

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

AGENDA OF: April 13, 2015	ITEM NO.: Council Input and Discussion
DATE SUBMITTED: March 31, 2015	DEPT. OF ORIGIN: Planning
PREPARED BY: Johnna Matthews	PRESENTOR: Lata Krishnarao
REVIEWED BY: Matt Buchanan	REVIEW DATE: April 8, 2015
SUBJECT: Discuss Staff Review of Pearland Parkway Corridor Zoning for Automobile Related Uses	
EXHIBITS: February 19, 2015 Memo to Mayor & City Council Regarding Pearland Parkway Findings and Staff Recommendation	
EXPENDITURE REQUIRED: N/A	AMOUNT BUDGETED: N/A
AMOUNT AVAILABLE: N/A	PROJECT NO.: N/A
ACCOUNT NO.: N/A	
ADDITIONAL APPROPRIATION REQUIRED: N/A	
ACCOUNT NO.: N/A	
PROJECT NO.: N/A	
To be completed by Department:	
<input type="checkbox"/> Finance	<input type="checkbox"/> Legal
<input type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution

EXECUTIVE SUMMARY

The purpose of the item is to get feedback regarding the February 19, 2015 memo provided to the City Council regarding staff's findings and recommendations of the undeveloped tracts of land along Pearland Parkway, where automobile-related uses would be allowed by right or with approval of a Conditional Use Permit (CUP). Automobile-related uses include, but are not limited to gas stations; auto repair, minor and major; auto washes and auto sales. For a comprehensive list of automobile-related uses, please see the February 19, 2015 memo (attached).

The study area included Pearland Parkway from the northern city limits, just south of Clear Creek to the future connection of Dixie Farm Road to the south. Zoning districts within the study area range from Planned Developments (PD), including the Stonebridge PD, Lakes of Highland Glen, Pearland's Marketplace, Center at Pearland Parkway, Oakbrook Estates to conventional zoning district, General Business (GB).

Thirteen (13) undeveloped tracts of land were identified within the study area that would permit automobile-related uses by right or with approval of a CUP. Additionally, within the study area, a gas station is currently being constructed; a permit is being reviewed by staff for an auto wash/auto repair (minor) use; and there are two (2) existing gas stations.

Staff Recommendation

Tracts 1, 5, 6 and 9, are either mostly developed; recently approved PDs, such as Pearland's Marketplace; or encumbered with floodplain and detention. With the exception of Tracts 1, 5, 6 and 9, if it is the Council's desire to prevent the proliferation of automobile-related uses along Pearland Parkway, staff recommends a city-initiated zone change to:

1. For tracts 2, 3, 4 (Stonebridge Planned Development) and 13 (Oakbrook Estates) amend the existing PD's to change the underlying zone from GB to OP or at a minimum amend PD to remove automobile-related uses;
2. For tracts 7, 8, 10, 11, and 12, change the zoning of tracts from GB to OP.

Zone Change Process

If the Council directs staff to proceed with city initiated zone changes, staff recommends processing the zone changes based on Council's highest degree of concern, as opposed to processing 13 zone changes simultaneously. The zone change process is an approximately 90 day process.

Memo

To: Lata Krishnarao

From: Planning Department

Date: February 17, 2015

Re: Pearland Parkway Corridor Review

Purpose

Staff was directed to review the Pearland Parkway Corridor to identify all undeveloped tracts of land within the specified review area where existing zoning districts allow for automobile-related uses, by right or with conditional approval.

Area Reviewed

The review includes Pearland Parkway from the northern city limits, just south of Clear Creek to the future connection to Dixie Farm Road, to the south; and was divided into five (5) areas as described below:

- Map 1: McHard Road traffic circle to Barry Rose Road/Hughes Road
- Map 2: Barry Rose Road/Hughes Road to the southern edge of Banbury Cross Subdivision
- Map 3: South end of Clear Creek Subdivision to Broadway Street
- Map 4: Mary's Creek to John Lizer Road
- Map 5: Oiler Drive to Dixie Farm Road

Attached is an aerial, zoning and future land use map for each area.

Methodology

Staff examined the existing zoning and the future land use designations of undeveloped tracts with frontage on Pearland Parkway, to determine if future development of automobile-related uses on the identified tracts would be permitted. Staff also conducted windshield surveys and used aerial maps to identify properties that are currently undeveloped. Staff has identified thirteen (13) tracts of land within the area that are currently undeveloped or partially undeveloped, where automobile-related uses are permitted by right. These tracts are listed as Tracts 1-13 on the attached maps.

Automobile-related uses include the list of uses from the Land Use Matrix of the Unified Development Code (UDC) and the previous Urban Land Use and Development Ordinance. There are tracts of land within the area that are located within Planned Developments, which were approved prior to the adoption of the UDC. Automobile-

related land uses from the previous code are included within the table, where applicable. Attachment 1 identifies automobile-related uses that are permitted within each of the tracts identified within the study area.

Staff Recommendation

A total of thirteen (13) undeveloped tracts located within the area permit automobile-related uses, by right or with approval of a Conditional Use Permit, depending on the specific use. If the City Council desires to prevent the proliferation of automobile-related uses along Pearland Parkway, a city-initiated zone change for the identified tracts will be required.

Below are staff recommendations for each individual tract:

Tract	Recommendation
1	No change recommended. Site is mostly developed.
2	Amend the existing Stonebridge PD to restrict uses or change base zoning from GB to OP. A pre-development meeting was recently conducted for a proposed auto wash/oil change facility.
3	Amend the existing Stonebridge PD to restrict uses or change base zoning from General Business (GB) to Office & Professional (OP).
4	Amend the existing Stonebridge PD to restrict uses or change base zoning from GB to OP.
5	No change recommended. Marketplace PD was recently approved on 12/8/14.
6	No change recommended. Site is mostly detention and is located within the floodplain.
7	Change the current zoning from GB to OP.
8	Change the current zoning from GB to OP.
9	No change recommended. Existing Center at Pearland Parkway PD is mostly built out.
10	Change the current zoning from GB to OP.
11	Change the current zoning from GB to OP. A pre-development meeting was recently conducted for a gas station and convenience store.
12	Change the current zoning from GB to OP.
13	Amend the existing Oakbrook Estates PD to restrict uses or change base zoning from GB to OP.

Attachments

1. Permitted Automobile Related Uses Per Each Tract
2. Area 1 – (Tracts 1-4) Aerial Map, Zoning Map, Future Land Use Map
3. Area 2 - (Tracts 5-8) Aerial Map, Zoning Map, Future Land Use Map
4. Area 3 - (Tract 9) Aerial Map, Zoning Map, Future Land Use Map
5. Area 4 - (Tracts 10-12) Aerial Map, Zoning Map, Future Land Use Map
6. Area 5 - (Tract 13) Aerial Map, Zoning Map, Future Land Use Map

Map 1: Automobile-Related Uses				
Uses	Tract 1	Tract 2	Tract 3	Tract 4
All-Terrain Vehicle (Go-Carts & Motor Cycles) Dealer/Sales	N*	N*	N*	N*
Auto Accessories and/or Parts (Only Retail in building, no outside storage or display, no repair)	Y	Y	Y	Y
Auto Glass Repair/Tinting	N*	N*	N*	N*
Auto Interior Shop/Upholstery	Y	Y	Y	Y
Auto Parts Sales (With Outside Storage or Display)				
Auto Parts Sales (Indoors Only; With Repair Bays)	Y	Y	Y	Y
Auto Rental				
Auto Repair (Major)	N	N	N	N
Auto Repair (Minor)	Y	Y	Y	Y
Auto Sales/Dealer (New-In Building, Auto Servicing and Used Auto Sales as Accessory Uses) Combined Auto Lease	Y	Y	Y	Y
Auto Wash (Full Service/Detail Shop)	Y	Y	Y	Y
Auto Wash (Self-Service)	Y	Y	Y	Y
Auto Wrecker Service				
Boat Sales/Personal Watercraft Sales (New/Repair)	N*	N*	N*	N*
Bus or Truck Storage	N*	N*	N*	N*
Commercial Transit Terminal	N*	N*	N*	N*
Gasoline Station (With or Without Auto Wash- Self Serve)	Y	Y	Y	Y
Limousine/Taxi Service	N*	N*	N*	N*
Motorcycle Sales/Dealer (New/Repair)	N*	N*	N*	N*
Parking Lot or Garage for Passenger Cars and Trucks of less than 1 ton capacity	Y	Y	Y	Y
Tire Retreading and Capping	N	N	N	N
Tire Sales (Outdoors, with Open Storage)	N*	N*	N*	N*
Transfer Station (Refuse/Pick-Up)	N*	N*	N*	N*
Truck (Heavy) and Bus Rental or Sales	N*	N*	N*	N*
Truck or Freight Terminal	N*	N*	N*	N*
Unscheduled/New Automobile Related Uses	Y	Y	Y	Y
P = PERMITTED N= NOT PERMITTED C= CUP REQUIRED				

* All of the tracts are located within Planned Developments approved under the previous Land Use and Urban Development Ordinance. These specific uses were not addressed until the adoption of the Unified Development Code, but may potentially be approved under the Unscheduled/New Automobile Related Use; a use designated under the previous ordinance.

Map 2: Automobile-Related Uses

Uses	Tract 5	Tract 6	Tract 7	Tract 8
All-Terrain Vehicle (Go-Carts & Motor Cycles) Dealer/Sales	N	P	P	P
Auto Accessories and/or Parts (Only Retail in building, no outside storage or display, no repair)	P	P	P	P
Auto Glass Repair/Tinting	N	C	C	C
Auto Interior Shop/Upholstery	N	C	C	C
Auto Parts Sales (With Outside Storage or Display)	N	C	C	C
Auto Parts Sales (Indoors Only; With Repair Bays)	N	C	C	C
Auto Rental	N	C	C	C
Auto Repair (Major)	N	N	N	N
Auto Repair (Minor)	N	C	C	C
Auto Sales/Dealer (New-In Building, Auto Servicing and Used Auto Sales as Accessory Uses) Combined Auto Lease	N	C	C	C
Auto Wash (Full Service/Detail Shop)	N	P	P	P
Auto Wash (Self-Service)	C	C	C	C
Auto Wrecker Service	N	N	N	N
Boat Sales/Personal Watercraft Sales (New/Repair)	N	N	N	N
Bus or Truck Storage	N	N	N	N
Commercial Transit Terminal	N	P	P	P
Gasoline Station (With or Without Auto Wash- Self Serve)	P	P	P	P
Limousine/Taxi Service	N	N	N	N
Motorcycle Sales/Dealer (New/Repair)	N	N	N	N
Parking Lot or Garage for Passenger Cars and Trucks of less than 1 ton capacity	N	P	P	P
Tire Retreading and Capping	N	N	N	N
Tire Sales (Outdoors, with Open Storage)	N	N	N	N
Transfer Station (Refuse/Pick-Up)	N	N	N	N
Truck (Heavy) and Bus Rental or Sales	N	N	N	N
Truck or Freight Terminal	N	N	N	N

Maps 3-5: Automobile-Related Uses					
Uses	Tract 9	Tract 10	Tract 11	Tract 12	Tracts 13
All-Terrain Vehicle (Go-Carts & Motor Cycles) Dealer/Sales	N	P	P	P	P
Auto Accessories and/or Parts (Only Retail in building, no outside storage or display, no repair)	C	P	P	P	P
Auto Glass Repair/Tinting	C	C	C	C	C
Auto Interior Shop/Upholstery	C	C	C	C	C
Auto Parts Sales (With Outside Storage or Display)	N	C	C	C	C
Auto Parts Sales (Indoors Only; With Repair Bays)	C	C	C	C	C
Auto Rental	C	C	C	C	C
Auto Repair (Major)	N	N	N	N	N
Auto Repair (Minor)	C	C	C	C	C
Auto Sales/Dealer (New-In Building, Auto Servicing and Used Auto Sales as Accessory Uses) Combined Auto Lease	N	C	C	C	C
Auto Wash (Full Service/Detail Shop)	N	P	P	P	P
Auto Wash (Self-Service)	C	C	C	C	C
Auto Wrecker Service	N	N	N	N	N
Boat Sales/Personal Watercraft Sales (New/Repair)	N	N	N	N	N
Bus or Truck Storage	N	N	N	N	N
Commercial Transit Terminal	C	P	P	P	P
Gasoline Station (With or Without Auto Wash- Self Serve)	C	P	P	P	P
Limousine/Taxi Service	N	N	N	N	N
Motorcycle Sales/Dealer (New/Repair)	N	N	N	N	N
Parking Lot or Garage for Passenger Cars and Trucks of less than 1 ton capacity	C	P	P	P	P
Tire Retreading and Capping	N	N	N	N	N
Tire Sales (Outdoors, with Open Storage)	N	N	N	N	N
Transfer Station (Refuse/Pick-Up)	N	N	N	N	N
Truck (Heavy) and Bus Rental or Sales	N	N	N	N	N
Truck or Freight Terminal	N	N	N	N	N



Pearland Parkway

Land Use Study Regarding Auto Related Uses

Map 1 - Aerial

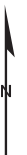
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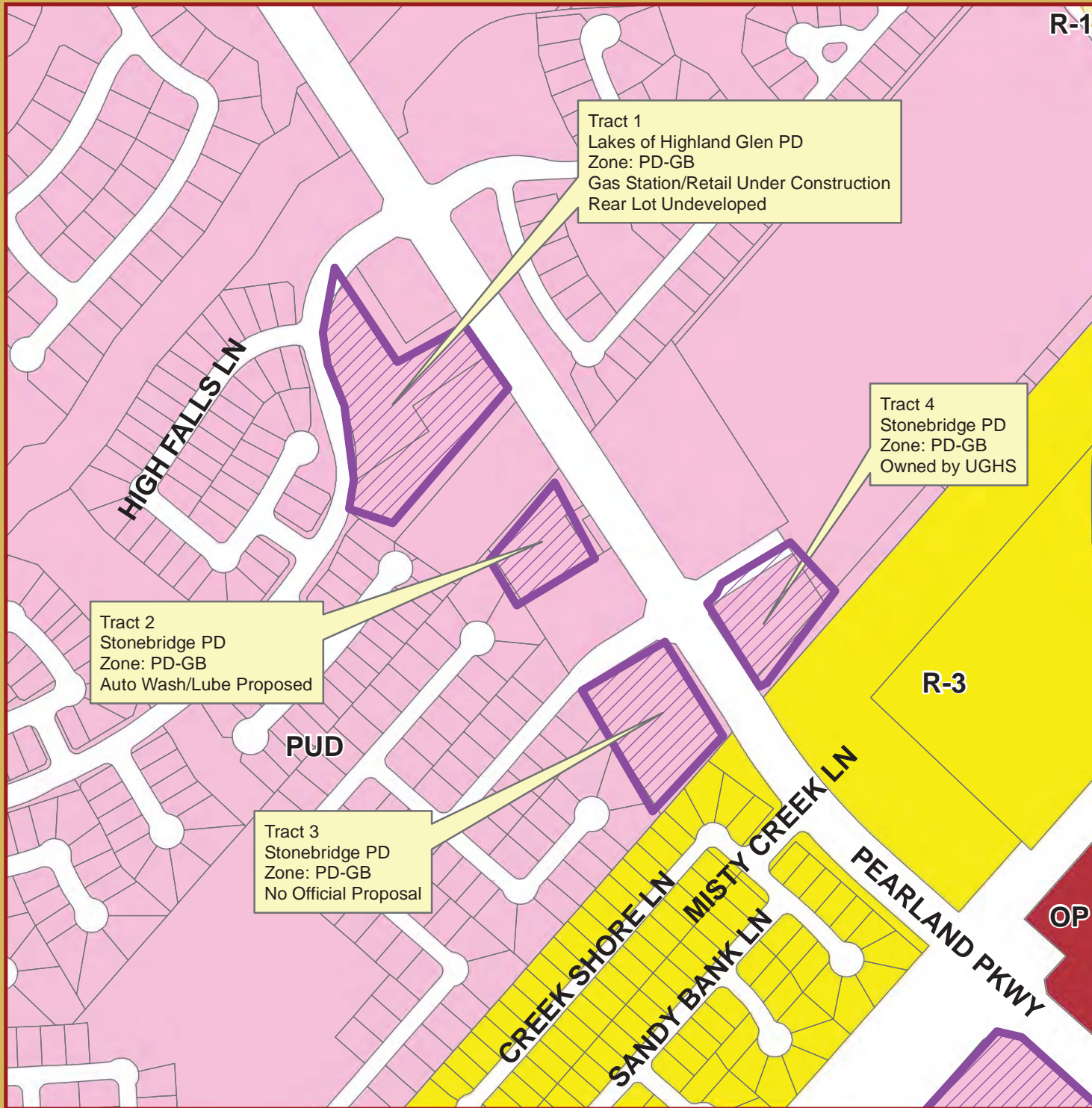


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1 inch = 413 feet

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Land Use Study Regarding Auto Related Uses

Map 1 - Zoning

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Land Use Study Regarding Auto Related Uses

Map 1 - FLUP

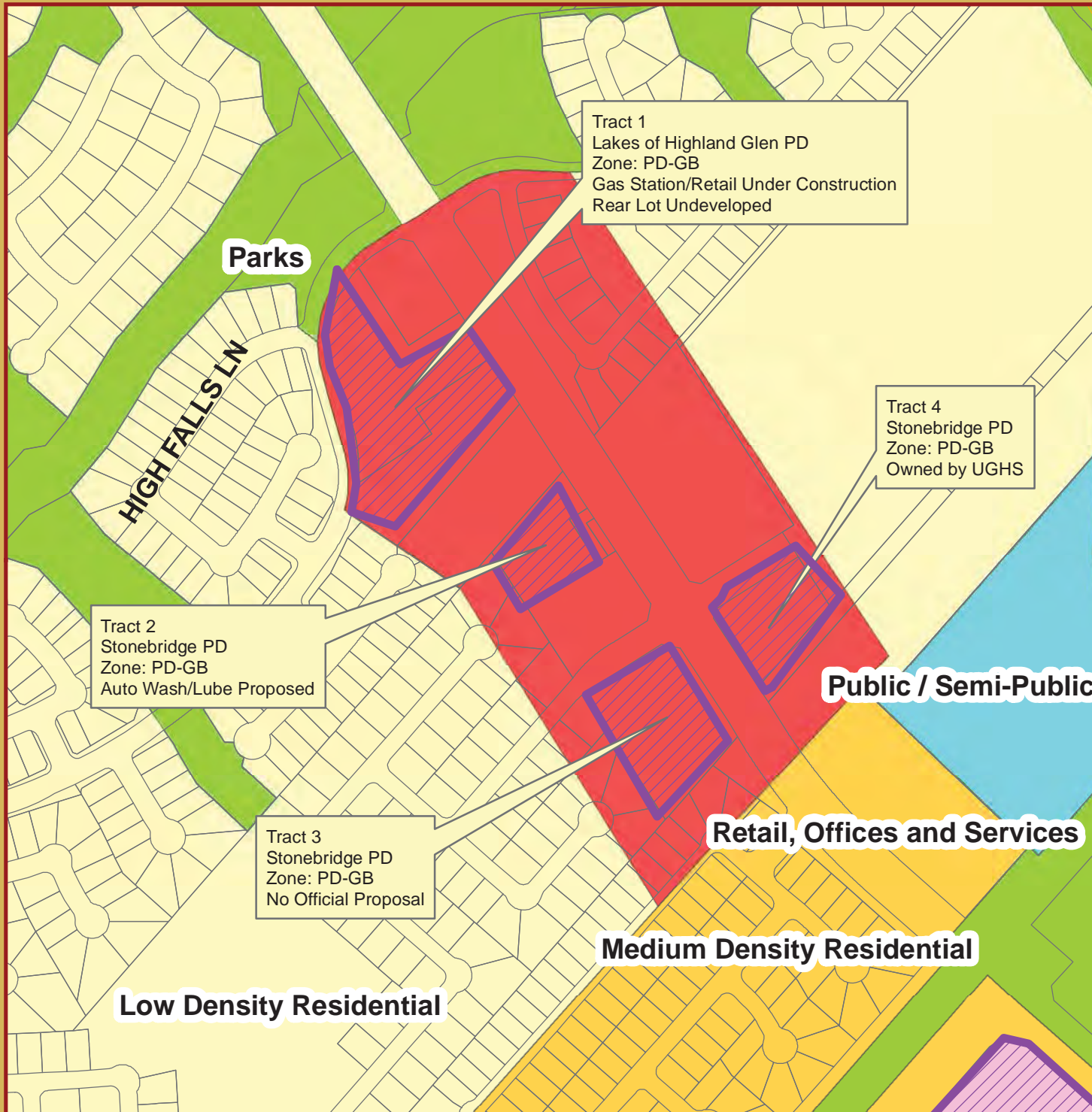
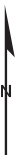
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Tract 5
 Pearland Marketplace PD
 Zone: PD-GB/OP
 Gas Station Permitted
 Auto Wash/Auto Sales/Auto Repair Prohibited

Tract 6
 Zone: GB
 No Official Proposals

Tract 8
 Zone: GB
 No Official Proposals

Tract 7
 Zone: GB
 No Official Proposals

Pearland Parkway

Land Use Study Regarding Auto Related Uses

Map 2 - Aerial

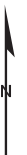
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1 inch = 517 feet

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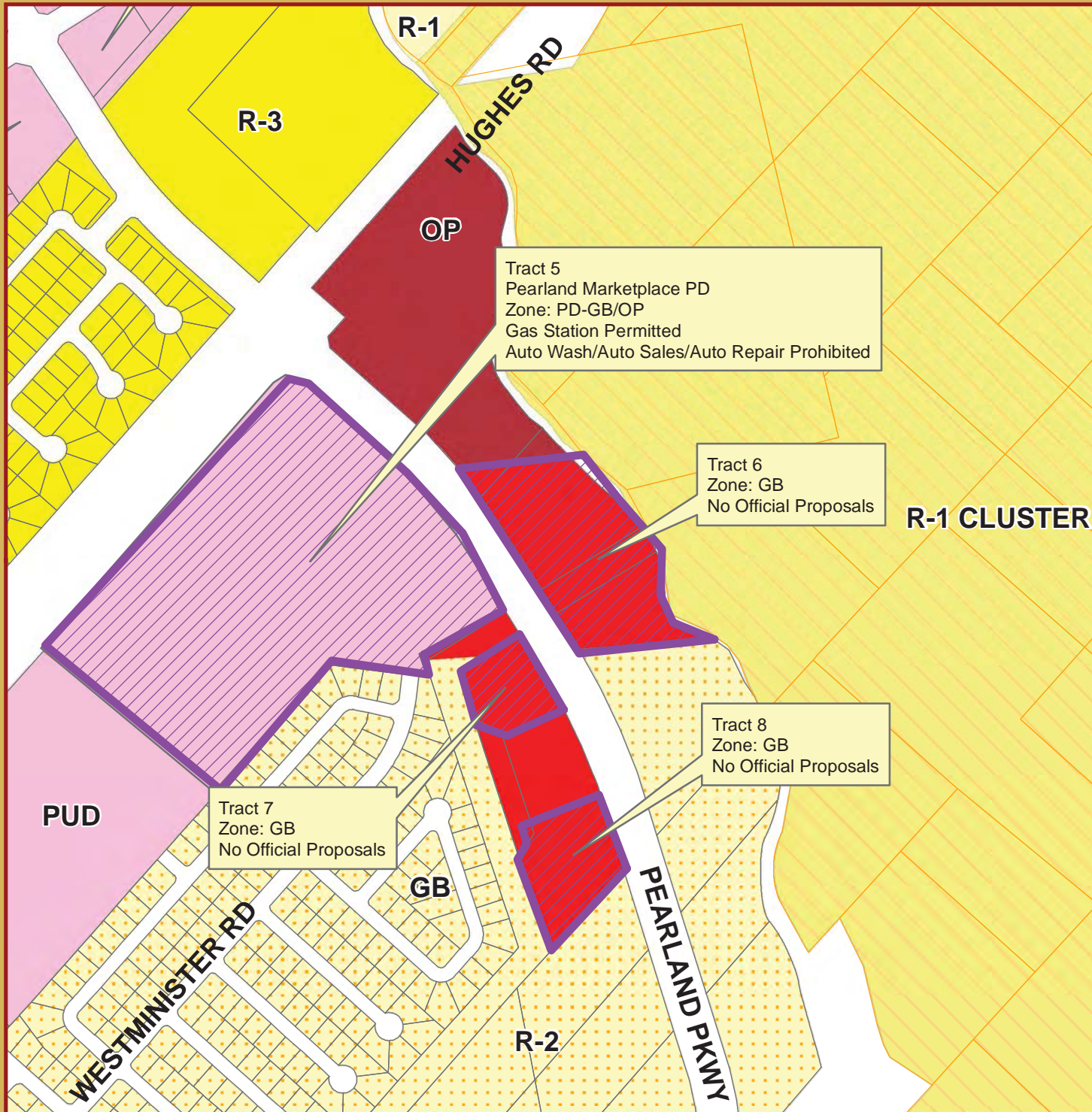


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Land Use Study Regarding Auto Related Uses

Map 2 - Zoning

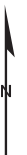
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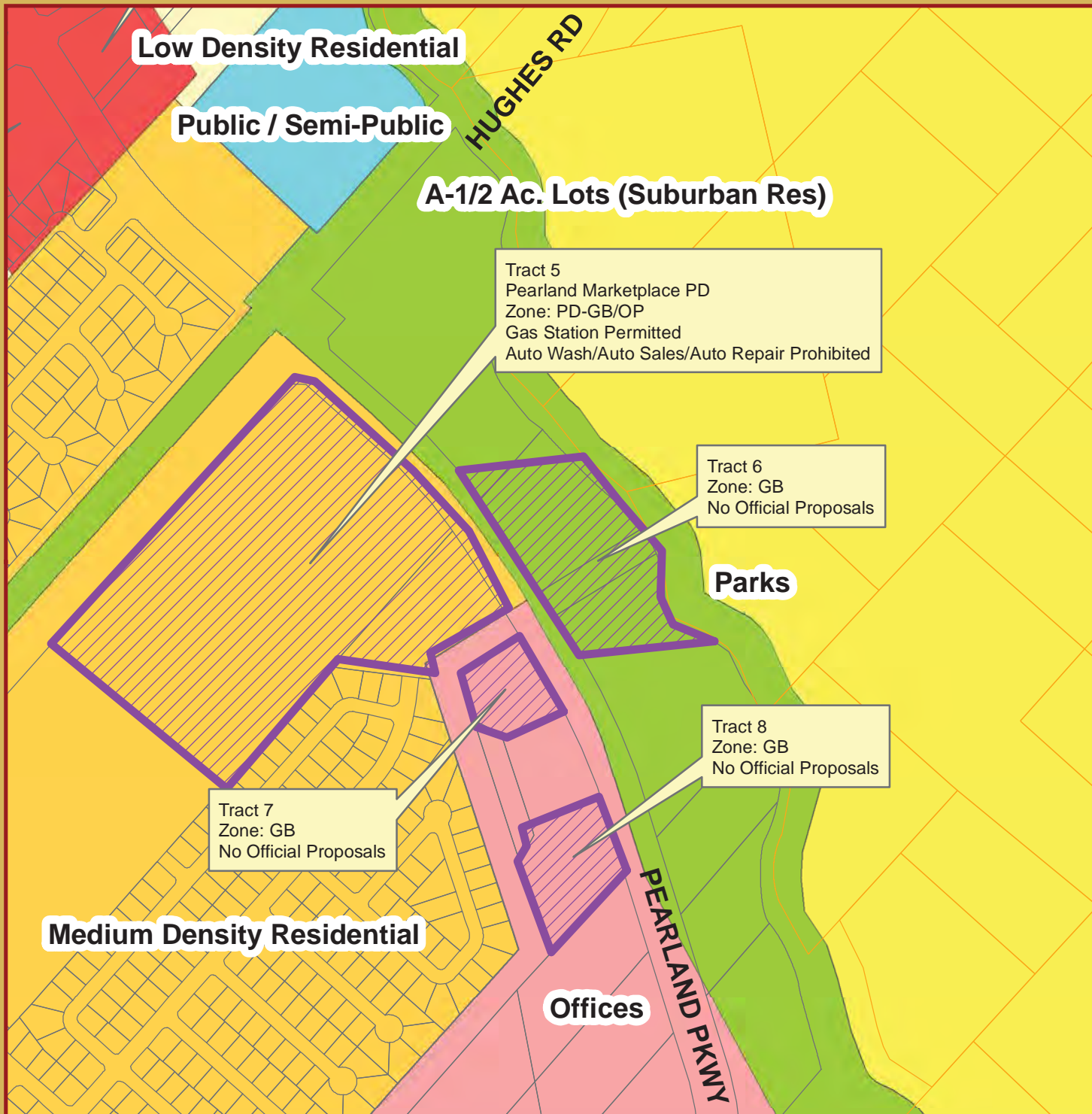


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Land Use Study Regarding Auto Related Uses

Map 2 - FLUP

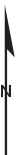
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1 inch = 517 feet

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Tract 9
Center at Pearland Parkway
Zone: PD - GB
Under Construction

Pearland Parkway

Land Use Study Regarding Auto Related Uses

Map 3 - Aerial

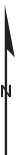
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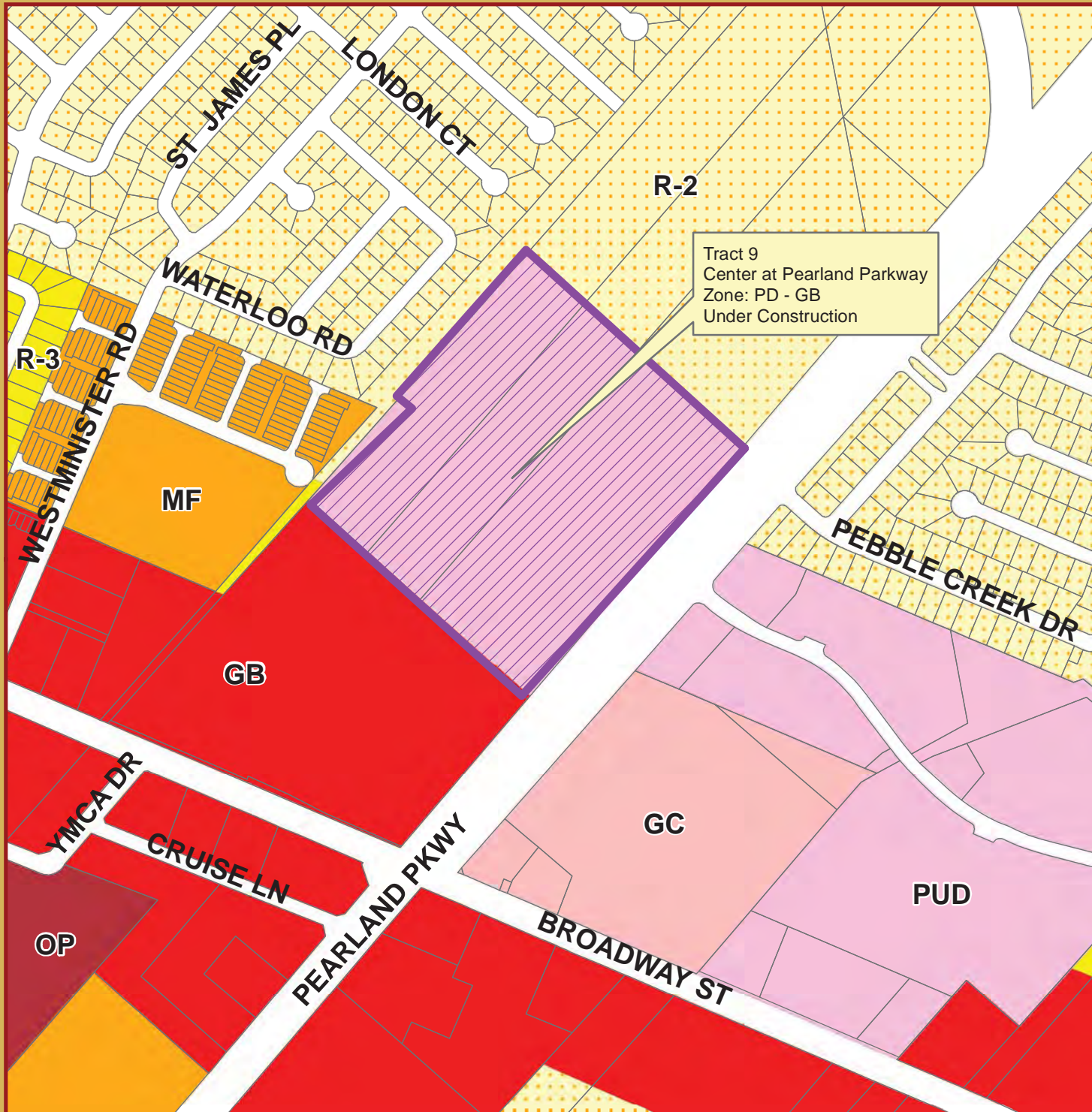


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Land Use Study Regarding Auto Related Uses

Map 3 - Zoning

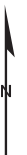
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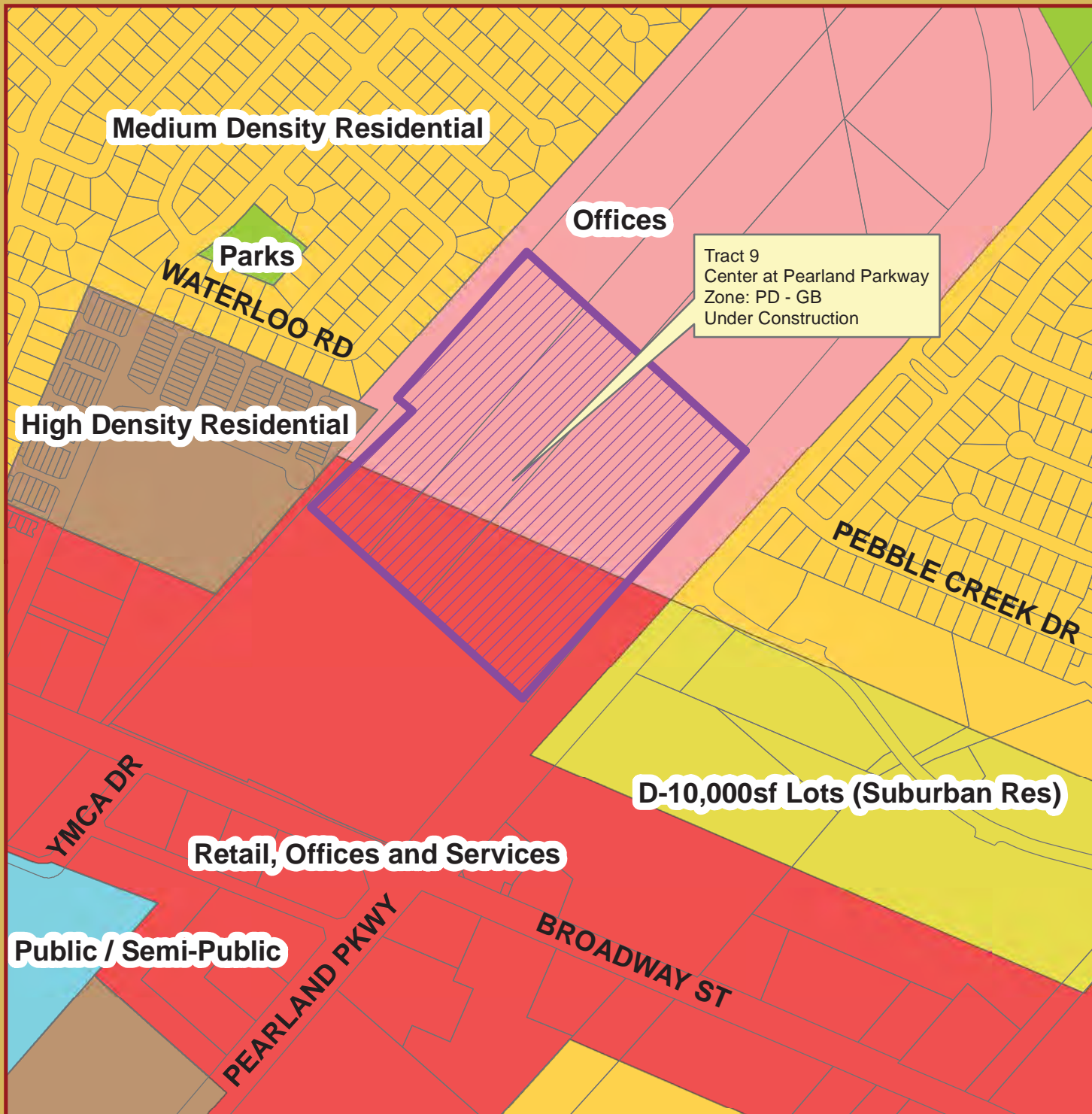


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Tract 9
 Center at Pearlant Parkway
 Zone: PD - GB
 Under Construction

Pearland Parkway

Land Use Study Regarding Auto Related Uses

Map 3 - FLUP

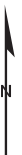
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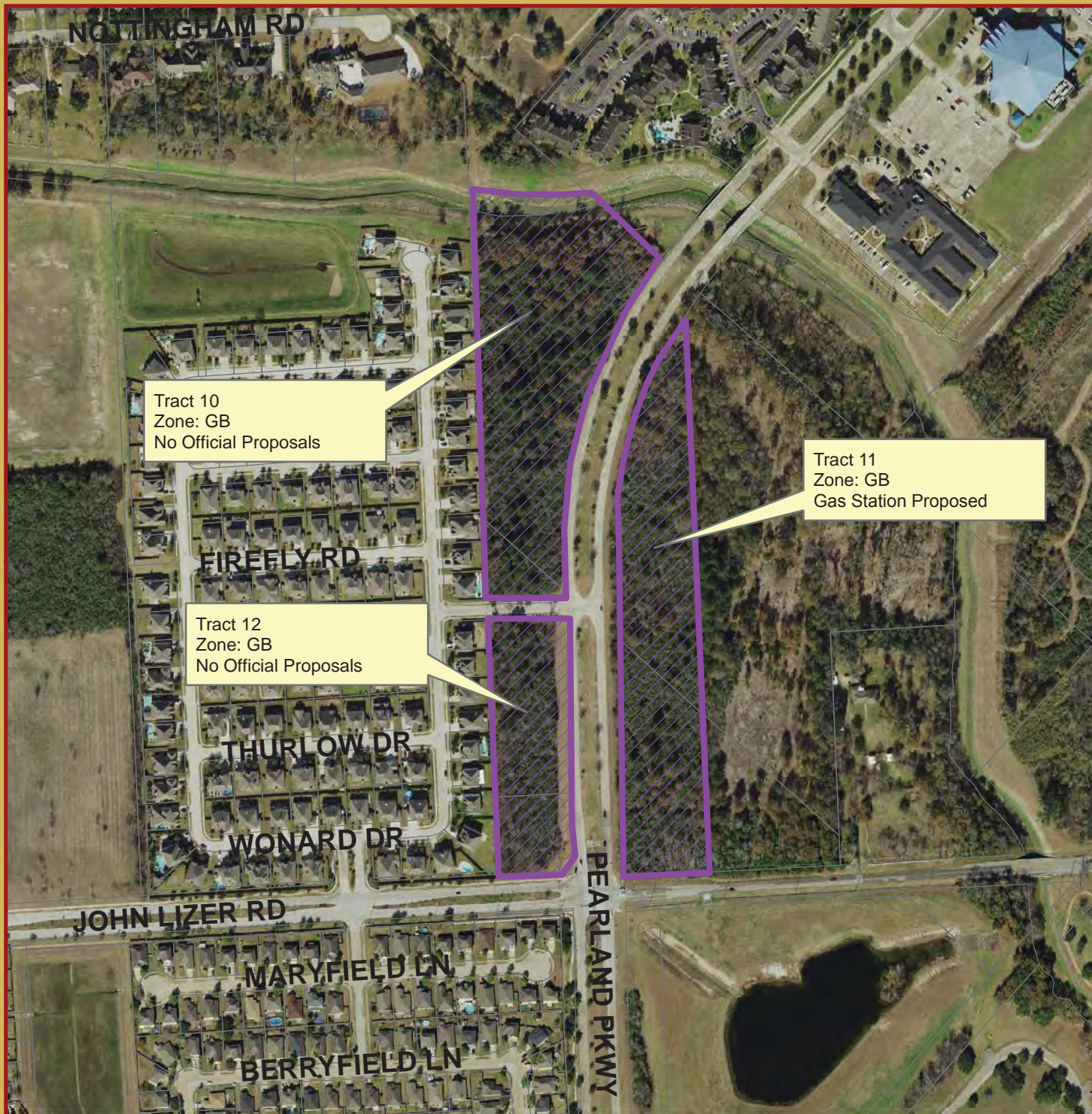


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Tract 10
Zone: GB
No Official Proposals

Tract 11
Zone: GB
Gas Station Proposed

Tract 12
Zone: GB
No Official Proposals

Pearland Parkway

Land Use Study Regarding Auto Related Uses

Map 4 - Aerial

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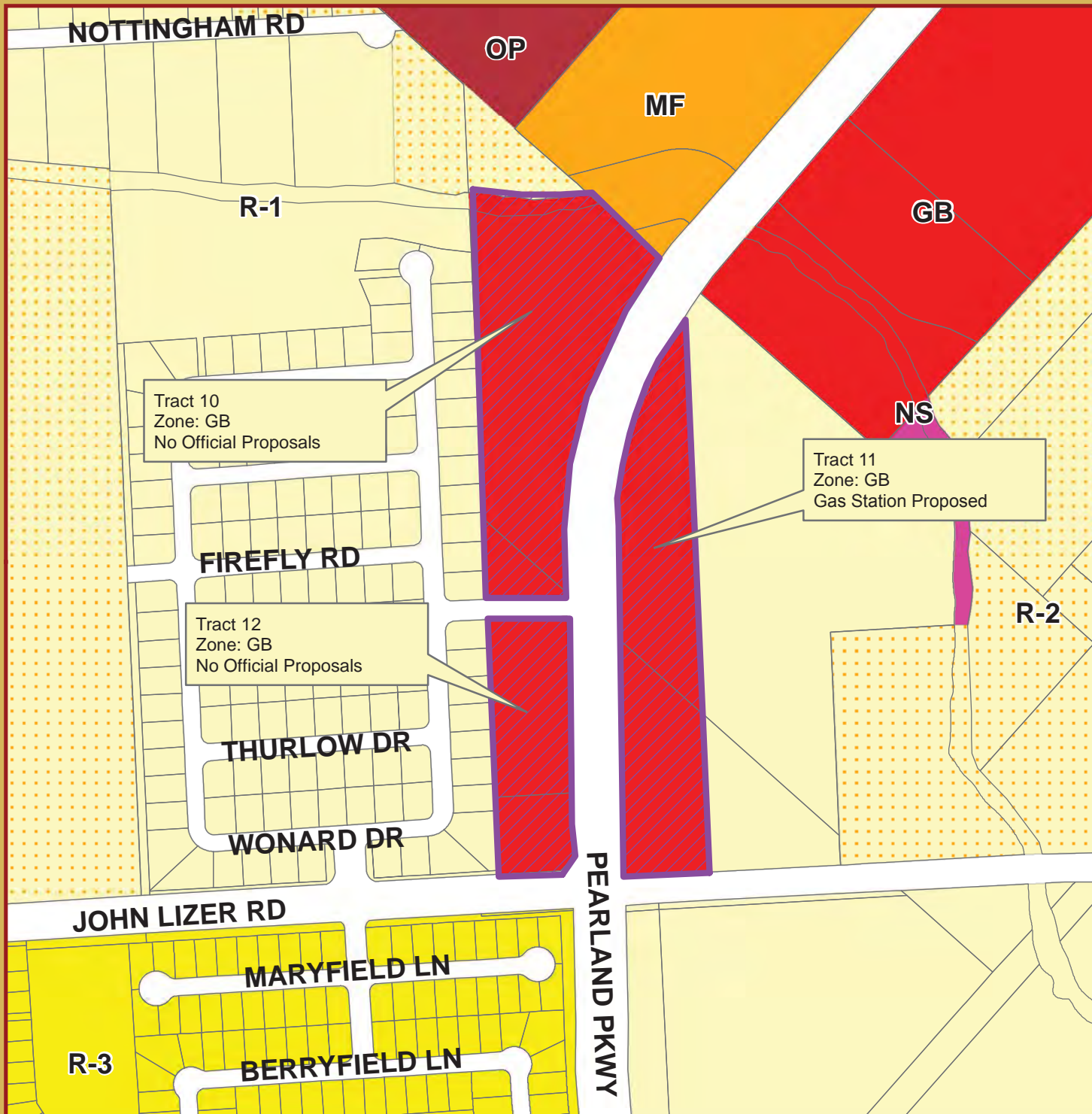


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Pearland Parkway

Land Use Study Regarding Auto Related Uses

Map 4 - Zoning

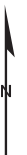
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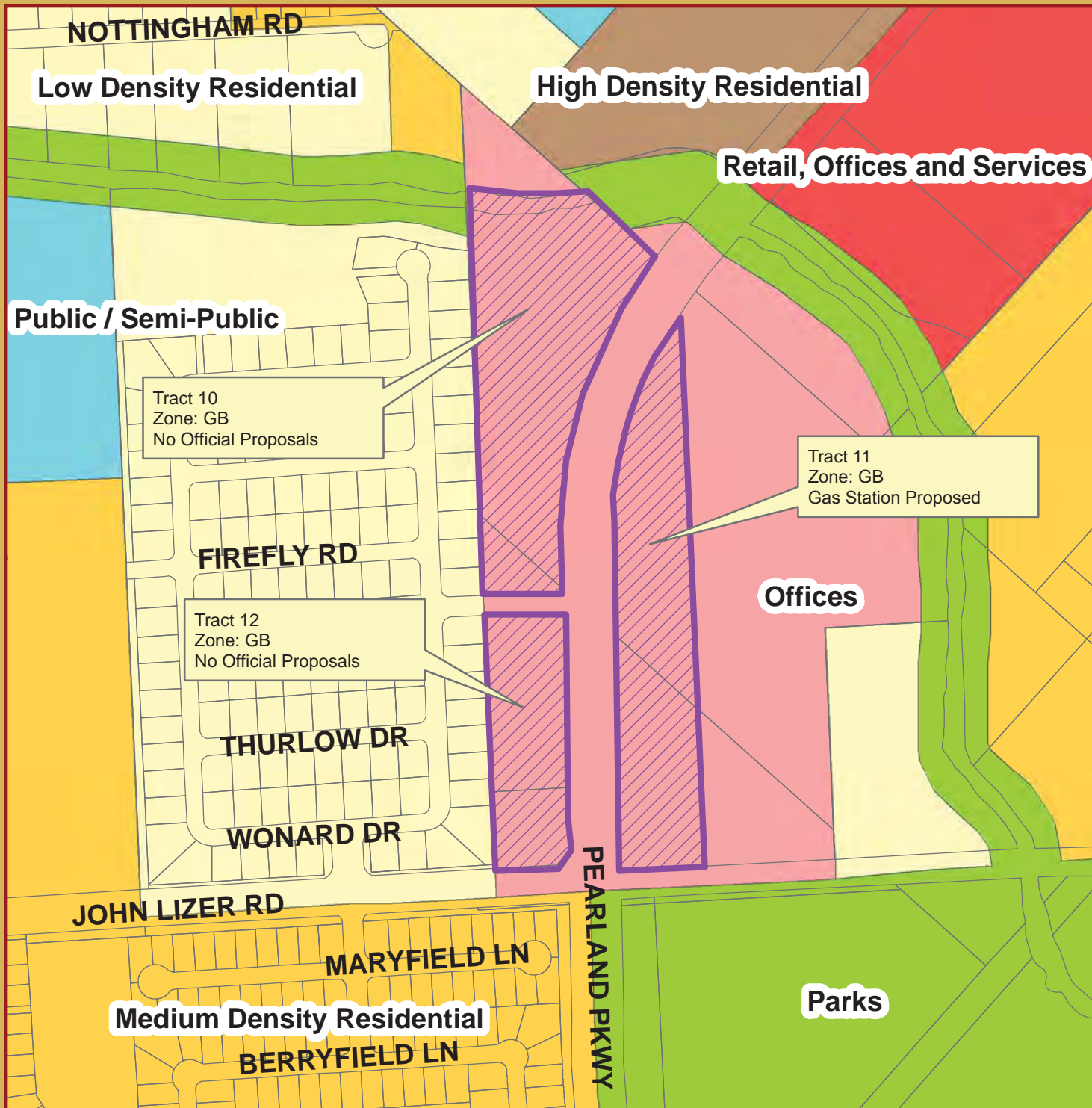


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Land Use Study Regarding Auto Related Uses

Map 4 - FLUP

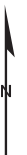
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Tract 13
Oakbrook Estates
Zone: GB - Commercial Reserve
No Official Proposals

Pearland Parkway

Land Use Study Regarding Auto Related Uses

Map 5 - Aerial

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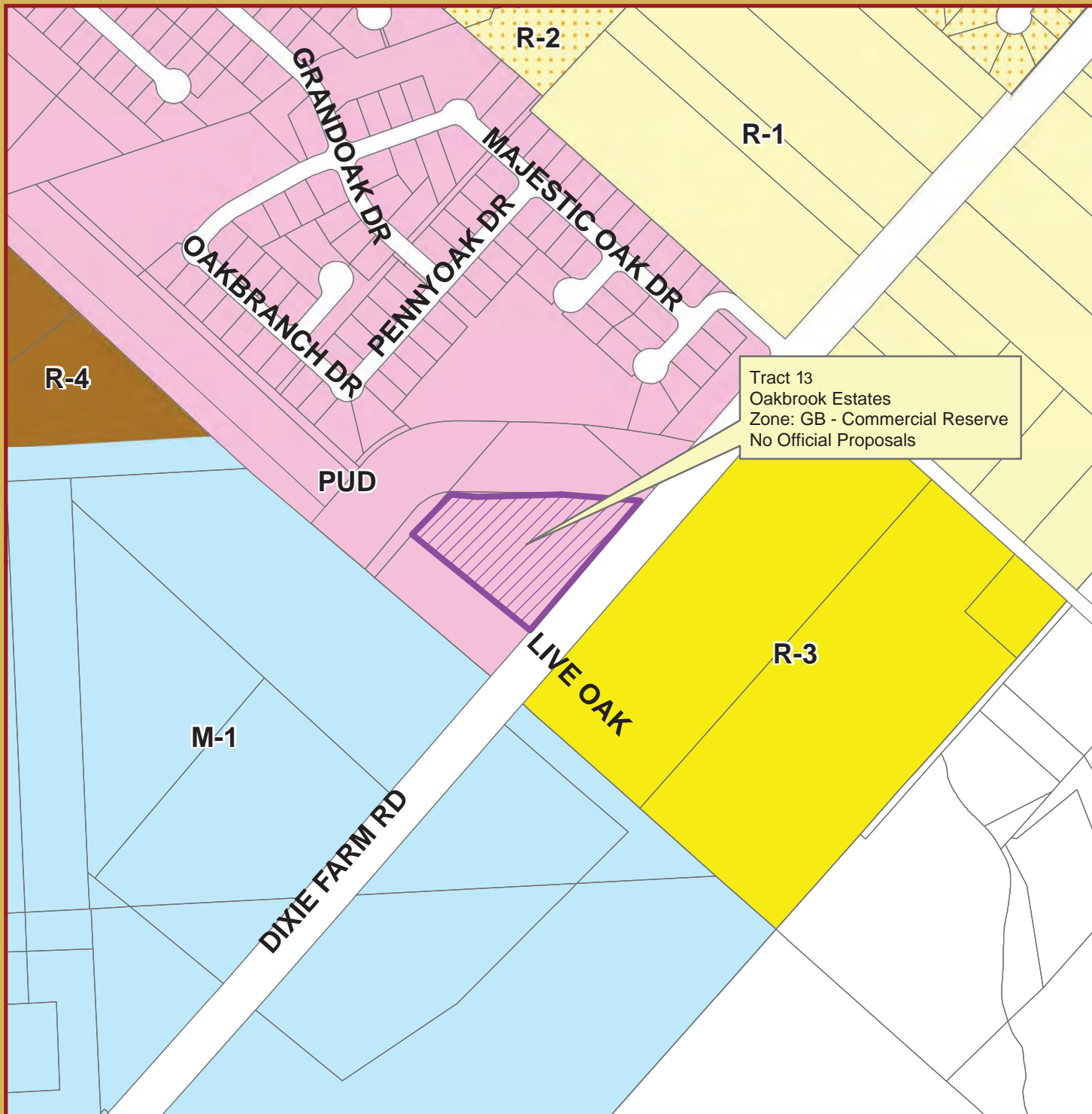


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Land Use Study Regarding Auto Related Uses

Map 5 - Zoning

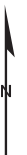
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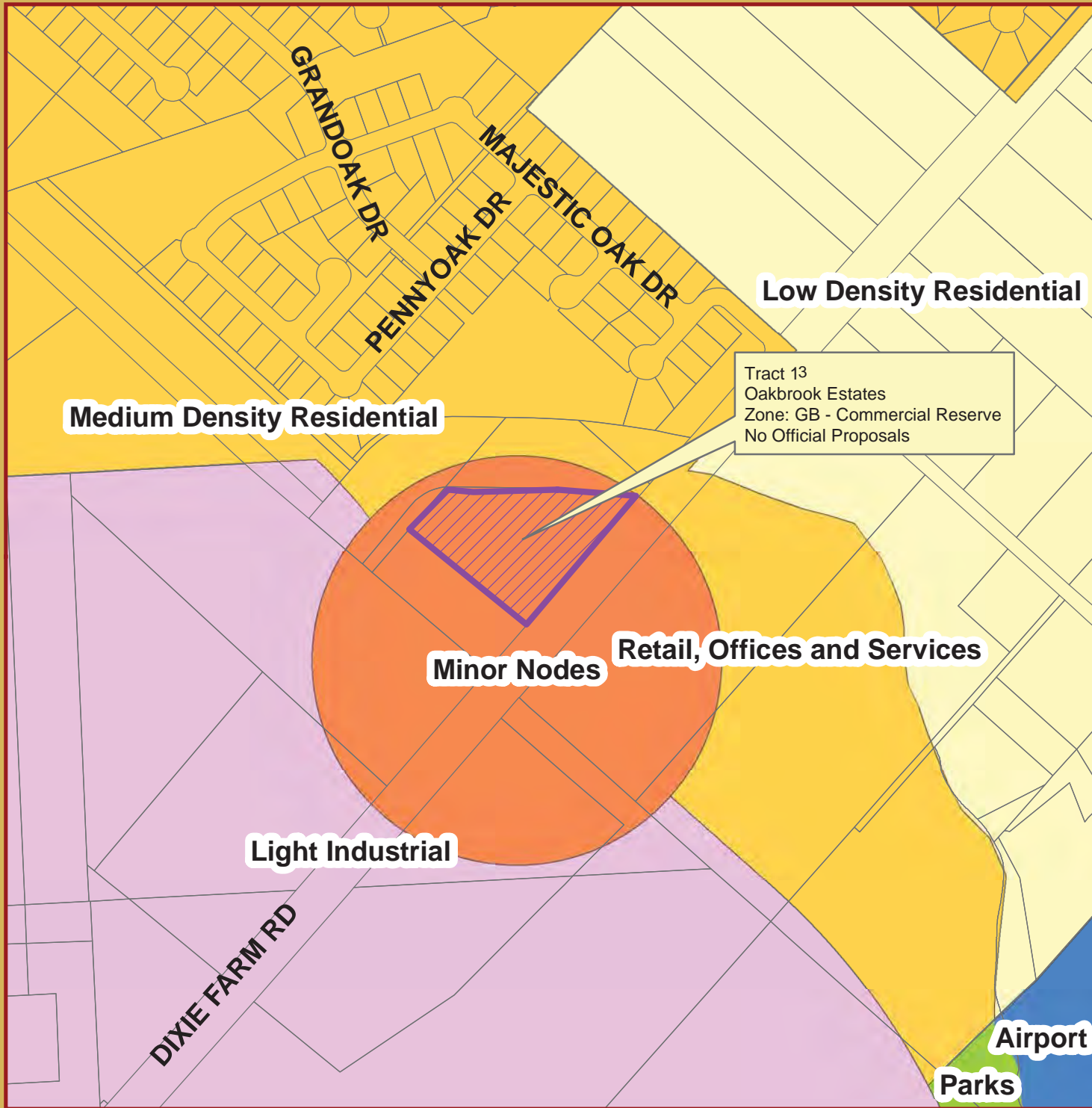


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