

AGENDA – WORKSHOP OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, NOVEMBER 21, 2011, AT 7:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. PURPOSE OF THE WORKSHOP:

1. **COUNCIL INPUT AND DISCUSSION:** REGARDING A POSSIBLE ANNEXATION OF AREA NO. 4.
Mr. Evan Duvall, Planner I.
2. **COUNCIL INPUT AND DISCUSSION:** REGARDING A PRESENTATION OF PLANNING AND ZONING PRIORITIES - 2011. *Planning and Zoning Commission.*
3. **COUNCIL INPUT AND DISCUSSION:** REGARDING AN UPDATE ON CITY COUNCIL GOALS FOR 2012.
Mr. Bill Eisen, City Manager.

III. ADJOURNMENT

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing at 281-652-1840 prior to the meeting so that appropriate arrangements can be made.

Workshop Item No. 1

1. **COUNCIL INPUT AND DISCUSSION:** REGARDING A POSSIBLE ANNEXATION OF AREA 4. *Mr. Evan Duvall, Planner, I.*

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

AGENDA OF: November 21, 2011	ITEM NO.: Workshop Item No. 1
DATE SUBMITTED: November 9, 2011	DEPT. OF ORIGIN: Planning
PREPARED BY: Evan DuVall	PRESENTOR: Evan DuVall
REVIEWED BY: Mike Hodge	REVIEW DATE: November 11, 2011
SUBJECT: Possible Annexation of Area 4	
EXHIBITS: 1. Vicinity Map; 2. Aerial Map; 3. Area 4 Quadrants; 4. Possible Annexation Schedule; 5. August 2010 Public Hearing Comments; 6. Previous Possible Annexation of Areas 3 & 4 Packet	
EXPENDITURE REQUIRED: N/A AMOUNT AVAILABLE: N/A ACCOUNT NO.: N/A	AMOUNT BUDGETED: N/A PROJECT NO.: N/A
ADDITIONAL APPROPRIATION REQUIRED: N/A ACCOUNT NO.: N/A PROJECT NO.: N/A	
To be completed by Department: <input type="checkbox"/> Finance <input type="checkbox"/> Legal <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution	

EXECUTIVE SUMMARY

The planning department was directed to examine the possible annexation of Area 4. The goal of this workshop is to decide whether the City of Pearland will go forward with the proposed annexation area. Annexation Area 4 is generally located at County Road 48 and County Road 59 and is approximately 271 acres of land within the City's Extraterritorial Jurisdiction (See Exhibit 1 and 2). This area encompasses a variety of land uses including a church, businesses and a variety of housing types (See Exhibit 3).

Within the possible Annexation Area 4 there is a variety of land uses. The estimated population within Annexation Area 4 is 148 people, which live in a combination of single-family and mobile homes. According the Brazoria County Appraisal District, there are approximately 30 single-family residences and 22 mobile homes. The other land uses within this area include businesses, agriculture, farms and a cemetery.

The Annexation Area 4 has a total assessed valuation of \$7,452,951, but approximately \$6,915,022 of this valuation is taxable due to the City of Pearland's tax exemptions. At the city's tax rate of .6851 per \$100 in value, the City of Pearland would receive an estimated \$47,374.80 each year in taxes.

The possible annexation of Area 4 will follow the guidelines as outlined during the annexation of Area 5. This will include an open house, individualized letters and one-on-one meetings with city staff. The tentative schedule for Annexation Area 4 has public hearings on May 28 and June 11, 2012 and the adoption of Annexation Area 4 on July 16, 2012 (See Exhibit 4).

The annexation of Area 4 was previously considered by City Council in August 2010, but was not completed. The speaker comments during the public hearings are included as Exhibit 5 and the previous council packet has been included as Exhibit 6. If the City Council decides to continue with the annexation of Area 4, staff will update this information.

In the previous annexation hearings, Area's 3 and 4 were combined. This request would be only for Annexation Area 4. Annexation Area 3 is currently in the process of a voluntary annexation, if approved on February 27, 2012, will become part of the City of Pearland.

STAFF RECOMMENDATION

Consider the annexation of Area 4.

Exhibit 1: Vicinity Map

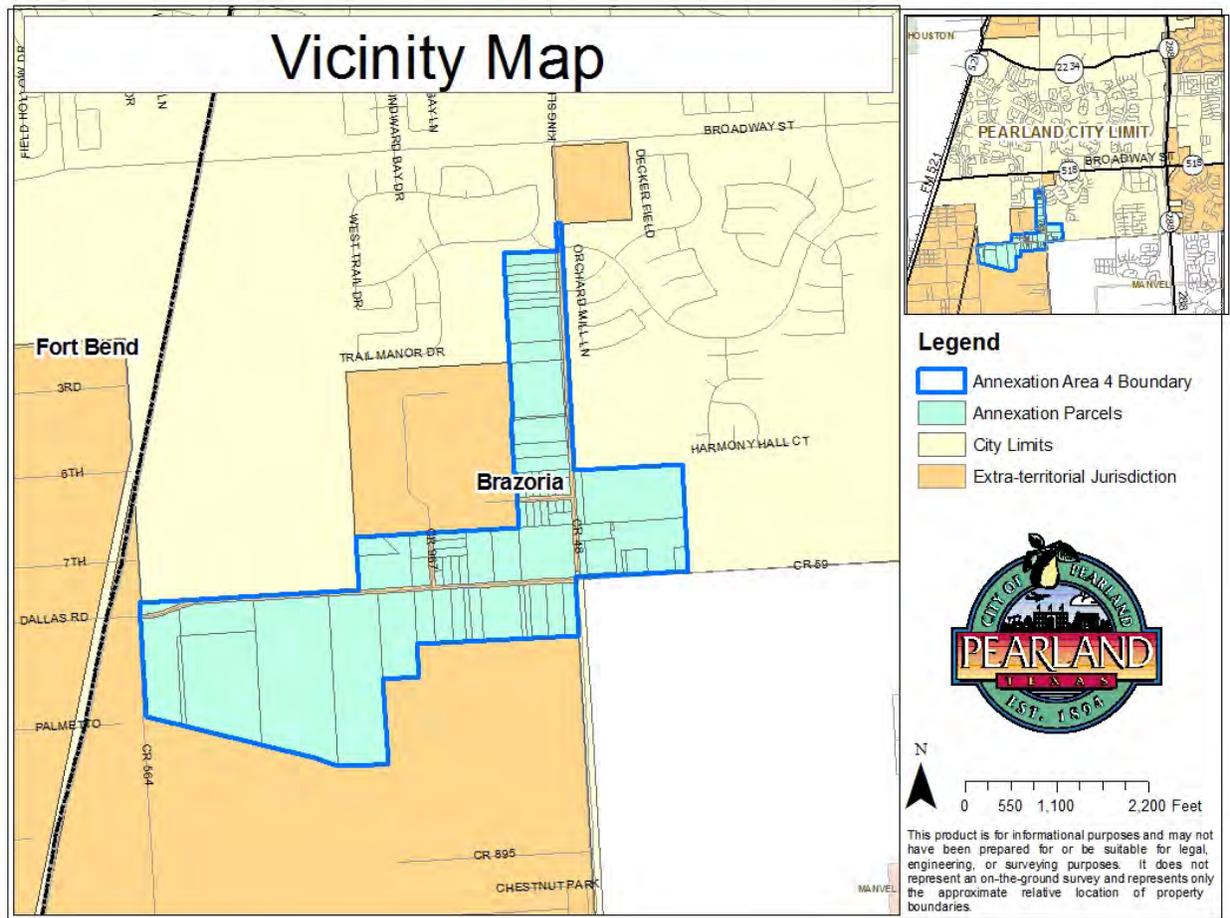


Exhibit 2: Aerial Map

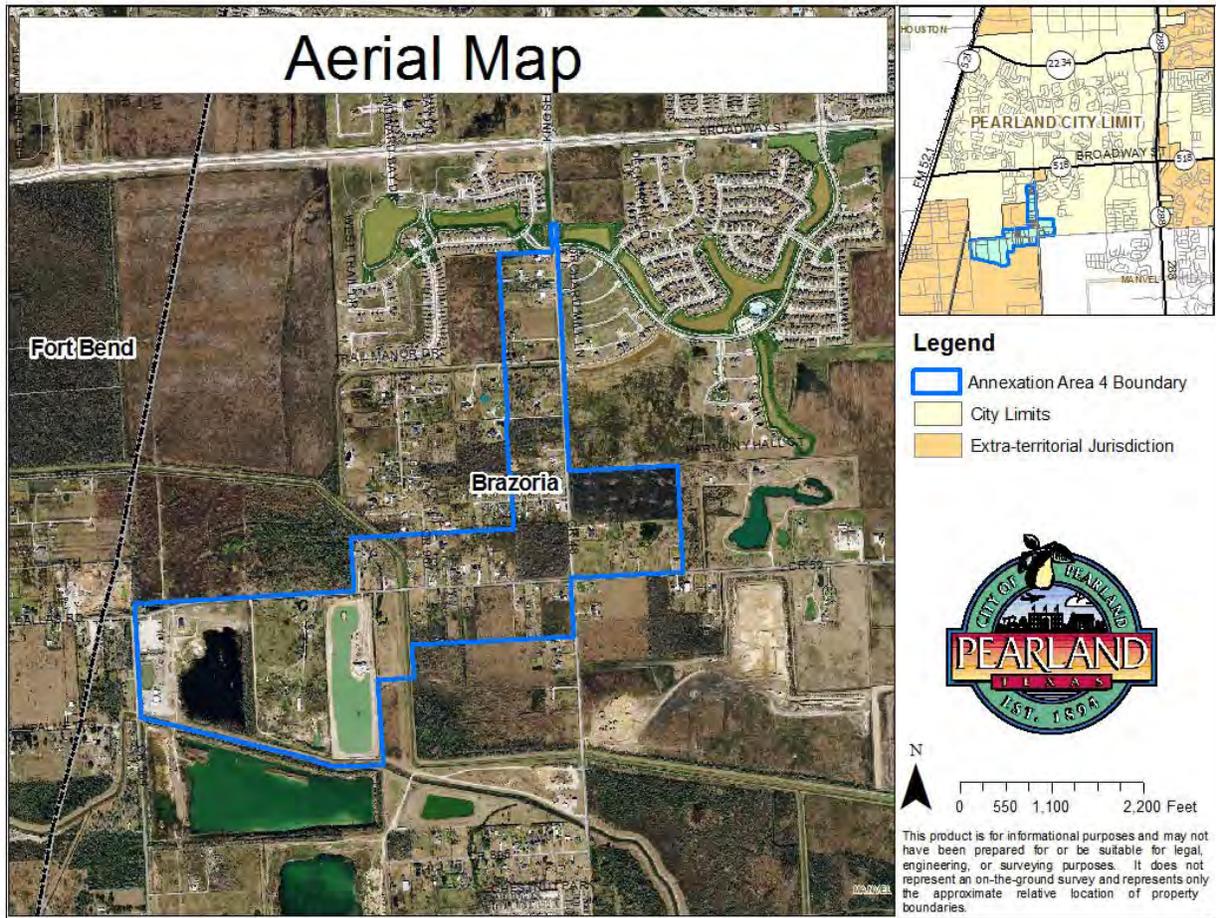
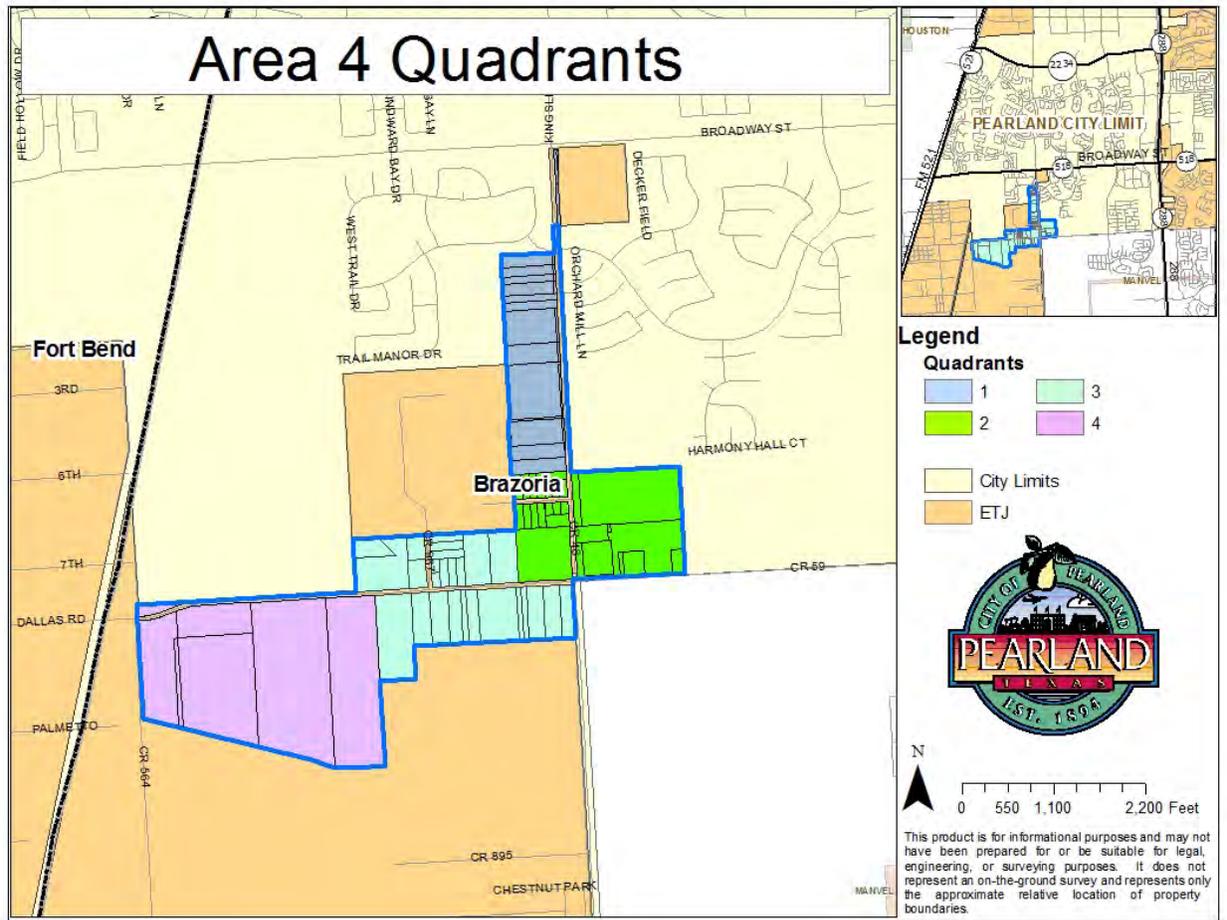


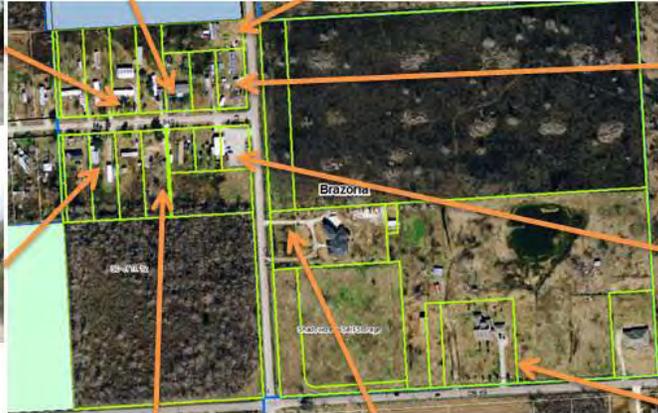
Exhibit 3: Area 4 Quadrants



Area 4: Quadrant 1



Area 4: Quadrant 2



Area 4: Quadrant 3



Area 4: Quadrant 4



Exhibit 4: Possible Annexation Schedule

Action	Target Date	Statutory Requirement	Actual
Survey of Annexation Area	Wednesday, February 29, 2012	N/A	N/A
Mail Individual Letters for Open House and one-on-one Meetings	Thursday, March 1, 2012	N/A	N/A
One-on-One Meetings with staff	March through April, 2012	N/A	N/A
Conduct an Open House	Thursday, March, 22 2012	N/A	N/A
Council Direction to Prepare Service Plan	Monday, April 23, 2012	Prior to Advertisement of 1st hearing	N/A
Notify Justice Dept.	Monday, April 30, 2012	90 Days before adoption	77 Days
Notify property owners, utilities, schools, service providers, and railroads of Annexation Public Hearings	Tuesday, April 24, 2012	Prior to 30 days before the first Public Hearing	34 Days
Send legal's to the newspaper	Thursday, May 3, 2012	N/A	N/A
Advertise Annexation First Public Hearing and post to web site	Wednesday, May 9, 2012	11-20 Days Prior to First Public Hearing	19 Days
Send agenda request and report to Young for Annexation	Thursday, May 18, 2012	10 Days prior to Public Hearing	11 Days

Annexation First Public Hearing	Monday, May 28, 2012	21-40 Days Before the First Reading of the Ordinance	35 Days
Advertise 2 nd Annexation Public Hearing	Wednesday, May 23, 2012	11-20 Days Prior to Second Public Hearing	19 Days
Annexation 2 nd Public Hearing	Monday, June 11, 2012 (2 weeks after the first hearing)	21-40 Days Before the First Reading of the Ordinance	21 Days
First Reading of the Annexation Ordinance	Monday, July 2, 2012	Within 90 days after the first Public Hearing of the ordinance	35 Days
Second Reading and Adoption of the Annexation Ordinance	Monday, July 16, 2012	Within 90 days after the first Public Hearing of the ordinance	49 Days
Notify Justice Department Post annexation list	Monday, July 30, 2012	Within 90 Days of adoption	14 Days
Commence Zoning Process – Joint Public Hearing	Monday, August 20, 2012	N/A	N/A

Exhibit 5: August 2010 Public Hearing Comments

Brief Summary of Speaker Comments:

Water and Sewer Related:

1. The City of Pearland is not running water and sewer lines while improving the roads, this seems wasteful.
2. Against the Annexation of Area 3 & 4 due to water and sewer not being extended into the area.
3. Have septic tank and well water, and I am concerned that there would be forced to connect to city water and sewer. Oppose the annexation.
4. Concerned with the future cost of connection to city water and sewer. Suggest that we offer grant programs for connecting, similar to the City of Austin.

Zoning Related:

1. Currently developing his property as commercial and is concerned with the City's plan to zoning his property residential.
2. The property was purchased 20 years ago for commercial uses and afraid the annexation will not allow for that purpose.
3. Plan on building a home and business on the property and afraid that this will not happen if in the annexed into the City of Pearland.

City Services and Restrictions Related:

1. Already a portion of his property is located in the 100-foot strip, does not receive any city services and against annexation.
2. City services are a great thing, but sometimes not so good.

County Services Related:

1. Happy with no restrictions in the county, therefore opposed to the annexation.
2. Request to hold off annexation as people they have talked to are against it.
3. I am a neighbor of Annexation Areas 3 & 4 and like the country living and do not see any benefits due to services currently offered by the county.
4. Have flood insurance in the county we take care of our own needs, appreciate Pearland but did not ask to be located in the Extraterritorial Jurisdiction. Can we be taken out of the ETJ.
5. Perfectly happy with county services, therefore against annexation.

Economy Related:

- 1 Foreclosure is really bad in the annexation area and feels that now is not the time to over extend city boundaries.

Previous Possible Annexation Areas 3 & 4
Packet

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

AGENDA OF: August 16, 2010	ITEM NO.: Public Hearing No. 3
DATE SUBMITTED: August 10, 2010	DEPT. OF ORIGIN: Planning
PREPARED BY: Lata Krishnarao	PRESENTOR: Lata Krishnarao
REVIEWED BY : Mike Hodge	REVIEW DATE: August 10, 2010
SUBJECT: Proposed City Initiated Annexation for Areas 3 & 4	
EXHIBITS: Feasibility Report and Service Plan	
EXPENDITURE REQUIRED: N/A	AMOUNT BUDGETED: N/A
AMOUNT AVAILABLE: N/A	PROJECT NO.: N/A
ACCOUNT NO.: N/A	
ADDITIONAL APPROPRIATION REQUIRED: N/A	
ACCOUNT NO.: N/A	
PROJECT NO.: N/A	
To be completed by Department:	
<input type="checkbox"/> Finance	<input type="checkbox"/> Legal
<input type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution

EXECUTIVE SUMMARY

City Council directed staff to proceed with annexation of Area 3 & 4, generally described as the area located along CR 48 (Kingsley Drive) south of Broadway Street, and near the intersection of CR 59 and CR 48.

The first public hearing was conducted for this area on August 2, 2010. A second public hearing, as required by state statutes has been scheduled for August 16, 2010.

It is proposed that the properties will be zoned at the time they are annexed into the city. Therefore the zoning will proceed simultaneously with annexation. The joint public hearing for zoning is scheduled for August 16, 2010.

Second reading of the zoning ordinance will follow the second reading of the annexation on September 27^h, 2010.

The proposed zoning for Area 3 & 4 is Single Family Estate District (R-E), in conformance with the Future Land Use Plan.

Staff Recommendation:

Consider the Annexation.

CITY INITIATED ANNEXATION – AREA GENERALLY LOCATED ALONG CR 48 (KINGSLEY DRIVE) SOUTH OF BROADWAY STREET AND NEAR THE INTERSECTION OF CR 59 AND CR48 AND TO THE WEST UP TO WOODFIN.

(AREA 3&4)

FEASIBILITY REPORT

LOCATION:

The subject land is generally located in the southwest part of the City. The area includes land along CR 48 (Kingsley Road), south of Broadway Street to the intersection of CR 59; and along CR 59, between CR 48 and Woodfin. The subject land is in City of Pearland's ETJ in Brazoria County.

Refer to Attachment 1 for property location and boundaries.

DEMOGRAPHICS:

The area under consideration has single-family residential and several commercial uses. A survey conducted by staff in May 2010, indicated that the area contains fifty three (53) single-family residences, two (2) single-family residences with commercial uses on the property, nineteen (19) commercial uses and ten (10) vacant parcels. The commercial uses include equipment storage, parking, a gas & oil business, a warehouse, a fuel station, a commercial garage, a neighborhood icehouse, bar, and restaurant, a new building under construction, a storage warehouse, a church and Steve Pruett Ranch, and a junk yard.

The subject land is part of census tract 6606. Census data is not available for the specific area being annexed. In general the 2000 Census data indicates that 5,780 persons reside in this tract area, within 3,269 households. Out of the 3,269 housing units, 3,160 are occupied and 109 are vacant.

See Attachment 2 for Census Map and Attachment 3 for Census Data.

CURRENT USE OF LAND:

The subject area has single-family residential uses, several commercial uses, and vacant tracts of land.

The subject area has 86 parcels totaling 307 acres in area. Total acreage of parcels being used for single family residential is 124.47 acres. There nineteen (19) parcels that have commercial uses for a total of 71.22 acres. Total acreage of vacant parcels is 105.11 acres.

Attachment 4 – Land Use Map

SURROUNDING LAND:

Surrounding land immediately to the east and west is similar in character to the subject land and consists of predominantly single-family residential, undeveloped land, and some agricultural uses. Mustang Bayou and some gravel pits are located to the south of the subject area. To the north of the subject area is Southern Trails Subdivision.

ACCESSIBILITY:

The subject land has access by the following major roadways:

1. CR 48, between Broadway Rd. and Mustang Bayou.
2. CR 59, between Woodfin and the intersection of CR 48 and CR 59.

There are smaller local streets that provide access to the other interior parcels.

Attachment 4: shows the roads that are accessible currently.

DEVELOPMENT STATUS: (Percentage of land developed)

As mentioned earlier the subject land has a mix of, single-family residential, commercial, and vacant land. The subject area consists of forty nine (49) single-family parcels, nineteen (19) commercial tracts, and two (2) single-family homes with commercial uses located on same parcel.

Number of developed parcels	= 70
Area of developed parcels	= 201.9 acres
Number of undeveloped parcels	= 16
Area of undeveloped parcels	= 105.11 Acres
Total number of parcels	= 86
Total area	= 307 Acres (includes road right-of-way)
Area of undeveloped land	= 105.11 Acres (34.24 % of total land area)

Attachment 5: Land Use Calculations

VALUATION:

Brazoria County Assessor records indicate that the subject land consists of 86 parcels. The total acreage of land within these parcels is 307 acres (inclusive of 6.2 acres of road right-of-way). Total market value of all the properties amounts

to **\$11,456,520**. The total appraised value with exemptions amounts to **\$11,456,520**.

There are seven (7) properties with Religious, Cemetery, and Governmental Institutional exemptions on them that are valued at **\$984, 870.00**.

Attachment 6: Building Inventory Information from Brazoria County.

AVAILABILITY OF AND IMPACT ON CITY SERVICES:

Roads:

The area would add 12,550 feet of two lane asphalt open ditch road to the City's maintenance requirements (CR 48 and CR 59). Public Works Department has indicated that CR 48 and CR 59 are in poor to fair condition and would add minimal road maintenance impacts. Right of way mowing would be placed on a four times per year cycle.

Police Protection:

The area is presently under the county Sheriff's jurisdiction and will be serviced by Pearland Police Department (PD) upon annexation. PD has indicated that due to its current location and populated nature, the area may be conducive to certain types of crime that will require additional response.

Fire Protection:

Pearland Fire Department (PFD) currently serves this area and there is a written mutual aid agreement in place. PFD has noted that there are not many businesses located in Area 3 as the area is mostly residential with some undeveloped lots. In Area 4, five (5) commercial business locations were identified in addition to Jeeter Elementary School. Area 4 had no noted fire hydrants and water is limited. In addition to Bailey Road being narrow, there are some narrow driveways that will hinder apparatus access, apparatus placement and staging.

Annexation of the property would allow the City to implement land use controls and building code enforcement that would enhance fire safety standards for new developments and building expansions in the area.

Emergency Medical Service:

Pearland EMS already provides service to this area. The planned completion of Bailey Road will tremendously enhance emergency access to the area and will enhance response to this area as additional property is developed within the area.

Solid Waste Collection:

Under state law, existing service providers may continue to provide service for two years after the annexation. After that, service will be provided by the City's franchise waste hauler. Billing will be provided by the City, so there will be some effort required to contact customers, set up accounts, and coordinate with Waste Management.

Water and Wastewater Facilities

The City’s current Water Model and Master Plan has identified future projects that would provide additional service as the area grows. The master plan currently has identified a location for a future water treatment plant for the west side of Pearland which would require the need for a future 20” and 30” transmission lines along Area 3 and Area 4.

However, the City of Pearland will provide a level of service consistent with other areas of the City with similar topography, land use and population density

Parks, Playgrounds and Swimming Pools:

There are no such public facilities in the area, so there would be no impact on City operations.

Any other Publicly Owned Facility, Building, or Service:

There are no other public facilities or services in the area, so there would be no impact on City operations

LOCATION WITHIN MUD:

The subject land is not located within any MUD.

COMPREHENSIVE PLAN RECOMMENADATIONS:

The Comprehensive Plan designates Areas 3 and 4 as Low Density Residential. Lots of 8,800 - 22,500 square feet in size are considered appropriate in Low Density Residential Areas. The Comprehensive Plan also designates the intersections of CR 48 with Broadway and CR 48 with CR 59 as being appropriate locations for retail / office nodes.

THOROUGHFARE PLAN RECOMMENADATIONS:

The Thoroughfare Plan designates CR 48 as a Major Thoroughfare to be widened with 120 feet of right-of-way and CR 59 as a Secondary Thoroughfare to be developed with 100 foot right-of-way.

Existing CR 48 and CR 59 are not in conformance with the recommendations of the Thoroughfare Plan.

FLOOD CONTROL AND DRAINAGE:

City’s flood plain co-coordinator has indicated that Area 3 & 4 would be areas that would require staff engagement on a more frequent basis. These areas currently have residential and are in areas that could potentially experience localize drainage issues. City staff is currently not aware of any significant issues. However, staff has not been the designated flood plain administrator for the area nor has staff to provide development services to this area. Once annexed all areas would be subject to the City’s Flood

Damage Prevention Ordinance along with all other development ordinances which regulate development standards, flood plain management, and grading/fill permitting. Currently the city has sufficient staff to satisfy the need for increased staff time resulting from the proposed annexation.

POSSIBLE USES OF LAND IF IT IS NOT ANNEXED AND DEGREE OF CONFORMANCE TO THE COMPREHENSIVE PLAN OF THOSE LAND USES:

It is staff's opinion, that if the land is not annexed it will continue to grow in an unplanned manner. Currently there are no safeguards to buffer incompatible uses. The potential situation of incompatible uses located in close proximity to each other will be exacerbated by unplanned growth. Development of appropriate infrastructure and services for expansion and growth of both residential and non-residential uses would be uncertain if the land is not annexed.

This unplanned growth will have a negative effect on the development of land adjoining CR 48 and CR 59. New investment and development of land adjacent to these roads (major and secondary thoroughfares) will be curtailed and impeded due to uncertainties of surrounding development.

City's efforts at Planning for the area as discussed earlier as per the Comprehensive Plan and Thoroughfare Plan will be negatively affected as the existing land uses, streets and general development pattern in the subject area are not in conformance with the recommendations in the City's Comprehensive Plan and Unified Development Code.

IMPACT OF ANNEXATION – LONG TERM AND SHORT TERM:

In the long term this annexation of the subject land will enable City of Pearland to plan for this area in accordance with the Comprehensive Plan and Unified Development Code and protect the city of Pearland's residential areas.

In the short term the annexation will encourage potential homeowners and developers to invest in this area.

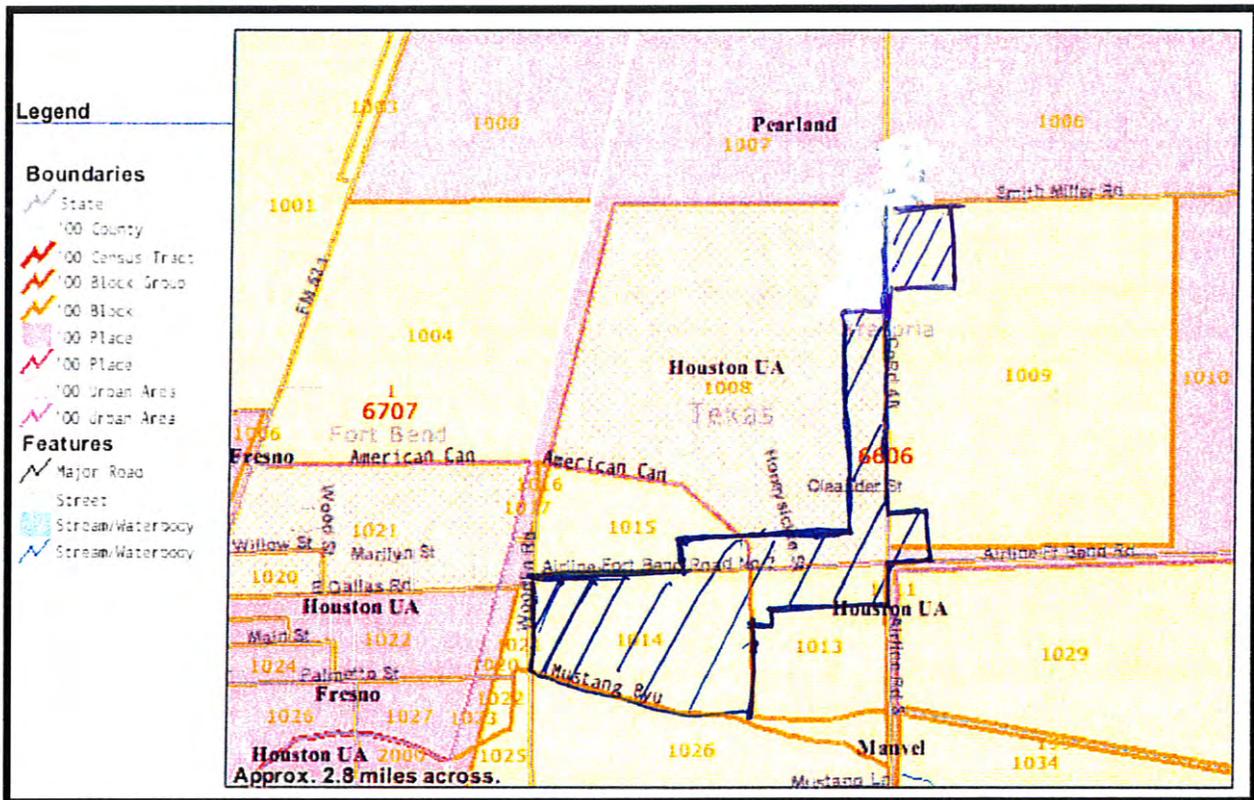
If the land is not annexed, unregulated, piecemeal development will continue. Annexation will help sustainable development occur in a safer manner.

RECOMMENDATIONS:

It is staff's recommendation that the City should pursue annexation and prepare a service plan for the subject area.

Census Map Area 3 & 4

CENSUS 2000 TRACT 6606

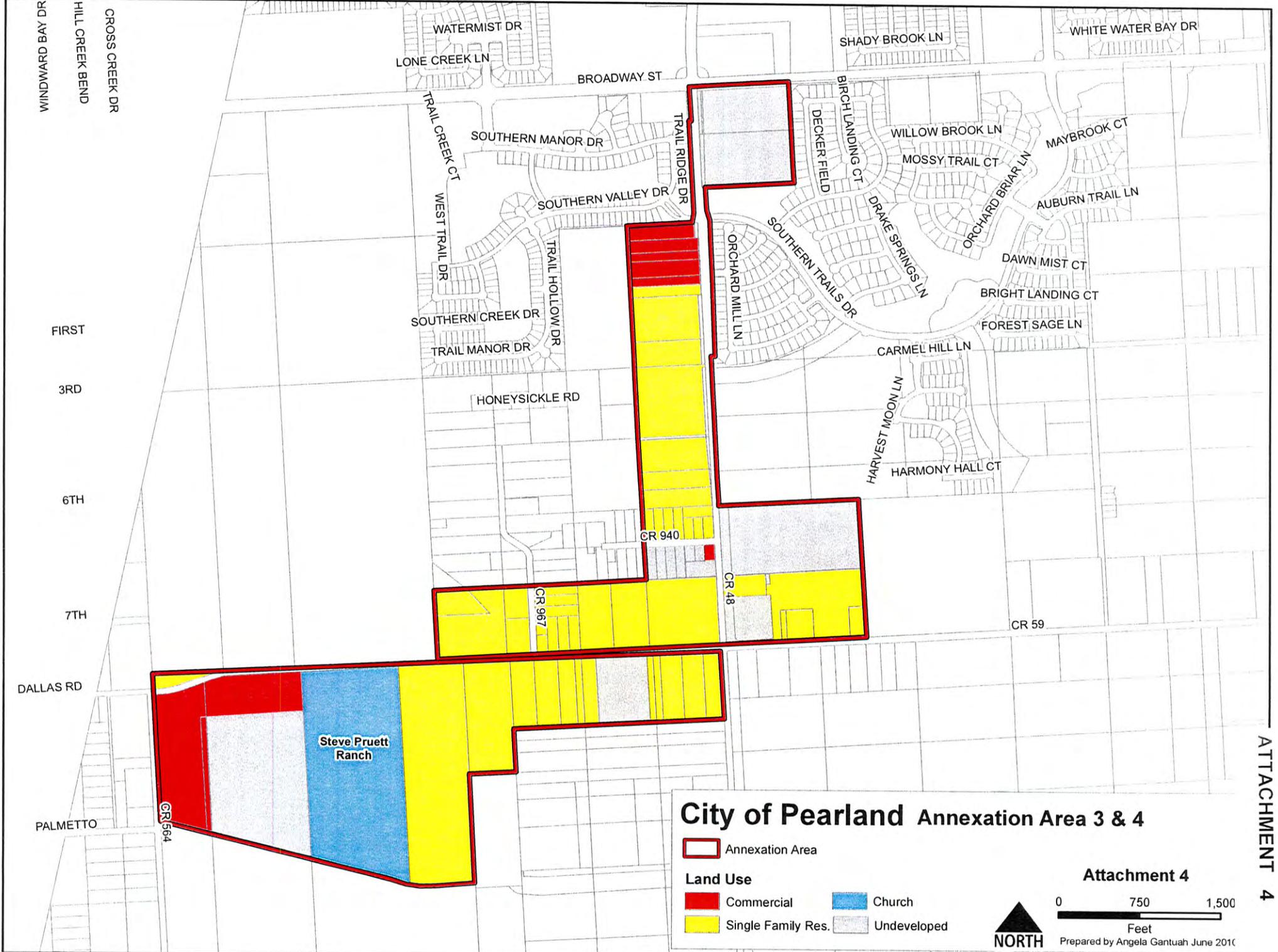


Areas 3 & 4

2000 CENSUS INFORMATION

Tract 6606 includes Areas 3 & 4, in addition to other areas.

Population	= 5,780
Median Age	= 29.7
Households	= 3,269
Average Household size	= 3
Housing Units	= 3,269
Occupancy	= 3,160
Vacancy	= 109



WINDWARD BAY DR
 HILL CREEK BEND
 CROSS CREEK DR

WATERMIST DR
 LONE CREEK LN

BROADWAY ST

SHADY BROOK LN

WHITE WATER BAY DR

TRAIL CREEK CT
 WEST TRAIL DR
 SOUTHERN CREEK DR
 TRAIL MANOR DR
 SOUTHERN VALLEY DR
 TRAIL HOLLOW DR

TRAIL RIDGE DR

ORCHARD MILL LN

DECKER FIELD
 BIRCH LANDING CT

WILLOW BROOK LN

MOSSY TRAIL CT

MAYBROOK CT
 AUBURN TRAIL LN

DRAKE SPRINGS LN

DAWN MIST CT

BRIGHT LANDING CT

FOREST SAGE LN

HONEYSICKLE RD

CARMEL HILL LN

HARVEST MOON LN

HARMONY HALL CT

CR 940

CR 967

CR 48

CR 59

DALLAS RD

PALMETTO

CR 564

Steve Pruett
 Ranch

City of Pearland Annexation Area 3 & 4

- Annexation Area
- Land Use**
- Commercial
- Church
- Single Family Res.
- Undeveloped



0 750 1,500

Feet
 Prepared by Angela Gantuah June 2010

ATTACHMENT 5

Areas 3 & 4

Land Use Calculations

Property ID No.	Property Owner	Address	City	State	Zip Code	Square Feet	Staff Land Use Survey
176843	VASQUEZ JOHN G & YOLANDA	2330 COUNTY ROAD 48	ROSHARON	TX	77583	90619.25371	COMMERCIAL GARAGE
179106	MOORE WAYNE	925 CR 59	ROSHARON	TX	77583	57693.87367	EQUIPMENT STORAGE, PARKING, GAS & OIL BUSINESS, WAREHOUSE.PLUSFUEL STATION
598406	BRAZORIA COUNTY	451 N VELASCO ST	ANGLETON	TX	77515	7082.522526	GOVERNMENT/ INSTITUTIONAL
598406	BRAZORIA COUNTY	451 N VELASCO ST	ANGLETON	TX	77515	12298.51286	GOVERNMENT/ INSTITUTIONAL
599531	BRAZORIA COUNTY	451 N VELASCO SUITE 230	ANGLETON	TX	77515	4555.460227	GOVERNMENT/ INSTITUTIONAL
600054	BRAZORIA COUNTY COURT HOUSE	451 N VELASCO SUITE 230	ANGLETON	TX	77515	17767.66349	GOVERNMENT/ INSTITUTIONAL
600064	BRAZORIA COUNTY COURTHOUSE	451 N VELASCO SUITE 230	ANGLETON	TX	77515	5079.091423	GOVERNMENT/ INSTITUTIONAL
176850	TDW ENTERPRISES LLC	2606 SHADY SPRINGS CT	PEARLAND	TX	77584	13492.90674	NEIGHBORHOOD ICEHOUSE, BAR, AND RESTAURANT
176850	TDW ENTERPRISES LLC	2606 SHADY SPRINGS CT	PEARLAND	TX	77584	14613.92563	NEIGHBORHOOD ICEHOUSE, BAR, AND RESTAURANT
176851	TDW ENTERPRISES LLC	2606 SHADY SPRINGS CT	PEARLAND	TX	77584	41435.46275	NEIGHBORHOOD ICEHOUSE, BAR, AND RESTAURANT
179015	CAMPBELL LARRY	1835 COUNTY ROAD 59	PEARLAND	TX	77584	46304.70734	NEW BUILDING UNDER CONSTRUCTION
179105	SPRINT PIPELINE SERVICES LP	3511 COUNTY ROAD 564A	ROSHARON	TX	77583	332906.1997	NEW BUILDING UNDER CONSTRUCTION
179105	SPRINT PIPELINE SERVICES LP	3511 COUNTY ROAD 564A	ROSHARON	TX	77583	552244.303	NEW BUILDING UNDER CONSTRUCTION
176845	SCHIELD MELVIN R & DIANNA L	2342 COUNTY ROAD 48	ROSHARON	TX	77583	52129.3757	RETAIL COMMERCIAL STORE
176845	SCHIELD MELVIN R & DIANNA L	2342 COUNTY ROAD 48	ROSHARON	TX	77583	76985.9008	RETAIL COMMERCIAL STORE
510070	CAMPBELL LARRY	1835 COUNTY ROAD 59	PEARLAND	TX	77584	14515.57083	RETENTION
176833	OLIVA EPIFANIO G	1503 COUNTY ROAD 59	ROSHARON	TX	77583	17560.28536	SF AND JUNK YARD
179119	STEVENS & PRUETT FOUNDATION FOR	PO BOX 100	FRESNO	TX	77545	1692958.021	SF. CHURCH AND STEVE PRUETT RANCH

176846	CHURCHILL JOHN	2406 COUNTY ROAD 48	ROSHARON	TX	77583	52128.73459	STORAGE WAREHOUSE
176773	SUPPATKUL TOMMY SUWAT & JURAIWAN	2750 COUNTY ROAD 48	ROSHARON	TX	77583	17257.18113	SF
176773	SUPPATKUL TOMMY SUWAT & JURAIWAN	2750 COUNTY ROAD 48	ROSHARON	TX	77583	412119.6707	SF
176774	VILLAZANA JOSE L	1631 COUNTY ROAD 59	ROSHARON	TX	77583	210901.6466	SF
176780	GONZALEZ JAIME & CAROLINA & ROBERTO S	13126 SYCAMORE HEIGHTS	HOUSTON	TX	77065	108201.3029	SF
176781	FERRER FLORENCE & FERNANDO JR	1335 COUNTY ROAD 59	ROSHARON	TX	77583	316245.3096	SF
176788	GONZALES RAY & ADA	1519 COUNTY ROAD 59	ROSHARON	TX	77583	196524.9294	SF
176829	DEL RIO LENORA GUTIERREZ	PO BOX 481	FRESNO	TX	77545	40053.28798	SF
176830	CHAMBERS JAMES M JR	3107 HONEYSICKLE ST	ROSHARON	TX	77583	39835.14987	SF
176830	CHAMBERS JAMES M JR	3107 HONEYSICKLE ST	ROSHARON	TX	77583	39998.67995	SF
176831	BERNARDO FROILAN A & LUCITA	1003 HUNTINGTON DR	PEARLAND	TX	77584	34033.45318	SF
176832	CANCINO JOSE L & MARGO	1515 COUNTY ROAD 59	ROSHARON	TX	77583	33998.02477	SF
176834	MENIFEE HOWARD S	1507 COUNTY ROAD 59	ROSHARON	TX	77583	33997.96355	SF
176835	PONDEROSA AT LONESOME PINE, LLC	P O BOX 36069	HOUSTON	TX	77236	76004.3408	SF
176836	HOANG MINHCHAU	11305 PALM BAY ST	PEARLAND	TX	77584	66629.76425	SF
176838	LANEY JOE R	2018 MUSTANG LN	ROSHARON	TX	77583	255032.5551	SF
176841	SCHILD MELVIN R & DIANNA L	2342 COUNTY ROAD 48	ROSHARON	TX	77583	97040.1532	SF
176842	LANEY JOE R	2018 MUSTANG LN	ROSHARON	TX	77583	146499.6744	SF
176847	CHURCHILL JOHN	2406 COUNTY ROAD 48	ROSHARON	TX	77583	66030.73024	SF
176852	LILLEY JUANITA	1714 OLEANDER	ROSHARON	TX	77583	25164.72252	SF
176852	LILLEY JUANITA	1714 OLEANDER	ROSHARON	TX	77583	1800.264008	SF
176853	JOHNSON ANDREW W	2710 COUNTY ROAD 48	ROSHARON	TX	77583	26965.5745	SF
176854	JOHNSON ANDREW W & MICHAEL H	2710 CR 48	ROSHARON	TX	77583	27001.36326	SF
176855	VASQUEZ RUFINO	1702 OLEANDER ST	ROSHARON	TX	77583	3996.883067	SF
176855	VASQUEZ RUFINO	1702 OLEANDER ST	ROSHARON	TX	77583	26985.25539	SF

176856	OLMOS REYNALDO					19862.52379	SF
176857	NELSON JACK THOMAS ESTATE	1719 OLEANDER	ROSHARON	TX	77583	18185.61122	SF
176858	NELSON JACK OR DAWN	1719 OLEANDER ST	ROSHARON	TX	77583	18138.03837	SF
176859	GUILLORY BERTINE	2940 COUNTY ROAD 48	ROSHARON	TX	77583	27923.54593	SF
176861	JOHNSON ROBERT D	1713 OLEANDER ST	ROSHARON	TX	77583	27102.81237	SF
176862	JOHNSON MARGARET C	1711 OLEANDER ST	ROSHARON	TX	77583	27076.39069	SF
176863	JOHNSON ANDREW W	2710 COUNTY ROAD 48	ROSHARON	TX	77583	27023.37795	SF
176864	JOHNSON ANDREW W	2710 COUNTY ROAD 48	ROSHARON	TX	77583	26569.66915	SF
176864	JOHNSON ANDREW W	2710 COUNTY ROAD 48	ROSHARON	TX	77583	4226.261291	SF
179103	BEAMAN NED L	1422 COUNTY ROAD 59	ROSHARON	TX	77583	448083.663	SF
179108	HAMMACK CAROL	1434 COUNTY ROAD 59	ROSHARON	TX	77583	141189.8808	SF
179111	CANTU DANIEL & SILVIA R	1710 COUNTY ROAD 59	ROSHARON	TX	77583	127006.1144	SF
179112	CANTU RAMON G & GINA D	3202 COUNTY ROAD 48	ROSHARON	TX	77583	105387.3562	SF
179115	CASTRO BLADIMIR & LAREIN A	1700 COUNTY ROAD 59	ROSHARON	TX	77583	42504.86236	SF
179115	CASTRO BLADIMIR & LAREIN A	1700 COUNTY ROAD 59	ROSHARON	TX	77583	35959.94497	SF
179116	ARMSTRONG JAMES DONALD	1440 COUNTY ROAD 59	ROSHARON	TX	77583	99198.33159	SF
179121	RAGER EARLINE	PO BOX 253	FRESNO	TX	77545	141462.2634	SF
498655	JOHNSON ANDREW W	2710 COUNTY ROAD 48	ROSHARON	TX	77583	13492.86072	SF
506311	NGUYEN VIET LINH	11002 CORONA LN	HOUSTON	TX	77072	189435.5446	SF
510068	CAMPBELL LARRY	1835 COUNTY ROAD 59	PEARLAND	TX	77584	72519.41599	SF
511920	MENDOZA LARRY & BRENDA J	2818 COUNTY ROAD 48	ROSHARON	TX	77583	12101.9128	SF
537525	SMART LENORAY & ROSALYN	3115 COUNTY ROAD 48	ROSHARON	TX	77583	78736.45537	SF
537549	MENIFEE SHANDRA ROCHELLE	8300 W AIRPORT BLVD APT 1111	HOUSTON	TX	77071	16498.14249	SF
547846	FERNANDEZ ABELARDO	2810 LELIA ST	STAFFORD	TX	77477	110906.1859	SF
554689	CANTU GINA DEL RIO	1602 CR 59	ROSHARON	TX	77583	86374.15113	SF
559134	FLORENDO JESUS BAUTISTA & JOSEPHINE	1335 CR 59 LOT 2	ROSHARON	TX	77583	95553.11673	SF
592767	2004 MUSTANG CREEK LTD	7676 WOODWAY DR	HOUSTON	TX	77063	1107011.858	SF

176776	PEARLAND 5948 LTD	1520 OLIVER ST	HOUSTON	TX	77007	414057.442	V
178983	BELTWAY 23 LTD	5855 SOVEREIGN DR	HOUSTON	TX	77036	406615.5333	V
179014	THAI CHINH V & LY K	12019 PALMETTO SHORE DR	HOUSTON	TX	77065	56354.11544	V
179014	THAI CHINH V & LY K	12019 PALMETTO SHORE DR	HOUSTON	TX	77065	781381.5828	V
179030	BELTWAY 23 LTD	5855 SOVEREIGN DR	HOUSTON	TX	77036	327487.0722	V
179109	NGUYEN PHONG THUY & BANG VAN TRAN	4734 LINCOLNSHIRE RD	HOUSTON	TX	77048	302787.6981	V
179109	NGUYEN PHONG THUY & BANG VAN TRAN	4734 LINCOLNSHIRE RD	HOUSTON	TX	77048	42528.1149	V
179117	COLLINS RICKY	5524 PALM ROYALE	SUGARLAND	TX	77479	1233244.901	V
546511	EVANS ALLEN	1901 COUNTY ROAD 59	PEARLAND	TX	77584	43556.8217	V
595164	CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581	12638.18627	V

TOTAL VACANT LAND = 105.11 ACRES

SF-SINGLE FAMILY

TOTAL SINGLE FAMILY = 124.47 ACRES

V-VACANT

AREA 3 & 4 TOTAL =307 ACRES

COMMERCIAL PARCELS=19

VACANT PARCELS= 16

SINGLE FAMILY RES = 53

MARKET VALUE = \$ 11,456,520.00

APPRAISED VALUE = \$ 11,456,520.00

PARCELS = 82

% VACANT =34.24%

There are 2 SF Homes and Commercial uses on 2 separate parcels.

Important-some parcels have more that one use on them.

Areas 3 & 4

Building Inventory

Property ID No.	Property Owner	Address	City	State	Zip Code	Apprsd Value	Market Value	Land Use	Ex	Square Feet	Staff Land Use Survey
176843	VASQUEZ JOHN G & YOLANDA	2330 COUNTY ROAD 48	ROSHARON	TX	77583	107220	107220	A1	F	90619.25371	COMMERCIAL GARAGE
179106	MOORE WAYNE	925 CR 59	ROSHARON	TX	77583	41230	41230	A1	F	57693.87367	EQUIPMENT STORAGE, PARKING, GAS & OIL BUSINESS, WAREHOUSE, PLU SFUEL STATION
598406	BRAZORIA COUNTY	451 N VELASCO ST	ANGLETON	TX	77515	100	100	X4	T	7082.522526	GOVERNMENT/ INSTITUTIONAL
598406	BRAZORIA COUNTY	451 N VELASCO ST	ANGLETON	TX	77515	100	100	X4	T	12298.51286	GOVERNMENT/ INSTITUTIONAL
599531	BRAZORIA COUNTY	451 N VELASCO SUITE 230	ANGLETON	TX	77515	1670	1670	X4	T	4555.460227	GOVERNMENT/ INSTITUTIONAL
600054	BRAZORIA COUNTY COURT HOUSE	451 N VELASCO SUITE 230	ANGLETON	TX	77515	35880	35880	X4	T	17767.66349	GOVERNMENT/ INSTITUTIONAL

600064	BRAZORIA COUNTY COURTHOUSE	451 N VELASCO SUITE 230	ANGLETON	TX	77515	10890	10890	X4	T	5079.091423	GOVERNMENT/ INSTITUTIONAL
176850	TDW ENTERPRISES LLC	2606 SHADY SPRINGS CT	PEARLAND	TX	77584	103900	103900	F1	F	13492.90674	NEIGHBORHOOD ICEHOUSE, BAR, AND RESTAURANT
176850	TDW ENTERPRISES LLC	2606 SHADY SPRINGS CT	PEARLAND	TX	77584	103900	103900	F1	F	14613.92563	NEIGHBORHOOD ICEHOUSE, BAR, AND RESTAURANT
176851	TDW ENTERPRISES LLC	2606 SHADY SPRINGS CT	PEARLAND	TX	77584	19280	19280	C3	F	41435.46275	NEIGHBORHOOD ICEHOUSE, BAR, AND RESTAURANT
179015	CAMPBELL LARRY	1835 COUNTY ROAD 59	PEARLAND	TX	77584	398060	398060	D1	F	46304.70734	NEW BUILDING UNDER CONSTRUCTION
179105	SPRINT PIPELINE SERVICES LP	3511 COUNTY ROAD 564A	ROSHARON	TX	77583	204130	204130	D2	F	332906.1997	NEW BUILDING UNDER CONSTRUCTION
179105	SPRINT PIPELINE SERVICES LP	3511 COUNTY ROAD 564A	ROSHARON	TX	77583	204130	204130	D2	F	552244.303	NEW BUILDING UNDER CONSTRUCTION
176845	SCHIELD MELVIN R & DIANNA L	2342 COUNTY ROAD 48	ROSHARON	TX	77583	81180	81180	A1	F	52129.3757	RETAIL COMMERCIAL STORE

176845	SCHIED MELVIN R & DIANNA L	2342 COUNTY ROAD 48	ROSHARON	TX	77583	81180	81180	A1	F	76985.9008	RETAIL COMMERCIAL STORE
510070	CAMPBELL LARRY	1835 COUNTY ROAD 59	PEARLAND	TX	77584	15500	15500	A1	F	14515.57083	RETENTION
176833	OLIVA EPIFANIO G	1503 COUNTY ROAD 59	ROSHARON	TX	77583	30840	30840	A1	F	17560.28536	SF AND JUNK YARD
179119	STEVENS & PRUETT FOUNDATION FOR	PO BOX 100	FRESNO	TX	77545	936130	936130	X1	T	1692958.021	SF, CHURCH AND STEVE PRUETT RANCH
176846	CHURCHILL JOHN	2406 COUNTY ROAD 48	ROSHARON	TX	77583	118150	118150	A1	F	52128.73459	STORAGE WAREHOUSE
176773	SUPPATKUL TOMMY SUWAT & JURAIWAN	2750 COUNTY ROAD 48	ROSHARON	TX	77583	259430	259430	A1	F	17257.18113	SF
176773	SUPPATKUL TOMMY SUWAT & JURAIWAN	2750 COUNTY ROAD 48	ROSHARON	TX	77583	259430	259430	A1	F	412119.6707	SF
176774	VILLAZANA JOSE L	1631 COUNTY ROAD 59	ROSHARON	TX	77583	129370	129370	A1	F	210901.6466	SF
176780	GONZALEZ JAIME & CAROLINA & ROBERTO S	13126 SYCAMORE HEIGHTS	HOUSTON	TX	77065	56000	56000	A2	F	108201.3029	SF
176781	FERRER FLORENCE & FERNANDO JR	1335 COUNTY ROAD 59	ROSHARON	TX	77583	328420	328420	E1	F	316245.3096	SF

176788	GONZALES RAY & ADA	1519 COUNTY ROAD 59	ROSHARON	TX	77583	210530	210530	A1	F	196524.9294	SF
176829	DEL RIO LENORA GUTIERREZ	PO BOX 481	FRESNO	TX	77545	26230	26230	A2	F	40053.28798	SF
176830	CHAMBERS JAMES M JR	3107 HONEYSICKLE ST	ROSHARON	TX	77583	76170	76170	A1	F	39835.14987	SF
176830	CHAMBERS JAMES M JR	3107 HONEYSICKLE ST	ROSHARON	TX	77583	76170	76170	A1	F	39998.67995	SF
176831	BERNARDO FROILAN A & LUCITA	1003 HUNTINGTON DR	PEARLAND	TX	77584	19080	19080	A2	F	34033.45318	SF
176832	CANCINO JOSE L & MARGO	1515 COUNTY ROAD 59	ROSHARON	TX	77583	92100	92100	A1	F	33998.02477	SF
176834	MENIFEE HOWARD S	1507 COUNTY ROAD 59	ROSHARON	TX	77583	66450	66450	A1	F	33997.96355	SF
176835	PONDEROSA AT LONESOME PINE, LLC	P O BOX 36069	HOUSTON	TX	77236	96630	96630	A1	F	76004.3408	SF
176836	HOANG MINHCHAU	11305 PALM BAY ST	PEARLAND	TX	77584	30560	30560	A2	F	66629.76425	SF
176838	LANEY JOE R	2018 MUSTANG LN	ROSHARON	TX	77583	140860	140860	A1	F	255032.5551	SF
176841	SCHILD MELVIN R & DIANNA L	2342 COUNTY ROAD 48	ROSHARON	TX	77583	152430	152430	A2	F	97040.1532	SF
176842	LANEY JOE R	2018 MUSTANG LN	ROSHARON	TX	77583	73510	73510	C3	F	146499.6744	SF

176847	CHURCHILL JOHN	2406 COUNTY ROAD 48	ROSHARON	TX	77583	83920	83920	F1	F	66030.73024	SF
176852	LILLEY JUANITA	1714 OLEANDER	ROSHARON	TX	77583	29220	29220	A2	F	25164.72252	SF
176852	LILLEY JUANITA	1714 OLEANDER	ROSHARON	TX	77583	29220	29220	A2	F	1800.264008	SF
176853	JOHNSON ANDREW W	2710 COUNTY ROAD 48	ROSHARON	TX	77583	12380	12380	C3	F	26965.5745	SF
176854	JOHNSON ANDREW W & MICHAEL H	2710 CR 48	ROSHARON	TX	77583	25450	25450	A2	F	27001.36326	SF
176855	VASQUEZ RUFINO	1702 OLEANDER ST	ROSHARON	TX	77583	38410	38410	A1	F	3996.883067	SF
176855	VASQUEZ RUFINO	1702 OLEANDER ST	ROSHARON	TX	77583	38410	38410	A1	F	26985.25539	SF
176856	OLMOS REYNALDO	1727 OLEANDER	ROSHARON	TX	77583	42200	42200	A2	F	19862.52379	SF
176857	NELSON JACK THOMAS ESTATE	1719 OLEANDER	ROSHARON	TX	77583	11250	11250	A2	F	18185.61122	SF
176858	NELSON JACK OR DAWN	1719 OLEANDER ST	ROSHARON	TX	77583	34850	34850	A2	F	18138.03837	SF
176859	GUILLORY BERTINE	2940 COUNTY ROAD 48	ROSHARON	TX	77583	36250	36250	A2	F	27923.54593	SF
176861	JOHNSON ROBERT D	1713 OLEANDER ST	ROSHARON	TX	77583	20250	20250	A2	F	27102.81237	SF
176862	JOHNSON MARGARET C	1711 OLEANDER ST	ROSHARON	TX	77583	26790	26790	A2	F	27076.39069	SF
176863	JOHNSON ANDREW W	2710 COUNTY ROAD 48	ROSHARON	TX	77583	13710	13710	A2	F	27023.37795	SF

176864	JOHNSON ANDREW W	2710 COUNTY ROAD 48	ROSHARON	TX	77583	18120	18120	A2	F	26569.66915	SF
176864	JOHNSON ANDREW W	2710 COUNTY ROAD 48	ROSHARON	TX	77583	18120	18120	A2	F	4226.261291	SF
179103	BEAMAN NED L	1422 COUNTY ROAD 59	ROSHARON	TX	77583	491650	491650	A1	F	448083.663	SF
179108	HAMMACK CAROL	1434 COUNTY ROAD 59	ROSHARON	TX	77583	76000	76000	A2	F	141189.8808	SF
179111	CANTU DANIEL & SILVIA R	1710 COUNTY ROAD 59	ROSHARON	TX	77583	125350	125350	A1	F	127006.1144	SF
179112	CANTU RAMON G & GINA D	3202 COUNTY ROAD 48	ROSHARON	TX	77583	196710	196710	D1	F	105387.3562	SF
179115	CASTRO BLADIMIR & LAREIN A	1700 COUNTY ROAD 59	ROSHARON	TX	77583	282830	282830	A1	F	42504.86236	SF
179115	CASTRO BLADIMIR & LAREIN A	1700 COUNTY ROAD 59	ROSHARON	TX	77583	282830	282830	A1	F	35959.94497	SF
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179121	RAGER EARLINE	PO BOX 253	FRESNO	TX	77545	66840	66840	A2	F	141462.2634	SF
498655	JOHNSON ANDREW W	2710 COUNTY ROAD 48	ROSHARON	TX	77583	10310	10310	A2	F	13492.86072	SF
506311	NGUYEN VIET LINH	11002 CORONA LN	HOUSTON	TX	77072	76880	76880	A1	F	189435.5446	SF
510068	CAMPBELL LARRY	1835 COUNTY ROAD 59	PEARLAND	TX	77584	31120	31120	D1	F	72519.41599	SF

511920	MENDOZA LARRY & BRENDA J	2818 COUNTY ROAD 48	ROSHARON	TX	77583	3470	3470	C3	F	12101.9128	SF
537525	SMART LENORAY & ROSALYN	3115 COUNTY ROAD 48	ROSHARON	TX	77583	330000	330000	A1	F	78736.45537	SF
537549	MENIFEE SHANDRA ROCHELLE	8300 W AIRPORT BLVD APT 1111	HOUSTON	TX	77071	8030	8030	A2	F	16498.14249	SF
547846	FERNANDEZ ABELARDO	2810 LELIA ST	STAFFORD	TX	77477	52020	52020	A2	F	110906.1859	SF
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178983	BELTWAY 23 LTD	5855 SOVEREIGN DR	HOUSTON	TX	77036	1E+06	1053120	C2	F	406615.5333	V
179014	THAI CHINH V & LY K	12019 PALMETTO SHORE DR	HOUSTON	TX	77065	374420	374420	D2	F	56354.11544	V
179014	THAI CHINH V & LY K	12019 PALMETTO SHORE DR	HOUSTON	TX	77065	374420	374420	D2	F	781381.5828	V
179030	BELTWAY 23 LTD	5855 SOVEREIGN DR	HOUSTON	TX	77036	947910	947910	C2	F	327487.0722	V

179109	NGUYEN PHONG THUY &BANG VAN TRAN	4734 LINCOLNSHIRE RD	HOUSTON	TX	77048	140000	140000	C3	F	302787.6981	V
179109	NGUYEN PHONG THUY &BANG VAN TRAN	4734 LINCOLNSHIRE RD	HOUSTON	TX	77048	140000	140000	C3	F	42528.1149	V
179117	COLLINS RICKY	5524 PALM ROYALE	SUGARLAND	TX	77479	571940	571940	D2	F	1233244.901	V
546511	EVANS ALLEN	1901 COUNTY ROAD 59	PEARLAND	TX	77584	254170	254170	A1	F	43556.8217	V
595164	CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581	100	100	X3	T	12638.18627	V

TOTAL VACANT LAND = 105.11 ACRES

TOTAL SINGLE FAMILY = 124.47 ACRES

AREA 3 & 4 TOTAL =307 ACRES

COMMERCIAL PARCELS=19

VACANT PARCELS= 10

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There are 2 SF Homes and Commercial uses on 2 separate parcels. Important-some parcels have more than one use on them.

MARKET VALUE = \$ 11,456,520.00

APPRAISED VALUE = \$ 11,456,520.00

PARCELS = 82

% VACANT =34.24%

LAND USE CODES

A1-REAL RESIDENTIAL, SINGLE FAMILY

A2-REAL RESIDENTIAL, MOBILE HOME

C3-REAL VACANT

D1-REAL QUALIFIED AGRICULTURAL

E1-REAL FARM & RANCH IMPROVED

F1-REAL COMMERCIAL

X1-GOVERNMENTAL EXEMPT

X3-RELIGIOUS EXEMPT

X4-CEMETERY EXEMPT

SF-SINGLE FAMILY

V-VACANT

CITY OF PEARLAND, TEXAS

SERVICE PLAN FOR AREA 3 & 4, 307 acre (13,372,920 square feet) of land located west of the existing city limits encompassing 307 acres in Brazoria County, Texas, generally located near the intersection of CR 48 and CR 59.

I. INTRODUCTION

This Service Plan ("Plan") is made by the City of Pearland, Texas ("City") pursuant to Chapter 43 of the Local Government Code ("the Act"). This Plan relates to the annexation by the City, by petition of the owner, of land located adjacent to the city limits and encompassing approximately 307 acre in Brazoria County, Texas. The Tract is described by metes and bounds in "Exhibit A-1", and by map in "Exhibit A-2" which are attached to this Plan and to the annexation ordinance of which this Plan is a part.

II. TERM: EFFECTIVE DATE

This Plan will be in effect for a term of ten years commencing on the effective date of the annexation of the Tract. Renewal of this Plan will be at the option of the City. Such option may be exercised by the adoption of an ordinance by the City Council, which refers to this Plan and specifically renews this Plan for a stated period of time.

III. SERVICE PROGRAMS

- A. In General. This Plan includes two service programs: (I) the Early Action Program, described below, and (II) a Capital Improvement Program according to the Texas Local Government Code, Chapter 43, described below.
- B. Scope and Quality of Services. This Plan will provide a level of services, infrastructure, and infrastructure maintenance that is comparable to the level of services, infrastructure, and infrastructure maintenance currently provided and available in other parts of the municipality with topography, land use, and population density similar to the Tract. However, it is not the intent of this Plan to require that a uniform level of services be provided to all areas of the City (including the Tract) where differing characteristics of topography, land utilization and population density are considered as sufficient basis for providing differing service levels.
- C. Definitions.
 1. As used in this Plan, "providing services" includes having services provided by any method or means by which the City extends municipal services to any other area of the City. This may include causing or allowing private utilities, governmental entities and other public service organizations to provide such services, in whole or part.

2. As used in this Plan, the phrase “Standard Policies and Procedures” means those policies and procedures of the City applicable to a particular service which are in effect either at the time that the service is requested or at the time that the service is made available or provided. The policies and procedures may require that a specific type of request be made, such as an application or a petition. They may require that fees or charges be paid, and they may include eligibility requirements and similar provisions.

D. Early Action Program

1. Statutory Services. The statutory services will be provided within the Tract within the period that meets or exceeds that required by State law. The following services will be provided in accordance with Standard Policies and Procedures immediately upon the effective date of the annexation:
 - a. Police Protection: The Police Department of the City will provide protection and law enforcement in the Tract. These activities will include normal patrols and responses, the handling of complaints and incident reports, and, as appropriate, support by special units of the Department.
 - b. Fire Protection: The Pearland Fire Department (PFD) of the City of Pearland will continue to serve the area in cooperation with other fire departments in the area according to mutually agreed to procedures.
 - c. Emergency Medical Service: The Pearland Emergency Medical Service (EMS) will continue to provide emergency medical service to the Tract under a contract with the City.
 - d. Solid Waste Collection: Service will be provided to eligible property by private contractor, under contract with the City. To be eligible for City solid waste collection service, property must have frontage on a public street or other approved location and place solid waste in containers approved for the specific type of occupancy. Any person currently being serviced by a privately owned solid waste management service provider may continue to use that service for two years after the effective date of the annexation.
 - e. Operation and Maintenance of Water and Wastewater Facilities: Existing public water and wastewater facilities, if any, will be operated and maintained by the City or by private contractor under contract to the City.
 - f. Operation and Maintenance of Road and Streets (including lighting): Existing public roads and streets, including lighting and traffic control devices, if any, will be operated and maintained by the City, subject to the jurisdiction of other governmental entities. State highways and farm-to-market roads remain

the primary responsibility of the Texas Department of Transportation, for instance. Existing roadside drainage ditches not maintained under the jurisdiction of another entity will be operated and maintained by the City.

- g. Operation and Maintenance of Parks, Playgrounds and Swimming Pools: Existing public parks, playgrounds, and swimming pools, if any, will be operated and maintained by the City. Facilities owned and operated by homeowner's associations (HOAs) will continue to be owned and operated by the respective HOAs.
 - h. Operation and Maintenance of Any Other Publicly Owned Facility, Building or Service. Existing publicly owned or operated facilities, buildings, or services, if any, will be operated and maintained by the City or by private contractor under contract to the City.
2. Additional Services. Certain services, in addition to the statutory services, will be provided in accordance with Standard Policies and Procedures within the Tract to the same extent they are provided to similar territories elsewhere in the City. These are as follows:
- a. Library Service will be provided from existing facilities and future facilities outside the Tract. Residents of the Tract will be eligible for borrowing privileges at City/County libraries on the same basis as current residents.
 - b. Health services will be provided by the City Health Department to area residents and businesses. Health services include City inspection of restaurants and groceries and Animal Control.
 - c. Code Enforcement personnel will enforce the City's housing code and ordinances against junk motor vehicles, high weeds, unsafe buildings, and illegal dumping of refuse.
 - d. Other City Services, to the extent applicable to persons or properties within the Tract, in accordance with standard policies and procedures will be provided.

E. Capital Improvement Program

As necessary, the City will initiate the construction of certain capital improvements necessary for providing municipal services for the Tract. Those improvements, which are necessary, are indicated below. Access to the improvements will be in accordance with Standard Policies and Procedures. The improvements shall be completed as soon as reasonably possible and shall be substantially completed within the time period indicated below.

1. Police Protection: Additional capital improvements are not necessary at this time to provide police protection. The Tract will be included with other territory in connection with planning for new, revised, or expanded public safety facilities.
2. Fire Protection: Additional capital improvements are not necessary at this time to provide fire protection. The Tract will be included with other territory in connection with planning for new, revised, or expanded public safety facilities.
3. Emergency Medical Service: Additional capital improvements are not necessary at this time to provide emergency medical service. The Tract will be included with other territory in connection with planning for new, revised, or expanded public safety facilities.
4. Solid Waste Collection: No capital improvements are necessary at this time to provide solid waste collection services within the Tract. The Tract will be included with other territory in connection with planning for new revised or expanded solid waste facilities.
5. Water and Wastewater Facilities: Additional capital improvements are not necessary at this time to service the tract. The cost of future connections to available water and sewer lines will be the responsibility of the Tract owners, as it is within the existing City utility system following standard policies and procedures. Capital recovery charges or impact fees also will be assessed at the time of future connections to the City's utility system or upon issuance of building permits for lots developed within the Tract.

The City will make wastewater treatment capacity in existing or future wastewater treatment plants built and operated by the City available for the Tract.

The city will make potable water supply from existing or future sources built and operated by the City available to the Tract. The City currently operates its own ground water wells and purchases wholesale surface water via contract from third parties.

6. Roads and Streets (including lighting): Additional roads, streets or related facilities are not necessary at this time to serve the tract. Future extensions or widening of roads or streets and future installation of related facilities, such as traffic control devices or street lights will be undertaken in accordance with Standard Policies and Procedures. The Tract will be included with other territory in connection with planning for new, revised, widened, or enlarged roads, streets, or related facilities.

7. Parks, Playgrounds, and Swimming Pools: Additional capital improvements are not necessary at this time to provide such services to the Tract. The Tract will be included with other territory in connection with planning for such facilities.
8. Other Publicly-Owned Facilities, Building or Services: All other City functions and services, and the additional services described above, can be provided for the Tract by using existing capital improvements. Additional capital improvements are not necessary to provide City services, but the Tract will be included with other territory in connection with planning for new, revised, or expanded facilities, buildings or services.

II. AMENDMENT: GOVERNING LAW

This Plan may not be amended or repealed except as provided by the Act or other controlling law. Neither changes in the methods nor means of implementing any part of the service programs nor changes in the responsibilities of the various departments of the City will constitute amendments to this Plan and the City reserves the right to make such changes. This Plan is subject to and will be interpreted when in accordance with the Act, the Constitution and laws of the federal governments of the United States of America and the State of Texas, and the orders, rules and regulations of governmental bodies and officers having jurisdiction.

III. FORCE MAJEURE

Should a force majeure interrupt the service described herein, the City will resume services under this Plan within a reasonable time after the cessation of the force majeure. "Force Majeure," for the purpose of this Plan will include, but not be limited to, acts of God, acts of the public enemy, ware blockades, insurrection, riots, epidemics, landslides, lightning, earthquakes, fire, storms, floods, washouts, droughts, tornadoes, hurricanes, arrests and restraints of government, explosions, collisions and other inability of the City, whether similar to those enumerated or otherwise, which is not within the control of the City.

IV. ENTIRE PLAN

This document contains the entire and integrated Service Plan relating to the Tract, and supersedes all other negotiations, representations, plans and agreements, whether written or oral.

EXHIBIT "A"
 AREAS 3 AND 4
 METES AND BOUNDS DESCRIPTION
 307 ACRES MORE OR LESS OUT OF
 J.S. TALMAGE SURVEY, ABSTRACT 564
 R. B. LYLE SURVEY, ABSTRACT 538
 AND
 J. S. TALMAGE SURVEY, ABSTRACT 566
 BRAZORIA COUNTY, TEXAS

The herein described 307 acres, more or less, being generally located in Section 80, J. S. Talmage Survey, Abstract 564, Section 84, R. B. Lyle Survey, Abstract 538 and Section 2, J. S. Talmage Survey, Abstract 566, Brazoria County, Texas; the south line being partially along the centerline of Mustang Bayou and along the south line of Lots 8, 17 and 26, Section 2, Allison Richey Gulf Coast Home Company Subdivision according to the plat thereof as filed in Volume 2, Page 98 Brazoria County Plat Records and along portion of the north line of City of Pearland Ordinance No. 31; the west line being the east line of City of Pearland Ordinance No. 1035 and the east right-of-way line of County Road 564 (Woodfin); the north line being the south right-of-way line of County Road 92 and the extension of City of Pearland Ordinance No. 924 and the east line being the west line of City of Pearland Ordinance No 924;

All that certain 307 acres, more or less, to be annexed into the City of Pearland and being all or portion of Lots 1, 2, 9 and 10, Section 80, J. S. Talmage Survey, Abstracts 564, all or portion of Lots 4, 8, 10, 11, 12, 13, 14, 15 and 16, Section 84, R. B. Lyle Survey, Abstract 538 and all of or portion of Lots 1, 8, 17 and 26, Section 2, J. S. Talmage Survey Abstract 566, Allison Richey Gulf Coast Home Company Subdivision according to the plat thereof as filed in Volume 2, Page 98 Brazoria County Plat Records, and out of Section 84, R. B. Lyle Survey Abstract 538 and out of Section 2, J. S. Talmage Survey, Abstract 566 and being more particularly described by metes and bounds as follows;

Commencing at a point marking the common corner of said Abstracts 305, 565, 564 and 538 and being the intersection of County Road 92 (Broadway) and County Road 48 (Kingsley Drive); Thence Southerly – 20' with the common line of said Abstract 538 and Abstract 564 to a point marking the POINT OF BEGINNING of herein described tract;

1. Thence Easterly – 910', more or less, with the said south of City of Pearland Ordinance No. 880 to a point for corner marking the most northerly northwest corner of City of Pearland Ordinance No. 924;
2. Thence Southerly – 970', more or less, with the east line of said Lots 1 and 2, Section 80, J. S. Talmage Survey, Abstract 564 and the west line of City of Pearland Ordinance No. 924 to a point for corner;
3. Thence Westerly – 851.3', more or less, with the south line of said Lot 2, Section 80 and continuing with the most westerly north line of said City of Pearland Ordinance No. 924 to a point for corner;
4. Thence Southerly – 2,958.3', more or less, with the most westerly line of said City of Pearland Ordinance No. 924 to a point for corner on the north line of said Lot 9, Section 80;

5. Thence Easterly – 1,296', more or less, with the north line of said Lot 9, Section 80 and continuing with the most southerly west line of City of Pearland Ordinance No. 924 to a point for corner marking the northeast corner of said Lot 9, Section 80;
6. Thence Southerly – 1,220', more or less, with the east line of said Lots 9 and 10, Section 80 and continuing with the most southerly west line of said City of Pearland Ordinance No. 924 to a point for corner on the north line of City of Pearland 100' wide strip as described in Ordinance No. 31;
7. Thence Westerly – 1,427', more or less, with the north line of said City of Pearland 100' wide strip as described in Ordinance No. 31 which the north line is 100' north of and parallel to the south line of said Abstract 564 and the north line of Abstract 298;
8. Thence Southerly – 760', more or less, continuing with the westerly line of said City of Pearland Ordinance No. 31 which the west line is 100' west of the east line of said Abstract 566 and the west line of Abstract 298;
9. Thence Westerly – 1,880', more or less, with the common south line of said Lots 26, 17, 8 and the north line of Lots 27, 18 and 9, Section 2, J. S. Talmage Survey Abstract 566 of said Allison Richey Gulf Coast Company Subdivision;
10. Thence Southerly – 400', more or less, with the east line of said Lot 1, Section 2, J. S. Talmage Survey, Abstract 566 to a point for corner marking the southeast corner of said Lot 1;
11. Thence Westerly – 431', more or less, with the south line of said Lot 1, Section 2 to a point for corner marking the southwest corner of said Lot 1;
12. Thence Southerly – 1,025', more or less, with the west line of Lot 2, of said Section 2, J. S. Talmage Survey, Abstract 566 to a point for corner;
13. Thence Westerly – 544', more or less, with the most easterly north line of that certain called 100.353 acre tract as described in a deed dated 09-13-2006 from Poarch / Swinbank, L.L.C to 2004 Mustang Creek, Ltd. as filed in the Official Records of Real Property of Brazoria County at Clerk's File Number 2006-054897 and being along the centerline of Mustang Bayou;
14. Thence Northwesterly – 2,425', more or less, continuing with the common line of said 2004 Mustang Creek, Ltd. tract and the centerline of Mustang Bayou to a point on the east right-of-way line of County Road 564 (Woodfin);
15. Thence Northerly – 1,236', more or less, with the east right-of-way line of said County Road 564 and the west line of that certain tract as described in a deed dated 12-31-2008 from Poarch / Swinbank, L.L.C. to Sprint Pipeline Services, L.P. as filed in the Official Records of Real Property of Brazoria County at Clerk's File Number 2009-000003 to a point for corner on the north right-of-way line of County Road 59 for corner marking the southwest corner of that certain tract as described in a deed dated 09-07-2001 from Merle Admire, et ux. to Wayne Moore as filed in the Official Records of Real Property of Brazoria at Clerk's File Number 01-041490 to a point for corner;

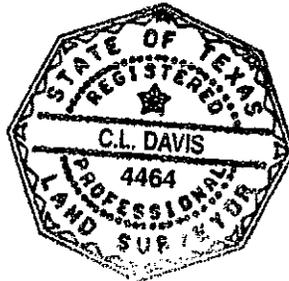
16. Thence Northerly – 115', more or less, with the west line of said Moore tract to a point for corner marking the northwest corner of said Moore tract and the most southwest corner of City of Pearland Ordinance No. 1035;
17. Thence Easterly – 547', more or less, with the south line of said City of Pearland Ordinance No. 1035 to a point on curve to the right having a radius of 1,175.92' and a central angle of 12° 58' 11";
18. Thence with said curve an arc distance of 266.2', more or less, in a easterly direction with the north right-of-way line of County Road 59 as established by that certain right-of-way easement dated 05-17-1985 from John Wood Bitting, et al. to Brazoria County as filed in Volume (85) 140, Page 964 Brazoria County Official Records;
19. Thence Easterly – 1,799', more or less, continuing with the south line of said City of Pearland Ordinance No. 1035 and the north right-of-way line of County Road 59 to a point for corner;
20. Thence Northerly – 630', more or less, with the west right-of-way line of a 40' platted road 20' west of and parallel to the west line of Lot 4, Section 84, R. B. Lyle Survey, Abstract 538, to a point for corner;
21. Thence Easterly – 1,990', more or less, with the common north line of said Lots 4, 8 and 12 and the south line of Lots 3, 7 and 11 to a point for corner from which the common corner of Lots 11, 12, 15 and 16 bears Easterly – 10' from said point;
22. Thence Northerly – 660', more or less, with a line 10' west of and parallel to the common line of Lots 11 and 15, Section 84, to a point on the north line of said Lot 11;
23. Thence Westerly – 13', more or less, with the common north line of said Lot 11 and the south line of said Lot 10, Section 84 to a point for corner;
24. Thence Northerly – 640', more or less, with a line parallel to and 23' west of the common line of said Lots 10 and 14, Section 84 to a point for corner marking the northwest corner of that certain called 4.70 acre tract as described in a deed dated 09-10-2004 from Tri Nguyen, et ux. to Viet Linh Nguyen as filed in the Official Records of Real Property of Brazoria County at Clerk's File Number 2004-055306;
25. The Easterly – 23', more or less, with the north line of said Viet Linh Nguyen tract to a point on the west line of said Lot 13 and marking a point 20' south of the common corner of said Lots 9, 10, 13 and 14, Section 84, Abstract 538;
26. Thence Northerly – 691', more or less, with the west line of said Lot 13, Section 84, Abstract 538 to a point for corner marking the northwest corner of said Lot 13;
27. Thence Northerly – 1,300', more or less, with the east line of that certain tract as described in a deed dated 12-29-1994 from R. D. McMahan, et ux. to John T. McMahan as filed in the Official Records of Real Property of Brazoria County at Clerk's File Number 03-015336 and with the east line of City of Pearland Ordinance No 1035 to a point for corner;

28. Thence Easterly – 630', more or less, with the north line of City of Pearland Ordinance No. 1035 and the north line of that certain tract as described in a deed dated 08-13-1998 from John Garcia Vasquez to Yolanda Vasquez as filed in the Official Records of Real Property of Brazoria County at Clerk's File Number 98-034586 to a point for corner;
29. Thence Northerly – 1,300', more or less, with the east line of said City of Pearland Ordinance No. 1035 to the POINT OF BEGINNING and containing 307 acres of land more or less

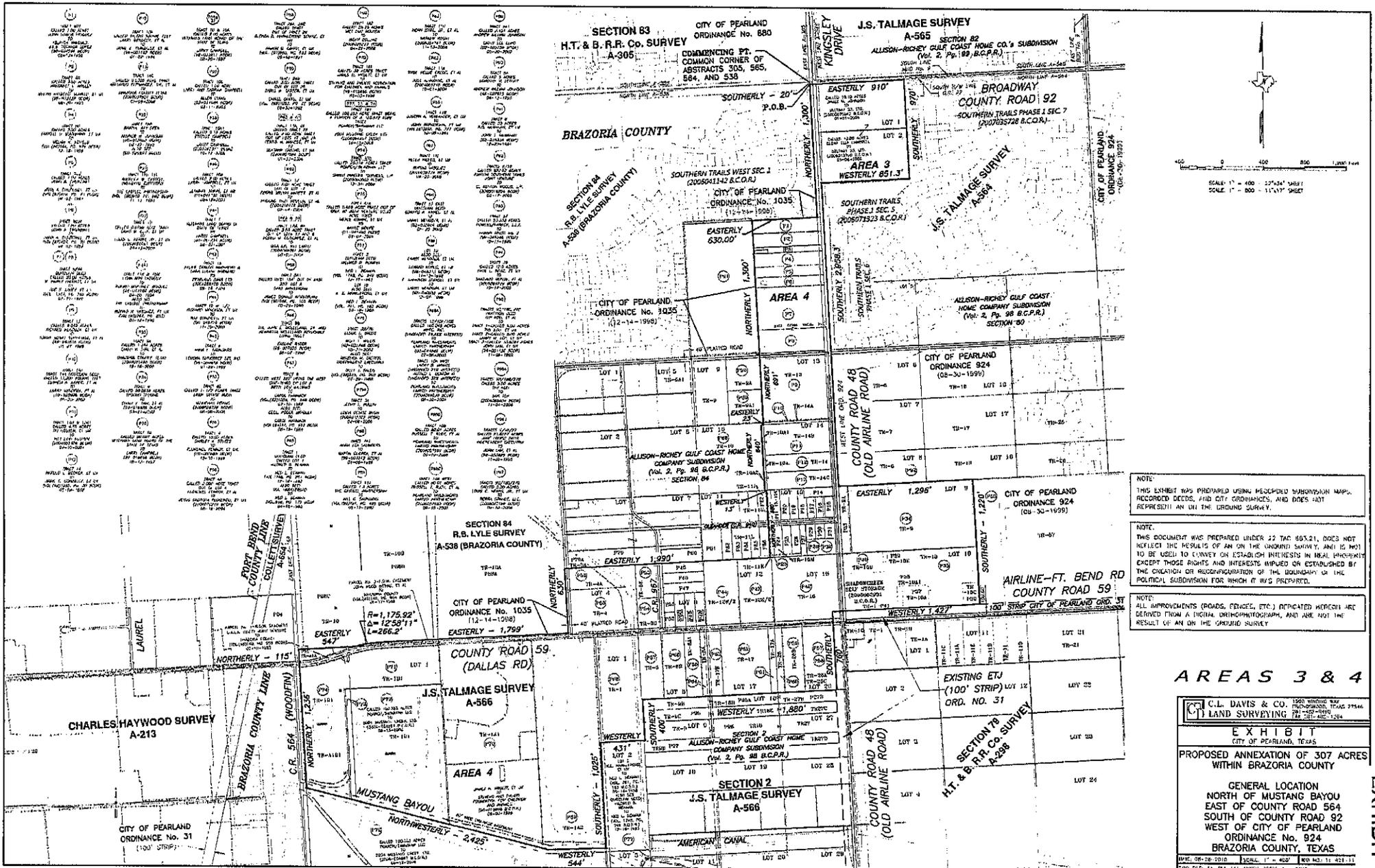
“This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not be used to convey or establish interest in real property except those right and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.”

This metes and bounds description is accompanied by a separate plat, drawing or exhibit per Texas Board of Professional Land Surveyor's "General Rules of Procedures and Practices" Section 663.19(9).

Compiled by:
C.L. Davis & Company
Job Number: 11-421-141 Annexations Areas 3 & 4 (R1) M&B.doc
06-25-2010



C.L. Davis



NOTE:
THIS EXHIBIT WAS PREPARED USING RECORDED SUBDIVISION MAPS, RECORDED DEEDS, AND CITY ORDINANCES, AND DOES NOT REPRESENT AN OIL ON THE GROUND SURVEY.

NOTE:
THIS DOCUMENT WAS PREPARED UNDER 22 TAC 603.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPROVED OR ESTABLISHED BY THE CREATOR OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

NOTE:
ALL IMPROVEMENTS (ROADS, FENCES, ETC.) DEPICTED HEREON ARE DERIVED FROM A DIGITAL DIRECTIONAL PHOTOGRAPH, AND ARE NOT THE RESULT OF AN ON THE GROUND SURVEY.

AREAS 3 & 4

C.L. DAVIS & CO. 1200 WINDING WAY
LAND SURVEYING FRENCHSPRING, TEXAS 77546
TEL: 281-432-1204

EXHIBIT
CITY OF PEARLAND, TEXAS
PROPOSED ANNEXATION OF 307 ACRES
WITHIN BRAZORIA COUNTY

GENERAL LOCATION
NORTH OF MUSTANG BAYOU
EAST OF COUNTY ROAD 564
SOUTH OF COUNTY ROAD 92
WEST OF CITY OF PEARLAND
ORDINANCE No. 924
BRAZORIA COUNTY, TEXAS

DATE: 08-28-2010 SCALE: 1" = 400' REV: 11-11-2011
FILE: 11-11-141-AR002-0001-0-0-2010

EXHIBIT A-2

Workshop Item No. 2

2. **COUNCIL INPUT AND DISCUSSION:** REGARDING A PRESENTATION OF PLANNING AND ZONING PRIORITIES - 2011.
Planning and Zoning Commission.

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

AGENDA OF: November 21, 2011	ITEM NO.: Workshop Item No. 2
DATE SUBMITTED: November 15, 2011	DEPARTMENT OF ORIGIN: Planning
PREPARED BY: Lata Krishnarao	PRESENTOR: P & Z Commission
REVIEWED BY: Mike Hodge	REVIEW DATE: November 16, 2011
SUBJECT: Presentation of P & Z Priorities - 2011	
EXHIBITS: P & Z Priorities 2011	
EXPENDITURE REQUIRED: 0 AMOUNT AVAILABLE: 0 ACCOUNT NO.: N/A	AMOUNT BUDGETED: 0 PROJECT NO.: N/A
ADDITIONAL APPROPRIATION REQUIRED: N/A ACCOUNT NO.: N/A PROJECT NO.: N/A	
To be completed by Department:	
<input type="checkbox"/> Finance	<input type="checkbox"/> Legal
<input type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution

EXECUTIVE SUMMARY

The Management Connection, Inc. facilitated a Planning Workshop with the City of Pearland's Planning and Zoning Commission on Saturday, October 16, 2010. Seven priorities were identified by the Planning and Zoning Commission for 2011, as a result of this workshop.

Subsequently, Planning Department formed work teams to address these priorities and formulate recommendations for each priority. Each team consisted of two P & Z Commissioners, one lead planning staff, and the Planning Director. Each team presented their recommendations to the entire P & Z. At this time, the recommendations have been finalized by P & Z, with input from ACM Mike Hodge. The P & Z will present their recommendations to the City Council

RECOMMENDED ACTION

Discuss the recommendations and provide direction on the future course of action.

Revised 2007-01-09



City of Pearland Planning & Zoning Commission 2011 Priorities

Background

The Management Connection, Inc. facilitated a Planning Workshop with the City of Pearland's Planning and Zoning Commission on Saturday, October 16, 2010. Seven priorities were identified by the Planning and Zoning Commission for 2011, as a result of this workshop.

Subsequently, Planning Department formed work teams to address these priorities and formulate recommendations for each priority. Each team consisted of two P & Z Commissioners, one lead planning staff, and the Planning Director. Each team presented their recommendations to the entire P & Z. At this time, the recommendations have been finalized by P & Z, with input from ACM Mike Hodge.

Priorities & Teams Identified

1. Establish Annexation Process
 - a. Assist in developing a Communication Plan
 - b. Assist in conducting a Cost/Benefit Analysis within the defined boundaries

Team: Neil West, Henry Fuertes, Evan Duvall, Lata Krishnarao

2. Conduct quarterly or as needed conferences with EDC and Chamber for the purpose of increasing communication/understanding.

Team: Richard Golden, Henry Fuertes, Ian Clowes, Lata Krishnarao

3. Develop strategy to address Brownfield Development (opportunities).

Team: Darrell Diggs, Jerry Koza, Ian Clowes, Lata Krishnarao

4. Develop a plan to address:
 - a. Transportation
 - b. Mass Transit

c. Connectivity (pedestrian access/ mobility)

Team: Susan Sherrouse, Richard Golden, Harold Ellis, Lata Krishnarao

5. Update Land Use Matrix. Completed as part of the Unified Development Code Update T-12 and T-13.

Team: P &Z Commission and Planning Staff.

6. Update Comprehensive Plan.

Team: Susan Sherrouse, Henry Fuertes, Evan DuVall, Lata Krishnarao

7. Develop a strategy for cell towers in the City.

Team: Neil West, Darrell Diggs, Harold Ellis, Lata Krishnarao

Staff assisted in compiling a report for each priority in the following format:

- I Priority
- II Goal
- III Scope
- IV Tasks/milestones with completion dates
- V Findings
- VI Recommendations

PRIORITY 1

Team: Neil West, Henry Fuertes, Evan Duvall, Lata Krishnarao

Establish Annexation Process

I Description

The City of Pearland has initiated annexation procedures for properties within the Extra-Territorial Jurisdiction. Based on the proceedings that were undertaken last year and eventually dropped, the Planning and Zoning Commission felt that the communication process needed to be re examined to improve information dissemination and citizen/resident participation. Therefore P & Z decided to examine the process and provide recommendations for future annexations. The goal of these recommendations is to establish guidelines and create a policy for successful future annexations.

The City of Pearland's communication with the annexation areas needs to be evaluated to create a policy for future annexations.

II Outcomes

- a. Develop a Communication Plan
- b. Assist in conducting a Cost/Benefit Analysis within the defined boundaries.

III Scope

Review previous annexation efforts and suggest ways to conduct future annexations.

IV Tasks/milestones with completion dates

Kickoff: March 07, 2011
Meeting: April 11, 2011
Meeting: May 12, 2011
P&Z Discussion: August 15, 2011

V Findings

Over the course of eight months the City of Pearland communicated with the residents and other interested parties within the Annexation Area 5. It was believed that this communication plan was effective. All city initiated annexations would benefit from following the format used for Annexation Area 5 and described below.

a. Communication Plan

1) Proposed Communication Plan

- a. Interaction with Public
 - i. Notices are individually addressed to property owner.
 - ii. One staff member point of contact, but others assist as needed.
- b. Neighborhood
 - i. Signs – Placed on the entrances of annexation area.
 - ii. Door Hangers – Placed on doors or on top of mail boxes.
- c. Public Meetings (in addition to that required by state statute)
 - i. Open House – City Staff Presentation in a location within or near to the annexation area. City Departments available for question and answers session.
 - ii. One On One Meeting – Planning staff to schedule these meetings to discuss specific concerns.
- d. Public Hearings – As required by state statute.
- e. Website Updates
 - i. Tentative Schedule
 - ii. Invitation Letter online
 - iii. Map of Annexation Area
 - iv. FAQs
 - v. Open House Summary
 - vi. Service Plan
 - vii. Published Legal Notices

2) Suggestions for Improvement

- a. Form an Annexation Community Group. This group would make the following recommendations:
 - i. Propose appropriate annexation areas.
 - ii. Re-evaluate past annexations.
 - 1. Successes
 - 2. Missed Opportunities

Appointed by City Council for 1-2 year terms. The group should include – residents, P&Z Members, Zoning Board of Adjustment Members

- b. Post Annexation: Welcome Packet with contact information.

b. Assist in conducting a Cost/Benefit Analysis within the defined boundaries

The analysis should include:

- a. Cost of servicing area
 - a. Benefits to the city
 - b. Benefits to residents
 - c. Possible incentives for annexation, for example: road improvements

VI Recommendations

- The City of Pearland needs to create standard operating procedures for the City of Pearland initiated annexations incorporating the findings mentioned above.
 - This procedural document will have many benefits, including better communication with those annexed.
 - This communication can be modified for MUD annexations, with emphasis on available city services.

PRIORITY 2

Team: Richard Golden, Henry Fuertes, Ian Clowes, Lata Krishnarao

Conduct quarterly or as needed conferences with EDC and Chamber for the purpose of increasing communication/understanding.

I Description

The Planning and Zoning Commission would like to have an open dialogue with both the Pearland Economic Development Corporation and the Pearland Chamber of Commerce. These dialogues and updates would assist P & Z in making well informed decision regarding the zoning cases, zoning amendments, and future land use plans.

II Outcomes

Create a line of communication between the Planning and Zoning Commission with the PEDC and the Chamber of Commerce by having quarterly updates from both the PEDC and Chamber discussing any upcoming projects and initiatives they may be working on that could affect the Planning and Zoning Commission. . This will help the Planning and Zoning Commission to make more informed decisions in the future, allowing for a smoother development process.

III Scope

The scope would include the following:

- a) Invite a member of the PEDC and Chamber to attend a Planning and Zoning Commission meeting on a quarterly basis in order to update the commission on any new projects.
- b) Planning and Zoning Commission members should attend PEDC and Chamber meeting on a quarterly basis in order to get further information regarding the actions of both bodies.

IV Tasks/milestones with completion dates

Kickoff/First Meeting: April 22, 2011
Aug 1 – Project conclusion*
Aug 15 – P & Z Discussion
Sept 12 – P & Z Finalization
July 25 – Refine scope/recommendation
Oct – P & Z Presentation to CC

Staff has made contact with members of both the PEDC and Chamber and discussed with them the possibility of having a member present at a regularly scheduled Planning and Zoning Commission meeting on a quarterly basis.

V Findings

Both the PEDC and Chamber of Commerce have been receptive to this concept and have agreed to meet with the Planning and Zoning Commission.

VI Recommendations

- On a quarterly basis, a member of the PEDC (October, January, April, and July) and Chamber (November, February, May, August) will be invited to attend a Planning and Zoning Commission meeting and update the commission on any recent projects or initiatives.
- Planning staff will ensure that Planning and Zoning Commissioners will get the agendas of the PEDC and Chamber meetings on a regular basis, to facilitate their attendance.

PRIORITY 3

Team: Darrell Diggs, Jerry Koza, Ian Clowes, Lata Krishnarao

Develop strategy to address Brownfield Development (opportunities).

I Description

Identify and address how to best deal with Brownfield locations, within the city, and bring them up to the standards of the Unified Development Code. This will free up additional property, sometimes in key areas of the city, and produce additional tax revenue in the long run. At this time, the city does not currently have a policy in place that specifically deals with the redevelopment of these sites. It is to the city's benefit to develop a plan of action for future use.

II Outcome

Establish a plan of action by determining if any Brownfield sites currently exist in the city and how best to return these sites to income producing commercial or industrial businesses. This will free up additional property, sometimes in key areas of the city, and produce additional tax revenue in the long run.

III Scope

This project should address two main issues:

- a) Determine any existing Brownfield sites and develop a strategy to market these sites for redevelopment.
- b) Determine the causes of Brownfield status and enact a strategy to limit any future Brownfield sites within the city.

IV Tasks/milestones with completion dates

Kickoff/First Meeting: April 21, 2011
Aug 1 – Project conclusion*
Aug 15 – P & Z Discussion
Sept 12 – P & Z Finalization
July 25 – Refine scope/recommendation
Oct – P & Z Presentation to CC

Staff has researched Brownfield sites and discussed with local officials about possible incentives and actions that can be taken to remediate any potential hazards that may still exist.

V Findings

The City of Pearland has very limited sites that would be considered Brownfields. The few that do exist are mostly old gas stations and old industrial sites that may

require some remediation before the sites will be a viable option for redevelopment. Pearland has three superfund sites located within our limits. These sites are monitored by the EPA and TCEQ and are not part of the Brownfield redevelopment scope.

VI Recommendations

- The City of Pearland should work with Pearland Economic Development Corporation to determine a course of action.
- Propose incentives such as tax breaks for a set amount of years that would encourage developers to redevelop these Brownfield's.
- Pearland is far from built out with a plethora of Greenfields to develop, incentives may be the main motivational factor for redevelopment of our Brownfield sites.

PRIORITY 4

Team: Susan Sherrouse, Richard Golden, Harold Ellis, Lata Krishnarao

Develop a plan to address Connectivity (pedestrian/intra-City mobility)

I Description

The Commission felt that the City needed a comprehensive plan which addressed transportation, mass transit, and connectivity. Upon further research, it was discovered that the City is currently working with Houston Galveston Area Council on a number of different plans addressing the issues mentioned, both on a local and regional level. Upon further investigating those plans, it was discovered that they may not fully address recreational and non-recreational means of transportation. Therefore, the Commission would like that aspect to be addressed in a final transportation plan. The Commission felt that this proposed final transportation plan should combine all of the plans being worked on with the City and other regional entities into a comprehensive transportation plan, to be adopted as a part of the City's Comprehensive Plan to be used as a guide for future land use requests.

II Goal

Establish a comprehensive, city-wide mobility plan, to adopt and incorporate as a document in the comprehensive plan, to be used by the Commission when considering future land-use requests.

III Scope

This project should address intra-City connectivity and mobility for residents and visitors to the City. Specifically, this plan should address the following:

- a) Pedestrian and bicycle lanes or pathways, based on the City's thoroughfare plan and/or Parks Trails Master Plan, to effectively get people to major destination points
- b) Mobility within the City as a whole to Pearland's major destination points from various parts of the City via circulator system (e.g. Bus, trolley) developed as a result of this study.

IV Tasks/milestones with completion dates

Kickoff/First Meeting: April 6, 2011
May 6 – Detailed project goals
June 10 – Sugar Land Mobility Plan
July 25 – Refine scope/recommendation
Aug 1 – Project conclusion*
Aug 15 – P & Z Discussion
Sept 12 – P & Z Finalization
Oct – P & Z Presentation to CC

Staff has met with Engineering and City administration regarding coordination between various City projects which has resulted in the narrowed scope of this project.

V Findings

The City of Pearland already has plans or committees in place to address transportation (traffic flow, signal synchronization), regional transportation, connectivity within the City, and mass transit. At this time, the City's current Comprehensive Plan does not have a subsection in the Transportation Chapter of the Comprehensive Plan which would address the City's long-term goals for these issues.

VI Recommendations

- The City of Pearland should incorporate the findings and overall results of the various ongoing mobility projects into the City's next Comprehensive Plan update.
 - The new chapter of the Comprehensive Plan should serve as a guide for Staff, Commission, and Council to use when considering future development and its impact on transportation.
- Planning and Zoning Commission representation should be included as a stake holder in the review process of the ongoing City mobility projects once they are formalized to ensure that all aspects of intra-city transit are covered. This would be including but not limited to non-recreational bicycle connectivity within the City.

PRIORITY 5

Team: P &Z Commission and Planning Staff

Update Land Use Matrix.

Completed as part of the Unified Development Code Update T-12 and T-13.

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PRIORITY 6

Team: Susan Sherrouse, Henry Fuertes, Evan DuVall, Lata Krishnarao

Develop a plan to update the Comprehensive Plan.

I Description

The Planning and Zoning Commission has prioritized developing a plan for updating the Comprehensive Plan as one of its Strategic Priorities.

The existing Comprehensive Plan was prepared in 1999, with minor updates in 2004 and 2009. In 2004, limited additions were made to the Comprehensive Plan to include topics that had not been addressed before. These topics included housing, community character, mixed uses, and others, that provided a basis for the new Unified Development Code adopted in 2006. In 2010, only the Future Land Use Map was reviewed with respect to vacant land and some changes were made.

During the last thirteen years, the City of Pearland has experienced almost a tripling of population. This substantial growth and emerging issues have diminished the effectiveness and validity of the current Plan.

Additionally, individual sections of the Plan, such as the Parks Plan, Water and Sewer Plan, Thoroughfare Plan, etc., have been updated independently of this document, but have not been incorporated.

The Comprehensive Plan is a document that guides public policy in terms of transportation, utilities, land use, recreation, housing, economic development and others. Texas state law requires municipalities that adopt zoning regulations to do so "in accordance with a comprehensive plan" (Texas Local Government Code §211.004). Aside from statutory requirements, having a plan provides the City with the opportunity to address issues related to growth and service provision in a proactive, coordinated manner that promotes the health, safety, and general welfare of residents.

Therefore P & Z believes that it is time to undertake a comprehensive update to make sure the Comprehensive Plan reflects current data, trends and community preferences. An updated Plan is imperative to guide future city's growth in the next twenty years. This need is further precipitated by the unprecedented growth in the last 10 years, from 37,640 in 2000 to 91,252 in 2010, the changes that the city has undergone, and regional changes in the Houston Galveston area.

II Outcomes

Provide a recommendation for updating the Comprehensive Plan for the City of Pearland to assure the goals of the City of Pearland are accomplished over the next twenty years.

III Scope

Review the goals of the City of Pearland's Comprehensive Plan and develop a strategy for updating the Comprehensive Plan.

IV Tasks/milestones with completion dates

Kickoff: March 07, 2011

Meeting: April 04, 2011

P&Z Discussion: August 15, 2011

V Findings

The City of Pearland's Comprehensive Plan (Plan) needs to be updated to reflect changes that have occurred over the past decade. Over the last six years two major updates have been completed; including the Future Land Use Plan and the 2006 Addendum. These updates have targeted only a few sections of the Plan and a substantial amount of the document is in its 1999 original adoption state. The 2004 update was an addendum and added some sections to the Comprehensive Plan. It did not revise the entire Plan. Similarly, the 2009 update focused on only a few sections and was not a comprehensive update.

1. The goals of the Comprehensive Plan have to be evaluated.

- a. Determine if goals established in 1999 are still applicable
 - i. Revise outdated goals.
 - ii. Examine if goals are being implemented by all departments of the city.
 1. Compare other documents utilized by other departments.
- b. Add additional goals
 - i. Determine if any additional goals are applicable to the City of Pearland.
 1. Sustainability
 2. Hazard Mitigation
 3. Mobility
- c. Facilitate Enforcement of the Plan among all departments
 - i. Assure that all departments are working together to obtain the future goals of the City of Pearland.

2. Complete update to the Comprehensive Plan

- a. Assure that the current information for the City of Pearland is accurate (Demographic, Cross Section for Streets, etc.)
- b. Add new information such as trails to the Comprehensive Plan.
- c. Add additional chapters as needed.
 - i. Sustainability
 - ii. Hazard Mitigation

3. Community involvement to validate the information contained in the Comprehensive Plan

- a. Community Meetings
- b. Online Surveys
- c. Open Houses

4. Need to assure city's departments are aligned

- a. Meetings with city departments
 - i. Review each department's implementation tools with the goals of the Plan to find opportunities or conflicts.

VI Recommendations

- The City of Pearland should do an all-inclusive update of the Comprehensive Plan for the City of Pearland.
 - This update will provide for a guide for the City of Pearland over the next twenty-years.
 - Explore additional resources required to complete this update.
 - Incorporate other Planning and Zoning Commission strategies in the Comprehensive Plan such as a Mobility Plan and Telecommunications Plan.

PRIORITY 7

Team: Neil West, Darrell Diggs, Harold Ellis, Lata Krishnarao

Develop a strategy for addressing future cell tower requests

I Description

Due to a number of past Conditional Use Permit requests related to cellular communication towers, the Commission felt that consideration for approvals lacked specific guidelines. Therefore, the Commission expressed a desire to have a future plan which establishes guidelines and policies to use as a basis for future cellular communication tower requests in the City to ensure future approvals are in the best interest of the City in terms of location, design, and coverage areas

II Goal

Develop a plan for the introduction of new cell towers over the next 10-15 years.

III Scope

Investigate existing telecommunication towers within the City limits and ETJ for capacity, height, locations, structures, with the purpose of developing a strategy for the introduction of new towers over the next 10-15 years.

IV Tasks/milestones with completion dates

Kickoff/1st Meeting: April 7, 2011 – Milestones Established

1. Review City's regulations and governance of telecommunication towers - met
2. Develop map of all existing towers within the City and ETJ - met
3. Investigate the possibility of a moratorium on new towers - met
4. Conduct a joint meeting between the Commission and tower owners and industry experts to develop a stealth plan - pending
5. Develop a coverage map for all towers within the City and ETJ - pending

July 15 – Project update/recommendation

Aug 1 – Project Conclusion

Aug 15 – P & Z Discussion

Sept 12 – P & Z Finalization

P & Z Presentation to City Council

V Findings

Milestones 1, 2, and 3, as listed above, have been completed. Item 4 will be addressed out of the recommendation for 5, which is to develop a coverage map for all towers, as well as proposing suggested stealth technologies and plan.

Additional findings to note:

- The City needs additional information regarding stealth technologies and practices of nearby communities
- The current Comprehensive Plan does not address cell towers
- The City needs a precise map showing not just locations of existing towers, but coverage capability of existing towers
- New technologies may phase out existing towers, the City needs a plan to address what will happen if this becomes an issue
- Grandfathering of towers makes improvements to existing towers difficult, research should be done on how to handle this issue

VI Recommendations

The City of Pearland should create a cellular coverage map for the City and ETJ. This study should take into account additional available capacity on existing towers to illustrate future coverage potential with existing towers. Additionally, the study should identify proposed stealth technologies based on the findings of the map, as well as other community regulations within the region. The study should also identify means of phasing out existing towers as technology changes the demand. The findings may then be discussed further with the Commission and Council to finalize an end product to be used when evaluating new towers and can be proposed for adoption with the annual Unified Development Code in 2012 (T-14).

Attachments:

Individual Commissioner Research and Input



**City of Pearland
Planning and Zoning Commission**

July 27, 2011

Subject: City of Pearland Cell Tower Strategy - Commissioner Input #1

Pursuant to the Planning and Zoning Commission Retreat conducted earlier this year, the Planning Director for the City of Pearland requested the commission to proactively pursue courses of action to ensure the identified goals and objectives might be attained. This request led to the formulation of several working groups within the commission to investigate in greater details the issues impacting the established goals. One such goal was the development of a strategy to guide the commission with regard to facilities siting of cell towers within the city and its extraterritorial jurisdiction (ETJ).

The Cell Tower workgroup comprised of Commissioner Darrell J. Diggs, Sr., Commissioner Neil West, and Senior Planner Harold Ellis met initially to identify the scope, milestones, and timeline. A final report is scheduled to be presented to the City Council on or before September 30, 2011. The project scope was defined as: *“Investigate existing telecommunication towers within the City limits and ETJ for capacity, height, location, and structure with the purpose of developing a strategy for introducing new towers over the next 10-15 years.”*

The Cell Tower Workgroup also established the following milestones to ensure progress and to guide the completion of this task.

- Review of City's regulations and governance of telecommunication towers.
- Investigate the possibility of a moratorium on new towers.
- Develop a map of existing cell towers within the City and its ETJ.
- Develop a Stealth Plan governing the siting of towers throughout the City.
- Develop a coverage map for all towers within the City and ETJ.

This document identifies findings from Commissioner Darrell J. Diggs, Sr. research into federal data sources and regulations available from the Federal Communications Commission and Section 704 of the Telecommunications Act of 1996.

Subject: City of Pearland Cell Tower Strategy - Commissioner Input #1

Section 704 of the Telecommunications Act of 1996 governs federal, state, and local government oversight of siting of "personal wireless service" (PWS) facilities. The act, while preserving local zoning authority, prohibits any action that would:

- discriminate between different providers of personal wireless services, and
- ban altogether the construction, modification, or placement of these kinds of facilities.

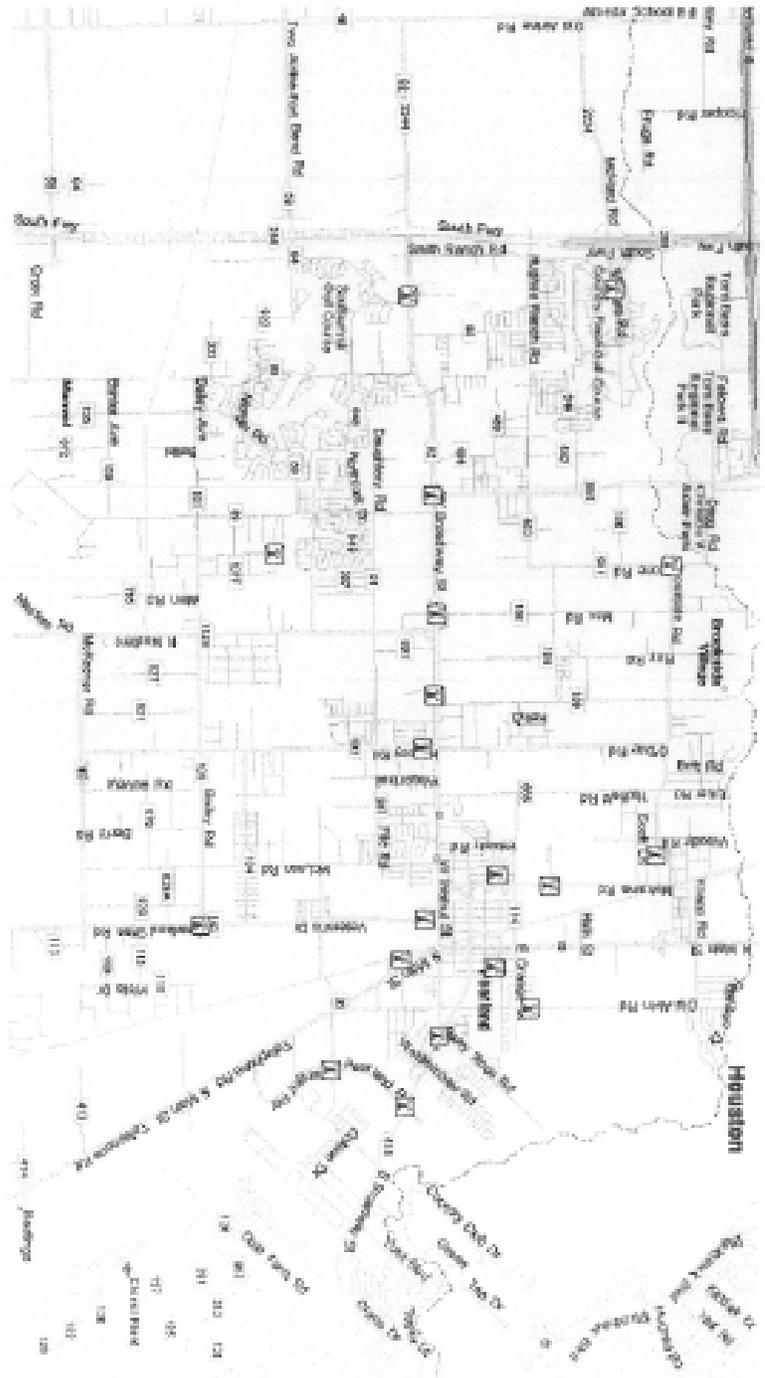
While the Telecommunications Act of 1996 clearly resolves the issue of placing moratoriums on the siting of new towers, its amendment to Section 332(c) of the Communications Act clearly preserves the authority of local government decisions regarding the placement, construction, and modification of PWS facilities.

This information, along with additional summary information regarding issues such as cellular market licensing management, effects of radio frequency emissions, and licensee requirements regarding Environmental Assessments are found on the FCC Wireless Telecommunications Bureau web site fact sheet (<http://wireless.fcc.gov/siting/factL.html>).

The FCC site also contains publically available information on existing and proposed cellular tower siting facilities (see exhibit 1). The facilities database includes information such as:

- Registration Number,
- Tower Owner,
- Tower Address,
- Tower Height,
- Structure Type, and
- Date of Construction/Dismantling.

The following exhibit details the above information for the 28 towers currently within the City of Pearland and its ETJ. This information provides the basis for the completion of work by this group. Licensing information must be registered and approved by the Federal government and the availability of this licensing data can assist the Planning Department in its provision of factual and complete data regarding cell towers to the City Council and the P&Z Commission. In addition, the P&Z Commission can use this information in its deliberations regarding siting of new facilities.



*P & Z 2011 PROJECT GOAL; CELL TOWER STRATEGY
COMMENTS UPDATE, NEIL WEST, COMMISSIONER
08-08-11*

CELL TOWER STRATEGY DOES INCLUDE OTHER VIBLE ALTERNATIVES

CELL TOWER BASICS

*LOCATION-APPEARANCE-EFFECTIVENESS, NEED ADDRESSING
MORE EXTENSIVE USE OF TRANSMISSION POLES CURRENTLY
ALL CELLULAR TECHNOLOGY COULD BE UNDER A MASTER PLAN & MONITORED
PHASE CELL TOWERS OUT AS TECHNOLOGY ALLOWS,
NO GRANDFATHERING*

CUTTING EDGE TECHNOLOGY

*INVESTIGATE CURRENT TECHNOLOGY AVAILABL
KEEP UP TO DATE ON OTHER THAN TOWERS (SATELITES, OTHER TRANSMISSION
METHODS, ETC;)*

Workshop Item No. 3

3. **COUNCIL INPUT AND DISCUSSION:** REGARDING AN UPDATE ON CITY COUNCIL GOALS FOR 2012. *Mr. Bill Eisen, City Manager.*

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

AGENDA OF: November 21, 2011	ITEM NO.: Workshop Item No. 3
DATE SUBMITTED: November 16, 2011	DEPT. OF ORIGIN: Administration
PREPARED BY: Bill Eisen	PRESENTOR: Bill Eisen
SUBJECT: Update on Council Goals	
EXHIBITS: Council Goal Status	
EXPENDITURE REQUIRED: AMOUNT AVAILABLE: ACCOUNT NO.:	AMOUNT BUDGETED: PROJECT NO.:
ADDITIONAL APPROPRIATION REQUIRED: ACCOUNT NO.: PROJECT NO.:	
To be completed by Department: <input type="checkbox"/> Finance <input type="checkbox"/> Legal <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution	

EXECUTIVE SUMMARY

Earlier this year, the City Council adopted a series of goals to pursue over the remainder of 2011 and into early 2012. A listing of goals, persons responsible for implementation, and status of implementation is attached. During the workshop, lead staff members for each goal will also provide an oral status report.

RECOMMENDED ACTION

Conduct Workshop.

City of Pearland
Council 2011-2012 Strategic Direction
(Established at Council Retreat on March 19, 2011)

Advocacy Groups	Internal Stakeholders						External Stakeholders					Completion Date	Comments
	Doyle	Lopez	Beavers	Pace	Davis-Woods		Home/Business Owners	HOA's	Pearland ISD	Area Daycares	Citizens		
Involvement Type: Responsible (R) Accountable (A) Consulted (C) Involved (I)													
I. Public Safety													
I. Community Services													
A. Focus on Crime Prevention Initiatives													
1. Citizen's Police Academy	R	R	C	A							I	Ongoing	28 members of class 33 that started Aug. '11 to graduate in Nov. '11
2. Neighborhood Crime Watch	R	R	C	A				I				Ongoing	0 new crime watches; multiple neighborhoods interested and sent information
3. Release of Crime Statistics	R	R	C	A							I	Ongoing	20 releases of weekly crime bulletin to local media
4. Business/Home Security Surveys	R	R	C	A			I					Ongoing	60 completed through end of Sept. '11
5. School Safety Presentations	R	R	C	A					I	I		Ongoing	34 completed through the end of Sept. '11
6. Senior Safe Presentations	R	R	C	A							I	Ongoing	0 completed during period
II. Administrative Services													
B. Focus on Proactive Public Communication-Crime Data													
1. Facebook	R	RA	C	C	C			I				Ongoing	10 Facebook posts of events as they occurred
2. Groupbuilder	R	RA	C	C	C		I	I				Ongoing	0 postings completed during period
3. Crime Reports.com	R	R	A	C	A			I				Ongoing	Statistics not available for citizen interactions (required additional fee and not purchased)
4. Police-2-Citizen	R	R	A	C	A			I				Ongoing	Average 38.863 monthly "interactions" by citizens accessing data (avg. 12.5 per person)
5. Press Releases	R	RA	C	C	C		I	I				Ongoing	3 formal press releases during period
III. Public Safety													
C. Provide Staffing for Street Crimes Unit-Hiring													
1. Recruiting	R	RA	C	C	C								No recruiting events attended
2. Civil Service Exam	R	RA	C	C	C								Entrance exam held in June creating eligibility list for new hires, 5 officers, 2 cadets hired between May and Oct. '11
3. Physical Agility	R	R	A	C	A								Entrance exam held in June creating eligibility list for new hires, 5 officers, 2 cadets hired between May and Oct. '11
4. Background Investigation	R	R	A	C	A								Through mid-October, 76 background packets completed for certified and cadet applicants
5. Press Releases	R	RA	C	C	C								0 press releases regarding recruiting released during period

City of Pearland
Council 2010-2011 Strategic Direction
(Established at Council Retreat on March 19, 2011)

Advocacy Groups	Internal Stakeholders																External Stakeholders						Completion Date	Comments							
	Bogard	Ovengard	Ellis	Mayor/Council	Eisen	Mike Hodge	Jon Branson	Bonita Hall	Yesenia Garza	Cristen Wood	Depr. Heads	Bob Pearce	Cindy Martinez	Pat Riffei	Joel Hardy	Michelle Smith	Jennifer Phan	Young Loring	Trent Epperson	Mattie Culver	Financial Advisor	Auditor			Others as Necessary	Rating Agencies	External Source	Survey Cities	IPS Advisors		
II. Finance																															
A. Ensure Financial Policies are Sound																															
1. Assign segments of Financial Management Policies to Staff	A																												Jun-11	Complete	
2. Staff research best practices, research what we are doing against policies, should we be doing something different, etc.	R/A	A	A								C											C	C	C	C				Nov-11		
3. Team to meet back to discuss findings and members to make recommendations	R/A	A	A																										Jan-12		
4. Draft Revisions, review with department heads and consultants, as necessary	A	R/A									C											C	C	C	C				Feb-12		
5. Review revisions with management	R/A	A	I		C/I																								Mar-12		
6. Review with Audit Committee	R	A																											Mar-12		
7. Workshop with City Council and Adopt	R	A																											Apr-12		
B(1). Continue to communicate through regular "State of Finances Snapshot"																															
1. Prepare Presentations		R/A	A		C																								Month after qtr. end	Ongoing - June 2011 Complete	
2. Quarterly presentations to Council	R/A		C/I																										after qtr. End	June 2011 Complete FY2011 Dec./Jan. & Ongoing	
B(2). Continue to implement proactive ways to share information with citizens																															
1. Review Finance agenda items weekly, identify those items we want to share, write newspaper article or have facts ready to give to reporters the evening of Council	R	A	A		C/I						A	A	A	A															Weekly/Ongoing		
2. Use U8 mailers for city-wide issues under finance such as change in rates, changes in solid waste/recycling, etc. Other departments can also submit inserts	R	A	A		C/I						A	A/I/C	A	A															Ongoing	False alarm insert "Bagster" information on water bills. Postcards and letters mailed. Postcards and letters mailed for commercial recycling and curbside HHW	
3. Use Groupbuilders and Connect CTY as above	R	A	A		C/I						A	A	A																Ongoing	Group Builders message for curbside HHW sent	
4. Submit articles for Pearland in Motion	R/A	A	A								A	A	A	A								C/I							Submit pursuant to deadlines/Ongoing	July 2011 - Alarm Permits/Sales Tax/Curbside HHW/Adaptive Traffic Signals/Gateway Monument submitted	
C. Continue effective approach to budget preparation including a series of pre-budget workshops presenting comparison data from internal and external sources to understand impact of trends on revenue base.																															
1. Include in quarterly snapshots internal revenue trend comparisons such as sales tax, building permits, EMS revenues, etc.	R/A	A	A																										Quarterly/Ongoing	Ongoing	
2. Provide in quarterly snapshot packets articles on the economy	R/A	A	A																										Quarterly/Ongoing	None to Date	
3. Economic presentation and forecast from external source such as U of H Institute of Public Policy, GHP, Federal Reserves, etc.	R/A																								C/I		C/I		Jun-11	Complete - June 2011 by GHP	
4. Provide written memos as necessary to City Manager to distribute to Council	R/A	A	A																										As Necessary	As Necessary, none to date	
D. Take strategic approach to issuance of debt - include impact on debt ratio as part of each consideration - clarify whether consideration is from funded or new money																															
1. Include debt ratios on 5-year forecasts and in agenda items (debt per capity, debt to assessed value). Incorporate into fiscal information on Council goal below.	R/A																												Begin Immediately	Incorporated the Budget PowerPoint for FY 2012 to include in final budget document. See Goal below	
2. Clarify on agenda items if consideration of expenditure is already funded or from future monies. Incorporate into Council goal below on fiscal information.	R/C																												Begin Immediately	See Goal below	
3. Research debt policies; discuss with rating agencies and recommend if City should incorporate debt ratio limits in financial policies. Incorporate into Council goal above.	R/A																														
E. Continue to improve content of fiscal information in executive summaries for Council agenda items																															
1. Research other cities and our respective organizations on format of and fiscal information included in Council agenda items	R										A				A	A		A											Aug-11	Complete	
2. Team to meet, review and discuss recommendations from members	R/A										A				A	A		A											Sep-11	Complete	

Advocacy Groups	Internal Stakeholders								External Stakeholders				Completion Date	Comments
	Mike Hodge	Jon Branson	Claire Bogard	Trent Epperson	Narciso Lira	Advisory Committee	Bill Eisen	Mayor/Council	H-GAC	Sub-Stakeholders				
Involvement Type: Responsible (R) Accountable (A) Consulted (C) Involved (I)														
III. Transportation														
A. Continue to efficiently execute the plan which is in place	R													
B. Continue to build relationships with all stakeholders and actively lobby elected officials/TxDOT to ensure Pearland's priority transportation interests/needs are met	R												Ongoing	
1. Monitor activities of agencies and develop correspondence in support or opposition to activities align or are counter to Pearland's interests	A	A		A	A		A	A					Ongoing	Ongoing (Metro-Park & Ride, HGAC Reg. Transportation Goods, TIP)
2. Continue to monitor activities of regional players by having City representatives on boards or attend regular meetings of:								A					Ongoing	
A. TPC - Mayor Reid								A					Ongoing	
B. TAC - Mike Hodge/Trent Epperson	A			A									Ongoing	
C. BayTran - Jon Branson		A											Ongoing	Vice Chairman of BayTran Board
D. Region Transit Coord - Jon Branson		A											Ongoing	City staff liaison to committee
E. TIP Subcommittee - Mike Hodge	A												Ongoing	
F. HCTRA - Trent Epperson				A									Ongoing	
G. BCTRA - Mike Hodge	A												Ongoing	
H. Operations Task Force - Narciso Lira					A								Ongoing	
I. Greater 288 Partnership - Bill Eisen							A						Ongoing	
3. Lobby TIP process for funding for slate of roadway projects submitted for 2011-14 TIP	A			A									28-Oct-11	TIP includes Max, Pearland Parkway, Fite, Business Center Drive and TxDOT upgrades. (Approx \$30M)
C. Consider preliminary engineering on McHard Road 5 mile gap corridor														
1. Evaluate scope of work proposed in McHard Waterline Project and determine additional scope needed for including roadway project				A									1-Jun-11	Complete
2. Minimize roadway scope and determine new costs for each item needed to perform preliminary engineering if roadway project included in with waterline design	A			A									1-Jun-11	Complete
3. Determine costs that can be funded by water and sewer and remaining costs that will be funded by CO/GO bonds			A	A									15-Jun-11	Complete
4. Develop presentation for Council consideration as part of budget process that will demonstrate impact on future CIP budget	A			A									27-Jun-11	Complete
D. Bring 1128 back for discussion														
1. Staff develop scope of proposed roadway projects along with alignment, obstacles, costs and benefits	A			C	C								30-Jun-11	Complete
2. Staff determine impact of new thoroughfare on overall transportation network	A			C	C								1-Jan-12	
3. Staff to evaluate costs and benefits and explore any political implications of project	A	C		C			C						15-Feb-12	TBD
4. Develop presentation for Council consideration as part of budget process that will demonstrate impact on future CIP budget	A												1-Mar-12	
E. Staff take a proactive role														
1. Present Subregional Plan to Council		A						C/I		I			06/28/11	Complete
2. RFP development		I							A/R	C			09/16/11	Complete
3. Finalize/present plan		I							I	A/R	C		11/10/12	Will recommend consultant to HGAC Board on 11/15/11

City of Pearland
 Council 2011-2012 Strategic Direction
 (Established at Council Retreat on March 19, 2011)

Advocacy Groups	Internal Stakeholders								External Stakeholders				Completion Date	Comments
	Eisen	Sherman	Pearce						County Committee	Friends of Westside Library	Threadgill			
IV. Westside Library														
1. Discuss funding schedule with County representatives	R	C/I								C/I	I			Completed
2. Provide funding in CIP	R	C/I												Completed
3. Confirm City/County are able to proceed	R	C/I								C/I				May-12
4. If County is able to proceed, order shelving, furniture, and collection	R	C/I	A							C	C/I			Jun-12
5. Solicit proposals for lease of site	R	C/I	A							C/I	I			Jun-12
6. Begin operation	R										A			Nov-12

Advocacy Groups	Internal Stakeholders							External Stakeholders					Completion Date	Comments
	Trent Epperson	Teresa Blattenfield	Patty Patke	Chaire Bogard	June Ellis	Rozalyn Epling	Danny Cameron							
Involvement Type: Responsible (R) Accountable (A) Consulted (C) Involved (I)														
V. Capital Improvements														
A. Determine priorities through the budget process - emphasize Operations and Maintenance (O&M) impact of projects	R													
1. Research other CIP documents for how they present O&M costs	R	I	A	I	C	I	I					30-Jun-11	Complete	
2. Reformulate/define the O&M portion of the CIP page	R	I	A	C	C							31-Jul-11	Complete	
a. Show actual O&M costs														
b. Show incremental general budget impacts														
c. Include notes to describe the impact on service levels														
3. Develop a list of O&M activities for each type of project	R	A	I	I	I	A	A					31-Aug-11	Complete	
4. Develop guideline cost estimates for each O&M activity	R	A	I	I	I	A	A					31-Oct-11	Complete	
5. Develop a standard form to complete to determine costs	R	C	A	C	C	C	C					31-Dec-11	In Progress	
6. Review with CM/ACM	R	A		I		I	I					31-Jan-12		
7. Kick-off use of form with new CIP instructions for FY 2013	R	I	I	A	A	I	I					15-Feb-12		

Advocacy Groups	Internal Stakeholders								External Stakeholders				Completion Date	Comments
	Mike Hodge	Lata Kishmarao	Harold Ellis	Evan DuVal	Legal Department	Ian Clowes	Other Departments							
Involvement Type: Responsible (R) Accountable (A) Consulted (C) Involved (I)														
VI. Land Use/Annexation Plans														
A. Continue to discuss/evaluate annexation														
1. Area 5		R												Complete ongoing process one area at a time as directed by Council with an enhanced communication plan
a. Conduct readings of the annexation ordinance	C	R		A	C								27-Jun-11	
b. Complete post annexation procedures	I	R		A	C								15-Jul-11	
c. Zoning														
d. Joint workshop with CC and P&Z	C	R	A	I	C								Aug-11	
e. Joint Public Hearings	I	R	A	I	C								Sept-11	
f. Post zoning procedures	I	R	A	I	C								Oct-11	
2. Area 1														Postponed - Pursue Areas 3 and 4 first as per Council directive of October 2011
a. Conduct workshops with CC and P&Z	C	R	A	I	C								Nov-11	Postponed - Pursue Areas 3 and 4 first
b. Prepare conceptual map showing boundaries, land use survey and conduct open house	C	R	A	I	C								Dec-11	Postponed - Pursue Areas 3 and 4 first
c. One on one meetings with residents	I	R	I	A	I	I							Dec-11	Postponed - Pursue Areas 3 and 4 first
d. Incorporate residents' concerns	C	R	I	A	I	I							Dec-11	Postponed - Pursue Areas 3 and 4 first
e. Informal workshop with P&Z and CC	I	R	I	A	C								Jan-12	Postponed - Pursue Areas 3 and 4 first
f. Council directive to prepare Service Plan	C	R		A		I							Jan-12	Postponed - Pursue Areas 3 and 4 first
g. Revise Boundary Survey if required	I	R	I	A									Jan-12	Postponed - Pursue Areas 3 and 4 first
h. Prepare Service Plan	I	R	I	A			C						Jan-12	Postponed - Pursue Areas 3 and 4 first
i. Complete Land Use Survey and feasibility report	I	R	I	A		C							Jan-12	Postponed - Pursue Areas 3 and 4 first
j. Notification of developer agreements for ag exemptions	I	R	I	A									Jan-12	Postponed - Pursue Areas 3 and 4 first
k. Finalize ag exemptions and annexation boundaries	I	R	I	A	C								Jan-12	Postponed - Pursue Areas 3 and 4 first
l. Public hearings process - notification, public hearings, readings	I	R	I	A	C								Feb-Mar-12	Postponed - Pursue Areas 3 and 4 first
m. Post annexation procedures	I	R	I	A	C								Apr-12	Postponed - Pursue Areas 3 and 4 first
n. Zoning procedures (similar to Area 5)	I	R	A	I	C								May-Jul-12	Postponed - Pursue Areas 3 and 4 first
3. Area 2 - same as Area 2 above (steps a-n)													Jul-12 - Mar-13	Postponed - Pursue Areas 3 and 4 first
4. Areas 3 and 4 - same as Area 2 above (steps a-n)													Mar-13-Nov-13	Ongoing - Voluntary annexation petition for Area 3 being processed. Completed by January 2012. Area 4 workshop scheduled in November. Annexation process to begin after Area 3 is complete.
5. Area 6 - same as Area 2 above (steps a-n)													Nov-13-Jul14	City Manager to pursue and agreement similar to Area 5
B. Continue public information process with focus on two-way communication														
														Public information process included in the steps below. similar to Area 5

Advocacy Groups	Internal Stakeholders							External Stakeholders					Completion Date	Comments
	Responsible (R)	Accountable (A)	Consulted (C)	Involved (I)										
Involvement Type: Responsible (R) Accountable (A) Consulted (C) Involved (I)	PEDC Staff	Board of Directors												
VII. Economic Development														
A. Continue to look for economic opportunities to remain in pursuit of goals.	R	C											Ongoing	Continue implementation of PEDC's strategic plan and annual program of work. Areas of opportunity include business attraction and retention, marketing, workforce development, transportation and infrastructure and redevelopment.

Advocacy Groups	Internal Stakeholders										External Stakeholders					Completion Date	Comments	
	Narciso Lira	Trent Perez	Trent Epperson	Andrea Broughton	Mike Hodge							BDD #4	Property Owners	Consultant				
VIII. Regional Detention																		
A. Continue to work towards implementation of Cullen/FM 518 Regional Pond	R	A			I								I	C	I			Ongoing
1. Meeting with Cullen Regional Pond stakeholders																		Jul-11 Complete
2. Review options for pond location																		Aug-11 Complete
3. Finalize PER																		Jan-12 Evaluating issues with trying to determine most feasible pond layout options
B. Move forward with design phase			R	I									I	I				FY 2013 Pushed back due to budget process
C. Review Program against implementation of first priority project (Cullen/FM 518)	R	I			C								C					Feb-12
D. Identify whether any changes are warranted	R	I			C													Feb-12
E. Recommend program changes, if any	R	C			C								C					Mar-12
F. Conduct Council workshop on Regional Detention Program to review evaluation of program with Council	R	C																Mar-12

Advocacy Groups	Internal Stakeholders						External Stakeholders			Completion Date	Comments
	Michelle Smith	Rosalyn Epling	P&R Staff	Jon Branson	Parks Board						
Involvement Type: Responsible (R) Accountable (A) Consulted (C) Involved (I)											
IX. Parks and Recreation											
A. Conduct a workshop on data and finances related to the Recreation Center	C	A	C	I	I					7-Mar-11	Complete
Follow-up memo	R	A		I						12-May-11	Complete

Advocacy Groups	Internal Stakeholders						External Stakeholders			Completion Date	Comments
Involvement Type: Responsible (R) Accountable (A) Consulted (C) Involved (I)	Jon Branson	Sharif Coleman	Julie Rodriguez	Advisory Committee	City Council						
X. Animal Control											
A. Comprehensive review of ordinances	A	R		C	I					12/06/11	Advisory Committee to complete review
1. Advisory Committee presents recommendations to City Council	A	R	C	C	I					01/23/12	
B. Explore feasibility of westside facility	A	R	C	R/C	I					12/06/11	Advisory Committee to complete review
1. Advisory Committee presents recommendation to City Council	A	R	C	R/C	I					01/23/12	
C. Consider impact from annexed areas	A	R	C	C	I					05/23/11	Complete

Advocacy Groups	Internal Stakeholders							External Stakeholders							Completion Date	Comments
	City Council	Jon Branson	Mattie Culver	All Departments	Team Members			CVB - Tourism	PEDC	Marketing Consultant						
Involvement Type: Responsible (R) Accountable (A) Consulted (C) Involved (I)																
XI. Other																
A. Develop Comprehensive communications strategy to tell "Pearland's Story"																
1. Contact key departments and identify marketing consultants regarding a "Pearland's Story" ad campaign		A														
a. Collect ideas/accomplishments from other departments			R												15-Jul-11	Ongoing-CVB and PEDC contacted and currently identifying marketing candidates
b. Develop cost estimates for ad campaign			R	C	I										15-Dec-11	
c. Present information to City Council at workshop	C	A	R		I			C	C	C					15-Jan-12	