

**MINUTES OF A SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON MAY 18, 1993, AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

The meeting was called to order at 7:03 p.m. with the following present:

Chairman	Richard Tetens
Vice Chairman	Emil Beltz
Commissioner	Helen Beckman
Commissioner	Jack Womack
Commissioner	Pat Lopez
Commissioner	Patsy Eilers
Commissioner	Robert Larsen
Division Director - Planing, Public Works & Parks	Richard Burdine
City Engineer	John Hargrove
Chief Building Official	Don Guynes
Assistant to City Secretary	Sharon Parks

**APPROVAL OF MINUTES**

Helen Beckman made the motion to approve the April 20, 1993 minutes contingent upon adding her comments regarding variance requests for Countryplace.

This motion was approved 3 to 0 with Commissioners Emil Beltz, Jack Womack, Patsy Eilers, and Rob Larsen abstaining.

It was the consensus of the majority of the Commission members that the minutes of the May 4, 1993, meeting be approved with Commissioners Helen Beckman and Jack Womack abstaining.

## **NEW BUSINESS**

### **DISCUSSION WITH TOM REID, CHAIRMAN OF THE PEARLAND CENTENNIAL COMMITTEE**

Mr. Reid discussed the forthcoming events for the Pearland Centennial which is September 26, 1994. There will be a series of activities throughout the year beginning January 1, 1994, with the major event on September 25, 1994. Additionally, there will be other activities to finish out the year. The Committee hopes to initiate programs to promote the arts which will include concerts, a book of Pearland history, an oil painting, poetry, and a statue to be placed in front of City Hall. He encouraged the Commission's involvement in such activities as identifying a street as Centennial Boulevard, doing a tree survey and identifying the oldest tree in Pearland, e.g., the Centennial Oak, as well as considering Centennial Ordinances, such as landscaping and sign control which would promote quality development for the next hundred years.

Other discussion between Staff and Commission included possible ways to identify Pearland's oldest tree and designate it as the Centennial Tree. Contacting the U.S. Forest Service to determine the cost of a survey, using volunteers, and using an intern from Stephen F. Austin School of Forestry in Nacogdoches were some of the ideas mentioned.

### **DRAFT OF THOROUGHFARE PLAN**

A lengthy discussion followed regarding different thoroughfare plans, collector streets, interchanges, Walnut Street, rights-of-way, utility easements, and public hearings. The consensus was the first meeting would be an informational meeting more in the form of a town meeting and it would be publicized in the Journal.

Additionally, other discussion included the possibility of turning over all the info on the Thoroughfare Plan to the City Council around July 12 for its recommendations after the Planning and Zoning Commission identifies the problems and the controversial issues, determines a solution, and holds its public hearings.

Commissioner Helen Beckman made the motion, seconded by Commissioner Jack Womack, to hold a town meeting for informational purposes on June 1, 1993 and a public hearing on June 15, 1993.

Motion passed 7 to 0.

**DRAFT OF REVISIONS TO LANDSCAPE REQUIREMENT (SECTION 20) IN THE  
LAND USE AND URBAN DEVELOPMENT ORDINANCE**

Division Director Richard Burdine discussed the revisions to the Landscape Regulations which added "Building Facade" and its requirements. Other items added to the minimum landscape requirements were tree caliper, number of shrubs and street trees, and tree credit.

After a lengthy discussion, the Commission decided that it would like to review the site plans and requested that Mr. Burdine amend the revisions to the Landscape Regulations with the following changes and bring them back at another meeting for consideration by the Commission:

1. Optional credit for tree fund
2. Reference design criteria
3. Add elevations to landscape plans
4. Credit for parking lot trees
5. Flexibility in tree credits
6. Maintenance

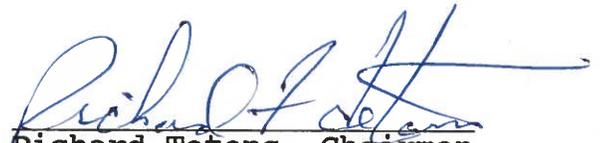
**DIRECTOR'S REPORT**

Division Director Burdine stated that he did not have a Director's Report.

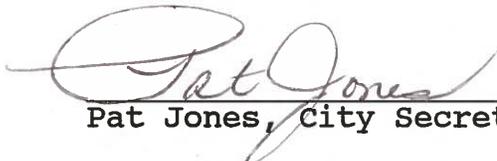
**ADJOURNMENT**

The meeting adjourned at 10:55 p.m.

Minutes approved as submitted and/or corrected this 14<sup>th</sup> day of JUNE A.D., 1993.

  
Richard Tetens, Chairman

**ATTEST:**

  
Pat Jones, City Secretary

## SECTION 20 - LANDSCAPE AND BUILDING FACADE REGULATIONS

### Section 20.1. Applicability to Districts.

The landscape requirements of this section shall be minimum standards for and be applicable to the following districts, MF, MH, OP, NS, GB, C, PUD, M-1, M-2, and specific uses as permitted by Section 23 hereof.

The building facade requirements of this section shall apply to all buildings fronting on major thoroughfares or located in the MF, OP, NS, GB or C districts. Existing buildings shall also conform to facade requirements upon a change of occupancy or expansion of the existing occupancy.

### Section 20.2. Landscape Plan.

Prior to the construction and erection of a building or structure subject to the requirements of this section, a landscape plan shall be submitted for consideration. A landscape plan shall also be submitted as part of a Planned Unit Development District. The landscape plan shall contain as a minimum the following information:

- (a) A Conceptual Plan of the landscaping identifying general layout will be required.
- (b) The Plans should contain dimensions and elevations, where appropriate, of special structural elements such as walls, planters, foundations, berms, walkways and irrigating systems.
- (c) Building outlines, parking areas and arrangements, fences and structural features to be constructed on the site.
- (d) Landscape plans shall be prepared at a scale of 1" = 40' or larger scale and on a sheet size of 24" x 36". The plan sheets shall contain a scale, north arrow, name and address of the landscape architect, designer, or architect and the site owner and/or developer. The plans shall also identify the development and provide a brief description of the property and its location.

### Section 20.3. Minimum Landscape Requirements.

Up to ten (10) percent of the entire area of the site not covered by buildings and not a part of the right-of-way or dedicated public streets or three (3) percent of the gross area of the site, whichever is greater, shall be required as landscaping to meet the requirements of this section.

- (a) The minimum landscape requirements shall be employed to improve aesthetic appearance, to enhance the compatibility of different land uses, and to mitigate negative environmental influences on land uses (e. g. heat, noise, air pollution). Trees with a minimum two inch (2") caliper measured twelve inches (12") from the ground shall be provided along street frontage(s) with the minimum number equal

*Ref. Design  
Tree Preservation  
& Design Criteria*

TWELVE

to one (1) tree for each thirty feet (30') of frontage.

- (b) Landscaping may shall be required for the screening of parking areas from an abutting public right-of-way or adjacent property, as required by the Planning and Zoning Commission. The number of shrubs shall be equal to the total number of street trees required under this article multiplied by ten (10). Shrubs shall be maintained at a height of no more than thirty-six inches (36") nor less than eighteen inches (18") as measured from the surrounding soil line.
- (c) Interior landscaping may shall be required by the Planning and Zoning Commission to be integrated into the overall design of the surface parking area in such a manner that it will assist in defining parking slots, pedestrian paths, driveways, and internal collector lanes, in limiting points of ingress and egress, and in separating parking pavement from street alignments. In addition to street trees required under Section 20.3 (a), one (1) tree with a minimum two inch (2") caliper for every ten (10) parking spaces shall be provided within or adjacent to the parking area.

Credit toward all tree requirements shall be given for the planting of trees that exceed the minimum two inch (2") caliper at the rate of two trees for each tree planted with a caliper of four inches (4") and greater, as measured twelve inches (12") above the root collar.

- (d) Landscaping may shall be required by the Planning and Zoning Commission to screen outside storage areas, loading docks and delivery entrances from adjacent property and public street right-of-way.
- (e) All landscaping shall be located so as not to interfere with the act of parking or with parking area maintenance and so as not to create a traffic hazard by obscuring driver or pedestrian vision of the intersections of walkways, driveways, collector lanes and streets or any combination thereof.
- (f) Landscaping may be required by the Planning and Zoning Commission to interrupt front building lines unbroken for a distance in excess of two hundred (200) feet.
- (g) Existing trees of larger than ten (10) inches in caliper measured twelve (12) inches from the ground shall be noted on the landscape plan. When possible, existing trees should be included in the landscape plan. Credit toward all tree requirements may be granted for the preservation of existing on-site trees (including any to be transplanted) when requested and depicted on the landscape plan based upon the following schedule:

<b>TREE CALIPER (INCHES)</b>	<b>CREDIT (NUMBER OF TREES)</b>
Minimum 4" to 6"	2 Trees

Greater than 6"

4 Trees

In order to be eligible for credit, an existing tree shall be in good condition, and shall be true to species, habitat and form.

- (h) Artificial plants and trees shall not be considered in the satisfaction of the requirements of this section.

**Section 20.4. Maintenance.**

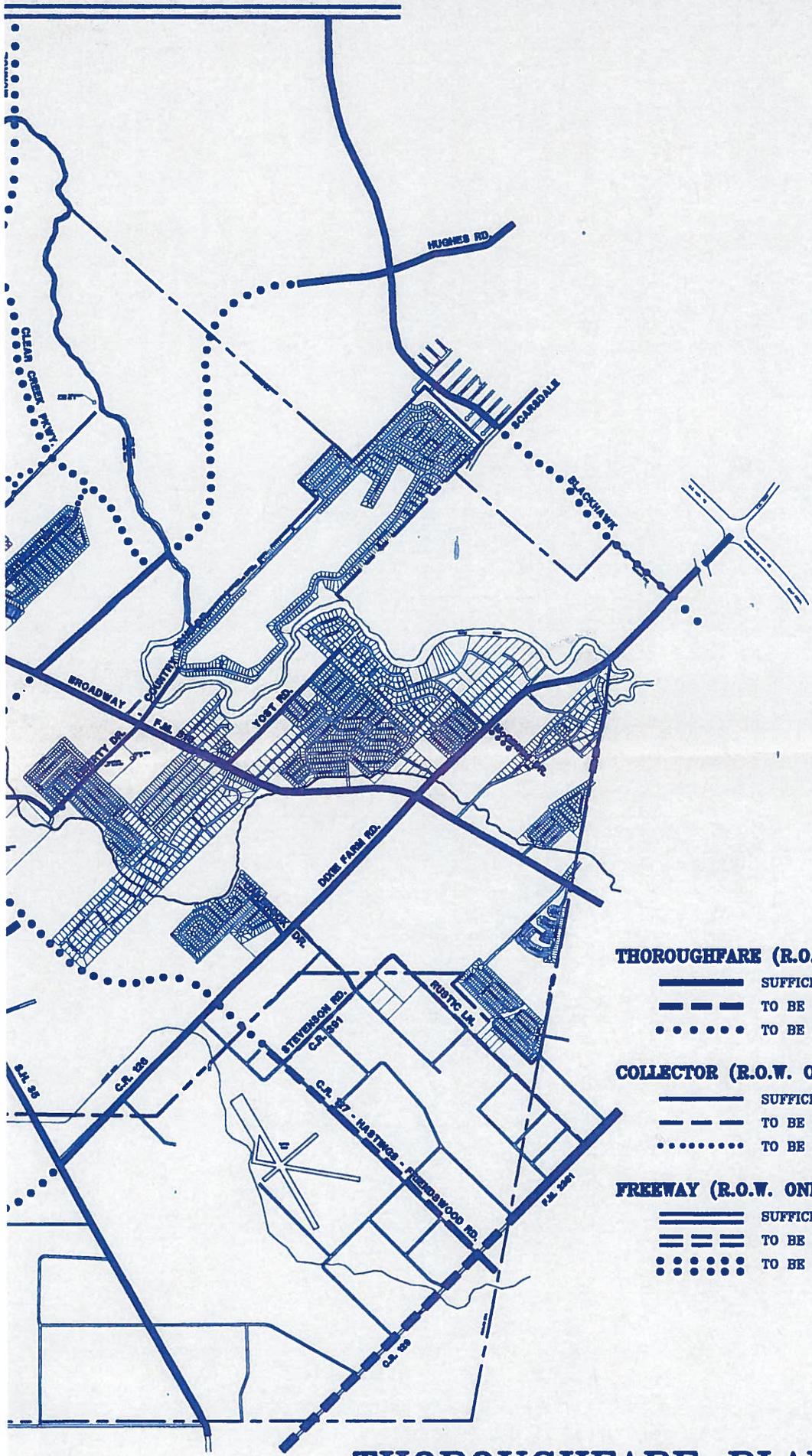
The owner and tenant of the landscaped premises and their agents, if any, shall be jointly and severally responsible for the maintenance of all landscaping in a good condition so as to present a healthy, neat and orderly appearance, free from refuse and debris.

**Section 20.5. Landscape Construction.**

Prior to the issuance of a Certificate of Occupancy all approved landscaping must be in place, or if seasonal considerations prohibit the completion of the planting of landscape material, a temporary Certificate of Occupancy may be issued for such time as is reasonable to complete the landscape planting.

*See RB*  
**Section 20.5. Building Facades.**

Buildings shall have a minimum of seventy five percent (75%) masonry, glass or architectural metal on front and side exterior walls.

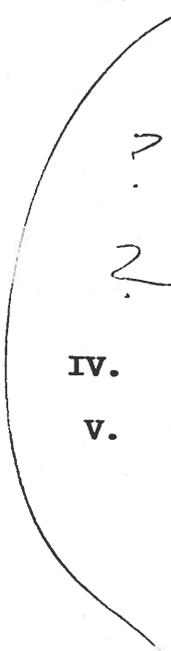


**THOROUGHFARE PLAN**



AGENDA - SPECIAL MEETING OF THE PLANING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD TUESDAY, MAY 18, 1993, IN THE CITY COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES: Meeting of April 20, 1993
- III. NEW BUSINESS
  - 1. CONSIDERATION AND POSSIBLE ACTION - Draft of Thoroughfare Plan
  - 2. CONSIDERATION AND POSSIBLE ACTION - Draft of Revisions to Landscape Requirements in the
  - 3. CONSIDERATION AND POSSIBLE ACTION - (Section 20)
- IV. DIRECTOR'S REPORT
- V. ADJOURNMENT



1. Discussion With Tom Reid, Chairman of the Pearland Enternal Committee

Draft of Revisions to Landscape Requirements in the  
 Ordinance Development Ordinance

POSTED: \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 1993 \_\_\_\_\_ P.M.  
 REMOVED: \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 1993.

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- I. CALL TO ORDER
- II. APPROVAL OF MINUTES: Meetings of April 20, 1993 and May 4, 1993
- III. NEW BUSINESS
  - 1. CONSIDERATION AND POSSIBLE ACTION - Discussion with Tom Reid, Chairman of the Pearland Centennial Committee
  - 2. CONSIDERATION AND POSSIBLE ACTION - Draft of Thoroughfare Plan
  - 3. CONSIDERATION AND POSSIBLE ACTION - Draft of Revisions to Landscape Requirements (Section 20) in the Land Use and Urban Development Ordinance
- IV. DIRECTOR'S REPORT
- V. ADJOURNMENT

POSTED: 15<sup>th</sup> DAY OF May, A.D., 1993 5:00 P.M.  
REMOVED: 20<sup>th</sup> DAY OF May, A.D., 1993.