

AGENDA

CITY OF PEARLAND PLANNING & ZONING COMMISSION

JUNE 6, 2011

6:30 p.m.

Jerry Koza, Jr.
P&Z CHAIRPERSON

Susan Sherrouse
P&Z VICE-CHAIRPERSON

COMMISSIONERS

Neil West

Henry Fuentes



Darrell Diggs

Richard Golden

Vacant

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

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JUNE 6, 2011 AT 6:30 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. APPROVAL OF MINUTES

Regular Meeting of May 16, 2011

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM 2012-2016

B. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF OAKBROOK ESTATES SECTION 8

A request of Alex Van Duzer, applicant, on behalf of Oakbrook Estates, LTD for approval of a Preliminary Plat for Section Eight of The Oakbrook Estates Subdivision, generally located southwest of the intersection of Glen Oak Drive and Grand Oak Drive for approximately 18.5112 acres, on the following described property, to wit:

Legal Description: Being all that certain 18.5112 acres (806,350 SQ. FT) of land situated in the W.D.C. Hall League, A-70, Brazoria County, Texas, and being out of called 45.5143 acre tract conveyed to Oakbrook Estates, LTD. As recorded under File No. 03-003446 of the Brazoria County Deed Records (B.C.D.R.) dated December 26, 2002, and also being the remainder of a called 26.9108 acre tract conveyed to Oakbrook Estates, LTD. As recorded under file No. 99-055675 of the B.C.D.R. dated December 2, 1999.

C. DISCUSSION ITEMS

1. Commissioners Activity Report
2. 2011 P&Z Strategic Priorities Update
3. Update of Annexation Area 5
4. Zoning Update, by Harold Ellis, Senior Planner
5. Project Stars Update, by Ian Clowes, Planner I
6. Public Information Request. by Judy Krajca, Office Coordinator
7. Next JPH and P&Z meeting June 20, 2011
8. No P&Z Meeting on July 4, 2011
9. Election of Officers on July 16, 2011

IV. ADJOURNMENT

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

I, Judy Krajca, Office Coordinator of the City of Pearland, Texas, do hereby certify that the foregoing agenda was posted in a place convenient to the general public at City Hall on the 3rd day of June 2011 A.D., at 5:30 p.m.

Judy Krajca, Planning Office Coordinator

Agenda removed _____ day of June 2011 A.D.

APPROVAL

OF

MINUTES

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD MAY 16, 2011 AT 6:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

CALL TO ORDER

P&Z Chairperson Jerry Koza, Jr. called the meeting to order at 6:07 p.m. with the following present:

P&Z Chairperson Jerry Koza, Jr.
P&Z Vice-Chairperson Susan Sherrouse
P&Z Commissioner Henry Fuyertes
P&Z Commissioner Neil West
P&Z Commissioner Darrell Diggs

Also in attendance were: Planning Director Lata Krishnarao, Senior Planner Harold Ellis, Planner II Evan DuVall, Deputy City Attorney Nghiem Doan and Planning Office Coordinator Judy Krajca.

APPROVAL OF MINUTES

P&Z Vice-Chairperson Susan Sherrouse made the motion to approve the minutes of the regular meeting of May 2, 2011, and P&Z Commissioner Darrell Diggs seconded.

The vote was 5-0. The minutes of May 2, 2011 were approved.

NEW BUSINESS

CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF OAKBROOK ESTATES SECTION 8

A request of Alex Van Duzer, applicant, on behalf of Oakbrook Estates, LTD for approval of a Preliminary Plat for Section Eight of The Oakbrook Estates Subdivision, generally located southwest of the intersection of Glen Oak Drive and Grand Oak Drive for approximately 12.3456 acres, on the following described property, to wit

Legal Description: Being all that certain 12.3456 acres (537,776 sq. ft) of land situated in the W.D.C. Hall League, A-70, Brazoria County, Texas, and being out of called 45.5143 acre tract conveyed to Oakbrook Estates, LTD. As recorded under File No. 03-003446 of the Brazoria County Deed Records (B.C.D.R.) dated December 26, 2002, and also being the remainder of a called 26.9108 acre tract conveyed to Oakbrook Estates, LTD.

Planner II Evan DuVall read the staff report stating the applicant was not able to make the re-submittal deadline and sent in a letter requesting a Waiver of Decision for

additional time. However, on the Friday prior to the hearing, the applicant submitted a packet.

There was some discussion pertaining to the alignment of Pearland Parkway and other easements.

Planner II Evan DuVall recommended the Waiver of Decision be granted instead, allowing the applicant more time to work out the outstanding issue dealing with the 30 feet landscaping buffer.

Deputy City Attorney Nghiem Doan stated the Commission could make a motion to recommend for postponement, and then vote on the next action item to grant the waiver.

P&Z Commissioner Henry Fuertes made the motion to approve for postponement, and P&Z Commissioner Neil West seconded.

The vote was 5-0. The Preliminary Plat of Oakbrook Estates Section 8 was postponed as the Commission felt the applicant needed time to resolve the outstanding items.

CONSIDERATION & POSSIBLE ACTION – WAIVER OF DECISION FOR THE PRELIMINARY PLAT OF OAKBROOK ESTATES SECTION 8

A request of Alex Van Duzer, applicant, on behalf of Oakbrook Estates, LTD for approval of a Preliminary Plat for Section Eight of The Oakbrook Estates Subdivision, generally located southwest of the intersection of Glen Oak Drive and Grand Oak Drive for approximately 12.3456 acres, on the following described property, to wit

Legal Description: Being all that certain 12.3456 acres (537,776 sq. ft) of land situated in the W.D.C. Hall League, A-70, Brazoria County, Texas, and being out of called 45.5143 acre tract conveyed to Oakbrook Estates, LTD. As recorded under File No. 03-003446 of the Brazoria County Deed Records (B.C.D.R.) dated December 26, 2002, and also being the remainder of a called 26.9108 acre tract conveyed to Oakbrook Estates, LTD.

P&Z Vice-Chairperson Susan Sherrouse made the motion to approve, and P&Z Commissioner Neil West seconded.

The vote was 5-0. The Waiver of Decision for the Preliminary Plat of Oakbrook Estates Section 8 was approved.

CONSIDERATION & POSSIBLE ACTION – VARIANCE REQUEST NO. 2011-03 - REQUESTING A VARIANCE FROM SECTION 2.4.4.5 (c)(1)(b) REQUIRING A MINIMUM LOT WIDTH IN THE GB (GENERAL BUSINESS RETAIL DISTRICT).

A request by E.I.C Surveying Co, applicant, on behalf of Minh Cong Le & Mai Ngoc Le, owner, for approval of a Planning and Zoning Variance to allow a minimum of 125-foot lot width where 150 feet is required, generally located 560 feet south of the southwest corner of Broadway Street and Manvel Road, on the following described property, to wit:

Legal Description: All that certain tract or parcel containing 0.8551 acre, (37,250.00 square feet), of land known as Lot 32 in Westchester Estates, an unrecorded subdivision situation in the H.T. & B. Railroad Survey, A-242 in Brazoria County, Texas, said Lot 32 being that same tract of land as described in a deed filed for record under Clerk's File No. 2010040823.

Planner II Evan DuVall read the staff report stating staff recommends approval.

There was minimal discussion.

P&Z Commissioner Henry Fuertes made the motion to approve, and P&Z Vice-Chairperson Susan Sherrouse seconded.

The vote was 5-0. The Variance Request No. 2011-03 Requesting a Variance from Section 2.4.4.5 (c)(1)(b) Requiring a minimum Lot Width in the General Business Retail District (GB) was approved.

DISCUSSION ITEMS

Congratulations went out to P&Z Vice-Chairperson Susan Sherrouse on her win in the election for City Council for a run-off. The run-off election will take place in June 2011. P&Z Commissioner Henry Fuertes asked if City Council could begin looking for a new P&Z Member. Assistant City Manager Mike Hodge stated he would bring it up with the City Manager.

P&Z Vice-Chairperson Susan Sherrouse stated that she and Commissioner Richard Golden met with Senior Planner Harold Ellis last week regarding the Strategic Priorities. P&Z Commissioner Neil West stated he also has met with Senior Planner Harold Ellis regarding Cell Towers. Planning Director Lata Krishnarao reminded the Commission of the importance of meeting with the small groups as October 15, 2011 is the deadline for the P&Z Strategic Priorities.

Planning Director Lata Krishnarao stated May 23, 2011 is the second reading for the Annexation of Area 5.

Regarding the proposed HEB property, Planning Director Lata Krishnarao stated that City Council voted 4-1 to approve the zone change from PD to GB at the first reading, but voted to deny to zone change on the second parcel from PD to Residential (R-2).

The next P&Z meeting will be on June 6, 2011

ADJOURNMENT

P&Z Chairperson Jerry Koza, Jr. adjourned the P&Z Regular Meeting at 6:25 p.m.

These minutes are respectfully submitted by:

Judy Krajca, Planning Office Coordinator

Minutes approved as submitted and/or corrected on this 6th day of June 2011, A.D.

P&Z Chairperson Jerry Koza, Jr.

NEW BUSINESS

P&Z Agenda Item

A

MEMORANDUM

TO: CITY OF PEARLAND PLANNING & ZONING COMMISSION

FROM: MIKE HODGE, ASSISTANT CITY MANAGER

DATE: MAY 24, 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.”

On May 16, 2011, Trent Epperson, Projects Director, reviewed the 2012-2016 Five-Year Capital Improvement Program for the City of Pearland with the Board. At that meeting the Board did not recommend any changes to the CIP program nor has staff been contacted since then with any questions or concerns.

As such, staff is requesting the Board’s consideration and approval to recommend and submit the proposed Five-Year CIP 2012-2016 as reviewed, to the City Manager pursuant to City Charter provisions.

MEMORANDUM

TO: CITY OF PEARLAND PLANNING & ZONING COMMISSION

FROM: MIKE HODGE, ASSISTANT CITY MANAGER

DATE: 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

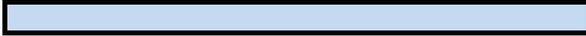
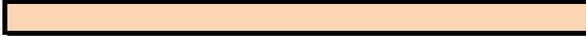


New Project



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

Some projects are color coded to reflect major differences from last year's CIP.	
Timing	
Additional money needed	
Project Budget Reduced	
New Project	

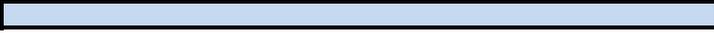
CITY OF PEARLAND
2012 - 2016 CAPITAL IMPROVEMENT PROGRAM
PARKS

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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Timing	
Additional money needed	
Project Budget Reduced	
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

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
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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Additional money needed	
Project Budget Reduced	
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
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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	<p>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.</p>	<p>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.</p>
12	PK1602	Independence Park Ph 2	<p>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.</p>	<p>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.</p>

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
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 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
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 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.

P&Z Agenda Item

B

PLANNING AND ZONING COMMISSION MEETING OF JUNE 6, 2011

Preliminary Plat of the Oakbrook Estates Section 8

A request of Alex Van Duzer, applicant, on behalf of Oakbrook Estates, LTD for approval of a Preliminary Plat for Section Eight of The Oakbrook Estates Subdivision, generally located southwest of the intersection of Glen Oak Drive and Grand Oak Drive for approximately 18.5112 acres, on the following described property, to wit

Legal Description: Being all that certain 18.5112 acres (806,350 SQ. FT) of land situated in the W.D.C. Hall League, A-70, Brazoria County, Texas, and being out of called 45.5143 acre tract conveyed to Oakbrook Estates, LTD. As recorded under File No. 03-003446 of the Brazoria County Deed Records (B.C.D.R.) dated December 26, 2002, and also being the remainder of a called 26.9108 acre tract conveyed to Oakbrook Estates, LTD. As recorded under file No. 99-055675 of the B.C.D.R. dated December 2, 1999.

General Location: Southwest of the intersection of Glen Oak Drive and Grand Oak Drive

SUMMARY: On behalf of Oakbrook Estates, Alex Van Duzer of Cobb Fendley has applied for a Preliminary Plat for Section Eight of Oakbrook Estates, which includes 31 single-family residential lots and five reserves.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Current Land Use</u>
North	PUD (Oakbrook)	Single-Family Residential
South	M-1 (Light Industrial) & R-4 (Single-Family Residential-4 District)	Vacant and Drainage
East	PUD (Oakbrook)	Single-Family Residential and Vacant
West	R-4 (Single-Family Residential-4 District)	Vacant and Drainage

CONFORMANCE WITH THE OAKBROOK PLANNED UNIT DEVELOPMENT (PUD):

The above submittal is in conformance with the Oakbrook Planned Unit Development. This single family residential development at build-out has a total of 388 dwelling units. As in conformance with the goals of the Planned Development, reserve a will be platted with this portion of the subdivision in conformance with the Park Dedication requirements of this Planned Development.

PLATTING STATUS: This is the Preliminary Plat for Oakbrook Section Eight, if approved the applicant can go forward with the further development of this subdivision and eventually complete a Final Plat of the subject property.

CONFORMANCE WITH THE COMPREHENSIVE PLAN: The Future Land Use designation for the subject land is Medium Density Residential. This designation allows for a maximum of 10 dwelling units an acre. As the Oakbrook Planned Unit Development States, this development will have a gross residential density of 3.22 units an acre.

CONFORMANCE WITH THE THOROUGHFARE PLAN: The subject property is served by two local roads within the existing Oakbrook Planned Development. These local roads include Grand Oak Drive and Penny Oak Drive, both 50-foot local roads on the Thoroughfare Plan. The future alignment of the Pearland Parkway Major Thoroughfare will be on the southwest boundary of this subdivision; the finalization of this plat will require a 120-foot right-of-way dedication for Pearland Parkway.

AVAILABILITY OF UTILITIES: The subject parcel is served by public water and sewer lines, from the existing Oakbrook Subdivision.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The proposed Preliminary Plat should not have any significant adverse impacts on any surrounding structures or uses.

ADDITIONAL COMMENTS: There have been several comments from several departments regarding this subdivision. These include the future expansion of Pearland Parkway and requiring the dedication of 120-foot of right-of-way and also a 60-foot right-of-way as required by the Brazoria County Drainage District. This Preliminary Plat was resubmitted addressing this right-of-way dedication.

STAFF RECOMMENDATION: Staff recommends conditional approval of this Preliminary Plat as proposed by the applicant for the following reasons:

Reasons for recommending approval:

1. The proposed subdivision will not cause any adverse impacts on the surrounding properties.
2. This request is in conformance with the comprehensive plan and Oakbrook Planned

Unit Development.

3. The approval of this plat will satisfy the goals of the Oakbrook Estates Planned Unit Development.

OUTSTANDING ITEMS:

1. Clarify plat notes
2. Correct the amount of reserves from six to five.

SUPPORTING DOCUMENTS:

Vicinity and Zoning Map

Future Land Use Plan

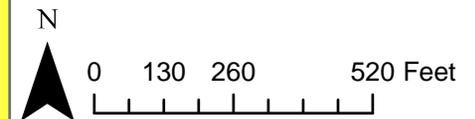
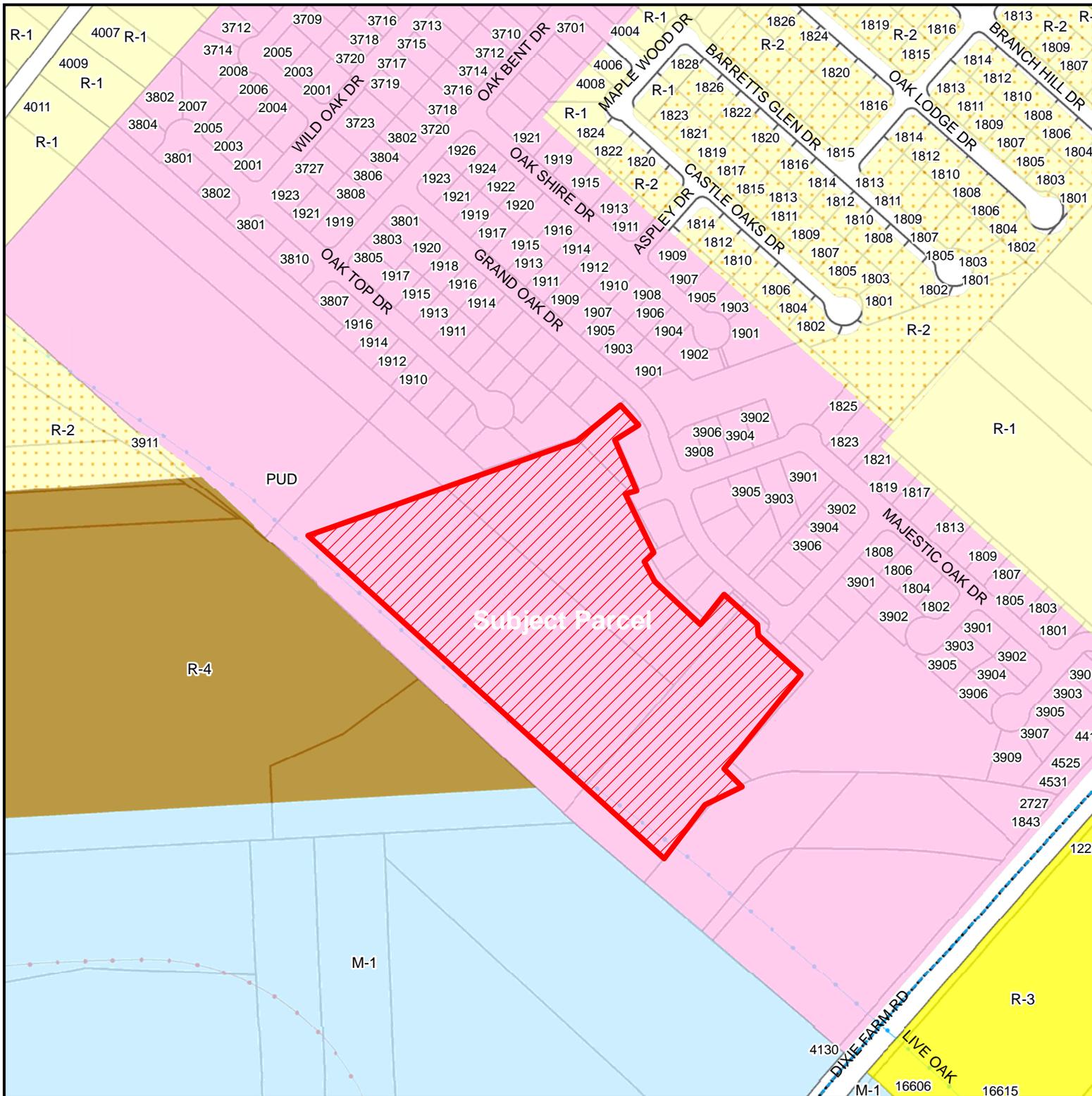
Aerial Photograph

Preliminary Plat of Oakbrook Section Eight

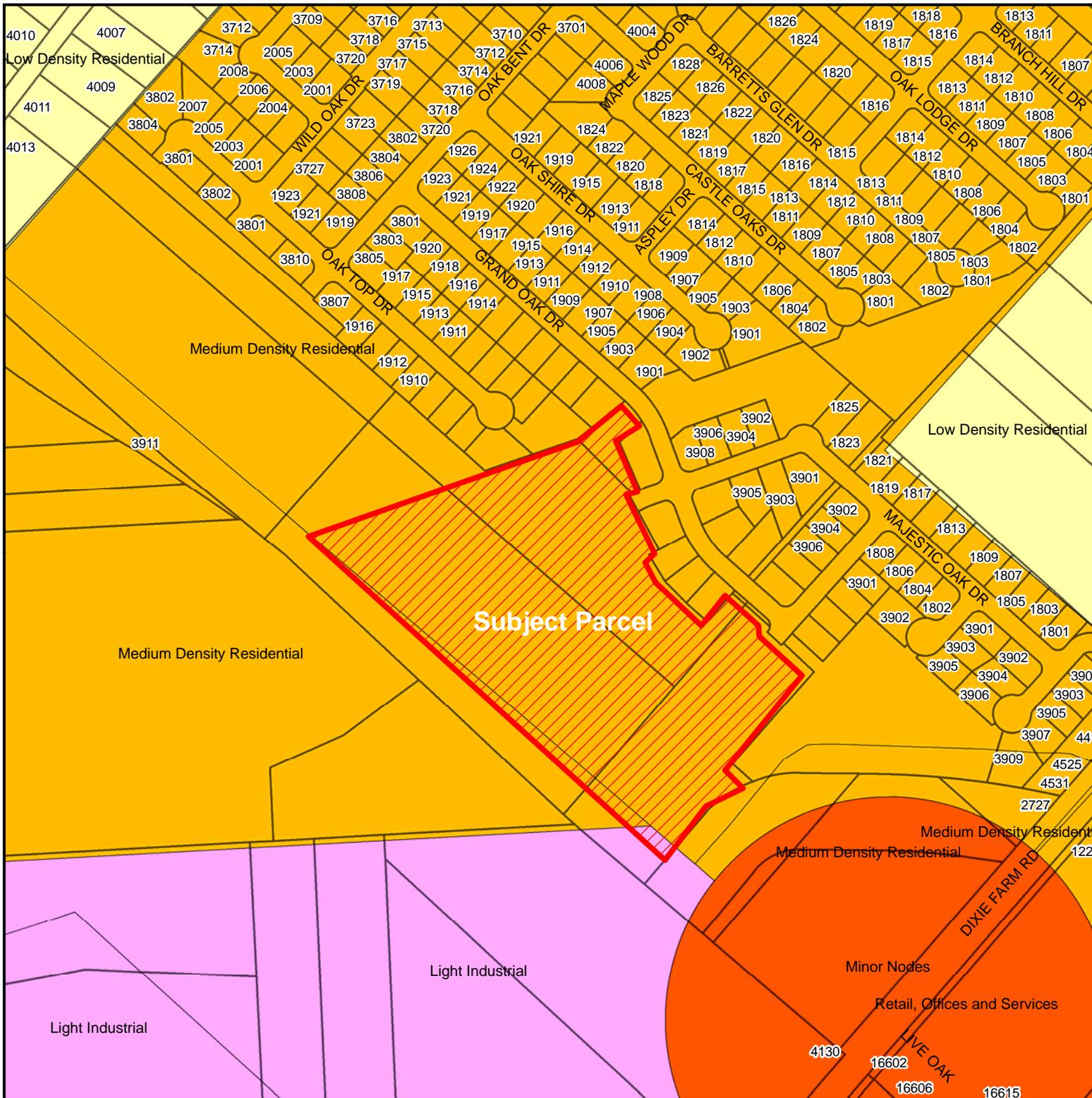


Preliminary Plat of
Oakbrook Estate Section 8

Zoning and Vicinity Map

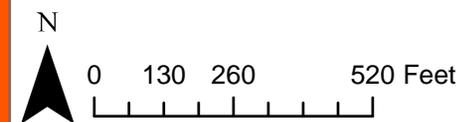


Map created on 05/04/2011



Preliminary Plat of
Oakbrook Estate Section 8

Future Land Use Map

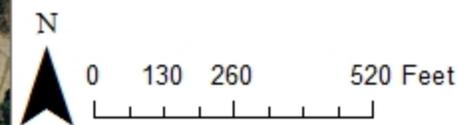


Map created on 05/04/2011



Preliminary Plat of
Oakbrook Estate Section 8

Aerial



Map created on 05/04/2011

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NO. 48039C0045J, WITH THE EFFECTIVE DATE OF SEPTEMBER 22, 1999, THE PROPERTY IS LOCATED IN UNSHADDED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOODPLAIN.) 100-YEAR FLOOD PLAIN WATER SURFACE ELEV.=40.00 AS PER FIRM MAP NO. 48039C0045J.

ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.

PARTIAL REPLAT OF OAKBROOK ESTATES SECTION SIX FILE NO. 2007004022 B.C.M.R.

L=71.78', R=275.00'
CH=S36° 02' 07"E, 71.58'
DELTA=14°57'22"

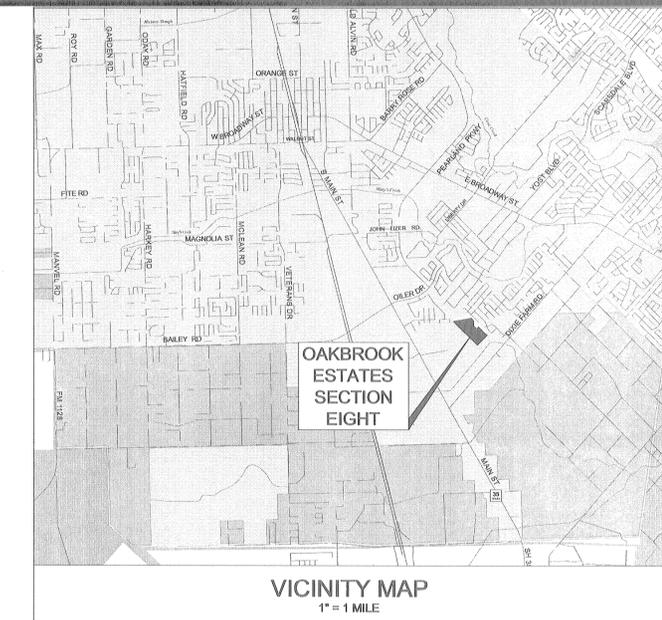
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	0.12'	275.00'	0° 01' 32"	0.12'	S65° 09' 28"W
C2	94.59'	275.00'	19° 42' 31"	94.13'	S54° 50' 44"W
C3	103.19'	300.00'	19° 42' 31"	102.69'	S54° 50' 44"W
C4	111.79'	325.00'	19° 42' 31"	111.24'	N54° 50' 44"E
C5	39.27'	25.00'	90° 00' 00"	35.36'	S00° 00' 32"E
C6	78.54'	50.00'	90° 00' 00"	70.71'	S00° 00' 32"E
C7	13.29'	25.00'	30° 27' 58"	13.14'	N60° 13' 28"E
C8	131.71'	50.00'	150° 55' 56"	96.80'	N00° 00' 32"W
C9	13.29'	25.00'	30° 27' 58"	13.14'	N60° 14' 31"W
C10	39.27'	25.00'	90° 00' 00"	35.36'	N89° 59' 28"E
C11	30.77'	25.00'	70° 31' 44"	28.87'	N09° 43' 37"E
C12	218.63'	50.00'	250° 31' 44"	81.65'	S80° 16' 23"E
C13	39.27'	25.00'	90° 00' 00"	35.36'	S00° 00' 32"E
C14	13.27'	25.00'	30° 24' 39"	13.11'	N29° 48' 12"W
C15	131.72'	50.00'	150° 56' 26"	96.80'	S89° 55' 54"W
C16	13.27'	24.99'	30° 25' 11"	13.11'	S29° 40' 00"W
C17	78.64'	50.00'	90° 07' 09"	70.78'	N89° 55' 54"E
C18	39.32'	25.00'	90° 07' 09"	35.39'	N89° 55' 54"E

RESERVE	ACREAGE	PURPOSE
A	3.883	PARKLAND/LANDSCAPING
B	0.363	PARKLAND/LANDSCAPING
C	0.051	PARKLAND/LANDSCAPING
D	0.580	LANDSCAPE BUFFER
E	0.266	LANDSCAPE BUFFER

LINE #	LENGTH	BEARING
L1	27.384	S44° 59' 28.43"W
L2	25.000	N45° 00' 31.57"W
L3	20.000	N45° 00' 31.57"W
L4	20.000	S45° 00' 31.57"E
L5	15.708	S72° 43' 39.62"E
L7	111.000	N44° 59' 28.43"E
L8	111.000	S44° 59' 28.43"W

GENERAL NOTES:

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF PEARLAND.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY AMERIPONT TITLE, G.F. NO. 07-33258DD, EFFECTIVE DATE: MARCH 27, 2011.
- ALL BEARINGS REFERENCES ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
- ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS, AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION, OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF PEARLAND OR BRAZORIA COUNTY.
- FIVE-EIGHTHS INCH (5/8") IRON RODS THREE FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES, OR OTHER FACILITIES LOCATED WITHIN THE EASEMENTS. THE RESPONSIBILITY OF SECURING APPROVAL FROM PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.
- THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF EITHER 12 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET, OR 12 INCHES ABOVE THE 100 YEAR FLOOD PLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOOD PLAIN.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND/OR BRAZORIA DRAINAGE DISTRICT #4.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTHS AND OFFSETS FROM AN INTERSECTION AND ANY EXISTING DRIVEWAY OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PEARLAND ENGINEERING DESIGN CRITERIA MANUAL AND UNIFIED DEVELOPMENT CODE.
- A WOOD FENCE WITH BRICK COLUMNS SPACED EVERY 100 FEET IS PROPOSED ALONG RESTRICTED RESERVE 'D'.
- ACCESS ACROSS BRAZORIA DRAINAGE DISTRICT DITCH NO. C-110-00-00 REQUIRES PRIOR APPROVAL FROM BRAZORIA DRAINAGE DISTRICT.



OAKBROOK ESTATES SECTION EIGHT

VICINITY MAP
1" = 1 MILE

H. T. & R. R. COMPANY
SURVEY NO. 28 A-551

BENCHMARK:

CITY OF PEARLAND MONUMENT 4-S BRASS DISK SET IN CONCRETE IN THE WEST RIGHT-OF-WAY LINE OF DIXIE FARM ROAD NEAR THE SOUTH CORNER OF DIXIE HOLLOW SUBDIVISION; 32.8' WEST OF THE CENTERLINE OF DIXIE FARM ROAD AND 41.5' SOUTHEAST OF POWERPOLE. (1978 ADJ.)
ELEV.=36.02

PROJECT BENCHMARK:

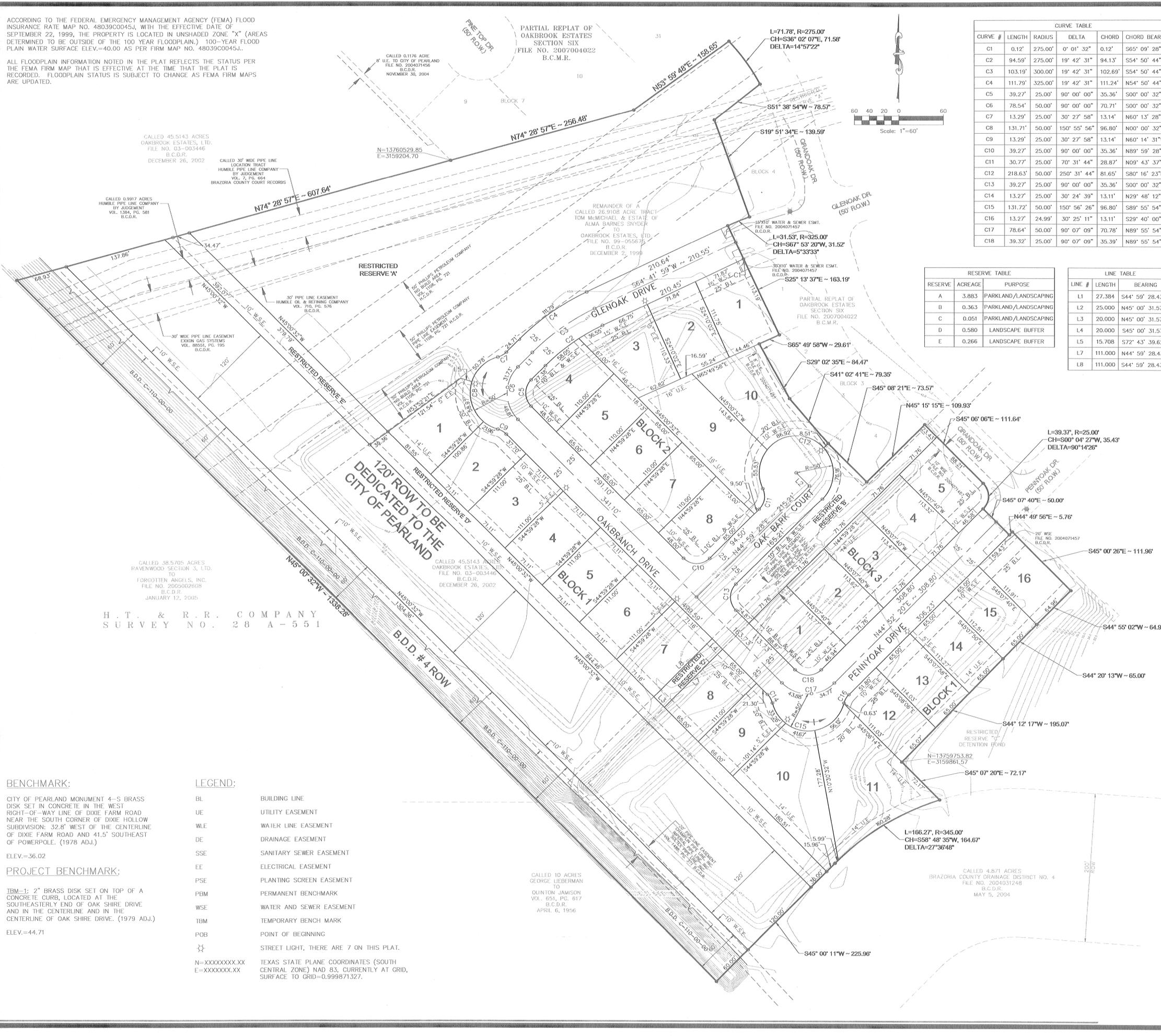
IBM-1: 2" BRASS DISK SET ON TOP OF A CONCRETE CURB, LOCATED AT THE SOUTHEASTERLY END OF OAK SHIRE DRIVE AND IN THE CENTERLINE AND IN THE CENTERLINE OF OAK SHIRE DRIVE. (1979 ADJ.)
ELEV.=44.71

LEGEND:

- BL BUILDING LINE
- UE UTILITY EASEMENT
- WLE WATER LINE EASEMENT
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- EE ELECTRICAL EASEMENT
- PSE PLANTING SCREEN EASEMENT
- PBM PERMANENT BENCHMARK
- WSE WATER AND SEWER EASEMENT
- TBM TEMPORARY BENCH MARK
- POB POINT OF BEGINNING
- Street Light Symbol STREET LIGHT, THERE ARE 7 ON THIS PLAT.
- N=XXXXXXXXXX TEXAS STATE PLANE COORDINATES (SOUTH CENTRAL ZONE) NAD 83, CURRENTLY AT GRID, SURFACE TO GRID=-0.999871327.

CALLED 10 ACRES GEORGE LIEBERMAN TO QUINTON JAMISON VOL. 851, PG. 617 B.C.D.R. APRIL 6, 1996

CALLED 4.871 ACRES BRAZORIA COUNTY DRAINAGE DISTRICT NO. 4 FILE NO. 2004031248 B.C.D.R. MAY 5, 2004



GENERAL PROPERTY ADDRESS:
1920 GRAND OAK DRIVE
PEARLAND, TEXAS 77581

PRELIMINARY PLAT OF OAKBROOK ESTATES SECTION EIGHT

A SUBDIVISION OF 18.5112 ACRES IN THE W.D.C. HALL LEAGUE, ABSTRACT NO. 70 BRAZORIA COUNTY MUD 17 CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS 31 LOTS, 6 RESERVES (10.462 AC.), 3 BLOCKS SCALE: 1"=60' MAY 2011

OWNER:
OAKBROOK ESTATES, LTD.,
GREATMARK INTERNATIONAL, INC., GENERAL PARTNER
CLINTON F. WONG, PRESIDENT
7676 WOODWAY, SUITE 238
HOUSTON, TEXAS 77063
713-784-6102

CobbFendley
Texas Registration No. 274
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
713.462.3242 | fax 713.462.3262
www.cobbfendley.com
BILL ODLE, P.E.

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, OAKBROOK ESTATES, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH GREATMARK INTERNATIONAL, INC., AS GENERAL PARTNER AUTHORIZED REPRESENTATIVE ACTING BY AND THROUGH CLINTON F. WONG, PRESIDENT, OF GREATMARK INTERNATIONAL, INC., OWNERS HEREINAFTER REFERRED TO AS OWNER OF THE 18.5112 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OR PLAT OF OAKBROOK ESTATES SECTION EIGHT, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTIONS OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT OF WHERE BUILDING SETBACK LINES OF PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAN AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSERVED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OF FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (UE & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21'6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSERVED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK TO BACK GROUND EASEMENTS OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK TO BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (UE & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

OAKBROOK ESTATES, LTD., BY AND THROUGH ITS DULY UNDERSIGNED AND AUTHORIZED OFFICER, DOES HEREBY STATE THAT IT FULLY REALIZES THAT IT IS APPLYING FOR A PERMIT FROM THE CITY OF PEARLAND TO BUILD WITHIN 100 FEET OF AN EXISTING OIL OR GAS PIPELINE OR PIPELINE EASEMENT, AND THAT THE CITY OF PEARLAND CONSIDERS BUILDING NEAR SUCH PIPELINE OR PIPELINE EASEMENT TO HAVE CERTAIN INHERENT DANGERS, INCLUDING, BUT NOT LIMITED TO, EXPLOSION AND RELEASE OF NOXIOUS, TOXIC AND FLAMMABLE SUBSTANCES. FOR THE AFORESAID REASONS, OAKBROOK ESTATES, LTD., DOES HEREBY RELEASE AND AGREES TO FOREVER HOLD HARMLESS THE CITY OF PEARLAND, TEXAS, ITS OFFICERS, SUCCESSORS AND ASSIGNS FROM ALL LIABILITY IN ANY WAY ARISING FROM THE BUILDING, USE OR HABITATION OF THE STRUCTURE DESCRIBED IN THE SAID PERMIT.

IN TESTIMONY WHEREOF, OAKBROOK ESTATES, LTD., BY GENERAL PARTNER, GREATMARK INTERNATIONAL, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY CLINTON F. WONG, ITS PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY PHILLIP PEACOCK, ITS SECRETARY, THIS _____ DAY OF _____, 2011.

OAKBROOK ESTATES, LTD.
GREATMARK INTERNATIONAL, INC.
GENERAL PARTNER

ATTEST: _____ BY: _____
PHILLIP PEACOCK CLINTON F. WONG
SECRETARY PRESIDENT

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CLINTON F. WONG, PRESIDENT AND PHILLIP PEACOCK, SECRETARY OF GREATMARK INTERNATIONAL, INC., KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION. GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS _____ DAY OF _____, 2011.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____

I, BLAINE FISHER, DO HEREBY CERTIFY THAT ALL EXISTING ENCUMBRANCES, SUCH AS VARIOUS TYPES OF EASEMENTS BOTH PUBLIC AND PRIVATE, FEE STRIPS AND ALL SIGNIFICANT TOPOGRAPHICAL FEATURES WHICH WOULD AFFECT THE PHYSICAL DEVELOPMENT OF THE PROPERTY ILLUSTRATED ON THIS PLAT ARE ACCURATELY IDENTIFIED AND LOCATED AND FURTHER CERTIFY THAT THIS PLAT REPRESENTS ALL OF THE CONTIGUOUS LAND WHICH THE OAKBROOK ESTATES, LTD. ACTING BY AND THROUGH GREATMARK INTERNATIONAL, INC. GENERAL PARTNERS OWNS OR HAS A LEGAL INTEREST IN.

BLAINE FISHER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2500

CERTIFICATE OF CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THE CITY PLANNING COMMISSION OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF OAKBROOK ESTATES SECTION EIGHT IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND ORDINANCES OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2011.

JERRY KOZA, CHAIRMAN
CITY PLANNING COMMISSION
CITY OF PEARLAND, TEXAS

APPROVED FOR THE CITY OF PEARLAND, TEXAS, THIS _____ DAY OF _____, 2011.

DARRIN M. COKER, CITY ATTORNEY
CITY OF PEARLAND, TEXAS

NARCISO LIRA III, CITY ENGINEER
CITY OF PEARLAND, TEXAS

DESCRIPTION OF
18.5112 ACRES (806,350 SQ. FT.)
W.D.C. HALL LEAGUE, A-70
BRAZORIA COUNTY, TEXAS

BEING ALL THAT CERTAIN 18.5112 ACRES (806,350 SQ. FT.) OF LAND SITUATED IN THE W.D.C. HALL LEAGUE, A-70, BRAZORIA COUNTY, TEXAS, AND BEING OUT OF A CALLED 45.5143 ACRE TRACT CONVEYED TO OAKBROOK ESTATES, LTD. AS RECORDED UNDER FILE NO. 03-003446 OF THE BRAZORIA COUNTY DEED RECORDS (B.C.D.R.) DATED DECEMBER 26, 2002, AND ALSO BEING THE REMAINDER OF A CALLED 26.9108 ACRE TRACT CONVEYED TO OAKBROOK ESTATES, LTD. AS RECORDED UNDER FILE NO. 99-055675 OF THE B.C.D.R., DATED DECEMBER 2, 1999, SAID 18.5112 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

(BEARINGS BASED ON THE RECORDED PLAT OF PARTIAL REPLAT OF OAKBROOK ESTATES SECTION SIX AS RECORDED UNDER FILE NO. 2007004022 OF THE BRAZORIA COUNTY MAP RECORDS)

BEGINNING AT A 5/8-INCH IRON ROD WITH A PLASTIC CAP STAMPED "COBB FENDLEY & ASSOCIATES" SET FOR THE SOUTHWEST CORNER OF LOT 9, BLOCK 7 OF SAID PARTIAL REPLAT OF OAKBROOK ESTATES SECTION SIX, SAID POINT ALSO BEING AN INTERIOR CORNER ON THE NORTHEASTERLY LINE OF SAID 45.5143 ACRE TRACT AND LYING IN THE NORTH LINE OF A EXCON MOBIL PIPE LINE EASEMENT;

THENCE NORTH 74°28'57" EAST, (BEARING BASIS) ALONG THE SOUTH LINE OF SAID BLOCK 7, A DISTANCE OF 256.48 FEET TO A 5/8-INCH IRON ROD WITH A PLASTIC CAP STAMPED "COBB FENDLEY & ASSOCIATES" SET FOR AN ANGLE POINT IN THE NORTH LINE OF THE HEREIN DESCRIBED TRACT AND SOUTH LINE OF SAID BLOCK 7;

THENCE NORTH 53°59'48" WEST, CONTINUING ALONG SAID SOUTH LINE OF BLOCK 7, A DISTANCE OF 158.65 FEET TO A 5/8-INCH IRON ROD WITH A PLASTIC CAP STAMPED "SURVCON" FOUND FOR THE SOUTHEAST CORNER OF SAID BLOCK 7 AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT LYING IN A NON-TANGENT CURVE TO THE RIGHT OF THE WEST RIGHT-OF-WAY OF GRANDOAK DRIVE (50' WIDTH) AS RECORDED IN SAID PARTIAL REPLAT OF OAKBROOK ESTATES SECTION SIX;

THENCE 71.78 FEET ALONG SAID NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 145°7'22", AND WHOSE CHORD BEARS SOUTH 36°02'07" EAST ~ 71.58 FEET TO A 5/8-INCH IRON ROD WITH A PLASTIC CAP STAMPED "COBB FENDLEY & ASSOCIATES" SET FOR THE END OF CURVE AND THE NORTHERLY CORNER OF RESTRICTED RESERVE "A" AND BLOCK 4 OF SAID PARTIAL REPLAT OF OAKBROOK ESTATES SECTION SIX;

THENCE SOUTH 51°38'54" WEST, ALONG THE NORTH LINE OF SAID RESTRICTED "A", A DISTANCE OF 78.57 FEET TO A 5/8-INCH IRON ROD WITH A PLASTIC CAP STAMPED "SURVCON" FOUND FOR THE NORTHWEST CORNER OF SAID RESTRICTED RESERVE "A" AND AN ANGLE POINT IN THE EAST LINE OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 19°51'34" EAST, ALONG THE WEST LINE OF SAID RESTRICTED RESERVE "A" AND AN LOT 1, BLOCK 4, A DISTANCE OF 139.59 FEET TO A 5/8-INCH IRON ROD WITH A PLASTIC CAP STAMPED "SURVCON" FOUND FOR THE SOUTHWEST CORNER OF SAID BLOCK 4 AND AN ANGLE POINT IN THE EAST LINE OF THE HEREIN DESCRIBED TRACT, SAID POINT LYING A NON TANGENT CURVE TO THE LEFT OF THE NORTH RIGHT-OF-WAY OF GLENOAK DRIVE (50' WIDTH) AS RECORDED IN SAID PARTIAL REPLAT OF OAKBROOK ESTATES SECTION SIX;

THENCE 31.53 FEET ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 05°33'33", AND WHOSE CHORD BEARS SOUTH 67°53'20" WEST ~ 31.52 FEET TO A 5/8-INCH IRON ROD WITH A PLASTIC CAP STAMPED "SURVCON" FOUND FOR THE END OF CURVE AND AN ANGLE POINT IN THE EAST LINE OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 25°13'37" EAST, ALONG THE WEST LINE OF SAID PARTIAL REPLAT OF OAKBROOK ESTATES SECTION SIX, A DISTANCE OF 163.19 FEET TO A 5/8-INCH IRON ROD WITH A PLASTIC CAP STAMPED "SURVCON" FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 1 AND ALSO BEING AN ANGLE POINT IN THE EAST LINE OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 65°49'58" WEST, ALONG THE NORTH LINE OF LOT 2 OF SAID BLOCK 3, A DISTANCE OF 29.61 FEET TO A 5/8-INCH IRON ROD WITH A PLASTIC CAP STAMPED "SURVCON" FOUND FOR THE NORTHWEST CORNER OF SAID LOT 2 AND AN ANGLE POINT IN THE EAST LINE OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 29°02'35" EAST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 84.47 FEET TO A 5/8-INCH IRON ROD WITH A PLASTIC CAP STAMPED "SURVCON" FOUND FOR SOUTHWEST CORNER OF SAID LOT 2 AND AN ANGLE POINT IN THE EAST LINE OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 41°02'41" EAST, ALONG THE WEST LINE OF LOT 3 OF SAID BLOCK 3, A DISTANCE OF 79.35 FEET TO A 5/8-INCH IRON ROD WITH A PLASTIC CAP STAMPED "SURVCON" FOUND FOR THE SOUTH CORNER OF SAID LOT 3 AND AN ANGLE POINT IN THE EAST LINE OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 45°08'21" EAST, ALONG THE WEST LINE OF LOT 4 OF SAID BLOCK 3, A DISTANCE OF 73.57 FEET TO A 5/8-INCH IRON ROD WITH A PLASTIC CAP STAMPED "SURVCON" FOUND FOR THE SOUTH CORNER OF SAID LOT 4 AND AN ANGLE POINT IN THE EAST LINE OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 45°15'15" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 4, A DISTANCE OF 109.93 FEET TO A 5/8-INCH IRON ROD WITH A PLASTIC CAP STAMPED "SURVCON" FOUND FOR THE EAST CORNER OF SAID LOT 4 AND LYING IN THE SOUTHWEST RIGHT-OF-WAY OF GRANDOAK DRIVE (50' WIDTH);

THENCE SOUTH 45°06'06" EAST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 111.64 FEET TO A 5/8-INCH IRON ROD WITH A PLASTIC CAP STAMPED "SURVCON" FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT AND BEING THE WEST INTERSECTION OF SAID GRANDOAK DRIVE AND PENNYOAK DRIVE (50' WIDTH);

THENCE 39.37 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°14'26", AND WHOSE CHORD BEARS SOUTH 00°04'27" WEST ~ 35.43 FEET TO A 5/8-INCH IRON ROD WITH A PLASTIC CAP STAMPED "SURVCON" FOUND FOR THE END OF CURVE;

THENCE SOUTH 45°07'40" EAST, CONTINUING ALONG THE WESTERLY LINE OF SAID PARTIAL REPLAT OF OAKBROOK ESTATES SECTION SIX, A DISTANCE OF 50.00 FEET TO A 5/8-INCH IRON ROD WITH A PLASTIC CAP STAMPED "SURVCON" FOUND FOR AN ANGLE POINT IN THE EAST LINE OF THE HEREIN DESCRIBED TRACT, SAID POINT LYING IN THE SOUTH RIGHT-OF-WAY OF SAID PENNYOAK DRIVE;

THENCE NORTH 44°49'56" EAST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 5.76 FEET TO A 5/8-INCH IRON ROD WITH A PLASTIC CAP STAMPED "SURVCON" FOUND FOR THE NORTHWESTERLY CORNER OF RESTRICTED RESERVE "C" OF SAID PARTIAL REPLAT OF OAKBROOK ESTATES SECTION SIX;

THENCE SOUTH 45°00'26" EAST, ALONG THE WEST LINE OF SAID RESTRICTED RESERVE "C", A DISTANCE OF 111.96 FEET TO A 5/8-INCH IRON ROD WITH A PLASTIC CAP STAMPED "SURVCON" FOUND FOR AN ANGLE POINT IN THE EAST LINE OF THE HEREIN DESCRIBED TRACT;

THENCE THE FOLLOWING COURSES AND DISTANCES ALONG THE NORTHERLY LINE OF SAID RESTRICTED RESERVE "C":

SOUTH 44°55'02" WEST, A DISTANCE OF 64.96 FEET TO A 5/8-INCH IRON ROD WITH A PLASTIC CAP STAMPED "SURVCON" FOUND FOR AN ANGLE POINT;

SOUTH 44°20'13" WEST, A DISTANCE OF 65.00 FEET TO A 5/8-INCH IRON ROD WITH A PLASTIC CAP STAMPED "SURVCON" FOUND FOR AN ANGLE POINT;

SOUTH 44°12'7" WEST, A DISTANCE OF 195.07 FEET TO A 5/8-INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

SOUTH 45°07'20" EAST, A DISTANCE OF 72.17 FEET TO A 5/8-INCH IRON ROD WITH A PLASTIC CAP STAMPED "SURVCON" FOUND FOR THE SOUTHWEST CORNER OF SAID RESTRICTED RESERVE "C" AND LYING IN A NON-TANGENT CURVE TO THE LEFT OF THE NORTH RIGHT-OF-WAY OF A CALLED 4.871 ACRE TRACT CONVEYED TO BRAZORIA COUNTY DRAINAGE DISTRICT NO. 4 AS RECORDED UNDER FILE NO. 2004031248 OF THE B.C.D.R. DATED MAY 5, 2004;

THENCE 166.27 FEET ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 345.00 FEET, A CENTRAL ANGLE OF 27°36'48", AND WHOSE CHORD BEARS SOUTH 58°48'35" WEST ~ 164.67 FEET TO A 5/8-INCH IRON ROD WITH A PLASTIC CAP STAMPED "COBB FENDLEY & ASSOCIATES" SET FOR THE END OF CURVE;

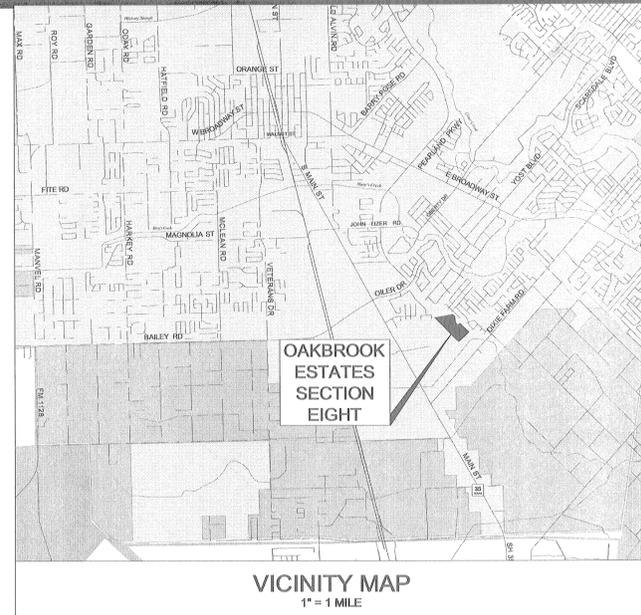
THENCE SOUTH 45°00'11" WEST, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 225.96 FEET TO A 5/8-INCH IRON ROD WITH A PLASTIC CAP STAMPED "COBB FENDLEY & ASSOCIATES" SET FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT AND LYING IN THE NORTHEASTERLY LINE OF A CALLED 10 ACRE TRACT CONVEYED TO QUINTON JAMISON AS RECORDED UNDER VOLUME 651, PAGE 617 OF THE B.C.D.R.;

THENCE NORTH 45°00'32" WEST, ALONG SAID COMMON SURVEY LINE AND THE AFORESAID 45.5143 ACRE TRACT, A DISTANCE OF 1338.28 FEET TO A 5/8-INCH IRON ROD WITH A PLASTIC CAP STAMPED "COBB FENDLEY & ASSOCIATES" SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 74°28'57" EAST, OVER AND ACROSS SAID 45.5143 ACRE TRACT, A DISTANCE OF 607.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.5112 ACRES (806,350 SQ. FT.) OF LAND MORE OR LESS.

GENERAL NOTES:

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF PEARLAND.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY AMERIPONT TITLE, G.F. NO. 07-33258DD, EFFECTIVE DATE: MARCH 27, 2011.
- ALL BEARINGS REFERENCES ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
- ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS, AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION, OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF PEARLAND OR BRAZORIA COUNTY.
- FIVE-EIGHTHS INCH (5/8") IRON RODS THREE FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES, OR OTHER FACILITIES LOCATED WITHIN THE EASEMENTS. THE RESPONSIBILITY OF SECURING APPROVAL FROM PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.
- THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF EITHER 12 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET, OR 12 INCHES ABOVE THE 100 YEAR FLOOD PLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOOD PLAIN.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND/OR BRAZORIA DRAINAGE DISTRICT #4.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTHS AND OFFSETS FROM AN INTERSECTION AND ANY EXISTING DRIVEWAY OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PEARLAND ENGINEERING DESIGN CRITERIA MANUAL AND UNIFIED DEVELOPMENT CODE.
- A WOOD FENCE WITH BRICK COLUMNS SPACED EVERY 100 FEET IS PROPOSED ALONG RESTRICTED RESERVE 'D'.
- ALL SIDE LOT LINES ARE THE CENTERLINE OF 6' DRAINAGE EASEMENT TO EACH ADJACENT LOT.
- B.C.M.R. INDICATES BRAZORIA COUNTY MAP RECORDS.
- B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS.
- THE RADIUS ON ALL BLOCK CORNERS IS 25 FEET UNLESS OTHERWISE NOTED.
- ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE SHOWN OR INDICATED.
- ALL STREETS RIGHT-OF-WAYS ARE 50 FEET UNLESS OTHERWISE NOTED.
- PERMANENT STRUCTURES, INCLUDING FENCES, SHALL NOT BE ERCTED IN OR ACROSS ANY DRAINAGE EASEMENT THAT WILL INHIBIT THE FREE FLOW OF WATER IN DITCHES OR ACCESS TO THE EASEMENT BY DRAINAGE CREWS OR EQUIPMENT.
- DRAINAGE EASEMENTS MAY BE USED BY ANY GOVERNMENT BODY FOR THE PURPOSE OF DRAINAGE WORK.
- P.O.B. INDICATED POINT OF BEGINNING, BEING THE SOUTHWEST CORNER OF LOT 9, BLOCK 7 OF THE PARTIAL REPLAT OF OAKBROOK ESTATES SECTION SIX, A SUBDIVISION RECORDED UNDER FILE NO. 2007004022 OF THE BRAZORIA COUNTY MAP RECORDS.
- B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS.
- F.M.E. INDICATES FORCE MAIN EASEMENT.
- 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.
- LAND IS ZONED (PUD) AT THE TIME OF PLATTING.
- BASIS OF BEARINGS IS CALLED BEARINGS IN DEEDS TO OAKBROOK ESTATES, LTD., RECORD UNDER B.C.C.F. NO. 98-032833, 99-055675, AND 2002-000635.
- CORNER LOTS ARE NOT TO HAVE SIDE ACCESS.
- SIDE LOT LINES ARE THE CENTERLINES OF A SIX-FOOT DRAINAGE EASEMENT TO EACH ADJACENT LOT.
- COORDINATES SHOWN ARE TEXAS STATE PLANE GRID COORDINATES, NAD83, SOUTH CENTRAL ZONE. TO CONVERT TO SURFACE VALUES DIVIDE EACH COORDINATE BY A COMBINED AVERAGE SCALE FACTOR OF 0.999871327.
- SIDEWALK WILL BE PROVIDED (SIX-FOOT WIDE FOR THOROUGHFARES AND COLLECTORS AND FOUR FOOT WIDE FOR MINOR STREETS) AT THE TIME OF DEVELOPMENT FOR ALL STREETS.
- THERE ARE 7 STREETLIGHTS ON THIS PLAT.



BLOCK 1 LOT AREA SUMMARY	
LOT #	AREA (ft ²)
1	8106.62
2	7720.64
3	7893.21
4	7893.21
5	7893.21
6	7893.21
7	7898.38
8	7215.00
9	7040.46
10	14276.14
11	16823.74
12	7423.91
13	7386.90
14	7337.69
15	7293.28
16	7283.86

BLOCK 2 LOT AREA SUMMARY	
LOT #	AREA (ft ²)
1	8212.42
2	7975.57
3	9108.96
4	7790.55
5	7150.00
6	7150.00
7	7150.00
8	7895.87
9	13668.09
10	11199.85

BLOCK 3 LOT AREA SUMMARY	
LOT #	AREA (ft ²)
1	8048.29
2	8158.88
3	8148.18
4	8137.47
5	7989.87

PRELIMINARY PLAT OF OAKBROOK ESTATES SECTION EIGHT

A SUBDIVISION OF 18.5112 ACRES
IN THE W.D.C. HALL LEAGUE, ABSTRACT NO. 70
BRAZORIA COUNTY MUD 17
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS
31 LOTS, 6 RESERVES (10.462 AC.), 3 BLOCKS
SCALE: 1"=60' MAY 2011

OWNER:
OAKBROOK ESTATES, LTD.,
GREATMARK INTERNATIONAL, INC., GENERAL PARTNER
CLINTON F. WONG, PRESIDENT
7676 WOODWAY, SUITE 238
HOUSTON, TEXAS 77063
713-784-6102

CobbFendley
Texas Registration No. 274
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
713.462.3242 | fax 713.462.3262
www.cobbfendley.com
BILL ODLE, P.E.

SHEET 2 OF 2

P&Z Agenda Item

**DISCUSSION
ITEMS**

City of Pearland
Planning & Zoning Commission
2011 Priorities
March 7, 2010

Work Teams:

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

Neil West, Henry Fuertes, Evan Duvall, Lata Krishnarao

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

Richard Golden, Henry Fuertes, Ian Clowes, Lata Krishnarao

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

Darrell Diggs, Jerry Koza, Ian Clowes, Lata Krishnarao

4. Develop a plan to address:
 - a. Transportation
 - b. Mass Transit
 - c. Connectivity (pedestrian access/ mobility)

Susan Sherrouse, Richard Golden, Harold Ellis, Lata Krishnarao

5. Update Land Use Matrix. Done

6. Update Comprehensive Plan.

Susan Sherrouse, Henry Fuertes, Evan DuVall, Lata Krishnarao

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

Neil West, Darrell Diggs, Harold Ellis, Lata Krishnarao

Possible Annexation Plan Schedule

Area 5

Updated March 31, 2011

<u>Action</u>	<u>Target Date</u>	<u>Statutory Requirement</u>	<u>Actual</u>	<u>Send By</u>
Council Direction to Prepare Service Plan	February 14, 2011	Prior to Advertisement of 1st hearing		
Notify Justice Dept.	Thursday, March 24, 2010	90 Days before adoption	24 Days	
Notify property owners, utilities, service providers, and railroads of Annexation PH	Monday, March 10, 2011	Before 30 days before the first Public Hearing	39 Days	
Notify Schools of Annexation PH	Wednesday, March 10, 2011	30 Days Prior to First Public Hearing	39 Days	
Send legals to the newspaper	Thursday, March 24, 2011			
Advertise Annexation First Public Hearing and post to web site	Wednesday, March 30, 2011	11-20 Days Prior to First Public Hearing	18 Days	
Send agenda request and report to Young for Annexation	Thursday, April 7, 2011	10 Days prior to Public Hearing	11 Days	
Annexation First Public Hearing	Monday, April 18, 2011	21-40 Days Before the First Reading of the Ordinance	35 Days	
Advertise 2 nd Annexation Public Hearing	Wednesday, April 13, 2011	11-20 Days Prior to Second Public Hearing	19 Days	
Annexation 2 nd Public Hearing	May 2, 2011 (2 weeks after the first hearing)	21-40 Days Before the First Reading of the Ordinance	21 Days	

First Reading of the Annexation Ordinance	Monday, May 23, 2011	Within 90 days after the first Public Hearing of the ordinance	34 Days	
Second Reading and Adoption of the Annexation Ordinance	Monday, June 6, 2011		7 Days	
Notify Justice Department Post annexation list	Monday, June 13, 2011	Within 90 Days of adoption		

Zoning Update - January 2011 - June 2011

Zone Changes

Appl No	Property Owner, Applicant	Address or Location of Property	JPH	P & Z Meeting	P & Z Action	Current Zoning	Proposed Zoning	City Council Status
2010-09Z	Denbury Onshore LLC/Laverne Lang	Hwy 35 S, 11.8 Acres, b/t Hastings Cannon/Field	1/17/2010	1/17/2010	Changed to ZBA case	M-1	M-2	n/a
2010-10Z	Denbury Onshore LLC/Thomas Thornton	Hwy 35 S, 9.6 Acres, 600' South of Oliver Rd	1/17/2010	1/17/2010	Changed to ZBA case	M-1	M-2	n/a
2010-11Z	Denbury Onshore LLC/Gann Scrivner Living Trust	Hwy 35S, 10 acres, b/t N and S Hastings Field Rd	1/17/2010	1/17/2010	Changed to ZBA case	M-1	M-2	n/a
2011-01Z	Alexander, Clear Brook City MUD, Sue Morrison	North of proposed Hughes Rd and E of Clear Creek	1/17/2010	1/17/2010	Approval	R-E	R-1	Approved
2011-02Z	Kerry Gilbert & Associates	522.62 acres South of Broadway and West of Kirby	3/21/2011	3/21/2011	Approval	PD	PD	Approved
2011-03Z	Burt Chrisman	2801 John Lizer	3/21/2011	3/21/2011	Approval	NS	R-2	Approved
2011-04Z	Beeman Strong for Settegast Family, Lyle Henkle for HEB	Northwest corner of Broadway/Pearland Pkwy	4/18/2011	4/18/2011	Denial	PD	GB	in process
2011-05Z	Beeman Strong for Settegast Family	~700' North of NW Corner of Broadway/Pearland	4/18/2011	4/18/2011	Denial	PD	R2	in process

CUP's

Appl No	Property Owner, Applicant	Proposed Use	Address or Location of Property	JPH	P & Z Meeting	P & Z Action	Current Zoning	City Council Status
CUP 2010-12	Denbury Onshore, LLC/Laverne Lang	Petroleum product extract	Hwy 35 S, 11.8 Acres, b/t Hastings Ca	1/17/2010	1/17/2010	Withdrawn	M-1	Withdrawn
CUP 2010-14	Denbury Onshore LLC/Thomas Thornton	Petroleum product extract	Hwy 35 S, 9.6 Acres, 600' South of Oli	1/17/2010	1/17/2010	Withdrawn	M-1	Withdrawn
CUP 2010-15	Denbury Onshore LLC/Gann/Scrivner Living Trust	Petroleum product extract	Hwy 35 S, 10 Acres, b/t N and S Hasti	1/17/2010	1/17/2010	Withdrawn	M-1	Withdrawn
CUP 2011-01	Allan Mueller/The Carden-Jackson School	Institution of /Educational/Philanthropic Nature	3801 Liberty	1/17/2010	1/17/2010	Approval	R-2	Approved
CUP 2011-02	Hope Church Presbyterian/Gentry McColm	Church	Hughes Ranch Rd/Linda Ln.	na	na	on hold	R-E	n/a
CUP 2011-03	Barnett Drywall/Alan Haggard c/o Sprint/Nextel	Cellular antenna co-location	1417 E. Broadway	3/21/2011	3/21/2011	Approval	GC	Approved
CUP 2011-04	Rev. B. V. Barnett/same	Consignment Store	4904 W. Walnut	3/21/2011	3/21/2011	Approval	OP	Denied
CUP 2011-05	Airgas Speciality Gases	Bulk Petroleum Storage	4344 S. Main Street	3/21/2011	3/21/2011	Approval	NS	Approved
CUP 2011-06	Guru Om Sai, LLC/Sudershan Jambulapati	Restaurant	7902/7904 Broadway	4/18/2011	4/18/2011	Approval	NS	Approved

**ADJOURN
MEETING**