

**AGENDA – WORKSHOP OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, FEBRUARY 3, 2014, AT 6:00 P.M., COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**I. CALL TO ORDER**

**II. PURPOSE OF THE WORKSHOP**

**A. COMMISSION INPUT AND DISCUSSION:** The City of Pearland is proposing amendments to the Thoroughfare Plan which will have the effect of updating classifications of roadways based on developments that have occurred and realigning various roadways within the City. PRESENTATION BY ANDREA BROUGHTON, CITY ENGINEER.

**III. ADJOURNMENT**

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

I, Debbie Cody, Office Assistant 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 31<sup>st</sup> day of January, 2014, A.D., at 5:30 p.m.

\_\_\_\_\_  
Debbie Cody, Office Assistant

Agenda removed \_\_\_\_\_ day of February 2014.



City of Pearland

Reviewed by:

Lata Krishnarao

Date Reviewed:

1/29/2014

## P&Z AGENDA REQUEST

**TO:** Planning & Zoning Commission  
**REQUESTOR:** Andrea Broughton, City Engineer  
**DATE:** February 3, 2014  
**AGENDA ITEM SUBJECT:** Amendment to Thoroughfare Plan

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Old Business     New Business     Discussion Item     Workshop

**SUMMARY:** A Thoroughfare Plan is a transportation planning tool that identifies and classifies thoroughfares in the City that will support the City's development goals and mobility along with connectivity throughout the City. It is instrumental in identifying, and prioritizing projects for 5-Year Capital Improvement Projects (CIP). The City of Pearland's objective is to amend the Thoroughfare Plan every three (3) to four (4) years, based on development activity, land use studies, environmental issues, etc. The City of Pearland is proposing amendments to the Thoroughfare Plan which will have the effect of updating classifications of roadways based on developments that have occurred and realigning various roadways within the City. Specifically, the proposed amendment will include the following changes to the Thoroughfare Plan:

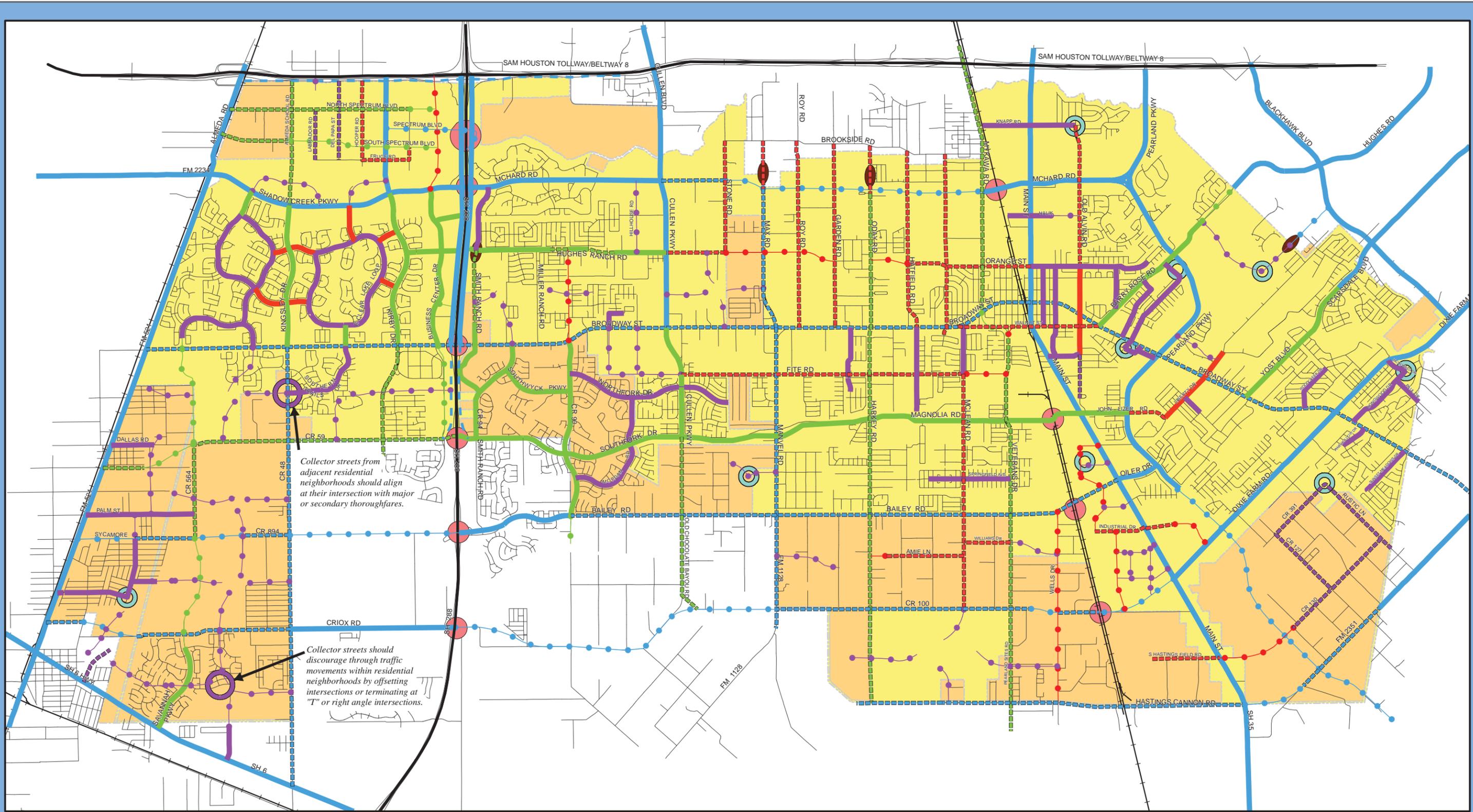
1. Prior to development, minor collectors show general connectivity. After development, the exact layout of the street is identified. The proposed amendment will show the exact alignment and layout of minor collectors. An example of these amendments include minor collectors in recently developed residential areas such as Shadow Creek Ranch and Southern Trails.
2. The Thoroughfare Plan currently identifies streets which connect through existing developments. The proposed amendment will remove these prohibited connections. An example of this amendment is the removal of the major collector shown on the existing Thoroughfare Plan off of Cullen Parkway to the east just north of the Public Safety Building. This major collector is shown on top of an existing cemetery.

3. There are currently existing roadways identified on the Thoroughfare Plan as roadways “to be widened.” As a result of development and CIP’s, these roadways have been reconstructed and sufficient right-of-way has been acquired. The proposed amendment will change the classification from “to be widened” to “sufficient width.” Some examples of these amendments include the following CIP projects:
  - Walnut Street from Veterans Dr to SH35;
  - Business Center Drive from CR 59 towards Broadway to the north; and
  - Orange Street from Hatfield Road to SH35.
4. As a result of various alignment studies, Pearland Parkway (Dixie Farm Road to FM 2351) and Dixie Farm Road (Veterans Street to SH-35), have been realigned. The proposed amendment will show the realignment.
5. As a result of various alignment studies, Max Road and McHard Road have been realigned. The proposed amendment will show the realignment.

**STAFF RECOMMENDATION:** Staff recommends approval of the amendments to the Thoroughfare Plan, as proposed.

**SUPPORTING DOCUMENTS**

- Existing Thoroughfare Plan
- Proposed Thoroughfare Plan (to be provided by Engineering)



# CITY OF PEARLAND THOROUGHFARE PLAN

Plan Approved: 25 AUG 2008

### 120' Minimum ROW

- Major Thoroughfares - Sufficient Width
- - - Major Thoroughfares - To Be Widened
- · - · - Major Thoroughfares - To Be Acquired
- · - · - Major Thoroughfares - Proposed Frontage Road
- Freeway

### 100' Minimum ROW

- Secondary Thoroughfares - Sufficient Width
- - - Secondary Thoroughfares - To Be Widened
- · - · - Secondary Thoroughfares - To Be Acquired

### 80' Minimum ROW

- Major Collector Streets - Sufficient Width
- - - Major Collector Streets - To Be Widened
- · - · - Major Collector Streets - To Be Acquired

### 60' Minimum ROW

- Minor Collector Streets - Sufficient Width
- - - Minor Collector Streets - To Be Widened
- · - · - Minor Collector Streets - To Be Acquired

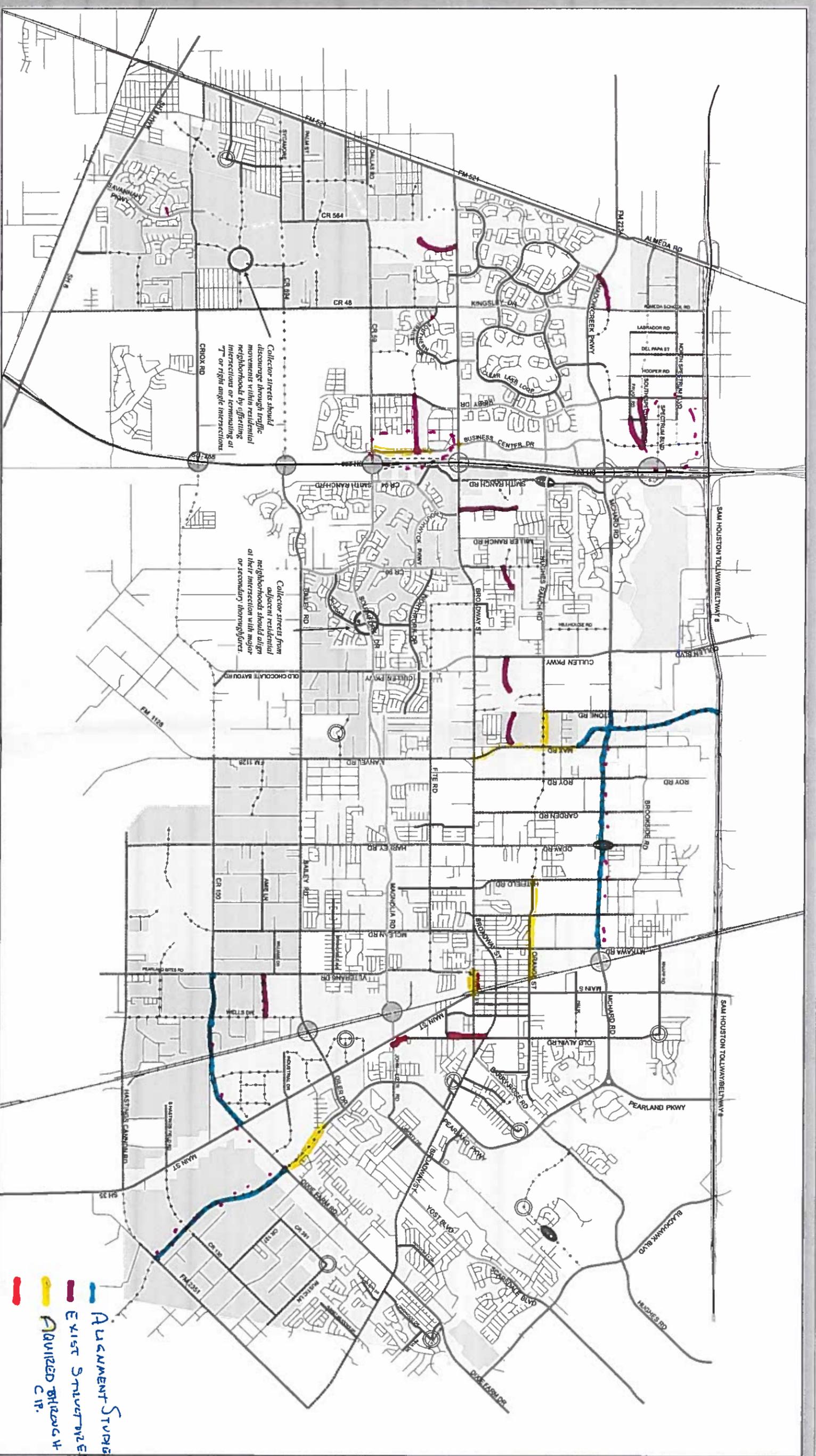
- Proposed Grade Separation
- 15:1 R.O.W. Transition
- Collector Streets
- Street intersect at a right angle as part of a T or 4-way intersection
- City Limits
- ETJ



1:63,360 or 1 inch = 1 miles



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.  
MAP PREPARED: MAR 2013  
CITY OF PEARLAND GIS DEPARTMENT



# CITY OF PEARLAND THOROUGHFARE PLAN

- DRAFT -

**120' Minimum ROW**

- Major Thoroughfares - Sufficient Width
- Major Thoroughfares - To Be Widened
- Major Thoroughfares - To Be Acquired
- Major Thoroughfares - Proposed Frontage Road
- Freeway

**100' Minimum ROW**

- Secondary Thoroughfares - Sufficient Width
- Secondary Thoroughfares - To Be Widened
- Secondary Thoroughfares - To Be Acquired

**80' Minimum ROW**

- Major Collector Streets - Sufficient Width
- Major Collector Streets - To Be Widened
- Major Collector Streets - To Be Acquired

**60' Minimum ROW**

- Minor Collector Streets - Sufficient Width
- Minor Collector Streets - To Be Widened
- Minor Collector Streets - To Be Acquired

**Grade Separation**

- 15:1 F.O.W. Transition
- Collector Street Noise
- Sheet Intersect at a right angle as part of a T or 4-way intersection
- City Limits
- ETJ



131,680 or 1 inch = 0.5 miles

0 0.5 1 2 Miles

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MAP PREPARED JUN 2011  
CITY OF PEARLAND GIS DEPARTMENT

Collector streets should discourage through traffic movements within residential neighborhoods by effecting intersections or terminating at T or right angle intersections.

Collector streets from adjacent residential neighborhoods should align at their intersection with major or secondary thoroughfares.

Argument Streets  
EXIST STRUCTURES  
ADJACENT STRUCTURE CIP