

Table of Contents

SECTION 1 INTRODUCTION

Purpose1.2
Guiding Growth
Use of this Plan
Planning Authority
Why Plan?
Historical Context1.4
Plan Outline1.5
Regional Context1.8
Community Profile1.9
Community Context
Vision and Guiding Principles1.12
Your City, Your Plan

SECTION 2

GROWTH CAPACITY & INFRASTRUCTURE

Growth Context	2.2
Population Outlook	2.5
Bottom Line	
Legacy of Past Long-Range Planning	2.7
Status and Outlook for Utility Infrastructure	2.8
Water	
Wastewater	
Storm Drainage	
Status and Outlook for Public Safety Services	2.18
Police	
Fire/Emergency Medical Services	
Key Planning Considerations	2.24
Goals and Action Strategies	2 25

Roadway Funding

Goals	Transit Funding
Action Strategies	H-GAC Regional Transportation Plan
Other Action Items	Legacy of Past Long-Range Planning3.8
Annexation Outlook2.29	Status and Outlook for Mobility3.9
Annexation Factors	Existing Transportation System
Potential Annexation Phasing	Thoroughfare Network
Annexation Policies	Non-Vehicular Mobility
Annexation Parameters	Public Transit
Growth Guidance Tools2.34	Key Planning Considerations3.20
Available Municipal Tools	Goals and Action Strategies
Maps	Goals
City Limits & ETJafter 2.2	Action Strategies
Annexation Ordinancesafter 2.8	Other Action Items
Water Distribution Systemafter 2.10	Mobility Tools
Sanitary Sewer Collection Systemafter 2.16	Available Municipal Tools
Storm Sewer Collection Systemafter 2.16	Maps
2.1, Remaining Vacant Landafter 2.28	Thoroughfare Planafter 3.14
2015 Pipelinesafter 2.28	
2.2, Potential Annexation Phasingafter 2.30	Figures 3.1, METRO Service Area3.3
Figures	3.2, Major Mobility Projects Completed Since 1999
2.1, Assumed Future Population of City Limits and	Pearland Comprehensive Plan3.6
ETJ2.7	3.3, Committed Projects in 2035 Regional
2.2, Expected Water Demand Versus Supply Through 20402.9	Transportation Plan3.9 3.4, TxDOT Traffic Signals Operated by the City of
2.3, Expected Wastewater Flow Versus Treatment	Pearland3.10
Capacity Through 20402.14	3.5, SH 288 Managed Lanes Project3.12
Tables	3.6, Roadway Level of Service "Grades"3.15
2.1, Smart Growth Principles2.28	3.7a, LOS F Roadways in 2012 from Pearland Travel Demand Model
2.2, Annexation of MUDs in ETJ2.29	3.7b, LOS F Roadways in 2035 from Pearland Travel
2.3, Primary Factors in Potential Annexation Phasing	Demand Model3.17
2.31	Tables
2.4, Tools for Advancing Growth Guidance	Tables
Objectives2.35	3.1, Major Mobility Projects Completed Since 1999 Pearland Comprehensive Plan3.5
SECTION 3	3.2, Committed Projects in 2035 Regional
MOBILITY	Transportation Plan
Mobility Context	3.3, Tools for Advancing Mobility Objectives3.29

SECTION 4	Tables
HOUSING & NEIGHBORHOODS	4.1, Monthly Housing Cost Capacity of Households4.5
Housing and Neighborhoods Context4.2	4.2, Acreage in Residential Categories Based on
Demographics	2009 and 2015 Land Use Plan Updates4.10
Housing Stock	4.3, Future Potential Housing Needs4.11
The Affordability Equation	4.4, Housing Types Allowed in Zoning Districts4.16
Texas and Houston Housing Markets Off the Charts	4.5, Tools for Advancing Housing and Neighborhoods Objectives4.24
Legacy of Past Long-Range Planning4.8	SECTION 5
Land Use Plan Update 2009	ECONOMIC DEVELOPMENT
Special Area Planning and Implementation	Economic Development Context5.2
Status and Outlook for Housing and	Regional Economy
Neighborhoods4.11	Labor Force and Employment Growth
Future Housing Needs	Employment Mix and Need for Primary Jobs
Future Housing Mix	Demographic Drivers
Key Planning Considerations4.14	Key Planning Considerations5.7
Goals and Action Strategies4.15	Core Strategies
Goals	Implementation Guidelines
Action Strategies	Economic Development Tools5.12
Other Action Items	Available Tools
Housing and Neighborhoods Tools4.23	Available 10013
Available Municipal Tools	Figures
Maps COME A COME AND A	5.1, Job Growth and Wages in Houston Metropolitan Area, 2005-20105.3
2015 Appraised Values of Residential Parcelsafter 4.4	5.2, Top 10 Zip Code Destinations of Residents Who Worked Outside of Pearland, 20105.5
Apartment Complexesafter 4.14	5.3, Key "Takeaways" from Competitive Assessment
Figures	5.7
4.1, Extent of Housing Types in Pearland4.3	5.4, Core Strategies from Pearland 20/20 Strategic
4.2, Age of Housing Stock in Pearland4.3	Plan5.9
4.3, Average Sale Price of Homes in Pearland Relative to Region4.4	Tables
4.4, Home Affordability Index Comparison in 20114.6	5.1, Tools for Advancing Economic Development Objectives
4.5, Comparative Rental Affordability in 20114.7	
4.6, Trend in Single-Family Residential Building Permits, 1996-20124.12	
4.7, Trend in Local Absorption of New Multi-Family Units, 1999-20124.12	

SECTION 6	Further Evolution in Land Use Plan
PARKS & TOURISM	Land Use Policies
Parks and Trails Context6.2	Key Planning Considerations7.10
Parks and Recreation Master Plan	Goals and Action Strategies7.12
Trail Master Plan	Goals
Tourism Context6.8	Action Strategies
Tourism Planning	Land Use and Character Tools7.14
Status and Outlook for Parks and Tourism6.12	Maps
Parks and Recreation System	7.1, Land Use Plan (new)after 7.8
Tourism	Land Use Plan (previous adopted)after 7.8
Key Planning Considerations6.15	zana ese man (previous adoptes),arter 7.5
Goals and Action Strategies6.16	Tables
Goals	7.1, Designations on Land Use Plan Map7.6
Action Strategies	7.2, Acreage in Land Use Plan (Map 7.1)7.7
Other Action Items	7.3, Acreage in Zoning Districts7.8
Parks and Tourism Tools	7.4, Tools for Advancing Land Use and Character Objectives7.15
Maps	SECTION 8
Public Park Locationsafter 6.4	IMPLEMENTATION
Parks and Recreation System Planafter 6.6	
Future Trail Networkafter 6.8	Plan Administration8.2
2014-2018 CIP Parksafter 6.12	Education
Figures	Definition of Roles
6.1, Trends in Direct Economic Impact of Tourism for	Action Agenda
Pearland6.8	Plan Amendment Process
Tables	Annual Progress Report
Tables	Bi-annual Amendment Process
6.1, Current City of Pearland Parks6.4 6.2, Pending Park and Recreation Projects6.13	Five-Year Update / Evaluation and Appraisal Report
6.3, Tools for Advancing Parks and Tourism	Ongoing Community Outreach and Engagement
Objectives6.25	Tables
SECTION 7	8.1, Priority Action Tasksafter 8.6
LAND USE & CHARACTER	0.1, Friority Action rasksarter 0.0
Land Use and Character Context7.2	
Land Use Plan Update 2009	
Legacy of Past Long-Range Planning7.3	
Status and Outlook for Land Use7.5	
Land Use Plan	