



APPLICATION FOR A CHANGE OF ZONING
FROM SUBURBAN DEVELOPMENT DISTRICT
TO
PLANNED UNIT DEVELOPMENT (PUD)
(Within the Proposed Spectrum District)



ZONING FILE #;

Submittal Date;
March 22, 2004

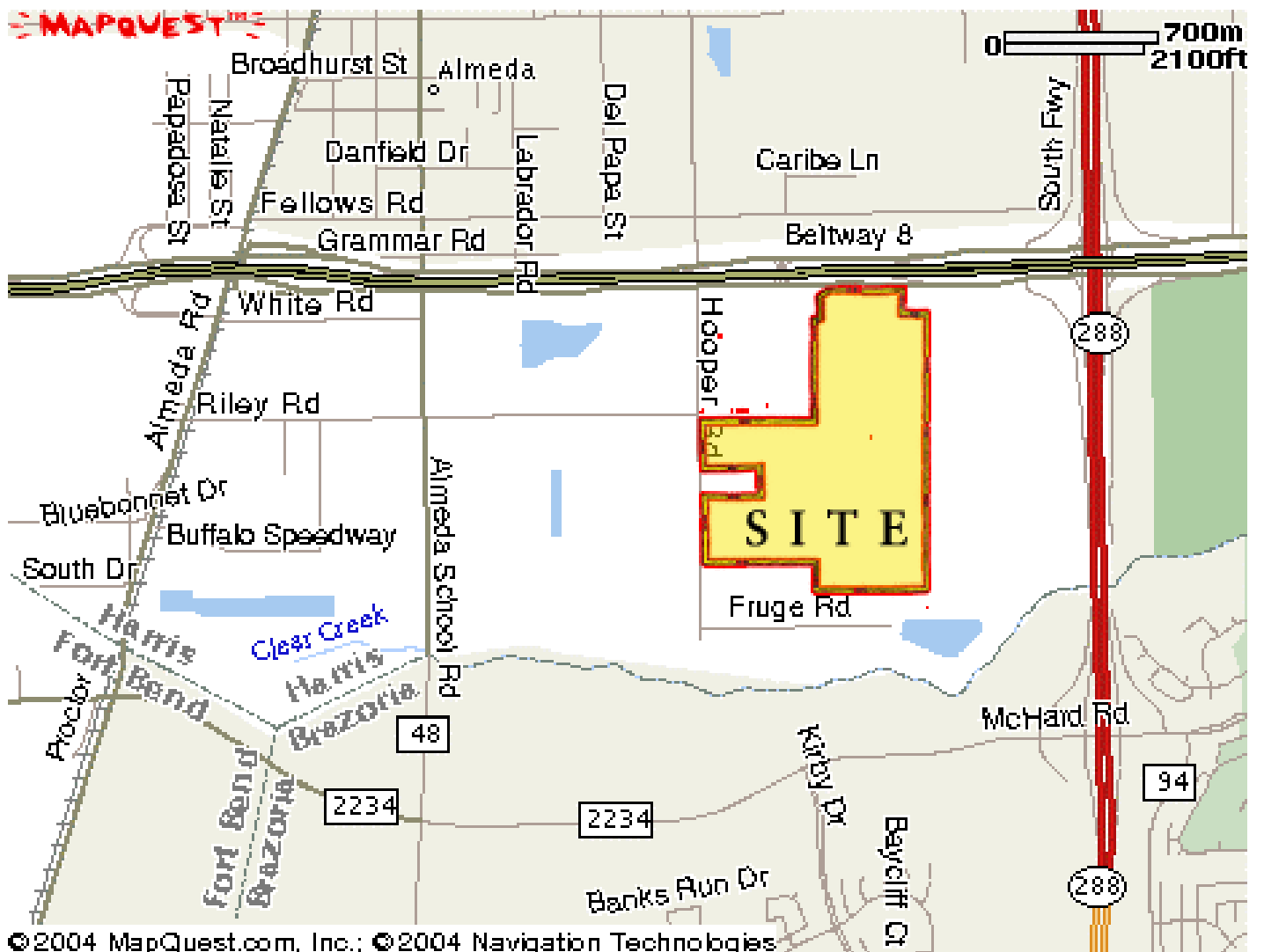
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(See Back Cover for Electronic Version of Document)



LOCATION MAP (NTS)



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SECTION 1. AREA FOR THE PLANNED UNIT DEVELOPMENT (PUD)

The tract described in Exhibit A, attached hereto and made an integral part of this PUD is represented as Planned Unit Development No.: _____.

SECTION 2. DEVELOPMENT GUIDELINES FOR THIS PUD

That the Planned Development District described in [Exhibit "A"](#) is comprised of certain Planned Development Sub Districts. These Sub Districts are described below and shown on [Exhibit "B"](#). The development guidelines for each district are contained herein. The approved uses for each of the Sub Districts within the PUD are shown on the attached [Exhibit "C"](#).

Planned Development Sub-Districts:

DISTRICT A: Definition

- The Beltway 8 District: District "A" is intended for non-residential development that typically desires high visibility from major thoroughfares. Retail and office uses are preferred in this district and include shops and restaurants (as stand alone uses or uses associated with a dominant use such as office), which attract pedestrian activities and enhance the desirability of the Planned Unit Development. In addition, Science/ Technology land uses (and associated functions including manufacture, warehouse, and distribution) are also preferred. Development in district "A" should respect natural features such as creeks and drainage ways by integrating such features into the overall design.

DISTRICT B: Definition

- The Mixed Use Science/ Technology District: District "B" is intended to be a broader base Science/ Technology community within the Planned Unit Development. However, a wide variety of land uses are permitted and intended to allow for optimum market feasibility. Such land uses include manufacturing, warehouse, and distribution developed in compliance with uniform landscape design, screening design, and building quality standards that will promote an overall visual continuity and perpetuate the influence of natural features. Development should also respect natural features such as creeks and drainage ways by integrating such features into the overall design of the site (s). Accommodating pedestrian movement is also important to this district due to its central location within the overall Spectrum District.

DISTRICT C: Definition

- The Mixed Use Industrial District: District "C" is intended for transition from, and support of, the Science/ Technology community envisioned for District "B". Therefore, District "C" has two purposes:
 - Make appropriate transition between the above-described Science/ Technology land uses and the heavy/ light industrial uses to the west of Kirby Drive with industrial, and/ or distribution and/ or office uses that provide transition.
 - Provide industrial and/ or distribution and/ or office land uses that support and reinforce the Science/ Technology uses where such support uses have a forward or backward linkage to the Science/ Technology District "B".



Therefore, District “C” permits industrial and/ or distribution/ warehouse and/ or office uses, which generally accomplish one or both of the above-stated purposes. Development within District “C” shall comply with uniform landscape design, screen design, and building quality standards that promote an overall visual continuity and perpetuate the influence of natural features. Development should also respect natural features and drainage ways by integrating such features into the overall design of the site (s).

(a) Development Guidelines and Standards

(i) Development Guidelines:

The Planned Development District Standards (hereinafter referred to as the PUD Standards) prepared by MESA Design Associates, Inc. in December of 2003, shall guide for both public and private development within the Pearland Commercial District ([Exhibit “A”](#)). Therefore, all permitted development within the Planned Development District shall comply with the following standards;

Construction Materials and Materials Usage:

Design Intent;

The primary intention of the construction materials section of the development standards is to seek excellence in design through a limited range of primary materials and shall represent the color range of natural materials found in Texas ([See Color Charts page 60-61](#)). The goal of a coherent material and color palette is to create a timeless environment where formal building elements and use of materials creates the visual identity of community.

Materials Standards Section of these Development Standards is specifically intended to specify a materials palette and finish range for all construction throughout The Planned Development District. The standards do not suggest or require that any given manufacturer should be used. If a comparable material in color, finish, durability, and quality is provided, it will satisfy the requirements set within.

Any building within this Planned Development District shall be limited to two primary exterior materials and one varying accent material (any material used as an accent material may not exceed more than 25% of the building exterior in any one elevation). Paint and/ or stain used, as accents are limited to 1% of the exterior building surface area ([See Color Charts page 60-61](#)).

1) Paving:

The following paving materials are permitted within The Planned Development District:

a. Paving Material Types

- i. Stone paving is permitted for pedestrian areas only, and use of Texas stone is encouraged as accent paving only in such conditions.
- ii. Concrete is permitted and must match the admix color of the City of Pearland public roads.



- iii. Grass Crete for fire lanes, visitor parking, or other high traffic is permitted where also permitted by development ordinances and policies of the City of Pearland.
- iv. All pedestrian paving materials must meet ANSI and ADA requirements.

b. Material Standards

- i. All concrete/ pavers must meet or exceed the City of Pearland standards.

c. Material Prohibitions

- i. Excessive use of tar for repairs will not be allowed as substitution for repaving or new pavers.
- ii. No concrete coloring, dyeing, or admix coloring will be allowed (other than admixes used in the City of Pearland Public Streets).
- iii. Molded or stamped pavement pattern finish is not allowed.

2) Unit Masonry

Masonry is one of the two dominant exterior finish materials of this Planned Development District. The following masonry materials and conditions are permitted:

a. Unit Masonry Material Types

- i. Brick Masonry is an acceptable exterior veneer material.
- ii. Concrete Masonry Units (CMU) is an acceptable exterior veneer material when they have an architectural finish such as split face block. Fluted CMU and smooth finish CMU are not permitted. CMU may not be the dominant exterior material for the street facing façade of retail uses that are not part of an office, industrial, warehouse or other non-retail main use within District "A".
- iii. Glass Block is an acceptable exterior veneer material and may be used in any combination with other acceptable exterior materials in these guidelines.
- iv. Glazed brick and glazed tile may be used for accent and fine details only when installed in conformance with the following restrictions.
- v. Structural units when glazed must comply with the standards and restrictions for use of glazed brick.

b. Material Standards

- i. Masonry coloration shall conform to the masonry color chart. ([See Color Charts page 60-61](#)).

c. Material Prohibitions

- i. No exterior panels may be ½ in. glazed or exterior faux brick (all brick must be full modular).
- ii. Glazed brick or highlight brick may not exceed 1% of the exterior non-glazed surface.

**3) Pre-Cast Concrete and Cast Stone:**

Pre-Cast Concrete and Cast Stone are one of the two dominant exterior finish materials within this Planned Development District. The following Pre-Cast Concrete and Cast Stone materials and conditions are permitted:

a. Material Type

- i. Pre-cast concrete systems are acceptable for construction and exterior material. Such systems shall be finished in Stucco or Unit Masonry on the street facing elevations when used for retail that is not part of an office, warehouse, industrial, or other non-retail main use in District "A".
- ii. Cast Stone caps highlights, panels, etc. are acceptable construction materials.
- iii. Tilt-Slab construction system is acceptable for construction and exterior material. Such systems shall be finished in Stucco or Unit Masonry on the street facing elevations when used for retail that is not part of an office, warehouse, industrial, or other non-retail main use in District "A"

b. Material Standards

- i. Exterior concrete surfaces shall be generally smooth to a small aggregate finish. Aggregate visible in the exterior finish shall not be greater than ½ inch (this applies to all concrete surfaces).
- ii. Applied stains and paints must not change the finish of the base concrete material and must be maintained.
- iii. Concrete/Masonry coloration shall conform to the Concrete/Masonry color chart. ([See Color Charts page 60-61](#)).

c. Material Prohibition

- i. Tilt-slab construction or other concrete exterior system shall have no more than 300 square feet of surface without a differentiation achieved through offset, vertical and/ or horizontal protrusions or impressions cast into the concrete at the time of pour, or material differentiations (see material usage below).
- ii. Accent paints and/ or stains must not exceed more than 1% of the building exterior surface and may not be used where a second material is already used.

4) Metals:

The following metal materials and conditions are permitted within the Planned Development District:

a. Metal Material Types

- i. Metal for exterior skin, roofing systems, flashing and miscellaneous uses is permitted in conformance with the other standards of this section.

**b. Material Standards**

- i. All metals whether an exterior skin/ roof system, miscellaneous, flashing, roofing, or other must be factory finished unless the metal is a copper or aluminum intended to attain a natural patina.
- ii. All metal material systems must have hidden mechanical fasteners except in those instances where the exposed metal fastener is part of an architectural detail. When exposed, all fasteners must use neoprene insulators.
- iii. All metal finishes shall conform to the color range in the Metal Color Chart. [\(See Color Charts page 60-61\).](#)
- iv. Metal wall panels shall be 24 gauge (architectural panels) with hidden seems.

c. Material Prohibitions

- i. Metal as an exterior material shall not exceed more than 30% of the exterior material of any side of building fronting Kirby Drive or Spectrum Drive only.
- ii. No corrugated metal panels are allowed
- iii. No drain pan or other agricultural/ industrial steel building system is permitted.

5) Stucco:

The following stucco materials and conditions are permitted within the Planned Development District:

- i. Material stucco must be a full three-coat stucco system applied to metal lath or masonry substrate.

b. Material Standards

- i. The color of stucco must maintain the thematic color character established by buff concrete, earth tone brick, and earth tone concrete masonry units. See permitted colors in Concrete/Stucco color chart. [\(See Color Charts page 60-61\).](#)

c. Material Prohibitions

- i. No EIFS systems are acceptable except where such systems are used for architectural accents and details.

6) Wall Panel Systems:

The following wall panel system materials and conditions are permitted within the Planned Development District:

a. Material

- i. The use of a wall panel system in architectural finish is permitted.

b. Material Standards

- i. Coloration of metallic, ceramic, and porcelain systems must maintain a consistency with the overall colors of masonry, and concrete by having a similar



hue and value. However, where such systems comprise 20% or less of the exterior wall area, stronger accent colors or corporate brand colors may be used.

- ii. Masonry wall panel system shall conform to the color ranges established for Masonry and Concrete. ([See Color Charts page 60-61](#)).
- iii. Brick wall panels shall conform to the color ranges established for unit masonry. ([See Color Charts page 60-61](#)).
- iv. Only masonry wall panel systems may be used for retail uses not part of an office, warehouse, industrial, or other non-retail main use,

c. Material Prohibitions

- i. Metal, ceramic, or porcelain wall systems may not comprise more than 30% of the exterior wall area of any side of a building fronting Kirby Drive or Spectrum Drive.

7) Spandrel Wall Systems:

The following Spandrel Panel materials and conditions are permitted within the Planned Development District:

a. Material Type

- i. All spandrel wall systems must use either clear, dark bronze, or black anodized, or dark bronze or black color achieved by a factory finished Kynar paint.
- ii. Glass panels may use gray, clear, blue, or green shades of glass.

b. Material Standard

- i. All painted panels must be factory finished
- ii. Glass must have a maximum of 33% emissivity (33% gray)

c. Material Prohibitions

- i. No reflective glass is permitted (glass with greater than 30% reflectivity)

8) Stone Veneering:

The following stone veneer materials and conditions are permitted within the Planned Development District:

a. Material Type

- i. Stone is an acceptable exterior veneer provided it is a native Texas Stone.

b. Material Standard

- i. Stone shall be one of the following
- ii. Texas Grandbury or other Texas Limestone (such as Leuders, Cordova Cream, or Cordova Shell).



- iii. Texas Granite (such as Texas Pink, Texas Red, Sunset Red, Loyola Valley, Azalea, or Texas Pearl)
- iv. Coursed stone shall be laid in a coursed Ashlar Patterns

c. Material Prohibitions

- i. Granite stone may not be applied as a coursed stone but can be used in an exterior slab panel system only
- ii. Only two types of stone are permitted in any one building.

9) Roofing:

The dominant roof form for all buildings less than 6 stories within this Planned Development District is a flat roof. Pitched, arched, or shed roof forms for such buildings are limited to subordinate architectural masses except in retail uses that are not part of an office, warehouse, industrial or other non-retail main use. Buildings or portions of a building over 6 stories may have pitched, arched, or shed roofs. The following Roof materials and conditions are permitted within the Planned Development District:

a. Material Type

- i. Flat roofs may be a conventional built up roof system or membrane roof system. Flat roofs shall be concealed with a closed parapet.
- ii. Pitched, arched, or shed roof forms shall be made of metal that conforms to the metal requirements of these guidelines.

b. Material Standard

- i. Roof systems, other than flat roof behind closed parapet, shall conform to the color range established for metal/metal finishes. ([See Color Charts page 60-61](#)).

c. Material Prohibitions

- i. No roof shingles are permitted (concrete, slate, asphalt, wood, asbestos, or clay) except for retail uses where such roofing is part of a corporate or thematic design.
- ii. All roof apparatus (including ventilation, HVAC, or other such equipment) shall be screened with a material that is consistent in color and finish with the roof (if the roof is visible) or the building exterior (if the roof is not visible).

10) Wood:

Wood is not a generally acceptable material within the Planned Development District and is limited to trim use in non-retail areas. Retail uses with specific corporate or thematic designs may use wood as required.

(b) General usage of materials:

The following guidelines apply to the use of materials discussed above.



- 1) **When tilt-up concrete wall systems are used**
the qualities of opacity (large areas of blank wall) typically seen when such systems are used for industrial or distribution facilities, must be modified when such walls are not veneered and face the street. Any such portion of the tilt-up concrete wall system visually exposed in the building skin must be subdivided in a design that modulates with features of the building elevation design at the entry/ street facing portions (such as window bands or lines of structure). Tilt-up concrete must not be scored or textured in any manner that replicates the joint patterns of unit masonry. Color shall conform to color range established for Concrete/Masonry. ([See Color Charts page 60-61](#)).
- 2) **When concrete masonry units are used in combination with brick or stone,**
they shall be limited to architectural finishes, such as split face block. Fluted face and smooth face block are not allowed.
- 3) **When brick is the veneer material,**
brick panel systems employing modular brick may be used. All such panel systems must use full modular brick; no cut brick, glued panel, or faux brick panel will be allowed.
- 4) **When stone is used,**
mechanically attached wall systems using stone panels are allowed. However, the stone material must not be polished so that a uniformity of texture with the rest of the Commercial District is maintained.
- 5) **When concrete is used,**
it must not be used in such a manner that it replicates the joint patterns of unit masonry. Uses of concrete to create faux finishes intended to look like other materials are prohibited. However, concrete must be visually subdivided in the manner described above so that a scale and texture compatible with the Commercial District is maintained.
- 6) **Glazed brick or highlight brick**
may not exceed more than 1% of the exterior surface.
- 7) **Coloration:**
Native Texas Stone shall have an overall coloration, which falls within the medium brown to cream range (see above). Darker stone of a gray to blue range may only be used in stone blends where they comprise less than 20% of the blended mix and allow the overall coloration to remain within the preferred range. Native granites used shall be limited to native pink, red and brown granite (see above specified types) used with an unpolished or thermal surface. Brick shall have an overall coloration that falls within the medium brown to terra cotta color range. Concrete shall have coloration that falls within the Tan to Buff color range.

(c) Fencing Guidelines:

Design Intent:

The primary intention of the fencing section of the development guidelines is to seek excellence in design through a limited range of fence types and fence materials. Fences are intended to be visually subordinate to the thematic character established by the building materials. Repetition of fence type and materials from site to site allows them to



become a background element. Thereby, fences can perform their screening and/ or security function without detracting from the overall visual appeal of this development.

The Fence Guidelines Section of these Development Standards is specifically intended to specify a fence type (including construction) and fence material for use through out the Planned Unit Development. The guidelines do not suggest or require that any given manufacturer should be used.

1) Perimeter Fencing:

Perimeter fencing is used to provide security at the property line and is only permitted in conformance with the following guidelines.

a. Fence Materials and Characteristics

- i. Perimeter fencing may be a chain link fence when not facing Kirby Drive or Spectrum Drive (see prohibitions below).
- ii. Perimeter fencing may be a solid masonry fence (brick, concrete masonry units, or stone). Only one type of masonry is permitted on any one property.
- iii. Perimeter fencing may be true stucco over a masonry wall
- iv. Perimeter fencing may be iron
- v. Vegetative systems ([See Landscape Chart pages 71-73](#))

b. Fence and use Standards

- i. Chain link fence must be black PVC coated, or black painted
- ii. Concrete masonry units, brick, and/ or stone shall comply with the materials guidelines of this Planned Development.
- iii. Iron fencing shall be a simple vertical and horizontal grid like pattern with members no smaller than 1 inch
- iv. Iron fencing shall be painted black
- v. Iron fencing may be used in conjunction with masonry columns or and/or a masonry base.
- vi. Chain link or Iron fencing may be used for a portion of a perimeter with the remainder of the perimeter fence conforming to these guidelines.

c. Fence and use Prohibitions

- i. Barbed wire fences are prohibited
- ii. Chain Link Fence shall not be used in District "A"
- iii. Pre-engineered interlocking concrete systems are prohibited
- iv. Wood fences are prohibited



- v. Single width brick wall systems (Thin Wall) are prohibited
- vi. Perimeter fences shall not enclose the front or side yard space between the building and Spectrum Drive or Kirby Drive of any property. Fencing fronting these roads shall not be closer to the street than the building plane fronting that street.
- vii. Chain link fences shall not be located in the yard space facing Spectrum Drive or Kirby Drive. Any fence or portion of fence fronting Spectrum Drive or Kirby Drive shall be a permitted type other than chain link.

2) **Screens Walls and Screens:**

Screen walls are required for all service loading dock areas, exterior storage, maintenance, and equipment areas. Screen walls shall conform to the following guidelines:

a. Screen Wall Materials and Characteristics

- i. Screen walls that connect to the primary structure or are detached from the primary structure a distance not exceeding 30 feet, must be made of the same material as the dominant exterior material of the dominant structure.
- ii. Screenable areas (except auto parking areas) that are detached from the primary structure by a distance of more than 30 feet shall be screened with masonry walls that conform to the masonry material standards of this Planned Development.
- iii. Screenable areas (except auto parking areas) that are detached from the primary structure by a distance of more than 50 feet may be screened with an evergreen landscape screen comprised of plant materials that are hardy for the area of Pearland.
- iv. Parking area screening shall be accomplished with a berm and/ or planted edge of evergreen shrubs and trees (planted in natural configurations). Berms used for parking lot screening shall not exceed 4 feet in height and shall have a slope from the street no greater than 4:1. Shrubs used for parking lot screening shall be an evergreen variety that is hardy in the area of Pearland and planted in natural drifts (not rows). The total parking lot edge concealed by drifts of planted shrubs shall not be less than 65%. Parking areas of retail land uses that are not part of an office, warehouse, industrial or other non-retail use shall be screened with evergreen shrubs that are at least with 24 in tall (at the time of planting) spaced in a lineal pattern with a maximum spacing of 48 in. on center. Such screening areas may include trees used to satisfy other requirements of these standards. [\(See page 36 for further information\)](#)

b. Screen Wall and use Standards

- i. Screen walls shall have a minimum height of 7 feet and a maximum height of 8 feet.
- ii. Gates for screen enclosures shall be solid metal on a metal frame



c. Screen Wall and use Prohibitions

- i. When a perimeter wall is used as a screen wall, it shall be a masonry wall except when sufficient evergreen landscape material (that is hardy for the area of Pearland) is planted to block view of the area to be screened. In cases where landscape screening can be accomplished and also hide the perimeter fence, that portion of the perimeter fence may be chain link provided that chain link, so used, is fully concealed by screening requirements. (in conformance with the guidelines above).

(d) Site Design Guidelines:

Design Intent:

The primary intention of the Site Design Section of the Development Standards is to preserve the existing natural qualities of the Planned Unit Development and promote a sense of spaciousness that will facilitate preservation of natural features wherever possible. The placement of buildings, set backs, and parking layout preserve openness of the landscape and promote those qualities associated with a campus environment. Standards that influence building site design are as follows:

1) Buildings must face

the street with their most significant architectural elements.

2) Loading bays shall not be located

in the Kirby Drive facing portion of any structure. Buildings with a cross-bay design may have loading bays facing Spectrum provided that loading bays in the Spectrum Drive facing portion of any structure shall not comprise more than 40% of the lineal length of the street facing elevation and that the screening requirements of section B.2 above are met. Service Areas for any structure shall not be placed on the Kirby Drive side of any structure and shall be screened from street view on all other streets.

3) Auxiliary structures

shall not be located in the front yard space of any site unless such structures meet the following conditions:

- a. Are intended as guard or other security structure
- b. Are a subordinate component of the architectural design of the dominant building and integrated into the building design through the use of materials and/ or forms and/ or details.
- c. Does not exceed a maximum enclosed area of 800 sf.

4) Structures with an office component

shall be located on "landscape islands" where the office portion of building does not directly abut paved parking areas. A minimum 5 to 7 foot landscape strip shall be provided between parking areas and office portion of the structure.

5) Vehicles shall

not be required to enter the street to move from one area to another on the same site.

6) Building setbacks within the Planned Unit Development (Building Sitting):

All structures located within the Planned Unit Development, must be placed outside the landscape easement/setback zone along any public street frontage. In this way, the streetscape developed within the Landscape easement/setback Zone will define the street and not the building. The larger tracts of this sub-district will likely prevent the



creation of a continuous building wall. Therefore, other means of achieving a street identity will be established. These include:

- a. **Front Yard:** Front yard setback shall be measured from the R.O.W. and include the landscape easement/setback and be as follows;
 - i. 55 ft. from the R.O.W. (inclusive of the 30-foot landscape easement/setback for Kirby Drive)
 - ii. 50'-0" from R.O.W.(inclusive of the 25-foot landscape easement/setback for Spectrum Drive)
- b. **Side Yard:** 25 feet from any lot line unless the lot line constitutes a common lot line with a dedicated or common property surface drainage conveyance or detention/retention that is so platted. In such cases the setback may be reduced to 10 feet.
- c. **Rear Yard:** 25 feet from any lot line unless the lot line contributes a common lot line with a dedicated or common property surface drainage conveyance or detention/retention that is so platted. In such cases the setback may be reduced to 10 feet.
- d. **Corner Lot:** 55 feet from Kirby Drive and 50 from other perimeter streets (inclusive of the landscape easement/ setback)

(e) Parking:

Parking Structures are prohibited in the front yard space of buildings along any public street. All non-truck parking areas and parking in the front yard shall be defined by a concrete curb section (either 6 inch stand up or laydown – drive over – design style) and parking surfaces shall not encroach within the required landscape easement/ setback zone. The landscape easement/ setback may be used to satisfy required parking screen landscape as specified above in the screen section of these guidelines provided that the street tree requirements within the landscape easement/ setback (as described in this ordinance) are met.

1) Parking areas on the street side of any building

shall maintain a 10-foot landscape edge between the parking area and the building. This requirement does not apply to truck loading areas or retail land uses that are not part of an office, warehouse, industrial use or any non-retail primary land use

2) Parking lots may be constructed

within the building setback zone (but not in the landscape set back zone)

3) Parking lots shall provide landscaped areas

(generally within and along the edges the parking lot configuration) as follows:

a. **Industrial, Warehouse, and/ or Distribution Uses:**

Such uses must provide parking lot landscape areas at a ratio of 20 s.f. of landscape area per parking space. Landscape areas shall be provided within and along the edges of the total parking area ([See Site Development Standards pages 68-70](#)).

b. **Office, and/ or Commercial Uses (except retail):**

Such uses must provide parking lot landscape areas at a ratio of 12 s.f. of landscape area per parking space. Landscape areas shall be located within and along the edges of the total parking area ([See Site Development Standards pages 68-70](#)).



Retail Uses that are not part of an office, warehouse, and industrial or other non-retail primary land use:

Such uses must provide parking lot landscape areas at a ratio of 8 s.f. of landscape area per parking space. Landscape areas shall be located within and along the edges of the total parking area.

- c. **Where structured parking is used to satisfy parking requirements,** such structured parking (parking within a structure) shall not be included in calculations to determine required parking lot Landscape Islands (as described above).
- d. **Minimum parking lot area and on site parking requirements** for uses within this PUD shall be as required in the City of Pearland Land Use and Urban Development Ordinance (Ordinance # 509-H)

4) Parking Lot Landscape Area

located within the parking field shall be a minimum of 150 square feet (inside curb dimension). Designs must allow a minimum of 3'-0" clearance between the front edge of the curb and the trunk of trees planted within the islands.

5) Parking spaces may be no farther from a landscape parking island than:

- a. **Industrial, Warehouse, and/ or Distribution Uses:**
300'-0" from a landscaped parking island.
- b. **Office and/ or Commercial (including retail):**
100' -0" from a landscape parking Island.

6) Parking lot landscaping in parking lot landscape areas

must be distributed within the vehicular parking zone such that at least 60 percent of the total parking lot landscape areas is located in the front and side yards.

(f) Public Right of Way Design Guidelines:

Design Intent:

The primary intention of the Public Right of Way Section of the development standards is to establish a thematic identity for the Planned Unit Development that is clearly expressed in the public right of way. Required planting for the public right of way shall be provided at the right of way edge of the landscape easement/setback zone. The overall themes for this district are based upon the creation of a District that will maintain the Campus-like open feel while preserving the natural aspects and the existing qualities of the land.

There are four primary streetscape/ street settings within the Planned Unit Development. These streetscapes are distinguished through a variety of elements including, but not limited to, R.O.W. widths, easement, setback widths, and landscaping requirements and organization. The aggregate of these streetscape variances provides the Planned Unit Development with a hierarchal thoroughfare system. This system allows for a legibly organized network of streets that is easily understood and provides needed function. This organization system also creates a more significant presentation and/or contrast of identity elements that allow The Spectrum District to distinguish itself from surrounding Business Parks. It's important, therefore to require utilities located within 150 feet of



Kirby Drive and 125 feet of North and South Spectrum be located underground in the designated utility areas only. No above ground utilities will be allowed in this Planned Unit Development in these areas and no Permits Shall Be Issued To Utility Providers, of any type, for above ground Utilities within Planned Unit Development within these areas.

The four primary streetscapes/ streets may be subdivided into smaller components that work together to accomplish an overall presentation and function([Attachments 3, 4, 5, 6](#)). The streetscapes that compose the Planned Unit District, and their subcomponents, are as follows:

1. Kirby Drive Streetscape
 2. Spectrum Drive Streetscape
 3. Beltway 8 Streetscape
 4. Collector Streetscape
 5. Streets within Subdivided Quadrants
- 1) [Kirby Drive Streetscape](#);

The Kirby Drive is the dominant streetscape within the Planned Development District. This street is generally situated in the center of this district running north/south and providing vital linkages to the adjacent properties and communities. It is this street design and location that allows the City of Pearland to facilitate regional thoroughfare systems with a distinctly unique identity for Pearland. These portions of the Kirby Drive are essential to the creation of a future, larger overall Planned Development District Master Plan. It is the intent of these guidelines to give the visitor/ employee the impression of entering a unique Business Park. Monocultures of canopy trees arranged in formal geometries support this imagery. Streetlights, located within a landscaped median at a consistent spacing, shall be provided to establish a rhythm along the street. The following categories provide design guidelines that govern the presentation of this streetscape aesthetic.

a. Street Section:

The typical street section shall be a 120'-0" right-of-way that incorporates a landscaped median([Attachments 3](#)). A 5'-0" utility easement shall be provided for outside of the Right of Way (ROW) and overlapping the 30'-0" landscape easement/setback described bellow on both sides of the street. This utility easement, however, shall overlap the ROW no more than 5'-0". The dominant street material shall be concrete paving constructed per City of Pearland requirements with associated intersections requirements, see below ([See Kirby Drive Streetscape Plan/Section page 64](#)).

b. Landscape Easement/Setback:

A 30'-0" landscape easement/setback shall be provided outside of the street R.O.W, and shall include the above 5'-0" utility overlap. Screening walls and parking lots are not permitted within this easement/ setback. Retaining walls may be constructed along the outer perimeter of the easement/ setback as long as they conform to the guidelines specified in the grading section of this component.

c. Bridges:

Bridges are key identity elements within the Planned Development District. They present gateway opportunities that offer views of existing natural features and



their designs should reflect this importance. Bridges shall have a masonry veneer that complies with standards established in the architectural guidelines chapter of this document (Section “2a”). Bridges should be designed to support pedestrian interaction (should Pearland choose to add a pedestrian component at a later date).

d. Sidewalks:

Concrete pedestrian access shall be provided. A minimum 6'-0" wide meandering sidewalk shall be constructed on the both side of Kirby Drive. Sidewalks shall be located within the Landscape easement/setback along the Kirby Drive. All sidewalks within the landscape easement/setback and ROW shall not exceed a horizontal slope of 5% and a cross slope of 2% per ADA requirements. Sidewalks shall not come within 3'-0" of any required trees or 2'-0" from any easement/ setback lines within the landscape easement/ setback. Sidewalks shall make the necessary connections to all developed zones within the Planned Unit Development.

e. Lighting:

Street lighting shall be located in the median, to meet City of Pearland photometric requirements, of the Kirby Drive at a spacing of 210'-0" o.c. In addition to streetlights, receptacle boxes shall be provided within the median at a ratio of one box for every 150 feet. Landscape lighting such as uplights, well lights, and moonlights are not permitted except at project entrances. ([See Amenities/ Hardscape Chart page 75-77](#))

f. Landscaping:

The Kirby Drive street component is intended to reflect the aesthetics found in a Business Park setting. In addition a clearly visible geometry will create a distinctive appearance. In order to accomplish this, a row of offset canopy trees shall be planted, within the required landscape easement/ setback, with the first tree planted not more than 5'-0" from Landscape Easement/ Setback Line and located 30 feet from the ROW line or 10 feet from the landscape easement/setback line at the ROW line and a staggered second tree planted a minimum of 30'-0" away and planted no closer to the landscape easement/setback line that first tree (and so on) thus creating an offset pattern. A single row of canopy trees shall be planted along the centerline of the median (only in those areas where the median is greater than 10 feet wide, thus leaving narrow medians at intersections and curb cuts available for ornamental trees) matching spacing (30'-0" o.c.) of those within the landscape easement/setback. No ornamental or evergreen trees shall be located within the Kirby Drive street component except for ornamental trees located in the median near each intersection. Ten ornamental trees, having a height of 8 feet at the time of installation, shall be planted 12 feet on center in the narrowed median (prior to provision of left turn lanes provided the median is not less than 8 feet wide) at each intersection with Spectrum Drive. All areas within the R.O.W. and Landscape Easement/Setback shall be irrigated using bubblers for all trees, drip systems for shrubs, groundcovers, and spray heads for all turf areas to conserve water usage. ([See Landscape Chart pages 71-73](#)). Shrub plantings required by parking lot screening guidelines are permitted within the outer 5'-0" (overlapping) of the landscape easement/setback.



g. Tree Preservation:

The City of Pearland's tree preservation ordinance shall supersede all design guidelines within this component unless authorized by the City of Pearland.

h. Grading:

Grades within both the median and R.O.W. shall generally direct all drainage flow towards the street and must work in conjunction with sidewalk/trail grade requirements. Retaining walls may be located along the outer limit of the Landscape Easement/Setback in order to accommodate grading for development zones but may not exceed a height of 3'-0". Retaining walls shall not be located within the ROW or other portions of the landscape easement/ setbacks, unless extenuating circumstances dictate and the City of Pearland provides consent for such construction. Where berms are employed, they must have a street-facing slope no greater than 4:1 and maintain the general grading requirements specified above. [\(Refer to grading sections on page 62-63\).](#)

2) [Spectrum Drive Streetscape](#)

The design intent for the Spectrum Drive Streetscape is to provide for adequate future demands on the overall Spectrum District. Spectrum Drive's design intent is to be in a 'loop' configuration in order to provide future connections and necessary flow of traffic typically within a Business Park with multiple users. The primary intent for this road section is to retain the natural fabric and imagery present within the PUD [\(Attachments 4\)](#). Large drifts of evergreen and canopy trees, along with limited berming support these existing conditions. Future development along this streetscape shall match those existing qualities. Guidelines that preserve this aesthetic are as follows:

a. Street Section:

The typical street section shall be a 100'-0" right-of-way with a landscaped median. A 5'-0" utility easement shall be provided outside of the Right of Way (ROW) on both sides of the street and overlapping the 20'-0" landscaped easement/setback described bellow. The dominant street material shall be concrete paving constructed per City of Pearland requirements with associated intersections requirements. [\(See Spectrum Drive Streetscape Plan/Section on page 65\)](#)

b. Landscape Easement/Setback:

A 20'-0" landscape easement/setback shall be provided outside of the street R.O.W. Screening walls and parking lots are not permitted within this easement/setback. Retaining walls may be constructed along the outer perimeter of the easement/ setback as long as they conform to the guidelines dictated in the grading section of this component.



- c. **Bridges:** Bridges are key identity elements within the Planned Unit Development. They present gateway opportunities that offer views of existing natural features and their designs should reflect this importance. Bridges shall have a masonry veneer that complies with standards established in the architectural guidelines chapter of this document (Section “2a”). Bridges should be designed to support pedestrian interaction (should Pearland choose to add a pedestrian component at a later date)
- d. **Sidewalks:**
Concrete pedestrian access shall be provided. A 6’-0” wide sidewalk shall be constructed on both sides of the street. All sidewalks shall not exceed a horizontal slope of 5% and a cross slope of 2% per ADA requirements. (for potential future pedestrian connections to be provided by City of Pearland). Sidewalks shall be located within the Landscape easement/setback along Spectrum Drive directly adjacent the ROW line on both sides of the street. Sidewalks shall not come within 3’-0” of any required trees or 2 feet of the edge of landscape easement/ setback. Sidewalks shall make the necessary connections to all developed zones within the Planned Unit Development.
- e. **Lighting:**
Street lighting shall be located in the median of the Spectrum Drive, to meet City of Pearland’s photometric standards, at a spacing of 210’-0” o.c. In addition to streetlights, receptacle boxes shall be provided within the median at a ratio of one box for every 150 feet. [\(See Amenities/ Hardscape Chart page 75-77\)](#) Landscape lighting such as uplights, well lights, and moonlights are not permitted except at project entrances.
- f. **Landscaping:**
Within the required landscape easement/ setbacks, Canopy trees (Deciduous) shall be planted in drifts within the landscape easement/setback at a ratio of two canopy trees per 100’-0” linear feet of street right-of-way. Ornamental trees shall be planted within the landscape set back at a ratio of one ornamental trees per 100’-0” linear feet of street right-of-way. Evergreen trees shall also be planted in drifts at a ratio of one tree per 100’-0” linear feet of street right-of-way. It is the intent of this requirement that the total linear frontage inclusive of driveways and curb cuts is calculated in rendering the required amount of trees. These required trees shall be planted in drifts, as opposed to a formal and uniform planting. Tree drifts shall not be separated by more than 200’-0” of open space. Shrub plantings required by parking lot screening guidelines are permitted within the outer 5’-0” (overlapping) of the landscape easement/setback All areas within the R.O.W. and Landscape Easement/Setback shall be irrigated using bubblers for all trees, drip systems for shrubs, groundcovers, and spray heads for all turf areas to conserve water usage. [\(See Landscape Chart pages 71-73\)](#)
- g. **Tree Preservation:**
Existing trees protected within City of Pearland’s tree preservation ordinance shall be protected, where possible. Where natural existing trees are protected within the building front yard space, such trees may be counted for required quantities of trees specified by this section.



h. Grading:

Grades within both the median and R.O.W. shall generally direct all drainage flow towards the street and must work in conjunction with sidewalk/trail grade requirements. Retaining walls may be located along the outer limit of the Landscape Easement/Setback in order to accommodate grading for development zones but may not exceed a height of 3'-0". Retaining walls shall not be located within the ROW or other portions of the landscape easement/ setbacks, unless extenuating circumstances dictate and the City of Pearland provides consent for such construction. Where berms are employed, they must have a street-facing slope no greater than 4:1 and maintain the general grading requirements specified above. ([Refer to grading sections on page 62-63](#)).

3) Beltway 8 Streetscape

The Beltway 8 Streetscape provides opportunities for the Planned Unit Development to establish its image along the Beltway 8 Corridor. The patterns being developed and established along the corridor, in other communities, increases the importance of this edge treatment within the Development. These patterns allow the district, as well as the community, to establish their identity. Characterized by small landscape easement/ setbacks and drifts of trees, this edge provides community identity while functioning as a means of visual continuity between the highway and the district. Large berms further enhance the rural image of this zone while providing screening of elements such as parking lots.

a. Landscape Easement/ Setback:

This streetscape responds to the opportunity for identity visibility along Beltway 8 and can be accomplished within the landscape easement/setback established along this street frontage. A 35'-0" landscape easement/setback shall be provided outside of the street R.O.W. for all landuses except retail uses. Where retail uses abut Beltway 8, a 10-foot landscape set back is required. Screening walls, structures other than approved gateway monuments, and parking are not permitted within this easement/ setback.

b. Utility Easements:

A 15-foot utility easement shall be provided outside the Beltway 8 right of way. Such utility easement shall be in addition to any required landscape easement/ setback.

c. Lighting:

As per City of Pearlands' photometric requirements ([See Amenities/ Hardscape Chart page 75-77](#))

d. Landscaping:

(applies to the frontage of non-retail uses only) Canopy trees shall be planted in drifts within the landscape easement/setback at a ratio of two canopy trees per 100'-0" linear feet of street right-of-way. Evergreen trees shall be planted at the ratio of 2 trees per 150'-0" linear feet of street right-of-way. Ornamental trees shall be planted within the landscape set back at a ratio of two ornamental trees per 150'-0" linear feet of street right-of-way. It is the intent of this requirement that the total linear frontage inclusive of driveways and curb cuts is calculated in



rendering the required amount of trees. These trees should be planted in drifts, as opposed to a formal and uniform planting. Tree drifts shall not be separated by more than 200'-0" of open space. Shrub plantings required by parking lot screening guidelines are permitted within the outer edge of the landscape easement/ setback All areas within the R.O.W. and Landscape Easement/Setback shall be irrigated using bubblers for all trees, drip systems for shrubs, groundcovers, and spray heads for all turf areas to conserve water usage. ([See Landscape Chart pages 71-73](#))

Landscaping:

(applies to retail uses only) The landscape easement/ setback zone of any Retail area shall be planted with turf, shrubbery as required to accomplish parking lot screening, and one canopy tree per 60 feet of street frontage. It is the intent of this requirement that the total linear frontage inclusive of driveways and curb cuts is calculated in rendering the required amount of trees. These trees may be planted in formal arrangements or gathered at the entry points of the retail project. ([See Landscape Chart pages 71-73](#)).

e. Tree Preservation:

Existing trees protected within City of Pearland's tree preservation ordinance shall be protected, where possible. Protected trees may be counted toward the tree quantity requirements of this section.

f. Grading:

Grading is permitted within the landscape easement/setback with grades not exceeding 5'-0" of height above top of street curbs. Grades should not exceed 5:1 slopes and generally pitch towards the street curb within the landscape easement/ setback, while slopes facing development zones cannot exceed 3:1. Retaining walls may be located along the outer limit of the landscape easement/setback in order to accommodate grading for development zones but may not exceed a height of 4'-0" ([Refer to grading sections on page 62-63](#)).

4) Collector Streets

The collector streetscape within the Planned Unit Development incorporates large drifts of canopy trees and gentle berms. Concrete pedestrian access shall be provided. Sidewalks shall be constructed on both sides of the collector. All sidewalks within the landscape easement/setback and R.O.W. shall not exceed a horizontal slope of 5% and a cross slope of 2% per ADA requirements. Sidewalks shall not come within 3'-0" of any required trees or 3'-0" from any setback lines. Sidewalks shall make the necessary connections to all developed zones within the Planned Unit Development.

The intent of this streetscape is to display the informal landscape geometries typical of the natural setting. Collector streetscape guidelines, which are as follows:

a. Street Section:

The typical street section shall be a 80'-0" right-of-way. The street is constructed of concrete paving per City of Pearland standards. A 5'-0" utility easement shall



be provided outside of the Right of Way (ROW) on both sides of the street. [\(See Landscape Chart pages 71-73\)](#)

- b. Landscape Easement/ Setback:** 25'-0" landscape easement/ setback shall be provided outside of the street R.O.W. Screening walls, structures not indicated within these requirements, and parking are not permitted within this easement/setback.
- c. Sidewalks:**
Concrete pedestrian access shall be provided. Sidewalks shall be 6'-0" wide. All sidewalks shall not exceed a horizontal slope of 5% and a cross slope of 2% per ADA requirements.
- d. Lighting:**
Street lighting shall be located along the typical streetscape at 400'-0" spacing, with lights staggered along both sides of the street. This staggered spacing provides a streetscape with lights located roughly 200'-0" o.c.. [\(See Amenities/ Hardscape Chart page 75-77\)](#)
- e. Landscaping:**
Canopy trees shall be planted in drifts within the landscape easement/ setback at a ratio of two canopy trees per 100'-0" linear feet of street right-of-way. Ornamental trees shall be planted within the landscape set back at a ratio of one ornamental trees per 100'-0" linear feet of street right-of-way. Evergreen trees shall be planted at the ratio of one tree per 100'-0" linear feet of street right-of-way. It is the intent of this requirement that the total linear frontage regardless of drives and curb cuts is calculated rendering the required amount of canopy and ornamental trees. These trees should be planted in drifts, as opposed to a formal and uniform planting. Tree drifts shall not be separated by more than 200'-0" of open space. Shrub plantings required by parking lot screening guidelines are permitted within the outer edge of the landscape easement/setback. All areas within the R.O.W. and Landscape Easement/Setback shall be irrigated using bubblers for all trees, drip systems for shrubs, groundcovers, and spray heads for all turf areas to conserve water usage. [\(See Landscape Chart pages 71-73\)](#).
- f. Tree Preservation:**
Existing trees protected within the City of Pearland's tree preservation ordinance shall be protected where possible. Where trees exist within the front yard space fronting the streets covered by this guideline, such trees shall count toward the tree requirements specified above.
- g. Grading:**
Grades within both the median and R.O.W. shall generally direct all drainage flow towards the street and must work in conjunction with sidewalk/trail grade requirements (above). Retaining walls may be located along the outer limit of the Landscape Easement/Setback in order to accommodate grading for development zones but may not exceed a height of 3'-0". Retaining walls shall not be located within the ROW or other portions of the landscape setbacks, unless extenuating circumstances dictate and the City of Pearland provides consent for such construction. Where berms are employed, they must have a street-facing slope no greater than 4:1 and maintain the general grading requirements specified above. [\(Refer to grading sections on page 62-63\)](#).



5) **Streets within Subdivided Quadrants**

The subdivided street within the Planned Unit Development are intended to serve truck areas within subdivided parcels not a requirement for this Planned Unit Development. The intent of this streetscape is to display the informal landscape geometries typical of the natural setting. Collector streetscape guidelines, which are as follows:

a. Street Section:

The typical street section shall be a 50'-0" right-of-way. The street is constructed of concrete paving per City of Pearland standards. A 5'-0" utility easement shall be provided outside of the Right of Way (ROW) on both sides of the street.

[\(See Landscape Chart pages 71-73\)](#)

b. Landscape Easement/ Setback:

15'-0" landscape easement/ setback shall be provided outside of the street R.O.W. Screening walls, structures not indicated within these requirements, and parking are not permitted within this easement/setback.

c. Lighting:

Street lighting shall be located along the typical streetscape at 400'-0" spacing, with lights staggered along both sides of the street. This staggered spacing provides a streetscape with lights located roughly 200'-0" o.c.. [\(See Amenities/ Hardscape Chart page 75-77\)](#)

d. Landscaping:

Evergreen Trees shall be planted in a row within the landscape easement/ setback at a ratio of two canopy trees per 100'-0" linear feet of street right-of-way. Evergreen trees used to satisfy this requirement shall have a 'columnar growth habitat' so they articulate the 15'-0" landscape setback. It is the intent of this requirement that the total linear frontage regardless of drives and curb cuts is calculated rendering the required amount of trees. Shrub plantings required by parking lot screening guidelines are permitted within the outer edge of the landscape easement/setback. All areas within the R.O.W. and Landscape Easement/Setback shall be irrigated using bubblers for all trees, drip systems for shrubs, groundcovers, and spray heads for all turf areas to conserve water usage. [\(See Landscape Chart pages 71-73\)](#)

e. Tree Preservation:

Existing trees protected within the City of Pearland's tree preservation ordinance shall be protected where possible. Where trees within the front yard space fronting the streets covered by this guideline, such trees shall count toward the tree requirements specified above.

f. Grading:

Grades within both the median and R.O.W. shall generally direct all drainage flow towards the street and must work in conjunction with sidewalk/trail grade requirements (above). Retaining walls may be located along the outer limit of the Landscape Easement/Setback in order to accommodate grading for development zones but may not exceed a height of 3'-0". Retaining walls shall not be located within the ROW or other portions of the landscape setbacks, unless extenuating circumstances dictate and the City of Pearland provides consent for such



construction. Where berms are employed, they must have a street-facing slope no greater than 4:1 and maintain the general grading requirements specified above. ([Refer to grading sections on page 62-63](#)).

(g) Building Design Guidelines:

Design Intent:

The primary intention of the Building Design Section of the development standards is to establish a visual fabric of continuity and promote those aspects of design and construction that will maintain the quality of the Planned Unit Development. Guidelines that influence building design are as follows:

1) Building Form:

The tendency for buildings within this Planned Unit Development to express a massing that is horizontal (longer than tall) should be made more visually complete by;

a. Unified Composition:

The organization of the building and its component parts are logically arranged in response to organizing elements, such as a dominant form or other point of reference.

b. Mitigation of Horizontal Character:

Express entry, or office, or other such components of the building with architectural elements that extend above the average plate height or extend away from the ground-building plane.

c. Closed Parapets:

The flat roof is concealed behind a vertical extension of the wall plane.

d. The office portion of any structure

shall have a unified design treatment with plant/ warehouse portion. The office portion shall not be the only part of the building to receive design consideration.

2) Roof Form:

The dominant roof form for all buildings less than 6 stories within this Planned Unit Development is a flat roof. Pitched, arched, or shed roof forms for such buildings are limited to subordinate architectural masses. Buildings or portions of a building over 6 stories may have pitched, arched, or shed roofs. Where sloping roofs are permitted, the visual expression of such roofs shall be corporate and not residential (residential forms include mansard, gables, or gambrel roofs). Roof to wall connections, which replicate the qualities of residential or smaller scale construction, are not allowed. Therefore, residentially scaled overhangs and soffits are not allowed. The qualities of roof form are:

a. Visible Expression of Function:

The implied visible purpose of the roof form is to perform those functions associated with roofs. That is to provide sunshade and/ or shed water. A roof, which exists only to conceal mechanical equipment, is not allowed. A roof form whose shape implies a structural system and span inconsistent with the span necessary for the construction type is not allowed.

b. Containment of Roof Behind Parapet:

when a roof is not expressed as an architectural form or element of the building composition, it shall be concealed behind a solid parapet. Utilitarian



accommodations of roof, without architectural significance are not allowed expression beyond the building wall. Therefore, building walls capped with a gravel stop are not allowed.

c. Composition of Massing:

Where more complex building design creates multiple roof forms, there shall be a logical relationship of the roof composition. Single roof forms, other than flat roofs, which articulate the entire plate size of the structure, are not allowed. It is the intent of this guideline to encourage roof forms (other than flat roofs), which articulate compositional components of the structure rather than the entire mass of the structure itself.

d. Visible Support:

When roofs extend beyond the building plane and are not part of the cantilever or dominant roof form, they shall be given a visually clear means of support.

e. Roof apparatus

such as HVAC equipment and venting shall be screened from public view.

3) Definition of Entrance:

Entrances shall be clearly defined and inviting. Appropriate treatment of entrances include:

a. Recesses, Protected Doorway:

Public entryways are the beginning of one's encounter with the architectural envelope of the structure. The door for public access into the structure shall be architecturally projected (or recessed) from the structure within an architectural expression of entry.

b. Coordinated with Landscaping:

All public entries into the structure must bear a relationship to the landscape development of the site. Pathways leading to the entry must be articulated within the landscape design so that the means of accessing the entry is clearly understood. The pathway to the entry must be given visual dominance in the landscape design, through the use of such devices as a widened pathway with accent planting, or a plaza, or a water feature, or other means of giving the public entry visual prominence.

c. Pedestrian Relationship:

Pedestrian participation in the entry sequence is related to the visual enhancement in the sequence design. Therefore, utilitarian treatments of entry, which do not visually and/ or architecturally celebrate the public entrance, do not achieve the intent of this guideline. Architectural devices such as decorative paving, or banners, or flags, or sculpture, or decorative walls, or special architectural details of the building meant for the close view of the entry participant, or enhance doors, are devices which celebrate entry.

4) Retail Arcades/ Canopies:

Retail uses within the Beltway 8/ Kirby Drive Zone shall provide pedestrian arcades or canopies along the street and parking frontage of retail structures.

a. Arcades

shall have a minimum depth of 10 feet, be supported by masonry columns clad with the same material as the dominant exterior material of the retail use behind,



and be an extension of the architectural character of the retail spaces behind them by having architectural tie ins such as bands, opening articulation, and/ or rhythmic modulation of openings.

b. Canopies

may be provided in lieu of arcades if the canopy maintains a pitched or curved roof form, has the same depth dimension as an arcade, and is supported by masonry supports clad with the dominant exterior material of the retail use behind it.

5) Fenestration:

Windows and other wall openings must be defined by function and structure and must be consistent in form, pattern, articulation, and color. Appropriate treatments of fenestration include:

a. Void to Solid Ratio:

In order to preserve the visual identity of the Planned Development as a fabric of structures compatible with scientific and industrial uses, glazed building skins must be avoided and the void to solid ratio must maintain the visual character so that the structure is primarily solid with openings or bands of openings created within it. Therefore, the percent of void (glazed) to solid areas must not exceed 50% Except for retail land uses which are not part of an office, warehouse, industrial or other non-retail primary land use. In such cases, the building façade under an arcade and/ or a canopy is not subject to a prescribed void to solid ratio.

b. Glazing Type and Color:

Reflective glass is not permitted. Glass must have a character of transparency. Tinted glass may be used. However, the tinting shall not reduce the light transmission to less than 35%. Reflective glass shall not have a reflectivity that exceeds 27%.

6) Design Details:

Design details should be holistically composed, clear and simply articulated, reinforcing overall design unity, interest, and scale. The appropriate design treatments are:

a. Coordinated Openings and Details:

Elements of the design must be part of a vertical and/ or horizontal pattern that engages and visually explains the placement and subdivision of the architectural features. Consistent horizontal reference lines for openings are important so that the building has an overall order. Vertical relationships are also important so that the placement of openings has architectural relevance and visual randomness is avoided. Therefore, openings of a similar type in the elevation should be generally vertically and horizontally aligned with a common head, sill, or centerline.

b. Finishes Consistent with Building Material:

Building finishes must be part of the natural expression of the building's construction material. Therefore, painting or parging over the masonry veneer of the structure will not be permitted. It is the intent of these guidelines that materials with lasting quality be employed and that the perception of the Planned Unit Development as a fabric of quality building materials be achieved.



c. Material Changes:

Materials will not be changed within the same plane of a structure. Therefore, any change of materials must be achieved with architectural transition. These transitions include offsets, projected masses, intervening structure, and in the case of accent materials which are part of a decorative composition (e.g. accent bands, window/ opening surrounds/ headers, edge treatments, or murals)

d. Coloration:

Buildings must primarily express the color of the permitted material comprising the building wall (see materials section above). Rich accent colors may be used at key locations but shall not comprise an architectural motif (such as a band or system) provided it does not encompass more than 1% of the building exterior surface area. Corporate trademark colors can only be used in the same manner as accent colors stated above. Accent colors may be applied to building fabricated components (such as guardrails), structural supports of subordinate building elements (such as canopies or subordinate entry form).

7) Lighting:

Lighting is an important contributing element to the identity and continuity of the Northern and Western Edge Sub-district. It is the intent of this guideline to create a distinctive nighttime form that is uniquely expressed in the treatment of building lighting. In keeping with the lighting qualities characteristic with the rural tradition of Pearland, the acceptable qualities of lighting are:

a. On Site Vehicular Circulation and Parking Lot Lighting:

All such lighting will consist of a uniform light standard and fixture that will be used for lighting throughout the site. The minimum overall light level for parking areas is 2 foot candles so that the internal light of buildings is not over powered by the ambient external light level. Light fixtures must be zero cut off with the light source completely inside and above the bottom of the fixture shield to cut off the horizontal glare. ([See Amenities/ Hardscape Chart page 75-77](#))

b. Landscape Lighting:

Landscape lighting will be permitted at entrances and limited to the landscape entry zone ([See Amenities/ Hardscape Chart page 75-77](#)) .

8) Height:

Building heights within the Planned Unit Development will generally be lower due to the predominant uses. However, it is the intent of these guidelines to encourage places of greater intensity and nodal form. Such places would identify important centers of activity. Therefore, the permitted heights within the Planned Unit Development are as follows: (See Exhibit B this document)

a. District A:

The Beltway 8 District: **10 stories**

b. District B:

The Mixed Use Science/ Technology District: **6 stories**

c. District C:

The Mixed Use Industrial Zone: **4 stories**



(h) **Building/ Tenant Identification and Site Signage in Non-retail areas:**

Signs are an important element contributing to the identity and continuity of the Planned Unit Development. All signs for these sites must be designed as one of the following sign types: [\(See Signage Standards Page 74\)](#)

1) **General Standards:**

The following standards shall apply to all signs in non-retail areas:

- a. Signs shall be restricted to tenant identification only whether ground level signs or building mounted.
- b. No roof-mounted signs are permitted.
- c. No sign may extend above the roofline or parapet wall.
- d. Signs shall not be attached to exterior glass.
- e. Public devices (such as clocks) shall not contain advertising.
- f. Multi-tenant building identification signage (whether ground level or building mounted) shall identify tenants on one such sign of each type. Multiple ground level or building mounted signs are not permitted.
- g. All signs needed for the operation of any facility shall use an Arial, Arial Black, or Arial Narrow Type face (except for tenant identification signs that use a company logo or logo type). Company logos may be applied as graphic accents to these signs. Examples of the above specified Type face are:
 - Arial, ARIAL, ABCDEF, abcdef
 - **Arial Black, ARIAL BLACK, ABCDEF, abcdef**
 - Arial Narrow, ARIAL NARROW, ABCDEF, abcdef
- h. No sign or any other contrivance can be devised to rotate, gyrate, blink, flash, or move in any fashion.
- i. No commercial advertising is permitted on any sign.
- j. Sign copy must be coordinated in size, color, and type style. Copy should be applied in a manner that avoids shadow distortion. Copy must not be located any closer than ½ letter height to any sign edge or other line of copy. Exceptions may be granted for a registered trademark. Logo symbols may not exceed the maximum sign height or be 50% greater than the actual letter height; and may not be located closer than ½ letter height to any building edge, window, door, column, corner, mullion, sign band, canopy, or other significant architectural feature. The sign background should be free of distracting detail and information. Copy color should contrast with background color.
- k. Paint on non-ferrous metals must be a Matthews Acrylic Polyurethane or equal of self-etching primer.

2) **Identifying Ground Level Signs:**

These include project signs and/ or business/ tenant identification signs located at the site entry. No other identifying ground level signs are permitted. Identifying ground level signs used for project and/ or business/ tenant identification (e.g. monument signs) must be located within the landscape easement/setback zone, at the project entry and conform to a unified design. The identifying ground level sign must be designed in accordance with [diagram “B”, page 74](#). All identifying ground level project and/ or business/ tenant signs must conform to this design in form, color, and placement of message.



Identifying ground level signs may be externally illuminated with concealed, external, low profile, flood lighting, or internally illuminated in a manner that lights only the copy and not the sign background. No other lighting will be acceptable.

3) Permanent Building Mounted Signs and Site Signs:

Permanent Building Mounted Signs include single and multiple business/ tenant identity signs, entry door signs, address signs, operating hour/ information signs, and delivery information/ service door signs.

a. Only primary and secondary business/ tenant

identification building mounted signs may be illuminated. Only internal illumination is permitted. Such illumination must light only the letters/ copy and not the sign background nor allow light to spill out around the letters/ copy. All other building mounted signs must be non-illuminated.

b. Site Directional and Information Signs

are limited to those identifying businesses, giving direction for on site circulation, and providing sales/ leasing/ construction information. Such signage must be pole mounted on a 3-½ -inch diameter square pole at a uniform height of 6 feet above grade. The poles must be colored a dark bronze paint and painted with polyester urethane paint. All such shall conform to ([See Signage Standards Page 74](#))

(i) Building Signage in the Retail Areas of the Beltway 8/ Kirby Drive Zone:

Signage is a key element in establishing a distinctive character for the Commercial District. The design intent is to establish a functional information system that with identifying style and image that creates a fabric of continuity. The following guidelines address four types of signage. These are:

a. Detached Project/ Premise Signs ([See Signage Standards Page 74](#)) Detached Project Signs

are located at the street and identify the project and businesses within that project. Detached Premise Signs are located off the street edge and identify only an individual business within a site (includes pad sites within larger retail projects).

b. Attached Tenant Signs:

Attached tenant signs are signs located on the facade of a structure, identifying the business tenants within.

c. Building Mounted Pedestrian Premise Signs:

Building Mounted Pedestrian Premise signage identifies business tenants along the pedestrian-ways/ arcades.

d. Site directional and informational signage:

Site directional and informational signage provides information to the vehicular or pedestrian traffic.

(1) General Standards:

The following standards shall apply to all signs in non-retail areas:



- a. No roof-mounted signs are permitted.
 - b. No sign may extend above the roofline or parapet wall.
 - c. Signs shall not be attached to exterior glass.
 - d. Public devices (such as clocks) shall not contain advertising.
 - e. Multi-tenant Detached Project/ Premise Signs shall identify tenants on one such sign of each type. Multiple Detached Project/ Premise signs are not permitted for any one-project site (this excludes pad sites that are part of a larger retail project).
 - f. All signs needed for the operation of any facility shall use an Arial, Arial Black, or Arial Narrow type face (except for tenant identification signs that use a company logo or logo type). Company logos may be applied as graphic accents to these signs. Examples of the above specified type face are:
 - Arial, ARIAL, ABCDEF, abcdef
 - **Arial Black, ARIAL BLACK ABCDEF, abcdef**
 - Arial Narrow, ARIAL NARROW, ABCDEF, abcdef
 - g. No sign or any other contrivance can be devised to rotate, gyrate, blink, flash, or move in any fashion.
 - h. Sign copy must be coordinated in size, color, and type style. Copy should be applied in a manner that avoids shadow distortion. Copy must not be located any closer than ½ letter height to any sign edge or other line of copy. Exceptions may be granted for a registered trademark. Logo symbols may not exceed the maximum sign height or be 50% greater than the actual letter height; and may not be located closer than ½ letter height to any building edge, window, door, column, corner, mullion, sign band, canopy, or other significant architectural feature. The sign background should be free of distracting detail and information. Copy color should contrast with background color.
 - i. Paint on non-ferrous metals must be a Matthews Acrylic Polyurethane or equal of self-etching primer.
- 2) **Guidelines for each of these sign types is as follows:**
- a. **Detached Project/ Signs:**
Signs identifying projects and tenants therein which face the Retail Street must be attached to free standing structures that maintain a uniform width from ground to top, are built of the same masonry material as the project they identify, are uniformly 8 feet in length/ 1 foot in width/ 18 feet height, oriented perpendicular to the street, and set in landscape beds that extend at least 2 ½ feet from the base of the sign structure. ([See Signage Standards Page 74](#)) Project Signs may be located within the landscape easement/setback zone and must conform to the standards for identifying ground level signs (see Office Commercial Zone sign criteria above). Detached project signs may be externally illuminated with concealed, external, low profile flood lighting, or internally illuminated in a manner that lights only the sign letters/ copy and not the sign background nor allow light to spill out around the letters/ copy.
 - b. **Detached Premise Signs:**
Detached premise signs must not exceed 6 feet in height, not exceed 40 square feet in sign face area, be built of the same material as the structures they identify,



and be set in landscape beds that extend at least 2 ½ feet from the base of the sign structure ([Diagram “A”, page 74](#)). Detached premise signs may not be located within the Landscape easement/setback Zone. Detached Premise signs may be externally illuminated with concealed, external, low profile floodlights or internally illuminated in a manner that lights the sign letters/copy and not the sign background nor allows light to spill out around the letters/ copy.

c. Attached Premise Signs:

Attached premise signs not located on the pedestrian-way shall be mounted on solid masonry wall and the total area of wall perimeter that enframes the sign must maintain a uniform 2 feet in height and be contained within the horizontal limits of the premise it identifies. These signs may be internally illuminated in a manner that lights the sign letters/ copy and not the sign background nor allows light to spill out around the letters/ copy.

d. Building Mounted Pedestrian Premise Signs:

All pedestrian level signage along any articulated pedestrian way shall be mounted perpendicular to the building plane so as to hang over the pedestrian-way. All such signage shall be painted signage (no larger than 8 square feet) and hung from a simple horizontal mast. Customization of painted graphics is encouraged, as well as manipulation of the edge pattern/ shape of the sign itself.

e. Site Directional and Informational Signage:

Site directional and information signage must be uniform throughout the Planned Unit Development. Such signage must be pole mounted on a 3-½ -inch diameter square pole at a uniform height of 6 feet above grade. The poles must be colored a dark bronze paint and painted with polyester urethane paint. All such shall conform to ([See Signage Standards Page 74](#)).

(j) Landscape Design Guidelines:

Design Intent:

The primary intention of the Landscape Design Section of the development standards is to establish a visual fabric of continuity and promote those aspects of design and construction that will maintain the quality of the Planned Unit Development. Standards that influence building design are as follows:

1) Landscape Easement/ Setback:

A landscape easement/setback will be maintained along the frontage of all public streets within the Planned Unit Development. Parking areas shall not encroach upon the required landscape easement/ setback but the edge of the easement/ setback that interfaces with parking areas may be used to satisfy parking screening requirements. Similarly, the edge of the landscape easement/setback that interfaces with the public right of way may be used to satisfy requirements for right of way landscaping. Required Landscape Easement/Setback is as follows;

- i. Kirby Drive – 30'-0”
- ii. North and South Spectrum – 20'- 0”
- iii. All other – 25'0”



- 2) **Landscape materials and forms within the Landscape Easement/ Set back zone:**
- a. **When Required Parking Lot screening**
is provided within the Landscape set back zone, the remainder of the zone shall be planted with native grasses in those areas open to sun light and native ground covers in those areas shaded by Street Landscape Trees. This standard does not apply to Kirby Drive, which shall be planted with an irrigated turf. Native or irrigated grasses must be provided in addition to the street tree planting requirements for each street.
 - b. **When Required Parking Lot Screening**
is accomplished outside the Landscape Set Back Zone, the landscape easement/ setback zone shall be planted with native grasses in those areas open to sun light, and native ground covers in those areas shaded by Street Landscape Trees. This standard does not apply to Kirby Drive, which shall be planted with an irrigated turf. Native or irrigated grasses must be provided in addition to the required trees as specified in the street tree planting requirements for each street. ([See Landscape Chart pages 71-73](#))
- 3) **Berms:**
may only be located within the Landscape Easement/ Setback Zone when such berms are used for required parking lot screening. In such cases, berms shall have maximum slope (when viewed from the street) of 4:1.
- 4) **Retaining structures**
such as retaining walls, planter walls not part of, or extensions of the primary structure or auxiliary structures are considered detached walls and shall be treated as part of the landscape. Retaining walls, planters walls, and other retaining structures that are extensions of the primary structure shall be made of the same material as that portion of the primary structure from which it extends. Detached retaining structures are important elements of visual continuity.
- 5) **Natural drainage patterns shall be maintained where possible.**
Grass swales or storm sewer pipes shall be used in landscape areas. Open, concrete channels or flumes are not permitted in The Planned Unit Development due to high degree of maintenance required to keep them free of trash and debris.
- 6) **Building landscaping within the Science Technology Zone and Industrial Zone:**
The massiveness of science/ technology/ industrial buildings shall be broken up with landscape placement around the building perimeter (exclusive of loading areas not visible from the street) that visually encroaches upon the long building planes. Primary architectural structures shall receive foundation shrub planting drifts for 30% of the building perimeter in order to provide a complexity and connection between the building plane and the ground plane. Foundation plantings shall not mimic the building footprint, but rather be expressed in naturalistic patterns. In addition to these plantings, all building entrances shall receive accent planting to reinforce architectural entrance points. All landscaped areas within the Primary Architectural Structures (perimeter of buildings) shall be irrigated using bubblers for all trees, drip systems for shrubs, groundcovers, and spray heads for all turf areas to conserve water usage.



7) Parking Lot Landscaping:

Landscaping of parking lots shall be adequately distributed through out parking lots as follows:

a. Landscape Pockets within parking lots shall be provided.

These pockets shall be located within the parking lot itself and of sufficient size to break the expansiveness of large parking lots (see parking section for size of required landscape pockets). Parking lots shall provide landscaped pockets at those ratios specified in Section “2d” (parking section) of this Planned Development Ordinance.

- i. The required area for Landscape Pockets may be aggregated into a single landscape zone within a parking (if permitted by other requirements of the site design section) lot or divided into smaller landscape areas throughout the parking lot. When landscape pockets are provided between parking spaces facing each other, the width of the islands shall be a minimum of 6 feet. Landscape pockets located within the parking field shall be a minimum of 150 square feet (inside curb dimension). Designs must allow a minimum of 3'-0" clearance between the front edge of the curb and the trunk of trees planted within the islands.

b. Parking lots shall provide canopy trees

at a ratio of one canopy tree per 3,000 s.f. of the total parking lot square footage. Canopy tree arrangements shall be planted in drifts ([See Site Development Standards pages 68-70](#)), within the landscape pockets described above (to the extent possible then located at the parking lot perimeter if sufficient space is not available). Landscape pockets within parking lots shall be exclusively landscaped with trees, shrubs, and groundcovers at the required quantities and heights dictated within the landscape requirements of this section. All areas within the Parking Lots shall be irrigated using bubblers for all trees, drip systems for shrubs, groundcovers, and spray heads for all turf areas to conserve water usage.

c. Parking lot screening

for parking lots adjacent to landscape easement/setback zones must be a minimum of 3'-0" height screen. This screen may be accomplished solely or through a combination of berming and/ or evergreen screen. Evergreen screens must incorporate a minimum of two plant species with one primary species accounting for a minimum of 70% of the screen. Evergreen screens must reflect naturalistic forms through drifts of plantings rather than linear shapes. In retail projects (and as an option for non-retail projects) parking lot screens may be accomplished with a continuous row of evergreen shrubs that cover 100% of the parking lot frontage and have a height of 3'-0" at the time of planting. All areas within the Parking Lot Screening shall be irrigated using bubblers for all trees, drip systems for shrubs, groundcovers, and spray heads for all turf areas to conserve water usage. Refer to the PUD landscape chart for acceptable planting material in this section ([See Landscape Chart pages 71-73](#))

8) Buildings shall be separated

from parking areas by a 15'-0" landscape edge. (See Landscape Chart this document)



- 9) Street Landscaping within the Landscape Easement/Setback Areas:**
Along the street right of way frontage of any parcel and within the required landscape easement/setback, each property owner shall plant trees in accordance with the street tree requirements for each street as specified in section “2e” (public right of way design guidelines). Street frontage trees shall be of a variety that is established for the street fronted. ([See Landscape Chart pages 71-73](#))
- 10) General Landscape Conditions:**
When existing natural features of a site are preserved in the landscape design, the number of trees preserved shall be counted toward any of the landscape requirements of this Planned Development Ordinance, which the location of the preserved trees seems most compatible with.
- 11) General Site Drainage;**
To meet City of Pearlands’ Standards
- (k) Permitted Land Uses and Definitions:**
The uses specified in Exhibit “C” are the only uses permitted within the Planned Unit Development except additional uses permitted by the Pearland City Council pursuant to the City of Pearland Development Code. Definitions of Permitted Land Uses are specified in [Exhibit “C”](#).
- (l) Land Use District Map:**
Permitted uses within the Pearland Commercial District are allocated to generally defined land use zones as shown in [Exhibit “B”](#). The boundaries of the zones are intended for guidance and will be established at the time of final plat.
- (m) Parking:**
The minimum amount of permanent on site parking provided within the Planned Unit Development shall meet the standards set forth in the City’s current parking regulations for those uses most similar to those proposed for Planned Unit Development (and any of its Sub-Districts).
- (n) Irrigation Plans:**
All required landscape areas shall be properly irrigated. Irrigation Plans prepared by a registered irrigation designer shall be provided for all plans submitted to show compliance with the landscape guidelines and standards of this Ordinance.
- (o) Maintenance:**
The continued health and upkeep of the landscape on each site shall be the permanent and sole responsibility of the property owner. Diseased and/ or damaged trees, shrubs, groundcover, beds, and/ or turf areas shall be replaced to the conditions which meet the requirements of the originally approved landscape plan. In addition, the property owner shall be responsible for replacing dead plantings in a timely manner.



(p) Cumulative Requirements:

All standards set forth herein are cumulative in nature. Where properties contain more than one use, the requirements for each use shall be met.

(q) Design Standards and Specifications:

In addition to the Guidelines and Standards specified in Section “2”, the design standards and specifications specified in existing codes of the City of Pearland shall also apply unless amended by this ordinance. In areas where the design standards and specifications set forth in existing Codes of the City of Pearland and the guidelines and standards set forth in this ordinance are in conflict, the guidelines and standards specified in this ordinance shall prevail.

(r) Development Plan Review:

[Exhibit “B”](#) is the Concept Development Plan, which conceptually identifies the following:

- 1) **Boundaries of the Planned Unit Development**
- 2) **Land Uses**
- 3) **General Road and Thoroughfare layout**
- 4) **General boundaries of land use sub-districts**
- 5) **Areas of public dedication**

The roads shown on the Concept Development Plan reflect conceptual alignments only and may be realigned at the time of Detailed Plan submittal. Such realignment is permitted by this ordinance provided that such re-alignment is generally consistent with the intent of the concept plan. Likewise, Planned Unit Development Sub-Districts as shown on the concept Development Plan are conceptual configurations, which may be modified by land areas assembled for individual developments. Therefore, the specific boundaries of Planned Unit Development sub-districts will be established at the time of detailed plan submittal and may vary from the areas shown on the Conceptual Development Plan provided that the modified areas are substantially consistent with the intent of the Concept Plan.

Prior to issuance of building permit for any land use allowed by this ordinance within any sub-district of this Planned Unit Development, the City Manager shall approve a Detailed Site Plan. Upon approval of each Detailed Site Plan, any changes to the Conceptual Development Plan contained therein shall be recorded on a modified Conceptual Development Plan and the revised Conceptual Development Plan shall be approved in conjunction with the Detailed Site Plan at the time of Detailed Site Plan approval. Detailed Site Plans shall illustrate the following:

- Site Boundaries, location maps. Site acreage
- Right of ways and streets
- Lot lines
- Easements and dedications
- Location of required landscape areas and landscaping
- Required set backs
- Entry features, monument signage, and/ or thematic entrances



- Building placement, general placement, and height
- Any required detention, Retention, and or mitigation
- Parking lots, parking count, location of accessible parking spaces
- Vehicular ingress/ egress, fire lanes/ emergency access
- Building services, storage yards, equipment, and other site areas which require screening and the screening proposed
- Other information that may be requested by staff and pertains to demonstrating compliance with the requirements of this ordinance that specifically relate to the site plan.

A preliminary plat shall be submitted for all portions of the Planned Development that have received Detailed Site Plan approval

(s) Modification to applicable standards:

At the time the Detailed Site Plan is considered for approval, the property owner may request an amendment to the PUD.

In those instances where the property owner demonstrates that the requirements of this ordinance exclusive of building setback, parking, and building height meets the following conditions:

- a. Presents exceptional or extraordinary circumstances or conditions applicable to the property involved that do not apply generally to all property affected by this ordinance and which produce unreasonable practical difficulties or unreasonable and unnecessary hardships as a result of adhering to this ordinance.
- b. Prevents preservation and enjoyment of substantial property right of the petitioner in consonance and harmony with the enjoyment of their property by other neighboring owners subject to the conditions of this ordinance.
- c. Is not materially detrimental to the public welfare or injurious to the property or improvements resulting from this Ordinance.

The Pearland City Council may modify the requirements (exclusive of building setback, parking and building height) applicable to that site. All such modifications of the requirements of this ordinance (exclusive of building easement, setback, parking, and building height) shall be determined in the course of consideration of the Conceptual Development Plan and the Final Site Plan and Design.

SECTION 3.

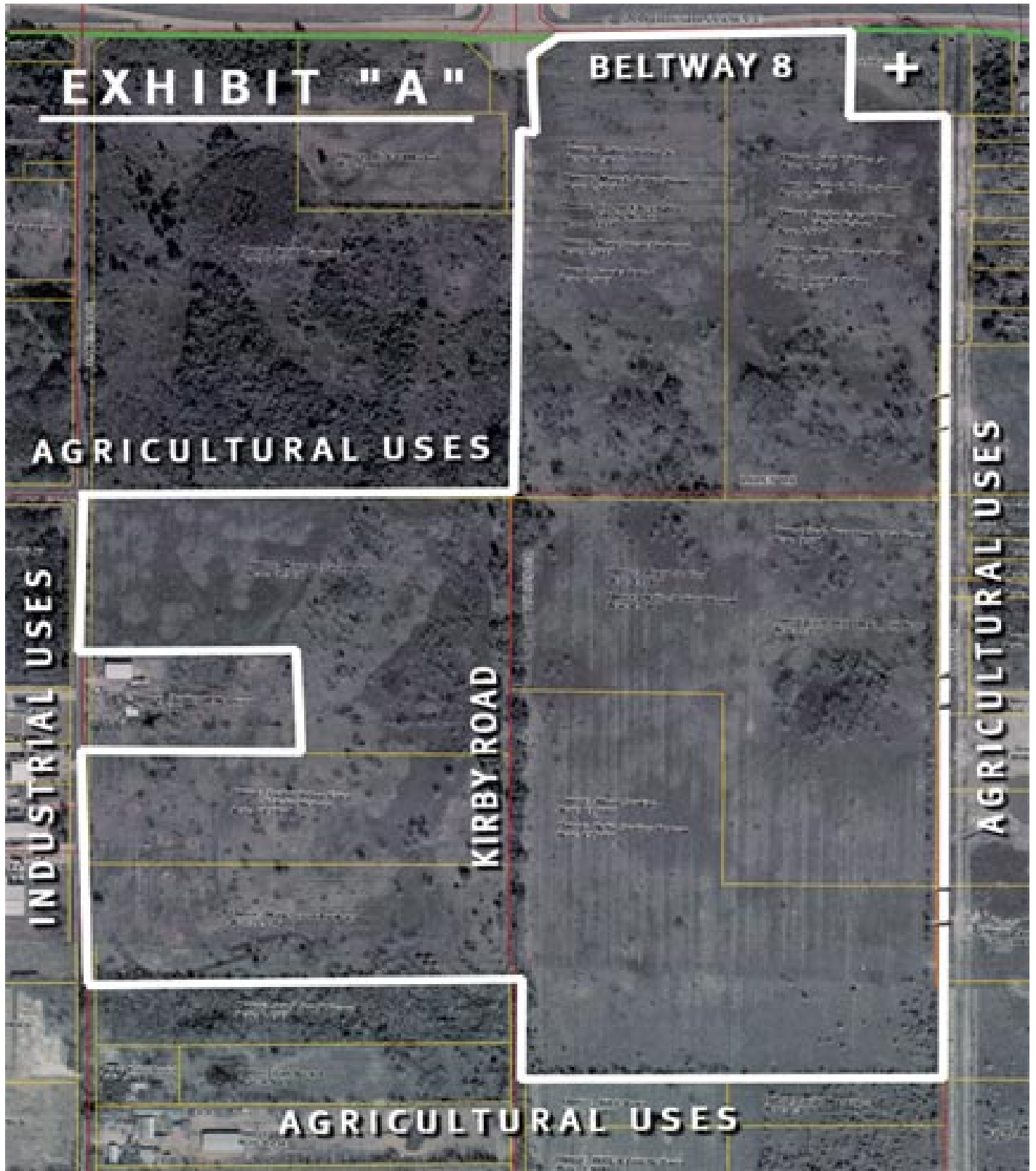
That unless otherwise expressly provided in this Ordinance, all regulations in the Pearland City Ordinances, as amended, and that are applicable to the Planned Unit Development shall apply to all property within the Planned Unit Development.



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Exhibit 'A' District Boundary Map





S. SAM HOUSTON TOLLWAY

3. 01-22-04
REVISED PROPOSED ALIGNMENTS
OF KIRBY & S. SPECTRUM
SUPERIMPOSED TO 3 PARCELS

NOTES:

1. THIS MAP IS A COMPOSITE MAP BASED ON SURVEYS PERFORMED BY SOUTH TEXAS SURVEYING ASSOCIATES, INC., DATED 06-06-03, 08-13-03 AND 08-15-03. SURVCON INC. ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THESE SURVEYS.

EXHIBIT MAP
LNR TRACTS IN BLOCK F OF THE
ALLISON RICHEY GULF COAST
HOMES SUBDIVISION
CITY OF PEARLAND
HARRIS COUNTY, TEXAS



SURVCON INC.
PROFESSIONAL SURVEYORS

SCALE: 1" = 400'	JOB NO. 010223-0576
DATE: 12-08-03	F.B. NO.
DRAWN BY: ELW	PROJECT: LENMAR TRACTS

GROSS AREA=45.05 ACRES
LESS THE SOUTH 20 FEET, EAST 20 FEET
AND WEST 20 FEET NET AREA=44.00 ACRES
(1,916,935 SQ. FT.)

PROPOSED KIRBY DRIVE
(137,661 SQ. FT. OF NET)

PROPOSED
NORTH SPECTRUM
(34,891 SQ. FT. OF NET)

PROPOSED
NORTH SPECTRUM
(35,007 SQ. FT. OF NET)

PROPOSED
NORTH SPECTRUM
(38,103 SQ. FT.)

TRACT "D"
20.2702 ACRES
(882,971 SQ. FT.)

TRACT "B"
11.0588 ACRES
(481,710 SQ. FT.)

GROSS AREA 60.0000 ACRES
(2,613,600 SQ. FT.)
LESS THE NORTH 20 FEET, EAST 20 FEET
AND WEST 20 FEET NET AREA=57.59 ACRES
(2,508,800 SQ. FT.)

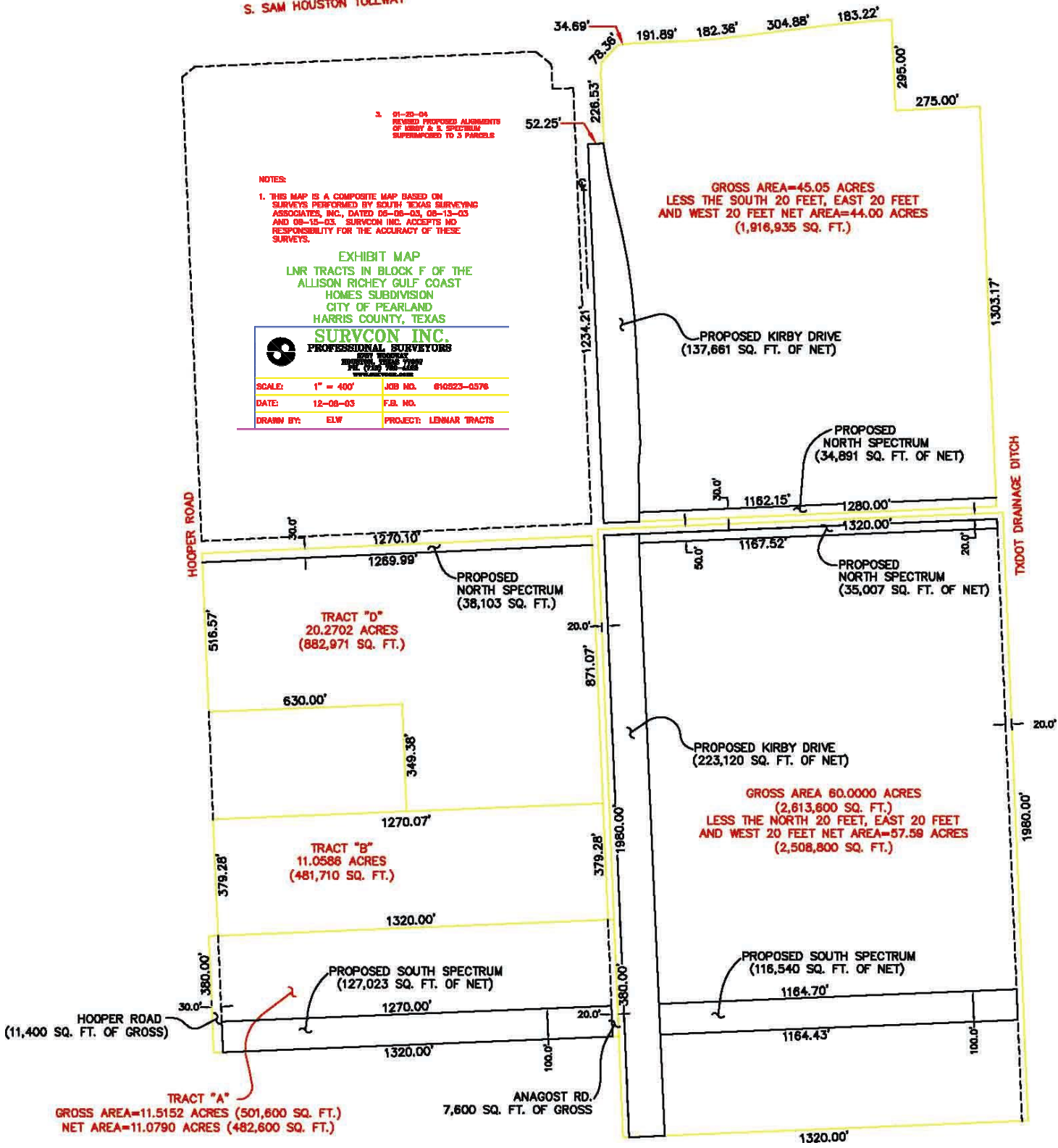
PROPOSED SOUTH SPECTRUM
(116,540 SQ. FT. OF NET)

PROPOSED SOUTH SPECTRUM
(127,023 SQ. FT. OF NET)

TRACT "A"
GROSS AREA=11.5152 ACRES (501,600 SQ. FT.)
NET AREA=11.0790 ACRES (482,600 SQ. FT.)

ANAGOST RD.
7,600 SQ. FT. OF GROSS

HOOPER ROAD
(11,400 SQ. FT. OF GROSS)



(See Legal Description for Meets and Bound Description Next Page)



Meets and Bounds Description

1. Legal Description:

Tract 1: The Southeast Tract

60.0000 acres (2,613,600 square feet) of land situated in the James Hamilton Survey, Abstract No. 876, being all of lots 39, 39 ½, 40, 40 ½, 41, 41 ½, 42, 42 ½, 55, 55 ½, 56, and 56 ½ in section or block "F" in the Allison-Richey Gulf Coast Home Co's. part of Suburban Gardens Subdivision recorded in Volume 3, page 40 of the map records of Harris County, Texas. Said 60.0000 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found in the center line of Anagnost Road (proposed Kirby Drive) (40 feet wide), and the center line of a 40 feet road easement recorded in Volume 4066, pages 475 and 481 of the deed records of Harris County, Texas, also being the southwest corner of lots 26 ½ and the southwest corner of the certain called 45.1958 acres tract recorded in Film Code No. 154-30-1591 of the deed records of Harris County, Texas;

THENCE North 87 degrees 41 minutes 01 seconds east, along the north line of said lots 39 and 40, being the south line of lots 26 ½ and 25 ½, being the south line of said 45.1958 acre tract, a distance of 1320.00 feet to a 5/8 inch iron rod set for the northeast corner in the center line of a 40 feet roadway easement (called Karalis Drive);

THENCE South 02 degrees 18 minutes 59 seconds East, along the center line of said Karalis Road, a distance of 1980.00 feet to a 5/8 inch iron rod set for the southeast corner, being the southeast corner of said lot 56 ½;

THENCE South 87 degrees 41 minutes 01 seconds West, along the south line of said lots 56 ½ and 55 ½, being the north line of lots 57 and 58, a distance of 1320.00 feet to a 5/8 inch iron rod set for the southwest corner in the center line of said Anagnost Road (proposed Kirby Drive);

THENCE North 02 degrees 18 minutes 59 seconds west, along said center line of Anagnost Road, a distance of 1980.00 feet to the point of beginning and containing 60.0000 acres (2,613,600 square feet) of land.

Tract 2: The West Tract (Composed of three parcels):

Parcel A:

All of lots 53 and 54 and the south fifty feet of lots 43 ½ and 44 ½ of Allison-Richey Gulf Coast Home Company Subdivision, Section F James Hamilton Survey, Abstract 876, Harris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the center of Hooper Road at the southwest corner of lot 53, said point being south 00 degrees 10 minutes West a distance of 1650.00 feet from the intersection of the center lines of Hooper and Riley Road;



THENCE South 89 degrees 50 minutes 00 seconds East along the south line of said lot 53, at 30 feet passing the east line of Hooper Road, continuing with a fence at 660 feet passing the southeast corner of said lot 53 (which is also the southwest corner of said lot 54), continuing along the south line of said lot 54 and with a fence at 1300 feet passing the west line of Anagnost Road, in all a distance of 1320.00 feet to the southeast corner of said lot 54;

THENCE North 00 degrees 10 minutes 00 seconds East with the east line of lot 54 at 330 feet passing the northeast corner of said lot 54 (same being the south east corner of said lot 43 ½) in all a distance 380 feet to a point for the northeast corner of this tract which is herein being partitioned to Benetta L. Bybee, Trustee under the will of Eldon Bybee, deceased, said corner being south 00 degrees 10 minutes 00 seconds West, 280 feet from the northeast corner of lot 43 ½ ;

THENCE North 89 degrees 50 minutes 00 seconds West parallel to the south line of said lot 43 ½ at 20 feet passing the west line of Anagnost Road, at 660 feet passing the west line of said lot 43 ½ (same being the east line of said lot 44 ½) continuing parallel to the south line of said lot 44 ½ at 1290.00 feet passing the fenced east line of Hooper Road, in all a distance 1320.0 feet to a point for corner in the west line of said lot 44 ½ (which is also the center line of Hooper Road);

THENCE South 00 degrees 10 minutes 00 seconds West with the center line of Hooper Road at 50 feet passing the southwest corner of said lot 44 ½ (same being the northwest of said lot 53) in all a distance of 380.00 feet to the place of beginning containing 11.079 acres of land exclusive of that part which lies within the boundaries of Hooper and Anagnost Roads.

The land hereby set aside to Benetta L. Bybee Trustee under the will of Eldon Bybee is subject to two road easements as follows:

- 1) A strip 30 feet wide off of the west end of said land is within the boundaries of Hooper Road (60 foot wide Road)
- 2) A strip 20 feet wide off of the east end of said land is within the boundaries of Anagnost Road (a 4 foot wide road)

Parcel B:

All that certain 11.0586 acres (481,710 square feet) of land out of the Allison-Richey Gulf Coast Company Subdivision Section "F", in the James Hamilton Survey A-876, Harris County, Texas and being more particularly described in metes and bounds as follows:

COMMENCING at the northwest corner of that certain called 47.5234 acres of land described in a deed dated 7-12-1973 from E. T. Russell, Trustee to John Clinton Bybee, Jr. et al, filed in the official public records of real property of Harris County, Texas at Clerk File No. D-922889, Film Code No. 164-30-1596, from which a fence post bears South 46 degrees 54 minutes East, 0.9 feet;



THENCE South 00 degrees 10 minutes 00 second West 865.95 feet, along the east right of way line of Hooper Road (60 feet wide) to a found ½ inch iron rod marking a point of beginning of the herein descried tract;

THENCE South 89 degrees 45 minutes 32 seconds East 1270.07 feet to a set 5/8 inch iron rod for corner;

THENCE South 00 degrees 10 minutes 00 seconds West 379.28 feet along the west right-of-way line of Anagnost Road (40 feet wide) (not open), to a set 5/8 inch iron rod for corner;

THENCE North 89 degrees 45 minutes 32 seconds West 1270.06 feet to a set ½ inch iron rod for corner;

THENCE North 00 degrees 10 minutes 00 seconds East 379.28 feet along the east right-of-way line of said Hooper Road, to the point of beginning and containing 481,710 square feet (11.0586 acres) of land more or less.

Parcel D:

All that certain 882,971 square feet of land out of the Allison-Richey Gulf Coast Home Company Subdivision, Section “F”, in the James Hamilton Survey A-876, Harris County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at the northwest corner of that certain called 47.5234 acres of land described as “Tract No. 2” in a deed dated 7-12- 1973 from E.T. Russell, Trustee of to John Clinton Bybee, Jr. et al, filed in the official public records of real property of Harris County, Texas at Clerk File No. D-922889, Film Code No. 164-30-1596, from which a fence post bears South 46 degrees 54 minutes East, 0.9 feet;

THENCE South 89 degrees 39 minutes 23 seconds East a distance of 1270.10 feet along the south right-of-way line of Riley Road (40 feet wide) (not open), to a 5/8 inch iron rod set marking the northeast corner of said called 47.5234 acre tract (as occupied), for corner;

THENCE South 00 degrees 10 minutes 00 seconds West a distance of 871.07 feet along the west right-of-way line of Anagnost Road (40 feet wide) (not open), to a set 5/8 inch iron rod for corner;

THENCE North 89 degrees 45 minutes 32 seconds West with the north line of a 11.0585 acre tract a distance of 640.07 feet to a found ½ inch iron rod for corner;

THENCE North 00 degrees 10 minutes 00 seconds East with the east line of a 5.0530 acre tract of land formerly sold by Mary Elizabeth Bybee Brown to the



Stone Company of Houston, Inc. a distance of 349.38 feet to a point for corner from which a found $\frac{1}{2}$ inch iron rod bears North 64 degrees 44 minutes East, 0.7 feet;

THENCE North 89 degrees 45 minutes 32 seconds West with the north line of the said tract sold to the Stone Company of Houston, Inc. a distance of 630.0 feet to a point for corner, from which a fence post bears North 46 degrees 39 minutes East, 1.3 feet;

THENCE North 00 degrees 10 minutes 00 seconds East a distance of 516.57 feet along the east right-of-way line of Hooper Road (60 feet wide), to the point of beginning and containing 882,971 square feet (20.2702 acres) of land more or less.

Tract 3: The North East Tract

44.00 acres 1,916,935 square feet) being all that parcel or tract of land in Harris County, Texas being all of lots $9\frac{1}{2}$, $10\frac{1}{2}$, 23, $23\frac{1}{2}$, 24, $24\frac{1}{2}$, 25, $25\frac{1}{2}$, 26, $26\frac{1}{2}$ of Allison- Richey Gulf Coast Home Company Subdivision, according to plat thereof recorded in Volume 3, Page 40 of the Map Records of Harris County, Texas, and being out of section "F" of said subdivision.

LESS and except the east half $\frac{1}{2}$ (20 feet) of Anagnost Road and the north half (20 feet) of Riley Road, and the west half (20 feet) of Karalis Road, and the Almeda Cemetery Association called 1.86 acres out of said lot $9\frac{1}{2}$ as described in Volume 313, Page 635 through 636 of the Deed Records of Harris County, Texas, and the 0.8368 acre strip of the north portions of said lots $9\frac{1}{2}$ and $10\frac{1}{2}$ described in the right-of-way deed for 6.7722 acres from M. M. Verheul to County of Harris, dated 10-14-59, recorded in Volume 3877, Page 462 of the Deed Records of Harris County, Texas and also save and except a 1.23 acre tract out of lots $9\frac{1}{2}$, $10\frac{1}{2}$, and 23 conveyed to Harris County, said 44.00 acre tract being fully described by metes and bounds as follows:

BEGINNING at a $\frac{5}{8}$ inch iron rod set at point of intersection of the east right-of-way line of said Anagnost Road and the north right-of-way line of said Riley Road, for the southwest corner of this tract, being a point North 02 degrees 18 minutes 59 seconds West, 20.00 feet and North 87 degrees 41 minutes 01 seconds East, 20.00 feet from the southwest corner of said lot $26\frac{1}{2}$;

THENCE North 87 degrees 41 minutes 01 seconds East, with said north right-of-way line of Riley Road a distance of 1280.0 feet to a $\frac{5}{8}$ inch iron rod set at point of intersection with the west right-of-way line of said Karalis Road, for the southeast corner of this tract, being point North 02 degrees 18 minutes 59 seconds West, 20.00 feet and South 87 degrees 41 minutes 01 seconds West 20.00 feet from the southeast of said lot $25\frac{1}{2}$;



THENCE North 02 degrees 18 minutes 59 seconds West, with said west right-of-way line of Karalis Road, a distance 1303.17 feet to a 5/8 inch iron rod set for the southeast corner of said Almeda Cemetery Association 1.86 acre tract;

THENCE South 87 degrees 30 minutes 45 seconds West with south line of said cemetery 1.86 acre tract, a distance 275.0 feet to a 5/8 inc iron rod set for the southwest corner of same;

THENCE North 02 degrees 18 minutes 59 seconds West with west line of said cemetery 1.86 acre tract, a distance of 295.00 feet to a 5/8 inch iron rod set for the northwest corner of same being also on the south line of said 6.7722 acre right-of-way conveyed to Harris County on 10-14-59 and the east corner of said 1.23 acre tract and also being the beginning of a curve to the left;

THENCE in a Westerly direction along said curve to the left having a radius of 2269.83 feet and arc of 183.22 feet to a 5/8 inch iron rod set for the point of tangency;

THENCE South 82 degrees 53 minutes 15 seconds West continuing with said right-of-way, a distance of 304.68 feet to a 5/8 inch iron rod set for the beginning of a curve to the right;

THENCE in a Westerly direction along said curve to the right having a radius of 2313.83 feet and arc a distance of 182.36 feet to the end of said curve;

THENCE South 87 degrees 24 minutes 11 seconds West, continuing with said right-of-way 191.89 feet to a highway Disk found for an angle point;

THENCE South 81 degrees 32 minutes 46 seconds West, continuing with said right-of-way, 34.69 feet to a highway Disk found for an angle point;

THENCE South 42 degrees 24 minutes 11 seconds West, continuing with said right-of-way, 78.38 feet to a highway Disk found for an angle point;

THENCE South 03 degrees 15 minutes 36 seconds West, 34.60 feet to a highway Disk found for an angle point;

THENCE South 02 degrees 35 minutes 49 seconds East, a distance of 226.53 feet to a highway found for corner;

THENCE South 87 degrees 24 minutes 11 seconds West, a distance of 52.44 feet to a 5/8 inch iron rod set for corner in the east bright-of way line of Anagnost Road (40 feet wide);



THENCE South 02 degrees 18 minutes 59 seconds East, along said right-of-way line of Anagnost Road 1234.21 feet to the point of beginning and containing 44.00 acres (1,916,935 square feet) of land.



Exhibit 'B' Land Use District Map

- **DISTRICT A:** The Beltway 8 District: District "A" is intended for non-residential development that typically desires high visibility from major thoroughfares. Retail and office uses are preferred in this district and include shops and restaurants (as stand alone uses or uses associated with a dominant use such as office), which attract pedestrian activities and enhance the desirability of the Planned Unit Development. In addition, Science/ Technology land uses (and associated functions including manufacture, warehouse, and distribution) are also preferred. Development in district "A" should respect natural features such as creeks and drainage ways by integrating such features into the overall design.
- **DISTRICT B:** The Mixed Use Science/ Technology District: District "B" is intended to be a broader base Science/ Technology community within the Planned Unit Development. However, a wide variety of land uses are permitted and intended to allow for optimum market feasibility. Such land uses include manufacturing, warehouse, and distribution developed in compliance with uniform landscape design, screening design, and building quality standards that will promote an overall visual continuity and perpetuate the influence of natural features. Development should also respect natural features such as creeks and drainage ways by integrating such features into the overall design of the site (s). Accommodating pedestrian movement is also important to this district due to its central location within the overall Spectrum District.
- **DISTRICT C:** The Mixed Use Industrial District: District "C" is intended for transition from, and support of, the Science/ Technology community envisioned for District "B". Therefore, District "C" has two purposes:
 - Make appropriate transition between the above-described Science/ Technology land uses and the heavy/ light industrial uses to the west of Kirby Drive with industrial, and/ or distribution and/ or office uses that provide transition.
 - Provide industrial and/ or distribution and/ or office land uses that support and reinforce the Science/ Technology uses where such support uses have a forward or backward linkage to the Science/ Technology District "B".

Therefore, District "C" permits industrial and/ or distribution/ warehouse and/ or office uses, which generally accomplish one or both of the above-stated purposes.



EXHIBIT 'B'

-  DISTRICT "A"
THE BELTWAY DISTRICT
-  DISTRICT "B"
THE MIXEDUSE TECHNOLOGY DISTRICT
-  DISTRICT "c"
THE MIXEDUSE INDUSTRIAL DISTRICT
-  PROPOSED ROADS
-  PROPERTY BOUNDARY

NTS

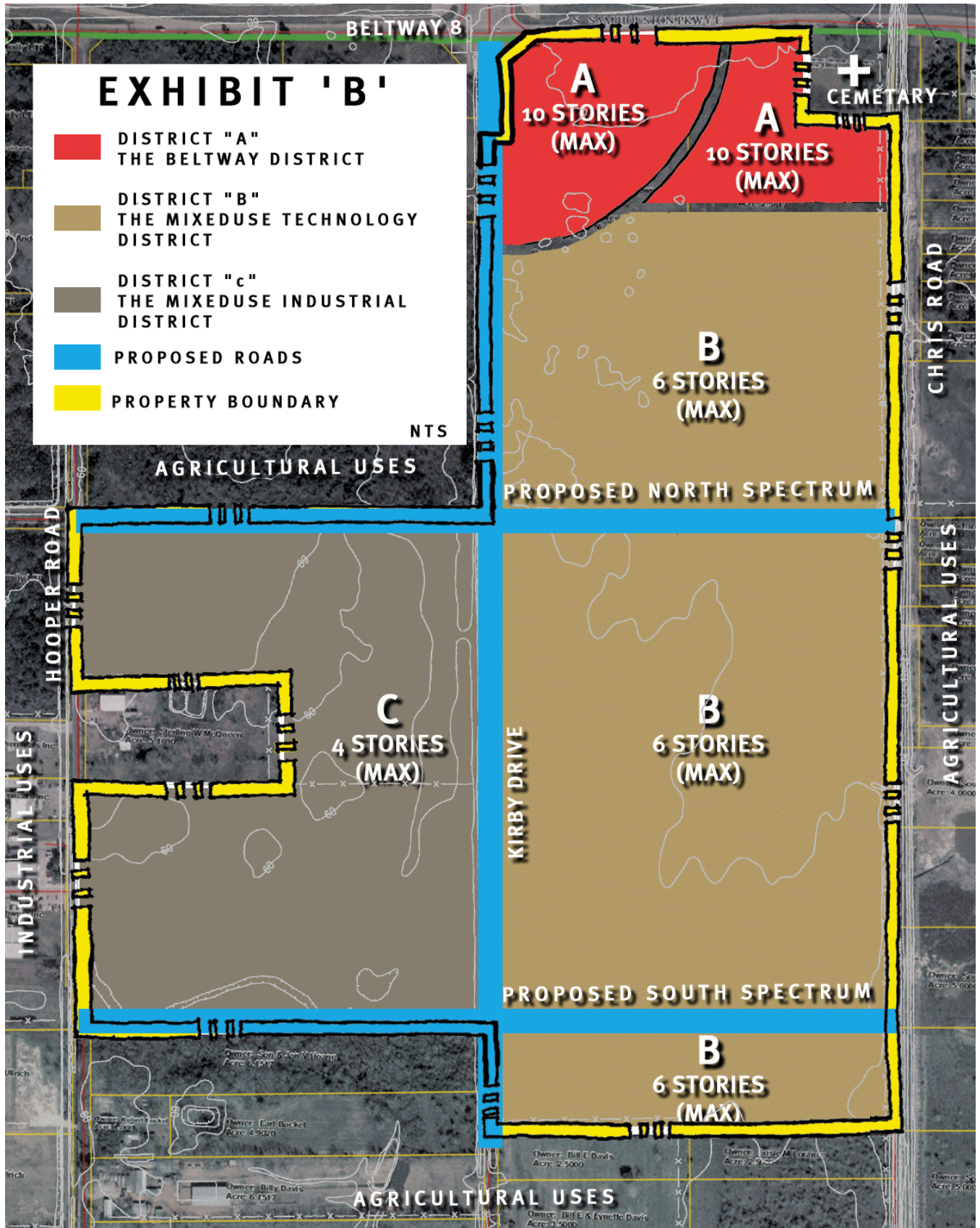




Exhibit 'C' Permitted Uses
Definitions See Appendix # 10



APPROVED USES (Exhibit 'C')

LEGEND

<i>Symbol</i>	<i>Definition</i>
Y	Use by right **
N (or blank)	Prohibited use
X	Allowed by right in all districts when contained within a structure housing a dominate use by right (Y) or permitted in district A when part of a multi-tenant retail/commercial project.
S	Permitted by Special Use Permit only

- All zones / district letter refer to "Exhibit B"

<i>Utility and Service Uses**</i>	ZONES / DISTRICTS *		
	<i>A</i>	<i>B</i>	<i>C</i>
Utility installation other than listed	S	S	S
Governmental installation other than listed			Y
Local utilities	Y	Y	Y
Electrical substation	S	S	S
Electrical energy generating plant	S	S	S
Radio, television or microwave tower	S	S	S
Commercial radio or television transmitting station	S	S	S
Sewage pumping station		Y	Y
Sewage treatment plant			
Telephone exchange, switching and transmitting equipment	Y	Y	Y
Water reservoir, well or pumping station	S	S	S
Water treatment plant		S	
Lift Station	Y	Y	Y



<i>Transportation Use</i>	ZONES / DISTRICTS *		
	<i>A</i>	<i>B</i>	<i>C</i>
Public Passenger bus station and terminal			Y
Bus passenger shelter	Y	Y	Y
Heliport	S	S	
Helistop	S	S	
Railway/Light Rail passenger station, but not including railroad and storage yards	Y	Y	Y

<i>Medical Uses</i>	ZONES / DISTRICTS *		
	<i>A</i>	<i>B</i>	<i>C</i>
Hospital	Y	Y	Y
Establishment for care of alcoholic, narcotic, or psychiatric patients		Y	Y
Convalescent and nursing homes and related institutions		Y	Y
Medical clinic or ambulatory surgical center	X	Y	Y
Medical or scientific laboratory	Y	Y	Y
Optical Shop	X	X	
Medical appliance fitting and sales	X	X	
Ambulance service	X	Y	Y

<i>Educational Uses</i>	ZONES / DISTRICTS *		
	<i>A</i>	<i>B</i>	<i>C</i>
Public or private school	S	S	S
Institution for special education	S	S	S
Business school	S	Y	Y
Technical school	S	Y	Y
College, university, or seminary	Y	Y	
Library, art gallery, or museum	X	Y	S



<i>Recreation and Entertainment Uses</i>	ZONES / DISTRICTS *		
	A	B	C
Public park or playground	Y	Y	Y
Game court center	Y	Y	Y
Private recreation club or area	Y	Y	Y
Country club with private membership		Y	
Inside commercial amusement	Y	Y	
Carnival or Circus (Temporary)	S	S	S
<hr/>			
<i>Bar and Restaurant Uses</i>	ZONES / DISTRICTS *		
	A	B	C
Bar / Lounge / or Tavern (excluding Sexually Oriented Businesses)	S		
Restaurant with alcoholic beverages and/ or entertainment (dine-in only)	Y	X	
Restaurant without alcoholic beverages and/ or entertainment (dine-in only)	Y	X	
Drive-up / Drive through restaurant	Y	X	
Private club	X/S	X/S	
Catering/ Convenience food services	X	X	X



<i>Professional, Personal Service and Custom Craft Uses</i>	ZONES / DISTRICTS *		
	A	B	C
Office	Y	Y	Y
Temporary construction or sales office	S	S	S
Bank or savings and loan office (without drive-in window)	Y	X	X
Bank or savings and loan office (with drive-in window)	Y		
Trade center (a facility for exhibition, trade shows, and/ or conventions)	Y	Y	Y
Barber and beauty shop	X	X	X
Mortuary or funeral home	S	S	S
Health studio	Y	Y	X
Custom cleaning shop	X	X	Y
Self service laundry or dry cleaning	X	X	X
Commercial laundry or dry cleaning			Y
Laundry or cleaning pick-up and receiving station	X	X	Y
Commercial Cleaning support services for Laboratory and industrial uses		S	Y
Key shop	X	X	Y
Shoe repair	X	X	Y
Tailor, custom sewing and millinery	X	X	Y
Travel bureau	X	X	X
Broadcasting or recording studio	X	X	X
Instructional arts studio	X		
Handcrafted artwork studio	X		
Handcraft bookbinding	X		
Photography studio	X		
Safe deposit boxes	X		
Commercial mailboxes	X	X	X



<i>Retail Uses</i>	ZONES / DISTRICTS *		
	A	B	C
Retail Stores other than listed	S		
Antique shop	X		
Art galleries (commercial)	X		
Retail food store	X	X	X
Bakery or confectionary shop	X		
Book and stationery store	X		
Camera shop	X		
Cigar, tobacco and candy store	X		
Clothing and Accessories store	X		
Drugstore (under 20,000 s.f.)	X	X	X
Drugstore (over 20,000 s.f.)	Y		
Florist store	X	X	X
Pet shop and/ or Pet Accessories	X		
Furniture store	Y		
Hardware or sporting goods store (under 20,000 s.f.)	X		
Hardware or sporting goods store (over 20,000 s.f.)	Y		
Home improvement center (under 20,000 s.f.)	X		
Home improvement center (over 20,000 s.f.)	Y		
Hobby and art supplies store	X		
Paint and wallpaper store	X		
Swimming pool sales and supply	X	S	Y
Department Store (including discount department stores)	Y	X	S
Toy Store	X		
Coffee Merchant	X	X	X
Electronic Store (under 20,000 s.f.)	X		
Design Center (under 20,000 s.f.)	X		
Electronic Store (over 20,000 s.f.)	Y		
Design Center (over 20,000 s.f.)	Y		
Eyewear and/ or Medical Supplies	X	X	X
Gift and/ or card Store	X	X	X
Jewelry and/ or Accessories	X		
Cosmetics and/ or Personal Care Products, Barbershop, Hair Salon, Nail Salon, or other Personal Grooming Store	X		
Shoes, and/ or Purses, and/ or Leather	X		



Goods Store			
Music, and/ or Video, and/ or electronic game Store	X		
Mobile Phone Store	X	X	X
Home Entertainment Store (under 20,000 s.f.)	X	X	X
Home Entertainment Store (over 20,000 s.f.)	Y		
Candy and/ or Specialty Food Store	X	X	X
Postal Center and/ or Copy Center and/ or Personal Service	X	X	X
Dance Studio	X	X	X
Computer Store and/ or Service Center	X		
Candles, and/ or lighting and/ or Home Accessories	X		
Auto Electronics and/ or Accessories	X		
Motor Vehicle Related Uses			
	ZONES / DISTRICTS *		
	A	B	C
Auto parts sales (inside only)	X		
Car wash	S	X	X
Service station	S	S	S
Commercial parking lot or garage	S	S	S
Commercial Uses			
	ZONES / DISTRICTS *		
	A	B	C
Appliance fix-it shop	X		
Custom furniture construction, repair, or upholstery shop	X		
Tool and equipment rental (inside)	X	X	X
Job printing, lithographer, printing or blueprinting plant	X	X	Y
Duplication shop	X	X	X
Custom print shop	X	X	Y
Garden shop, plant sales, or greenhouse (under 20,000 s.f.)	X	X	
Garden shop, plant sales, or greenhouse (over 20,000 s.f.)	Y	X	Y



<i>Industrial, Warehouse and Manufacturing Uses</i>	ZONES / DISTRICTS *		
	<i>A</i>	<i>B</i>	<i>C</i>
Temporary concrete or asphalt batching plant	S	S	S
Distribution Facility	S	Y	Y
Manufacturing, Fabrication, Processing and Assembly - Light	S	Y	Y
Manufacturing, Fabrication, Processing and Assembly - Other		S	Y
Laboratory Research	S	Y	Y
Manufacturing laboratory	S	Y	Y
<i>Accessory Uses</i>			
	ZONES / DISTRICTS *		
	<i>A</i>	<i>B</i>	<i>C</i>
Game Court (private use only)	X	X	X
Swimming Pool (private use only)	X	X	X
Christmas tree sales (temporary)	X	X	X
Private streets or alleys	Y	Y	Y
Farmers market (temporary)	S	S	S
Agricultural	Y	Y	Y
Street fairs (temporary)	S	S	S



ATTACHMENTS;

- 1. MATERIALS COLOR CHARTS (2 PAGES)**
- 2. TYPICAL GRADING SECTIONS (2 PAGES)**
- 3. KIRBY DRIVE PLAN/ SECTION**
- 4. SPECTRUM DRIVE PLAN/ SECTION**
- 5. TYPICAL STREETS (ALL OTHER) PLAN/SECTION**
- 6. SITE DEVELOPMENT STANDARDS (2 PAGES)**
- 7. APPROVED LANDSCAPE CHART (3 PAGES)**
- 8. SIGNAGE STANDARDS (3 PAGES)**
- 9. AMENITIES/ HARDSCAPE CHART (2 PAGES)**
- 10. USE DEFINITIONS**



1. MATERIALS COLOR CHARTS

Concrete/Stucco Color Chart

560 20YY 68/102 Russian White	664 30YY 72/097 Raw Twine	547 20YY 51/178 Classic Ivory
490 10YY 67/213 Kiva Glow	665 30YY 74/121 Crewelwork	540 20YY 51/306 Butterfield
476 10YY 53/337 Golden Wheat	556 20YY 64/171 Dakota Land	2009 40YY 75/084 Sea Pearl
475 10YY 49/378 Honeysweet	549 20YY 59/205 Golden Champagne	
561 20YY 69/120 Desert Floor	653 30YY 67/084 European White	
563 20YY 70/138 Amish Linen	2002 26YY 71/098 Bone White-RM	
484 10YY 60/224 Abbey Cream	658 30YY 70/120 Antique Linen	
424 00YY 43/304 Corsican Treasure	554 20YY 63/149 Brazil Nut	

Masonry Color Chart

215 50YR 31/297 Ancient Copper	560 20YY 68/102 Russian White	664 30YY 72/097 Raw Twine	547 20YY 51/178 Classic Ivory
209 50YR 21/318 Clay Pot	490 10YY 67/213 Kiva Glow	665 30YY 74/121 Crewelwork	540 20YY 51/306 Butterfield
268 60YR 25/349 Emberglow	476 10YY 53/337 Golden Wheat	556 20YY 64/171 Dakota Land	2009 40YY 75/084 Sea Pearl
267 60YR 21/379 Colorado Rust	475 10YY 49/378 Honeysweet	549 20YY 59/205 Golden Champagne	554 20YY 63/149 Brazil Nut
325 80YR 26/323 Autumn Blush	561 20YY 69/120 Desert Floor	653 30YY 67/084 European White	424 00YY 43/304 Corsican Treasure
366 90YR 26/250 Ocher Tan	563 20YY 70/138 Amish Linen	2002 26YY 71/098 Bone White-RM	
417 00YY 31/407 Sun Valley	484 10YY 60/224 Abbey Cream	658 30YY 70/120 Antique Linen	

These colors are from the ICI Master Palette Color System. Brick colors, stone colors, concrete colors, and roof colors are to be matched to these colors on the ICI color chart (the chart reproduced here vary somewhat from the original chart). Procure a copy of the actual ICI color for exact matching.



MATERIALS COLOR CHARTS (PAGE 2)

Roofing/Metal Finishes Color Chart



319 80YR 13/227
Tobacco Road



945 10GY 21/119
Minnesota Pines



354 90YR 10/244
Timber Trail



1035 50GY 24/110
Privet Hedge



515 20YY 26/117
American Eagle



408 00YY 19/068
Great Smokie Mt.



456 10YY 18/074
Fauna



686 40YY 29/068
Ashton Grey



458 10YY 23/184
Canvasback



685 40YY 25/074
Grey Mountain



508 20YY 15/152
Cavalry Brown



684 40YY 20/081
Plateau Grey



587 30YY 21/129
Boulder



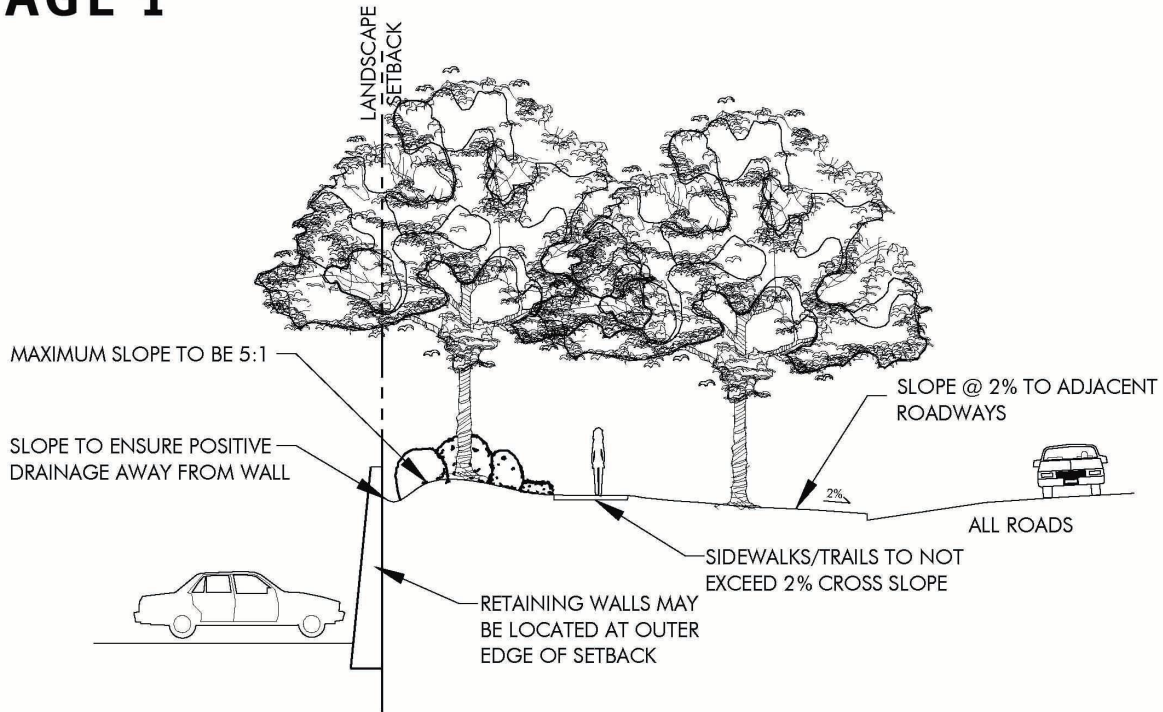
682 40YY 13/094
Bronze

These colors are from the ICI Master Palette Color System. Brick colors, colors, concrete colors, and roof colors are to be matched to these colors on the ICI color chart (the charts reproduced here vary somewhat from the original charts). Procure a copy of the actual ICI color for exact matching.

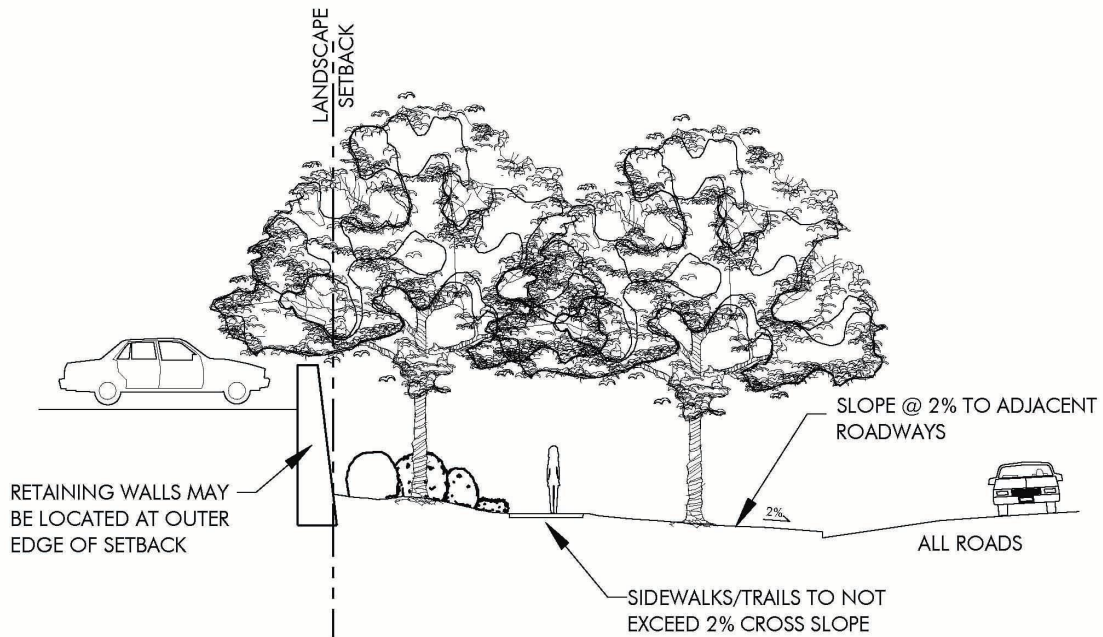


2. TYPICAL GRADING SECTIONS

PAGE 1



LANDSCAPE SETBACK
BERMING (W/ RETAINING WALLS)

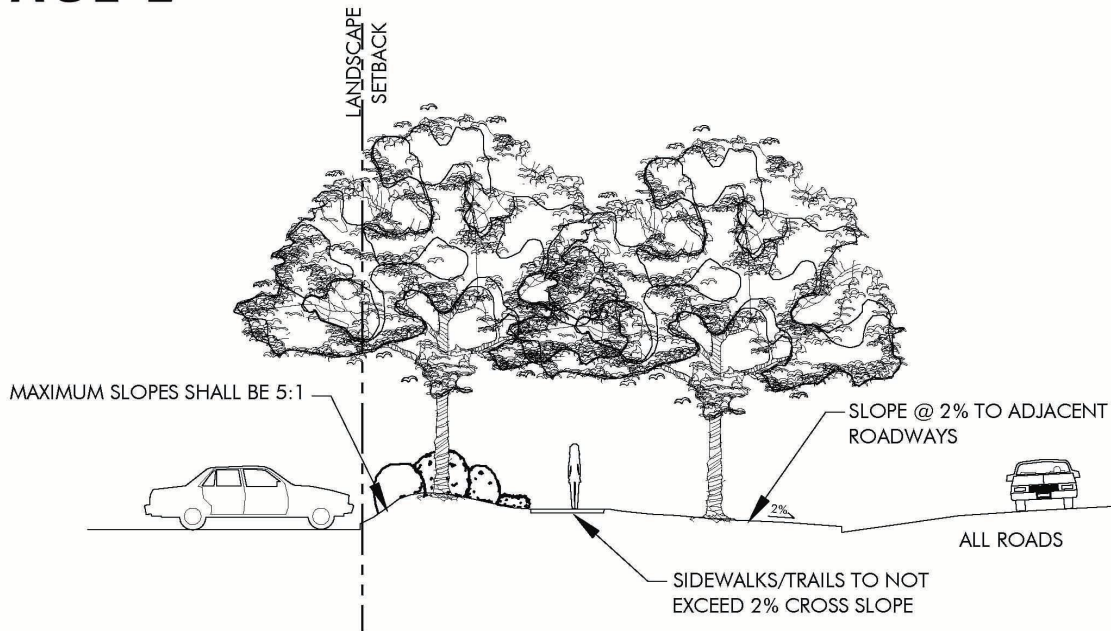


LANDSCAPE SETBACK
BERMING (W/ RETAINING WALLS)

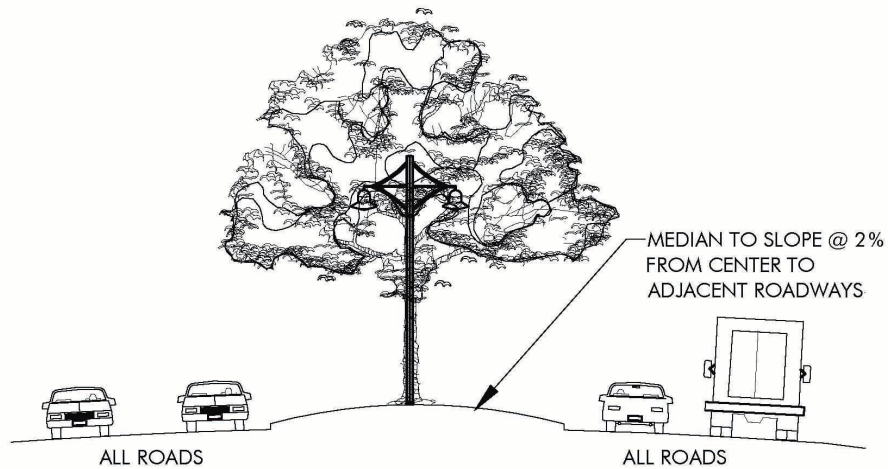


2. TYPICAL GRADING SECTIONS (cont.)

PAGE 2



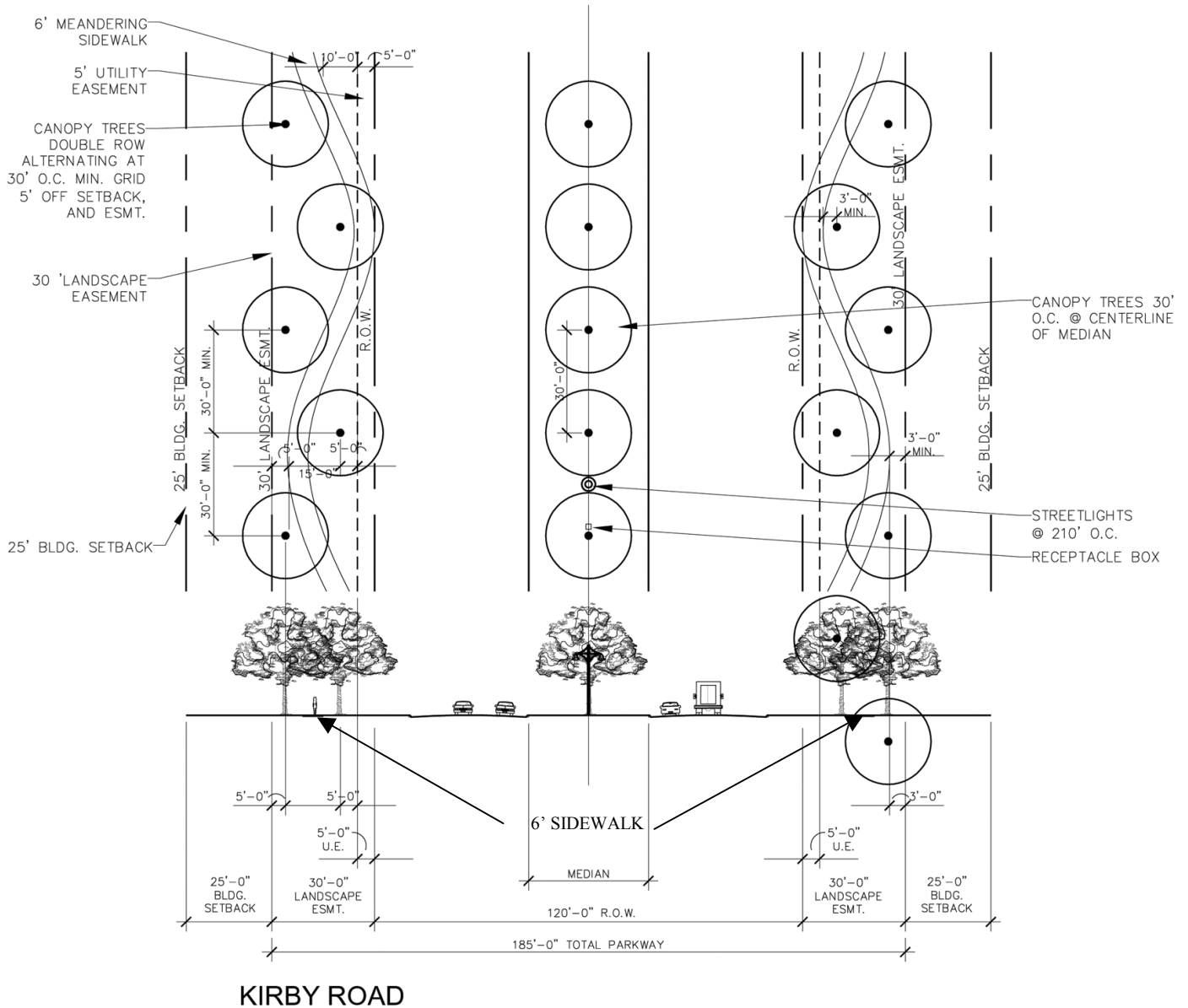
LANDSCAPE SETBACK BERMING (NO RETAINING WALLS)



MEDIAN BERMING

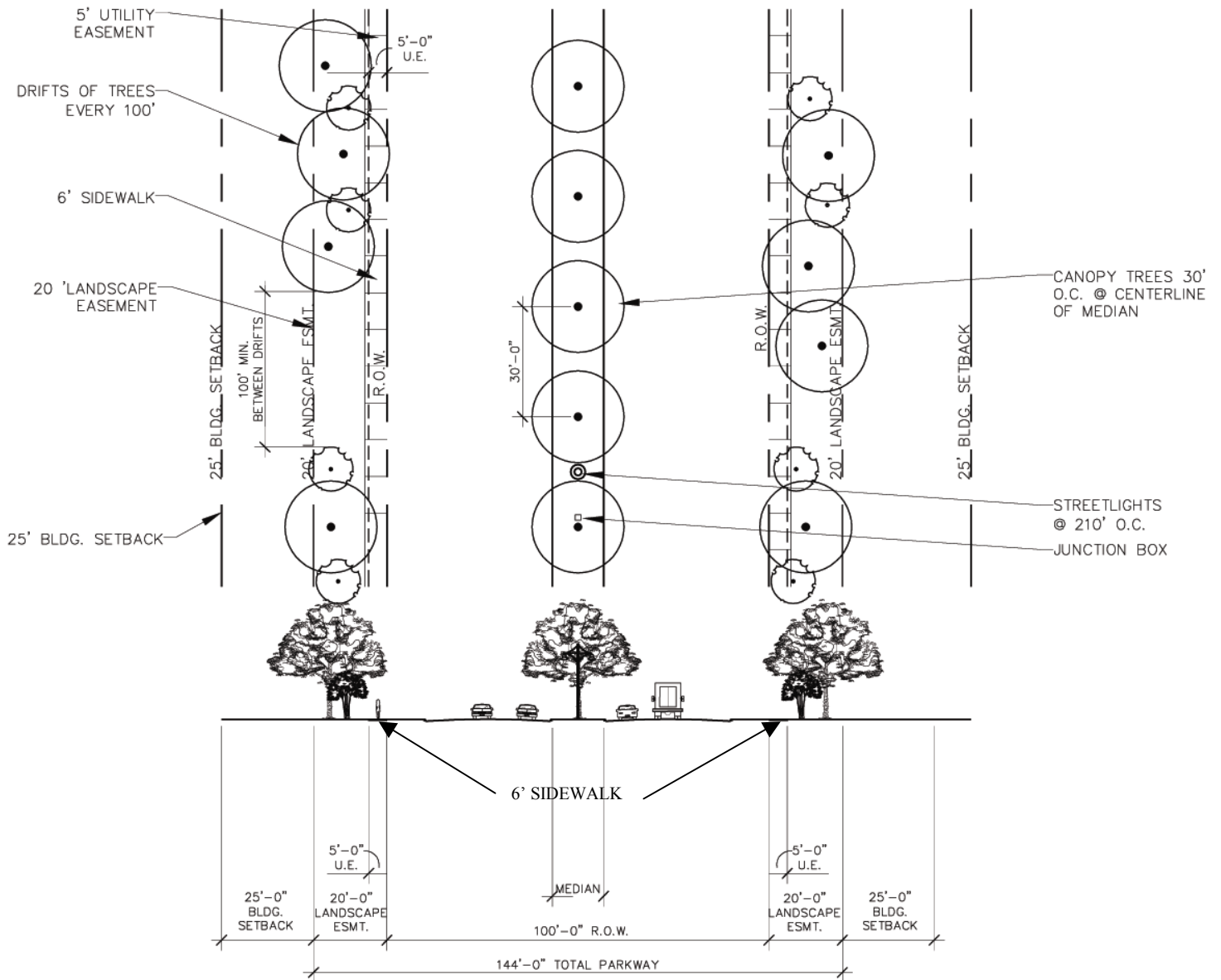


3. KIRBY DRIVE STREET SECTION





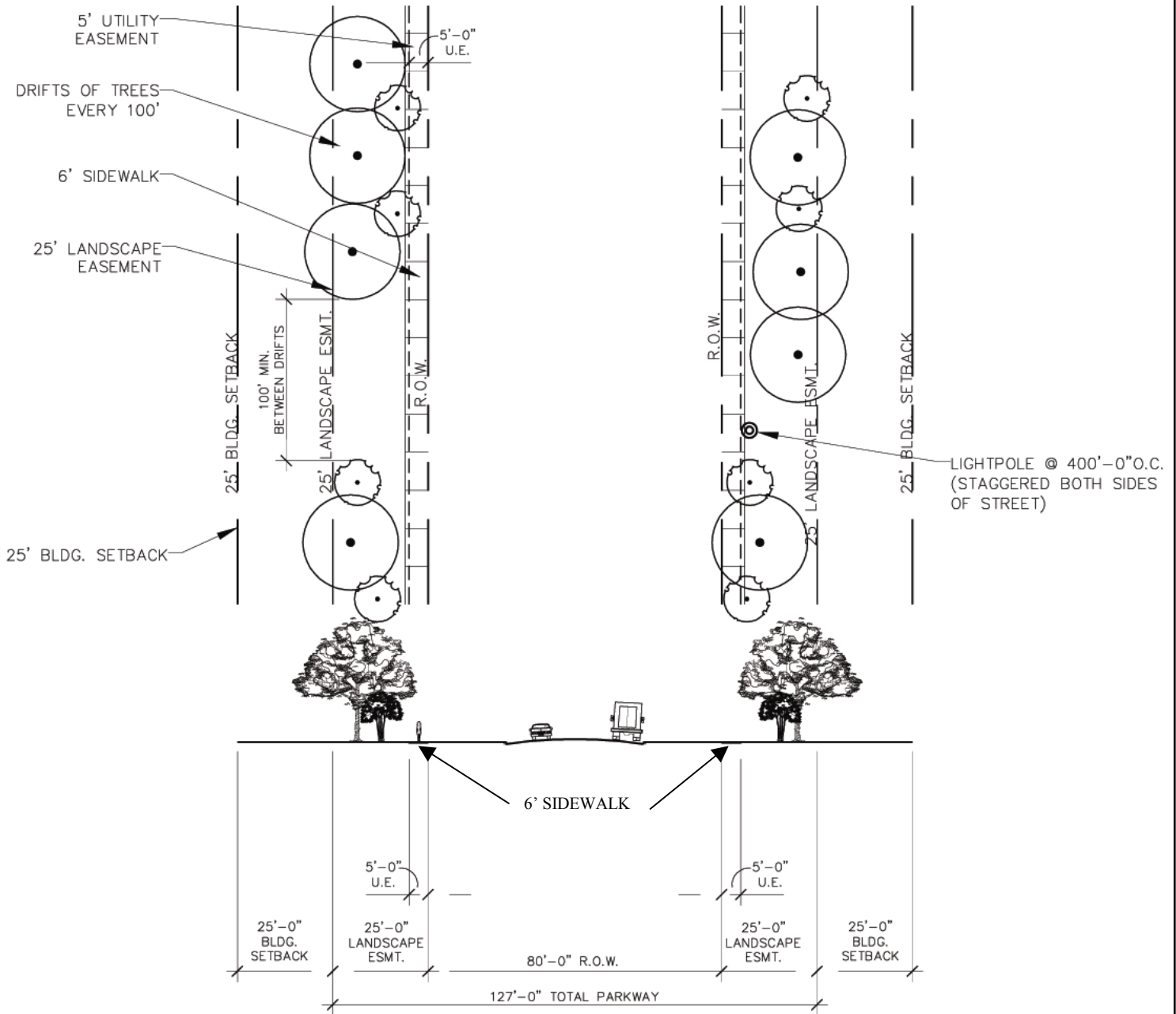
4. SPECTRUM DRIVE STREET SECTION



SPECTRUM DRIVE



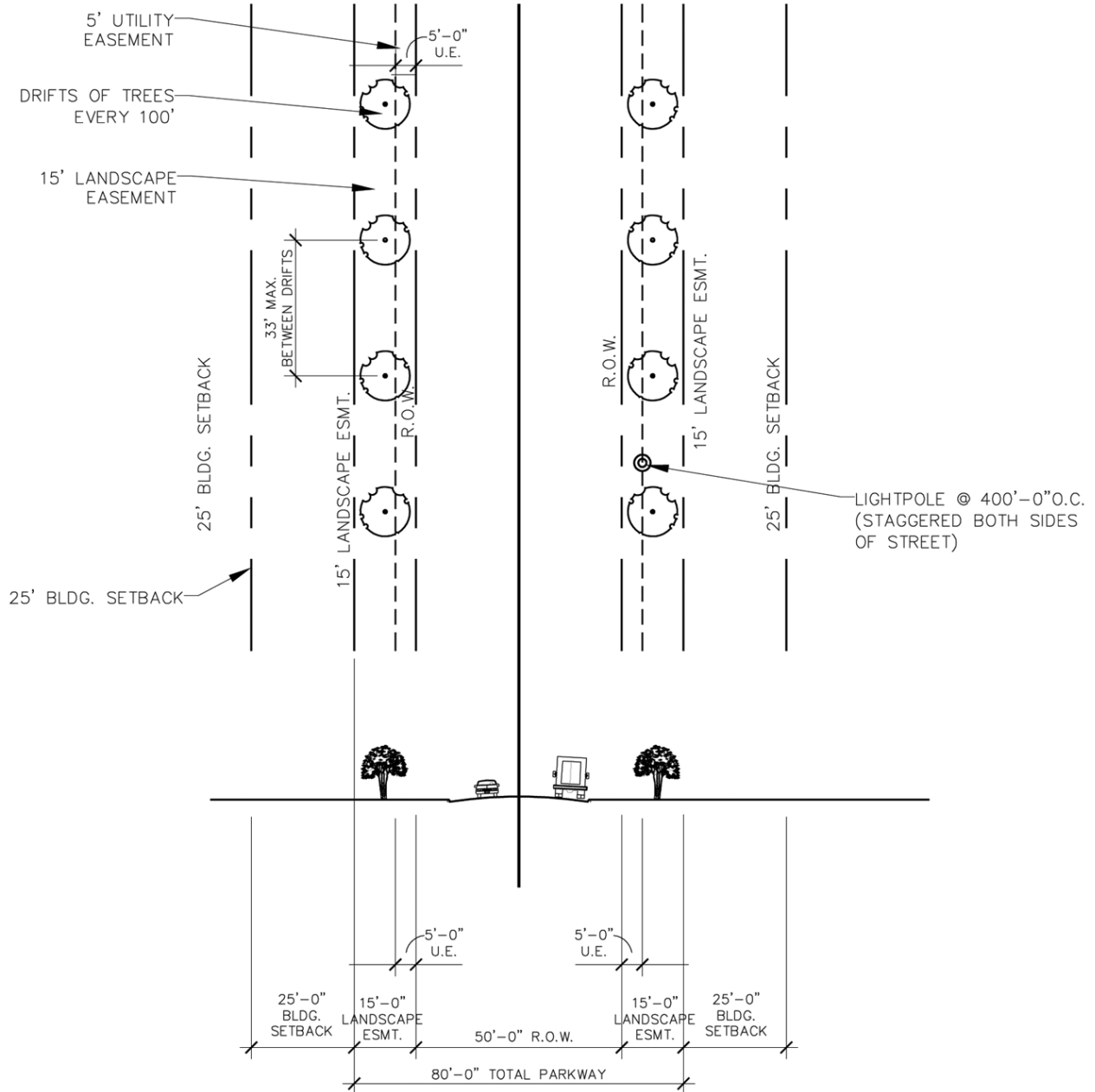
5. COLLECTOR STREET SECTION (OTHER THAN THOSE DESCRIBED ABOVE)



TYPICAL STREETScape



6. STREETS WITHIN SUBDIVIDED QUADRANTS



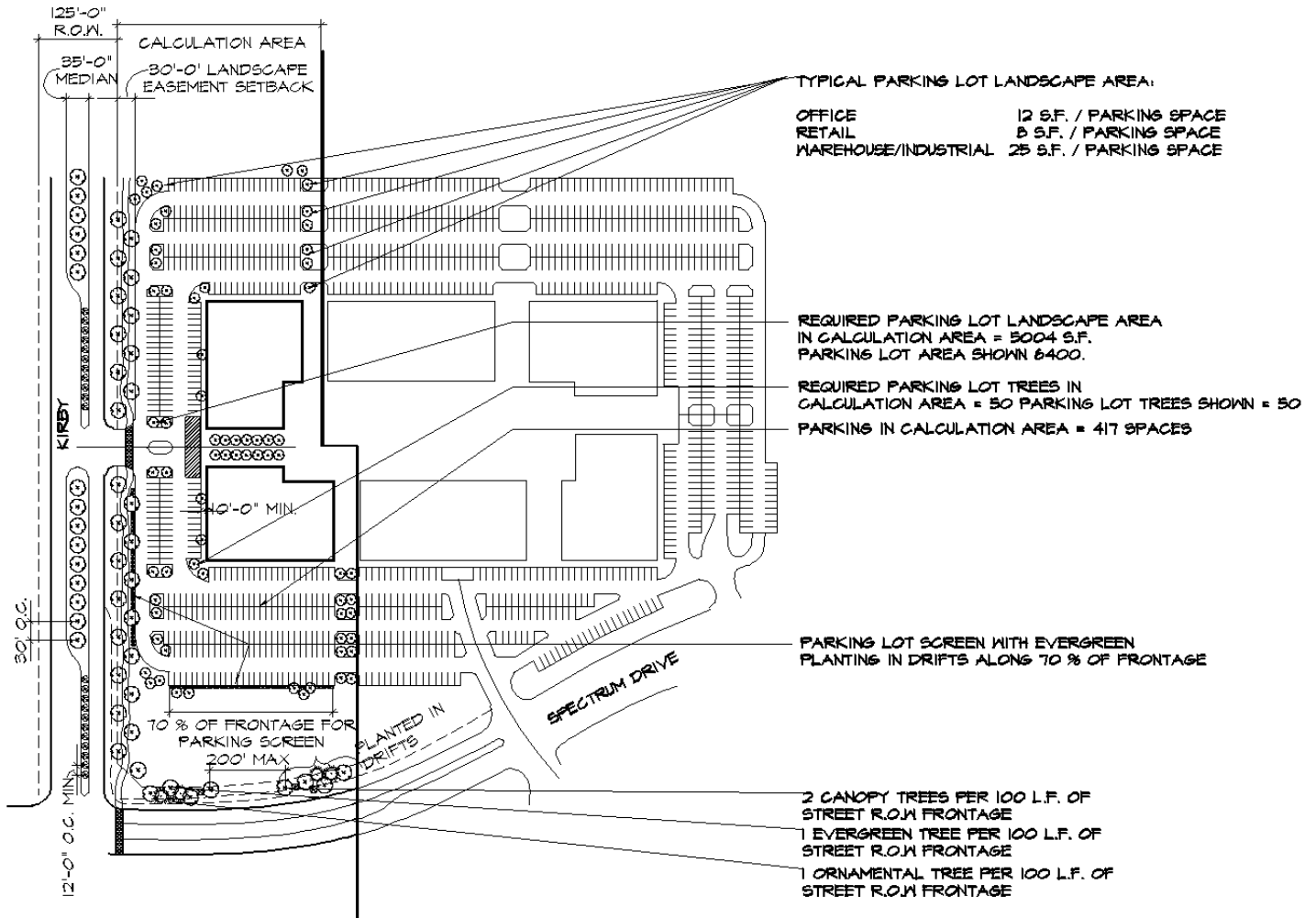
TYPICAL STREETSCAPE



6. SITE DEVELOPMENT STANDARDS (2 PAGES)

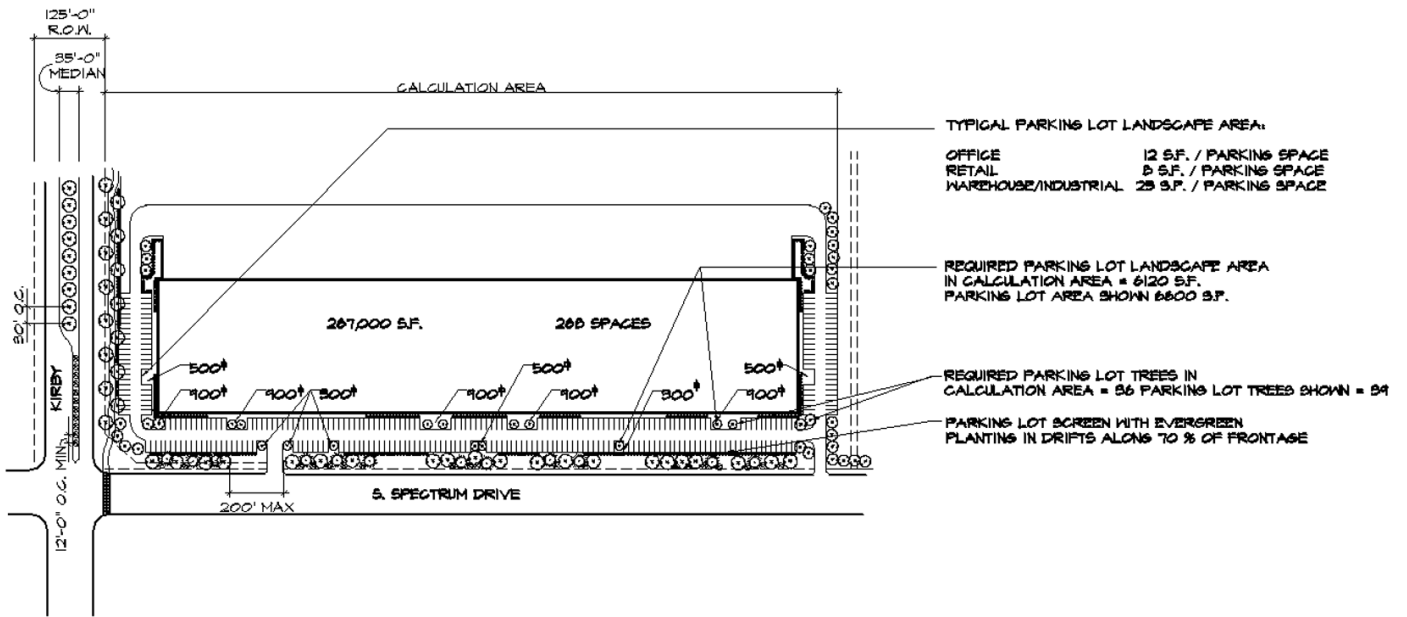


THE LANDSCAPE REQUIREMENTS FOR OFFICE USE IN SPECTRUM DISTRICT (NOT TO SCALE)





THE LANDSCAPE REQUIREMENTS FOR WAREHOUSE INDUSTRIAL CASE IN SPECTRUM DISTRICT (NOT TO SCALE)





7. APPROVED LANDSCAPE CHART

Approved Plant List for Attached Planned Development District	
Common Name	Botanical Name
Large Canopy Trees (minimum 4" cal. Installation DBH)	
Drummond Red Maple	Acer Rubrum drummondii
October Glory Maple	Acer rubrum 'October Glory'
Caddo Maple	Acer saccharum 'Caddo'
River Birch	Betula Nigra
Pecan	Carya illinoensis
Sweet Gum	Liquidambar styraciflua
Magnolia	Magnolia grandiflora
Black Gum	Nyssa sylvatica
Chinese Pistachio	Pistacia chinensis
White Oak	Quercus Alba
Bur Oak	Quercus macrocarpa
Swamp Chestnut Oak	Quercus michauxii
Pin Oak	Quercus palustris
Willow Oak	Quercus Phellos
Live Oak	Quercus virginiana
Bald Cypress	Taxodium distichum
Cedar Elm	Ulmus crassifolia
Lacebark Elm	Ulmus parvifolia sepervirens
Ornamental Trees (minimum 6' installation height)	
Redbud	Cercis Canadensis
Fringe Tree	Chionathus virginica
Flowering Dogwood	Cornus Florida
Titi	Cyrilla racemiflora
Possumhaw	Ilex decidua
Crape Myrtle	Lagerstroemia sp.
Wax Myrtle	Myrica cerifera
Mexican Plum	Prunus meYicana
Mexican Buckeye	Ungnadia speciosa
Vitex	Vitex agenus-castus



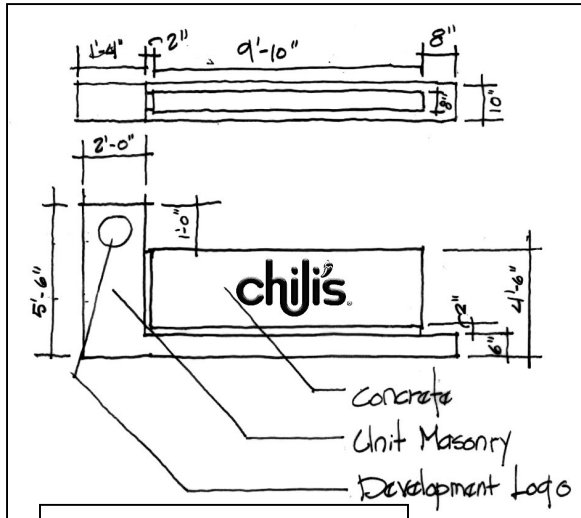
Common Name	Botanical Name
Evergreen Trees (minimum 6' installation height)	
Japanese Blueberry Tree	Eleocarpus decipiens
Yaupon Holly	Ilex vomitoria
Nellie R. Stevens Holly	Ilex X 'Nellie R. Stevens'
Foster Holly	Ilex X attenuata 'Foster'
Eastern Red Cedar	Juniperus virginiana
Little Gem Magnolia	Magnolia grandiflora 'Little Gem'
Wax Myrtle	Myrica cerifera
Red Bay	Persea barbonia
Indian Cherry	Rhamnus caroliniana
Mexican Fan Palm	Washingtonia robusta
Shrubs (minimum 5 gal. 24" o.c. Installation)	
Abelia	Abelia grandiflora
American Beautyberry	Callicarpa americana
Eleagnus	Elaeagnus macrophylla 'Ebbenji'
Coral Bean	Erythrina herbacea
Forsythia	Forsythia intermedia
Red Yucca	Hesperaloe parviflora
Oakleaf Hydrangea	Hydrangea quercifolia
Holly var.	Ilex spp.
Dwf. Yaupon	Ilex vomitoria 'nana'
Virginia Sweetspire	Itea virginica
Juniper var.	Juniperus var.
Manzanita	Malphigia glabra
Miscanthus	Miscanthus spp.
Muhlenbergia	Muhlenbergia spp.
Dwarf Wax Myrtle	Myrica cerifera
Nandina	Nandina domestica
Switchgrass	Panicum virgatum
Needle Palm	Rhapidophyllum hystrix
Indian Hawthorn	Rhapiolepis indica
Aromatic Sumac	Rhus aromatica
Sumac	Rhus glabra
Dwarf Palmetto	Sabal minor
Spirea var.	Spirea
Anthony Waterer Spirea	Spirea X Bumalda 'Anthony Waterer'
Viburnum	Viburnum spp.



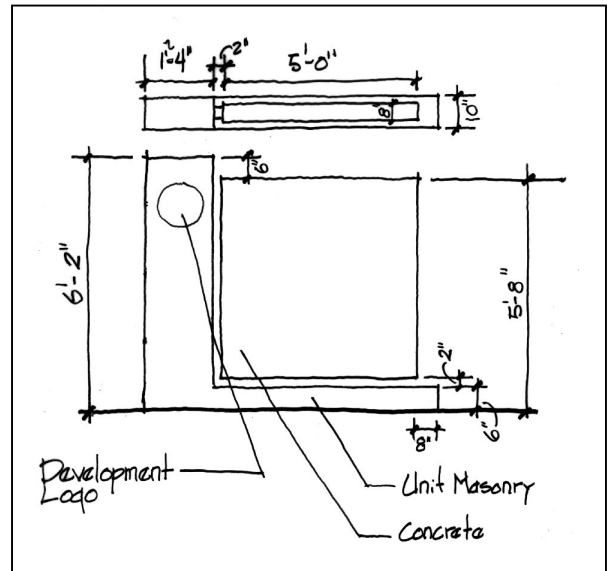
Groundcover (minimum 4" pot 4" o.c. Installation)	
Common Name	Botanical Name
Ardisia	Ardisia japonica
Inland Sea Oats	Chasmanthum latifolium
Winter Creeper	Euonymous fortunei 'Coloratus'
Spider Lilly	Hymenocallis sp.
Trailing Lantana	Lantana sellowiana
Agapanthus Africanus	Lily of the Nile
Liriope var.	Liriope spp.
Ophiopogon	Ophiopogon japonicus
Southern Woodfern	Thelypteris kunthii
Asian Jasmine	Trachelospermum asiaticum



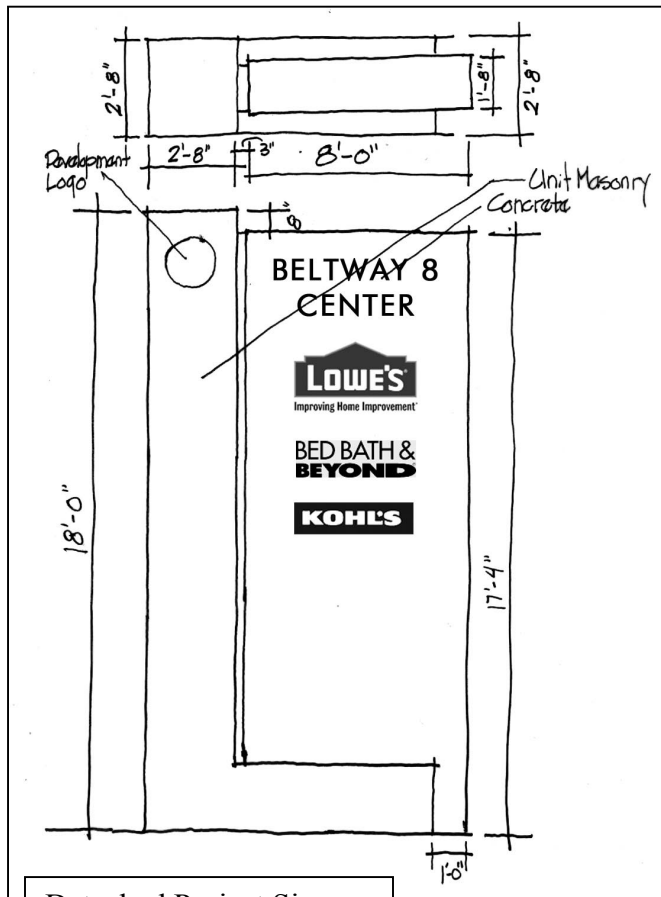
8. SIGNAGE STANDARDS



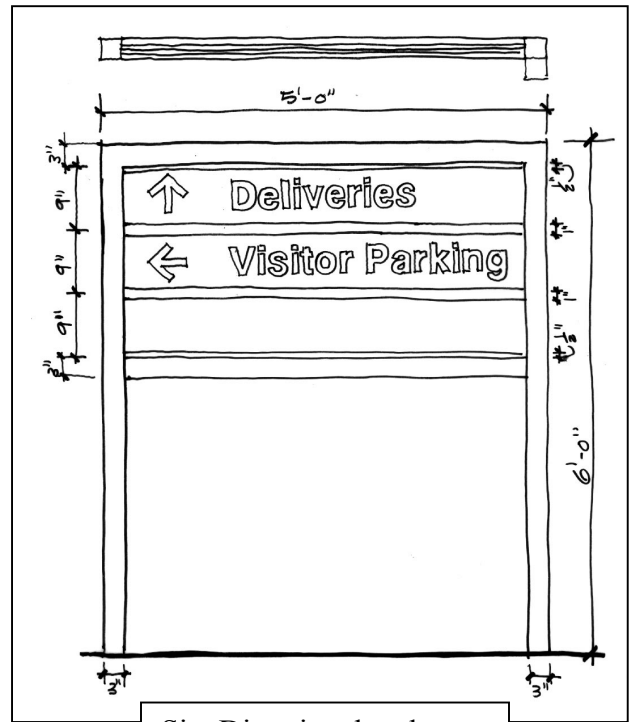
Detached Premise Sign
Retail Area



Identifying Ground
Level Signs (Non-Retail)



Detached Project Sign
Retail Area



Site Directional and
Information Sign



9. AMENITIES/ HARDSCAPE CHART

Element		Description
Street Lights	Luminaire	Luminaire shall be from Universe Collection (medium scale) as supplied by Architectural Area Lighting (972-484-7901). Fixture shall be black with copper hood and luminous ring design (ring color to be white), Fixture shall be fitted with cut off reflector system and 150 watt high pressure sodium bulb. Fixture should be specified as follows: UCM-SR-STR-H5-150HP-BLK-COP- (provide mounting arm and pole model numbers).
	Pole and Mounting Bracket	Poles shall be model no. DB12 (4" round shaft) as provided by Architectural Area Lighting (972-484-7901). Poles for the PUD shall be a height of 18'-0". All poles shall be of a single luminaire/mount design, except for those lights located in medians. These poles shall be of a double luminaire/mount design. Pole mounting arms shall be model numbers SLA 4 (single) and SLA 4-2 (double). All poles to be black.
	Wall Mounts and Banner Arms	Wall mounted fixtures shall be from Universe Collection (small scale) as provided by Architectural Area Lighting (972-484-7901) with identical characteristics of the pole mounted luminaires. Fixtures shall incorporate a 70 watt high pressure sodium bulb with a WCV series wall mount per Architectural Area Lighting. Wall mounts and luminaires shall be specified as follows: UCS-LUM-STR-70HPS-BLK-COP-WCV. Wall mounts PMS and/or SBE may be used as well. Banner arms may be attached to light poles as provided by Architectural Area Lighting.
Landscape Lights	Uplights	Uplights shall be from 703 series as provided by Greenlee Lighting (972-466-1133). Finish shall be black with High Pressure Sodium Bulbs. Glare shields must be provided. Uplights may be minimally used for signage and wall accent lighting when downlighting solution does not achieve desired effect or is not practical. Minimum wattages should be used at all times.
	Moonlights	Moonlighting shall be BAM or BAS series as provided by Greenlee Lighting (972-466-1133). Finish shall be black with High Pressure Sodium Bulbs with minimum wattages. Glare shields must be provided. Tree-mount J-Boxes should be provided for all trees mounted. Tree-mounted J-Boxes shall be provided ROW at a rate of one J-Box every five rows of trees (approximately 120'-0")
	Well Lights	Well lights shall be from RDB series as provided by Greenlee Lighting (972-466-1133). Finish shall be black with High Pressure Sodium Bulbs. Glare shields must be provided. Well lights may be minimally used for signage and wall accent lighting when downlighting solution does not achieve desired effect or is not practical. Minimum wattages should be used at all times.
Hardscape	Stone Columns	Stone columns shall be constructed with native Texas stone with geometries complimenting those found within surrounding architecture. Colors, ranging from creams to deep tans, should also compliment architectural stone. Mortar and joints should reflect colors and technologies use
	Stone Walls	Stone walls shall be constructed with native Texas stone with geometries complimenting those found within surrounding architecture. Colors, ranging from creams to deep tans, should also compliment architectural stone. Mortar and joints should reflect colors and technologies use
	Cast Stone	Cast stone shall be allowed as accent material or cap material within stonewalls and columns. Cast stone should be of decorative nature in geometry, with colors matching those found within surrounding architecture.



Concrete Sidewalk	Concrete sidewalk to be constructed per City of Pearland Standards
Brick Paving	Brick paving shall be Mark Series provided by Pavestone, Inc. (1-800-245-7283). Refer to the brick paving information included within introductory paragraphs of streetscape chapter.

Element	Description
Site Furnishings	Benches shall be Plainwell Bench with grotto powdercoat finish as manufactured by Landscape Forms (1-800-430-6209). Benches should be constructed completely of aluminum (no wood slatting), without center arm brackets. Bench lengths may be 72" or 96".
	Litter Receptacles shall be Plainwell Litter Receptacle with grotto powdercoat finish as manufactured by Landscape Forms (1-800-430-6209). Litter receptacles should be constructed completely of aluminum (no wood slatting).
	Tree Grates shall be Quest (6' Y 6' square) with Black Cast Iron finish as supplied by Canterbury International (1-800-935-7111). Quest series tree grate provides opportunity for inscriptions, which should indicate City of Pearland and the city founding date.
	Bike Racks shall be Pi series with grotto powder coat finish as supplied by Landscape Forms (1-800-430-6209). Bike racks should be installed in a minimum cluster or series of three, allowing a minimum of 36" between racks for pedestrian circulation.
	Planters shall be Rosa series with grotto polythene color as provided by Landscape Forms (1-800-430-6209). Planters shall have drain hole and incorporate automatic irrigation system. Planters may be provided in sizes ranging from 24" thru 42" diameter.
	Tables shall be Catena series with grotto powdercoat finish as supplied by Landscape Forms (1-800-430-6209). Tables shall be 30" thru 42" diameter with Catena support. Tables should be specified with or without umbrella opening.
	Umbrellas shall be EquinoY series as supplied by Landscape Forms (1-800-430-6209). Umbrellas shall be any of the available colors provided by Landscape Forms, with custom patterns to be approved by the City of Pearland.



Chairs

Chairs shall be Catena series with grotto powdercoat finish as manufactured by Landscape Forms (1-800-430-6209).



10. LAND USE DEFINITIONS

UTILITY AND SERVICES USES

- 1) Utility or government installation, other than listed.
 - (A) Definition:
 - (i) A utility not elsewhere listed is a use by a public or private utility facility franchised or operated by the city such as closed circuit television or steam distribution or any other utility not specifically covered by the use regulations in this chapter.
 - (ii) A government installation, not elsewhere listed is an installation owned or leased by a governmental agency such as a local transit station, local transit terminal, fire station, police station, court house, elevated water storage reservoir, or any other government facility not specifically covered by the use regulations in this chapter.
- 2) Local Utilities.
 - (A) Definition: electric power, telephone, gas, water, and sewer drainage lines, air pollution monitoring stations, inline facilities such as gas regulating stations and water pumping stations or by a franchised utility company.
- 3) Electrical Substations:
 - (A) Definition: a facility for transforming electricity for distribution to individual customers.
- 4) Electrical Energy Generating Plant.
 - (A) Definition: a facility franchised by the city that generates electricity from mechanical power produced by gas, coal or nuclear fission.
- 5) Radio or Television Transmitting Station
 - (A) Definition: a facility for transmitting or commercial programming by radio or television within the commercial band of the electromagnetic spectrum.
- 6) Radio, Television or Microwave Tower
 - (A) Definition: a tower of appropriate height (as determined by City Staff) for transmission of the commercial band of the electromagnetic spectrum.
- 7) Sewage Pumping Station.
 - (A) Definition: a facility for pumping sewage
- 8) Sewage Treatment Plant.
 - (A) Definition: a facility for receiving and treating sewage from the city sanitary sewer system.
- 9) Telephone exchange, switching and transmitting equipment.
 - (A) Definition: non attended telephone switching or transmitting service
- 10) Water reservoir, well or pumping station.
 - (A) Definition:



- (i) A water reservoir is a facility for the ground storage and transmission of water for use by the city water system.
 - (ii) A well is a facility for the ground storage and transmission of water.
 - (iii) A pumping station is a facility for transporting water, including pumps, piping, valves and controls.
- 11) Water treatment plant.
 (A) Definition: a facility for purifying, supplying, and distributing city water, including a system of reservoirs, channels, mains and purifying equipment.
- 12) Lift Station
 (A) Definition: a facility for the pumping of water or sewage.

TRANSPORTATION USES

- 1) Public Passenger Bus station or Landing Port.
 (A) Definition: a facility for passenger bus docking, passenger loading, and unloading.
- 2) Bus Passenger Shelter.
 (A) Definition: a structure, which affords protection from the weather to persons who are waiting to board a publicly owned or franchised bus.
- 3) Heliport.
 (A) Definition: a facility for the regularly scheduled landing of rotary wing aircraft.
- 4) Helistop.
 (A) Definition: a landing pad for the occasional and infrequent use by rotary wing aircraft.
- 5) Railway passenger station, but not including railroad and storage yards.
 (A) Definition: a facility for the loading and discharging or trail passengers.

MEDICAL USES

- 1) Hospital.
 (A) Definition: an institution licensed by the state as a hospital where sick or injured patients are given medical treatment.
- 2) Establishment for the care of alcoholic, narcotic, or psychiatric patients.
 (A) Definition: an establishment offering resident or outpatient treatment to alcoholic, narcotic, or psychiatric patients
- 3) Convalescent and nursing homes and related institutions.
 (A) Definition:
 - (i) This use includes both:
 - (aa) An establishment which furnishes (in single or multiple facilities) food and shelter to five or more persons who are not related by blood, marriage, or adoption to the owner or proprietor



of the establishment and, in addition, provides minor treatment under the direction and supervision of a physician, or services which meet some need beyond the basic provision of food, shelter, and laundry; and

- (bb) An establishment conducted by or for the adherence of any well-recognized church or religious denomination for the purpose of providing facilities for the care or treatment of the sick who depend exclusively upon prayer or spiritual means for healing, without the use of any drug or material remedy, provided safety, sanitary, and quarantine laws and regulations are complied with.
- 4) Medical Clinic or ambulatory surgical center.
 (A) Definition: a facility for examining, consulting with, and treating patients with medical, dental, or optical problems on an out-patient bases
- 5) Medical or scientific laboratory.
 (A) Definition: a facility for testing and analyzing medical or scientific problems.
- 6) Optical shop.
 (A) Definition: a facility providing optical items for the correction of vision.
- 7) Medical appliance fitting and sales.
 (A) Definition: a facility specializing in the retail sale or rental of special purpose devices related to medical treatment.
- 8) Ambulance service.
 (A) Definition: a commercial facility for the housing, maintenance, and dispatch of vehicles designed to transport sick or injured persons to medical facilities.

EDUCATIONAL USES

- 1) Public or Private School
 (A) Public School means a public school as defined by state law that has a curriculum for kindergarten, elementary, or secondary education
 (B) Private School means a school that a child may attend and thereby be exempt from state law requirements of compulsory attendance at a public school, and that exists apart from the child's home
- 2) Institution for special education
- 3) Direct instructional activities or special learning experiences designed primarily for students identified as having exceptionalities in one or more aspects of the cognitive process. Such services usually are directed at students with physical, emotional, cognitive learning disabilities. Programs for the mentally gifted and talented are also included in some special education programs. Business school.



- (A) Definition: a business enterprise offering instruction and training in a service or the arts such as secretarial, barber, commercial artist, computer software, and similar training.
- 4) Technical school.
(A) Definition: a business enterprise offering instruction and training in a trade such as welding, bricklaying, machinery operations, and other similar trades or crafts.
- 5) College, university or seminary.
(A) Definition:
(i) A college or university is an accredited academic institution of higher learning beyond the level of secondary school.
(ii) A seminary is an institution for the training of candidates for the priesthood, ministry, or rabbinate.
- 6) Library, art gallery, or museum.
(A) Definition: an establishment for the loan or display of book or objects of art or science.

RECREATION AND ENTERTAINMENT USES

- 1) Public park or playground.
(A) Definition: a recreational facility or park including stadiums, field houses, and accessory uses owned or operated by a public agency and available to the general public
- 2) Game court center.
(A) Definition: a facility that contains a court for engaging in tennis, handball, racquetball, or similar physical activities.
- 3) Private recreational club or area.
(A) Definition: an area providing private recreational facilities such as playgrounds, parks, swimming pools, and playing fields.
(B)
- 4) Country club with private membership.
(A) Definition: a private recreational club containing a golf course and a clubhouse that is available only to the country club membership and their guests.
- 5) Inside commercial amusement.
(A) Definition: a facility that offers entertainment or games of skill to the general public for a fee and that is wholly enclosed in a building, including but not limited to a bowling alley or billiard parlor.
- 6) Outside commercial amusement.
(A) Definition: a facility offering entertainment or games of skill to the general public for a fee where any portion of the activity takes place outside, including, but not limited to a golf driving range archery range, or miniature golf course.
- 7) Carnival or circus (temporary).
(A) Definition: a temporary traveling show or exhibition that has no permanent structure or installation.



BAR AND RESTAURANT USES

- 1) Bar/ Lounge/ or Tavern –
 (A) An establishment principally for the sale and consumption of alcoholic beverages on the premises that derives 75 percent or more of its gross revenue on an annual basis from the sale or service of alcoholic beverages, as defined in the Texas Alcoholic Beverage Code, for on-premise consumption or City ordinances regulating such sales, which will supercede the above referenced standard... (State Law – already says or more) PUD references existing code already
- 2) Restaurant with alcoholic beverages and or entertainment –
 (A) Definition: an establishment for the primary sale and service of food to customers on the premise and may serve alcoholic beverages for on-premise consumption or City ordinances regulating such sales
- 3) Restaurant without alcoholic beverages and or entertainment –
 (A) Definition: an establishment for the primary sale and service of food to customers on the premise.
- 4) Drive – up/ Drive thru restaurant.
 (A) Definition: an establishment offering food services to customers in automobiles for consumption on and off the premises.
- ~~5) Restaurant without drive in service.~~
~~(A) Definition: an establishment for the sale and service of food to customers on the premise, but not in automobiles.~~
- 6) Private club.
 (A) Definition: an establishment for the association of a group of people for common purposes, interest, or pleasure (no Sexually Oriented Businesses allowed).
 (B) An establishment holding a private club permit under Chapter 32 or 33 of the Texas Alcoholic Beverage Code that derives 35 percent or more of its gross revenue from the sale or service of alcoholic beverages for on-premise consumption and that is located within a dry area as defined in Title 6 (Local Option Elections) of the Texas Alcoholic Beverage Code. Does not include a fraternal or veterans organization, as defined in the Texas Alcoholic Beverage Code, holding a private club permit under Chapter 32 or 33 of the Texas Alcoholic Beverage Code. Does not include the holder of a food and beverage certificate, as defined in the Texas Alcoholic Beverage Code (State Law – already says or more) PUD references existing code already or City ordinances regulating such sales
- 7) Catering/ Convenience food service.
 (A) Definition: an establishment that serves and supplies food to be consumed off premises

**PROFESSIONAL, PERSONAL SERVICE, AND CUSTOM CRAFTS USES**

- 1) Office.
(A) Definition: a place for the regular transaction of business.
- 2) Temporary construction or sales office.
(A) Definition: a residential structure or other facility temporarily used as a construction office, a model home for display purposes, or a sales office in a residential subdivision.
- 3) Bank or savings and loan offices (with drive-in window).
(A) Definition: a facility for the extension of credit and the custody, loan, or exchange of money and offers access to automobile.
- 4) Bank or savings and loan offices. (without drive-in window).
(A) Definition: a facility for the extension of credit and the custody, loan, or exchange of money, but not in automobiles.
- 5) Trade Center.
(A) Definition: a facility for exhibitions, trade shows, and conventions.
- 6) Barber and beauty shops.
(A) Definition: a facility licensed by the state where haircutting, hairdressing, shaving, trimming beards, facials, manicures, or related services are performed.
- 7) Mortuary or funeral home.
(A) Definition: a facility in which dead bodies are prepared for burial or cremation or funeral services are conducted
- 8) Health Studio.
(A) Definition: a facility operated to promote physical fitness or weight control and where manipulated massage or excises are practiced upon the human body with or without the use of mechanical, therapeutic, or bathing devices.
- 9) Custom cleaning shop.
(A) Definition: ~~as an~~ establishment for the custom cleaning of individual garments, fabrics, rugs, draperies, or other similar items.
- 10) Self service laundry or dry cleaning.
(A) Definition: a facility for washing or dry cleaning garments and similar items where customers clean their own clothes.
- 11) Commercial laundry or dry cleaning.
(A) Definition: a facility for laundering or dry cleaning garments and similar items in a bulk basis.
- 12) Laundry or cleaning pickup and receiving station.
(A) Definition: a facility that receives and dispenses laundry and dry cleaning that is processed in bulk by a commercial laundry or dry cleaning shop located elsewhere.
- 13) Commercial cleaning support services for Laboratory and industrial uses.
(A) Definition: a facility for laundering or cleaning items associated with a Laboratory or Industrial use
- 14) Key shop.
(A) Definition: a facility for the sale and duplication of keys.



- 15) Shoe repair.
(A) Definition: a facility for the repair or reconditioning of footwear, handbags, and other similar items.
- 16) Tailor, custom sewing, and millinery.
(A) Definition: a facility to alter, repair, custom make, and fashion apparel and millinery.
- 17) Travel bureau.
(A) Definition: an agency engaging in the selling or arranging of transportation, trips, or tours for individuals or groups.
- 18) Broadcasting or recording station.
(A) Definition:
 - (i) A broadcasting studio is a facility for broadcasting live or prerecorded programs by radio or television.
 - (ii) A recording studio is a facility for recording on records, tapes, videotapes, or other suitable recording media.
- 19) Instructional arts studio.
(A) Definition: a facility for the instructing, coaching, or counseling in art, music, ceramics, drama, speech, dance, or similar personal skills or arts.
- 20) Handcrafted artwork studio.
(A) Definition: a facility for individuals to create art objects such as needlework, hand weaving, leather goods, jewelry, ceramics, sculptures, or other works of art.
- 21) Handcrafted bookbinding.
(A) Definition: a facility for custom hand binding of books, and similar documents.
- 22) Photography studio.
(A) Definition: a facility for taking and processing pictures
- 23) Safe deposit boxes.
(A) Definition: an establishment offering storage areas which may be used for the keeping of personal items, including but not limited to jewelry, silverware, valuable metals and stones
- 24) Commercial mailboxes.
(A) Definition: a non- governmental facility for the transmission, sorting, and local distribution of mail and packages which allows rental of temporary holding of mail and packages compartments.

RETAIL USES

- 1) Retail stores other than listed.
(A) Definition: any use not listed in this chapter that offers consumer goods for inside retail sale.
- 2) Antique shop.
(A) Definition: an establishment for the retail sale of articles such as glass, china, furniture, or similar furnishings and decorations that have value and significance as a result of age, design, or sentiment.



- 3) Art Galleries (commercial)
(A) A facility for providing the sale of works of art.
- 4) Retail food stores.
(A) Definition: an establishment for the display and retail sale of foods and merchandise and associated items.
- 5) Bakery or confectionery shop.
(A) Definition: a facility for preparing, cooking, baking, and the retail sale of candy, baked goods, or other sweets.
- 6) Book and stationary store.
(A) Definition: a facility for the retail sale of books, pamphlets, papers, pens, ink and associated items.
- 7) Camera shop.
(A) Definition: a facility for the retail sale of cameras, film, photographic paper, auxiliary lenses, photo finishing, photo finishing material, projection equipment, and other photography related items.
- 8) Cigar, tobacco, and candy store.
(A) Definition: a facility for the retail sale of cigars, cigarettes, pipe tobacco, candies, and other related items.
- 9) Clothing store.
(A) Definition: a facility for the retail sale of apparel.
- 10) Drugstore.
(A) Definition: a facility for the preparing, preserving, compounding, and the retail sale of drugs and medications.
- 11) Florist store.
(A) Definition: a facility for the retail sale of cut or uncut flowers and ornamental plants and associated items..
- 12) Pet shop/ and or Pet Accessories.
(A) Definition: a facility for the display and retail sale of small animals, fish, and birds as pets.
- 13) Furniture store.
(A) Definition: a facility for the display and retail sale of new furniture and appliances.
- 14) Hardware or sporting goods store.
(A) Definition:
 - (i) A hardware store is a facility for the retail sale of items such as cutlery, tools, utensils, screws, nails, and similar items
 - (ii) A sporting goods store is a facility for the retail sale of athletic equipment, clothing, and other sports related items.
- 15) Home improvement center.
(A) Definition: a facility for the retail sale of home, lawn, and garden supplies.
- 16) Hobby and art supplies store.
(A) Definition: a facility for the retail sale of model kits, art equipment and materials, and similar art, and hobby supplies



- 17) Paint and wallpaper store.
(A) Definition: a facility for the retail sale of paints, painting equipment, and wallpaper.
- 18) Swimming pool sales and supply.
(A) Definition: a facility for the display, retail sale, and service of swimming pools and related supplies
- 19) Department Store
(A) Definition: A facility with multiple merchandise departments
- 20) Toy Store
(A) Definition: A facility for the retail sale of toys and other entertainment/ recreational products
- 21) Coffee Merchant
(A) Definition: A facility for the sale of prepared coffee and other drink refreshments, coffee beans, ground coffee, prepared foods, and various supplies and gifts related to the brewing and consumption of coffee and other refreshments
- 22) Electronic Store
(A) Definition: A facility for the sale, service and installation of electronic equipment, appliances, and accessories of or relating to electronics; concerned with or using devices that operate on principles governing the behavior of electrons; "electronic devices", and associated convenience items.
- 23) Design Center
(A) Definition: A facility for the wholesale and/ or retail sale of various furniture, fixtures, accessories, and finishes for building interiors and exteriors
- 24) Eyewear and or Medical Supplies
(A) Definition: A facility for the sale and fitting ophthalmic supplies (including eyeglasses), optometry exams, and/ or other medical equipment
- 25) Gifts/ and or Card Store
(A) Definition: A facility for the sale of greeting cards, gifts, and seasonal accessories
- 26) Jeweler and /or Accessories
(A) Definition: A facility for the sale of jewels and jewelry and personal accessories
- 27) Cosmetics/ and or Personal Care Products (Barbershop, Hair Salon, Nail
(A) Definition: A facility primarily for the sale of cosmetics, grooming products, fragrances, and other products or supplies related to personal care including personal care gifts and accessories
- 28) Salon, or other Personal Grooming Store
(A) Definition: A facility that provides services related to grooming, cosmetology, and personal care and sells supplies and gifts related thereto
- 29) Music and/ or Video, and / or electronic Game Store
(A) Definition: A facility primarily for the sale and rent of materials, equipment, and accessories related to music, videos, or electronic games as well as associated gifts



- 30) Mobil Phone Store
(A) Definition: A facility for the sale of phones, mobile phones, PDA's, service contracts, and phone accessories and gifts as well as the repair, installation, and servicing of such equipment
- 31) Home Entertainment Store
(A) Definition: A facility for the sale, service, installation, design and/ or rental of music and video systems and/ or appliances as well as supplies, accessories, and materials related thereto
- 32) Candy and/or Specialty Food Store
(A) Definition: A facility primarily for the sale of candy and all manner of specialty foods (including but not limited to fudge, popcorn, food gift baskets, cheese, prepared meats, fruits, vegetables, baked goods, and nuts) as well as the preparation of such foods for off premise consumption
- 33) Postal Center and/ or Copy Center and / or Personal Services
(A) Definition: A facility that provides services related to all manner of reproduction, mailing, expressing mailing, faxing, E-mailing, computer use, and printing as well as the sale and/ or rent of products and accessories related thereto
- 34) Dance Studio
(A) Definition: A facility for teaching and/ or demonstrating dance as well as the sale of products, accessories, and services related thereto. Such establishments shall not be for commercial entertainment
- 35) Computer Store and / or Service Center
(A) Definition: A facility for the sale, rental, and/ or service of computers and computer accessories and equipment as well as instruction related thereto
- 36) Candles, and / or Lighting and / or Home accessories
(A) Definition: A facilities for the sale of candles, lights, lighting accessories, and/ or other home accessories (including but not limited to ceiling fans, mail boxes, architectural accents) as well as supplies and/ or services related to the installation of such items
- 37) Auto Electronics and / or Accessories
(A) Definition: A facility for the sale, installation, and/ or service of all manner of electronic and other accessories for vehicles as well as supplies and gifts related thereto.

MOTOR VEHICLE RELATED USES

- 1) Auto parts sales (inside only).
(A) Definition: a facility for the retail sale of auto parts, tools, and related items.
- 2) Car Wash.



- (A) Definition: a facility for the washing or steam cleaning of passenger vehicles. A car wash may be:
- (i) A single unit type which has a single bay or a group of single bays with each bay to accommodate one vehicle only; or
 - (ii) A tunnel unit type, which allows washing of multiple vehicles in a tandem arrangement while moving through the structure.
- 3) Service station.
(A) Definition: a facility for the retail sale of motor vehicle fuel, lubricating oils, and parts for use in motor vehicles.
- 4) Commercial Parking Lot or Garage.
(A) A vehicle parking facility that is operated as a business enterprise by charging a fee for parking

COMMERCIAL USE

- 1) Appliance fix-it shop.
(A) Definition: facility for the repair of household and home equipment such as radios, televisions, electrical appliances, lawn mowers, tools, and similar items.
- 5) Custom Furniture construction, repair, or upholstery shop.
(A) Definition: facility for making, repairing or reupholstering furniture on a single item basis.
- 6) Tool and equipment rental (inside display only).
(A) Definition: a facility for renting tools and equipment with no outside display **and/or storage**.
- 7) Job printing, lithographer, printing, or blueprinting plant.
(A) Definition: a facility for the commercial reproduction of written material or drawings on a bulk basis using lithography, offset printing, blueprinting, and similar methods.
- 8) Duplication shop.
(A) Definition: a facility for the reproduction on standard or legal size paper of material by office type copiers.
- 9) Custom print shop.
(A) Definition: a facility, which performs custom printing.
- 10) Computer service center.
(A) Definition: a facility for the service and repair of computers.
- 11) Garden shops, plant sales, or greenhouses.
(A) Definition: a facility for the growing, display, and sale of garden or flower seeds, plants, nursery stock, and related items.

INDUSTRIAL, WAREHOUSE AND MANUFACTURING USES

- 1) Temporary concrete or asphalt batching plant.
(A) Definition: a temporary facility for mixing and/or loading of concrete or asphalt.



- 2) Distribution Facility.
 (A) Definition: A structure designed for the warehouse storage and distribution of materials and/ or products, and/ or equipped with loading bays or docks, and/ or on-site space for storage of trailers or other distribution vehicles or equipment
- 1) Manufacturing, Fabrication, Processing and Assembly - Light.
 (A) Definition: A facility which provides area for firms/ uses engaged in industrial use for manufacturing, processing, assembly, fabrication, warehousing, and research and development where the process of such use or the treatment of materials is such emits only a nominal amount of dust, odor, gas, smoke, or noise and not more than 20% of the lot or tract is used for open storage (outside a building) of products, materials, or equipment. (nominal meaning no more than a .001% increase in existing levels of dust, odor, gas, smoke or noise, in any area beyond the property line, as measured by means appropriate to each emission type)
- 2) Manufacturing, Fabrication, Processing and Assembly - Other.
 (A) Definition: A facility which provides area for firms/ uses engaged in basic and/ or heavy industrial use for manufacture, processing, assembly, fabrication, warehousing, and research and development that may be inappropriate in the Manufacturing, Fabrication, and/ or Assembly Light district
- 3) Laboratory Research.
 (A) Definition: A facility for research that includes laboratories primarily engaged in but not limited to analysis, sample testing, experimental equipment, and operations involving compounding or separating or testing of materials, elements, or equipment.
- ~~3) Petro-Chemical.~~
~~(A) Definition:~~
~~(i) A facility devoted to the production or storage of products derived from the processing or refining of oil.~~
- 4) Manufacturing Laboratory.
 (A) Definition: A facility for the compounding of products, assembly of technical equipment, and / separation of materials/ elements under controlled environmental conditions or where such use is particularly related to research and development.

ACCESSORY USES

- (a) General provisions.
- (1) An accessory use must be a use customarily incidental to a main use. An accessory use not listed in Subsection (b) is permitted if the accessory use complies with Subsection (a).
- (2) An accessory use is permitted in any district in which the main use is permitted.



- (3) An accessory use must be located on the same lot as the main use, and must not be across a street or alley from the main use.
- (4) Unless otherwise specifically required in this article, an accessory use must comply with all regulations applicable to the main use.
- (5) An alcohol related establishment that is customarily incidental to a main use, such as an alcohol related establishment within a hotel, restaurant or general merchandise store, will be considered as part of the main use when determining the gross revenue derived by the establishment for the sale of alcoholic beverages for on-premise consumption or City ordinances regulating such sales

(b) Specific accessory uses. The following accessory uses are subject to the general provisions in Subsection (a) and the regulations below:

- i. Game court (private).
 1. Definition: court for engaging in tennis, handball, racquetball, or similar physical activities.
- ii. Swimming pool (private).
 1. Definition: a swimming pool constructed for the exclusive use of the residents of a residential use.
- iii. Private street or alley.
 1. Definition a thoroughfare or an alley built to the same specifications as a street or alley dedicated to the public use, whose ownership has been retained privately.

iv. Farmers Market (temporary).

1. Definition: a thoroughfare or an alley built to the same specifications as a street or alley dedicated to the public use, whose ownership has been retained privately for an open-air marketplace for farm and or other products and produce or enclosed.
2. Agriculture.
 1. Definition:
 1. An area, which is used for the raising of animals (including fish) and the development of animal products on a commercial basis. Typical uses include beef or sheep ranching, dairy farming, piggeries, poultry farming, and fish farming.
 2. A facility for the business of boarding horses or renting horses to the public land area requirements as per City Ordinance.
 3. An area used for the raising or harvesting of agricultural crops such as wheat, field forage, and other plant crops intended to provide food or fiber
 4. An area for the keeping of a horse or horses for the private use of the property owner or the owner of the horse(s)



- v. Street Fairs (temporary)
 - 1. Definition: Temporary use within the public right-of-way or other public and or private property that permits retail activity where the wares for sale can be displayed in the open or temporary stalls, entertainment, and/ or food services dispensed from temporary facilities designed for such purposes.