MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON MONDAY, JUNE 7, 1999, AT 7:45 P.M., IN THE SECOND FLOOR CONFERENCE ROOM OF THE CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

The meeting was called to order with the following present:

Chairperson	Mary Starr
Vice-Chairman	Tommy L. Scott
Commissioner	Emil Beltz
Commissioner	Chris Cookson
City Engineer	John Hargrove
Director of Planning & Community Development	Dennis Smith
Planning & Zoning Secretary	Jennifer Mattingly

Commissioner Donald Glenn was absent, and Commissioner Todd Iocco arrived at 7:55 p.m.

II. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION – Final Plat of Discount Tire – Pearland, being 1.526 acres out of Thomas J. Green Survey, A-198, Pearland, Brazoria County, Texas.

City Engineer John Hargrove stated that staff recommends approval as presented.

Vice-Chairman Scott made a motion to approve the final plat of Discount Tire as presented, and Commissioner Cookson seconded the motion.

Motion passed 4 to 0.

B. CONSIDERATION AND POSSIBLE ACTION - Final Plat of Silverlake Commercial Park Phase VI, a subdivision of 10.01 acres of land out of the R.B. Lyle Survey, Abstract No. 359, Brazoria County, Texas.

City Engineer Hargrove stated that staff recommends approval as presented with a note to the engineer that there are no signatures from the Brazoria County Drainage District. Cathy Mitchell from Jones and Carter stated that she could have that signature block removed, and Mr. Hargrove agreed that this would be acceptable.

Commissioner Beltz made a motion to approve the final plat of Silverlake Commercial Park Phase VI with the note that the Brazoria County Drainage District signature block will be removed, and Vice-Chairman Scott seconded the motion.

Motion passed 4 to 0.

C. CONSIDERATION AND POSSIBLE ACTION – Final Plat of Villages of Edgewater Estates Section 4, 15.0080 acres out of the H.T. & B. R.R. Co. Survey, A-309.
Variance Request:
1. Use of a 20-foot front building line on cul-de-sac and thumbnail lots.

Commissioner Todd Iocco arrived.

City Engineer Hargrove stated that staff recommends approval as presented.

Vice-Chairman Scott made a motion to approve the final plat of Villages of Edgewater Estates Section 4 with the variance requested, and Commissioner Beltz seconded the motion.

Motion passed 5 to 0.

D. CONSIDERATION AND POSSIBLE ACTION – Preliminary Plat of Sunrise Lakes Section Two, 26.7570 acres of land within the H.T.&B R.R. Co. Survey, Abstract 304, in the City of Pearland, Brazoria County, Texas.
Variance Request:
1. Use of a 20-foot front building line on the cul-de-sac and thumbnail lots.

City Engineer Hargrove stated that staff requests plans for the construction of Hooks Road between the north and south property lines of the segment that Summer Breeze goes through. He then stated that there would be approximately 494.91 feet of Hooks Rd. He stated that staff recommends approval as presented with a note to the developer that before the final plat is approved, they need to have an agreement with the City regarding the construction of Hooks Rd.

Vice-Chairman Scott questioned the connection of Hooks Road. Mr. Hargrove explained that there is currently a dirt track and there is going to be Sunrise Lakes on both sides of the track and the City does not want to be responsible for the construction of Hooks Road that will connect the two sections.

Vice-Chairman Scott made a motion to approve the preliminary plat of Sunrise Lakes Section Two with the request from the City Engineer for the developer to provide construction plans for Hooks Road, Commissioner Beltz seconded the motion.

Motion passed 5 to 0.

E. CONSIDERATION AND POSSIBLE ACTION – Preliminary Plat of Lowe's Home Center, Pearland, a subdivision of 17.9950 acres out of the Thomas J. Green Survey, Abstract 198, Pearland, Brazoria County, Texas.

City Engineer Hargrove stated that staff recommends approval as presented.

Commissioner Beltz made a motion to approve the preliminary plat of Lowe's Home Center, and Commissioner Iocco seconded the motion.

Motion passed 4 to 0 (1 abstention).

F. CONSIDERATION AND POSSIBLE ACTION – Preliminary Plat of Park Village Estates, a subdivision plat of 80.00 acres of land out of H.T.&B. R.R. Co. Survey, A-509, City of Pearland, Texas.
Variance Request:
1. Use of a 20-foot front building line on the cul-de-sac and thumbnail lots.

City Engineer Hargrove stated that the restricted Reserve C now belongs to the City of Pearland. Mr. Hargrove then stated that staff recommends approval as presented with the note that the developer needs to come to an agreement with the city regarding the construction of Lee Lane connecting Spring Branch and Caprock Drive.

Vice-Chairman Scott questioned whether or not the R.O.W. on McLean has been deeded and Mr. Hargrove responded that it has been.

Vice-Chairman Scott made a motion to approve the preliminary plat of Park Village Estates with the variance and with the request from the City Engineer for an agreement regarding the construction of Lee Lane, and Commissioner Iocco seconded the motion.

Motion passed 5 to 0.

G. CONSIERATION AND POSSIBLE ACTION – Zone Change App. No. 655

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to Light Industrial District (M-1) on the following described properties, to wit:

Legal Description:	**Lot M, Westgate Park Subdivision, HT&B R.R. Co. survey, A-243, according to the plat records of Brazoria co., TX (2629 Westgate)**
Owner:	**Orlen W. & Michael O'Day** **P.O. Box 149** **Pearland, TX 77581**

Director of Planning & Community Development Dennis Smith explained that this application was previously denied and the owner has requested that Planning and Zoning reconsider due to the fact that there were two other properties zoned M-1 that were not shown on the map.

Planning & Zoning Commissioners questioned which properties were zoned M-1.

Commissioner Beltz stated that he would like to see the minutes for when lot B was zoned M-1.

Mr. Smith stated that he would provide the Commissioner's with the minutes in question. He then offered to investigate the surrounding areas of the property requesting the zone change.

Senior Projects Manager Alan Mueller questioned whether or not this application would have to go in front of a Joint Public Hearing before the Planning & Zoning Commissioners could reconsider. He then stated that he would have to discuss this matter with the City Attorney.

Mr. Mueller stated that a map needs to be provided showing the updated zoning on all lots for the Commissioners.

Commissioner Iocco made a motion to table Zone Change Application No. 655, and Vice-Chairman Scott seconded the motion.

Motion passed 5 to 0.

H. CONSIDERATION AND POSSIBLE ACTION – Recommendation to City Manager of 5-year Capital Improvement Plan.

Senior Projects Manager Alan Mueller explained that the City Charter specifies that the Planning Commission is annually supposed to recommend a Capital Improvement Program to the City Manager. He stated that the hand out is what the staff has put together based on discussions that took place with City Council in the fall. He then explained that last year there were twice the amount of projects and the reason for this is because they were in a far right column for "future" use with no funding attached to them; meaning, that something needed to be done one day. He stated that Council would like to program $15,000,000 over the next three years for traditional capital improvements based on their priorities. He then asked if they had any comments, suggestions, revisions, additions, or deletions.

Chairperson Mary Starr asked about grant money and Mr. Mueller explained that the projects listed with the asterisks behind them (1,2,3,7, and 9) are generally 80% funded by Texas Department of Transportation. Chairperson Starr then asked about number 6 (Pearland Parkway-McHard to Beltway 8), and Mr. Mueller explained that this was the loop demonstration project, and stated that they did request 80% funding and only actually received 70%.

Commissioner Beltz requested that there be some sort of funding for the Scarsdale project, and then he made a motion to forward the 5-year Capital Improvement Plan to City Council, and Vice Chairman Scott seconded the motion.

Motion passed 5 to 0.

III. ADJOURNMENT

The meeting adjourned at 8:45 P.M.

Minutes respectfully submitted by: Jennifer Mattingly

Jennifer Mattingly, Planning & Zoning Secretary

Minutes approved as submitted and/or corrected this 22nd day of July, A.D., 1999

Mary Starr

Mary Starr, Planning & Zoning Chairperson

Memo

To: Planning and Zoning Commission
From: Alan Mueller
Date: May 24, 1999
Subject: Annual Capital Improvements Plan
June 7, 1999, Planning and Zoning Commission Meeting

Section 7.01.d.6 of the City Charter requires the Commission to annually submit a list of recommendations to the City Manager of desirable capital improvements for the forthcoming five years. Attached is the proposed Capital Improvements Program (CIP) that has been updated from last year's approved projects. This CIP is based on City Council priorities that were established in December 1998.

Upon your discussion and action, this list with any suggested changes will be forwarded to the City Manager for consideration in the Fiscal Year 2000 budget.

I will be available at the June 7 meeting to discuss the CIP and answer questions.

CITY OF PEARLAND
FY 1999-2000

CAPITAL IMPROVEMENTS PROGRAM
1997, 1997A, 1999, 2000, and 2001 Certificates of Obligation

	TRANSPORTATION PROJECTS	TOTAL ALLOCATION	ESTIMATE 1998-99	BUDGET 1999-00	PROJECTION 2000-01	PROJECTION 2001-02	PROJECTION 2002-03	PROJECTION 2003-04
1	Dixie Farm Road (20%) *	3,500,000	140,000	500,000	500,000	2,360,000		
2	Mykawa-McHard to BW 8 (20%) *	1,375,000	10,000	300,000	360,000	705,000		
3	Mykawa/Hickory Slough Bridge (20%) *	450,000	140,000	310,000				
4	Pearland Pkwy-4 Lanes 1000' north of FM 518	505,492	505,492	0				
5	Pearland Pkwy - 1700'	500,000	75,000	425,000				
6	Pearland Pkwy-McHard to BW 8 (Two lanes)	4,000,000	300,000	500,000	2,200,000	1,000,000		
7	McHard - SH 35 to Pearland Parkway - Four lanes (20%) *	1,050,000	250,000	200,000	320,000		280,000	
8	McHard - SH 35 to Pearland Parkway - Temporary two lanes	375,000	0	375,000				
9	Magnolia Overpass (20%) *	2,700,000	100,000	500,000	500,000	1,600,000		
10	ROW Acquisition Studies - 5 Corridors	250,000	100,000	150,000				
11	Pearland Pkwy-Lanes 3/4 Mary's Creek to Oiler	1,002,767	1,002,767	0				
	Subtotal-Transportation	15,708,259	2,623,259	3,260,000	3,880,000	5,665,000	280,000	0

* Funded via TxDOT/HGAC. Percentage and expenses shown are local portion.

	DRAINAGE PROJECTS	TOTAL ALLOCATION	ESTIMATE 1998-99	BUDGET 1999-00	PROJECTION 2000-01	PROJECTION 2001-02	PROJECTION 2002-03	PROJECTION 2003-04
12	Master Drainage Plan	419,000	342,909	76,091				
13	SWEC Intake Structure	250,000	31,839	218,161				
14	Country Club Drive Bridge (69%) *	726,672	150,000	576,672				
15	Town Ditch Drainage Improvements	1,000,000	150,000	850,000				
16	DLS - Truck Haul Road	334,307	334,307	0				
17	DLS - North Pond Intake Structure	6,112	6,112	0				
18	DLS - East Pond Intake Structure and Excavation	2,050,000	105,000	1,945,000				
19	Independence Park Detention Intake	366,284	291,284	75,000				
20	Veterans Road Detention Property	59,239	59,239	0				
	Subtotal-Drainage Improvements	5,211,614	1,470,690	3,740,924	0	0	0	0

* Funded via TxDOT/HGAC. Percentage and expenses shown are local portion. Total cost estimate: $1,055,464.

	FACILITIES PROJECTS	TOTAL ALLOCATION	ESTIMATE 1998-99	BUDGET 1999-00	PROJECTION 2000-01	PROJECTION 2001-02	PROJECTION 2002-03	PROJECTION 2003-04
21	Library Construction/Property	2,550,000	1,930,000	620,000				
22	Library Furniture/Moving	70,000	0	70,000				
23	Service Center Property	400,000	400,000	0				
24	Cullen Service Center	1,500,000	50,000	950,000	500,000			
25	EMS Building Expansion	100,000	0	100,000				
26	Public Safety Training Facility	50,000	50,000	0				
	Subtotal-Facilities	4,670,000	2,430,000	1,740,000	500,000	0	0	0

	PARKS AND RECREATION PROJECTS	TOTAL ALLOCATION	ESTIMATE 1998-99	BUDGET 1999-00	PROJECTION 2000-01	PROJECTION 2001-02	PROJECTION 2002-03	PROJECTION 2003-04
27	Centennial Park Parking Lot	117,900	117,900	0				
28	Walking Trails	17,100	0	17100				
	Subtotal-Parks and Recreation	135,000	117,900	17,100	0	0	0	0

	MISCELLANEOUS	TOTAL ALLOCATION	ESTIMATE 1998-99	BUDGET 1999-00	PROJECTION 2000-01	PROJECTION 2001-02	PROJECTION 2002-03	PROJECTION 2003-04
29	Standard Construction Specifications	50,000	50,000	0				
30	Administration	75,000	75,000	0				
	Subtotal-Miscellaneous	125,000	125,000	0	0	0	0	0
	Issuance Expenses	243,982	93,982	50,000	50,000	50,000		
	Total Expenses	**26,093,855**	**6,860,831**	**8,808,024**	**4,430,000**	**5,715,000**	**280,000**	**0**

RESOURCES	AMOUNT
1997 Certificates of Obligation	4,902,877
1997A Certificates of Obligation	5,500,000
1999 Certificates of Obligation	5,000,000
2000 Certificates of Obligation	5,000,000
2001 Certificates of Obligation	5,000,000
Interest (through 1/31/99)	812,450
TOTAL	**26,215,327**
Contingency	121,472

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, JUNE 7, 1999 AT 6:30 P.M., IN THE SECOND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION – Final Plat of Discount Tire – Pearland, being 1.526 acres out of Thomas J. Green Survey, A-198, Pearland, Brazoria County, Texas.

B. CONSIDERATION AND POSSIBLE ACTION – Final Plat of Silverlake Commercial Park Phase VI, a subdivision of 10.01 acres of land out of the R.B. Lyle Survey, Abstract No. 359, Brazoria County, Texas.

C. CONSIDERATION AND POSSIBLE ACTION – Final Plat of Villages of Edgewater Estates Section 4, 15.0080 acres out of the H.T. & B. R.R. Co. Survey, A-309.

Variance Request:

1. Use of a 20-foot front building line on cul-de-sac and thumbnail lots.

D. CONSIDERATION AND POSSIBLE ACTION – Preliminary Plat of Sunrise Lakes Section Two, 26.7570 acres of land within the H.T.&B R.R. Co. Survey, Abstract 304, in the city of Pearland, Brazoria County, Texas.

Variance Request:

1. Use of a 20-foot front building line on the cul-de-sac and thumbnail lots.

E. CONSIDERATION AND POSSIBLE ACTION – Preliminary Plat of Lowe's Home Center, Pearland, a subdivision of 17.9950 acres out of the Thomas J. Green Survey, Abstract 198, Pearland, Brazoria County, Texas.

F. CONSIDERATION AND POSSIBLE ACTION – Preliminary Plat of Park Village Estates, a subdivision plat of 80.00 acres of land out of H.T.&B. R.R. Co. Survey, A-509, City of Pearland, Texas.

Variance Request:

1. Use of a 20-foot front building line on the cul-de-sac and thumbnail lots.

G. CONSIERATION AND POSSIBLE ACTION – Zone Change App. No. 655

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to Light Industrial District (M-1) on the following described properties, to wit:

Legal Description: Lot M, Westgate Park Subdivision, HT&B R.R. Co. survey, A-243, according to the plat records of Brazoria co., TX (2629 Westgate)

Owner: Orlen W. & Michael O'Day
P.O. Box 149
Pearland, TX 77581

H. CONSIDERATION AND POSSIBLE ACTION – Recommendation to City Manager of 5-year Capital Improvement Plan.

III. NEXT MEETING DATE: June 14, 1999 @ 6:30 PM (JPH meeting)
June 21, 1999 @ 6:30 PM (Reg. meeting)

IV. ADJOURNMENT

Posted: 4th **Day of** June, **1999 A.D.**

Removed: 9th **Day of** June, **1999 A.D.**