

**AGENDA – WORKSHOP OF THE PLANNING & ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON DECEMBER 4, 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 **1st day of December, 2006, A.D.**

Agenda removed on the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2006.

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

<b>AGENDA OF:</b> December 4, 2006	<b>ITEM NO.</b> _____
<b>DATE SUBMITTED:</b> November 29, 2006	<b>DEPARTMENT OF ORIGIN:</b> Planning
<b>PREPARED BY:</b> Lata Krishnarao	<b>PRESENTOR:</b> Nick Finan, Lata Krishnarao
<b>SUBJECT:</b> Joint Workshop regarding proposed modifications to Unified Development Code.	
<b>EXHIBITS:</b> Proposed Unified Development Code Changes - Draft, Highlighted Version (Only Edited Pages) sent earlier	
<b>EXPENDITURE REQUIRED:</b> None	
<b>AMOUNT BUDGETED:</b> N/A	
<b>ACCOUNT NO.</b> N/A	
<b>ADDITIONAL APPROPRIATION REQUIRED:</b> N/A	
<b>ACCOUNT NO.</b> N/A	
<b>FUNDS AVAILABLE</b> _____ (Finance Department Approval)	

**EXECUTIVE SUMMARY**

This is a joint workshop to discuss the proposed modifications to the Unified Development Code adopted on February 27<sup>th</sup>, 2006. This workshop was previously scheduled for September 18, 2006, October 2, 2006, October 16, 2006, November 6, 2006, and November 20, 2006 but was postponed at that time.

At the time of adoption, 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.

The highlighted versions of edited pages have been included with this request and will be discussed in detail at the workshop.

In general, some of the modifications include:

1. Chapter 1 - clarification of posting requirements, 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 table – 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.

Additionally, some issues have been identified to be discussed. They are:

**1. Color Palette:**

- a. Shades of Blue and Red, proposed to be added, have been sent to the Council and the Commission. Also brighter colors have been deleted. Need input and approval from the Council and Planning & Zoning Commission.
- b. Fifteen percent exemption: Building colors shall be provided in accordance with an approved color palette, available in the City's Planning Office. Window/door trim, fascia, soffit, portions of façade, or similar elements of the building façade are exempt from the color palette as long as the total area of those elements do not exceed fifteen percent (15%) of the building façade for any side of the building.  
*Please refer to the palette sent earlier.*

**1. Façade Requirements:**

- a. Requirements for M-1 and M-2 zoned properties on local streets.  
Modify requirements from 100% masonry and glass to 24-gauge or heavier architectural panels with concealed fasteners and no exposed seams.
- b. Exemption for Mykawa:  
Clarify and define the area better.
- c. Allow structures in M-1 and M-2 to be have 100% masonry for front façade but allow 24-gauge or heavier architectural panels for the sides, if setback more than 250' from the street..  
*See highlighted copies sent earlier.*

**1. Multi –Tenant Signs for Dead-End Streets.**

Location: Intersection of dead end streets with through streets.  
(Thoroughfares only?)  
Length of dead end streets?

Where: Private Property  
One side or both sides of the intersection?

Number: One per each corner?

Type: Ground Signs

Height: 15' max + 2' for base

Size: 100 sq. ft. + 20 sq. ft. per tenant, up to 200 sq. ft.

Setback: No closer than 10' to property line

*To be discussed.*

2. **Sign Matrix:**

Discuss the sign matrix for temporary signs.

*Refer to the matrix sent earlier.*

3. **Planned Developments:**

Add informal workshop requirement. This was required by the Land Use and Urban Development Ordinance but was eliminated in the UDC.

*To be discussed.*

4. **Temporary Fairs, Carnivals etc:**

Add requirements in the city codes. Permit by a Conditional Use Permit (CUP) in all districts.

*To be discussed.*

5. **Subdivisions:**

Clarification that completion of public improvements or a performance bond is required before submittal and approval of final plat. The UDC refers to recordation instead of approval in certain sections.

*See highlighted copies sent earlier.*

6. **Landscaping Requirements:**

a. Refer to the "Replacement Tree List" for minimum requirements instead of the non-existent "Class I and Class II of the Guidelines".

b. Correct the required caliper inches to 12" for consistency.

*See highlighted copies sent earlier.*

**PLEASE BRING THE HIGHLIGHTED VERSION OF THE UDC CHANGES SENT TO YOU PREVIOUSLY.**

**RECOMMENDED ACTION**

**Conduct the workshop.**