consistent, revisions to the Corridor Overlay District to exempt PISD facilities from certain sections, building façade articulation, modifications to land use table, roof pitches for residential structures, and setbacks for flag lots.**
- 3. Chapter 3 – clarification of utilities under minor plats, installation of underground utilities before building permit, trigger for sidewalk installation, and lot frontage and access through easements.**
- 4. Chapter 4 – clarification to paving for off-street parking, driveway for day cares, parking tale – add multi-use centers and shopping centers, shared parking standards, modifications to landscaping requirements for consistency, screening clarifications, height requirements for fences in side and rear yards, and signage clarifications.**
- 5. Definitions – addition and clarification of certain terms.**
- 6. Color Palette – eliminating brighter and pastel colors, while adding more shades of blue and red.**

RECOMMENDED ACTION

Conduct the workshop.



CITY OF PEARLAND PLANNING & ZONING

TO: Planning & Zoning Commission and City Council

FROM: Lata Krishnarao, Planning Director, AICP

DATE: November 1, 2006

SUBJECT: UDC Workshop on November 6, 2006

This will be a continuation of a series of workshops on the UDC Modifications. Attached are some more colors (shades of blue & red) that need to be reviewed for addition to the color palette. Also, attached is the existing palette with "brighter & pastel" colors proposed to be eliminated as per discussion with Council and P&Z, on October 30, 2006.

Please bring your copies of the UDC modifications.

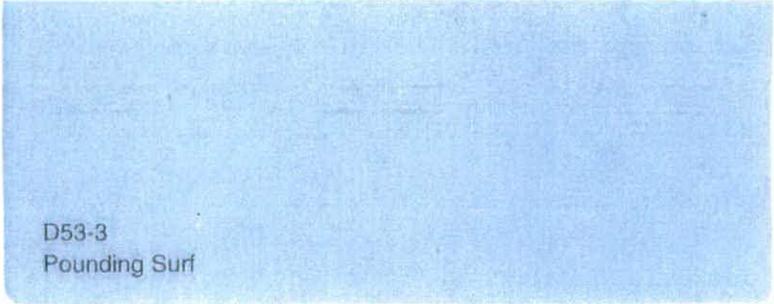
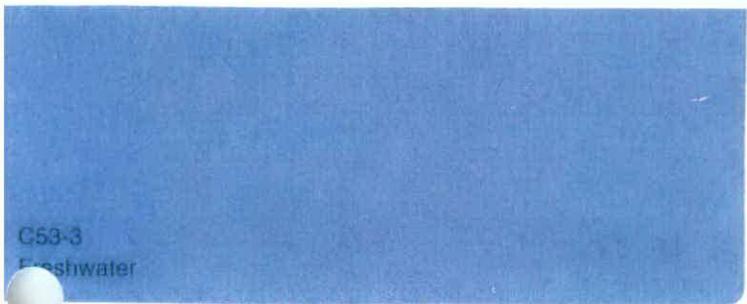
C53-1
Simply Elegant

D53-1
Cityscape



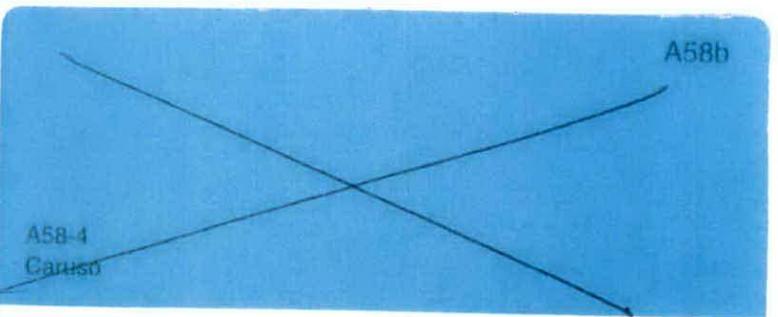
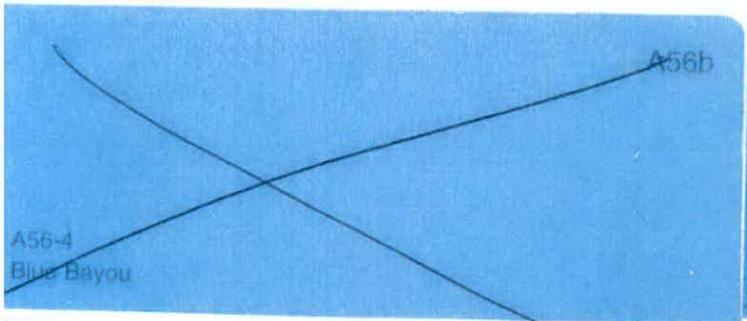
C53-2
Thar She Blows

D53-2
Blue Pearl



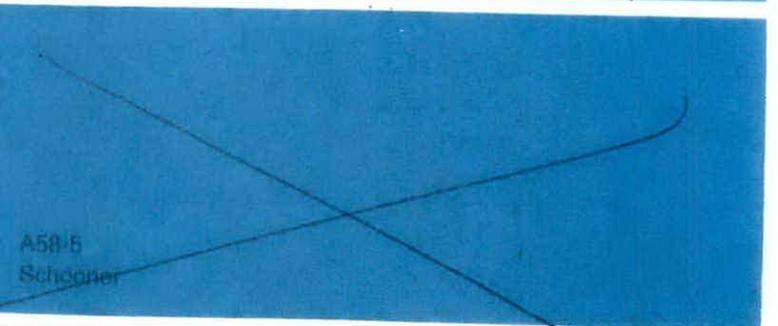
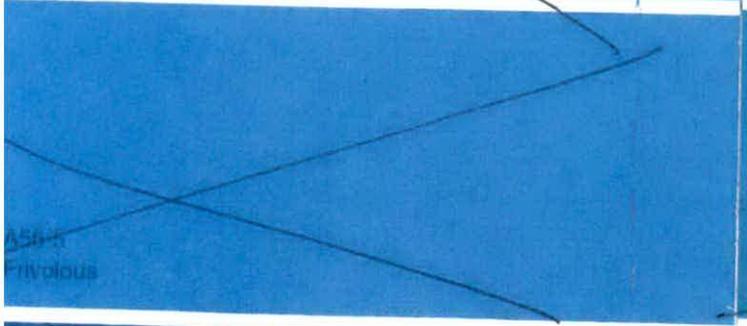
C53-3
Freshwater

D53-3
Pounding Surf



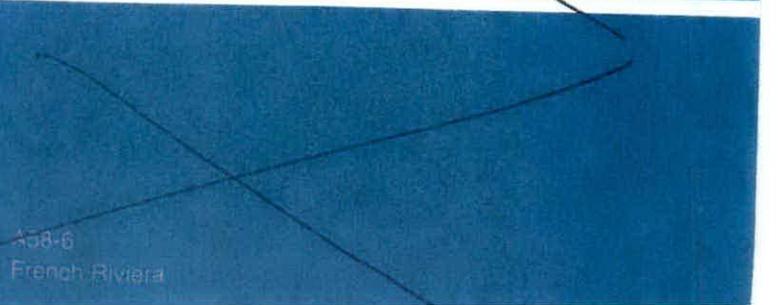
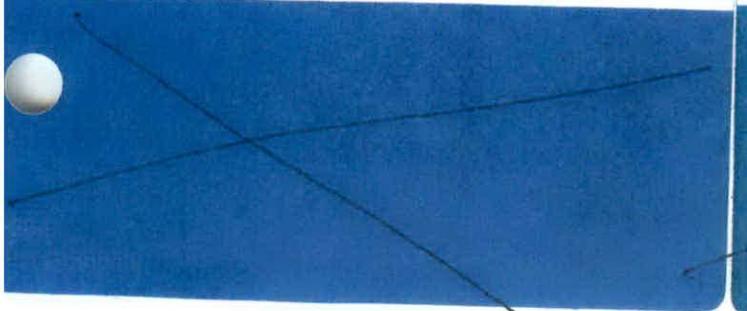
A56-4
Blue Bayou

A58-4
Caruso



A56-5
Frivolous

A58-5
Schöner



A58-6
French Riviera

D53b

D53-4
All American

A53b

~~A53-4
Salem Blue~~

D53-5
Sapphire

~~A53-5
Faded Sapphire~~

D53-6
Blue Lava

~~A53-6
Blue Heavens~~

B53b

~~B53-4
Demopolitan~~

A52b

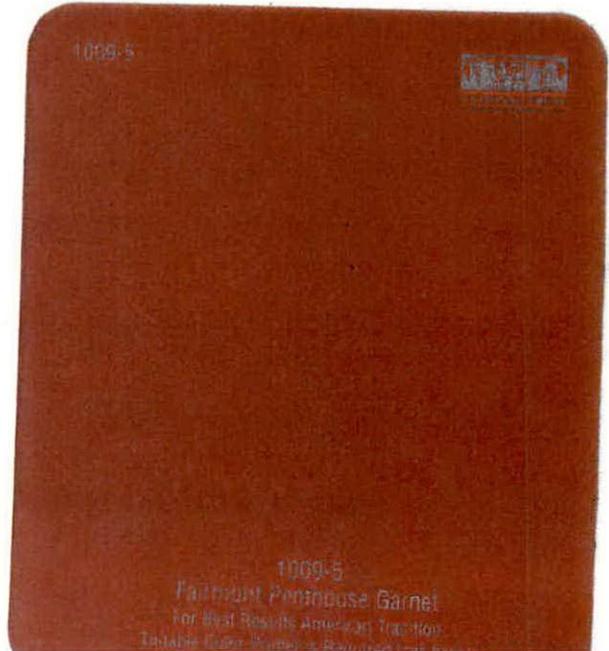
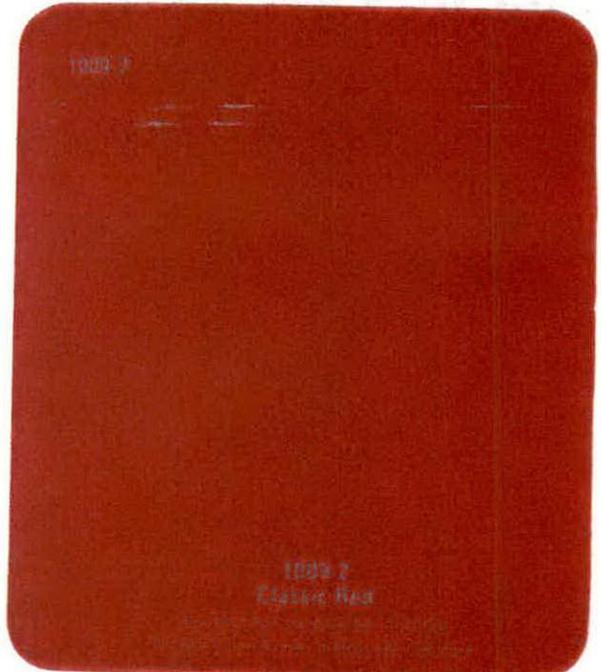
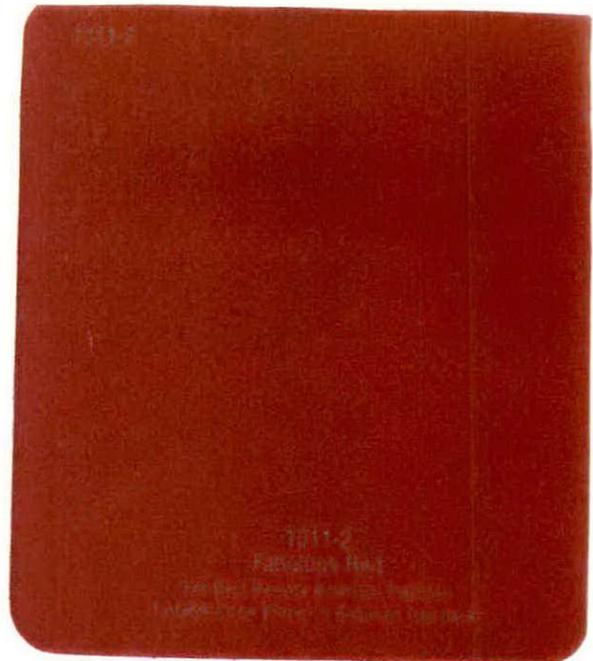
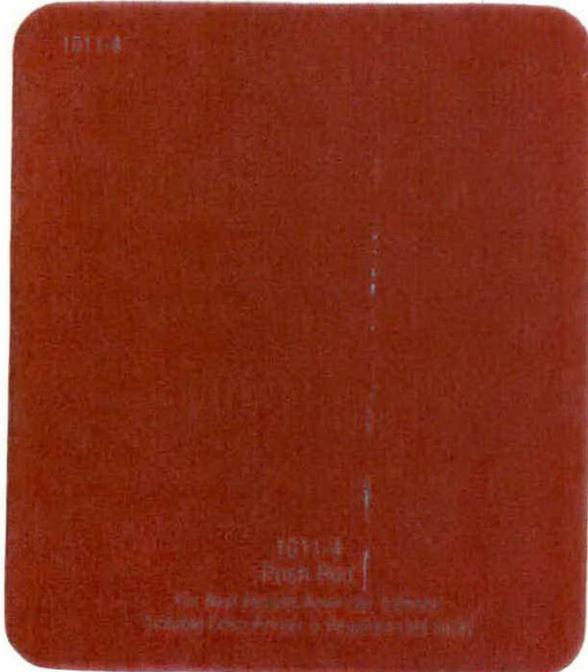
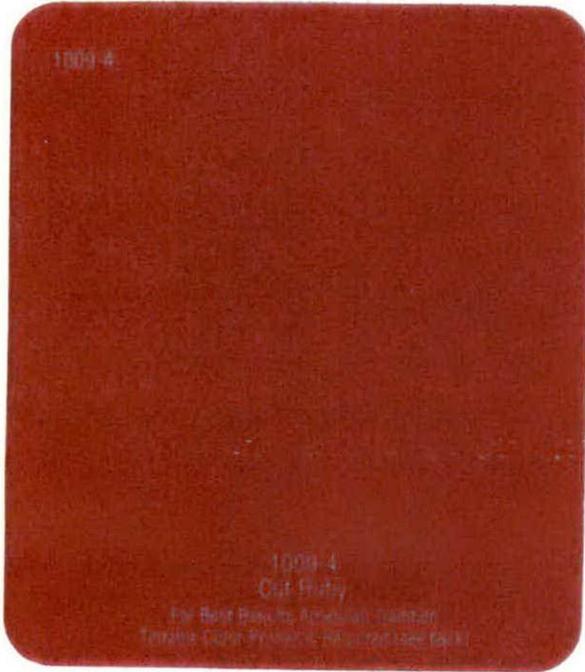
A52-4
Winged

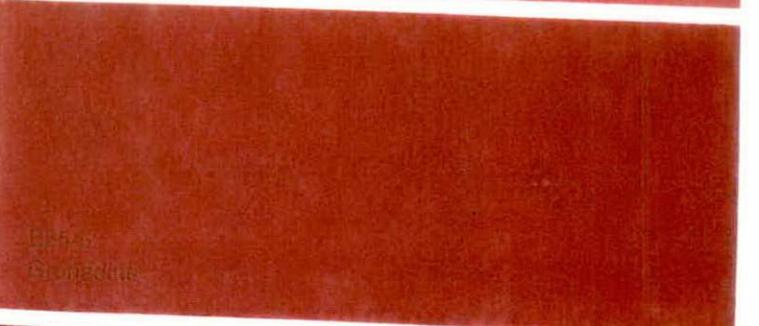
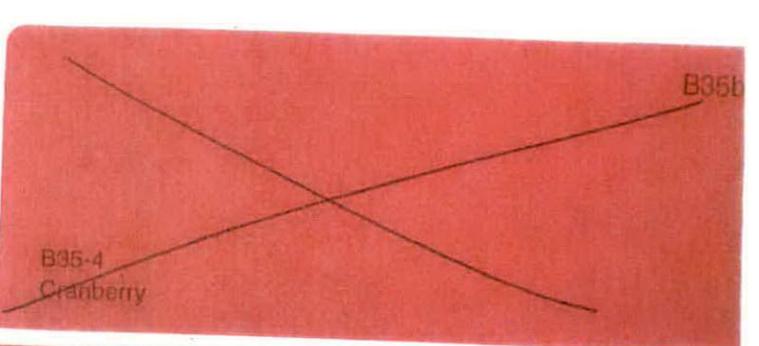
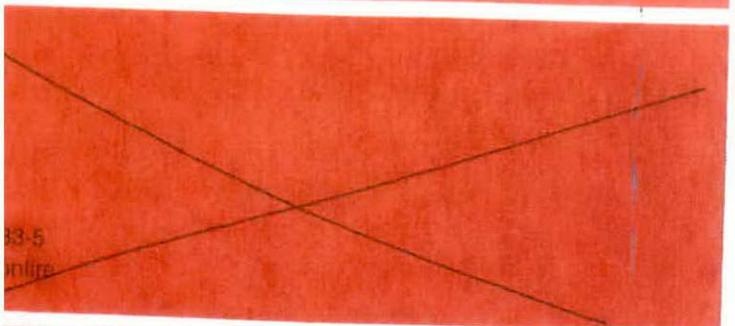
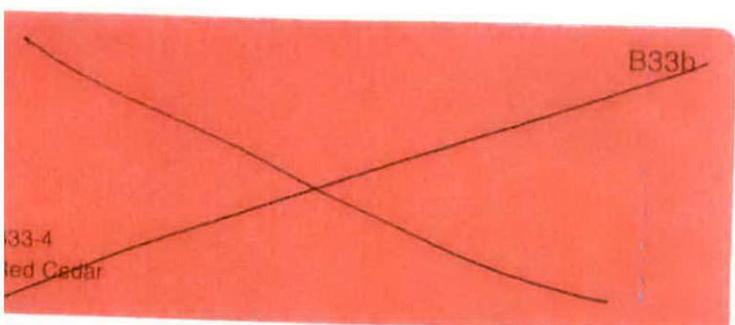
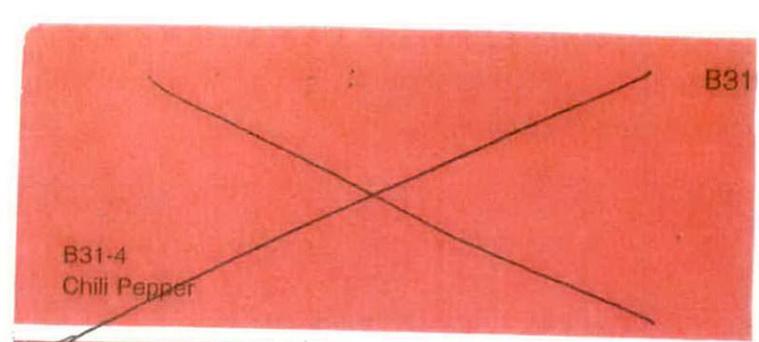
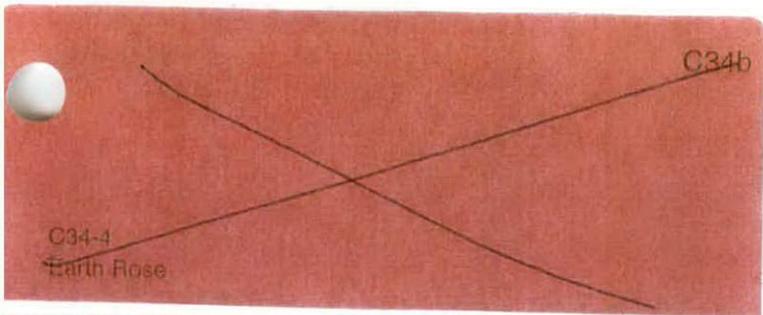
B53-5
The Oasis

A52-5
Island of Mystery

B53-8
Shining Sapphire

~~A52-8
Cobalt Stone~~





C32b

C32-4
Spice Island

C32-5
Reluctant Raisin

C32-6
Burgundy Wine

C31b

C31-4
Cappucino Bombe

C31-5
Raspberry Truffle

C31-6
Warm Mahogany

C35b

C35-4
Cinnamon Diamonds

C35-5
Barn Door

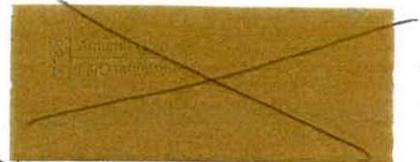
C35-6
Bordeaux



83-A
Pale Tan

83-B
Sinatra

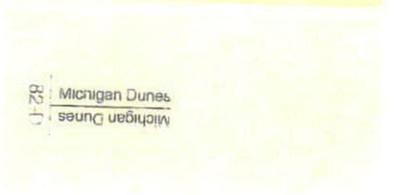
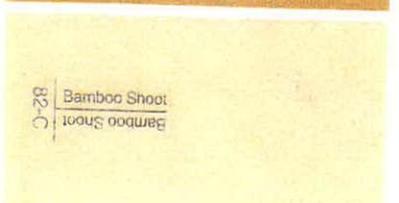
83-C
Milo



83-E
Barley

83-F
Hint of Gold

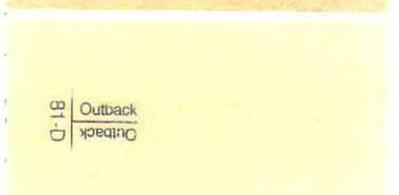
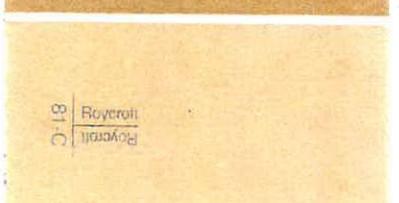
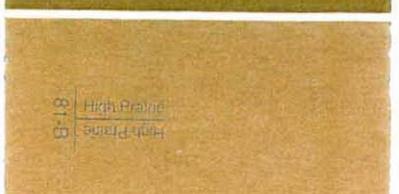
83-G
Salt Water Taffy



82-E
Snickerdoodle

82-F
Cocoa Butter

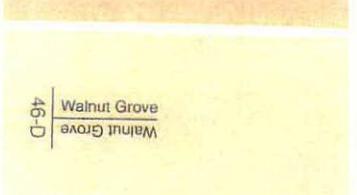
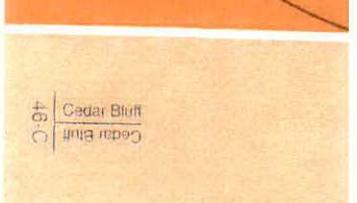
82-G
Ala Mode



81-E
Stony Plain

81-F
Mount Pearl

81-G
Swan Hills



46-E
Chicken Broth

46-F
Duvall

46-G
Prairie Dawn

83-B
Caramel Sauce

83-F
Butterscotch Candy

83-G
Custard Cream

83-D
Summer's Tan

83-C
Teresa's Tan

83-D
Pumpkin Spice

82-B
Victorian Gold

82-C
Bamboo Shoot

82-D
Michigan Dunes

81-B
High Prairie

81-C
Royalty

81-D
Outback

46-A
Pavane

46-B
La Terra

46-C
Cedar Bluff

46-D
Walnut Grove



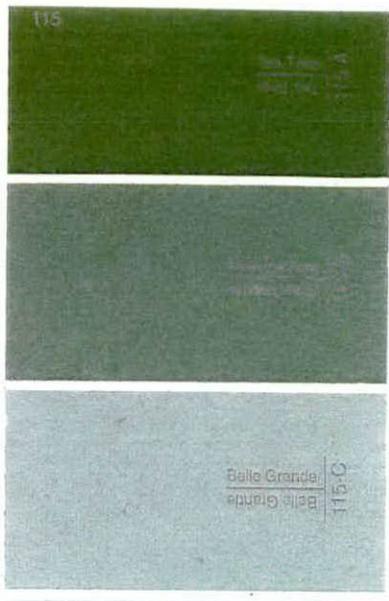
Dragon's Hide
117-C

Greenwich
117-D

Touch of Spring
117-E

Squaw Valley
117-F

Forest Hills
117-G



Belle Grande
115-C

Spring Green
115-D

Wintergreen
115-E

Lucerne
115-F

Garden Gate
115-G



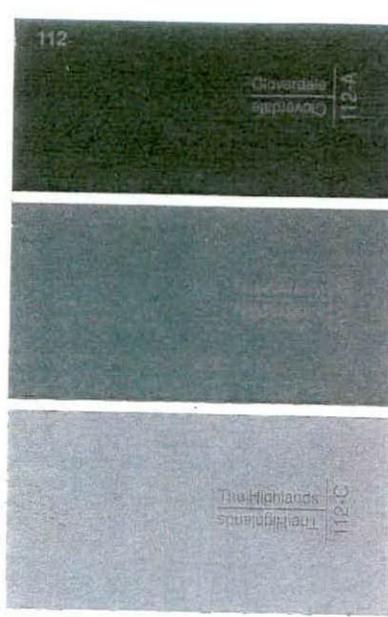
Secret Garden
114-C

Green Acres
114-D

Pistachio Ice
114-E

Garden City
114-F

Laguna Niguel
114-G



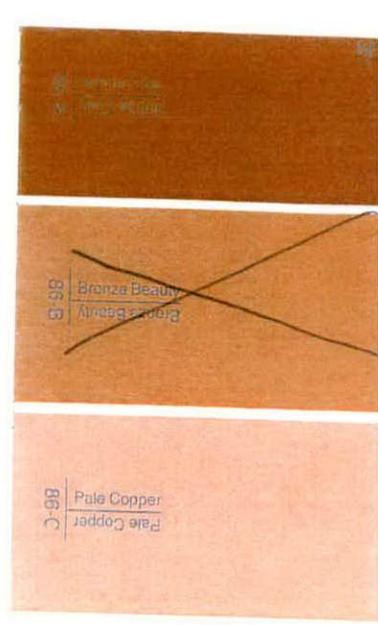
The Highlands
112-C

Coventry Gardens
112-D

Palm Springs
112-E

Golf Shores
112-F

Natura
112-G



Pale Copper
C-98

Pongee
D-98

Sahara
E-98

Conch Shell
F-98

Gila Bend
G-98

Continental Cream
122-C

Timothy Seed
122-E

Warm Scones
122-F

Dove Creek
121-G

Latin Lace
121-F

Toasted Almond
121-E

Canvas Tent
122-A

Carmel Valley
122-B

Dark
122-D

Light
122-C

Copely Square
121-D

Bainbridge
121-C

Bainbridge
121-B

Phonetic
121-A

David's Journey
120-G

Talagoega
120-F

Grove Hill
120-E

Sunny Knoll
120-D

Olive Oil
120-C

Green Hobbies
120-B

Blue Hill
120-A

Grenadine
119-G

Live Oaks
119-F

Bresbain
119-E

Prairie Grass
119-D

Granny Smith
119-C

Springdale
119-B

Grainy
119-A

Hint of Spring
118-G

Terra Bella
118-F

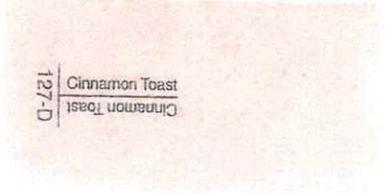
Oasis
118-E

East of Eden
118-D

Fair Oaks
118-C

Brown
118-B

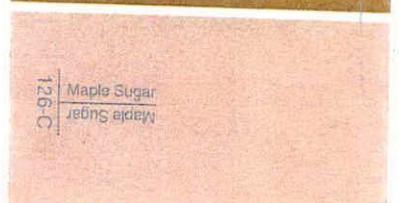
Blue
118-A



127-E
Snowshoe
Tumbled

127-F
Fawn Beige
Egg

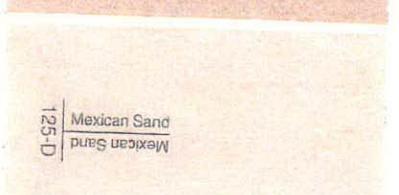
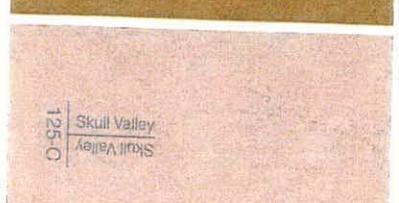
127-G
Stark



126-E
Tumbled
Tumbled

126-F
Ostrich Egg
Egg

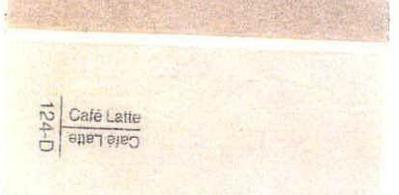
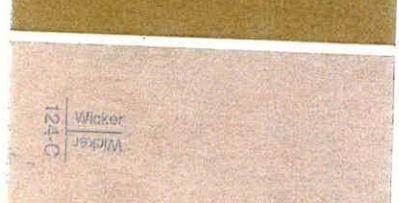
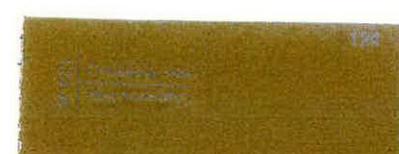
126-G
Algonquin



125-E
Malt

125-F
Sand Storm

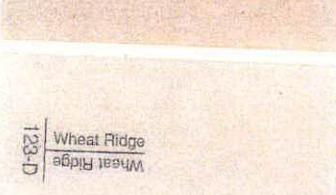
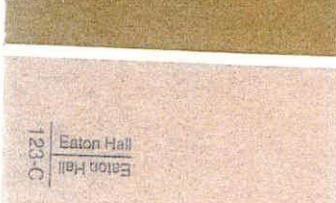
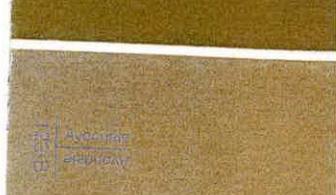
125-G
Llama



124-E
Dried Hydrangea

124-F
Del Norte

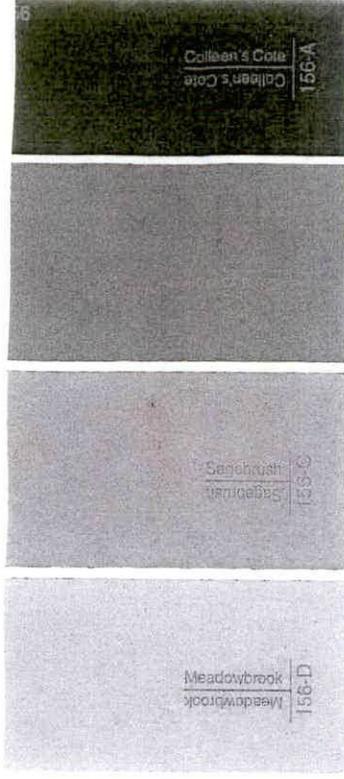
124-G
La More



123-E
Mountain Getaway

123-F
White Linen

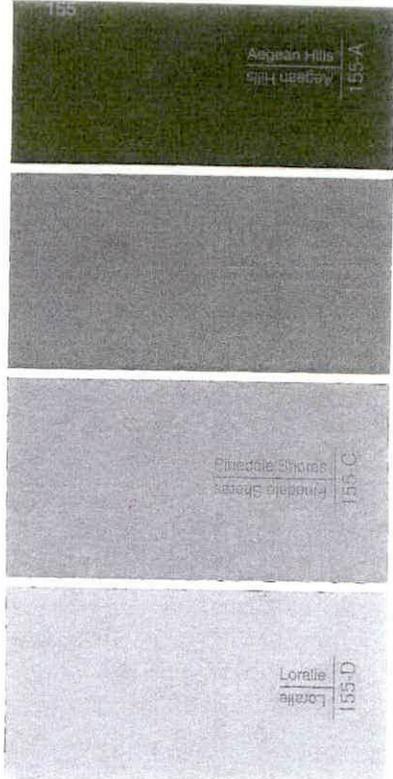
123-G
Latte' Light



Fern Park
Fern Park
156-E

Woodlawn
Woodlawn
156-F

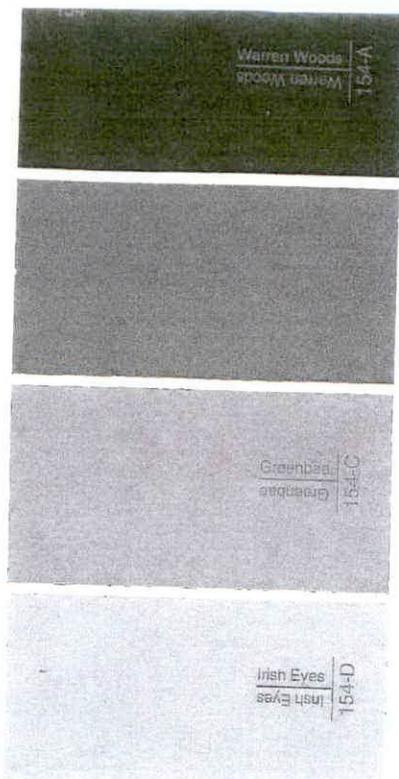
Siesta Key
Siesta Key
156-G



Homestead
Homestead
155-E

Suzy Q
Suzy Q
155-F

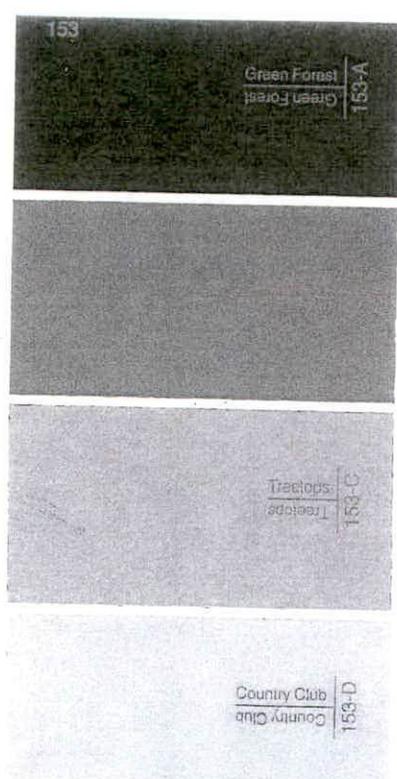
Lovington
Lovington
155-G



Sounds of Spring
Sounds of Spring
154-E

Ridgeview
Ridgeview
154-F

White Marsh
White Marsh
154-G



Home Song
Home Song
153-E

Bed of Leaves
Bed of Leaves
153-F

Peppermint Twist
Peppermint Twist
153-G



Feather Duster
Feather Duster
128-E

Athens
Athens
128-F

Toasted
Marshmallow
Marshmallow
128-G

Birch Park
161-G

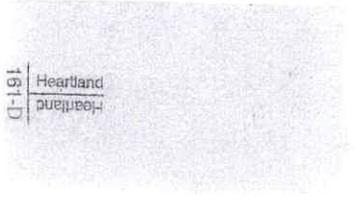
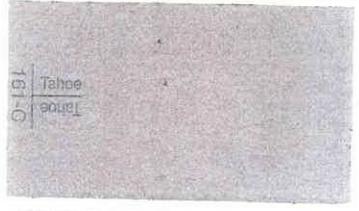
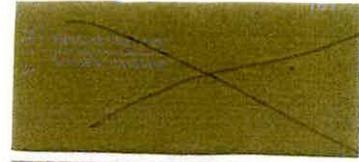
Richland
161-F

Ivory Ridge
161-E

Heartland
161-D

Tahoe
161-C

Tahoe
161-B



Sitka
160-G

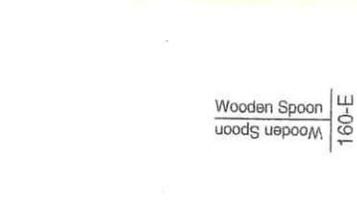
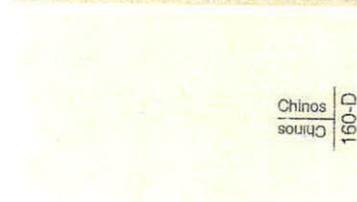
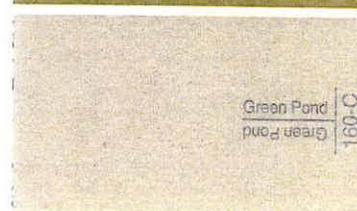
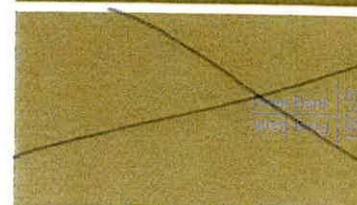
Unicom Pearl
160-F

Wooden Spoon
160-E

China
160-D

Green Pond
160-C

Green Pond
160-B



Savannah
159-G

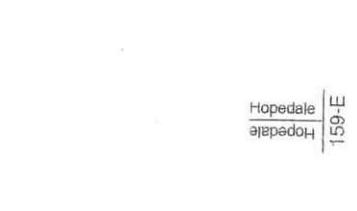
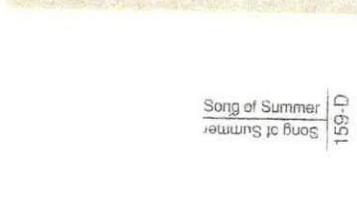
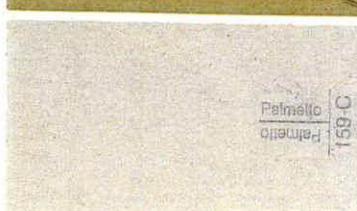
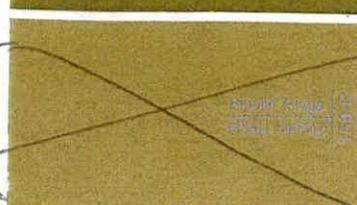
Hawthorne
159-F

Hopedale
159-E

Song of Summer
159-D

Palmetto
159-C

Palmetto
159-B



Summer Retreat
158-G

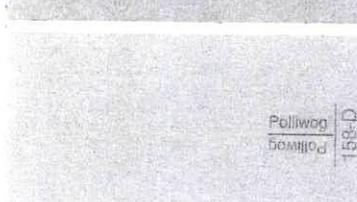
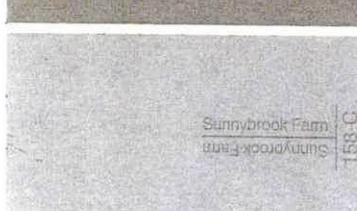
Orchard Hills
158-F

Buckhead Hills
158-E

Pollino
158-D

Sunnybrook Farm
158-C

Sunnybrook Farm
158-B



Safe 'n Sound
157-G

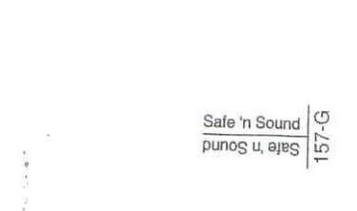
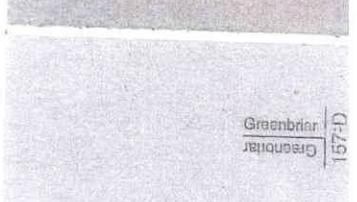
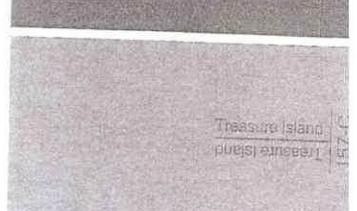
Summer Sonnet
157-F

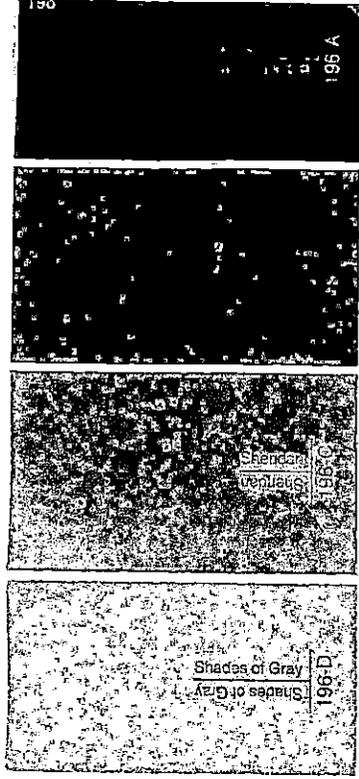
Westover Hills
157-E

Greenbrier
157-D

Treasure Island
157-C

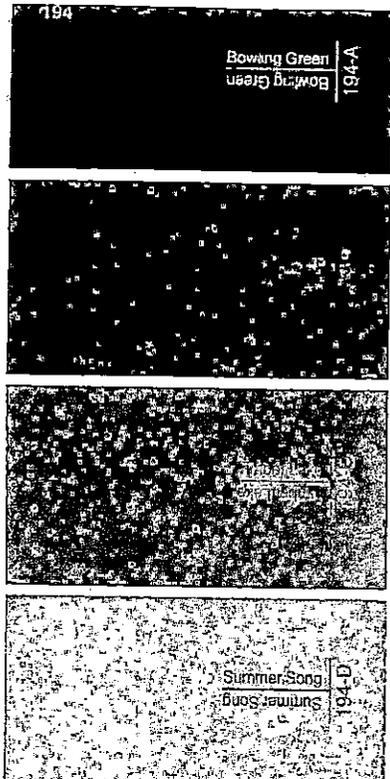
Treasure Island
157-B





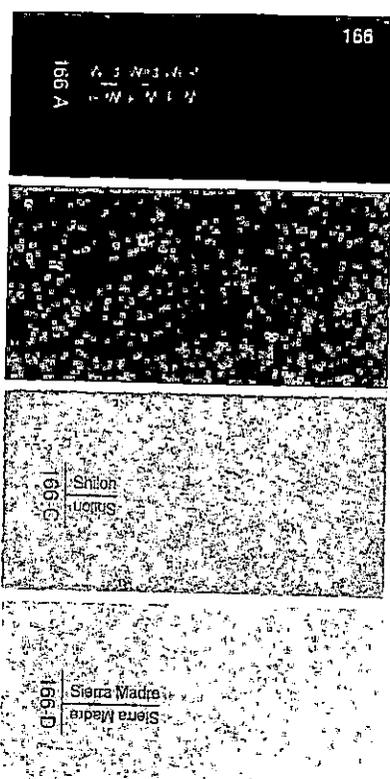
195-A

195-A
Shades of Gray
Shades of Gray



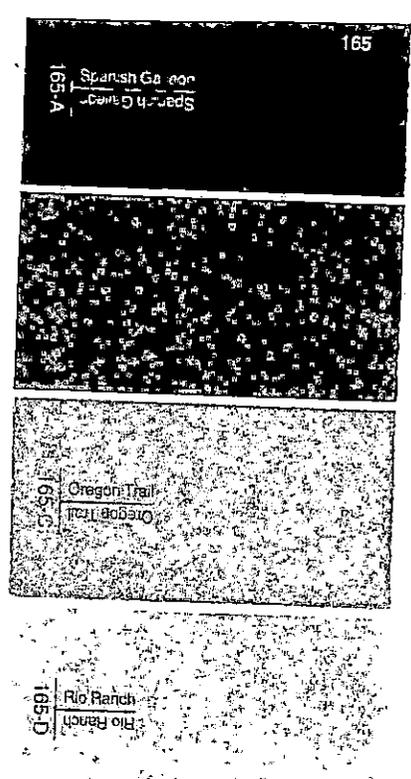
194-A

194-A
Bowling Green
Bowling Green



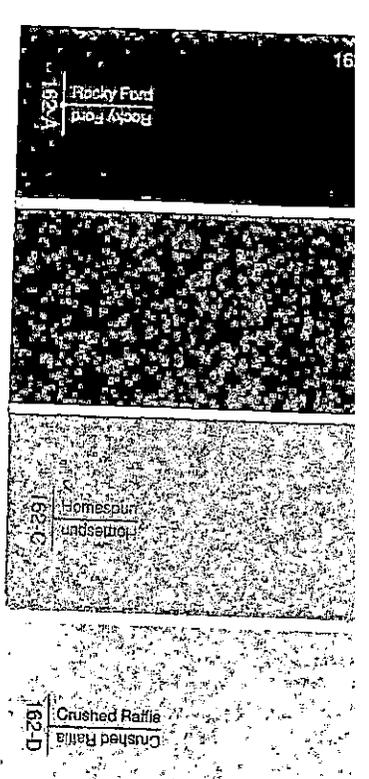
166-A

166-A
Sierra Madre
Sierra Madre



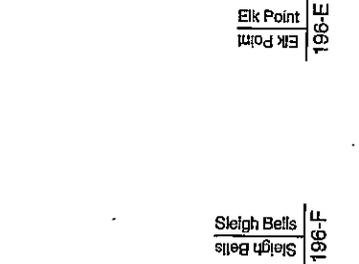
165-A

165-A
Rio Ranch
Rio Ranch



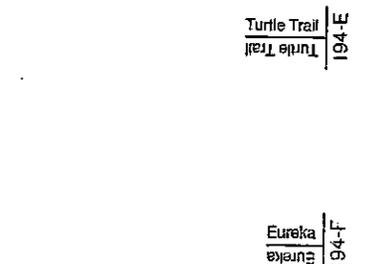
162-A

162-A
Crushed Raffle
Crushed Raffle



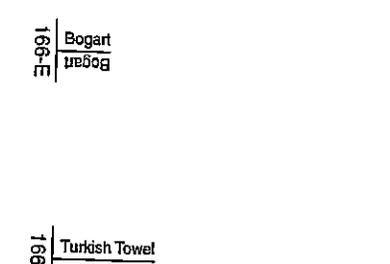
196-E

196-E
Turtle Trail
Turtle Trail



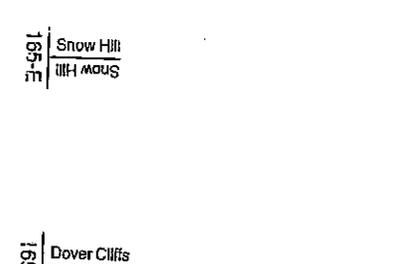
194-F

194-F
Eureka
Eureka



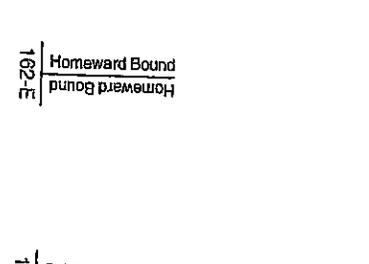
166-E

166-E
Bogart
Bogart



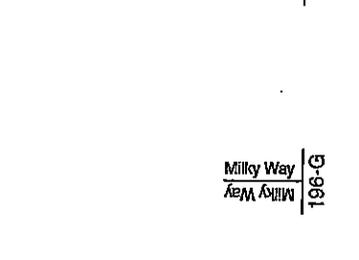
165-E

165-E
Snow Hill
Snow Hill



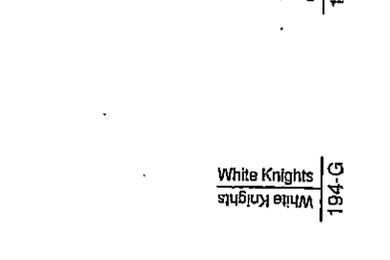
162-E

162-E
Homeward Bound
Homeward Bound



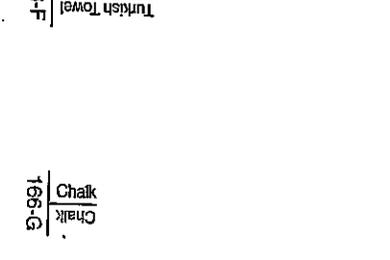
196-F

196-F
Sleigh Bells
Sleigh Bells



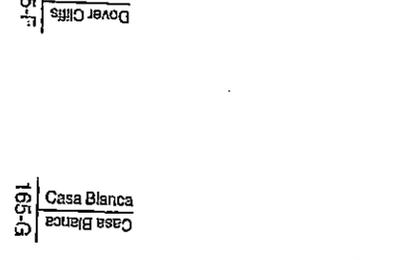
194-G

194-G
White Knights
White Knights



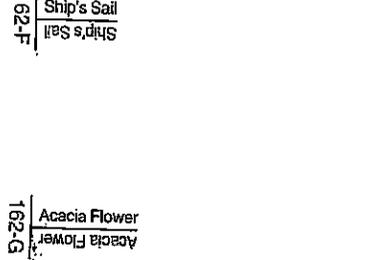
166-F

166-F
Turkish Towel
Turkish Towel



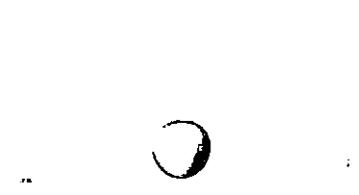
165-F

165-F
Dover Cliffs
Dover Cliffs



162-F

162-F
Ship's Sail
Ship's Sail



196-G

196-G
Milky Way
Milky Way



194-H

194-H
Acacia Flower
Acacia Flower



166-G

166-G
Casa Blanca
Casa Blanca



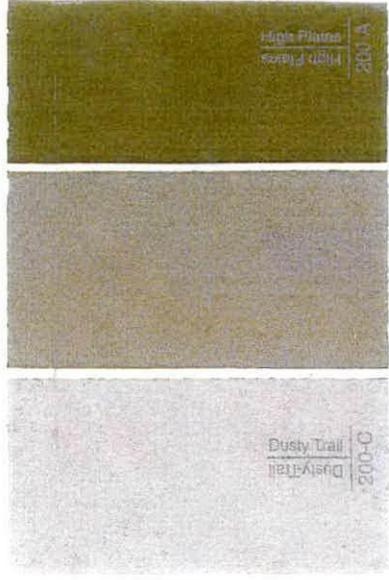
165-G

165-G
Homeward Bound
Homeward Bound



162-G

162-G
Acacia Flower
Acacia Flower

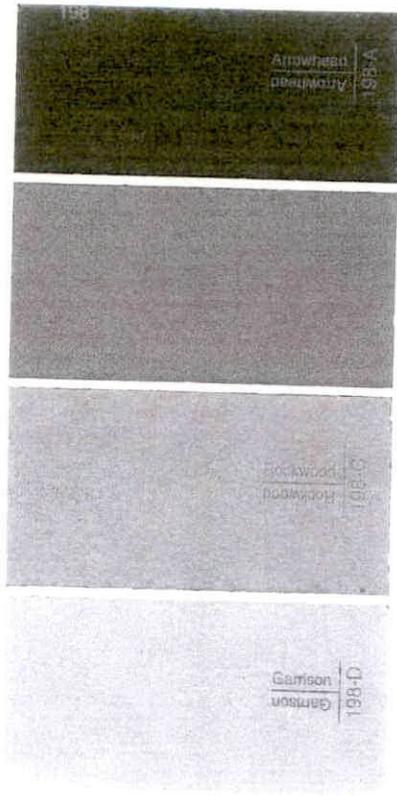


Mapleton
Mapleton
200-D

Hazy Day
Hazy Day
200-E

Dipped in Sugar
Dipped in Sugar
200-F

Southern
Plantation
Plantation
Southern
200-G

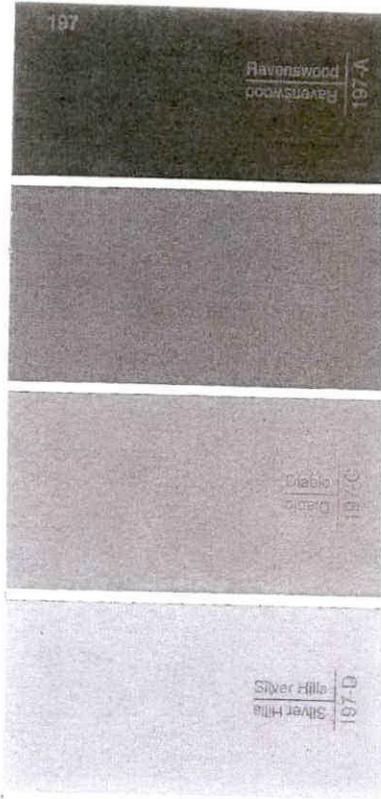


Garrison
Garrison
198-D

Corded Wood
Corded Wood
198-E

Starlight Express
Starlight Express
198-F

Bobby Socks
Bobby Socks
198-G



Silver Hills
Silver Hills
197-D

Prairie Smoke
Prairie Smoke
197-E

Witchwood
Witchwood
197-F

Snow Mountain
Snow Mountain
197-G

AGENDA – WORKSHOP OF THE PLANNING & ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON NOVEMBER 6, 2006, 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. INPUT AND DISCUSSION: REGARDING A PROPOSED AMENDMENT TO LIFESTYLE CENTER PLANNED UNIT DEVELOPMENT DISTRICT (PUD), generally located at the Southwest Corner of Beltway 8 and State Highway 288.

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 4th day of November 2005, @ 5:30 p.m.

POSTED THIS _____ DAY OF _____, 2005
REMOVED THIS _____ DAY OF _____, 2005

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

AGENDA OF: November 6, 2006	ITEM NO. _____
DATE SUBMITTED: November 2, 2006	DEPARTMENT OF ORIGIN: Planning
PREPARED BY: Lata Krishnarao	PRESENTOR: Lata Krishnarao
SUBJECT: Workshop to discuss proposed amendment to the Lifestyle Center PUD located at the Southwest Corner of Beltway 8 and State Highway 288.	
EXHIBITS: Proposed Amended PUD (if received by November 3, 2006)	
EXPENDITURE REQUIRED None	
AMOUNT BUDGETED: N/A	
ACCOUNT NO. N/A	
ADDITIONAL APPROPRIATION REQUIRED: N/A	
ACCOUNT NO. N/A	
FUNDS AVAILABLE N/A (Finance Department Approval)	

EXECUTIVE SUMMARY

Amendments are being proposed to the mixed-use Lifestyle Center PUD to add multi-family residential component. The PUD application has not been received by the Planning Department as of today, and therefore staff has not reviewed the PUD. If the PUD document is received by tomorrow - Friday, November 2, 2006, staff may be able to review it and have the analysis and comments ready by the time of the workshop on Monday.

Staff had suggested the following schedule:

- | | |
|----------|---|
| 10/30/06 | Submission of PUD document for staff review and to be sent to Council in their Wednesday, 11/1/06, packet |
| 11/6/06 | Informal PUD workshop (if agreed to by the City Council) |
| 11/10/06 | Owner sends back revised PUD based on workshop comments |
| 11/13/06 | PD reviewed by staff and comments sent to Owner |
| 11/15/06 | Owner submits 35 copies of revised/amended PUD |
| 11/27/06 | Special Joint Public Hearing and P & Z Action (if agreed to by Council and P & Z) |
| 12/11/06 | First and Second Readings to approve PUD with Amendment (if P & Z recommends approval on 11/27) |

RECOMMENDED ACTION

Conduct the workshop.