

# AGENDA

## CITY OF PEARLAND PLANNING & ZONING COMMISSION

MAY 3, 2010

6:30 p.m.

Jerry Koza, Jr.  
P&Z CHAIRPERSON

Ron Capehart  
P&Z VICE-CHAIRPERSON

### COMMISSIONERS

Neil West

Susan Sherrouse



Darrell Diggs

Richard Golden

Henry Fuentes

In accordance with the Texas Open Meeting Act the Agenda is posted for public information, at all times, for at least 72 hours preceding the scheduled time of the meeting on the bulletin board located at the front entrance of the City Hall, 3519 Liberty Drive.

**AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MAY 3, 2010 AT 6:30 P.M., IN THE 2<sup>ND</sup> FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES Regular Meeting of April 19, 2010**

**III. NEW BUSINESS**

**A. CONDUCT PUBLIC HEARING – PARTIAL REPLAT OF BELLAVITA AT GREEN TEE SECTION FIVE**

Request of Gina A. Nelson, P. E., Century Engineering, Inc., applicant, for Friendswood Development Company, owner, for approval of a partial replat of the Amended Plat of Bellavita at Green Tee Section Five located on East and West Tuschman. The applicant is proposing a reduction in the number of lots to be platted from 37 lots to 31 lots in Block 3 and a portion of Block 2 on the following described property:

Being a subdivision of 8.1872 acres and a partial replat of the Amended Plat of Bellavita at Green Tee Section Five, Recorded in F.C. No. 597089, H.C.M.R. and located in the W.D.C. Hall Survey, A-23, City of Pearland, Harris County, Texas.

**B. COSIDERATION AND POSSIBLE ACTION – PARTIAL REPLAT OF BELLAVITA AT GREEN TEE SECTION FIVE**

Request of Gina A. Nelson, P. E., Century Engineering, Inc., applicant, for Friendswood Development Company, owner, for approval of a partial replat of the Amended Plat of Bellavita at Green Tee Section Five located on East and West Tuschman. The applicant is proposing a reduction in the number of lots to be platted from 37 lots to 31 lots in Block 3 and a portion of Block 2 on the following described property:

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**C. CONSIDERATION AND POSSIBLE ACTION – REPLAT OF REPLAT OF LOT 5, Block 1 OF THE REPLAT OF PEARLAND TOWN CENTER**

Request of Chris L. Hendrick, The Wilson Survey Group, for CBL & Associates Management, Inc., owner, for approval of a replat of Lot 5, Block 1 of the Replat of Pearland Town Center located on the south side of Broadway west of S.H. 288. The applicant is proposing to subdivide this lot into two lots and the property is described as follows:

Being all of Lot 5, Block 1 of the Replat of Pearland Town Center Recorded in Document Number 2007053411 of the Official Records of Brazoria County and located in the H.T. & B. R.R. Co. Survey, Section 81, Abstract No. 300, City of Pearland, Brazoria County, Texas

**D. CONSIDERATION AND POSSIBLE ACTION – VARIANCE REQUEST NO. 2010-03 REQUESTING A VARIANCE FROM SECTION 3.2.6.4(I) OF THE UNIFIED DEVELOPMENT CODE SPECIFYING A MAXIMUM LENGTH OF A CUL-DE-SAC STREET**

Request of Danny Cameron, Director of Public Works, City of Pearland, for a variance from the provisions of the Unified Development Code requiring a maximum length of six hundred feet (600') for a cul-de-sac street, In this case Hillhouse Road north of Broadway (F.M. 518).

**E. CONSIDERATION & POSSIBLE ACTION - FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM 2011 – 2015**

**F. DISCUSSION ITEMS**

- 1) Update of Zoning Cases
- 2) Next P&Z Regular Meeting and JPH to be held on May 17, 2010
- 3) June 7, 2010: Presentation by Ian Clowes on Livable Centers - 20 minutes
- 4) June 7, 2010: Presentation by Lata Krishnarao on LEED Neighborhood Design and Retrofitting Commercial Strip Centers - 20 minutes

**IV. ADJOURNMENT**

**This site is accessible to disabled individuals. For special assistance, please call Young Lorfing, City Secretary, at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.**

I, Judy Krajca, Office Coordinator of the City of Pearland, Texas, do hereby certify that the foregoing agenda was posted in a place convenient to the general public at City Hall on the 30<sup>th</sup> day of April 2010 A.D., at 5:30 p.m.

\_\_\_\_\_  
Judy Krajca, Planning Office Coordinator

Agenda removed \_\_\_\_\_ day of May 2010 A.D.

**APPROVAL**

**OF**

**MINUTES**

**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD APRIL 19, 2010 AT 6:30 P.M., IN THE 2<sup>ND</sup> FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

**CALL TO ORDER**

P&Z Chairperson Jerry Koza, Jr. called the meeting to order at 7:40 p.m. with the following present:

P&Z Chairperson Jerry Koza, Jr.  
P&Z Vice-Chairperson Ron Capehart  
P&Z Commissioner Neil West  
P&Z Commissioner Richard Golden  
P&Z Commissioner Henry Fuentes

Also in attendance were: Planning Director Lata Krishnarao, Senior Planner Angela Gantuah, Deputy City Attorney Nghiem Doan, and Office Coordinator Judy Krajca.

P&Z Commissioners Darrell Diggs and Susan Sherrouse were not in attendance.

**APPROVAL OF MINUTES**

P&Z Vice Chairperson Ron Capehart made the motion to approve the minutes of the Regular Meeting of April 5, 2010, and P&Z Commissioner Richard Golden seconded.

The vote was 5-0. The minutes of April 5, 2010 were approved.

**NEW BUSINESS**

**The following items were not considered or acted on, as the Joint Public Hearing did not take place, preceding this meeting:**

CONDITIONAL USE PERMIT NO. CUP2010-01  
CONDITIONAL USE PERMIT NO. CUP2010-03  
CONDITIONAL USE PERMIT NO. CUP2010-02

**CONSIDERATION & POSSIBLE ACTION – FIVE YEAR CAPITAL IMPROVEMENT PROGRAM 2011-2015**

Trent Epperson, Projects Director, presented the proposed Capital Improvement Plan. Topics discussed were Drainage, Facilities, Parks and Streets. Teresa Battenfield, Projects Assistant Director discussed Water and Wastewater. Also discussed was the amount of funds put into the Capital Improvement Program.

P & Z requested that the design of detention ponds and amenities be included in the cost of detention pond, especially for those that have not been designed or constructed yet. P & Z cited the one along Cullen Boulevard as an example. They also requested that the detention ponds be tied in with the Comprehensive Plan.

## **CONSIDERATION AND POSSIBLE ACTION – PARTIAL REPLAT OF BELLAVITA AT GREEN TEE SECTION FIVE**

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Plans and Plat Administrator Richard Keller explained that the Public Hearing, and Consideration and Possible Action were not necessary as the applicant has withdrawn their application. The plat and hearing will be on the May 3, 2010 P&Z Regular Meeting agenda.

## **DISCUSSION ITEMS**

1. Commissioners Activity Report – there was brief discussion among the Commission.
2. National APA Conference Update from April 10-13, 2010 – Commissioners Richard Golden and Neil West spoke of their experience in New Orleans, LA.
3. Upcoming - APA's Planners Training Service in Washington, D.C. - Complete Streets - June 11-12, 2010 - Planning Director Lata Krishnarao explained that the budget would allow the city to send at least one commissioner to this training, and asked them to consider.
4. Prepare Strategic Plan for P & Z / Set annual goals –Planning Director Lata Krishnarao stated that the current Commission needs to review the original Strategic Plan and set new goals. Staff will locate and bring to the May 3, 2010 meeting.
5. Next P&Z Regular Meeting set for May 3, 2010
6. The 3 JPH's that were postponed will be on the May 17, 2010 agenda.
7. June 7, 2010: Presentation by Ian Clowes on Livable Centers - 20 minutes, and Presentation by Lata Krishnarao on LEED Neighborhood Design and Retrofitting Commercial Strip Centers - 20 minutes

## **ADJOURNMENT**

P&Z Chairperson Jerry Koza, Jr. adjourned the meeting at 8:51 p.m.

These minutes are respectfully submitted by:

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Judy Krajca, Planning Office Coordinator

Minutes approved as submitted and/or corrected on this 3rd day of May 2010, A.D.

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P&Z Chairperson Jerry Koza, Jr.

# **P&Z Agenda Item**

## **A**

### **PUBLIC HEARING**

- I** CALL TO ORDER at \_\_\_\_\_ (announce time)
- II** PURPOSE OF HEARING
- III** APPLICATION INFORMATION AND CASE SUMMARY
  - A** STAFF REPORT
  - B** APPLICANT PRESENTATION
- IV** PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST
- V** PLANNING COMMISSION/STAFF DISCUSSION
- VI** ADJOURNMENT at \_\_\_\_\_ (announce time)

# **P&Z Agenda Item**

**B**

**BELLAVITA AT GREEN TEE SECTION FIVE PARTIAL REPLAT NO. 1**  
**REPLAT – STAFF REPORT**

**P & Z MEETING DATE:** May 3, 2010

**APPLICANT:** Gina A. Nelson, P.E., Century Engineering, Inc., for Lennar Homes of Texas Land and Construction, Ltd. and Green Hollow, Ltd., owners.

**REQUEST:** Replat of 8.1872 acres zoned PUD for single-family residential development. Amended plat was approved on January 16, 2006.

**GENERAL LOCATION:** The property is located northeast of Clear Creek in Harris County south of Scarsdale Boulevard.

**PROPERTY DESCRIPTION:** The property is undeveloped.

**ZONING:** PUD. The proposed plat is consistent with the Planned Development.

**SURROUNDING USES:** Property is surrounded by single-family residential development.

**COMPREHENSIVE PLAN:** The City of Pearland Land Use Plan designates the property for Low Density Residential. The existing zoning and proposed development are consistent with the Comprehensive Plan.

**TRAFFIC AND TRANSPORTATION:** The Traffic Impact Analysis has been approved.

**UTILITIES AND INFRASTRUCTURE:** Water and sewer connections to be relocated to suit revised lot layout. Streets already in place.

**STORMWATER MANAGEMENT:** Stormwater detention provided offsite in a detention area.

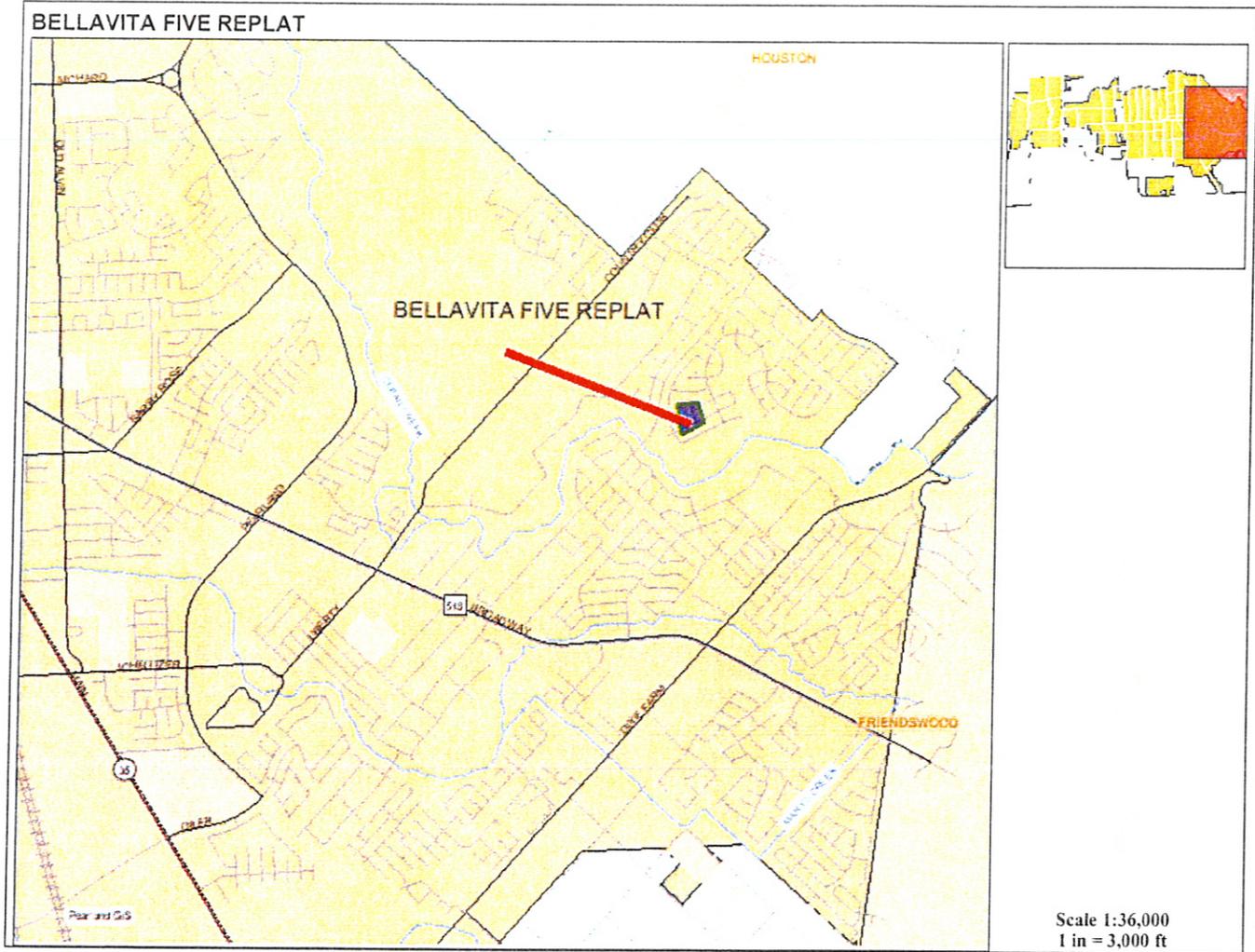
**PARKS, OPEN SPACE, AND TREES:** Offsite park dedication has been provided

**OUTSTANDING ITEMS:**

- 1.) Plat not to be recorded until City Engineer approves relocated water and sewer taps.

**ATTACHMENTS:**

1. Application Form
2. Location sketch
3. Replat







April 16, 2010

To: Lennar Corporation  
Village Builders, BellaVita Office  
1548 N. Riviera Circle  
Pearland, TX 77581

Attention: Chris Harris, BellaVita Sales Manager

From: BellaVita at Green Tee Homeowners Association

We are happy to see that you have been able to expand sales and home building into the remaining area of Section 5 here at BellaVita. We also have received notice from the city of Pearland that you are replating some of the lots to larger areas for larger homes. The Homeowners Association desires to go on record that we have no objection to this replat and look forward to a continuing good relationship with Village Builders.

Additionally, we have a keen interest in an effort to maintain the wonderful environment that has been developed in the BellaVita community by a combination of the Lennar Corporations contributions to the planting of bushes, trees, and other landscaping and the HOA's dedication to green space and plantings. Along that line of thinking we are interested in an effort to save many of the large trees that are in this area under development. We encourage your office to exercise as much effort as you can to convincing future residents to save as many of these trees as possible to contribute to the environment.

Thank you for your consideration,

Ronald H. Gerlach  
President, BellaVita at Green Tee HOA  
281-922-5050

CC:  
Lennar Corporation, Mr. Tim Kirkpatrick  
West Development, Ms. Renne McGuire  
Villas Master HOA, Mr. John Devereux



Planning Department  
 3523 Liberty Drive  
 (Community Center)  
 Pearland, Texas 77581  
 281-652-1768  
 281-652-1702 fax

# PUBLIC COMMENT FORM

APR 20 2010

## PARTIAL REPLAT OF BELLAVITA AT GREEN TEE SECTION FIVE

Public Hearing to be held Monday, May 3, 2010, at 6:30 PM in the Second Floor Conference Room of City Hall, 3519 Liberty Drive, Pearland, Texas.

If you are unable to attend the Public Hearing but wish to have your opinions made a part of the public record, please complete this form and return to the Planning Department at the above noted address by mail, fax, or drop off in person prior to the Public Hearing.

I am **IN FAVOR OF** the request as explained on the attached notice.  
*(Checking "IN FAVOR OF" means that you support the request and feel that the request should be approved accordingly.)*

I am **OPPOSED TO** the request as explained on the attached notice.  
*(Checking "OPPOSED TO" means that you are in opposition to the request and feel that the request should be denied.)*

Name: CLIFTON / GLENDA FRIDGE

Address: 2508 S. VENICE DR.

Signature: Clifton H. Fridge Date: 4-19-10

COMMENTS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



APR 20 2010

# PUBLIC COMMENT FORM

Planning Department  
3523 Liberty Drive  
(Community Center)  
Pearland, Texas 77581  
281-652-1768  
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*(Checking "OPPOSED TO" means that you are in opposition to the request and feel that the request should be denied.)*

Name: Michael + JOANA Butera

Address: 1610 S. Lago Vista DR

Signature: Michael J Butera Date: 4/16/10

COMMENTS: \_\_\_\_\_

We would greatly appreciate if the Developer would save some of the large pine trees. They add so much to the beauty of Bella Vita and contribute to keeping our area "green" friendly.



APR 19 2010

# PUBLIC COMMENT FORM

Planning Department  
3523 Liberty Drive  
(Community Center)  
Pearland, Texas 77581  
281-652-1768  
281-652-1702 fax

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(Checking "OPPOSED TO" means that you are in opposition to the request and feel that the request should be denied.)

Name: Betty + Ray Laws

Address: 1618 So. Lago Vista Drive

Signature: Betty Laws / Ray R. Laws Date: 4/15/10

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Planning Department  
 3523 Liberty Drive  
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 281-652-1768  
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APR 19 2010  
**PUBLIC  
 COMMENT  
 FORM**

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 SECTION FIVE**

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I am **OPPOSED TO** the request as explained on the attached notice.  
 (Checking "OPPOSED TO" means that you are in opposition to the request and feel that the request should be denied.)

Name: RONALD S. KNAPP

Address: 1612 S. LAGO VISTA DR.

Signature: Ronald S Knapp Date: 4/15/10

COMMENTS: This will help with the value of my house because they are very similar in style and size to my house which is a manor series. It too had all the trees are going to be removed.



APR 15 2010

# PUBLIC COMMENT FORM

Planning Department  
3523 Liberty Drive  
(Community Center)  
Pearland, Texas 77581  
281-652-1768  
281-652-1702 fax

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I am **OPPOSED TO** the request as explained on the attached notice.  
(Checking "OPPOSED TO" means that you are in opposition to the request and feel that the request should be denied.)

Name: David E. Henry

Address: 1627 Berlino Dr

Signature: David E. Henry Date: \_\_\_\_\_

COMMENTS: I am opposed to request unless the home owners agree to pay the difference in the home owners fee of \$150/mo or the 31 lots pay \$180/mo. <sup>per owner</sup> I do not want to subsidize the cutting of larger lawns and painting larger houses. If they pay the larger amount then I am in favor of the request.

# **P&Z Agenda Item**

**C**

# **PEARLAND TOWN CENTER – REPLAT OF LOT 5 BLOCK 1**

## **REPLAT – STAFF REPORT**

**P & Z MEETING DATE:** May 3, 2010

**APPLICANT:** Chris L. Hendrick, The Wilson Survey Group, for CBL & Associates Management, Inc., owner.

**REQUEST:** Replat of 1.273 acres zoned PUD for commercial development. Amended plat of the replat was approved on December 17, 2007.

**GENERAL LOCATION:** The property is located on the south side of Broadway west of State Highway 288.

**PROPERTY DESCRIPTION:** The property is undeveloped.

**ZONING:** PUD. The proposed plat is consistent with the Planned Development.

**SURROUNDING USES:** Property is surrounded by commercial development.

**COMPREHENSIVE PLAN:** The City of Pearland Land Use Plan designates the property for . The existing zoning and proposed development are consistent with the Comprehensive Plan.

**TRAFFIC AND TRANSPORTATION:** The Traffic Impact Analysis has been approved. No modifications are necessary.

**UTILITIES AND INFRASTRUCTURE:** Water and sewer available.

**STORMWATER MANAGEMENT:** Stormwater detention provided offsite in a detention area.

**PARKS, OPEN SPACE, AND TREES:** not applicable

### **OUTSTANDING ITEMS:**

- 1.) Provide mylar copies for recordation with signatures and seals.
- 2.) Provide lienholders (2) written consent for platting
- 3.) Show correct bearing of south lot line – plat vs. metes and bounds description

### **ATTACHMENTS:**

1. Application Form
2. Location sketch
3. Replat



# PLAT APPLICATION

City of Pearland  
Community Development  
3523 Liberty Drive  
(Community Center)  
Pearland, Texas 77581  
281-652-1768  
281-652-1702 fax  
www.cityofpearland.com

**Please Check Type of Plat Requested:**

- Preliminary Subdivision Plat
- Final Subdivision Plat
- Minor (Subdivision) Plat
- Amending Plat
- Master Plat
- Preliminary Development Plat
- Final Development Plat
- Replat

**\*Please send any and all correspondence to:**

rkeller@ci.pearland.tx.us

SUBDIVISION REPLAT OF LOT 5 OF  
NAME: PEARLAND TOWN CENTER

NUMBER OF LOTS: 2

GENERAL LOCATION: SOUTH SIDE OF BROADWAY  
EAST OF KIRBY DRIVE

PRIMARY CONTACT: CHRIS HENDRICK (WILSON SURVEY)

MAILING ADDRESS: 2006 E. BROADWAY, #105

CITY, STATE, ZIP: PEARLAND TX 77581

PHONE: 281-485-3991 FAX: 281-485-3998

E-MAIL ADDRESS: \_\_\_\_\_

OWNER NAME: LBL & ASSOCIATES PROPERTIES

MAILING ADDRESS: 2030 HAMILTON PLACE BLVD, 500

CITY, STATE, ZIP: CHATTANOOGA, TN 37421

PHONE: 423-855-0001 FAX: 423-490-8602

E-MAIL ADDRESS: \_\_\_\_\_

A complete application must include all items shown on the corresponding submittal checklist for each different type of plat. See Page 2.

As owner and applicant, I hereby request approval of the above described plat as provided for by the Unified Development Code of the City of Pearland.

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant's Signature: [Signature] Date: 4-27-10

I acknowledge that this plat has been submitted on this day, \_\_\_\_\_, and the Plat filing date is \_\_\_\_\_, which will be the first day it will be reviewed by the Planning Staff. I hereby sign and date this acknowledgement.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

All waiver requests must be received by the resubmittal time and date that corresponds to the Plat Resubmittal Deadline, per the Plat submittal schedule.

FEES PAID:	<u>\$656.00</u>
DATE PAID:	<u>4-7-10</u>
RECEIVED BY:	<u>JK/RK</u>
RECEIPT NO.:	<u>168982</u>

# **P&Z Agenda Item**

**D**



## **CITY OF PEARLAND PLANNING & ZONING**

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**TO: Pearland Planning & Zoning Commission**

**FROM: L. Richard Keller, Plans and Plat Administrator**

**DATE: April 28, 2010**

**SUBJECT: VARIANCE NO. 2010-0003**

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This variance request seeks a waiver from the requirement of Section 3.2.6.4(I) of the adopted Unified Development Code specifying a maximum length of six hundred feet (600') for a dead end street without a cul-de-sac turnaround.

Planning staff supports this request for the reasons indicated. An amendment to the Unified Development Code (T-12) will be presented for approval later this year. This proposed amendment will give the City Engineer the ability to approve alternatives to cul-de-sac turnarounds at the ends of dead end streets. The alternative to a cul-de-sac presented with this variance request is an example of one that could be considered by the City Engineer.

**TIMELINE:**

**Submittal Date    DRC Date                      Re-submittal Date                      Decision Date**

\_\_\_\_\_

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**PLANNING & ZONING VARIANCE APPLICATION**

**Address/General Location:** 2557 Hillhouse, 77584

**Tax Account No.**                      City of Pearland

**Subdivision:**                      Suburban Garden, Sec. 20

**Lot:**                      43                      **Block:**                      1

**General Description:** Public Works Annex: Requesting a Variance for the need of a Cul de sac of connection to Sunrise Lakes Subdivision.

**FEE: \$250**                      **Paid** \_\_\_\_\_ **/ Ck. #** \_\_\_\_\_

**Legal Description or Survey**                      \_\_\_\_\_

**Site Plan or Drawing**                      \_\_\_\_\_

**Letter of Explanation**                      \_\_\_\_\_

**Other information** \_\_\_\_\_

**Comments:** \_\_\_\_\_

**Approval:** \_\_\_\_\_

\_\_\_\_\_

## **Hillhouse Public Works Annex**

- 1.** It would be unsafe to invite traffic from Sunrise Lakes onto Hillhouse and out to a non-signalized intersection creating dangerous left turn movements.
  
- 2.** Hillhouse will never be put through to Crystal Lakes, over Hickory Slough, because elevation differences and Crystal Lakes already has 2 means of access and egress.
  
- 3.** With the zoning on Hillhouse Rd., either General Business or Neighborhood Services, there will never be a need for school busses to go down this road.
  
- 4.** Surrounded on 3 sides by cemetery there won't be a need to fight fires anywhere other than the Public Works Annex.
  
- 5.** The fuel island at this site will be where City vehicles go to fuel and the site is designed for them to turn around inside. (See Fire Marshall's comments attached)

**(See attached map)**



Roland L Garcia/COP  
04/21/2010 05:15 PM

To Danny Cameron/COP@ci.pearland.tx.us  
cc  
bcc  
Subject Hillhouse PW Annex

The fire apparatus access road that provides access to the new Hillhouse Public Works Annex has a dead end that is greater than 150 feet long and therefore requires an approved turnaround for fire apparatus. On 4/6/10 Project Manager Skipper Jones provided me with a proposed drawing showing a driveway from the south entrance to the facility leading around the pump island on the east side. This driveway will provide adequate turnaround for fire apparatus to meet the intent of the code. I do not see a need for a cul de sac at the end of Hillhouse.

Roland L. Garcia  
Fire Marshal/EMC  
City of Pearland  
281-652-1950

# CITY OF PEARLAND PUBLIC WORKS FACILITY 'HILLHOUSE ROAD'

1 Inch = 400 feet

Crystal Lake

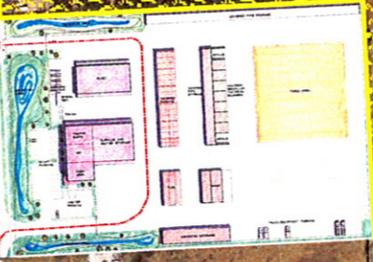
Hickory Slough

Sunrise Lakes

Westgate Park

### Legend

-  HOUSTON\_MEMORIAL\_GARDENS1
-  No Exit
-  Restricted Exit Access
-  WaterWays
-  Cullen Fire Station
-  Public Safety Building
-  Public Works Facility



# **P&Z Agenda Item**

**E**

**MEMORANDUM**

**TO: CITY OF PEARLAND PLANNING & ZONING COMMISSION**

**FROM: MIKE HODGE, ASSISTANT CITY MANAGER**

**DATE: APRIL 26, 2010**

**SUBJECT: FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM 2011 - 2015**

*Pursuant to City Charter, the Planning & Zoning Commission (P&Z) is to “submit annually to the City Manager, not less than ninety (90) days prior to the beginning of the budget year, a list of recommendations for capital improvements, which, in the opinion of the commission are necessary or desirable to be constructed during the forthcoming five (5) years. Such list shall be arranged in order of preference, with recommendations as to which projects shall be constructed in which year.”*

On April 19, 2010, Trent Epperson, Projects Director and Teresa Battenfield, Assistant Projects Director, reviewed the 2011-2015 Five-Year Capital Improvement Program for the City of Pearland with the Board. At that meeting there were no recommendations or suggestions for changes, however the Board requested to have about two weeks to review the information and submit questions.

Staff will be available to answer any questions the board may have on the 5-Year CIP. Staff is also asking for the Board’s consideration and approval to recommend and submit the proposed Five-Year CIP 2011-2015 as reviewed, to the City Manager pursuant to City Charter provisions.

## MEMORANDUM

**TO: CITY OF PEARLAND PLANNING & ZONING COMMISSION**

**FROM: MIKE HODGE, ASSISTANT CITY MANAGER**

**DATE: APRIL 12, 2010**

**SUBJECT: FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM 2011 - 2015**

Pursuant to City Charter, the Planning & Zoning Commission (P&Z) is to “*submit annually to the City Manager, not less than ninety (90) days prior to the beginning of the budget year, a list of recommendations for capital improvements, which, in the opinion of the commission are necessary or desirable to be constructed during the forthcoming five (5) years. Such list shall be arranged in order of preference, with recommendations as to which projects shall be constructed in which year.*”

Three years ago the City modified its process for preparing and presenting its Capital Improvement Plan that brought the City into compliance with the City’s Charter and provided for an orderly process in implementing the Five-Year CIP. The process has not changed, and what is presented to the Planning & Zoning Commission is in the same format as the previous years.

Attached is a list of capital improvement projects for fiscal years 2011 – 2015 by major CIP category in preference order and identifying the fiscal years in which appropriation is needed. Due to the potential fiscal constraints, staff took great care in reviewing project timing and pushed back projects where it made sense and where feasible to do so. Years of appropriation in future CIP programs may change based on needs and fiscal constraints. Project Name, Project Description, and Project Justification are included for each project.

The City of Pearland’s Capital Improvement Program (CIP) has been developed in order to further our commitment to the citizens of Pearland by working to meet today’s needs, as well as those of the future. The development of the CIP is a continuous process and, consequently, should be viewed as a working document. Therefore, while the list covers a five-year planning horizon, it is revised every year in order to accommodate new projects and reflect changing needs. The first year of the CIP is incorporated into the City’s annual budget to appropriate funds. Improvements identified in subsequent years are approved only on a planning basis and do not receive appropriation of funds.

Projects included in the CIP are either City managed projects or those projects managed by other agencies that require City participation. Changes from last year are highlighted. Projects highlighted in yellow are new projects; projects highlighted in blue reflect timing changes; projects highlighted in green are projects that were previously approved and funds appropriated but additional funds are needed, and projects highlighted in peach reflect reductions in project budgets. Staff will be present at the April 19, 2010 P&Z meeting to review the list with the Commission and will be requesting formal recommendation to the City Manager in May.

CITY OF PEARLAND  
2011 - 2015 CAPITAL IMPROVEMENT PROGRAM  
DRAINAGE

PREFERENCE NO.	PROJECT NO.	PROJECT NAME	YEAR OF APPROPRIATION	
1	DR0602	Cowart Creek Diversion	2011	Construction
2	DR2007/T70024	Veterans Walnut Drainage & Roadway - Phase I	2011	Construction
3	DR2003	Hickory Slough Detention at Max Rd.	2011-2012	Construction
4	DR2002	D.L. Smith Detention Pond Expansion	2012-2014	Design/Construction
5	DR1102	Westchester Circle Drainage and Sidewalks	2011	Design/Construction
6	DR1201	Piper Drainage	2012	Design/Construction
7	DR1301	PER for Future Bond Referendum	2013	PER
8	DR1103	Cullen/FM 518 Regional Detention Pond	2011-2013	PER/Design/Construction

Some projects are color coded to reflect major differences from last year's CIP.

Timing	
Additional money needed	
Project Budget Reduced	
New Project	

CITY OF PEARLAND  
2011 - 2015 CAPITAL IMPROVEMENTS PROGRAM  
SUMMARY - DRAINAGE

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
1	DR0602	Coward Creek Diversion	Coward Creek Diversion and Regional Detention for the Bailey Rd corridor between FM 1128 and Wells Rd. Phase 1 of this project will entail construction of approximately 4,300 lf of interceptor box culvert, 3.2 miles of diversion ditches, a 1,200 ac-ft regional detention facility and associated culvert and road ditch improvements. Project will be performed in cooperation with BDD#4 under the terms of an inter-local agreement.	The basis of this diversion and detention project is to separate the drainage corridor out of the Bailey Rd (FM 1128 to Veterans) transportation corridor, thereby allowing for the development of both the ultimate transportation and drainage facilities in adequately sized, separate corridors.
2	DR2007/TT70024	Veterans Walnut Drainage & Roadway - Phase I	Construct underground drainage along the south side of Walnut from BNSF Railroad to McLean Rd and on Veterans from Walnut to Mary's Creek. Project includes the installation of a box culvert trunk line along Walnut that will drain into a twin box culvert alongside and beneath Veterans. The system will collect and convey 100 yr flows from the Old Town area across Walnut and down Veterans to Mary's Creek. The project is planned for a four phase approach to the construction with the first phase to coincide with the improvements to Walnut itself. The Walnut Roadway project between Austin and Grand has been added to the Drainage project with the 2007 Bond Program.	Extreme weather events currently inundate and flood residential neighborhoods north of Walnut and west of the railroad. Walnut blocks sheet flow of these waters and existing conveyance systems are not sufficient to convey even 3 yr events past Walnut.
3	DR2003	Hickory Slough Detention at Max Rd.	This project is intended to provide approx. 290 ac-ft of detention along Hickory Slough. The project will include a wier, pump station, and will be designed to accommodate for a concurrent project use, a sports field complex on the basin floor. Phase I will consist of approximately 100 - Ac Ft.	Extreme weather events currently inundate and flood residential neighborhoods in the vicinity of Hickory Slough. The project will allow for detention along the slough to lower the level of the slough during 3, 10 and 100 year events. Additionally, the athletic/sports use will be a concurrent use for this site.

CITY OF PEARLAND  
2011 - 2015 CAPITAL IMPROVEMENTS PROGRAM  
SUMMARY - DRAINAGE

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
4	DR2002	D.L. Smith Detention Pond Expansion	Phase I - Expansion of the existing DL Smith detention facility to: increase storage capacity along Clear Creek by approximately 150 Ac feet, plan for future development along McHard Rd and accommodate construction of the University of Houston, Clear Lake Campus. Phase II - Future expansion of an additional 150 AC feet.	The City has a need for additional storage capacity along the Clear Creek Watershed. This project incorporates satisfying those needs and accommodating future development of the local property with a fire station and an educational facility. The additional capacity will work in conjunction with other City sponsored drainage improvements along the watershed, such as the Town Ditch Phase III improvements.
5	DR1102	Westchester Circle Drainage and Sidewalks	A sidewalk will be constructed along the west/south side of the road, a total length of approx. 2000 ft. Enclosing the existing ditches to make room for the sidewalk will also address some existing drainage concerns.	Westchester Circle extends from FM518 to FM1128, and is often used as a traffic "cut-through" by people attempting to avoid the FM518/FM1128 intersection. Traffic studies have not verified a need for calming measures, but the sidewalk will provide a measure of safety for residents walking along the road or retrieving their mail.
6	DR1201	Piper Drainage	Enclose ditches along Piper between the pipeline easement south of FM518 and Fite Road (approx. 2560 ft.) This system will connect to the existing storm sewer on Fite Road and includes dredging of the linear detention pond just east of the elementary school at Fite and FM1128. The storm water pump system at the school will be eliminated as a result. This project also includes sidewalks.	The project was anticipated in the 2001 bond; however, it was eliminated from the Fite Road project before construction. This work will relieve flooding and high water issues along Piper.
7	DR1301	PER for Future Bond Referendum	Provide funding for Preliminary engineering on future projects yet to be identified that would be funded with the City's next bond referendum. Preliminary engineering would tighten down scopes and provide for estimated construction dollars that would be needed to take a proposition to the voters.	

CITY OF PEARLAND  
 2011 - 2015 CAPITAL IMPROVEMENTS PROGRAM  
 SUMMARY - DRAINAGE

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
8	DR1103	Cullen/FM 518 Regional Detention Pond	Future storm water regional detention pond located at the southwest quadrant of FM 518/Cullen Parkway intersection. The project will include construction of detention pond, existing ditch improvements and possible underground storm sewer improvements required to convey development runoff.	The proposed detention pond is to provide the required detention for future development of approximately 155 acres of undeveloped land. The detention pond will allow for future development along FM 518 at this location to fully develop without the need for individual detention ponds which has been a priority established by City Council from Regional Detention Study.

CITY OF PEARLAND  
2011 - 2015 CAPITAL IMPROVEMENT PROGRAM  
FACILITIES

PREFERENCE NO.	PROJECT NO.	PROJECT NAME	YEAR OF APPROPRIATION	
	1 T50071	Hillhouse Road Annex	2012-2014	PER/Design/Construction
	2 FA1001	Pearland Fire Station	2011	Construction
	3 FA1002	Traffic Signal Communications Network	2011-2015	Design/Construction
	4 FA1101	West Side Library Store Front	2011	Construction
	5 FA1201	Service Center Modifications	2012	PER
	6 F20002	Tom Reid Library Expansion	2013	Design/Construction
	7 FA1401	Pearland Fire Station	2014-2015	PER/land/Design/Construction

Some projects are color coded to reflect major differences from last year's CIP.

Timing	
Additional money needed	
Project Budget Reduced	
New Project	

CITY OF PEARLAND  
2011 - 2015 CAPITAL IMPROVEMENTS PROGRAM  
SUMMARY - FACILITIES

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
1	T50071	Hillhouse Road Annex	Create a facility on property owned by the City north of FM518 on Hillhouse Road. Phase I of this facility will include a traffic operations center, lunch room, locker room, fuel island, and equipment laydown area for city crews, police, etc. working on the west side of the City. Phase II will be fully defined after development of a business plan and approval by City Council. Conceptually, Phase II includes a Fleet Maintenance facility, wash bay, and material storage bins.	Property was condemned in 2004 for a city facility. This work will make best use of the property while reducing time spent by employees in traveling to the service center for fuel, lockers, and equipment.
2	FA1001	Pearland Fire Station	Construction of a new facility between 9,000 and 10,000 square feet located South on approximately 2 acres of land. This new facility will house 10 to 12 personnel including one fire crew and one EMS crew in the future. The facility will be capable of housing two fire apparatus and an ambulance.	Locating a facility in the area mentioned would help maintain response time and distances. In several existing stations there is no space for crews to stand-by either for short-term when other stations are responding to calls or for an extended period during a storm.
3	FA1002	Traffic Signal Communications Network	As part of the takeover of the TxDOT Traffic Signal system, upgrade controller equipment, install Pan/Tilt/Zoom (PTZ) cameras, install fiber optic and wireless communications, and install traffic management software for City's network of traffic signals. Will design and construct equipment for the Traffic Operations Center.	The City will assume maintenance and operations control of all traffic signals within the City after the 2010 census. There are about 60 signalized intersections now, but that number will grow to about 84 by the turnover. Further refinement of the scope will take place once the TxDOT Takeover Plan and the 5-Year Intelligent Transportation System (ITS) Operations Plan are completed. At that point future budgets will be adjusted.
4	FA1101	West Side Library Store Front	To provide funds for build-out and finishing of a store front library on the west side of town. Approximately 5,000 to 6,000 square feet.	One of City Council goals in 2010 was to continue discussions with the County to identify library needs on the west side of town. With a population of almost 100,000, the Tom Reid Library is not centrally located for the west side of town, nor meant to serve 100,000 population. An interim solution Council approved was a drop off location at Westside Event Center. Store front is next step.

CITY OF PEARLAND  
2011 - 2015 CAPITAL IMPROVEMENTS PROGRAM  
SUMMARY - FACILITIES

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
5	FA1201	Service Center Modifications	Expand and remodel the buildings and facilities at the Orange and Old Alvin site to accommodate additional offices, training facilities, and expanded shop and equipment areas. Preliminary programming has been completed by Maintenance Design Group. A full scope and budget will be developed in FY2012 based on the revised Hillhouse Public Works Annex project Phase I and after the Hillhouse Phase II scope is defined.	1) To make the Public Works Administration building ADA compliant. 2) To create an appropriate training facility to be used by any City department. 3) To expand shop and equipment areas to accommodate an increase in equipment and workers. 4) To remodel existing buildings for use as offices.
6	F20002	Tom Reid Library Expansion	The library expansion will increase the now 20,584 sf building by 11,542 sf for an overall floor plan area of 32,126 sf. This expansion will create new areas in the library such as a bookstore, children's story time room, teen zone, computer labs and additional office/storage space. Renovations and enlargements of existing areas such as the circulation desk and book stacks are also included.	The significant growth of Pearland has created a need for a larger children's area and adult meeting room to conduct activities, more stack area for books, and improved computer access.
7	FA1401	Pearland Fire Station	Construction of a new facility to be between 9,000 and 10,000 square feet. The facility will house approximately 7 to 9 employees and will provide a fire crew for one pumper and one EMS personnel for one ambulance in the future.	Housing of fulltime daytime crews or night standby personnel is not possible. Storage space is also non-existent. Crews needed for response and coverage.

CITY OF PEARLAND  
2011 - 2015 CAPITAL IMPROVEMENT PROGRAM  
PARKS

PREFERENCE NO.	PROJECT NO.	PROJECT NAME	YEAR OF APPROPRIATION	
1	P20006 / P50072	Trail Connectivity	2012-2015	Design/Construction
2	P20005	Max Road Sports Complex Phase I	2011-2012	Design/Construction
3	P20002	Shadow Creek Ranch Park Ph 1	2011-2013	Design/Construction
4	P20001	Centennial Park Ph II	2011-2013	Design/Construction
5	P20001	Independence Park Ph 1	2012-2014	Design/Construction
6	PK1101	Southgate Park	2011	Design/Construction
7	PK1102	Cypress Village	2011	Design/Construction
8	PK0801	Hunter Park	2011	Design/Construction
9	P20004	Delores Fenwick Nature Center-Ph I	2012-2014	Design/Construction
10	PK1301	PER for Future Bond Referendum	2013	PER

Some projects are color coded to reflect major differences from last year's CIP.

Timing	
Additional money needed	
Project Budget Reduced	
New Project	

CITY OF PEARLAND  
2011 - 2015 CAPITAL IMPROVEMENTS PROGRAM  
SUMMARY - PARKS

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
1	P20006 / P50072	Trail Connectivity	Implement phases of the Hike and Bike Master Plan starting at Centennial Park, continuing along W. Mary's Creek to and around the John Hargrove Environmental Complex, then to W. Mary's Creek detention. Phase I trail will connect Magnolia to 1128. Phase II will connect Centennial Park to Independence Park and Phase III - Independence Park to FM 518.	The Parks and Recreation Plan that was adopted by Council in December of 2005 lists the hike and bike trails as the number one priority for acquisition and development.
2	P20005	Max Road Sports Complex Phase I	Proposed improvements include six international sized (11 vs. 11) lighted fields, parking, restrooms and a covered area for gatherings. The park would be located inside of a detention facility.	There is a significant need for game soccer fields and sports fields in the City. With the development of this facility Centennial Park will be able to be converted to a facility for youth softball that will allow the youth soccer program, youth softball program and the youth baseball program to expand as the population in the community increases.
3	P20002	Shadow Creek Ranch Park Ph 1	Project elements include eight lighted softball/baseball fields, one soccer field, six volleyball courts, parking, a hike and bike trail around the fields and a lawn amphitheater for special events.	The Parks and Recreation Master Plan call for a multipurpose sports complex in this area of the community to serve the anticipated growth of the area.
4	P50071	Centennial Park Ph II	Phase II of Centennial Park includes the demolition of the existing soccer fields, the construction of two new lighted softball fields, the installation of a new picnic pavilion and additional parking for the complex.	Once the Max Road Sports Complex is completed, youth and adult soccer will move from Centennial Park to Max Road where the program can be expanded. The existing soccer fields will be demolished and converted to lighted softball fields. Girls softball will move from the Dad's Club to Centennial Park, allowing their program to expand as the population increases. Adult Softball will ultimately move to the Shadow Creek Ranch Complex once completed to make room for girls softball.
5	P20001	Independence Park Ph 1	Phase I Improvements include a reorientation of the entry into the park, relocation and upgrade of the existing playground, improvements to the existing pavilion, the construction of additional parking, an amphitheater for special events and landscaping.	Independence Park is one of the oldest and most recognized parks that the City owns. According to the park utilization survey conducted with the master plan, this park had the second highest utilization of all City parks. Most of the current amenities at the park are outdated or in bad condition and are in need of replacement. The Master Plan list improvements to this park as a high priority.

CITY OF PEARLAND  
2011 - 2015 CAPITAL IMPROVEMENTS PROGRAM  
SUMMARY - PARKS

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
	6 PK1101	Southgate Park	Development of current parkland in the Southgate subdivision to include amenities such as shade structure/shelter, picnic tables, restroom, playground, sport court(s), etc. Just under 5 acres.	This would assist in providing park amenities on the west side of town. This area is identified in our Master Plan as an area lacking in access to park sites.
	7 PK1102	Cypress Village	Installation of a shade structure, benches, picnic tables, sport court/goals, and signage.	These are amenities listed as facility standards in the Master Plan but do not currently exist in this park.
	8 PK0801	Hunter Park	Continue development of the park along Orange St. to include trails, benches, gathering area, landscaping and/or a pavilion.	Continue development of park as directed by Council goals.
	9 P20004	Delores Fenwick Nature Center-Ph I	The project will include a 7,000sq ft building with an open air pavilion at one end (green building) that would include: environmental educational displays, demonstration gardens, interpretive exhibits, 6 or 7 offices, storage, restrooms, outdoor spray station and plenty of hose bibs. The site would include 2 miles of 6 ft and 8 ft trails, being a combination of crushed granite and concrete in low lying areas, boardwalk, pedestrian bridge, fishing pier, picnic tables, benches, trash receptacles, drinking fountain, a tree farm and landscaping with tree bubblers, paddle craft launching area and grass crete parking. The building would have 6 or 7 offices with a reception area, classroom with a 50 capacity seating area, sinks and counter space, sound system, drop down speaker and screen, at least 400 sq ft of storage, a storage area for rakes, shovels, litter bags (yard equipment) and a board room.	This project would give Pearland a unique opportunity to showcase JHEC as a learning opportunity for the entire community. Children/adults would be able to come and take classes and learn about the environment in a hands-on setting. This would be the office for the KPB staff. There is a great need in the community to educate the public on the benefit of recycling, green space and trees. This would also provide an opportunity to showcase the entire concept of utilizing one site as multi purposing for parks, recreation, detention, education, recycling, and environmental park.
	10 PK1301	PER for Future Bond Referendum	Provide funding for preliminary engineering on future projects yet to be identified that would be funded with the City's next bond referendum. Preliminary engineering would tighten down scopes and provide for estimated construction dollars that would be needed to take a proposition to the voters.	

CITY OF PEARLAND  
2011 - 2015 CAPITAL IMPROVEMENT PROGRAM  
STREETS

PREFERENCE NO.	PROJECT NO.	PROJECT NAME	YEAR OF APPROPRIATION	
1	TR0803	Old Town Area Sidewalks	2012-2014	Construction
2	T08002	Bailey/Veterans to FM 1128	2011-2012	Construction
3	TR1102	CR 403 (Hughes Ranch Road)	2012-2013	ROW/Design/Construction
3	TR1102	CR 403 (Hughes Ranch Road)	2012-2013	ROW/Design/Construction
4	T68976	Mykawa Road Extension (BW8 to FM 518)	2013-2015	ROW/Design/Construction
5	T20002	Old Alvin Rd Widening (Plum Street to McHard Road)	2013-2014	ROW/Design/Construction
6	TR1301	PER for Future Bond Referendum	2013	PER
7	TR1302	Pearland Parkway Extension	2013-2014	ROW/Design/Construction
8	TR1201	Regency Park Subdivision Paving	2012-2013	Design/Construction
9	TR1202	Longwood Street Reconstruction	2013-2014	Design/Construction
10	TR0811	Business Center Drive	2012	Design/Construction

Some projects are color coded to reflect major differences from last year's CIP.

Timing	
Additional money needed	
Project Budget Reduced	
New Project	

CITY OF PEARLAND  
2011 - 2015 CAPITAL IMPROVEMENTS PROGRAM  
SUMMARY - STREETS

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
1	TR0803	Old Town Area Sidewalks	Enclose ditches and install sidewalks in the Old Town area between Houston St. and Grand Ave., from Walnut St. to Orange St.	Sidewalks are part of and constructed in coordination with the Old Townsite Master Plan. In order to install sidewalks without acquiring additional right of way, the roadside ditches must be enclosed. There are currently no sidewalks in the Old Town area; the work described here includes work we expect to complete within the next five years.
2	T08002	Bailey/Veterans to FM 1128	Bailey Road will be improved to a four-lane concrete curb and gutter boulevard from approximately 1,000 feet west of FM 1128 to Veterans Drive, a distance of 2.76 miles. The drainage improvements will accommodate the roadway after the Cowart Creek Diversion project and the roadside ditch regrades to the south have been completed. The project includes the Bailey Intersections.	Four lane boulevard segment will accommodate school traffic and provide drainage improvements that will provide re-graded ditches that will drain to the south and away from Bailey Road.
3	TR1102	CR 403 (Hughes Ranch Road)	Reconstruction of CR403 from Cullen to Smith Ranch Road from a two lane asphalt open ditch roadway to a four lane concrete curb and gutter boulevard for a distance of 2 miles. Brazoria County will be completing the design, environmental clearance, and right-of-way mapping in FY2010. Includes approximately 13,000 LF of Noise Barrier.	The roadway will provide enhanced safety and access to Dawson High School located on Cullen Blvd. City share is 20%.
4	T68976	Mykawa Road Extension (BW8 to FM 518)	Construct approximately 3 miles of 4-lane concrete curb and gutter divided boulevard section roadway, including storm sewers, outfalls and detention, traffic signals and related items. A detailed Drainage Study, Environmental Assessment, and 95% Construction Plans were created for the segment between BW8 and McHard Rd from a previous design effort.	This proposed roadway is included in the City's long-term thoroughfare plan to alleviate traffic headed south from the Beltway 8 to FM 518.
5	T20002	Old Alvin Rd Widening (Plum Street to McHard Road)	Reconstruction of approximately 1.0 mile of Old Alvin Rd from Plum St to McHard Rd from a 2-lane asphalt to a 4-lane undivided curb and gutter roadway. East side from McHard to Knapp to have 6' sidewalks.	This proposed roadway is included in the City's long-term thoroughfare plan providing another north-south route between McHard Road and FM518.

CITY OF PEARLAND  
2011 - 2015 CAPITAL IMPROVEMENTS PROGRAM  
SUMMARY - STREETS

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
	6 TR1301	PER for Future Bond Referendum	Provide funding for preliminary engineering on future projects yet to be identified that would be funded with the City's next bond referendum. Preliminary engineering would tighten down scopes and provide for estimated construction dollars that would be needed to take a proposition to the voters.	
7	TR1302	Pearland Parkway Extension	A new extension of approximately 4,500 ft. from 500' east of Olier Drive to Dixie Farm Road, constructing a 4-lane, concrete, curb and gutter, divided roadway with raised medians and a bridge crossing at Cowart's Creek. Construction cost in 2013 is for three pipeline relocations.	Connection of a minor thoroughfare to a major thoroughfare in accordance with the Thoroughfare Plan, which will provide for traffic congestion relief to and from the Beltway. Eventually, Pearland Parkway will connect to Briney Bay Boulevard in Friendswood providing an alternate route to IH-45.
8	TR1201	Regency Park Subdivision Paving	Replace all concrete paving within Regency Park Subdivision. Install 4' sidewalk throughout the subdivision where possible within the right of way. Also evaluate the existing drainage system within the subdivision and replace inlets as needed.	Regency Park is the oldest concrete-paved subdivision in the City. In the last couple of years the pavement condition throughout the subdivision has become increasingly unacceptable. Because of the nature of the failures, it is not fiscally efficient to replace individual concrete slabs.

CITY OF PEARLAND  
2011 - 2015 CAPITAL IMPROVEMENTS PROGRAM  
SUMMARY - STREETS

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
	9 TR1202	Longwood Street Reconstruction	Replace existing Longwood Street from FM518 to Myrtlewood Dr. with minor collector profile, concrete curb and gutter with storm sewer. Also remove and replace 12" and 8" asbestos concrete water lines. Add 4' sidewalk on both sides of road. Also complete similar work on Paul Drive from Longwood to city limits and McDonald Drive from Dixie Farm Road to Longwood. Some pipeline relocations may be required.	All three of these streets are in the Thoroughfare Plan as minor collectors. The project is recommended at this time because of ongoing drainage issues. The City of Friendswood is currently in design to reconstruct Melody Lane (which becomes Paul at the city limits). The newly signalized intersection at McDonald and Dixie Farm Road has increased traffic on all three of these roads.
10	TR0811	Business Center Drive	Two lanes of Business Center Drive already exist from Broadway to the southern Pearland Town Center entrance. The limits of this project include the remaining two lanes from Broadway to the southern entry of the Pearland Town Center and four lanes from the southern Pearland entrance to the CR59. The proposed cross section is concrete curb and gutter with sidewalks. The project will also include improvements to the CR59 that will accommodate the increase in traffic.	This project will provide a secondary thoroughfare to alleviate traffic near the Pearland Town Center.

CITY OF PEARLAND  
2011 - 2015 CAPITAL IMPROVEMENT PROGRAM  
WATER

PREFERENCE NO.	PROJECT NO.	PROJECT NAME	YEAR OF APPROPRIATION	
1	WA2051	City of Houston Connection	2011	Construction
2	WA1001	General Engineering Consultant/CIP Administration	2011-2013	Administration
3	WA0812	Surface Water Plant	2014-2018	PER/Design/Construction
4	WA1101	Old Alvin Road Water	2011-2012	PER/Design/Construction
5	WA1102	SH 35 Water - South of Magnolia Road	2011-2012	PER/Design/Construction
6	WA1201	Old City Hall Ground Storage Tank	2012	Construction
7	WA1301	FM 1128 16" Waterline	2013-2014	ROW/Design/Construction
8	WA1302	CR 100 Waterline	2013-2014	ROW/Design/Construction
9	WA1303	McHard Rd. 16" Waterline.	2013-2014	ROW/Design/Construction
10	WA1304	Harkey Rd. from CR100 to CR128 & CR 128 from Harkey to Veterans.	2013-2014	ROW/Design/Construction
11	WA1305	Veterans Dr. Bailey Rd. to CR 128 16" Waterline	2013-2014	ROW/Design/Construction
12	WA1307	FM 521 Waterline (Broadway to Mooring Pointer)	2013-2014	Design/Construction
13	WA1308	SH35 Waterline from FM518 to Magnolia	2013-2014	PER/ROW/Design/Construction
14	WA1309	Pearland Parkway Waterline from Shadycrest to Dixie Farm Road	2013-2014	PER/Design/Construction
15	WA1401	Fellows Loop	2014-2015	PER/ROW/Design/Construction

Some projects are color coded to reflect major differences from last year's CIP.

Timing	
Additional money needed	
Project Budget Reduced	
New Project	

CITY OF PEARLAND  
2011 - 2014 CAPITAL IMPROVEMENTS PROGRAM  
SUMMARY - WATER

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
1	W42051	City of Houston Connection	This project provides for a 30 in. water transmission line to provide 10 MGD of fresh water to the City of Pearland. The transmission line is sized to dispense an additional 5 MGD. The project will provide for a connection from the City of Houston at Fuqua/Moers Rd. to the City of Pearland, with a flow meter and building in the City of Houston and a storage and treatment facility in the City of Pearland. The Alice Street Plant facility is to be expanded to accommodate the additional storage and treatment. The City of Pearland will contract with Gulf Coast Water Authority for the water supply from the City of Houston.	The City of Pearland's population growth will demand additional potable water supplies in the near term. This project will provide up to 10 MGD of water to be supplied, treated and distributed to the City.
2	WA1001	General Engineering Consultant/CIP Administration	The General Engineering Consultant, Pate Engineers, executes the Utility Capital Improvement Program, including planning, designing and construction of the Capital Improvement Program projects by managing, directing and coordinating the engineering and construction firms selected by the City of Pearland.	A contract was approved by City Council on 10/25/08 for Pate Engineers to perform the duties as the GEC for all Utility Projects and other Capital Projects. This project provides services necessary for the entire CIP and not project specific, like project management software, modeling software implementation, budget tracking and planning.
3	WA0812	Surface Water Plant	Phase I began in 2008-2009 with the purchase of property for the plant and interim work to protect erosion of neighbor's property will be constructed in 2010. In FY 2014, plant design will begin with a schedule to have the plant online in 2019. 10 MGD surface water plant is Phase I of ultimate 20 MGD plant.	Due to the slowdown of growth on the west side of the City, the demand for the plant is expected to occur in approximately 2019 instead of the original schedule of 2016.
4	WA1101	Old Alvin Road Water	13,200 Feet of 20-inch Water Line along Old Alvin Road from Magnolia Road to MChard Road.	This line is necessary for the distribution of the City of Houston connection. Size and route are based on the City's Water Model. Project coordinated with Old Alvin Road project.
5	WA1102	SH 35 Water - South of Magnolia Road	2,500 Feet of 16-inch Water Line along SH 35 (Main) from Magnolia Road to the South.	This line is necessary for the distribution of the City of Houston connection. Size and route are based on the City's Water Model.

CITY OF PEARLAND  
2011 - 2014 CAPITAL IMPROVEMENTS PROGRAM  
SUMMARY - WATER

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
6	WA1201	Old City Hall Ground Storage Tank	Replace the boiled steel ground storage tank at the Old City Hall water well.	The existing boiled steel tank at the Old City Hall water well will be 25 years old in 2008. While the annual inspection of this tank revealed it to be in good condition, the inspector recommends that the tank be replaced because of its age. It will be replaced with a welded steel tank on the existing tank foundation.
7	WA1301	FM 1128 16" Waterline	To install approximately 5,300 feet of 16-inch water line along FM 1128 (Manvel Rd) from Bailey Rd. to CR100.	This will loop the system from Veterans to FM1128 for pressure and fire protection based on 2007 Water Model Update for 2015 demand.
8	WA1302	CR 100 Waterline	To install approximately 13,160 feet of 16-inch water line along CR 100 from Veterans Dr. to FM 1128 (Manvel Rd).	This will supply water for future development along this corridor based on the 2007 Water Model update and projected growth for 2015 demand.
9	WA1303	McHard Rd. 16" Waterline.	Install approximately 42,800 feet of 16-inch water line along McHard Rd. from Mykawa Rd. to Business Center Dr.	This will be a second continuous connection between the east and west sides of the City. It will allow for more efficient water flow, better fire protection and the movement of water from the expanded Alice Street Water Plant.
10	WA1304	Harkey Rd. from CR100 to CR128 & CR 128 from Harkey to Veterans.	To install approximately 13,300 feet of 12-inch water line from Harkey Rd/CR100 south to CR128 then east to Veterans Dr.	This will loop the system between Harkey Rd. and Veterans from CR100 to CR128 for pressure and fire protection based on 2007 Water Model Update for 2015 demand.
11	WA1305	Veterans Dr. Bailey Rd. to CR 128 16" Waterline	To install approximately 5,300 feet of 16-inch water line on Veterans Dr. from Bailey Rd. south to CR 100 and continue an additional 5,300 feet with a 12-inch line from CR 100 to CR 128.	This will supply to the city limits and ETJ south of Bailey Rd. for future development based on 2007 Water Model Update for 2015 demand.
12	WA1307	FM 521 Waterline (Broadway to Mooring Pointer)	7,500 feet of 16" water line along Alameda Rd from Broadway to Mooring Pointer.	Looping of transmission lines based on the City's water model.
13	WA1308	SH35 Waterline from FM518 to Magnolia	Install approximately 1.5 miles of 12" water line along SH35 from FM518 to just south of Magnolia/John Lizer.	The existing water line is 6" and 8", portions of which are asbestos concrete (AC). The new line will connect 16" lines to the north and south and will avoid the possibility of brittle AC lines underneath future pavement.

CITY OF PEARLAND  
 2011 - 2014 CAPITAL IMPROVEMENTS PROGRAM  
 SUMMARY - WATER

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
14	WA1309	Pearland Parkway Waterline from Shadycrest to Dixie Farm Road	Install approximately 4,000 lf of 12" water line along future Pearland Parkway from Shadycrest to Dixie Farm Road. This project will be constructed in conjunction with the road extension project.	This project will connect 16" water lines to the north and south and provide an additional water source to residential neighborhoods in the area. Assume all survey and ROW funding from road project.
15	WA1401	Fellows Loop	To install approximately 14,400 feet of 12" waterline to loop from the termination of the existing waterline along the feeder road of BW 8 along Fellows to Cullen and terminate at Hawk.	Looping of distribution system

CITY OF PEARLAND  
2011 - 2015 CAPITAL IMPROVEMENT PROGRAM  
WASTEWATER

PREFERENCE NO.	PROJECT NO.	PROJECT NAME	YEAR OF APPROPRIATION	
1	WWW0902	Longwood WWTP Plant Rehabilitation	2011	Design/Construction
2	WWV1004	Barry Rose WWTP Barscreen and Sand Filter Rehabilitation	2011	Construction
3	WWV1103	WWM Project 2 Hatfield Basin Trunk Sewer Line	2011-2012	PER/ROW/Design/Construction
4	WWV1101	WWM Project 7 Twin Creek Regional SCADA Lift Station & Basin Rehab	2011-2012	PER/ROW/Design/Construction
5	WWV1102	Far Northwest WWTP Decanter Replacement and UV System Replacement	2011	Design/Construction
6	WWV1402	WWM Project 33 Orange Mykawa Lift Station Retirement	2014	PER/ROW/Design/Construction
7	WWV1306	WWM Project 5 Mykawa/Scott SCADA Lift Station	2013-2014	PER/ROW/Design/Construction
8	WWV1307	WWM Project 8 West Lea Lift Station	2013	PER/ROW/Design/Construction
9	WWV1308	WWM Project 17 West Oaks Lift Station Retirement	2013-2014	PER/Design/Construction
10	WWV1201	WWM Project 31A - Southdown (North Central) WWTP Expansion	2012-2015	PER/Design/Construction
11	WWV1202	WWM Project 19 - Broadway Trunk Sewer Extension	2012-2013	Design/Construction
12	WWV1305	WWM Project 20 - CR 403 Sewer from Smith Ranch Road to Cullen	2013-2014	PER/Design/Construction
13	WWV1301	WWM Project 11 Veterans Drive Lift Station Service Area	2013-2015	PER/ROW/Design/Construction
14	WWV1303	McHard Rd Trunk Sewer (Mykawa to Southdown WWTP)	2013-2014	ROW/Design/Construction
15	WWV1302	WWM Project 12 Roy/Max/Garden Roads Basins Sewage System	2013-2014	PER/ROW/Design/Construction
16	WWV1304	WWM Project 22 - Miller Ranch Rd. SCADA Lift Station	2013-2014	PER/ROW/Design/Construction
17	WWV1501	WWM Project 29A - JHEC WWTP Expansion	2015-2018	PER
18	WWV1401	WWM Project 21 Oak Brook Estates Lift Station	2014	ROW/Design/Construction
19	WWV1502	Barry Rose WWTP Plant Expansion	2015+	PER

Some projects are color coded to reflect major differences from last year's CIP.

Timing	
Additional money needed	
Project Budget Reduced	
New Project	

CITY OF PEARLAND  
2011 - 2015 CAPITAL IMPROVEMENTS PROGRAM  
SUMMARY - WASTEWATER

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
1	WW0902	Longwood WWTP Plant Rehabilitation	Construct improvements to rehabilitate the Longwood Wastewater Treatment Plant to reliably handle permitted flows. The improvements include replacing the lift station, replacing sand filters, centrifuge rehabilitation, and clarifier modifications.	The current plant lift station does not have adequate volume in the wet well for the pumps to operate efficiently during high flow conditions. The overall capacity of the wastewater treatment plant will not increase, so there will be no increase in operating costs. The existing sand filters are over 20 years old and are in extreme disrepair, with metal failures resulting in poor effluent turbidity and loss of sand. New cloth media disc filters in concrete basins will be constructed next to the existing filters. The centrifuge and clarifier work relates to normal equipment life.
2	WW1004	Barry Rose WWTP Barscreen and Sand Filter Rehabilitation	Replace the existing bar screen and sand filters.	The existing bar screen and sand filters are desperately in need of replacement, with recent failures of the bar screen and imminent metal failures in the filters.
3	WW1103	WWM Project 2 Hatfield Basin Trunk Sewer Line	Provide a 36" trunk sewer for approximately 6,230 feet along Hatfield Road from Magnolia Road to Broadway Street, 5,550 feet of 24" trunk sewer from Broadway Street to Hatfield Lift Station #2 and an additional 5,050 feet of 12" line connecting to the trunk main.	As many as seven (7) lift stations could be eliminated as part of this project. In addition, modeled overflows in the basin will be eliminated, as well as reducing I/I work to the Walnut Lift Station.
4	WW1101	WWM Project 7 Twin Creek Regional SCADA Lift Station & Basin Rehab	A new Twin Creek lift station near Pearland Parkway with various new gravity sewer lines in the service area.	Eliminate modeled overflows and heavy I/I in the basin. In addition, the new lift station and gravity lines will eliminate three (3) existing lift stations.
5	WW1102	Far Northwest WWTP Decanter Replacement and UV System Replacement	Replace the decanter assemblies in all four SBR basins at the Far Northwest WWTP. Replace the existing ultraviolet light system with a more reliable system.	We have had repeated problems with the decanters at the FNW plant. In the last two years, the City has had 3 failures, resulting in a basin being down for several weeks at a time. This is not a critical item yet, but will become critical as wastewater flows increase.
6	WW1402	WWM Project 33 Orange Mykawa Lift Station Retirement	Abandonment of lift station and installation of new 12-inch gravity sewer line along Mykawa from Orange to Walnut for approximately 3,386 feet.	Wastewater Modeling Needs - To be completed in coordination with Mykawa Road construction.
7	WW1306	WWM Project 5 Mykawa/Scott SCADA Lift Station	Replacement of the existing lift station, a new 12" force main, approximately 2,500 feet, from Mykawa to SH35 and a new 8 - 18" gravity line, approximately 3,430 feet along Mykawa from Scott Street to Shank.	The Mykawa-Scott basin has heavy I/I based on pump run time. Rehabilitation of the basin with the above improvements will reduce flow to the Barry Rose WWTP, reduce surcharging in the McHard 24" trunk sewer, and eliminate one lift station. Project will be coordinated with Mykawa Rd. Construction.

CITY OF PEARLAND  
2011 - 2015 CAPITAL IMPROVEMENTS PROGRAM  
SUMMARY - WASTEWATER

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
8	WW1307	WWM Project 8 West Lea Lift Station	Replace existing 6-inch with 8-inch force main along the sewer easement from the West Lea Lift Station to Quail Run Drive for approximately 697 feet.	Wastewater Modeling Needs
9	WW1308	WWM Project 17 West Oaks Lift Station Retirement	Abandonment of the West Oaks lift station and installation of a new 12-inch gravity sewer line along Harkey Road for approximately 771 feet.	Wastewater Modeling Needs.
10	WW1201	WWM Project 31A - Southdown (North Central) WWTP Expansion	This project consists of expansion of an additional 1-Mgd WWTP.	Presently the Southdown WWTP is a 0.95-mgd plant running at approximately 60% capacity. With projected growth in this area, a 1 Mgd expansion capacity is planned.
11	WW1202	WWM Project 19 - Broadway Trunk Sewer Extension	This project consists of a new 12" sewer line for approximately 1,160 feet along Broadway from Country Club Dr. to Regal Oaks Ln.	This project will provide gravity sewer to vacant properties north and south of Broadway east of Liberty/Country Club as well as eliminate Pirates Alley Lift Station.
12	WW1305	WWM Project 20 - CR 403 Sewer from Smith Ranch Road to Cullen	This project proposes approximately 5,275 feet of 15" and 5,500 feet of 18" sanitary sewer along CR 403 from Smith Ranch Road to Cullen.	These lines will provide sewer service to the properties along Smith Ranch Road and gravity sewers along 403, which could eliminate four existing lift stations: Autumn Lakes, South Hampton, Somersetshire, and Crystal Lake North. This project should be coordinated with the CR 403 Road project.
13	WW1301	WWM Project 11 Veterans Drive Lift Station Service Area	This project defines the extension of the trunk sewer south along Veterans Dr. as far as Dare Rd. with gravity sewer services follows: approximately 1,600 feet of 12" line, 16,680 feet of 18" line, and 4920 feet of 24" line.	This will allow gravity sewer for development south of Bailey Rd. and eliminate two lift stations (Park Village and Springfield).
14	WW1303	MChard Rd Trunk Sewer (Mykawa to Southdown WWTP)	Install, along MChard Rd, approximately 6,587 feet of 24" trunk sewer from Mykawa Rd to O'Day, 2,032 feet of 30" sewer from O'Day to Garden Rd, 6,247 feet of 36" sewer from Garden Rd to Stone Rd and 8,112 feet of 42" sewer from Stone Rd to Southdown WWTP.	This project will provide gravity sewer and is called for in the wastewater model. Extends Southdown service area to the east, picking up areas not currently served by City system.
15	WW1302	WWM Project 12 Roy/Max/Garden Roads Basin Sewage System	This project proposes approximately 4,940 feet of 18" trunk sewer along Broadway St. from Food Town's Lift Station to O'Day Rd, approximately 1,300 feet of 15" trunk sewer along Garden Rd from Broadway to the lift station and 1,200 feet of 12" sewer line along Roy / Max Rd from Broadway to Hickory Slough.	This project will eliminate modeled overflows and two existing lift stations (Food Town's, Garden Rd.)

CITY OF PEARLAND  
2011 - 2015 CAPITAL IMPROVEMENTS PROGRAM  
SUMMARY - WASTEWATER

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
16	WW1304	WWM Project 22 - Miller Ranch Rd. SCADA Lift Station	This project proposes approximately 1,500 feet of 15" trunk sewer along Miller Ranch Road north to Hickory Slough and collector sewers east to provide sewer service to new development south of Hickory Slough. The project includes approximately 1,300 feet of 10" and 1,350 feet of 8" sewers.	This project will provide sewer service to new development south of Hickory Slough after ground water problems were encountered during 2007 construction in the area of Miller Ranch Lift Station.
17	WW1501	WWM Project 29A - JHEC WWTP Expansion	A 4-mgd expansion, creating an 8-mgd waste water treatment plant (WWTP) facility at the John Hargrove Environmental Center.	This 4-mgd expansion is based on growth projections for the JHEC WWTP service area.
18	WW1401	WWM Project 21 Oak Brook Estates Lift Station	Abandonment of lift station and installation of new 12-inch gravity sewer line from Branch Hill Drive along a proposed back-lot easement to Dixie Farm Road for approximately 850 feet.	Wastewater Modeling Needs - To be completed when vacant properties to the southwest of the existing lift station develops.
19	WW1502	Barry Rose WWTP Plant Expansion	Complete a Preliminary Engineering Report to evaluate the timing and alternatives to expand the Barry Rose WWTP Plant from the existing 3.1 mgd to 4.5 mgd to serve expanding population in this service area.	The TCEQ rules require the initiation of engineering and financial planning to upgrade a wastewater treatment plant when the flows reach 75% of the plant capacity. The plant is currently treating approximately 50% of the capacity.

# **P&Z Agenda Item**

# **F**

## **DISCUSSION ITEMS**

- 1)Update of Zoning Cases**
- 2)Next P&Z Meeting/Next JPH on May 17, 2010**
- 3)June 7, 2010: Presentation by Ian Clowes**
- 4)June 7, 2010: Presentation by Lata Krishnarao**

## UPDATE OF ZONING CASES

CASE #	NAME	LOCATION	JPH DATE	STAFF RECOMMENDATION	P & Z STATUS	CC STATUS
2009-14Z	Baker/Blaire Korndoffer	Between SH 35 and Old Alvin south of Hampshire	10/19/09	Denial- this is better used as a master plan no quorum	Withdrawn by applicant	Withdrawn by applicant
2009-12Z	Gerald Olson/Narmin Parpia	8017 Fite Road	9/21/09	Approval	Approval	Approved
2009-13Z	CBL/Pearland Town Center	Pearland Town Center	11/16/09	Consider the Zone Change for Off-Site Signage	Approved 11/16/09	CC 1 <sup>st</sup> Reading 12/14/09
2009-15Z	Ron/Curry Architecture	Pearland Retirement Center	1/18/09	Abutters not properly notified and needs to be readvertized for 1/18/09	They are scheduling another workshop and this has been postponed to 2/15/10	CC 1 <sup>st</sup> reading 4/26/10
CUP2009-13	Gerald Olson/Narmin Parpia	8017 Fite Road	9/21/09	Approval-can't go to CC until the Zone Change 2009-12Z goes to CC	Approval with conditions 1) No outside storage	Approved
CUP2009-14	Baker/Blaire Korndoffer	Between SH 35 and Old Alvin south of Hampshire	10/19/09	Denial- this is better used as a master plan no quorum	Withdrawn by applicant	Withdrawn by applicant
CUP2009-15	Baker/Blaire Korndoffer	Between SH 35 and Old Alvin south of Hampshire	10/19/09	Denial- this is better used as a master plan no quorum	Withdrawn by applicant	Withdrawn by applicant
CUP2009-16	Chris Hughes/New Hope Church	3406 Dixie Farm Rd	1/18/09	Withdrawn by applicant	Withdrawn by applicant 12/16/09	Withdrawn by applicant
CUP2009-17	Jose Mendieta/Emmas Mexican Rest.	5070 Broadway suite 5010	11/16/09	Approved	Approved	Approved
CUP2009-	Jay Dorsey/ Triad	2606 O'Day	11/16/09	Approved	Approved	Approved

## UPDATE OF ZONING CASES

18	Construction	Road				
CASE #	NAME	LOCATION	JPH DATE	STAFF RECOMMENDATION	P & Z STATUS	CC STATUS
CUP 2009-19	Clear Wireless	2850 Wooten Rd	02/15/10	Approval	Approval	Approval 2/22/10
CUP 2010-01	Clear Wireless	1411 Broadway	5/17/10	Approval with Conditions		
CUP 2010-02	Koza's Snow-cone Stand	2910 S. Main St	5/17/10	Approval		
CUP 2010-03	Clear Wireless	13232 Max Rd	5/17/10	Approval with Conditions		
2009-01Z	Ajith Nair and Jeeva Ajith	2201 Linda Rd	5/17/10	Approval From RE to SR-12		

**ADJOURN  
MEETING**

STATE OF TEXAS  
COUNTY OF BRAZORIA

WE, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF BELLAVITA AT GREEN TEE SECTION FIVE PARTIAL REPLAT No. 1, A 5.5677 ACRE TRACT OF LAND OUT OF W.D.C. HALL SURVEY, A-23, HARRIS COUNTY, TEXAS, AND BEING A PARTIAL REPLAT OF THE AMENDED FINAL PLAT OF BELLAVITA AT GREEN TEE SECTION FIVE, RECORDED IN F.C. No. 597089 OF THE HARRIS COUNTY MAP RECORDS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES AND EASEMENTS THEREON SHOWN, AND DESIGNATE SAID SUBDIVISION AS SUBDIVISION OF 8.1872 ACRES IN THE W.D.C. HALL SURVEY, A-23, AND ADDITION TO THE CITY OF PEARLAND, HARRIS COUNTY, TEXAS; AND ON BEHALF OF SAID GREENHOLLOW, LTD. AND LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. DEDICATE TO THE PUBLIC USE, AS SUCH, THE STREETS, ALLEYS, PARKS AND UTILITY AND OTHER EASEMENTS SHOWN HEREON, INCLUDING BUT NOT LIMITED TO THOSE EASEMENTS FOR WATER, SANITARY SEWER, AND STORM SEWER FOREVER EXCEPT WHERE NOTED ON THE MAP FOR PRIVATE STREETS; AND WE DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ALTERATION OF THE SURFACES OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT THOSE STREETS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT, SPECIFICALLY NOTED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS SHALL BE HEREBY ESTABLISHED AND MAINTAINED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS BY THE OWNERS, HEIRS, SUCCESSORS AND ASSIGNS TO PROPERTY LOCATED WITHIN THE BOUNDARIES OF THIS PLAT AND ALWAYS AVAILABLE FOR THE GENERAL USE OF SAID OWNERS AND TO THE PUBLIC FOR FIREIGHTERS, FIRE FIGHTING EQUIPMENT, POLICE EMERGENCY AND PRIVATE UTILITY VEHICLES OF WHATEVER NATURE AT ALL TIMES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ESTABLISH AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BARROWS, CREEKS, GULLIES, RAVINES, DRAINS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF PEARLAND, HARRIS COUNTY OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDING, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF APPROVED DRAINAGE STRUCTURES.

WITNESS MY HAND IN PEARLAND, BRAZORIA COUNTY, TEXAS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2010.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.

BY: JOHN W. HAMMOND  
VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN W. HAMMOND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2010.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_



THIS IS TO CERTIFY THAT THE CITY OF PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS PLAT OF BELLAVITA AT GREEN TEE SECTION FIVE PARTIAL REPLAT No. 1 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND ORDINANCES OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2010.

JERRY KOZA, JR.  
COMMISSIONER

APPROVED BY THE CITY ENGINEER FOR THE CITY OF PEARLAND, TEXAS.

NARDISO LIRA III, P.E.  
CITY ENGINEER

GARRIN COKER  
CITY ATTORNEY

**BENCH MARK**

CITY OF PEARLAND BM# CP-9, TOP IRON ROD PANEL POINT NEAR GREEN TEE AVENUE. ELEVATION .....41.19' (1987 ADJ.) TO CHANGE TO 1973 ADJ. FROM 1987 ADJ., ADD 1.25'

**ON SITE BENCH MARK**

BRASS DISK SET ON TOP OF INLET LOCATED 15.50' SOUTH OF C/L OF S. PRIMAVERA DR. 48.80' EAST OF C/L OF S. RIVERA CIRCLE. ELEV. ....35.67 (1987 ADJ.) (1987 ADJ. U.S.C. & G.S. DATUM) (TO CHANGE TO 73 ADJ. FROM 87 ADJ., ADD 1.25')

**100-YR BFE**

100-YR. BASE FLOOD ELEV. IS 35.00 (1973 ADJ.) BASED ON INFORMATION OBTAINED FROM FLOOD INSURANCE RATE MAP NUMBER 48201 C 1065 K, REVISED APRIL 20, 2000, APPROXIMATE LOCATION OF B.F.E. 35.00 IS SHOWN ON THE VICINITY MAP, WITH THE EXCEPTION OF A VERY SMALL PORTION, LOTS 4, 5, AND 6 OF BLOCK 5, THE MAJORITY OF THIS PROJECT IS LOCATED WITHIN ZONE "X", UNSHADED, WHICH ARE AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. A PORTION OF THIS PROJECT IS LOCATED WITHIN ZONE "X", SHADED, AND ZONE "AE".

**LEGEND**

- A.E. AERIAL EASEMENT
- U.E. UTILITY EASEMENT
- W.L.E. WATER LINE EASEMENT
- B.L. BUILDING LINE
- W.S.E. WATER & SANITARY SEWER EASEMENT
- D.E. DRAINAGE EASEMENT
- E.E. ELECTRICAL EASEMENT
- S.W.B.E. SOUTHWESTERN BELL TELEPHONE EASEMENT DEDICATED BY SEPARATE INSTRUMENT
- F.N.D. FOUND
- TBM TEMPORARY BENCHMARK
- PAE/PU/E PRIVATE ACCESS EASEMENT / PRIVATE UTILITY EASEMENT
- INDICATES PROPOSED STREET LIGHT TO BE SOLE RESPONSIBILITY OF DEVELOPER / OWNER AND/OR THE HOME OWNER'S ASSOCIATION, (3 LIGHTS)
- INDICATES PROPOSED STREET LIGHT TO BE MAINTAINED BY THE CITY OF PEARLAND (6 LIGHTS)
- INDICATES EXISTING STREET LIGHT
- INDICATES ZERO LOT LINE
- INDICATES BLOCK NUMBER

I, BERNERD F. JOHNSON, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE GROUND, IN ACCORDANCE WITH THE INFORMATION PROVIDED TO ME AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF SURVEY AND IS TRUE AND CORRECT, AND THAT ALL BOUNDARY MARKERS HAVE BEEN SET AND BLOCK CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE WILL BE PROPERLY MARKED WITH IRON RODS.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2010.

BERNERD F. JOHNSON  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4314



I, BEVERLY B. KAUFMAN, CLERK OF THE COUNTY COURT OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON \_\_\_\_\_ 2010, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M AND DULY RECORDED ON \_\_\_\_\_ 2010, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M AND IN FILM CODE No. \_\_\_\_\_ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON THE DAY AND DATE LAST ABOVE WRITTEN.

BEVERLY B. KAUFMAN  
CLERK OF THE COUNTY COURT OF HARRIS COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY



ON-SITE BENCH MARK  
FND. BRASS DISC ON INLET  
EL. = 35.67 (1987 ADJ.)

BELLAVITA AT GREEN TEE  
SECTION TWO  
FILM CODE 511026 H.C.M.R.

BELLAVITA AT GREEN TEE  
SECTION FIVE  
FILM CODE 511026 H.C.M.R.

**LOT AREAS AND WIDTHS:**

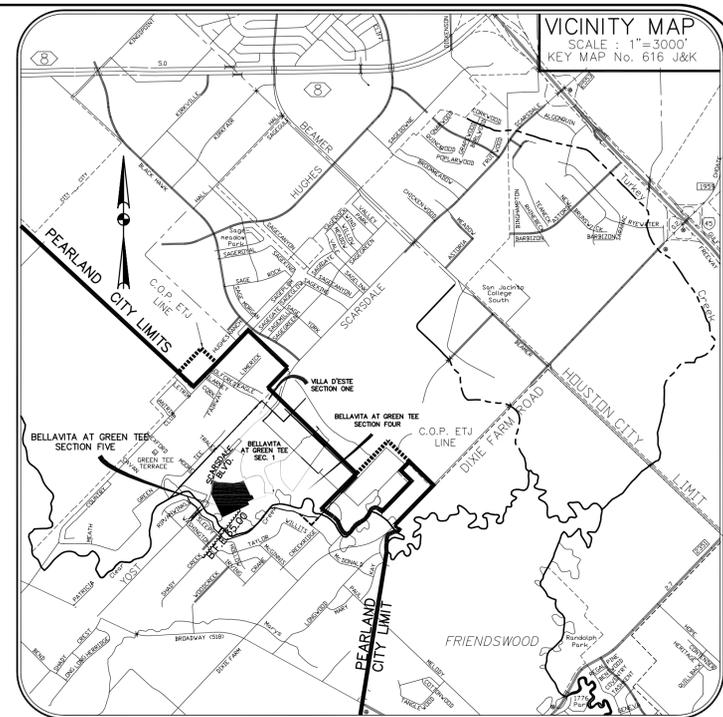
LOT NO.	BLOCK NO.	LOT AREA	WIDTH
14	2	7,566 S.F.	60.00'
15	2	6,600 S.F.	60.00'
16	2	6,600 S.F.	60.00'
17	2	6,903 S.F.	69.93'
18	2	7,474 S.F.	60.41'
19	2	7,597 S.F.	61.63'
20	2	6,600 S.F.	60.00'
21	2	6,600 S.F.	60.00'
22	2	10,770 S.F.	64.821'
24	2	8,994 S.F.	63.48'
25	2	7,150 S.F.	65.00'
26	2	7,150 S.F.	65.00'
27	2	9,491 S.F.	62.14'
28	2	16,337 S.F.	62.99'
29	2	9,120 S.F.	65.78'
30	2	7,646 S.F.	75.76'
31	2	8,087 S.F.	60.00'
32	2	6,655 S.F.	60.50'
1	3	7,566 S.F.	60.00'
2	3	6,600 S.F.	60.00'
3	3	6,600 S.F.	60.00'
4	3	7,525 S.F.	75.39'
5	3	7,920 S.F.	82.71'
6	3	6,600 S.F.	60.00'
7	3	7,566 S.F.	60.00'
8	3	7,669 S.F.	59.40'
9	3	7,635 S.F.	59.28'
10	3	7,991 S.F.	60.00'
11	3	7,352 S.F.	59.14'
12	3	6,600 S.F.	60.00'
13	3	7,566 S.F.	60.00'

**LINE TABLE**

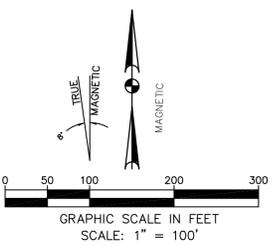
LINE NO.	BEARING	DISTANCE
L1	N 19°43'32" W	52.01'
L2	N 12°09'05" W	40.69'
L3	N 04°34'38" W	52.01'
L4	N 02°59'49" E	48.22'
L5	N 08°32'48" E	7.64'
L6	S 06°47'03" W	128.71'
L7	S 66°29'14" W	85.00'
L8	N 23°30'46" W	67.67'
L9	N 04°19'19" E	56.80'
L10	N 83°12'57" E	170.83'
L11	N 81°29'43" E	108.83'
L12	S 02°38'12" E	39.98'
L13	S 16°33'14" E	39.98'
L14	S 23°30'46" E	67.67'
L15	S 66°29'14" W	110.00'
L16	N 06°47'03" E	128.71'
L17	S 83°12'57" E	170.83'
L18	S 04°19'19" E	56.80'
L19	S 23°30'46" E	103.67'
L20	S 66°29'14" W	170.00'
L21	N 19°49'13" W	40.63'
L22	N 01°31'47" W	36.70'

**CURVE DATA:**

CURVE NUMBER	RADIUS	ARC LENGTH	TANGENT LENGTH	CHORD BEARING	CHORD LENGTH
C 1	33°50'34"	75.00'	44.30'	S 23°42'20" W	43.66'
C 2	301°74°9"	255.00'	134.84'	S 08°15'11" E	133.27'
C 3	90°00'00"	25.00'	39.27'	S 21°29'14" W	35.36'
C 4	27°50'05"	275.00'	133.60'	N 09°35'43" W	132.29'
C 5	87°32'16"	75.00'	114.59'	N 39°19'14" W	103.76'
C 6	23°34'58"	75.00'	30.67'	S 84°59'34" W	30.65'
C 7	90°00'00"	25.00'	39.27'	N 68°30'46" W	35.36'
C 8	301°74°9"	205.00'	108.40'	N 08°21'51" W	107.14'
C 9	90°00'00"	25.00'	39.27'	N 51°47'03" E	35.36'
C 10	87°32'16"	25.00'	38.20'	S 39°26'49" E	34.59'
C 11	27°50'05"	325.00'	157.89'	S 09°35'43" E	156.34'



VICINITY MAP SCALE: 1" = 3,000' KEY MAP No. 616 J&K



REASON FOR PARTIAL REPLAT  
PURPOSE FOR THIS PARTIAL REPLAT IS TO INCREASE THE LOT SIZES IN A PORTION OF LOTS IN BLOCK 2 AND ALL LOTS IN BLOCK 3.

# 2400 BLOCK OF WEST TUSCHMAN BELLAVITA AT GREEN TEE SECTION FIVE, BLOCKS 2 AND 3 PARTIAL REPLAT No. 1

BEING A SUBDIVISION OF 5.5677 ACRES AND A REPLAT OF THE AMENDED PLAT OF BELLAVITA AT GREEN TEE SECTION FIVE, RECORDED IN F.C. No. 597089, H.C.M.R., AND LOCATED IN THE W.D.C. HALL SURVEY, A-23 CITY OF PEARLAND, HARRIS COUNTY, TEXAS

31 LOTS 2 BLOCKS 0 RESERVES  
DATE: APRIL, 2010 SCALE: 1" = 100'

ENGINEER  
**CENTURY ENGINEERING, INC.**  
3030 S. GESSNER SUITE 100 HOUSTON, TEXAS 77063 (713) 780-8871  
PH. (713) 780-8871 FX. (713) 780-7662  
ATTN: GINA A. NELSON, P.E.

SURVEYOR  
**CENTURY ENGINEERING, INC.**  
3030 S. GESSNER SUITE 100 HOUSTON, TEXAS 77063 (713) 780-8871  
PH. (713) 780-8871 FX. (713) 780-7662  
ATTN: BERNERD F. JOHNSON, R.P.L.S.

OWNER  
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
550 GREENS PARKWAY, SUITE 100, HOUSTON, TEXAS 77067  
ATTN: BRIAN GIBSON PH. (713) 874-8558 FX. (281) 877-1685

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

WE, CBL & ASSOCIATES MANAGEMENT, INC., OWNERS OF THE PROPERTY SUBDIVIDED IN THE REPLAT OF LOT 5, BLOCK 1 OF THE PEARLAND TOWN CENTER, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE PROPERTY LINES, LOTS, BUILDING LINES, AND EASEMENTS SHOWN HEREON, AND DO HEREBY DEDICATE FOREVER FOR THE USE OF THE PUBLIC, AS SUCH, THE LAND SHOWN HEREON AS HEREBY DEDICATED TO THE PUBLIC FOR EASEMENT, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES, AS APPROVED, FOR THE EASEMENT DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OF AND PORTION OF THE DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED, SUBJECT, TO ALL MATTERS OF RECORD.

WITNESS MY HAND IN \_\_\_\_\_ COUNTY, \_\_\_\_\_  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010.

BY: \_\_\_\_\_  
VICTORIA S. BERGHEL, SENIOR VICE PRESIDENT AND GENERAL COUNSEL

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, VICTORIA S. BERGHEL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010.

SIGNATURE: \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR \_\_\_\_\_ COUNTY, \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

WE, EUROHYPO AG, NEW YORK BRANCH, ACTING BY AND THROUGH \_\_\_\_\_ AND HOLDER OF A LIEN AGAINST THE ABOVE DESCRIBED PROPERTY, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID SUBDIVISION AND DECLARATION OF SAID LIEN, AND WE HEREBY CONFIRM EUROHYPO AG/NEW YORK BRANCH, IS THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME, NOR ANY PART THEREOF.

WITNESS MY HAND IN \_\_\_\_\_ COUNTY, \_\_\_\_\_  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010.

BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ OF EUROHYPO AG, A NEW YORK BRANCH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID BANK.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010.

SIGNATURE: \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR \_\_\_\_\_ COUNTY, \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

METES AND BOUNDS DESCRIPTION of a 1.273 acre tract in the H.T. & B.R.R. Co. Survey; Abstract No. 300 in Brazoria County, Texas. Said 1.273 acre tract is all of Lot 5, Block 1 of the Amending Plat of Pearland Town Center as recorded in Clerk's File No. 2008005836 in the Brazoria County Clerk's Office. Said 1.273 acre is part of that same tract of land described in a deed to CBL & Associates, Inc. as recorded in Clerk's File No. 2008043624 in the Brazoria County Clerk's Office and is more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod found in the south Right-of-Way line of Broadway Street, (variable width Right-of-Way), said point is the northwest corner of said Lot 5, same being the northeast corner of Lot 4 of said Amending Plat of Pearland Town Center;

THENCE, North 86°46'23" East, along the south line of said Broadway Street, same being the north line of said Lot 5 for a distance of 150.63 feet to a 5/8-inch iron rod found for corner;

THENCE, South 88°35'44" East, continuing along the south line of said Broadway Street for a distance of 63.03 feet to a 5/8-inch iron rod set for the northeast corner of the aforementioned Lot 5;

THENCE, South 03°13'36" East, along the east line of said Lot 5 for a distance of 255.33 feet to a 5/8-inch iron rod set in for the southeast corner of said Lot 5, same being in the north line of Lot 23, Block 1 of the aforementioned Amending Plat of Pearland Town Center;

THENCE, South 86°46'28" West, along the south line of said Lot 5, same being the north line of said Lot 23 for a distance of 213.45 feet to a 5/8-inch iron rod found for the southwest corner of said Lot 5, said point is the southeast corner of the aforementioned Lot 4;

THENCE, North 03°13'36" West, along the west line of said Lot 5, same being the east line of said Lot 4 for a distance of 260.41 feet to the POINT OF BEGINNING, containing a computed area of 1.273 acres (55,426 square feet).

**CERTIFICATE OF SURVEYOR**

I, MICHAEL D. WILSON, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON RODS HAVING AN OUTSIDE DIAMETER OF FIVE-EIGHTH (5/8) INCH AND A LENGTH OF TWO (2) FEET, UNLESS OTHERWISE NOTED.

MICHAEL D. WILSON  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 4821

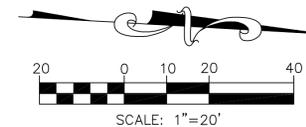
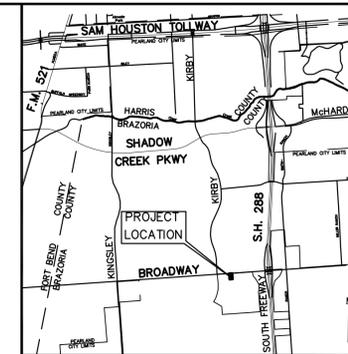
CBL & ASSOCIATES MANAGEMENT, INC.  
CLERK'S FILE NO. 2009045292  
B.C.C.O.

PEARLAND TOWN CENTER LIMITED PARTNERSHIP  
CLERK'S FILE NO. 2006071332  
B.C.C.O.

CBL & ASSOCIATES MANAGEMENT, INC.  
CLERK'S FILE NO. 2008043624  
B.C.C.O.

AMENDING PLAT OF THE REPLAT OF PEARLAND TOWN CENTER  
CLERK'S FILE NO. 2008005836  
B.C.C.O.

LOT ACREAGE TABLE	
LOT 5A	0.598 ACRE
LOT 5B	0.675 ACRE



**LEGEND**

- FND. FL. I.R. R.O.W. SQ. FT. FOUND FLOWLINE IRON ROD RIGHT-OF-WAY SQUARE FEET
- ☼ EXISTING STREETLIGHT

11,200 BLOCK OF BROADWAY STREET  
REPLAT OF LOT 5, BLOCK 1  
OF THE  
REPLAT  
OF  
**PEARLAND TOWN CENTER**

A SUBDIVISION OF 1.273 ACRE IN THE H.T. & B.R.R. CO. SURVEY, SECTION 81, ABSTRACT NO. 300, IN THE CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

(CITY OF PEARLAND PLAT NO. P-612R-2010-0021)

APRIL 2010

1 BLOCK 2 LOTS

OWNER:

CBL & ASSOCIATES MANAGEMENT, INC.  
CBL CENTER, SUITE 500  
2030 HAMILTON PLACE BLVD.  
CHATTANOOGA, TN 37421  
PH: (423) 490-8304  
FX: (423) 490-8632  
(ATTN: PHIL MCNEELY)

PREPARED BY:

THE WILSON SURVEY GROUP  
PROFESSIONAL LAND SURVEYORS  
2006 E. BROADWAY PEARLAND, TEXAS  
(281) 485-3991 FAX (281) 485-3998  
CONTACT: CHRIS L. HENDRICK

**NOTES:**

- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NAD 83).
- PROJECT BENCHMARK IS CITY OF PEARLAND GPS NO. 9 HAVING AN ELEVATION OF 59.03', NGVD 1929 (87 ADJ.).
- TBM # 2 IS THE NORTH BOLT OF A FIRE HYDRANT LOCATED APPROXIMATELY 24 FEET SOUTHEAST OF LIGHT POLE NO. 92 AND APPROXIMATELY 62 FEET EAST OF THE SOUTHWEST CORNER OF SUBJECT TRACT. ELEVATION IS 63.49' NGVD 1929 (87 ADJ.).
- ACCORDING TO THE F.I.R.M. NO. 48039C0020 H, DATED JUNE 5, 1989, THE SUBJECT TRACT LIES IN A ZONE "X" AREA.
- A SIX FOOT SIDEWALK WITH AT LEAST 80% CURVED ALIGNMENT WILL BE REQUIRED ALONG BROADWAY AT THE TIME OF DEVELOPMENT.
- THIS PLAT HEREBY GRANTS MUTUAL ACCESS TO ADJACENT LOTS.

**CERTIFICATE OF CITY PLANNING COMMISSION**

THIS IS TO CERTIFY THAT THE CITY PLANNING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HAS APPROVED THIS REPLAT OF LOT 5, BLOCK 1 OF THE PEARLAND TOWN CENTER, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCE OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010.

JERRY KOZA, JR.  
CHAIRPERSON

NARCISO LIRA III, P.E.  
CITY ENGINEER

DARRIN COKER, CITY ATTORNEY