

AGENDA – WORKSHOP OF THE PLANNING & ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, MAY 16, 2011, AT 6:00 P.M., COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I PURPOSE OF THE WORKSHOP:

A. COMMISSION INPUT AND DISCUSSION: FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM 2012-2016

1) *Presented by Trent Epperson, Projects Director*

B. COMMISSION INPUT AND DISCUSSION: UNIFIED DEVELOPMENT CODE AMENDMENTS

2) *Presentation by Lata Krishnarao, Planning Director*

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

I, Judy Krajca, Planning Secretary 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 11th day of May 2011 A.D., at 5:30 p.m.

Judy Krajca, Planning Office Coordinator

Agenda removed _____ day of May 2011.



PLANNING AND ZONING COMMISSION MEETING OF MAY 16, 2011

PLANNING AND ZONING WORKSHOP – FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM 2012-2016

SUMMARY: The Planning and Zoning Commission, pursuant to City Charter, is to submit annually to the City Manager a list of recommendations for capital improvements. The list of recommendations for capital improvement 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.

STAFF RECOMMENDATION: Consider the Five-Year CIP, with a recommendation on June 6, 2011

SUPPORTING DOCUMENTS:

- List of capital improvement projects for fiscal years 2012-2016

MEMORANDUM

TO: CITY OF PEARLAND PLANNING & ZONING COMMISSION

FROM: MIKE HODGE, ASSISTANT CITY MANAGER

DATE: MAY 16, 2011

SUBJECT: FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM 2012 - 2016

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.*”

Four 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 2012 – 2016 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 in the previous 5-Year CIP, however it is anticipated that additional funds will be needed, and projects highlighted in peach reflect reductions in project budgets. Staff will be present at the May 16, 2011 P&Z meeting to review the list with the Commission and will be requesting formal recommendation to the City Manager on June 6th, 2011.

CITY OF PEARLAND
 2012 - 2016 CAPITAL IMPROVEMENT PROGRAM
DRAINAGE

PREFERENCE NO.	PROJECT NO.	PROJECT NAME	YEAR OF APPROPRIATION	
1	DR2003	Hickory Slough Detention at Max Rd. Phase I	2012	Construction
2	DR2002	D.L. Smith Detention Pond Expansion Phase I	2014-2016	Design/Construction
3	DR1103	Cullen/FM 518 Regional Detention Pond	2012-2013	ROW/Design/Construction
4	DR1201	Old Townsite Drainage	2012-2014	ROW/Design/Construction
5	DR1202	Westchester Circle Drainage and Sidewalks	2012-2013	Design/Construction
6	DR1301	Piper Drainage & Sidewalks	2013	Design/Construction
7	DR1401	PER for Future Bond Referendum	2014	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
2012 - 2016 CAPITAL IMPROVEMENT PROGRAM
STREETS

PREFERENCE NO.	PROJECT NO.	PROJECT NAME	YEAR OF APPROPRIATION	
1	T08002	Bailey Road - Veterans to FM 1128	2012-2014	Construction
2	TR0803	Old Town Area Sidewalks	2012-2014	Construction
3	TR0811	Business Center Drive	2013	Design/Construction
4	TR1201	CR 403 (Hughes Ranch Road)	2012-2016	ROW/Design/Construction
5	TR1202	Sidewalk Installation	2012-2015	Design/Construction
6	T68976	Mykawa Road Widening (BW8 to FM 518)	2014-2016	ROW/Design/Construction
7	T20002	Old Alvin Rd Widening (Plum Street to McHard Road)	2014-2016	ROW/Design/Construction
8	TR1403	Regency Park Subdivision Paving	2014-2015	Design/Construction
9	TR1402	Pearland Parkway Extension	2014-2016	ROW/Design/Construction
10	TR1401	PER for Future Bond Referendum	2014	PER
11	TR1404	Longwood Street Reconstruction	2014-2015	ROW/Design/Construction
12	TR1405	McHard Road Extension (Mykawa Road to Cullen Parkway)	2014-2016	ROW/Design/Construction
13	TR1301	Grand Boulevard Reconstruction	2013-2014	PER/Design/Construction
14	TR1601	Pear Street Reconstruction	2016+	PER/Design
15	TR1602	Galveston Reconstruction	2016+	PER/Design
16	TR1603	Walnut Road Reconstruction	2016+	PER/Design

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

Timing



Additional money needed



Project Budget Reduced

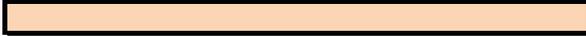


New Project



CITY OF PEARLAND
2012 - 2016 CAPITAL IMPROVEMENT PROGRAM
FACILITIES

PREFERENCE NO.	PROJECT NO.	PROJECT NAME	YEAR OF APPROPRIATION	
1	FA1002	Traffic Signal Operations Improvements	2013-2015	Design/Construction
2	FA1302	Fire Station #3 Reconstruction	2013-2014	PER/LAND/Design/Construction
3	FA0905	Old Police Department Renovation	2012	Construction
4	FA0904	City Hall Complex Renovations	2012	Construction
5	T50071	Hillhouse Road Annex	2012-2014	PER/Design/Construction
6	FA1101	Fire Station #4	2012	Construction
7	FA1201	Service Center Modifications	2012	PER
8	FA1301	West Side Library Store Front	2013	Construction
9	F20002	Tom Reid Library Expansion	2014	Design/Construction
10	FA1601	Fire Station #2	2016+	PER/Land/Design

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Timing	
Additional money needed	
Project Budget Reduced	
New Project	

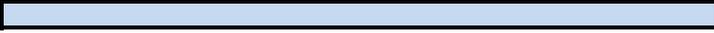
CITY OF PEARLAND
2012 - 2016 CAPITAL IMPROVEMENT PROGRAM
PARKS

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*	2012-2013	Construction
3	P20002	Shadow Creek Ranch Park Ph 1	2012-2014	Design/Construction
4	P50071	Centennial Park Ph II	2012-2014	PER/Design/Construction
5	P20001	Independence Park Ph 1	2013-2015	Design/Construction
6	P20004	Delores Fenwick Nature Center-Ph I	2014-2016	Design/Construction
7	PK1403	Hunter Park	2014	Design/Construction
8	PK1401	PER for Future Bond Referendum	2014	PER
9	PK1402	Sports Complex at Max Road Ph 2	2014-2015	PER/Design/Construction
10	PK1501	Shadow Creek Ranch Park Ph 2	2015-2016	PER/Design/Construction
11	PK1601	Delores Fenwick Nature Center-Ph 2	2016+	Construction
12	PK1602	Independence Park Ph 2	2016+	PER/Design

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New Project	

CITY OF PEARLAND
2012 - 2016 CAPITAL IMPROVEMENT PROGRAM
WASTEWATER

PREFERENCE NO.	PROJECT NO.	PROJECT NAME	YEAR OF APPROPRIATION	
1	WW1004	Barry Rose WWTP Rehabilitation	2012	Construction
2	WW1101	WWM Project 7 Twin Creek Regional SCADA Lift Station & Basin Rehab	2012	Construction
3	WW1103	WWM Project 2 Hatfield Basin Trunk Sewer Line	2012	Construction
4	WW1201	WWM Project 31A - Southdown (North Central) WWTP Expansion	2012-2016	PER/Design/Construction
5	WW1202	WWM Project 19 - Broadway Trunk Sewer Extension	2012-2013	Design/Construction
6	WW1203	Walnut Lift Station	2012-2013	PER/ROW/Design/Construction
7	WW1301	WWM Project 33 Orange Mykawa Lift Station Retirement	2013-2015	PER/ROW/Design/Construction
8	WW1302	WWM Project 5 Mykawa/Scott SCADA Lift Station	2013-2015	PER/ROW/Design/Construction
9	WW1304	WWM Project 17 West Oaks Lift Station Retirement	2013-2014	PER/Design/Construction
10	WW1303	Eliminate Somersetshire Lift Station	2013	ROW/Design/Construction
11	WW1401	WWM Project 21 Oak Brook Estates Lift Station	2014	ROW/Design/Construction
12	WW1403	WWM Project 8 West Lea Force Main	2014	PER/ROW/Design/Construction
13	WW1402	Pearland Heights Lift Station	2014	Design/Construction
14	WW1501	WWM Project 11 Veterans Drive Lift Station Service Area	2015-2016	PER/ROW/Design/Construction
14	WW1501	WWM Project 11 Veterans Drive Lift Station Service Area	2015-2016	PER/ROW/Design/Construction
15	WW1502	McHard Rd Trunk Sewer (Mykawa to Southdown WWTP)	2015-2016	ROW/Design/Construction
16	WW1503	WWM Project 12 Roy/Max/Garden Roads Basin Sewage System	2015-2016	PER/ROW/Design/Construction
17	WW1504	WWM Project 22 - Miller Ranch Rd. SCADA Lift Station	2015-2016	PER/ROW/Design/Construction
18	WW1505	Barry Rose WWTP Plant Expansion	2015-2016+	PER/Design
19	WW1601	WWM Project 29A - JHEC WWTP Expansion	2016+	PER
19	WW1601	WWM Project 29A - JHEC WWTP Expansion	2016+	PER

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Additional money needed	
Project Budget Reduced	
New Project	

CITY OF PEARLAND
2012 - 2016 CAPITAL IMPROVEMENT PROGRAM
WATER

PREFERENCE NO.	PROJECT NO.	PROJECT NAME	YEAR OF APPROPRIATION	
1	WA1001	General Engineering / CIP Administration	2012-2016	Administration
2	WA0809	Bellavita Waterline	2012	Design/Construction
3	WA1207	Pearland Parkway Waterline Extension	2012	ROW/Design/Construction
4	WA0812	Surface Water Plant	2014-2016+	PER/Design/Construction
5	WA1101	Old Alvin Road Water Line	2012	Construction
6	WA1102	SH 35 Water - South of Magnolia Road	2012	Construction
7	WA1201	McHard Rd. 16" Waterline.	2012-2014	PER/ROW/Design/Construction
7	WA1201	McHard Rd. 16" Waterline.	2012-2014	PER/ROW/Design/Construction
8	WA1203	Fellows Loop	2012-2015	PER/ROW/Design/Construction
9	WA1204	Water Loops	2012	Design/Construction
10	WA1205	East Orange Street Water Line	2012	Design/Construction
11	WA1301	Old City Hall Ground Storage Tank	2013	Construction
12	WA1302	SH35 Waterline from FM518 to Magnolia	2013-2014	PER/ROW/Design/Construction
13	WA1303	CR 94 Waterline	2013-2014	PER/ROW/Design/Construction
14	WA1401	Green Tee Rehabilitation	2014	Design/Construction
15	WA1501	FM 1128 16" Waterline	2015-2016	ROW/Design/Construction
16	WA1502	CR 100 Waterline	2015-2016	ROW/Design/Construction
17	WA1503	Harkey Rd. from CR100 to CR128 & CR 128 from Harkey to	2015-2016	ROW/Design/Construction
18	WA1504	Veterans Dr. Bailey Rd. to CR 128 16" Waterline	2015-2016	ROW/Design/Construction
19	WA1505	FM 521 Waterline (Broadway to Mooring Pointer)	2015-2016	Design/Construction
20	WA1506	Pearland Parkway Waterline from Shadycrest to Dixie Farm	2015-2016	PER/Design/Construction
21	WA1306	Grand Boulevard Waterline - Old Townsite Southeast	2013-2014	Design/Construction
22	WA1601	Pear Street Waterline - Old Townsite Southeast Quadrant	2016+	Design/Construction
23	WA1602	Galveston Waterline - Old Town Southeast Quadrant	2016+	Design/Construction
24	WA1603	Walnut Waterline - Old Town SE Quadrant	2016+	Design

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New Project	

CITY OF PEARLAND
 2012 - 2016 CAPITAL IMPROVEMENTS PROGRAM
 SUMMARY - **DRAINAGE**

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
1	DR2003	Hickory Slough Detention at Max Rd. Phase I	This project is intended to provide approx. 248 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 153 - Ac Ft. Phase II will expand the detention an additional 95 ac-ft to an ultimate total of 248 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 10 and 100 year events. Additionally, the athletic/sports use will be a concurrent use for this site.
2	DR2002	D.L. Smith Detention Pond Expansion Phase I	Phase I of the project will expand the existing DL Smith detention facility by approximately 150 Acre-Feet. The expansion will occur to the west of the existing McHard Road outfall ditch and south of the pipeline easement. A future phase will add an additional 150 Acre-Feet of detention for further flood plain improvements and regional detention.	In accordance with the City's Master Drainage Plan, there is a need for additional storage capacity along the Clear Creek Watershed to mitigate existing flooding and provide capacity for future development. This expansion will lower the 100-year water surface elevation of Clear Creek, alleviate existing flood plain issue, accommodate future development along McHard Road between Old Alvin and Pearland Parkway, and be able to provide detention for the expansion of the University of Houston Clear Lake - Pearland Campus and other potential city facilities on D.L. Smith site.
	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
 2012 - 2016 CAPITAL IMPROVEMENTS PROGRAM
 SUMMARY - **DRAINAGE**

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
3	DR1201	Old Townsite Drainage	<p>The City's Sub Regional Detention Master Plan identified an area located within the City's Old Townsite as a potential location for a sub-regional detention pond. The 41-acre service area is located at the northwest corner of Walnut and Galveston and extends to SH35 and FM518, which is within the southeast quadrant of the Old Townsite. The scope of the project will be to develop a drainage and detention plan for serving the area with a sub-regional detention pond and will include the development of a PER that determines pond location, pond size, and conveyance to the sub regional facility.</p>	<p>The need for sub-regional detention has been a priority set by council which led to the development of the Sub-Regional Detention Pond Master Plan. One of the short-term priority projects was a pond located within the southeast quadrant of the Old Townsite. Phase one focuses on the area located between Walnut St. and FM518. Re-development of this portion of the Old Townsite has been difficult primarily because of the inability to construct on-site detention. Implementation of this project will help alleviate that issue allowing for approximately 15 acres to develop and will also provide regional detention for the re-development or expansion of approximately 20 acres. In addition to this, the detention pond will also serve and mitigate the impacts of the expansion of the roadway network within this portion of the Old Townsite.</p>
4	DR1202	Westchester Circle Drainage and Sidewalks	<p>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.</p>	<p>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. A traffic study was performed with the recommendation for sidewalks to be built as a measure of safety for residents walking along the road or retrieving their mail. Currently the roadside ditch drainage system requires that pedestrians walk along the edge of pavement creating a safety hazard.</p>

CITY OF PEARLAND
 2012 - 2016 CAPITAL IMPROVEMENTS PROGRAM
 SUMMARY - **DRAINAGE**

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
5	DR1301	Piper Drainage & Sidewalks	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.
6	DR1401	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
 2012 - 2016 CAPITAL IMPROVEMENTS PROGRAM
 SUMMARY - **FACILITIES**

PREF.NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
1	FA1002	Traffic Signal Operations Improvements	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 a comprehensive ITS communication network and other components for real time traffic monitoring, assessment and emergency response management. Install equipment for the Traffic Operations Center.	The City is taking over an aging system that in order for the City to maintain the system at an acceptable level of service, the system must be upgraded. Upgrades would include upgrading old TS-1 Controller and cabinets to make them compatible with the Siemens system installed as part of the DOE Grant. In addition to that, the scope includes installation of fiber between Cullen and Kirby Drive as well as between Liberty and East Side of town. The project also includes upgrading the communications by providing wireless communication all corridors, which includes FM 518 (in the long-term) creating redundancy and a more reliable network. The proposed scope creates a Citywide traffic system allowing City staff to manage the system more effectively and efficiently. Funding of the project will be 20% City and 80% HGAC funding from CMAQ funds.
2	FA1302	Fire Station #3 Reconstruction	Construction of approximately 9,500 sq-ft. station to house personnel from Fire and EMS, including dorm space, kitchen and dining area, day room, offices and exercise room. Also included are 2 apparatus bays, gear storage, medical supplies storage, electrical room, work room, and hose storage.	Rebuild / Relocate Fire Station 3 to accommodate 24 hour operation and include EMS housing.
3	FA0905	Old Police Department Renovation	Renovations to the old PD Building to accommodate relocating several departments from the City Hall complex. May include adding windows, new furniture, remodeling lobby/receptionist area, additional parking and landscaping. Departments may include Engineering, Inspections, Planning. Includes CAT 6 wiring and upgrade to phone switches for VOIP. After an evaluation of the facility, HVAC replacement, plumbing code, and	To provide adequate personnel space to accommodate the City's growth. To reuse the space the building needs to be brought up to current Unified Development Code (UDC) and Code requirements. Scope amended to include renovation of the entire facility.

CITY OF PEARLAND
2012 - 2016 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - **FACILITIES**

PREF.NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
4	FA0904	City Hall Complex Renovations	The City Hall 1st & 3rd Floor renovation will include moving interior walls, painting, and replacing carpet. Some HVAC duct work and plumbing work will also be necessary. The Community Center renovation will consist of possibly using the existing windows above the drop ceiling, moving interior walls, paint, and carpet replacement. Some HVAC adjustment and plumbing work will be necessary.	Necessary to meet needs of the remaining user departments after several departments are relocated. The 1st Floor of City Hall will be modified to accommodate the needs of Utility Billing and IT. Once Planning, Engineering, and Building Services move to the Old PD, the Community Center will be modified to accommodate Parks & Recreation, Projects, Keep Pearland Beautiful, and Public Affairs. The Administration wing of the third floor will
5	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. FY2012 Funds will fund a study to look at both the Hillhouse and Orange Street Public Works sites and determine future use of those sites. The study will take into consideration the potential future relocation of the EMS Administration, Fire Marshall Offices, and Fire Station 1.
6	FA1101	Fire Station #4	Renovations to Fire Station 4 at 8333 Freedom Drive to accommodate administration headquarters. Renovations to include offices, training room and possibly expansion of bay.	Fire and EMS study prepared in 2010 recommended Fire headquarters.
7	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. 5) A need for office space for personnel housed in temporary buildings at the Magnolia Water Plant and the Service Center.

CITY OF PEARLAND
 2012 - 2016 CAPITAL IMPROVEMENTS PROGRAM
 SUMMARY - **FACILITIES**

PREF.NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
8	FA1301	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.
9	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.
10	FA1601	Fire Station #2	Construction of a new facility between 9,000 and 10,000 square feet. This facility will provide a fire crew for one pumper and EMS personnel for one ambulance in the future. The facility should be capable of housing two fire apparatus and an ambulance. The station will be located on Bailey Road in the vicinity of Harkey Road.	This fire station is almost 40 years-old. Locating the facility in the area mentioned would help maintain response time and distances. There is no space for crews to stand-by for short-term when other stations are responding to calls or for an extended period during a storm.

CITY OF PEARLAND
2012 - 2016 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 with a temporary connection from Centennial Park Splash to Magnolia Rd. Trail continues at the John Hargrove Environmental Complex, then to W. Mary's Creek detention. Phase I trail will connect Centennial Park 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) fields, parking, restrooms and a covered area for gatherings. Approximately 1-3 fields will be lighted and the park will 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
2012 - 2016 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - **PARKS**

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
6	P20004	Delores Fenwick Nature Center-Ph I	The project will include a 7,000sq ft LEED Platinum Certified building with an open air pavilion at one end that would include: environmental educational displays, demonstration gardens, interpretive exhibits, 6 or 7 offices, restrooms, outdoor spray station and hose bibs, a classroom with a 50 seat capacity, 400 sq ft of storage. Phase II includes 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, and a paddle craft launching area and grass crete parking.	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.
7	PK1403	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.
8	PK1401	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.	
9	PK1402	Sports Complex at Max Road Ph 2	Proposed improvements include six international sized (11 vs.11) fields, concession stand, playground and a covered area for gatherings. Approximately 1-3 fields will be lighted and the park will 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.
10	PK1501	Shadow Creek Ranch Park Ph 2	Project elements include eight lighted baseball fields, one soccer field, twelve tennis courts, parking, a hike and bike trail around the fields, playground, restroom, concessions and shade structures.	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.

CITY OF PEARLAND
 2012 - 2016 CAPITAL IMPROVEMENTS PROGRAM
 SUMMARY - **PARKS**

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
11	PK1601	Delores Fenwick Nature Center-Ph 2	This 2nd phase of the project will be the completion of the Nature Center's environmental park. The existing bodies of water will be connected with an interpretive trail and will be identified as part of the Texas Birding Trail as another site that promotes birding as part of nature and eco-tourism. Fishing and paddle craft will be allowed to launch in the ponds for recreational purposes, the 9,500 LF of trails will contain environmental education displays. There will be 3 20x20 structures, connected by 775 LF of board walks, with education displays for wind, solar power and wetland grasses.	This phase of the project will give Pearland a unique opportunity to showcase JHEC as a learning opportunity for the entire community in an outdoor setting in addition to the indoor venue of the Nature Center. Children/adults would be able to come and take classes and learn about the environment in a hands-on setting both inside the center as well as the remainder of the property. 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.
12	PK1602	Independence Park Ph 2	Phase II Improvements include a leisure pool, spray ground, completion of the playground, as well as needed site furniture/ fixtures, landscaping, irrigation, and the expansion of the dog park and picnic/trail improvements.	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
 2012 - 2016 CAPITAL IMPROVEMENTS PROGRAM
 SUMMARY - **STREETS**

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
1	T08002	Bailey Road - 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 full build out of the Bailey Intersections. A study was undertaken to optimize the drainage costs between the Cowart Creek Diversion and the Bailey Road project. The result was to upsize the box culverts in the Bailey project for \$1.4M, which reduces the cost of the Cowart Creek Project by approximately \$2.6M. This amount of funds will be transferred from the Drainage project.	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.
2	TR0803	Old Town Area Sidewalks	Enclose ditches and install sidewalks in the Old Town area between Houston St. and Grand Ave., from FM 518 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. With the Old Town Drainage Project in the northeast quadrant complete, Public Works anticipates \$200,000 being spent in fiscal year 2011.

CITY OF PEARLAND
 2012 - 2016 CAPITAL IMPROVEMENTS PROGRAM
 SUMMARY - **STREETS**

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
3	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.
4	TR1201	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 relocating the utilities. The project includes approximately 13,000 LF of Noise Barrier. The City is responsible for acquiring the ROW per the interlocal agreement with Brazoria County. Funds available in 2012 will be used for signal installation and reconstructing the intersection of CR 403 and CR 94.	The roadway will provide enhanced safety and access to Dawson High School located on Cullen Blvd. and enhance access to SH 288, in conformance with the City thoroughfare plan.
5	TR1202	Sidewalk Installation	Install sidewalks near expected heavy-use areas such as schools, where future CDBG funds are not available. We have identified nine locations that we believe would provide benefit to the city, for a total of 40,410 lf of 4-ft-wide sidewalk. This project could be accomplished over several years if needed. Some areas may also require drainage work to provide area for the sidewalk. Budget assumes \$4.50/sf installation.	Improve safety of children walking to school and encourage reduced driving in school areas.

CITY OF PEARLAND
2012 - 2016 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - **STREETS**

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
6	T68976	Mykawa Road Widening (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.
7	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 was part of the 2007 Bond Referendum and will provide another north-south route between McHard Road and FM518.
8	TR1403	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
2012 - 2016 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - **STREETS**

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
9	TR1402	Pearland Parkway Extension	A new extension of approximately 4,500 ft. from 500' east of Oiler 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. A sound study will be conducted in 2014, construction budget will be adjusted if noise barriers are warranted.	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 Britney Bay Boulevard in Friendswood providing an alternate route to IH-45.
10	TR1401	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.	
11	TR1404	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 beginning construction on 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.
12	TR1405	McHard Road Extension (Mykawa Road to Cullen Parkway)	A new extension of approximately 3.5 miles of McHard Road, from Cullen Parkway to Mykawa Road, constructing a 4-lane, concrete, curb and gutter, divided roadway with raised medians. Includes storm sewers, outfalls and detention, traffic signals, sidewalks and related items. This project will be coordinated with the McHard Road Trunk Sewer extension.	This project is in accordance with the City's Major Thoroughfare plan to alleviate traffic on FM518 by providing an alternate east/west route between SH288 and SH35.

CITY OF PEARLAND
 2012 - 2016 CAPITAL IMPROVEMENTS PROGRAM
 SUMMARY - **STREETS**

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
13	TR1301	Grand Boulevard Reconstruction	Reconstruct approximately 1,300 feet of Grand Boulevard from Broadway to Walnut Street from one lane each direction to a Boulevard with one lane each direction with angled parking.	This proposal of streets will implement the goals and objectives of the Old Townsite Plan. This proposal will be critical for the success of the City of Pearland's Old Townsite.
14	TR1601	Pear Street Reconstruction	Reconstruct approximately 1,310 feet of Pear Street from Main Street to Galveston Street from a one-lane in each direction to one lane with parallel parking on one side and sidewalks.	This proposal of streets will implement the goals and objectives of the Old Townsite Plan. This proposal will be critical for the success of the City of Pearland's Old Townsite.
15	TR1602	Galveston Reconstruction	Reconstruct approximately 1,300 feet of Galveston Avenue from Broadway Street to Walnut Street from a one-lane in each direction to one lane with parallel parking on both sides and sidewalks.	This proposal of streets will implement the goals and objectives of the Old Townsite Plan. This proposal will be critical for the success of the City of Pearland's Old Townsite.
16	TR1603	Walnut Road Reconstruction	Reconstruct approximately 3,200 feet of Walnut Street from Grand Boulevard to Old Alvin Road from one lane each direction to a two-lane road to complete Walnut Street as a two-lane road Major Collector.	This proposal of streets will implement the goals and objectives of the Old Townsite Plan. This proposal will be critical for the success of the City of Pearland's Old Townsite.

CITY OF PEARLAND
2012 - 2016 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - WASTEWATER

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
1	WW1004	Barry Rose WWTP Rehabilitation	Replace the existing bar screen and compactor conveyor systems; construct a new filter system, rehabilitate the existing sludge thickener and digester equipment, replace the plant dewatering centrifuge and associated civil, structural, electrical, and instrumentation work.	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. A PER was completed in 2010 that evaluated the plant components that provided recommendations for improvements and upgrades.
2	WW1101	WWM Project 7 Twin Creek Regional SCADA Lift Station & Basin Rehab	A new Twin Creek lift station within Twin Woods Subdivision 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.
3	WW1103	WWM Project 2 Hatfield Basin Trunk Sewer Line	Provide a 30" trunk sewer for approximately 5,400 feet along Hatfield Road from Magnolia Road to Broadway Street, 5,900 feet of 24" trunk sewer from Broadway Street to Hatfield Lift Station #2 and an additional 8,200 feet of 12" line connecting to the trunk main.	Six (6) lift stations will 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 and reducing the future Walnut LS size by 1/3. It will also intercept the high flow due to I/I from the Corrigan subdivision.
4	WW1201	WWM Project 31A - Southdown (North Central) WWTP Expansion	A Preliminary Engineering Report (PER) will be completed to evaluate the alternative of a 1 MGD WWTP plant expansion or diversion of flows to the Far Northwest WWTP. A design/construction project scope will be finalized once the PER has been completed.	Presently the Southdown WWTP is a 0.95-mgd plant running at approximately 50% capacity. With projected growth in this area, a 1 Mgd expansion capacity is planned.
5	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 serve properties that aren't currently served and eliminate Pirates Alley Lift Station.
6	WW1203	Walnut Lift Station	Replace the Walnut regional lift station with a new lift station at or near the same location. The replacement lift station will be approximately 1/3 smaller after current flows are removed by the Hatfield Basin Trunk Sewer Line project.	The existing lift station requires confined space entry for basic maintenance, which is a safety concern. The lining inside the lift station is failing, and a hole has developed in the floor of the dry well (through to the wet well). Some of the pump suction piping has also failed, and the remainder of the piping is in very poor condition.
7	WW1301	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. To be completed in coordination with Mykawa Road construction.	Replacement of an old lift station that pumps wastewater three times before sending to the plant. In addition, this lift station will require a major rehabilitation within the next five years. The project will also eliminate an inverted siphon gravity line and remove the existing lines from being in conflict with the drainage for the Mykawa Road project.

CITY OF PEARLAND
2012 - 2016 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - WASTEWATER

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
8	WW1302	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 - 12" gravity line, approximately 3,430 feet along Mykawa from Scott Street to Shank. Project will be coordinated with Mykawa Rd. Construction.	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. The project will also remove the existing line from underneath the future widening of Mykawa Road.
9	WW1304	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.	This project will eliminate the lift station, which is due for a major rehabilitation and divert the flow to gravity lines.
10	WW1303	Eliminate Somersetshire Lift Station	Reroute the sewer going to King Arthur's Court lift station to Southampton lift station instead. Will require about 680 lf of 12" sanitary sewer through primarily backlot easements.	Elimination of existing temporary lift station that has been in place for over 12 years. Without the reroute, it would require acquisition of a permanent lift station site and construction of the lift station.
11	WW1401	WWM Project 21 Oak Brook Estates Lift Station	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 - To be completed when vacant properties to the southwest of the existing lift station develops.
12	WW1403	WWM Project 8 West Lea Force Main	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.	Necessary when additional flows are added to the system. Developer driven.
13	WW1402	Pearland Heights Lift Station	Reroute the sewer going to Pearland Heights lift station to Spring Meadow lift station instead. Estimate is based on approximately 1700 lf of 12" sanitary sewer.	Eliminate existing lift station. The existing lift station is in very poor condition and will require extensive rehabilitation if it is retained. We expect the cost of needed repairs will exceed \$75,000.
14	WW1501	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). This project will be developer driven.
15	WW1502	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 be completed in coordination with the McHard Road Extension from Cullen to Mykawa.	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.

CITY OF PEARLAND
2012 - 2016 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - WASTEWATER

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
16	WW1503	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.) and serve areas that are currently not serviced.
17	WW1504	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.
18	WW1505	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.
19	WW1601	WWM Project 29A - JHEC WWTP Expansion	A 2-mgd expansion to the existing 4 mgd wastewater treatment plant that will increase the wastewater treatment capacity to 6-mgd facility at the John Hargrove Environmental Center.	This 2-mgd expansion is based on growth projections for the JHEC WWTP service area and additional flows that will be diverted to the JHEC WWTP from the Longwood Service Area.

CITY OF PEARLAND
2012 - 2016 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - **WATER**

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
1	WA1001	General Engineering / CIP Administration	This project provides services necessary for the entire CIP and not project specific but is specific to the water or wastewater projects. The Wastewater and Water Models will be updated and any special studies will be completed as necessary.	The Wastewater Model and Water Model were last updated in 2007 and most of the high priority projects identified at that time have been completed. Additionally the model updates will ensure that projects included in the CIP are based upon priority and the special studies will include cost estimates for the projects.
2	WA0809	Bellavita Waterline	Install 12" water line from Bellavita subdivision to Dixie Farm Road. Total of 3500 ft of 12" water line.	Project will complete the water system loop, providing an additional source of water and improving water pressure to the area.
3	WA1207	Pearland Parkway Waterline Extension	Extend the 12" water line on Pearland Parkway to the southeast, then tie into east end of English Lake Dr. to complete the circulation loop. Total of about 1600 lf of 12" water line.	Improve water quality in the Town lake Estates and Shadycrest subdivisions.
4	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 was 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.	The Water Model Update completed in 2007 recommended the completion of the Surface Water Plant in 2015. Due to the economy, growth has slowed down as compared to the original assumptions of water use. The timing for the Surface Water Plant will be evaluated when the Water Model is updated in 2012.
5	WA1101	Old Alvin Road Water Line	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.
6	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.
7	WA1201	McHard Rd. 16" Waterline.	Install approximately 42,800 feet of 16-inch water line along McHard Rd. from Mykawa Rd. to Business Center Dr. and connect to the area currently served by the City of Houston Connection at FM521.	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. The water purchased from the City of Houston Connection at Alice Street will reduce the cost of water purchased from Houston by approximately \$1,000,000/year.

CITY OF PEARLAND
2012 - 2016 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - **WATER**

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
8	WA1203	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. Approximately 1250 feet of 12" waterline will be completed by Public Works in 2012.	Looping of the distribution system per the water model in a location where we have a 12" main that dead ends along the Beltway.
9	WA1204	Water Loops	Add on to water lines in selected high-impact areas in order to eliminate existing dead ends. We estimate there are over 600 dead end water lines in the city. This will likely be an ongoing project. The first year of the project specifically addresses three subdivisions (Oakbrook, Pine Hollow, Sunset Meadows) east of Dixie Farm Road that include 30 dead ends.	Will reduce water quality complaints and improve overall water age and system quality. Will also reduce water loss caused by required monthly flushing of dead ends. The three subdivisions proposed are responsible for 125 water quality calls in the last year. 125 constitutes 22% of the water quality complaints and the amount of water used to flush these areas equals 25% of the City's unaccounted water per year.
10	WA1205	East Orange Street Water Line	Replace approximately 1000 ft. of small (2") water line along East Orange St. from Old Alvin to Linwood Oaks with 6" line. Also replace short segment of 2" line on Linwood Oaks south from Orange St. Includes about 1300 lf of 6" water line, two fire hydrants, two mainline (6") valves, and 8 service connections.	Will improve water quality in the area and provide fire protection.
11	WA1301	Old City Hall Ground Storage Tank	Replace the bolted steel ground storage tank at the Old City Hall water well.	The existing bolted 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.
12	WA1302	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 undersized at 6" and 8" and segments 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
2012 - 2016 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - **WATER**

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
13	WA1303	CR 94 Waterline	Install approximately 5,300 feet of 12" waterline from Hughes Ranch Rd/CR 403 to just north of FM 518/Broadway.	Will improve water quality and distribution in the area as warranted by the City's water model.
14	WA1401	Green Tee Rehabilitation	Modify the Green Tee water pumping station to eliminate incoming water from Clear Brook City MUD and transform the station into a booster station. The station will then be available to refresh the chlorine residual in the water or to boost pressure in the area. This is a place mark for the project. Before we would be able to move forward the 12" water line from Dixie Farm to Bellavita must be installed and producing the anticipated pressure needed to eliminate the water take of 3 million gallons per month from Clearbrook City MUD.	This will eliminate a very high-priced water source while still maintaining functional use of the equipment. Will also improve water quality in the area.
15	WA1501	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 and is developer driven.
16	WA1502	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, projected growth for 2015 demand and is developer driven.
17	WA1503	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 and is developer driven.
18	WA1504	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 and is developer driven.
19	WA1505	FM 521 Waterline (Broadway to Mooring Pointer)	7,500 feet of 16" water line along Almeda Rd from Broadway to Mooring Pointer.	Looping of transmission lines based on the City's water model.

CITY OF PEARLAND
2012 - 2016 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - **WATER**

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
20	WA1506	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.
21	WA1306	Grand Boulevard Waterline - Old Townsite Southeast Quadrant	Replace waterlines throughout the Old Town area to current city standards. This project is estimated to replace 1300 lf of 8" water line, fire hydrants, service connections, and main line valves. Construction will be completed in conjunction with the reconstruction of Grand Blvd.	Existing water lines in the Old Town area are a hodgepodge of galvanized steel, ductile iron, asbestos/concrete, and PVC. In many cases, sizes and locations of pipe are unknown. Valves do not generally exist in necessary areas. This has created havoc within the Old Townsite southeast quadrant.
22	WA1601	Pear Street Waterline - Old Townsite Southeast Quadrant	Replace waterlines throughout the Old Town area to current city standards. This project is estimated to replace 1350 lf of 8" water line, fire hydrants, service connections, and main line valves. Construction will be completed in conjunction with the reconstruction of Pear Street.	Existing water lines in the Old Town area are a hodgepodge of galvanized steel, ductile iron, asbestos/concrete, and PVC. In many cases, sizes and locations of pipe are unknown. Valves do not generally exist in necessary areas. This has created havoc within the Old Townsite southeast quadrant.
23	WA1602	Galveston Waterline - Old Town Southeast Quadrant	Replace waterlines throughout the Old Town area to current city standards. This project is estimated to replace 1300 lf of 8" water line, fire hydrants, service connections, and main line valves. Construction will be completed in conjunction with the reconstruction of Galveston Avenue.	Existing water lines in the Old Town area are a hodgepodge of galvanized steel, ductile iron, asbestos/concrete, and PVC. In many cases, sizes and locations of pipe are unknown. Valves do not generally exist in necessary areas. This has created havoc within the Old Townsite southeast quadrant.
24	WA1603	Walnut Waterline - Old Town SE Quadrant	Replace waterlines throughout the Old Town area to current city standards. This project is estimated to install approximately 2,100 LF of 8" waterline along Walnut Road to replace existing lines. Also included are fire hydrants, service leads, and abandoning the waterlines in place. Construction will be in conjunction with Walnut reconstruction.	Existing water lines in the Old Town area are a hodgepodge of galvanized steel, ductile iron, asbestos/concrete, and PVC. In many cases, sizes and locations of pipe are unknown. Valves do not generally exist in necessary areas. This has created havoc within the Old Townsite southeast quadrant.



PLANNING AND ZONING COMMISSION MEETING OF MAY 16, 2011

PLANNING AND ZONING WORKSHOP – ANNUAL UNIFIED DEVELOPMENT CODE AMENDMENTS

SUMMARY: The Planning Department is starting the series of workshops regarding amendments to the Unified Development Code. As in the past, these amendments will be discussed with the Planning & Zoning Commission and their recommendations will be presented for the City Council.

STAFF RECOMMENDATION: Consider the amendments

SUPPORTING DOCUMENTS:

- Marked up pages from the UDC showing changes with explanations

UDC T-13 AMENDMENTS

April 29, 2011

These are the first set of changes and include clarifications and corrections.

Staff has identified the following policy changes that will be included in the next few workshops:

1. Buffer requirement between residential and non residential including scaled height restrictions, similar to residential retail nodes.
2. Exempt properties that are not only zoned residential but also used for residential uses to expand with a survey instead of plats, especially for annexation areas.
3. Undergrounding of overhead utilities – private developments and public infrastructure projects.
4. Expansion of non-conforming residential uses without any additional permits for annexation areas.
5. Night lighting standards.
6. Parking incentives to save larger/protected trees.
7. BP 288 – refer to COD for color palette. Other parcels in BP 288 zoned GC or GB – should they be under COD requirements.
8. Expiration for PDs

Proposed Modifications

1. **Section proposed to be changed:** Section 2.4.5.1 (g) (7). Detention in front yards.

Explanation: Should add that fountains and enhanced landscaping are required. Increase the required landscaping by 100% if detention is in the front yard.

Proposed Change:

Section 2.4.5.1 COD, Corridors Overlay District

(g) Landscaping Standards.

- (1) Minimum Percentage of Landscaping in the Required Setback Area: A minimum of fifteen percent (15%) of the required setback area shall consist of landscaped open areas with a permeable surface.
- (2) Minimum Percentage of Landscaping Generally: A minimum of fifteen percent (15%) of the gross lot area shall consist of landscaped open areas.
 - a. Landscaping elements shall be established along the outside (i.e., the side nearest the right-of-way) of all required screening elements (refer to Subsection (h) below).
- (3) Tree Requirements: Trees are required along all specified major thoroughfares as follows, and at least fifty percent (50%) of the required trees shall be located along the frontage of the lot adjacent to the specified roadways:
 - a. Large shade trees with a minimum two-inch (2") caliper measured at twelve inches (12") above the root ball shall be provided, with the total

caliper inches equal to at least one inch (1") for each ten feet (10') of frontage.

- b. Ornamental trees with a minimum two-inch (2") caliper measured at twelve inches (12") above the root ball shall be provided, with the total caliper inches equal to one inch (1") for each fifteen feet (15') of frontage, except for Public Educational Facilities, which are exempt from this requirement.
- c. A minimum of sixty percent (60%) of required street trees shall be evergreen with year-round foliage.
- d. At the time of planting, a minimum of three feet (3') shall be provided between a tree trunk and the back of any curb and eight feet (8') between a tree trunk and any planned or existing underground public utility lines.
- e. At the time of planting, a minimum of six feet (6') shall be provided between individual trees.

(4) Required Interior Site Landscaping:

- a. Space for vehicle overhangs shall be provided in order to avoid damaging planted trees and shrubs.
- b. No parking space designed and intended for the parking of passenger vehicles driven by customers, patrons, or employees shall be greater than fifty feet (50') from a tree. Each island shall contain at least one (1) tree. Public Educational Facilities and industrial uses located in M-1 and M-2 zoning districts shall be exempt from this requirement so long as the overall landscaping requirement is met onsite.

(5) Irrigation System: A mechanical irrigation system is required to be installed and maintained.

(6) Adjacent to a Single-Family Use or Zoning District: When a nonresidential development is established on a tract of land that is adjacent to a single-family development or to property zoned for single-family use, there shall be a twenty-five-foot (25') wide landscaped buffer along the property line that is adjacent to such use or district. The landscaped buffer shall remain open and unobstructed (i.e., no parking, driveways, or other use of the buffer area), and shall be planted with ground cover, such as grass or ivy. This landscaped buffer may be located with the required yard/setback area and may count toward (g)(1) above.

(7) Detention/retention facilities located in front yards: When a detention/retention facility is located in a front yard, the facility shall be incorporated into the design of the development as an amenity. The following minimum design criteria shall be met:

- a. The pond shall be wet bottom and incorporate fountains.

b. Enhanced landscaping with twice the amount of required ornamental trees and shrubs in the front yard.

c. The minimum height of all shrubs shall be 24" at planting in these areas.

d. Detention not to be located in the 30' landscaped buffer or the required front yard.

These requirements may be modified by the Planning Director based on site specific features.

2. Section proposed to be changed: Section 4.2.5.9. (c) (1) (a) Temporary Signs

Explanation: Change UDC to meet state statute.

Proposed Change:

Section 4.2.5.9 General Exemptions

(a) **Generally.** Notwithstanding any other provision in this UDC to the contrary, the following signs shall be exempt from all sign requirements contained in the UDC except for location restrictions, unless modified below, and any requirement for the sign specifically listed herein.

(b) **Exemptions.**

(1) **Warning/Safety Signs.** Signs that have as their sole purpose the protection of life or property, including without limitation emergency exit, fire lane, or no trespassing, are allowed so long as no advertising whatsoever is contained thereon and they do not exceed two square feet (2 ft²) in size.

(2) **Utility Location Signs.** Signs erected by a governmental entity or private utility company to mark the location of utility transmission lines or similar facilities are allowed so long as no advertising whatsoever is contained thereon and they do not exceed two square feet (2 ft²) in size.

(3) **On-site directional and informational signs** not exceeding two square feet (2 ft²) in size.

(4) **Historical/Memorial Signs.** On-premise attached or ground signs that commemorate a person, event, or structure are allowed so long as no advertising whatsoever is contained thereon and they do not exceed eight square feet (8 ft²) in size.

(5) **Vehicle for Sale Signs.** Signs placed on motorized vehicles advertising them for sale are allowed so long as no other advertising whatsoever is contained thereon and they do not exceed two square feet (2 ft²) in size or four signs per vehicle.

(6) **Outdoor Merchandise Display Signs.** Signs affixed to outdoor equipment or machinery such as vending machines or gasoline pumps with instructions for

use, or signs located immediately adjacent to merchandise displayed for sale outdoors, are allowed so long as no other advertising whatsoever is contained thereon and they do not exceed one square foot (1 ft²) in size.

- (7) Human Signs. Signs carried or wholly supported by humans are allowed so long as they do not exceed thirty-two square feet (32 ft²) in size.
- (8) Flags. The official flags of any governmental entity are allowed so long as the flag pole is no greater than thirty-five feet (35') in height if mounted on the ground, or twelve feet (12') in height if mounted on top of a building, and the flag does not exceed one hundred square feet (100 ft²) in size.
- (9) Unlit Political Signs. Political signs that are not lighted are allowed provided they do not exceed eight feet (8') in height or thirty-two square feet (~~32~~ 36 ft²) in area.
- (10) Signs facing the interior of athletic stadiums or fields or facing the exterior of athletic stadiums or fields operated by nonprofit organizations or governmental entities.

3. Section proposed to be changed: Section 2.4.4.2. (i) Refuse Containers

Explanation: Change the requirements of the refuse container section for the OP zone to be in line with all the other zones.

Proposed Change:

Section 2.4.4.2. OP, Office Professional

- (i) **Refuse Containers.** All refuse and refuse containers shall be screened from the view of adjacent public streets and from the view of any adjacent single-family, patio home, townhouse, and/or multiple-family development(s). Such containers shall not be located within the front yard area, and shall be to the side or rear of the lot.

4. UDC T-13

Section proposed to be changed: Section 2.4.2.10. (d) Refuse Containers

Explanation: allow additional height for multi-family with the approval of a CUP.

Proposed Change:

Section 2.4.2.10. MF, Multiple-Family Residential District

- (d) **Height Restrictions.** No building shall exceed thirty-five feet (35') in height. Additional height may be approved through a Conditional Use Permit (CUP).

5. UDC T-13

Section proposed to be changed: Section 2.5.4.2. Home Occupation

Explanation: Clarification on who is allowed to work at a home occupation.

Proposed Change:

Section 2.5.4.2 Criteria for Home Occupations

(a) **Criteria for Allowed Home Occupation Uses.** The allowed uses under a customary Home Occupation shall comply with the following criteria.

- (1) No person other than ~~members of the family~~ those residing on the premises shall be engaged in such occupation.

6. Section proposed to be changed: Section 2.7.3.7 (a) (4) Special Exception for Nonconformities and Sections 2.4.2.5 – 2.4.2.8.

Explanation: Allow building permits for attached or detached additions on a lot used for single family residential use where a building with non conforming yards exists when the new additions meet our current code. Also allow additions in subdivisions platted prior to February 27, 2006, to follow the requirements of the previous Land Use and Urban Development Ordinance.

Proposed Change:

Section 2.7.3.7 Special Exception for Nonconformities

(a) **Exceptions Criteria.** Upon written request of the property owner, the Zoning Board of Adjustment (ZBA) may grant special exceptions to the provisions of this code, limited to and in accordance with the following:

- (1) Expansion of a nonconforming use within an existing structure provided that, in the case of a nonconforming residential use, such expansion does not increase the number of dwelling units to more than the number existing when the use first became nonconforming.
- (2) Expansion of the gross floor area of a nonconforming structure or a conforming structure on property that is conforming, provided that such expansion does not decrease any existing setback.
- (3) Change from one nonconforming use to another, re-construction of a nonconforming structure that has been totally destroyed, or resumption of a nonconforming use previously abandoned, only upon finding that the failure to grant the special exception deprives the property owner of substantially all use or economic value of the land.

- (4) Construction of a new structure on the same property where a nonconformity already exists, whether it is a nonconformity in an existing structure or of the property itself, provided the new structure assumes the existing nonconforming status and no nonconforming use is expanded into the structure.

a. For new expansions to single family residential structures in existing platted subdivisions platted prior to February 27, 2006, if the expansions conform to the to the regulations that existed at the time of development, a building permit may be granted without the approval of a special exception from the ZBA.

Sections from the Land Use and Urban Development Ordinance will be added under corresponding zones (R-1, R-2, R-3, and R-4). These regulations will be applicable to the developments platted prior to February 27, 2006.

Example for R-1 zone.

For lots contained within subdivisions approved prior to February 27, 2006, the following regulations shall apply.

1. Area requirements:

(a) Minimum lot size - Every lot within the zoning district shall be at least 8,800 square feet in area.

(b) Minimum lot width - Every lot within this zoning district shall be at least 80 feet in width, measured at the front building line.

(c) Maximum Coverage - No more than 60% of the total lot area shall be covered.

(d) Where a lot having less area, width, and/or depth existed in separate ownership upon the effective date of this Ordinance, the erection of one single family dwelling shall be permitted.

2. Yard (setback) requirements:

(a) Front yards shall be at least twenty-five (25) feet, provided that the front yard shall be at least twenty (20) feet on lots within the arc of a cul-de-sac and thumbnail lots.

(b) Rear yards shall be at least twenty (20) feet.

(c) Interior lot: There shall be one side yard of at least five (5) feet, with an aggregate adjacent dwelling separation of fifteen (15) feet.

Corner lot: There shall be a minimum yard of at least twenty feet (20') adjacent to the side street of a corner lot. If the recorded plat indicates corner lots will be restricted to front entry only, there shall be a minimum yard of at least fifteen feet (15') adjacent to the side street of a corner lot when the corner lot backs up to an abutting side yard and ten feet (10') adjacent to the side street of a corner lot when the corner lot backs up to an abutting rear yard.

Every part of a required side yard shall be open and unobstructed except for accessory buildings, as permitted herein, and the ordinary projections of window sills, belt courses, cornices and other architectural features projecting not to exceed twelve (12) inches into the required side yard, and roof eaves

projecting not to exceed forty-eight (48) inches into the required side yard, except that no projections shall be permitted closer than twelve (12) inches to a common property line.

Accessory buildings, as permitted herein, shall be allowed in required side yards, provided, however, that no accessory building may be closer than three (3) feet to a common property line and shall not encroach on any dedicated easements.

- 7. Section proposed to be changed:** Section 2.5.3.1 (a) (2) Location of accessory structures.

Explanation: Change our code to meet the newly adopted building codes.

Proposed Change:

Section 2.5.3.1 Area Regulations for Accessory Structures (All Districts)

- (a) **Location of Accessory Structures on Smaller Lots.** On properties less than one (1) acre in size and zoned or utilized for residential use, accessory structures shall only be permitted to locate as follows:

(1) Garages, carports, swimming pools and structures that typically accompany pools (such as bath houses, cabanas, and covered patios next to a pool), shall be entirely behind the imaginary line that incorporates the rearmost front face at least five (5) feet in length of the principal building. That portion of any such accessory structure that is located in front of the imaginary line that incorporates the forward-most rear face at least five (5) feet in length of the principal building shall comply with the side setback requirements applicable to the principal building.

(2) All other accessory structures shall be located behind the imaginary line that incorporates the forward-most rear face at least five (5) feet in length of the principal building, and shall be no closer than three feet (3') to a common property line, upon approval of the building official, and shall not encroach on any dedicated easements. (See *Figure 2-4*, on page 2-~~145~~ 150.)

- 8. Section proposed to be changed:** Section 2.6.2.1 (c) (a) Façade Materials

Explanation: There is a discrepancy between the sections of UDC regarding the use of EIFS. While the definition clarifies the EIFS can only be used for masonry trim, the text under Section 2.6.2.1 contradicts the definition. Staff is proposing to clarify this and remove the use of EIFS as a masonry material other than trims.

Current definition:

Masonry: Brick, stone brick veneer, custom treated tilt wall, decorative or textured concrete block, split face block and stucco. EIFS (exterior insulation and finish systems) shall be included within this definition only for the purpose of masonry trim.

Proposed Change:

Section 2.6.2.1 Applicability & Requirements

(c) Materials Permitted.

- (1) Allowed by Right: For the purpose of this section masonry materials allowed by right are brick, stone brick veneer, custom treated tilt wall, decorative or textured concrete block, and split face block, and stucco. ~~and EIFS (exterior insulation and finish systems).~~
- (2) May Be Allowed by CUP: New technologies not addressed or contemplated by these regulations may also be allowed by CUP, if such materials are consistent with the visual nature and quality of the masonry materials permitted herein.
- (3) Trim Materials: Architectural metal and EIFS (exterior insulation and finish systems) may be utilized for window and door trim, fascia, or soffit.

9. Section proposed to be changed: Section 2.4.3.4 (c) (9) Old Townsite sign code

Explanation: Replace enameled or powder-coated metal with prefinished aluminum. Allow substitution of cold cathode tube (neon) with illumination by LED replica,

Proposed Change:

Section 2.4.3.4 OT, Old Townsite District

9. **Signs.** The following regulations shall be applicable to signs in the Old Townsite district:
 - a. The total area of all wall and freestanding signs shall not exceed 2 square feet per linear foot of building frontage, up to a maximum of 200 sq. ft. Maximum area of all ground signs shall not exceed 75 sq. ft. All other requirements of the UDC regarding signage shall be applicable.
 - b. Projecting signs and awning signs shall be permitted in addition to wall signs upon approval by the City. Projecting signs shall have a minimum of eight (8) feet clearance above finished grade. Projections shall not be allowed on City right-of-way. All other requirements of the UDC regarding signage shall be applicable.
 - c. A freestanding or monument sign shall have landscaping around its base.
 - d. Signs shall be constructed and/or finished using the following materials:
 - i. Painted, ~~enameled or powder-coated~~ metal, or prefinished aluminum
 - ii. Cold cathode tube (neon) or illumination by LED replica, limited to the face of the sign.
 - iii. Carved relief in stone, cast stone or brick.
 - iv. Wood or carved wood which is painted or sealed.

- v. Any sign made of other materials not mentioned may be proposed for consideration and approved for usage on a one-on-one basis under a Conditional Use Permit (CUP).

10. Section proposed to be changed: Section 4.2.3.7 (a) Tree mitigation clarification

Explanation: Specify that trees intended for mitigation are not to be counted toward other landscaping requirements.

Proposed Change:

Section 4.2.3.7 Tree Replacement Requirements

- (a) In the event that it is necessary to remove a Protected Tree, the applicant, as a condition to issuance of a building permit, shall be required to replace the tree(s) being removed with replacement trees as defined herein. Trees used for mitigation purposes may not be counted toward any of the other landscaping requirements. This mitigative measure is not meant to supplant good site planning.

11. Section proposed to be changed: Section 4.2.5.3 (5) Builder or Model Home signs.

Explanation: Change the sign code to remove temporary builder and subdivision identification signs due to NSP program.

Proposed Change:

Section 4.2.5.3 On-Premise Ground Signs

- (5) Subdivision, Builder, or Model Home Sign: A sign advertising ~~a new residential subdivision under active construction and sales or~~ a model home therein shall be allowed subject to the following conditions:
 - a. The sign must be located on: ~~(1) a lot on which a model home is located; or (2) a lot, tract, or reserve that is not intended for sale and the maintenance of which is the responsibility of the builder, developer, or homeowners association.~~
 - b. The sign may not exceed ten feet (10') in height or thirty-two square feet (32 square feet) in area per sign face.
 - c. ~~Only one sign in this category is allowed per three hundred feet (300') of local street frontage. Signs on model home lots do not count against this limit.~~
 - d. ~~“Active construction and sales” means: (1) the subdivision has lots for sale; (2) there is at least one (1) pending building permit for new construction of a home within the subdivision; and (3) There is a model home in the subdivision open during regular business hours where potential buyers may review and select available home floor plans, options, and upgrades.~~

- e. All signs erected pursuant to this subsection must be removed within five (5) years.

Subdivision and Builder sign shall be permitted under the city wide sign plaza program.

12. Section proposed to be changed: Section 2.6.1.1 (b) Flag lots

Explanation: Specify that landscaping is required for flag lots along the front yard or pole, in lieu of street frontage. Also, clarify how the width of the lot would be measured.

Proposed Change:

Section 2.6.1.1 Area & Building Regulations

(b) **Configuration of Lots.** *Figure 2-6* illustrates the various types of lots that are discussed within this UDC.

- (1) Flag lots (i.e., lots with minimal, or panhandle type, frontage) shall not be permitted in residential districts unless otherwise approved by the ZBA. Flag lots in nonresidential and mixed use zoning districts shall be permitted upon approval by the Planning & Zoning Commission, provided such lots shall have a minimum frontage of fifty feet (50'), and no flag lot shall be permitted to have frontage adjacent to the frontage of more than one (1) other flag lot on the same street.

a. Landscaping requirements for flag lots in commercial districts shall be similar to other lots, and the frontage of the lot for the purpose of calculating landscaping shall be the widest portion of the lot. Required street trees shall be provided within the site and in the front yard or along the pole portion of the lot.

- (2) Double frontage lots in residential zoning districts shall only be permitted if access is limited to one street frontage.

Add Section 4.2.2.4 (c) under landscaping as a cross reference.

For landscaping on flag lots refer to section 2.6.1.1 (b) (1) (a)

13. Section proposed to be changed: Section 3.2.6.4(M) **Specific Streets**

Explanation: This is a minor code change that will alleviate the confusion of the use of a variance, as this goes to Planning and Zoning Commission and not the ZBA. Also, the approval of these modifications would require the Fire Marshal and City Engineer's approval.

(m) **Modifications Variances for Overlength Streets or Cul-De-Sacs.** The Planning and Zoning Commission may approve ~~modifications variances~~ for overlength streets or

cul-de-sacs up to seven hundred and fifty feet (750') in length, whether temporary or permanent, upon considering the following:

- (1) If there are alternative designs that are feasible and that would, if used, reduce the proposed overlength street or cul-de-sac;
- (2) The effect of overlength streets upon access, congestion, delivery of municipal services, and upon convenience to residents of the subdivision in traveling to and from their homes; and
- (3) Means of mitigation, including but not limited to additional mid-block street connections, limitation on the number of lots to be served along an overlength street segment or cul-de-sac, temporary (or permanent) points of emergency access, and additional fire protection measures.
- (4) Whether the allowance of such overlength street or cul-de-sac preserves the spirit and intent of these regulations.

(5) Approval of the City Engineer.

14. Section proposed to be changed: Section 3.1.1.1(C) **Applicability.**

Explanation: This minor code change will clarify that if remodeling occurs, the property will not have to be platted, if no additional square-footage is added or no additional pavement.

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(2) No permit shall be issued for any building or structure on a property until a subdivision or a development plat has been approved and filed for record with the following exceptions:

- a. Permits for repair or remodeling of an existing structure or for site improvements (parking areas, driveways, etc.) which involves no increase in square footage **of structure or paving**; or
- b. Demolition permits, or permits for removal of a structure from a parcel or tract.
- c. A building permit may be issued for a Public Educational Facility prior to platting, but no certificate of occupancy shall be issued until after approval and recordation of the final plat.

15. Section proposed to be changed: Section 3.2.13.1(b)

Explanation: Allows the City Engineer to approve the location of fences over utility easements.

(b) **Fencing.** ~~A wall, fence or screen shall be permitted over any utility easement provided that the easement remains fully accessible to the City for maintenance~~

~~and repair purposes.~~ Fences over utility easements will be allowed, if approved by the City Engineer. A wall, fence or screen shall be permitted over any drainage easement if the water flow within the easement is not adversely affected by the wall, fence or screen. In addition to all other remedies provided by Chapter 1, Article 2, Division 6 of this Unified Development Code, the City may summarily remove any wall, fence or screen erected in violation of this section, and the City shall not incur any liability or assume any duty to compensate the owner or replace the wall, fence or screen.

16. Section proposed to be changed: Section 3.1.6.1(C) Purpose, Applicability and Effect

Explanation: Allows for permits to be approved when plat is approved.

Division 6 - Minor Subdivision Plats

Section 3.1.6.1 Purpose, Applicability and Effect

- (a) **Purpose.** The purpose of a Minor Subdivision Plat is to simplify divisions of land under certain circumstances by authorizing administrative approval of a plat.
- (b) **Applicability.** An application for approval of a Minor Subdivision Plat may be filed only in accordance with state law, when all of the following circumstances apply:
 - (1) The proposed division results in four or fewer lots;
 - (2) All lots in the proposed subdivision front onto an existing public street and the construction or extension of a street or alley is not required to meet the requirements of this Unified Development Code; and
 - (3) The plat does not require the extension of any municipal facilities to serve any lot within the subdivision, however, right-of-way widening and easements shall be permitted as part of a Minor Subdivision Plat. The term “municipal facilities” shall not include water lines for firefighting purposes and fire hydrants connected thereto which are located in easements on private property.

17. Section proposed to be changed: Section 3.1.7.4(C) Purpose, Applicability and Effect

Explanation: Allows for permits to be approved when plat is approved.

Section 3.1.7.4 Amending Plats

- (a) **Purpose.** The purpose of an amending plat shall be to provide an expeditious means of making minor revisions to a recorded plat consistent with provisions of state law.
- (b) **Applicability.** The procedures for amending plats shall apply only if the sole purpose of the amending plat is to:

- (1) Correct an error in a course or distance shown on the preceding plat;
 - (2) Add a course or distance that was omitted on the preceding plat;
 - (3) Correct an error in a real property description shown on the preceding plat;
 - (4) Indicate monuments set after the death, disability, or retirement from practice of the engineer or surveyor responsible for setting monuments;
 - (5) Show the location or character of a monument that has been changed in location or character or that is shown incorrectly as to location or character on the preceding plat;
 - (6) Correct any other type of scrivener or clerical error or omission previously approved by the municipal authority responsible for approving plats, including lot numbers, acreage, street names, and identification of adjacent recorded plats;
 - (7) Correct an error in courses and distances of lot lines between two adjacent lots;
 - (8) Relocate a lot line to eliminate an inadvertent encroachment of a building or other improvement on a lot line or easement;
 - (9) Relocate one or more lot lines between one or more adjacent lots;
 - (10) Make necessary changes to the preceding plat to create four (4) or fewer lots in the subdivision or a part of the subdivision covered by the preceding plat; or
 - (11) Replat one or more lots fronting on an existing street.
- (c) **Effect.** Upon approval by the Director, an amending plat may be recorded and is controlling over the recorded plat without vacation of that plat. **Approval of an Amending Plat authorizes the Planning Director to record the plat, and further authorizes approval of an application for a building permits or Site Preparation Permit for any lot in the subdivision.**

18. Section proposed to be changed: Section 3.1.7.2(E) Replats Without Vacation

Explanation: Allows for permits to be approved when plat is approved.

Section 3.1.7.2 Replats Without Vacation

(a) **Applicability.** A replat of all or a portion of a recorded plat may be approved in accordance with state law, without vacation of the recorded plat, if:

- (1) The replat is signed and acknowledged by only the owners of the property being replatted; and
- (2) The replat does not propose to amend or remove any covenants or restrictions previously incorporated in the recorded plat.

(b) **Notice and Hearing.** Published notice of the public hearing on the replat application shall be given in accordance with Article 2, Division 2 of Chapter 1. The hearing shall be conducted by the Planning and Zoning Commission in accordance with Article 2, Division 3 of Chapter 1.

(b) **Partial Replat Application.** Any replat which adds or deletes lots must include the original subdivision and lot boundaries. If a replat is submitted for only a portion of a previously platted subdivision, the replat must reference the previous subdivision Chapter 3: Subdivision Regulations Page 3-29 name and recording information, and must state on the replat the specific lots which have changed along with a detailed "Purpose for Replat" statement.

(d) **Criteria for Approval.** The replat of the subdivision shall meet all approval criteria for a Final Subdivision Plat.

(e) **Effect.** Upon approval of the application, the replat may be recorded and is controlling over the previously recorded plat for the portion replatted. **Approval of a Replat authorizes the Planning Director to record the plat, and further authorizes approval of an application for building permits or Site Preparation Permit for any lot in the subdivision.**

19. Section proposed to be changed: Section 2.6.1.1(B)(1) **Area & Building Regulations**

Explanation: The ZBA decides whether a flag lot is permitted, but typically the Planning and Zoning Commission addresses plat and lot issues.

(b) **Configuration of Lots.** *Figure 2-6* illustrates the various types of lots that are discussed within this UDC.

(1) Flag lots (i.e., lots with minimal, or panhandle type, frontage) shall not be permitted in residential districts unless otherwise approved by the **Planning and Zoning Commission ZBA**. Flag lots in nonresidential and mixed use zoning districts shall be permitted upon approval by the Planning & Zoning Commission provided such lots shall have a minimum frontage of fifty feet (50'), and no flag lot shall be permitted to have frontage adjacent to the frontage of more than one (1) other flag lot on the same street.

20. Section proposed to be changed: Section 2.4.3.4(1)(B) Permitted Uses

Explanation: Removes zoning information from the Old Town Site as they are now in the Land Use Matrix.

(1) Old Townsite General Business District (OT-GB)

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b. Permitted Uses. ~~All uses Permitted or conditionally uses as authorized in the Land Use Matrix in Article 5, Division 2 of this Chapter 2;~~ with the following

~~exceptions: commercial uses in the GB zone, Section 2.4.4.4 of the UDC with the following exceptions: Uses permitted in GB zone~~ permitted on all floors, but required on first floor even for parking structures unless institutional / governmental uses are proposed. Residential on upper floors allowed by a Conditional Use Permit (CUP). Institutional / governmental uses permitted with City's approval by a CUP.

21. Section proposed to be changed: Section 2.4.3.4(2)(B) Permitted Uses

Explanation: Removes zoning information from the Old Town Site as they are now in the Land Use Matrix.

(2) Old Townsite Residential District (OT-R)

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~~b. Permitted Uses. Permitted or conditionally uses as authorized in the Land Use Matrix in Article 5, Division 2 of this Chapter 2. All uses permitted in R-4 district, townhomes and duplexes. All uses allowed in the OP district may be permitted with a Conditional Use Permit; all institutional uses allowed by a Conditional Use Permit.~~

22. Section proposed to be changed: Section 2.4.3.4(3)(B) Purpose, Applicability and Effect

Explanation: Removes zoning information from the Old Town Site as they are now in the Land Use Matrix.

(3) Old Townsite Mixed Use District (OT-MU)

.....

~~b. Permitted Uses. All uses permitted in the Office and Professional District (OP), Townhouse Residential District (TH), and Single Family Dwelling District (R-4). Uses allowed in Multi Family District (MF) by a CUP. The following are authorized uses under the regulations established in this chapter:~~

- ~~(1) Permitted and conditional uses as authorized in the Land Use Matrix in Article 5, Division 2 of this Chapter 2;~~
- ~~(2) Accessory uses as authorized in Article 5, Division 3 of this Chapter 2.~~

23. Section proposed to be changed: Section 2.5.2.1 The Land Use Matrix

- Update is combining the parking information from Section 4 with new land use matrix.
- Explanation:** Reduces the big box parking from 1/200 SF to 1/300 SF

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential zoning Districts									
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RRN	OP	BP-288	NS	GB	GC	M-1	M-2
Department Store (Retail Only, for Hardware, Sporting Goods, Toys, Paints, Wallpaper, and/or Clothing) Combined Home																													
	Description: A store over 25,000 square feet selling a wide variety of goods, which are arranged into departments.																												
	Parking: One space for each 300 square feet of gross floor area.																												

24. Section proposed to be changed: Section 2.5.2.1 The Land Use Matrix

Explanation: Requires a Conditional Use Permit for Oil Drilling in all zones.

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential zoning Districts									
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RRN	OP	BP-288	NS	GB	GC	M-1	M-2
Petroleum or petroleum product extraction, refining, manufacturer,,	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
	Description: The excavation of sand, gravel, minerals or other resources from the earth.																												
	Parking: One space for each 1.5 employees in the maximum work shift.																												

25. Section proposed to be changed: Section 2.5.2.1 The Land Use Matrix

Explanation: Gold Exchange Stores are under Pawn Shop along with Payday loans, as these uses are more aligned with a Pawnshop than a typical jewelry store. Jewelry Store is its own use, but it might be advantageous to include this use under general retail.

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts									
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RRN	OP	BP-288	NS	GB	GC	M-1	M-2
Pawn Shop/Pay Day Loan/Gold Exchange																													
	Description: An establishment where money is loaned on the security of personal property pledged in the keeping of the owners (pawnbroker). Retail sales of primarily used (i.e., pre-owned) items is also allowed, provided that the sale of such items complies with local, State and Federal regulations. This use includes establishments that primarily buy gold from customers.																												
	Parking: One space per 300 square feet of gross floor area.																												

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts								
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RRN	OP	BP-288	NS	GB	GC	M-1
Jewelry Store											P	P	P			C	C		P			C		P	P	P	C	
	Description: A retail business that allows the purchase of jewelry such as rings, necklaces or bracelets in display cases. A jewelry store also allows for patrons to sell used jewelry as an ancillary use to the jewelry store operation.																											
	Parking: If less than 25,000 square feet, one space per 175 square feet of gross floor area. 2. If 25,000 square feet or more, one space per 250 square feet of gross floor area.																											

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts									
	SD	R-E	SR-15	SRK-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT-R	OT-L	OT-M	RRN	OP	BP-288	NS	GB	GC	M-1	M-2
General Retail Store, Other than listed Combined: Camera Shop (Retail Only); Gift or Card Shop (Retail Only); Hobby Shop (Retail Only)												P	P	P			C	C		P	P	C	P	P	P	P	P	C	
Description: A facility for the retail sale of general merchandise to the general public for direct consumption and not for wholesale. This use does not include any of the uses specifically mention in this title.																													
Parking: One space for 200 square feet of gross floor area.																													

26. Section proposed to be changed: Section 3.2.13.2 Utility Easements

Explanation: The requirement for having 10-foot utility easements along the front of lots is not needed for residential. Change in the language to allow the decision to fall on the engineer.

(b) **Location.** ~~Where alleys are not provided in a residential subdivision, a minimum ten foot wide utility easement shall be provided along the front of all lots, adjacent to and flush with the street right-of-way line, for the potential placement of utility facilities. Utility easements within residential subdivisions will be determined by the City Engineer.~~ “Wet” utility easements shall be provided along the front of all lots. “Dry” utility easements may be provided along the rear of lots, if approved by the City Engineer. (See Chapter 5 for definitions of “wet” utilities and “dry” utilities.)

27. Section proposed to be changed: Section 3.1.2.2(C) Master Plat Application Requirements

Explanation: This change will allow the Cluster Plan to replace the Master Plat, if it delineates phasing.

Section 3.1.2.2 Application Requirements

(a) **Responsible Official.** The Planning Director shall be the responsible official for a Master Plat.

(b) **Submittal.** All applications shall be submitted on a form supplied by the Planning Department with the required information as stated on the application form.

(c) **Prior Approved Applications.** An application for a Master Plat shall not be approved unless all zoning amendments, including a request for a Planned Development District, which are necessary to authorize the proposed uses have been approved and remain in effect for the land included in the Master Plat. Where applicable, approval of a Cluster Development Plan also is required prior to approval of a Master Plat application. A Master Plat will not be required if a Cluster Development Plan has delineated phasing of the development.

28. Section proposed to be changed: Section 2.5.2.1 The Land Use Matrix

Explanation: Discussion: Should this be allowed in the Residential Districts?

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts																
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-	OT-	MU	RRN	OP	BP-288	NS	GB	GC	M-1	M-2						
												S1	S2	S3	S4	S5																				
Hospice (Defined Under Household Care Facility)	P	P	P	P	P	P	P	P	P	P	P						C	C				P				P										
	Description: A dwelling unit which provides residence and care to persons, regardless of legal relationship, who are elderly; disabled; orphaned, abandoned, abused, or neglected children; victims of domestic violence; or rendered temporarily homeless due to fire, natural disaster or financial setbacks, living together with not more than two supervisory personnel as a single housekeeping unit. This definition shall be consistent with that of "assisted living facility" in Texas Health and Safety Code Section 247.002 as it presently exists or may be amended in the future.																																			
	Parking: 4 parking spaces.																																			

29. **Section proposed to be changed:** 2.4.2.10 MF Multiple-Family Residential District
2.4.2.11 MH, Manufactured Home Park District
2.4.3.2 C-MU, Cullen-Mixed Use District
2.4.3.3 G/O-MU, Garden/O’Day-Mixed Use District
2.4.3.4(1)(j) OT, Old Townsite District
2.4.3.4(2)(i) Old Townsite Residential District (OT-R)
2.4.3.4(3)(i) Old Townsite Mixed Use District (OT-MU)
2.4.4.2(l) OP, Office & Professional District
2.4.4.4(l) NS, Neighborhood Service District
2.4.4.6(k) GC, General Commercial District

Explanation: Limit the height of lighting within Commercial and Multi-Family Districts.

Section 2.4.2.10 MF, Multiple-Family Residential District

(a) **Purpose.** The Multiple-Family Residential District (MF) is intended to permit the development of multiple-family (apartment) residences and associated uses. This district should be located adjacent to a major thoroughfare and may serve as a buffer between low or medium density residential development and non-residential development or high-traffic roadways.

(b) **Authorized Uses.** The following are authorized uses under the regulations established in this chapter:

- (1) Permitted and conditional uses as authorized in the Land Use Matrix in Article 5, Division 2 of this Chapter 2;
- (2) Accessory uses as authorized in Article 5, Division 3 of this Chapter 2.

.....
(q) **Outside Storage.** Outside storage in the front yard is prohibited, except for storage within leased portable containers such as PODS for not longer than seven (7) calendar days.

(r) **Lighting Height:** Height: Standards, poles, and fixtures shall be no taller than the height of the building being served or a maximum of 20 feet if the building is less than 20 feet in height. Additionally, a Conditional Use Permit can be submitted for increased lighting height.

Section 2.4.2.11 MH, Manufactured Home Park District

(a) **Purpose.** The Manufactured Home Park District (MH) is intended to provide basic and uniform regulations and performance objectives to establish reasonable standards and

safeguards to insure the safety, health and welfare of the occupants and users of manufactured home park areas. These requirements shall be used in conjunction with the other mobile/manufactured home regulations as set in Chapter 4, Article 2, Division 6 of this UDC.

.....

(u) **Outside Storage.** Outside storage in the front yard is prohibited, except for storage within leased portable containers such as PODS for not longer than seven (7) calendar days.

(v) **Lighting Height:** Height: Standards, poles, and fixtures shall be no taller than the height of the building being served or a maximum of 20 feet if the building is less than 20 feet in height. Additionally, a Conditional Use Permit can be submitted for increased lighting height.

Section 2.4.3.2 C-MU, Cullen-Mixed Use District

(a) **Purpose.** The Cullen Mixed Use District (C-MU) is intended to provide a district that allows for the continuation and limited growth of specific nonresidential land uses that have been in existence along Cullen Boulevard for a long period of time, while also respecting the residential uses that have developed and now co-exist with the nonresidential uses.

.....

(h) **Parking.** Parking and loading shall be provided in conformance with Chapter 4, Article 2, Division 1 of this UDC.

(i) **Lighting Height:** Height: Standards, poles, and fixtures shall be no taller than the height of the building being served or a maximum of 20 feet if the building is less than 20 feet in height. Additionally, a Conditional Use Permit can be submitted for increased lighting height.

Section 2.4.3.3 G/O-MU, Garden/O’Day-Mixed Use District

(a) **Purpose.** The Garden/O-Day Mixed Use District (G/O-MU) is intended to provide a district that allows for the continuation of specific nonresidential land uses that have been in existence along Garden Road and O’Day Road for a long period of time, while also respecting the residential uses that have developed and now co-exist with the nonresidential uses. This district is also intended to help preserve the stability of neighborhoods adjacent to the G/O-MU District boundaries.

.....

(i) **Industrial Use CUP.**

(1) Eligibility. Properties located on Garden Road or O’Day Road that were formerly zoned Light Industrial District (M-1) or Heavy Industrial District (M-2) and which were rezoned to Garden/O-Day Mixed Use District (G/O-MU) when the UDC was adopted in 2006, are eligible to seek one of two Industrial Use CUPs, either an M-1 CUP or an M-2 CUP, based upon the properties’ previous zoning.

(2) Effect.

a. The M-1 CUP would add all permitted uses allowed in the M-1 zoning district as listed in the Land Use Matrix in addition to the permitted uses for the underlying G/O-MU zoning. Uses listed as conditional uses for the M-1 district would require a separate CUP to authorize.

b. The M-2 CUP would add all permitted uses allowed in the M-2 zoning district as listed in the Land Use Matrix in addition to the permitted uses for the underlying G/O-MU zoning. Uses listed as conditional uses for the M-2 district would require a separate CUP to authorize.

(3) Applicable requirements. The zoning district regulations applicable to a property zoned G/O-MU with an Industrial Use CUP shall be determined by the primary use of said property. If the primary use is a G/O-MU use, then the regulations for the G/O-MU district shall apply. If the primary use is an M-1 or M-2 use, then the regulations for the appropriate industrial district shall apply. If the use is permitted in both the G/O-MU district and the industrial district, then the less restrictive regulations shall apply.

(4) Expiration. The abandonment and expiration provisions of Section 2.2.3.5 shall not apply to any Industrial Use CUP.

(j) **Lighting Height:** Height: Standards, poles, and fixtures shall be no taller than the height of the building being served or a maximum of 20 feet if the building is less than 20 feet in height. Additionally, a Conditional Use Permit can be submitted for increased lighting height.

29. Section proposed to be changed: All sections within chapter 2 referring to the Parking Standards.

Explanation: *Redirecting parking information to the land use matrix.*

...

(j) **Parking.** Parking shall be provided as required in ~~Chapter 4, Article 2, Division 4~~ **Chapter 2, Article 5, Division 2** – Land Use matrix of this UDC.

30. Section 2.2.3.5 – Use language same as 2.2.5.2 (e). Extension by CC upon PZ recommendation (beyond 2 yrs.) Add 2.2.3.5 (d) or change (b) to expiration and extension.

Section proposed to be changed: 2.2.3.5 (b)

Explanation: By allowing City Council, upon recommendation of Planning and Zoning Commission, to extend a Conditional Use Permit will save an applicant from having to reapply if they are unable to commence their project within the initial timeframe of the CUP.

Proposed Change: (b) ~~Time of Expiration~~ Expiration and Extension. A Conditional Use Permit shall expire if:

- (1) A building permit, if any, for the use has not been approved within one year of the date of approval of the permit;
- (2) The building permit subsequently expires;
- (3) The use has been discontinued for a period exceeding six months; or
- (4) A termination date attached to the permit has passed.
- (5) City Council, upon recommendation from Planning and Zoning Commission, may extend the timeframe to apply for a building permit for one additional year beyond the original expiration date.