

AGENDA

CITY OF PEARLAND PLANNING & ZONING COMMISSION

April 18, 2016

6:30 p.m.

Daniel Tunstall
P&Z CHAIRPERSON

Thomas Duncan
P&Z VICE-CHAIRPERSON

COMMISSIONERS

Troy Pradia



Derrell Isenberg

Mary Starr

Ginger McFadden

David Selsky

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, MONDAY, APRIL 18, 2016, AT 6:30 P.M., HELD IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. CONSENT AGENDA

All items listed under the “Consent Agenda” are considered to be routine and require little or no deliberation by the P&Z Commission. These items will be enacted / approved by one motion unless a commissioner requests separate action on an item, in which event the item will be removed from the Consent Agenda and considered by separate action (*ix. Matters removed from Consent Agenda*). Approval of the Consent Agenda enacts the items of legislation.

A. CONSIDERATION & POSSIBLE ACTION – APPROVAL OF MINUTES AND EXCUSE OF ABSENCE

**Decision
Date**
4.21.2016

1. Approve the Minutes of the March 28, 2016 and April 4, 2016 P&Z Regular Meeting, held at 6:30 p.m.
2. Excuse the absence of P&Z Commissioners Troy Pradia and David Selsky from the April 4, 2016 P&Z Regular Meeting.

B. CONSIDERATION AND POSSIBLE ACTION – MASTER PLAT OF MIDTOWN AT MAGNOLIA

**Decision
Date**
4.21.2016

A request of Randy Peacock, Miller Survey Group, the applicant; on behalf of Marilyn Louise Bullard, owner; for approval of the Master Plat of Midtown at Magnolia creating 3 lots, on 11.759 acres of land located at the southeast corner of Magnolia Street and Manvel Road.

General Location: Southeast corner of Magnolia Street and Manvel Road.

C. CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF MIDTOWN AT MAGNOLIA

**Decision
Date**
4.21.16

A request of Randy Peacock, Miller Survey Group, the applicant; on behalf of Marilyn Louise Bullard, owner; for approval of the Preliminary Plat of Midtown at Magnolia creating 3 lots, on 11.759 acres of land located at the southeast corner of Magnolia Street and Manvel Road.



General Location: Southeast corner of Magnolia Street and Manvel Road.

D. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF KSTX PEARLAND KROGER

Decision Date
4.21.16

A request of Rene Rodriguez, LJA Engineering, the applicant; on behalf of A. G. Crouch, owner; for approval of the Final Plat of KSTX Pearland Kroger, creating 7 commercial reserves on 27.290 acres of land.

General Location: The south corner of Barry Rose Road and Pearland Parkway

E. CONSIDERATION AND POSSIBLE ACTION – REQUEST TO POSTPONE CONDITIONAL USE APPLICATION NO. 2016-05 288 & Beltway 8

Applicant did not submit revisions by resubmission deadline.

III. MATTERS REMOVED FROM CONSENT AGENDA

IV. NEW BUSINESS

A. PRESENTATION AND REVIEW OF FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM 2017-2021 - SUE POLKA, P.E., DIRECTOR OF ENGINEERING & CAPITAL PROJECTS

B. DISCUSSION ITEMS

1. Commissioners Activity Report
2. Report on APA National Conference – Lata Krishnarao
3. Zoning Update:
 - a. CONDITIONAL USE APPLICATION NO. 2016-08
The applicant did not post the signs for the meeting as required by the UDC. This application will be heard in May.
 - b. CC Action:
CUP 2016-06 for mini-storage facility at Broadway & Broadway Bend: Withdrawn by the applicant prior to the 1st reading.
CUP 2016-04 for Bail Bonds at 6601 Broadway Street. Not approved at the 1st reading on April 11, 2016.
4. Next P&Z Meeting, – May 2, 2016 - Regular P&Z meeting

V. 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, Alma Gonzales, 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 15th day of April 2016, A.D., at 5:30 p.m.

Alma Gonzales, Office Assistant

Agenda removed _____ day of April_____, 2016.

II. Consent Agenda Items

All items listed under the “Consent Agenda” are considered to be routine and require little or no deliberation by the P&Z Commission.

These items will be enacted / approved by one motion unless a commissioner requests separate action on an item, in which event the item will be removed from the Consent Agenda and considered by separate action (ix. Matters removed from Consent Agenda). Approval of the Consent Agenda enacts the items of legislation.

A. Approval of Minutes and Excuse of Absence

1. Approve the Minutes of the March 28, 2016 and April 4, 2016 P&Z Regular Meeting, held at 6:30 p.m.
2. Excuse the absence of P&Z Commissioners Troy Pradia and David Selsky from the April 4, 2016 P&Z Regular Meeting.

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, MONDAY, MARCH 28, 2016, AT 6:30 P.M., HELD IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

CALL TO ORDER

P&Z Chairperson Daniel Tunstall opened the meeting for the P&Z Regular Meeting at 10:30 p.m.

In attendance were:

P&Z Chairperson Daniel Tunstall
P&Z Vice-Chairperson Thomas Duncan
P&Z Commissioner Derrell Isenberg
P&Z Commissioner Ginger McFadden
P&Z Commissioner Troy Pradia
P&Z Commissioner David Selsky
P&Z Commissioner Mary Starr

Also present were Deputy City Attorney Lawrence Provins, President, PEDC Matt Buchanan, Director of Community Development Lata Krishnarao, City Planner Frankie Legaux, Associate Planner Vince Husted, Assistant City Engineer Richard Mancilla and Office Assistant Alma Gonzales.

CONSENT AGENDA

A.CONSIDERATION AND POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 2016-05Z

A request of Andrew Allemand/Windrose Land Services, applicant; on behalf of Lingo Southgate Ltd., owner; for approval of a change in zoning from the Residential Estate (R-E) and Single Family Residential – 2 (R-2) zoning districts to a General Business (GB) zoning district; on approximately 3.653 acres of land.

Legal Description: Being a tract or parcel containing 3.8662 acres or 168,441 square feet of land situated in the H.T. & B.R.R. company Survey, Section 81, Abstract 300, Brazoria County, Texas, being the residue of Reserve “B”, first amending plat of Southgate Section One, as thereof recorded under Volume 24, Page 123, Brazoria County Plat records, conveyed Lingo Southgate, Ltd. as recorded in Brazoria County Clerk’s File No. 01-053025, Brazoria County, Texas.

General Location: West side of Kirby Drive approximately 1,500 feet south of Broadway Street, Pearland, TX.

P&Z Chairperson Daniel Tunstall read the items on the agenda. P&Z Commissioner Mary Starr made the motion to approve Zone Change Application No. 2016-05Z, P&Z Commissioner Derrell Isenberg seconded the motion.

P&Z Commissioner Derrell Isenberg and Commissioner David Selsky commented on their approval and stated the site is a better suited location for the re-zoning. P&Z Commissioner Troy Pradia was undecided but felt that out of the two storage facilities he preferred this one. P&Z Commissioner Mary Starr made the comment how difficult it would be to put a business near water towers, the less traffic impact and the best use for this property. P&Z Commissioner Ginger McFadden was for the development. P&Z Chairperson Daniel Tunstall stated he was in favor of the zone change to General Business. Director of Community Development Lata Krishnarao gave clarifications that there were two separate applications, one for General Business which cannot have conditions and the second for a Conditional Use Permit. Mr. Jeff Bailey with Sure point Self Storage addressed the comments from the Commission.

The motion to recommend approval of Zone Change Application No. 2016-05Z was approved 7-0. P&Z Chairperson Daniel Tunstall, Vice-Chairperson Thomas Duncan and P&Z Commissioners Troy Pradia, Derrell Isenberg, Mary Starr, Ginger McFadden and David Selsky voted to approve the motion.

B. CONSIDERATION AND POSSIBLE ACTION – CONDITIONAL USE APPLICATION NO. 2016-07

A request of Andrew Allemand/Windrose Land Services, applicant; on behalf of Lingo Southgate Ltd., owner; for approval of a Conditional Use Permit (CUP) to allow for self-storage facility in General Business (GB) zoning district; on approximately 3.8662 acres of land.

Legal Description: Being a tract or parcel containing 3.8662 acres or 168,441 square feet of land situated in the H.T. & B.R.R. company Survey, Section 81, Abstract 300, Brazoria County, Texas, being the residue of Reserve "B", first amending plat of Southgate Section One, as thereof recorded under Volume 24, Page 123, Brazoria County Plat records, conveyed Lingo Southgate, Ltd. as recorded in Brazoria County Clerk's File No. 01-053025, Brazoria County, Texas.

General Location: West side of Kirby Drive approximately 1,500 feet south of Broadway Street, Pearland, TX

P&Z Chairperson Daniel Tunstall read the items on the agenda. P&Z Vice-Chairperson Thomas Duncan made the motion to approve Zone Change Application No. 2016-07, P&Z Commissioner Mary Starr seconded the motion.

P&Z Chairperson Daniel Tunstall stated to add two recommendations to the conditional

use permit. P&Z Commissioner Troy Pradia seconded the motion.

The P&Z Commission discussed the motion approval with the addition of the two recommendations which include building façade be limited to no more than thirty percent (30%) stucco and the storm drainage pipe issues be resolved before permitting.

The motion to recommend approval of the Zone Change Application No. 2016-07 with recommended items was voted 5 -2. P&Z Chairperson Daniel Tunstall and P&Z Commissioners Troy Pradia, Derrell Isenberg, Mary Starr and Ginger McFadden voted in favor of the motion. P&Z Vice-Chairperson Thomas Duncan and P&Z Commissioner David Selsky voted against the motion.

C. CONSIDERATION AND POSSIBLE ACTION – CONDITIONAL USE APPLICATION NO. 2016-06

A request of Kathryn Edwards, applicant; on behalf of Wu Family Trust, owner; for approval of a Conditional Use Permit (CUP) to allow for self-storage facility in the Shadow Creek Ranch Planned Development (SRC PUD) zoning district; on approximately 3.653 acres of land.

Legal Description: Being a 3.653 acre (159,154 square feet calculated) parcel of land situated in the T.C. & R.R. Co. Survey, Abstract 678, in Brazoria County Texas, and being the residue of Lot 2, Block, 1 of the replat of Kirby Commons Subdivision as recorded under Brazoria County Clerk's File Number 2008033752, Brazoria County, Texas.

General Location: NE corner of Broadway Street and Broadway Bend Drive, Pearland, TX.

P&Z Chairperson Daniel Tunstall read the items on the agenda. P&Z Commissioner David Selsky made the motion to approve Conditional Use Application No. 2016-06, P&Z Vice-Chairperson Thomas Duncan seconded the motion

P&Z Chairperson Daniel Tunstall made a brief comment on why the location was not fit for the storage facility.

The motion for Zone Change Application No. 2016-06 was voted 0-7 .P&Z Chairperson Daniel Tunstall, P&Z Vice-Chairperson Thomas Duncan and P&Z Commissioners Troy Pradia, Derrell Isenberg, Mary Starr, Ginger McFadden and David Selsky voted to against the motion.

D. CONSIDERATION AND POSSIBLE ACTION – CONDITIONAL USE APPLICATION NO. 2016-05

A request of Nirmal Gandhi, applicant; on behalf of Ajay and Madhu Jain Living Trust, owner; for approval of a Conditional Use Permit (CUP) to allow for a Hotel/Motel in the Business Park District – 288 (BP-288) zoning district; on approximately 3.653 acre portion of land out of 14.286 acres of land.

Legal Description: Being 14.286 acres of land out of Lots 6 and 7 of a subdivision in the James Hamilton Survey, Abstract 881, in Harris County, Texas according to the map or plat thereof recorded in Volume 83, Page 342 of the deed records of Harris County, Texas and being that same tract of land conveyed to Nova Strategic Solutions Ltd., as described in deed recorded under County Clerk's File #Z357162 of the real property records of Harris County, Texas.

General Location: East side of SH 288 Frontage Road, north of Holiday Inn Express, Pearland, TX.

P&Z Chairperson Daniel Tunstall read the items on the consent agenda. P&Z Commissioner David Selsky made the motion to recommend approval of Conditional Use Application No. 2016-05, P&Z Commissioner Derrell Isenberg seconded the motion.

P&Z Commissioners Ginger McFadden and David Selsky asked what would be the plan to insure a great beacon to the entrance of the city. The Architect replied to Commission they would work closely with Staff to ensure a great entrance. P&Z Vice-Chairperson Thomas Duncan requested to postpone Conditional Use Application No. 2016-05 so that recently received elevation drawings can be reviewed. Deputy City Attorney Lawrence Provins explained when an item gets postponed a timeframe as to when it will be added back to the agenda should follow. City Planner Frankie Legaux asked for consent to be added to the April 18th 2016 agenda. P&Z Commissioner Derrell Isenberg agreed to postpone the item. P&Z Chairperson recommended drawings be tied into Conditional Use Permit.

P&Z Commissioner Darrell Isenberg made a motion to postpone the recommendation for approval of Conditional Use Application No. 2016-05 to be added to Consent Agenda on April 18, 2016, P&Z Commissioner Mary Starr seconded the motion.

The motion to postpone Conditional Use Application No. 2016-05 was voted 6-1. P&Z Vice-Chairperson Thomas Duncan and P&Z Commissioners Troy Pradia, Derrell Isenberg, Mary Starr, Ginger McFadden and David Selsky voted to recommend approval. P&Z Chairperson Daniel Tunstall voted against the motion.

E. CONSIDERATION AND POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 2015-14Z

A request of Patti Joiner of Knudson LP., applicant; on behalf of American Modern Green (Houston) LLC, owner; for approval of a change in zoning from the Planned Development

(PD) zoning district known as Modern Green Ivy, to a Planned Development (PD) zoning district known as Ivy District; on approximately 48.471 acres of land.

Legal Description: A tract of land containing 48.471 acres of land situated in the James Hamilton Survey, Abstract No. 881 in Harris County and Abstract No. 747 in Brazoria County, Texas. Said 48.471 acre tract is in Lot 5 of the Subdivision of the John Hamilton Survey as recorded in Volume 83, Page 342 in the Harris County Deed Records and is that same 48.4712 acre tract of land described in a deed to Amegy Mortgage Company, L.L.C. as recorded in Clerk's File No's 20100132332 and 20100235353 in the Harris County Clerk's Office.

General Location: Southwest corner of SH 288 and Spectrum Boulevard, Pearland, TX

P&Z Chairperson Daniel Tunstall read the items on the agenda. P&Z Commissioner Mary Starr made the motion to recommend approval of Zone Change Application No. 2015-14Z, P&Z Commissioner David Selsky seconded the motion.

P&Z Commissioners Derrell Isenberg and Ginger McFadden made comments regarding the City of Pearland is in much need of Hotel/Conference Centers and a possible Amphitheater to be included in the Ivy District. P&Z Commissioner Mary Starr would like to have the recommended motion of zone change approved so that the applicant may start to market the project. P&Z Chairperson Daniel Tunstall commented on the amenity plan, walking trails, water elevation and the bridge for the Southside improvements. Director of Community Development Lata Krishnarao stated that conditions could be added to the recommendations for approval. The conditions would include zone change will be in conformance with the Comprehensive Plan, open space will be interconnected by a network of trails, sidewalks and paths, amenity and pedestrian amenities, the proposed PD be in conformance with the UDC, applicant should enter a Development Agreement with the City for offsite infrastructure and Clear Creek open space, and applicant shall address staff's Outstanding Comments. Ms. Patti Joiner of Knudson LP, informed the Commission and Staff that they would like time to plan with Lower Kirby for the amenities which would include detention elevations, trails and details of lighting.

The motion to recommend approval of Zone Change Application No. 2015-14Z with conditions was voted 6-1. P&Z Vice-Chairperson Thomas Duncan and P&Z Commissioners Troy Pradia, Derrell Isenberg, Mary Starr, Ginger McFadden and David Selsky voted to recommend approval. P&Z Chairperson Daniel Tunstall voted against the motion.

DISCUSSION ITEMS

1. Commissioners Activity Report - None
2. Zoning Update:
Land Use Matrix – Second reading has been approved

3. Next P&Z Meeting, – April 4, 2016 - Regular P&Z meeting, P&Z Commissioners David Selsky and Troy Pradia will not be present.

ADJOURNMENT

P&Z Chairperson Daniel Tunstall adjourned the P&Z Regular meeting at 11:20 p.m.

These minutes were respectfully submitted by:

Alma Gonzales, Office Assistant

Minutes approved as submitted and/or corrected on this 7th day of March 2016, A.D.

Daniel Tunstall, P & Z Chairperson

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, MONDAY, APRIL 4, 2016, AT 6:30 P.M., HELD IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

CALL TO ORDER

P&Z Chairperson Daniel Tunstall opened the meeting for the P&Z Regular Meeting at 6:30 p.m.

In attendance were:

P&Z Chairperson Daniel Tunstall
P&Z Vice-Chairperson Thomas Duncan
P&Z Commissioner Derrell Isenberg
P&Z Commissioner Ginger McFadden
P&Z Commissioner Mary Starr

Also present were Deputy City Attorney Lawrence Provins, City Planner Frankie Legaux, Associate Planner Vince Hustead, Assistant City Engineer Richard Mancilla and Office Supervisor Judy Brown.

CONSENT AGENDA

P&Z Chairperson Daniel Tunstall read the items on the consent agenda. Associate Planner Vince Hustead stated the applicant was requesting to remove items B & C for Midtown at Magnolia from the agenda, with no action to be taken.

P&Z Commissioner Mary Starr made the motion to approve Items A & D from the consent agenda and P&Z Vice Chairperson Thomas Duncan seconded the motion.

The vote was 5-0. The Consent Agenda, items A & D were approved. Consent Agenda items B & C were not acted on.

A. CONSIDERATION & POSSIBLE ACTION – APPROVAL OF MINUTES

1. Approve the Minutes of the March 21, 2016 P&Z Regular Meeting, held at 6:30 p.m.

B. CONSIDERATION AND POSSIBLE ACTION – MASTER PLAT OF MIDTOWN AT MAGNOLIA

A request of Randy Peacock, Miller Survey Group, the applicant; on behalf of

Marilyn Louise Bullard, owner; for approval of the Master Plat of Midtown at Magnolia creating 3 lots, on 11.759 acres of land located at the southeast corner of Magnolia Street and Manvel Road.

General Location: Southeast corner of Magnolia Street and Manvel Road.

Item was removed from agenda at request of applicant.

C. CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF MIDTOWN AT MAGNOLIA

A request of Randy Peacock, Miller Survey Group, the applicant; on behalf of Marilyn Louise Bullard, owner; for approval of the Preliminary Plat of Midtown at Magnolia creating 3 lots, on 11.759 acres of land located at the southeast corner of Magnolia Street and Manvel Road.

General Location: Southeast corner of Magnolia Street and Manvel Road.

Item was removed from agenda at request of applicant.

D. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF BAKERS LANDING SECTION 1B

A request of Rene Rodriguez, LJA Engineering, applicant; on behalf of D.R. Horton, Texas, Ltd, owner; for approval of the Final Plat of Bakers Landing Section 1B, creating 48 single family lots and 3 reserves on 10.410 acres of land on the north side of Hampshire Street east of Galveston Avenue.

Legal Description: A subdivision of 10.492 acres of land situated in the A.C.H. & B. Survey, Abstract 147, City of Pearland, Brazoria County, Texas, Being a partial replat of Thomas and Gilbert Industrial Tracts, Volume 15, Page 317 & 318, Brazoria County map records.

General Location: the north side of Hampshire Street about 500 feet east of Galveston Avenue.

MATTERS REMOVED FROM CONSENT AGENDA – No items removed.

NEW BUSINESS

A. DISCUSSION ITEMS

1. Commissioners Activity Report – No activity reported.
2. Zoning Update:
Zone Changes approved on March 28, 2016 – City Planner stated the changes to the Land Use Matrix were approved as presented, with no changes.
3. Next P&Z Meeting, April 18, 2016 – JPH and Regular P&Z meeting – Commissioner Derrell Isenberg stated he would not be present at the JPH and P&Z meeting on this date.

ADJOURNMENT

P&Z Chairperson Daniel Tunstall adjourned the P&Z Regular meeting at 6:34 p.m.

These minutes were respectfully submitted by:

Judy Brown, Office Supervisor

Minutes approved as submitted and/or corrected on this 18th day of April 2016, A.D.

Daniel Tunstall, P & Z Chairperson

B. CONSIDERATION AND POSSIBLE ACTION – MASTER PLAT OF MIDTOWN AT MAGNOLIA

A request of Randy Peacock, Miller Survey Group, the applicant; on behalf of Marilyn Louise Bullard, owner; for approval of the Master Plat of Midtown at Magnolia creating 3 lots, on 11.759 acres of land located at the southeast corner of Magnolia Street and Manvel Road.

General Location: Southeast corner of Magnolia Street and Manvel Road.



Staff Report

To: Planning and Zoning Commission

From: Planning Department VH (Staff Planner)

Meeting Date: April 4, 2016

Re: A request of Randy Peacock, Miller Survey Group, the applicant; on behalf of Marilyn Louise Bullard, owner; for approval of the Master Plat of Midtown at Magnolia creating 3 lots, on 11.759 acres of land located at the southeast corner of Magnolia Street and Manvel Road, described to wit:

Legal Description: A Subdivision of 11.759 acres located in the H.T.&B. R.R. Company Survey, Abstract No. 546 in the City of Pearland, Brazoria County, Texas.

General Location: Southeast corner of Magnolia Street and Manvel Road.

SUMMARY

On behalf of Marilyn Louise Bullard, owner, Randy Peacock, of the Miller Survey Group, has submitted a request for approval of the Master Plat of Midtown at Magnolia creating 3 lots, on 11.759 acres of land located at the Southeast corner of Magnolia Street and Manvel Road.

SITE HISTORY

The property is located in the Midtown at Magnolia Planned Development approved at the January 4, 2016 Joint Public Hearing.

STAFF RECOMMENDATION

Staff recommends approval of the Master Plat of Midtown at Magnolia for the following reasons:

1. The Master Plat conforms to the approved Midtown at Magnolia Planned development.
2. The Master Plat concentrates the commercial uses in the northern area as shown in the approved planned development which in turn concentrates the commercial development inside the area shown as a Major Node on the Future Land Use Plan 2015.

SURROUNDING ZONING AND LAND USES

	<u>Zoning</u>	<u>Land Use</u>
North	NS – Neighborhood Services	Undeveloped
South	SR-15 (Suburban Residential)	Large Lot Single Family
East	R-1 Single Family	Undeveloped
West	GB – General Business	Undeveloped

CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE (UDC)

Lots 1 and 2 are designated as commercial lots with the base zoning of Office Professional while Lot 3 has a base zoning of TH – Townhome for future town house development. The Office and Professional Lot will have a combine total of 4.316 acres and the Town Home lot will have 7.433 acres.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

The applicant's property is located in an area shown as a Major Node located at the intersection of Magnolia Street and Manvel Road. As a result the neighboring properties to the west and north are located in the Major Node. The land to the east is designated as Detention for the large detention basin located east of the property under review. To the south a strip of Open Space is shown for Mary's Creek with the remaining neighboring properties to the south shown as Low Density Residential.

CONFORMANCE WITH THE THOROUGHFARE PLAN

Magnolia Street is shown as a Secondary Thoroughfare of Sufficient width while Manvel Road is shown as a Major Thoroughfare to be Widened. A Traffic Impact Analysis has been submitted to the City for review.

UTILITIES AND INFRASTRUCTURE

Water and Sewer lines are located along Magnolia Street. A water line is located along Manvel Road while a sewer line is not shown. The property is not shown as located in a Municipal Utility District. A Subdivision Improvement Agreement will need to be approved and executed prior to application for a final plat.

DRAINAGE

The Master Plat shows a 100 foot drainage easement along Mary's Creek and a 25 foot pedestrian access. Brazoria Drainage District No. 4 will require the applicant to obtain an Encroachment Agreement prior to final plat approval.

PARKS, OPEN SPACE, AND TREES

Parkland fees of \$750.00 per lot, or one acre for 50 dwelling units, is required at the time of final plat.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT

According to the Planned Development, the applicant's proposal will anchor development at a recently constructed intersection in a previously undeveloped area of the city.

ADDITIONAL COMMENTS

This request has been reviewed by the City's Development Review Committee and there were no additional comments.

SUPPORTING DOCUMENTS

- Aerial Map
- Zoning Map
- Future Land Use Plan 2015
- Master Plat of Midtown at Magnolia



Aerial Map

Master Plat of Midtown at Magnolia

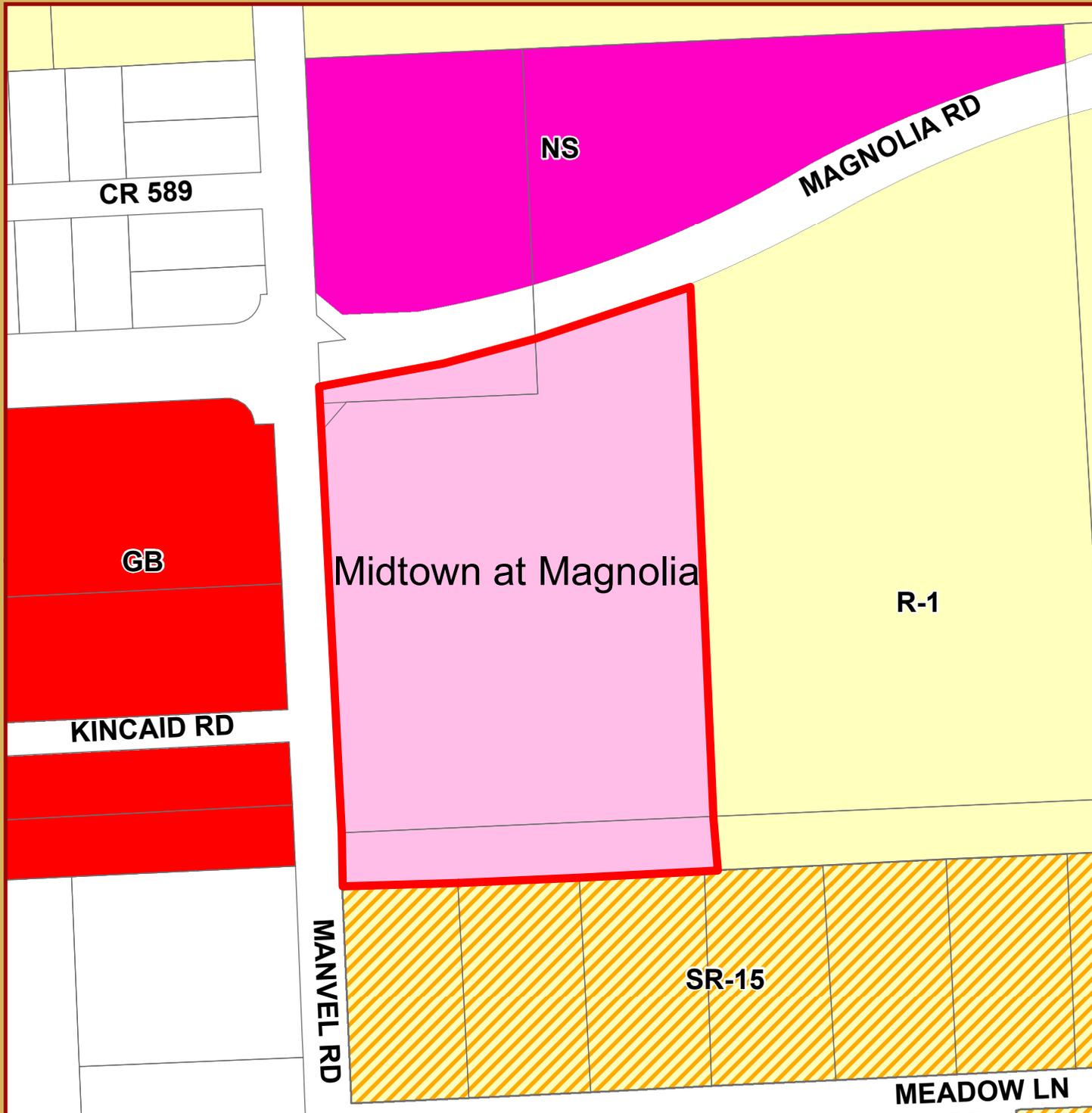


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 237 feet

OCTOBER 2014
PLANNING DEPARTMENT





Zoning Map

Master Plat of Midtown at Magnolia

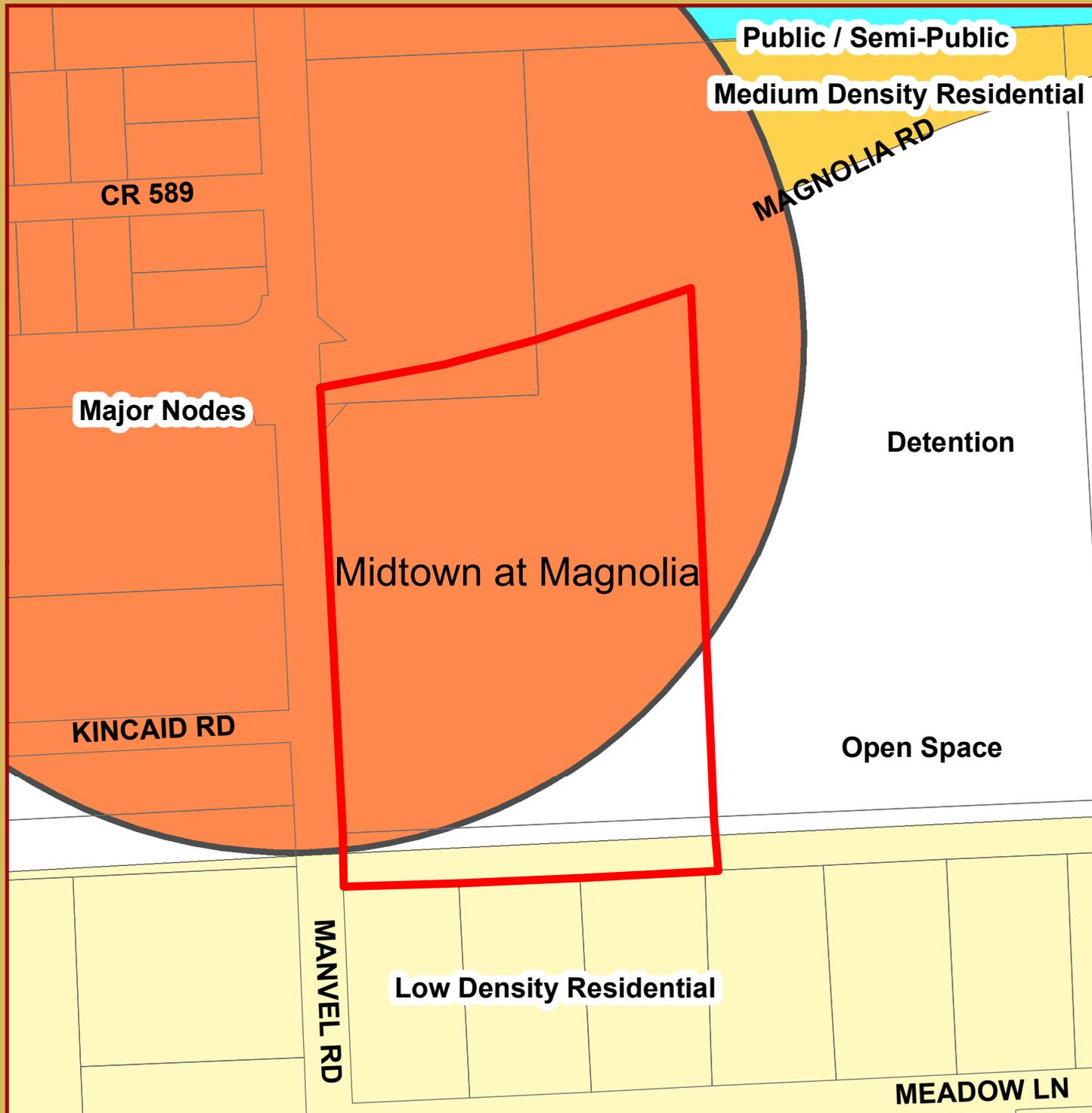


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OCTOBER 2014
PLANNING DEPARTMENT





**Future Land Use Plan
2015**

**Master Plat of
Midtown at
Magnolia**



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1 inch = 237 feet

OCTOBER 2014
PLANNING DEPARTMENT



ACREAGE TABLE

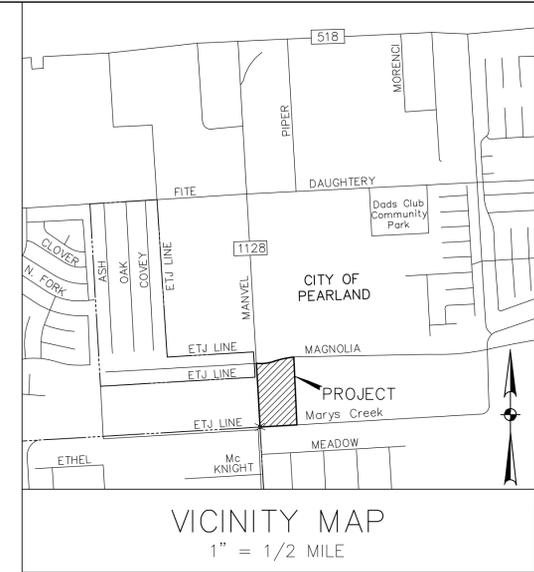
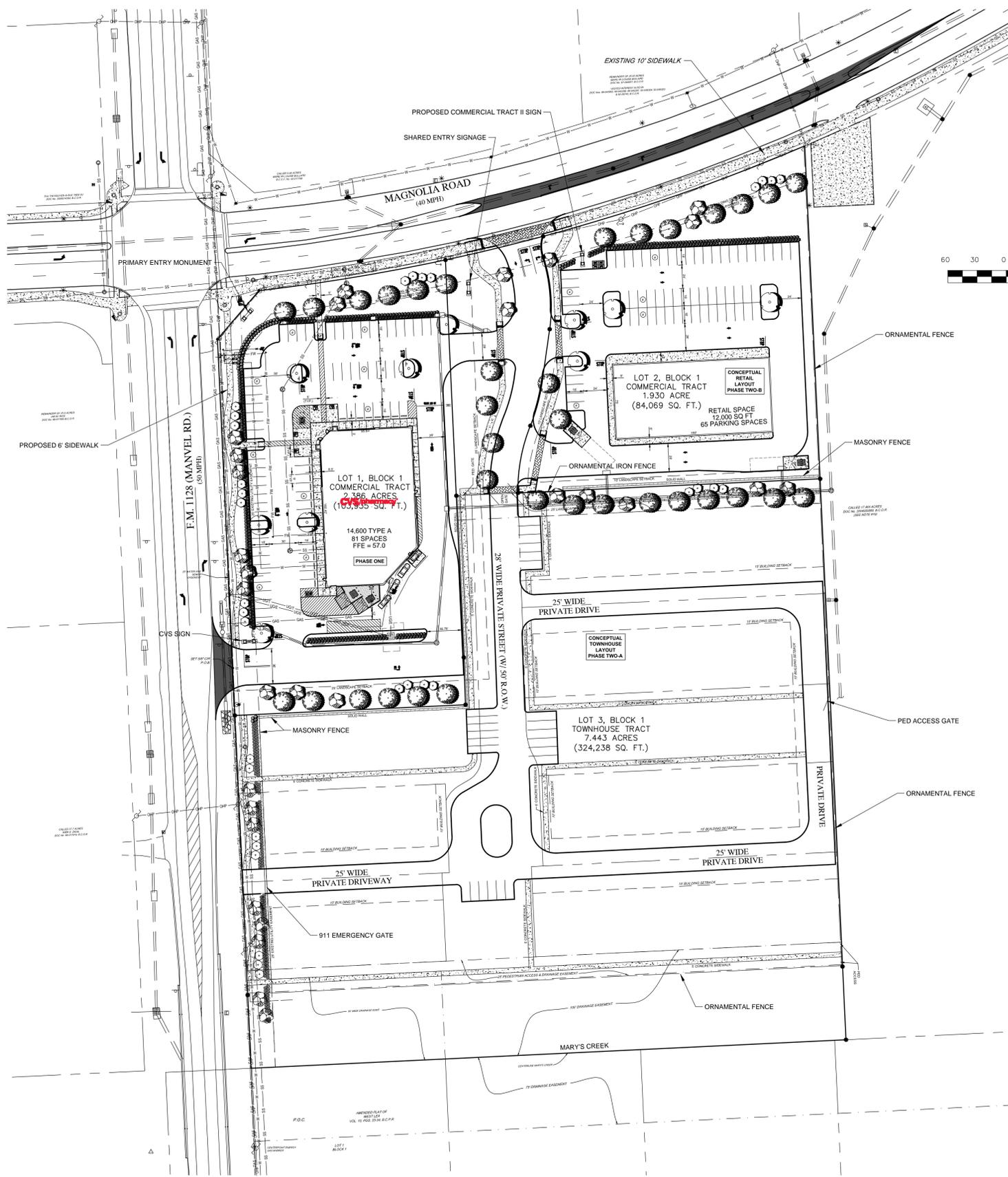
LOT 1, BLOCK 1	2.386 ACRES (103,935 SQ. FT.)
LOT 2, BLOCK 1	1.930 ACRE (84,069 SQ. FT.)
LOT 3, BLOCK 1	7.443 ACRES (324,238 SQ. FT.)
TOTAL	11.759 ACRES (512,242 SQ. FT.)

LEGEND

I.R.	= IRON ROD
AC.	= ACRES
B.C.C.R.	= BRAZORIA COUNTY COURT RECORDS
B.C.C.F.	= BRAZORIA COUNTY CLERK'S FILE
B.C.D.R.	= BRAZORIA COUNTY DEED RECORDS
B.C.P.R.	= BRAZORIA COUNTY PLAT RECORDS
C.I.R.	= CAPPED IRON ROD
E.E.	= ELECTRIC EASEMENT
F.H.E.	= FIRE HYDRANT EASEMENT
DOC.	= DOCUMENT
Nos.	= NUMBER
PG.	= PAGE
R.O.W.	= RIGHT-OF-WAY
SQ. FT.	= SQUARE FEET
T.B.M.	= TEMPORARY BENCHMARK
VOL.	= VOLUME
U.E.	= UTILITY EASEMENT
W.L.E.	= WATER LINE EASEMENT
W.S.E.	= WATER AND SEWER EASEMENT
B.L.	= BUILDING SETBACK LINE
◆	= TEMPORARY BENCHMARK LOCATION
MSG	= MILLER SURVEY GROUP
○	= PROPOSED STREET LIGHT
●	= SET 5/8-INCH IRON ROD W/MSG CAP (UNLESS OTHERWISE NOTED)
●	= FOUND 5/8-INCH CAPPED IRON ROD (UNLESS OTHERWISE NOTED)

NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE. THE COORDINATES SHOWN HEREON ARE GRID COORDINATES, BASED ON THE TEXAS SOUTH CENTRAL ZONE No. 4204, (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: 0.99987161608.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP No. 48039C0040 I, WITH THE REVISED DATE OF SEPTEMBER 22, 1999, THE PROPERTY IS LOCATED IN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
- 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.
- BENCHMARK INFORMATION:
PROJECT BENCHMARK: CITY OF PEARLAND G.P.S. MONUMENT #7
ELEVATION = 50.33 FEET, NGVD 1929 (1987 ADJUSTMENT)
(TO OBTAIN THE 1978 ADJUSTMENT ADD 0.78 FEET)
T.B.M. #1: BEING AN 80-D NAIL IN A 6" WOOD POST AT THE NORTH END OF A GUARDRAIL ON THE EAST SIDE OF F.M. 1128, +/- 260-FEET NORTH OF MARY'S CREEK, (PLOTTED HEREON)
ELEVATION = 56.79 FEET, NGVD 1929 (1987 ADJUSTMENT)
(TO OBTAIN THE 1978 ADJUSTMENT ADD 0.78 FEET)
X: 3135004.65
Y: 13762891.64
ALL CONTOURS SHOWN HEREON ARE BASED ON THE NGVD 1929 (1987 ADJUSTMENT)
(TO OBTAIN THE 1978 ADJUSTMENT ADD 0.78 FEET)
- 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 A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, OF No. 1044001332, EFFECTIVE DATE: FEBRUARY 26, 2016, ISSUED DATE: MARCH 4, 2016.
- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A DEDICATED 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 EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE 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 (1) EITHER 12 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET OR 12 INCHES ABOVE THE ELEVATION OF THE EDGE OF THE ROADWAY IF NO CURB EXISTS, OR (2) 12 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND BRAZORIA DRAINAGE DISTRICT #4.
- 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 THE OWNER AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF PEARLAND OR BRAZORIA COUNTY.
- 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.
- THIS PLAT HAS A PEARLAND PLANNED DEVELOPMENT NUMBER OF 788-1.
- CROSS ACCESS RIGHTS TO DRIVEWAYS AND PAVED AREAS, AS THEY EXIST FROM TIME, ARE HEREBY GRANTED TO ALL ADJOINING COMMERCIAL PROPERTIES.
- ACCESS RIGHTS TO DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING RESIDENTIAL PROPERTIES.
- FINAL PARK LAYOUTS AND FEES WILL NEED TO BE CONFIRMED ONCE THE TOWNHOME INDIVIDUAL TRACTS ARE PLATTED.
- THE OVERALL DEVELOPMENT WILL BE REQUIRED TO INCLUDE OVERLAY COMMITMENTS PER TABLE 6 PER THE APPROVED PLANNED DEVELOPMENT.
- THE OVERALL DEVELOPMENT WILL BE REQUIRED TO INCLUDE DESIGN ENHANCEMENTS, AMENITIES, AND RECREATIONAL FACILITIES PER TABLE 7 PER THE APPROVED PLANNED DEVELOPMENT.
- DETENTION FOR THE OVERALL DEVELOPMENT WILL BE PROVIDED WITHIN THE CITY OWNED REGIONAL DETENTION POND DIRECTLY EAST OF THE DEVELOPMENT AND AN AGREEMENT WILL BE FINALIZED WITH THE CITY FOR SECURING DETENTION RIGHTS PRIOR TO PERMITS BEING RELEASED.



METES AND BOUNDS DESCRIPTION:

FIELD NOTES FOR 11.759 ACRES

Being a tract of land containing 11,759 acres (512,242 square feet), located within the H.T. & B. R.R. Co. Survey, Abstract (Number) No. 546, in Brazoria County, Texas; Said 11,759 acre tract being a portion of a called 5,000 acre tract (Tract 3) recorded in the name of Marilyn Louise Bullard in Brazoria County Clerk's File Number (B.C.C.F. No.) 02-017799 and a portion of a called 35.93 acre tract recorded in the name of Marilyn Louise Bullard in B.C.C.F. No. 97-044957 (with interests vested in B.C.C.F. Nos. 92-28746, 93-046323, 93-046324, 94-045257, 95-042287, 95-042288 and 96-045863); Said 11,759 acre tract being more particularly described by metes and bounds as follows (Bearings are based on the Texas Coordinate System of 1983, South Central Zone, per GPS observations):

Commencing at a 3/4-inch iron rod found at the intersection of the south line of a 75 feet wide Drainage Easement (Mary's Creek) as depicted on the map of West Lea, a subdivision of record in Volume (Vol.) 10, Page (Pg.) 33-34, of the Brazoria County Plat Records, and the east Right-Of-Way (R.O.W.) line of FM 1128 (Manvel Road) width varies per Volume 276, Page 395 of the Brazoria County Deed Records (B.C.D.R.) and Volume R, Page 194 of the Brazoria County Court Records;

Thence, with the east R.O.W. line of said FM 1128, the following two (2) courses:

- North 02 degrees 39 minutes 12 seconds West, a distance of 74.85 feet (called 75 feet) to a point (unable to set corner) on the centerline of Mary's Creek (width varies per B.C.C.F. No. 83041786 (Vol. 1747, Pg. 630, B.C.D.R.) and said plot of West Lea), for the southwest corner and Point of Beginning of the herein described tract;
- North 02 degrees 39 minutes 12 seconds West, at a distance of 75.00 feet pass a 5/8-inch iron rod with a Miller Survey Group (MSG) cap set for reference at the northwest corner of a proposed 75 foot Drainage Easement, continuing for a total distance of 747.40 feet to a 5/8-inch iron rod found at the southwest end of a R.O.W. transition line from the east R.O.W. line of said FM 1128 to the southerly R.O.W. line of Magnolia Road (width varies at this point per B.C.C.F. No. 2006032564, 2006032562 and 100 feet wide per B.C.C.F. No. 2004050869) for the westerly northwest corner of the herein described tract;

Thence, with said R.O.W. transition line and the southerly R.O.W. line of said Magnolia Road, the following two (2) courses:

- North 40 degrees 41 minutes 49 seconds East, a distance of 65.45 feet to a 5/8-inch iron rod with a MSG cap set at the northeast end of said R.O.W. transition line, for the northerly northwest corner of the herein described tract, at the beginning of a non-tangent curve to the left;
- 582.66 feet along the arc of said curve to the left, having a radius of 2,035.00 feet, a central angle of 16 degrees 24 minutes 17 seconds and a chord that bears North 75 degrees 12 minutes 41 seconds East, a distance of 580.87 feet to a 5/8-inch iron rod with a MSG cap set on the east line of said 35.93 acre tract, same being on the west line of a called 17,465 acre tract, recorded in the name of the City of Pearland, in B.C.C.F. No. 2004050869, for the northeast corner of the herein described tract;

Thence, with the line common to said 35.93 acre tract and said 17,465 acre tract, South 02 degrees 38 minutes 52 seconds East, at a distance of 841.21 feet pass a 5/8-inch iron rod with a Miller Survey Group (MSG) cap set for reference at the northeast corner of a proposed 75 foot Drainage Easement, continuing for a total distance of 916.21 feet to a point (unable to set corner) on the centerline of said Mary's Creek, same being the north line of Block 1 of said plat of West Lea, for the southwest corner of said 17,465 acre tract, same being the southeast corner of the herein described tract;

Thence, with the north line of said Block 1 and the centerline of said Mary's Creek, South 87 degrees 18 minutes 00 seconds West, a distance of 612.53 feet to the Point of Beginning and containing 11,759 acres (512,242 square feet) of land.

MASTER PLAT OF MIDTOWN AT MAGNOLIA

A SUBDIVISION OF 11,759 ACRES LOCATED IN THE H.T. & B. R.R. CO. SURVEY, ABSTRACT No. 546 IN THE CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

OWNER: MARILYN LOUISE BULLARD
2411 WALKER COURT
PEARLAND, TEXAS 77581
TEL. 281-485-2597
3 LOTS 1 BLOCK

SCALE: 1"=60' APRIL, 2016



1760 WEST SAM HOUSTON PARKWAY NORTH * HOUSTON, TEXAS 77043
PHONE 713-413-1900 * FAX 713-413-1944
TEXAS FIRM REGISTRATION No. 10047100
SURVEY MANAGER: BRIAN E. WILSON, R.P.L.S.

C. CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF MIDTOWN AT MAGNOLIA

A request of Randy Peacock, Miller Survey Group, the applicant; on behalf of Marilyn Louise Bullard, owner; for approval of the Preliminary Plat of Midtown at Magnolia creating 3 lots, on 11.759 acres of land located at the southeast corner of Magnolia Street and Manvel Road.
General Location: Southeast corner of Magnolia Street and Manvel Road



Staff Report

To: Planning and Zoning Commission

From: Planning Department VH (Staff Planner)

Meeting Date: April 18, 2016

Re: A request of Randy Peacock, Miller Survey Group, the applicant; on behalf of Marilyn Louise Bullard, owner; for approval of the Preliminary Plat of Midtown at Magnolia creating 3 lots, on 11.759 acres of land located at the southeast corner of Magnolia Street and Manvel Road, described to wit:

Legal Description: A Subdivision of 11.759 acres located in the H.T.&B. R.R. Company Survey, Abstract No. 546 in the City of Pearland, Brazoria County, Texas.

General Location: Southeast corner of Magnolia Street and Manvel Road.

SUMMARY

On behalf of Marilyn Louise Bullard, owner, Randy Peacock, of the Miller Survey Group, has submitted a request for approval of the Preliminary Plat of Midtown at Magnolia creating 3 lots, on 11.759 acres of land located at the Southeast corner of Magnolia Street and Manvel Road.

SITE HISTORY

The property is located in the Midtown at Magnolia Planned Development approved at the January 4, 2016 Joint Public Hearing.

STAFF RECOMMENDATION

Staff recommends approval of the Preliminary Plat of Midtown at Magnolia for the following reasons:

1. The Preliminary Plat of Midtown at Magnolia conforms to the Master Plat of Midtown at Magnolia.
2. The Preliminary Plat of Midtown of Magnolia conforms to the approved Midtown at Magnolia Planned Development.

SURROUNDING ZONING AND LAND USES

	<u>Zoning</u>	<u>Land Use</u>
North	NS – Neighborhood Services	Undeveloped
South	SR-15 (Suburban Residential)	Large Lot Single Family
East	R-1 Single Family	Undeveloped
West	GB – General Business	Undeveloped

CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE (UDC)

Lots 1 and 2 are designated as commercial lots with the base zoning of Office Professional while Lot 3 has a base zoning of TH – Townhome for future town house development. The Office and Professional Lot will have a combine total of 4.316 acres and the Town Home lot will have 7.433 acres.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

The applicant's property is located in an area shown as a Major Node located at the intersection of Magnolia Street and Manvel Road. The neighboring properties to the west and north are located in the Major Node. The land to the east is designated as Detention for the large detention basin located east of the property under review. To the south a strip of Open Space is shown for Mary's Creek with the remaining neighboring properties to the south shown as Low Density Residential.

CONFORMANCE WITH THE THOROUGHFARE PLAN

Magnolia Street is shown as a Secondary Thoroughfare of Sufficient width while Manvel Road is shown as a Major Thoroughfare to be Widened. A Traffic Impact Analysis has been submitted to the City for review.

UTILITES AND INFRASTRUCTURE

Water and Sewer lines are located along Magnolia Street. A water line is located along Manvel Road while a sewer line is not shown. The property is not shown as located in a Municipal Utility District. A Subdivision Improvement Agreement will need to be approved and executed prior to application for a final plat.

DRAINAGE

The Master Plat shows a 100 foot drainage easement along Mary's Creek and a 25 foot pedestrian access. Brazoria Drainage District No. 4 will require the applicant to obtain an Encroachment Agreement prior to final plat approval.

PARKS, OPEN SPACE, AND TREES

Parkland fees of \$750.00 per lot, or one acre for 50 dwelling units, is required at the time of final plat.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT

According to the Planned Development, the applicant's proposal will anchor development at a recently constructed intersection in a previously undeveloped area of the city.

ADDITIONAL COMMENTS

This request has been reviewed by the City's Development Review Committee and there were no additional comments.

SUPPORTING DOCUMENTS

- Aerial Map
- Zoning Map
- Land Use Plan 2015
- Preliminary Plat of Midtown at Magnolia



Aerial Map

Preliminary Plat of Midtown at Magnolia

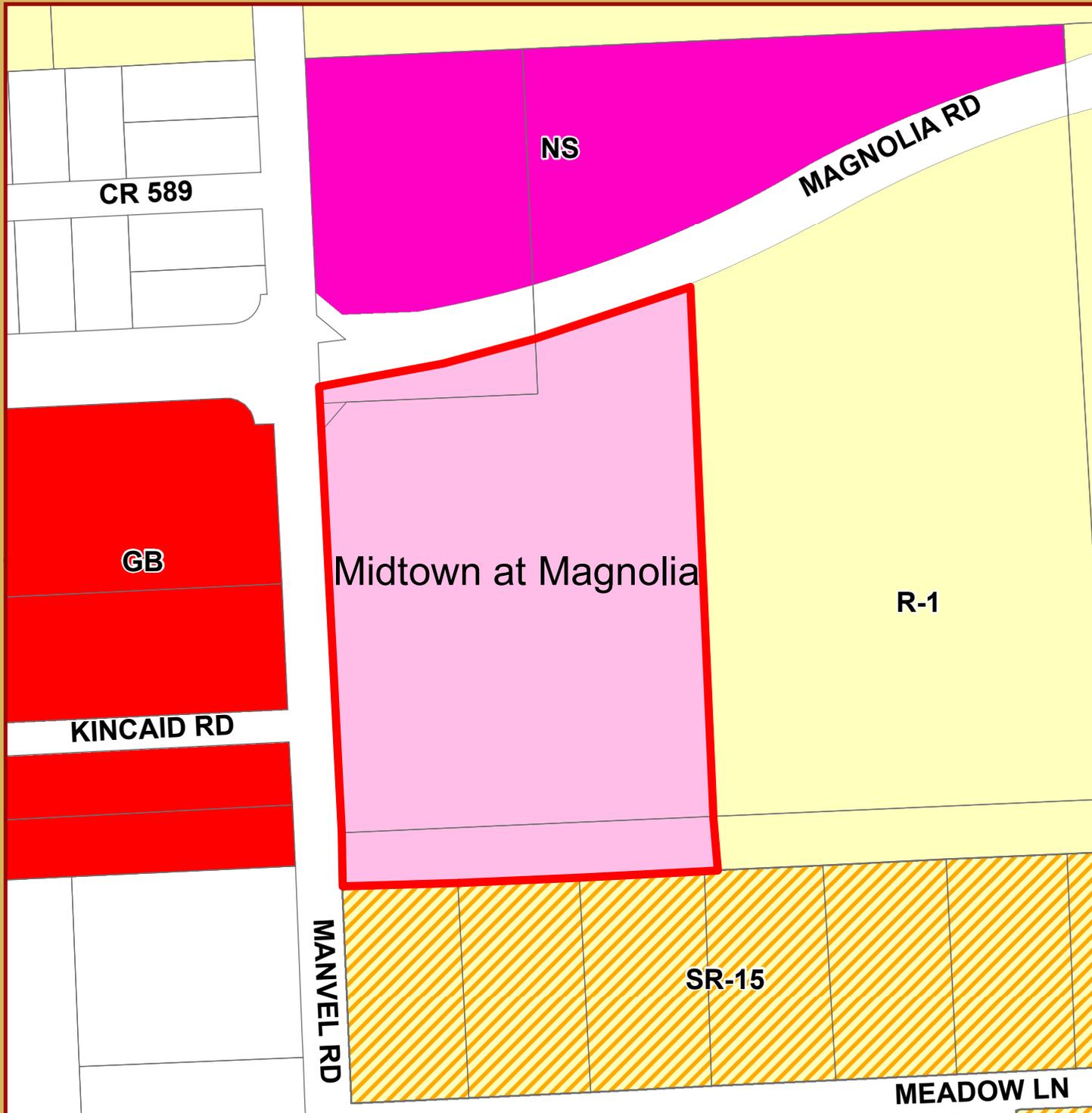


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 237 feet

OCTOBER 2014
PLANNING DEPARTMENT





Zoning Map

**Preliminary Plat of
Midtown at
Magnolia**

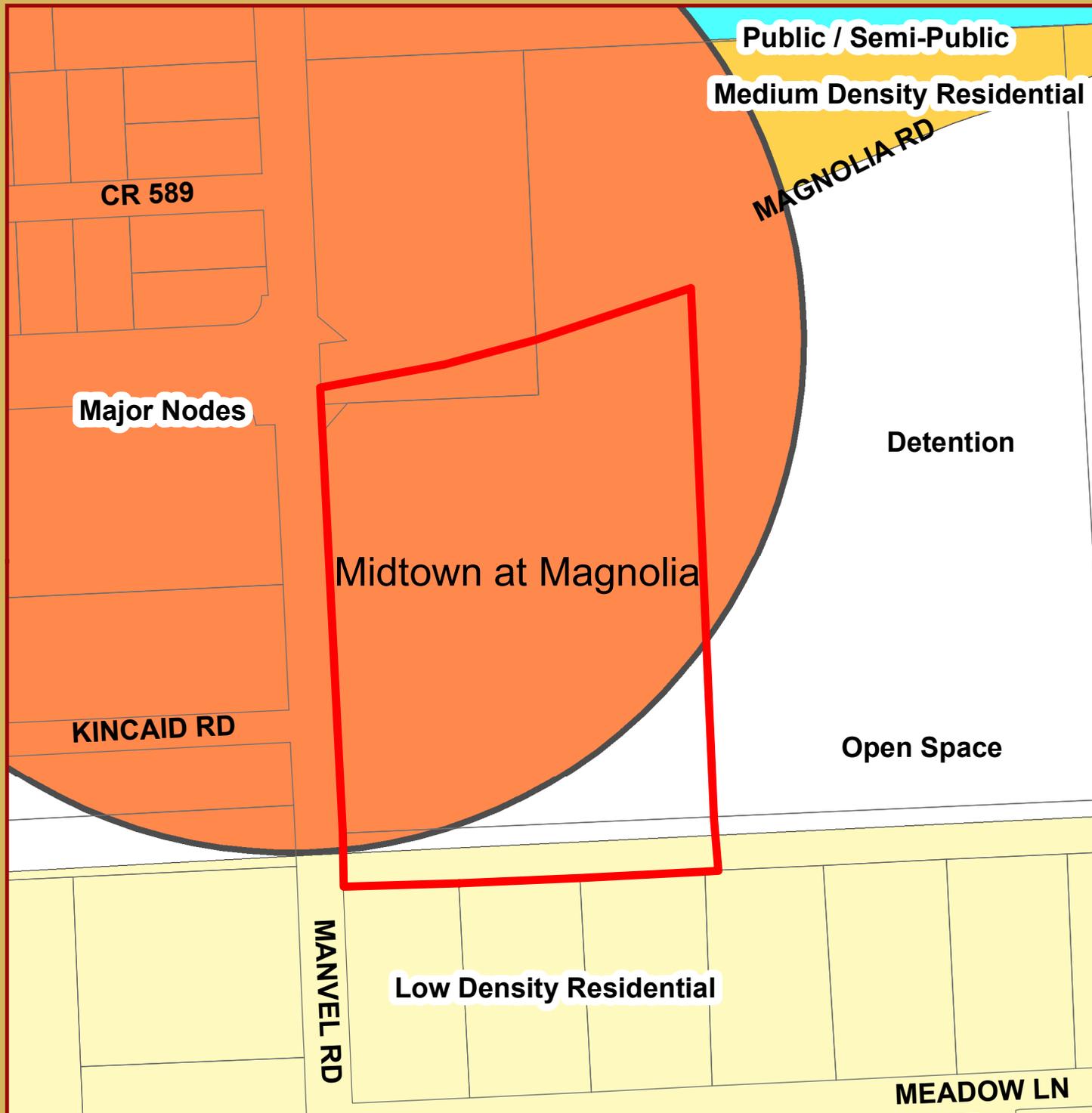


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OCTOBER 2014
PLANNING DEPARTMENT





**Future Land Use Plan
2015**

**Preliminary Plat of
Midtown at
Magnolia**



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1 inch = 237 feet

OCTOBER 2014
PLANNING DEPARTMENT



STATE OF TEXAS
COUNTY OF BRAZORIA

MARILYN LOUISE BULLARD OWNER OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF MIDTOWN AT MAGNOLIA, BEING 11,759 ACRES OUT OF THE H.T. & B. R.R. CO. SURVEY, ABSTRACT NO. 546, BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, LOTS, STREETS, ALLEYS, RESERVES, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH THE STREETS [EXCEPT THOSE STREETS DEDICATED AS PRIVATE STREETS LABELED AS PUBLIC UTILITY EASEMENTS/PRIVATE ACCESS EASEMENTS (P.U.E./P.A.E.)], 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 PORTION 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 OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES FOREVER, UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL EIGHTEEN FEET (18'0") FOR TEN FEET (10'0") PERMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERMETER GROUND EASEMENTS OR FIVE FOOT, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERMETER 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 (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON WHEREBY EACH 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, UNOBSTRUCTED 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 EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") 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 BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

IN TESTIMONY WHEREOF, HAS CAUSED THESE PRESENTS TO BE SIGNED BY MARILYN LOUISE BULLARD, OWNER, THEREUNTO AUTHORIZED THIS _____ DAY OF _____, 2016.

By: _____
MARILYN LOUISE BULLARD/OWNER

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THIS 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2016.

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

I, BRIAN E. WILSON, REGISTERED PROFESSIONAL LAND SURVEYOR No. 5745, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE GROUND IN ACCORDANCE WITH THE INFORMATION PROVIDED ME AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF SURVEY AND IS TRUE AND CORRECT AND THAT ALL BOUNDARY CORNERS, LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE ARE PROPERLY MARKED WITH 5/8 INCH DIAMETER IRON RODS THREE FEET LONG OR AS SHOWN ON THE PLAT.



PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL DOCUMENT.
FOR REVIEW: 04/07/2016

BRIAN E. WILSON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION No. 5745

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF MIDTOWN AT MAGNOLIA, AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF PEARLAND AS SHOWN

HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2016.

By: _____
CHAIRPERSON
PLANNING AND ZONING COMMISSION
CITY OF PEARLAND, TEXAS

APPROVED FOR THE CITY OF PEARLAND, TEXAS THIS _____ OF _____, 2016.

DARRIN COKER, City Attorney; SUSAN POLKA, PE, City Engineer

NOTES:
1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE. THE COORDINATES SHOWN HEREON ARE GRID COORDINATES, BASED ON THE TEXAS SOUTH CENTRAL ZONE No. 4204, (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: 0.9998761608.

2. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP No. 48039C0401 WITH THE REVISED DATE OF SEPTEMBER 22, 1999, THE PROPERTY IS LOCATED IN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

3. 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.

4. BENCHMARK INFORMATION:
PROJECT BENCHMARK: CITY OF PEARLAND C.P.S. MONUMENT #7
ELEVATION = 50.33 FEET, NGVD 1929 (1987 ADJUSTMENT)
(TO OBTAIN THE 1978 ADJUSTMENT ADD 0.78 FEET)

T.B.M. #1: BEING AN 80-D NAIL IN A 6" WOOD POST AT THE NORTH END OF A GUARDRAIL ON THE EAST SIDE OF F.M. 1128, +/- 260- FEET NORTH OF MARY'S CREEK. (PLOTTED HEREON)
ELEVATION = 56.79 FEET, NGVD 1929 (1987 ADJUSTMENT)
(TO OBTAIN THE 1978 ADJUSTMENT ADD 0.78 FEET)

T.B.M. #2: BEING AN 80-D NAIL IN A 6" WOOD POST AT THE NORTH END OF A GUARDRAIL ON THE EAST SIDE OF F.M. 1128, +/- 260- FEET NORTH OF MARY'S CREEK. (PLOTTED HEREON)
ELEVATION = 56.79 FEET, NGVD 1929 (1987 ADJUSTMENT)
(TO OBTAIN THE 1978 ADJUSTMENT ADD 0.78 FEET)

ALL CONTOURS SHOWN HEREON ARE BASED ON THE NGVD 1929 (1987 ADJUSTMENT)
(TO OBTAIN THE 1978 ADJUSTMENT ADD 0.78 FEET)

5. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF PEARLAND.

6. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, OF No. 1044001332, EFFECTIVE DATE: FEBRUARY 26, 2016, ISSUED DATE: MARCH 4, 2016.

7. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A DEDICATED 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 EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.

8. THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 12 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET OR 12 INCHES ABOVE THE ELEVATION OF THE EDGE OF THE ROADWAY IF NO CURB EXISTS, OR (2) 12 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN.

9. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND BRAZORIA DRAINAGE DISTRICT #4.

10. 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 THE OWNER AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF PEARLAND OR BRAZORIA COUNTY.

11. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.

12. 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.

13. THIS PLAT HAS A PEARLAND PLANNED DEVELOPMENT NUMBER OF 788-1.

14. CROSS ACCESS RIGHTS TO DRIVEWAYS AND PAVED AREAS, AS THEY EXIST FROM TIME, ARE HEREBY GRANTED TO ALL ADJOINING COMMERCIAL PROPERTIES.

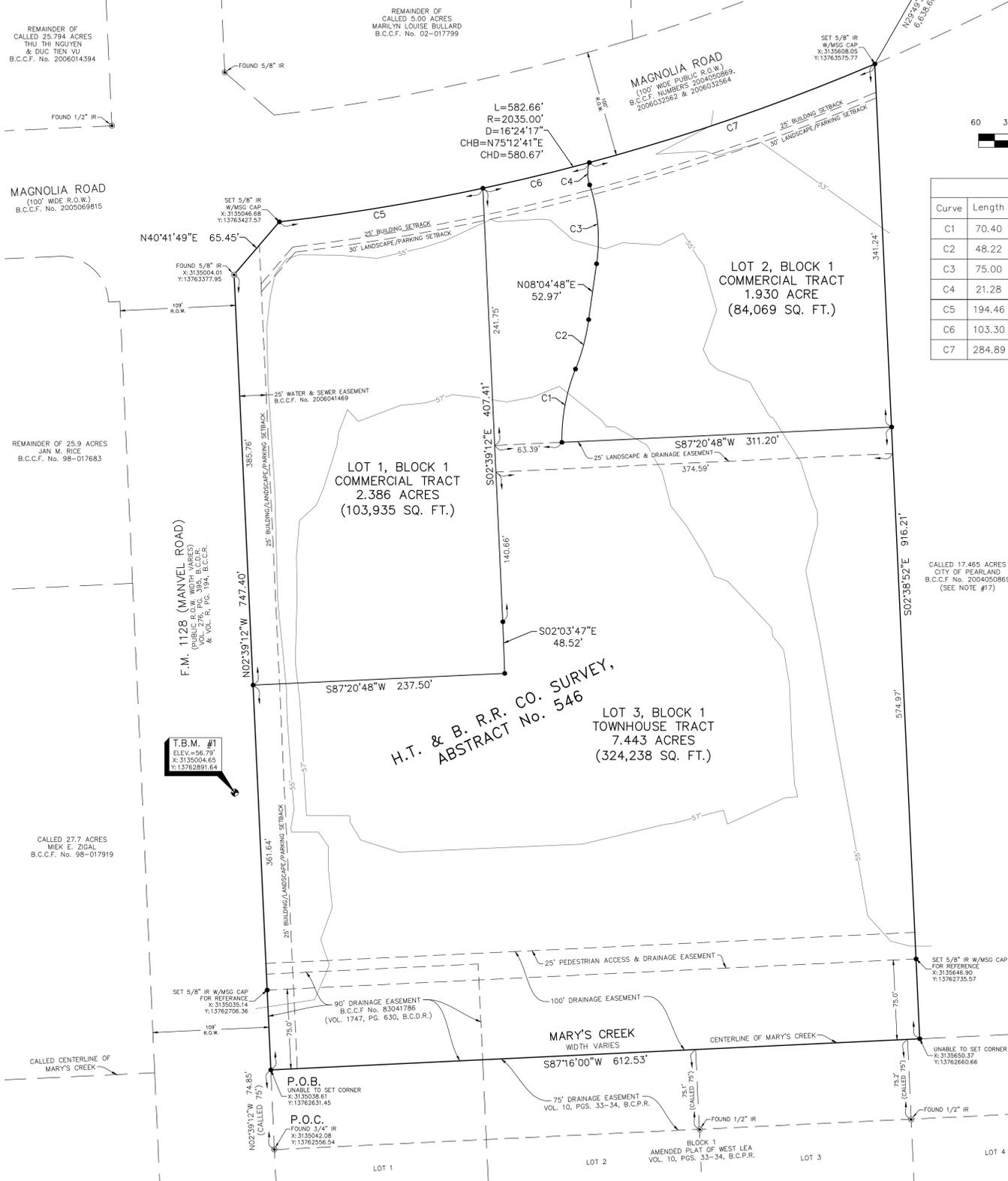
15. ACCESS RIGHTS TO DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING RESIDENTIAL PROPERTIES.

16. FINAL PARK LAYOUTS AND FEES WILL NEED TO BE CONFIRMED ONCE THE TOWNHOME INDIVIDUAL TRACTS ARE PLATTED.

17. DETENTION FOR THE OVERALL DEVELOPMENT WILL BE PROVIDED WITHIN THE CITY OWNED REGIONAL DETENTION POND DIRECTLY EAST OF THE DEVELOPMENT AND AN AGREEMENT WILL BE FINALIZED WITH THE CITY FOR SECURING DETENTION RIGHTS PRIOR TO PERMITS BEING RELEASED.

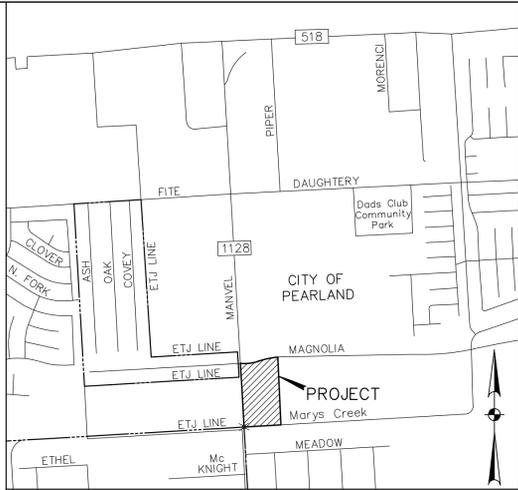
ACREAGE TABLE

LOT 1, BLOCK 1	2.386 ACRES (103,935 SQ. FT.)
LOT 2, BLOCK 1	1.930 ACRE (84,069 SQ. FT.)
LOT 3, BLOCK 1	7.443 ACRES (324,238 SQ. FT.)
TOTAL	11.759 ACRES (512,242 SQ. FT.)



Curve Table

Curve	Length	Radius	Delta	Chd Direction	Chd Length
C1	70.40	177.00	22°47'25"	N10°34'26"E	69.94
C2	48.22	200.00	13°48'52"	N14°56'02"E	48.10
C3	75.00	164.00	26°12'08"	N05°00'56"W	74.35
C4	21.28	35.00	34°50'20"	N00°41'57"W	20.96
C5	194.46	2035.00	05°28'30"	N80°40'35"E	194.39
C6	103.30	2035.00	02°54'31"	N76°29'04"E	103.29
C7	284.89	2035.00	08°01'16"	N71°01'11"E	284.66



VICINITY MAP
1" = 1/2 MILE

METES AND BOUNDS DESCRIPTION:

FIELD NOTES FOR 11.759 ACRES

Being a tract of land containing 11,759 acres (512,242 square feet), located within the H.T. & B. R.R. Co. Survey, Abstract (Number) No. 546, in Brazoria County, Texas; Said 11,759 acre tract being a portion of a called 5,000 acre tract (Tract 3) recorded in the name of Marilyn Louise Bullard in Brazoria County Clerk's File Number (B.C.C.F. No.) 02-017799 and a portion of a called 35.93 acre tract recorded in the name of Marilyn Louise Bullard in B.C.C.F. No. 97-044957 (with interests vested in B.C.C.F. Nos. 92-28746, 93-046323, 93-046324, 94-045257, 95-042287, 95-042288 and 96-045863); Said 11,759 acre tract being more particularly described by metes and bounds as follows (Bearings are based on the Texas Coordinate System of 1983, South Central Zone, per GPS observations);

Commencing at a 3/4-inch iron rod found at the intersection of the south line of a 75 feet wide Drainage Easement (Mary's Creek) as depicted on the map of West Lea, a subdivision of record in Volume (Vol.) 10, Page (Pg.) 33-34, of the Brazoria County Plat Records, and the east Right-of-Way (R.O.W.) line of FM 1128 (Manvel Road) with width varies per Volume 276, Page 309 of the Brazoria County Deed Records (B.C.D.R.) and Volume R, Page 194 of the Brazoria County Court Records;

Thence, with the east R.O.W. line of said FM 1128, the following two (2) courses:

- North 02 degrees 39 minutes 12 seconds West, a distance of 74.85 feet (called 75 feet) to a point (unable to set corner) on the centerline of Mary's Creek (width varies per B.C.F. No. 83041786 (Vol. 1747, Pg. 630, B.C.D.R.) and said plat of West Lea), for the southwest corner and Point of Beginning of the herein described tract;
- North 02 degrees 39 minutes 12 seconds West, at a distance of 75.00 feet past a 5/8-inch iron rod with a MSG cap set at the northeast end of said R.O.W. transition line from the east R.O.W. line of said FM 1128 to the southerly R.O.W. line of Magnolia Road (width varies at this point per B.C.C.F. No. 2006032564, 2006032562 and 100 feet wide per B.C.C.F. No. 2004050869) for the westerly northwest corner of the herein described tract;

Thence, with said R.O.W. transition line and the southerly R.O.W. line of said Magnolia Road, the following two (2) courses:

- North 40 degrees 41 minutes 49 seconds East, a distance of 65.45 feet to a 5/8-inch iron rod with a MSG cap set at the northeast end of said R.O.W. transition line, for the northerly northwest corner of the herein described tract, at the beginning of a non-tangent curve to the left;
- 582.66 feet along the arc of said curve to the left, having a radius of 2,035.00 feet, a central angle of 16 degrees 24 minutes 17 seconds and a chord that bears North 75 degrees 12 minutes 41 seconds East, a distance of 580.87 feet to a 5/8-inch iron rod with a MSG cap set on the east line of said 35.93 acre tract, same being on the west line of a called 17,465 acre tract, recorded in the name of the City of Pearland in B.C.C.F. No. 2004050869, for the northeast corner of the herein described tract;

Thence, with the line common to said 35.93 acre tract and said 17,465 acre tract, South 02 degrees 38 minutes 52 seconds East, at a distance of 841.21 feet past a 5/8-inch iron rod with a Miller Survey Group (MSG) cap set for reference at the northeast corner of a proposed 75 foot Drainage Easement, continuing for a total distance of 916.21 feet to a point (unable to set corner) on the centerline of said Mary's Creek, same being the north line of Block 1 of said plat of West Lea, for the southwest corner of said 17,465 acre tract, same being the southeast corner of the herein described tract;

Thence, with the north line of said Block 1 and the centerline of said Mary's Creek, South 87 degrees 18 minutes 00 seconds West, a distance of 612.53 feet to the Point of Beginning and containing 11,759 acres (512,242 square feet) of land.

PRELIMINARY PLAT OF
MIDTOWN AT MAGNOLIA

A SUBDIVISION OF 11,759 ACRES
LOCATED IN THE
H.T. & B. R.R. CO. SURVEY,
ABSTRACT No. 546
IN THE CITY OF PEARLAND,
BRAZORIA COUNTY, TEXAS

OWNER: MARILYN LOUISE BULLARD
2411 WALKER COURT
PEARLAND, TEXAS 77581
TEL. 281-485-2597
3 LOTS 1 BLOCK

SCALE: 1"=60' APRIL, 2016

SURVEYOR
MILLER SURVEY GROUP
www.millersurvey.com
1760 WEST SAM HOUSTON PARKWAY NORTH * HOUSTON, TEXAS 77043
PHONE 713-413-1900 * FAX 713-413-1944
TEXAS FIRM REGISTRATION No. 10047100
SURVEY MANAGER: BRIAN E. WILSON, R.P.L.S.

LEGEND

I.R.	= IRON ROD
AC.	= ACRES
B.C.C.R.	= BRAZORIA COUNTY COURT RECORDS
B.C.C.F.	= BRAZORIA COUNTY CLERK'S FILE
B.C.D.R.	= BRAZORIA COUNTY DEED RECORDS
B.C.P.R.	= BRAZORIA COUNTY PLAT RECORDS
CIR	= CAPPED IRON ROD
E.E.	= ELECTRIC EASEMENT
F.H.E.	= FIRE HYDRANT EASEMENT
DOC.	= DOCUMENT
No.	= NUMBER
Nos.	= NUMBERS
PG.	= PAGE
R.O.W.	= RIGHT-OF-WAY
SQ. FT.	= SQUARE FEET
T.B.M.	= TEMPORARY BENCHMARK
VOL.	= VOLUME
U.E.	= UTILITY EASEMENT
W.L.E.	= WATER LINE EASEMENT
W.S.E.	= WATER AND SEWER EASEMENT
B.L.	= BUILDING SETBACK LINE
+	= TEMPORARY BENCHMARK LOCATION
MSG	= MILLER SURVEY GROUP
○	= PROPOSED STREET LIGHT
●	= SET 5/8-INCH IRON ROD W/MSG CAP (UNLESS OTHERWISE NOTED)
○	= FOUND 5/8-INCH CAPPED IRON ROD (UNLESS OTHERWISE NOTED)

H.L.A. JOB NUMBER: 2013-035 MAGNOLIA AT FM 1128 (DRAFT) SHEET 1 OF 2 (DWG. 4/7/16) Bury North

D. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF KSTX PEARLAND KROGER

A request of Rene Rodriguez, LJA Engineering, the applicant; on behalf of A. G. Crouch, owner; for approval of the Final Plat of KSTX Pearland Kroger, creating 7 commercial reserves on 27.290 acres of land. General Location: The south corner of Barry Rose Road and Pearland Parkway



Staff Report

To: Planning and Zoning Commission

From: Planning Department

Date: April 18, 2016

Re: Final Plat of KSTX Pearland Kroger

A request of Rene Rodriguez, LJA Engineering, the applicant; on behalf of A. G. Crouch, owner; for approval of the Final Plat of KSTX Pearland Kroger, creating 7 commercial reserves on 27.290 acres of land.

Legal Description: A subdivision of 27.290 acres of land situated in the Thomas J. Green Survey, Abstract 198, City of Pearland, Brazoria County, Texas

General Location: The south corner of Barry Rose Road and Pearland Parkway

Summary of Request

On behalf of A. G. Crouch, Rene Rodriguez of LJA Engineering is requesting approval of the Final Plat of KSTX Pearland Kroger, a proposed subdivision of 7 commercial reserves located on 27.290 acres. The proposed lot sizes are designed to accommodate a 123,000 square foot anchor retail space and pad sites for smaller retail and service uses. The proposed subdivision is subject to the Planned Development for Pearland Marketplace. The Pearland Marketplace will be accessed from Pearland Parkway, Barry Rose Road and a small portion of a future connection of Westminster Drive.

Site History

This plat is located in the area covered by the Pearland Marketplace Planned Development approved on July 21, 2014. The Master Plat of KSTX Pearland Kroger and the Preliminary Plat of KSTX Pearland Kroger were approved at the March 7, 2016 Planning and Zoning Commission Meeting.

Staff Recommendation

Staff recommends approval of the Final Plat of KSTX Pearland Kroger, as proposed by the applicant, for the following reasons:

1. The Final Plat of KSTX Pearland Kroger conforms to the Master Plat of KSTX Pearland Kroger.
2. The Final Plat of KSTX Pearland Kroger conforms to the Preliminary Plat of KSTX Pearland Kroger.

Conformance to Comprehensive Plan

The Future Land Use Plan 2015 shows the subject area designated as Retail, Offices, and Services. The surrounding land use designations included Public/Semi-Public to the north, Medium Density Residential to the south and west and, Open Space to the east. The subject property proposed uses include a major grocer on the largest parcel with restaurants and other national retailers on multiple pad sites which conform to Land Use category of Retail, Offices, and Services.

Conformance with Unified Development Code

The subject property is located in the Pearland Marketplace Planned Development district, approved in July of 2014. The planned development specifies the General Business (GB) zoning district as the base zoning lot sizes and setbacks. The property is also located in the Corridor Overlay District (COD) and meets all applicable requirements. Surrounding zoning districts are as shown in the following table:

	ZONING	LAND USE
NORTH	R-3 Single Family Residential	Wastewater Treatment Plant
SOUTH	R-2 Single Family Residential and General Business (GB)	Houses along Westminster Drive and undeveloped commercial along Pearland Parkway
EAST	Office Professional (OP) and General Business (GB)	Undeveloped
WEST	PUD/ New Life Lutheran Church	Undeveloped

Conformance with Thoroughfare Plan

According to the Thoroughfare Plan, Pearland Parkway is shown with a 120 foot minimum right of way and Barry Rose Road is shown with a 100 foot minimum right of way. The Final Plat shows both roadways of sufficient width. The plat shows that a 60 foot right of way will be dedicated for Westminster Drive will allow completion of a Minor Collector linking the existing portion of Westminster Drive to Pearland Parkway.

Traffic and Transportation

This plat will dedicate 60 feet of right or way for Westminster Drive which is shown as a Minor Collector Street providing access to the residential areas in Banbury Cross. The extension of

Westminster was listed as an improvement to be bonded in the Subdivision Improvement Agreement.

Drainage

Reserves F and G are restricted to landscape, open space and drainage.

Availability of Utilities

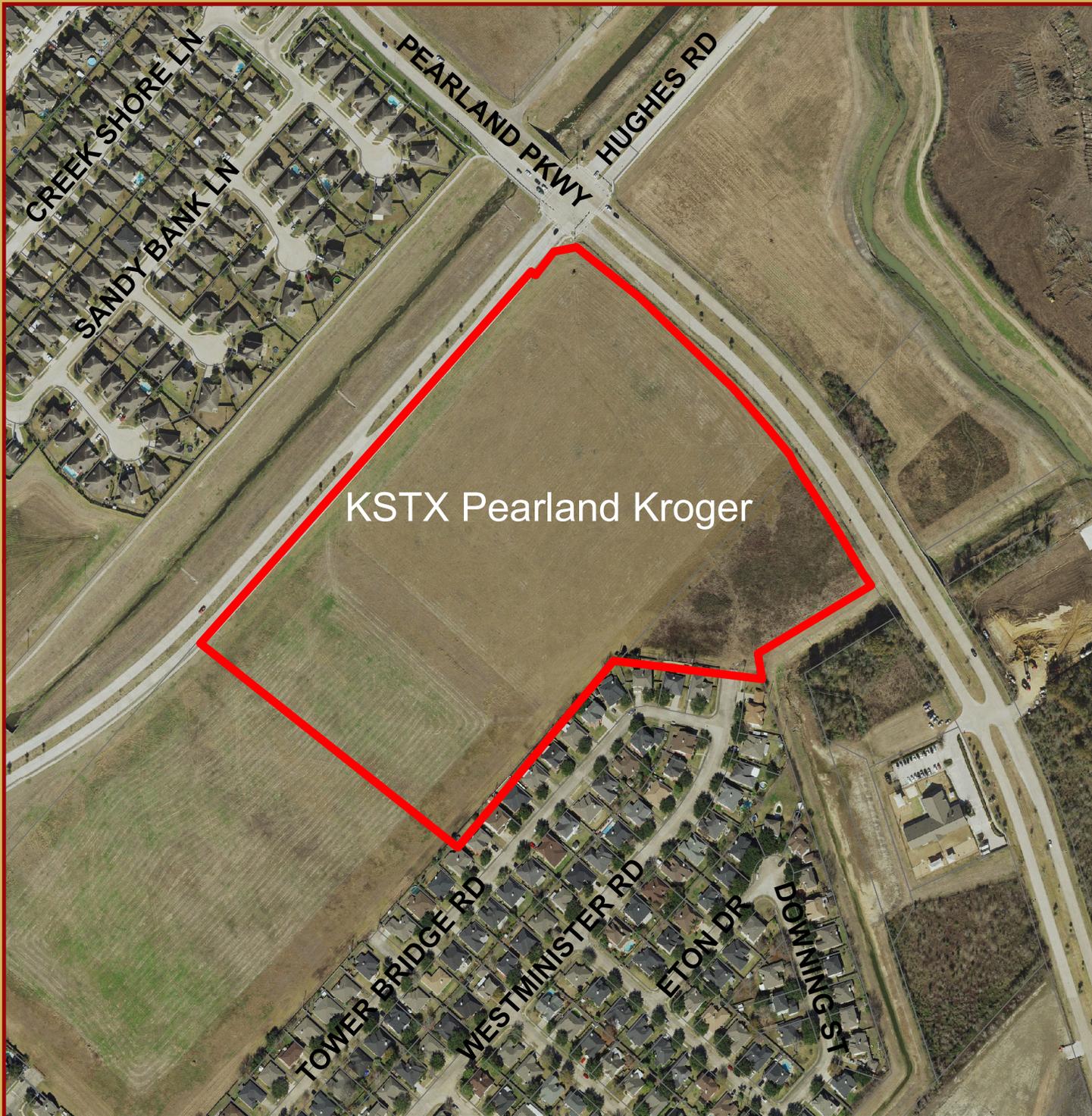
Water and sewer lines are located along Pearland Parkway and Barry Rose Road. An extension of the water line is also shown along the additional section of Westminster Drive. Storm sewer, water line, and sanitary sewer were included in the Subdivision Improvement Agreement.

Parks, Open Space and Trees

The final plat does not require dedication of land for parkland or payment of parkland fees since the property will be developed for commercial uses.

Exhibits

1. Aerial Map
2. Zoning Map
3. Future Land Use Plan 2015
4. Final Plat of KSTX Pearland Kroger



KSTX Pearland Kroger

Aerial Map

Final Plat of KSTX Pearland Kroger

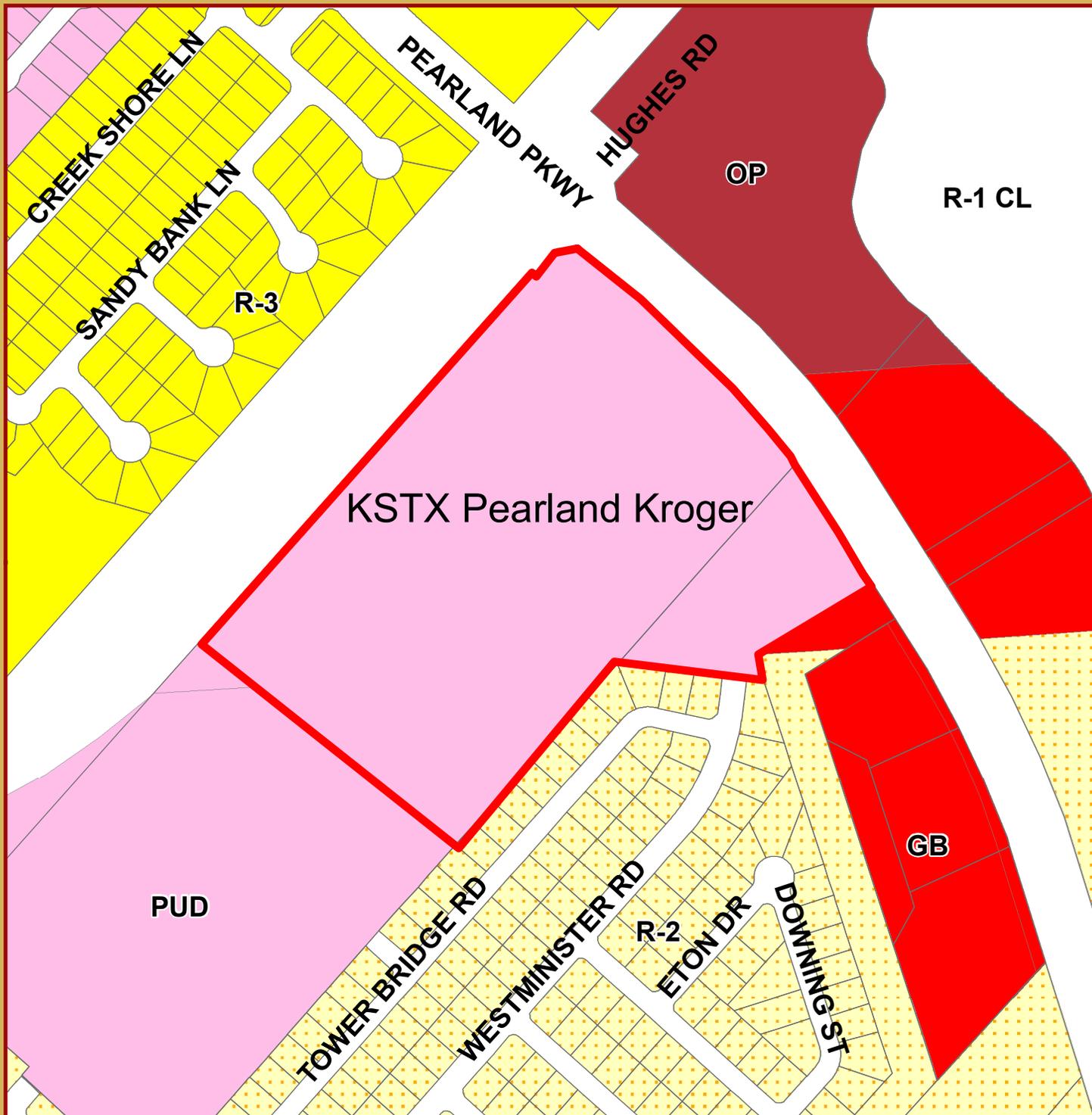


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 355 feet

OCTOBER 2014
PLANNING DEPARTMENT





Zoning Map

Final Plat of KSTX Pearland Kroger

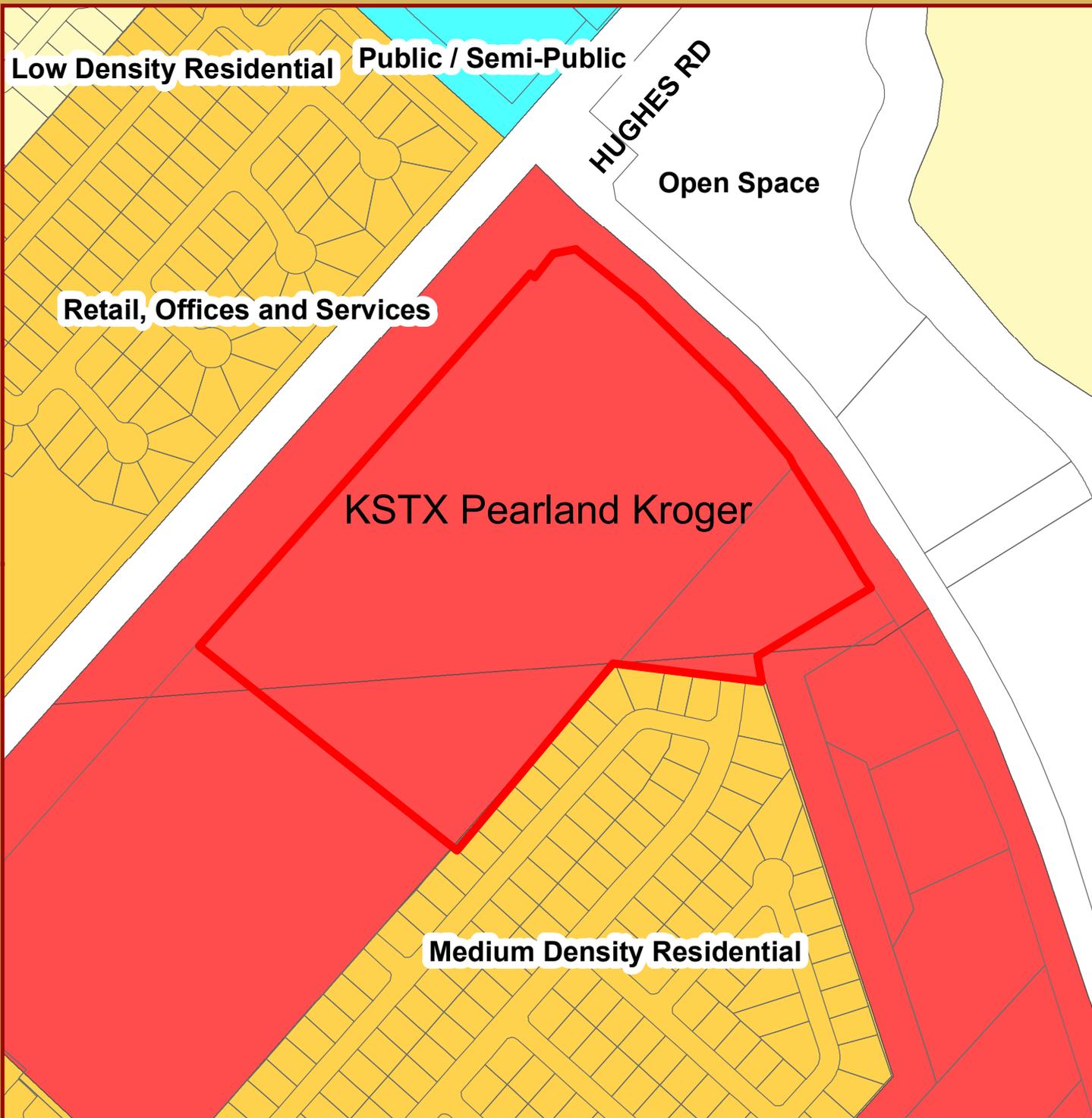


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1 inch = 355 feet

OCTOBER 2014
PLANNING DEPARTMENT





**Future Land Use Plan
2015**

**Final Plat of
KSTX Pearland Kroger**



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1 inch = 355 feet

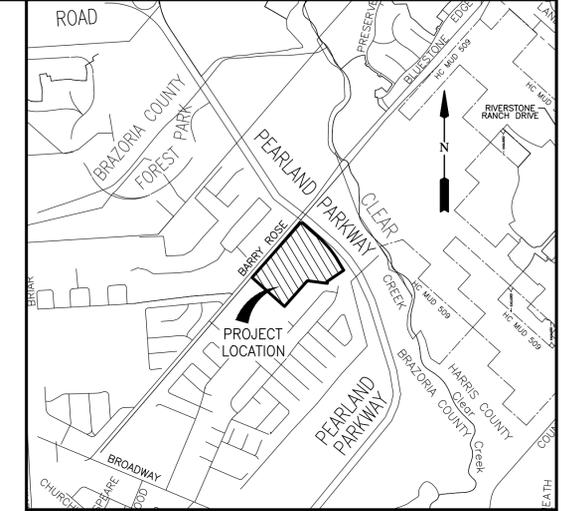
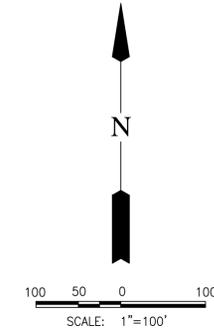
OCTOBER 2014
PLANNING DEPARTMENT



RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	2.052	89,372	RESTRICTED TO COMMERCIAL
B	14.670	639,022	RESTRICTED TO COMMERCIAL
C	1.045	45,539	RESTRICTED TO COMMERCIAL
D	2.494	108,637	RESTRICTED TO COMMERCIAL
E	0.991	43,148	RESTRICTED TO COMMERCIAL
F	1.188	51,747	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
G	4.138	180,231	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
TOTAL	26.578	1,157,696	

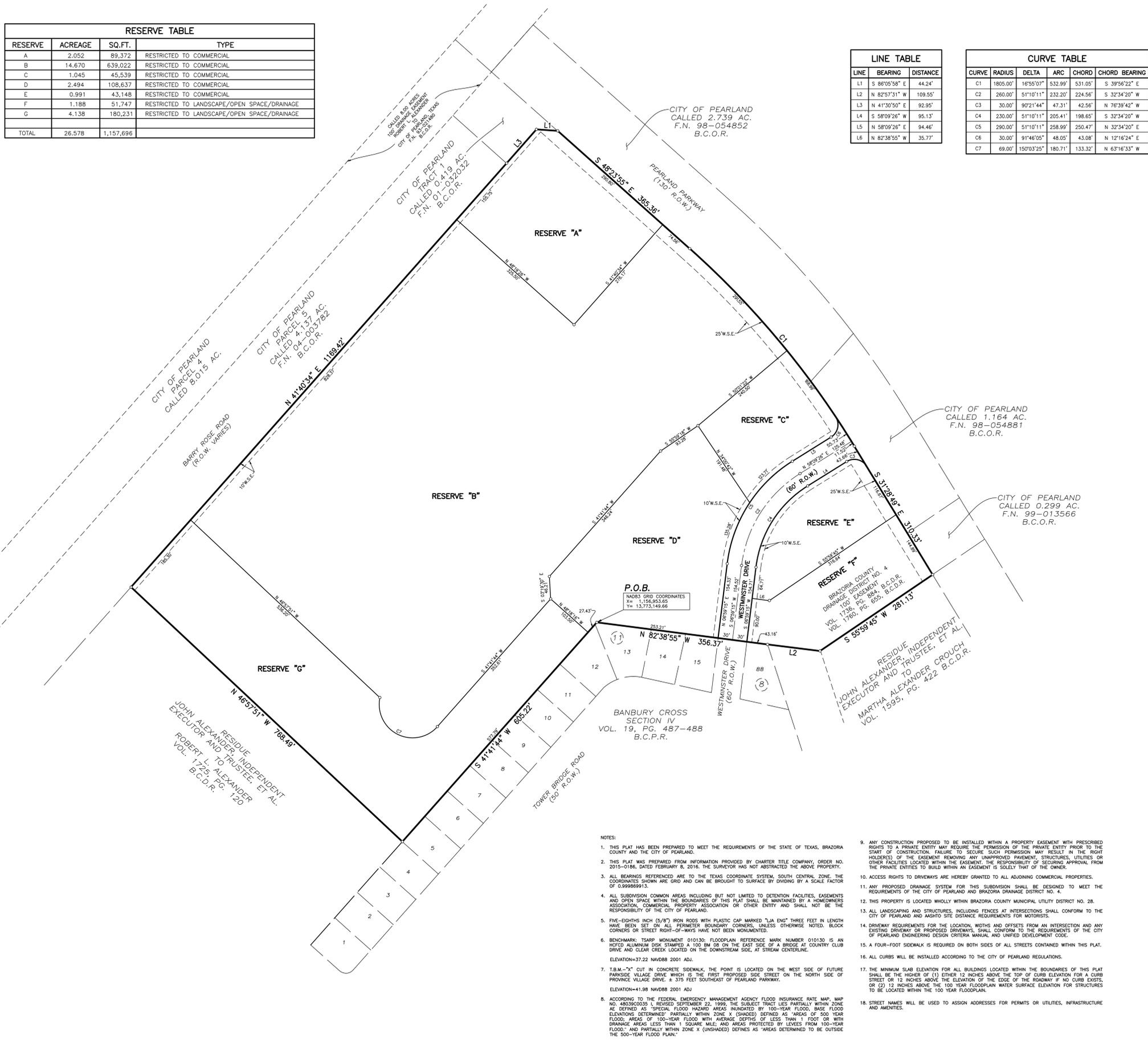
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 86°05'58" E	44.24'
L2	N 82°57'31" W	109.55'
L3	N 41°30'50" E	92.95'
L4	S 58°09'26" W	95.13'
L5	N 58°09'26" E	94.46'
L6	N 82°38'55" W	35.77'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	1805.00'	16°55'07"	532.99'	531.05'	S 39°56'22" E
C2	260.00'	51°10'11"	232.20'	224.56'	S 32°34'20" W
C3	30.00'	90°21'44"	47.31'	42.56'	N 76°39'42" W
C4	230.00'	51°10'11"	205.41'	198.65'	S 32°34'20" W
C5	290.00'	51°10'11"	258.99'	250.47'	N 32°34'20" E
C6	30.00'	91°46'05"	48.05'	43.08'	N 12°16'24" E
C7	69.00'	150°03'25"	180.71'	133.32'	N 63°16'33" W



VICINITY MAP
SCALE: 1" = 1,500'
KEY MAP NO. 615L

- LEGEND**
- EXIST. INDICATES EXISTING
 - U.E. INDICATES UTILITY EASEMENT
 - W.L.E. INDICATES WATERLINE EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - W.S.E. INDICATES WATER AND SEWER EASEMENT
 - D.E. INDICATES DRAINAGE EASEMENT
 - E.E. INDICATES ELECTRICAL EASEMENT
 - B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
 - B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
 - B.C.C.F. INDICATES BRAZORIA COUNTY CLERKS FILE
 - B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
 - B.C.M.U.D. INDICATES BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT
 - ☼ INDICATES PROPOSED STREET LIGHT
 - ☼ INDICATES EXISTING STREET LIGHT
 - INDICATES STREET NAME CHANGE
 - F.N. INDICATES FILE NUMBER
 - S.N. INDICATES SEE NOTE



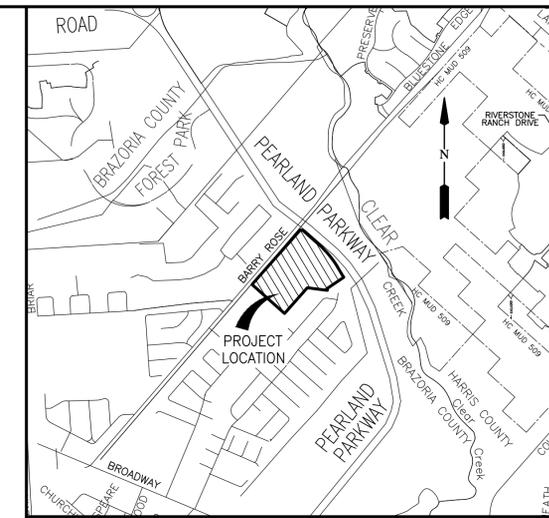
- NOTES:**
- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF PEARLAND.
 - THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2015-0186, DATED FEBRUARY 8, 2016. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
 - ALL BEARINGS REFERENCED ARE TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE. THE COORDINATES SHOWN ARE GRID AND CAN BE BROUGHT TO SURFACE BY DIVIDING BY A SCALE FACTOR OF 0.99999913.
 - 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.
 - FIVE-EIGHTHS INCH (5/8") IRON RODS WITH PLASTIC CAP MARKED "LJA ENG" THREE FEET IN LENGTH HAVE BEEN SET ON ALL PERMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
 - BENCHMARK: TSARP MONUMENT 010130; FLOODPLAIN REFERENCE MARK 010130 IS AN HICED ALUMINUM DISK STAMPED A 100 BM 08 ON THE EAST SIDE OF A BRIDGE AT COUNTRY CLUB DRIVE AND CLEAR CREEK LOCATED ON THE DOWNSTREAM SIDE, AT STREAM CENTERLINE. ELEVATION=37.22 NAVD88 2001 ADJ.
 - T.B.M. "Y" CUT IN CONCRETE SIDEWALK. THE POINT IS LOCATED ON THE WEST SIDE OF FUTURE PARKSIDE VILLAGE DRIVE WHICH IS THE FIRST PROPOSED SIDE STREET ON THE NORTH SIDE OF PROVINCE VILLAGE DRIVE. IS 375 FEET SOUTHEAST OF PEARLAND PARKWAY. ELEVATION=41.98 NAVD88 2001 ADJ.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 49030K0023 L, REVISED SEPTEMBER 22, 1999, THE SUBJECT TRACT LIES PARTIALLY WITHIN ZONE AE DEFINED AS "SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD. BASE FLOOD ELEVATIONS DETERMINED BY PARTIALLY WITHIN ZONE X (SHADED) DENIED AS "AREAS OF 500 YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD;" AND PARTIALLY WITHIN ZONE X (UNSHADED) DEFINES AS "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAN."
 - 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 EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
 - ACCESS RIGHTS TO DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING COMMERCIAL PROPERTIES.
 - ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND BRAZORIA DRAINAGE DISTRICT NO. 4.
 - THIS PROPERTY IS LOCATED WHOLLY WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 28.
 - ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND ASHRO 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 FOUR-FOOT SIDEWALK IS REQUIRED ON BOTH SIDES OF ALL STREETS CONTAINED WITHIN THIS PLAT.
 - ALL CURBS WILL BE INSTALLED ACCORDING TO THE CITY OF PEARLAND REGULATIONS.
 - THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 12 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET OR 12 INCHES ABOVE THE ELEVATION OF THE EDGE OF THE ROADWAY IF NO CURB EXISTS, OR (2) 12 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN.
 - STREET NAMES WILL BE USED TO ASSIGN ADDRESSES FOR PERMITS OR UTILITIES, INFRASTRUCTURE AND AMENITIES.

FINAL PLAT OF
KSTX PEARLAND KROGER
A SUBDIVISION OF 27.290 ACRES OF LAND SITUATED IN THE
THOMAS J. GREEN SURVEY, ABSTRACT 198,
BRAZORIA COUNTY, TEXAS

0 LOTS 7 RESERVES (26.578 ACRES) 0 BLOCKS
MARCH 8, 2016 JOB NO. 1725-0048-310

OWNERS:
KSTX PEARLAND PARKWAY, LLC
PATRICK EGAN, VICE PRESIDENT
3120 ROGERDALE ROAD, SUITE 150
HOUSTON, TEXAS 77042
PH. (713) 292-0959

ENGINEER:
LJA Engineering, Inc.
2929 Briarpark Drive Phone 713.953.5200
Suite 600 Fax 713.953.5026
Houston, Texas 77042 FRN - F-1386
T.B.P.L.S. Firm No. 10110501



VICINITY MAP
SCALE: 1"= 1,500'
KEY MAP NO. 615L

I, HEATHER L. SIDES, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE GROUND IN ACCORDANCE WITH THE INFORMATION PROVIDED ME AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF SURVEY AND IS TRUE AND CORRECT AND THAT ALL BOUNDARY CORNERS, LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE ARE PROPERLY MARKED WITH 5/8 INCH DIAMETER IRON RODS WITH PLASTIC CAP MARKED "LJA ENG" THREE FEET LONG OR AS SHOWN ON THE PLAT (SEE NOTE 5).

HEATHER L. SIDES, R.P.L.S., P.L.S., C.FedS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5997



APPROVED BY BRAZORIA DRAINAGE DISTRICT NO. 4

JEFFERY H. BRENNAN, PRESIDENT DAN KELLER, SECRETARY

ROBERT MEINEKE, COMMISSIONER ALFRED E. LENTZ, P.E., R.P.L.S. DISTRICT ENGINEER

DATE

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF KSTX PEARLAND KROGER AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS DAY OF _____, 2016.

DANIEL TUNSTALL, CHAIRPERSON
CITY PLANNING AND ZONING COMMISSION
CITY OF PEARLAND, TEXAS

APPROVED FOR THE CITY OF PEARLAND, TEXAS THIS _____ OF _____, 2016.

DARRIN COKER, CITY ATTORNEY SUSAN POLKA, P.E., CITY ENGINEER

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, KSTX PEARLAND PARKWAY, LLC, ACTING BY AND THROUGH PATRICK EGAN, VICE PRESIDENT OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF KSTX PEARLAND KROGER, 27.290 ACRES OUT OF THE THOMAS J. GREEN SURVEY, ABSTRACT 198, BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID KSTX PEARLAND PARKWAY, LLC, ACCORDING TO THE LINES, LOTS, STREETS, ALLEYS, RESERVES, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH 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 PORTION 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, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES FOREVER, UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FOOT, 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 (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON WHEREBY EACH 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, UNOBSTRUCTED 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 EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") 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 BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

IN TESTIMONY HERETO, KSTX PEARLAND PARKWAY, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY PATRICK EGAN, VICE PRESIDENT, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2016.

KSTX PEARLAND PARKWAY, LLC

BY: PATRICK EGAN, VICE PRESIDENT

BY: PATRICK EGAN, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PATRICK EGAN, VICE PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

FINAL PLAT OF KSTX PEARLAND KROGER

A SUBDIVISION OF 27.290 ACRES OF LAND SITUATED IN THE
THOMAS J. GREEN SURVEY, ABSTRACT 198,
BRAZORIA COUNTY, TEXAS

0 LOTS 7 RESERVES (26.578 ACRES) 0 BLOCKS
MARCH 8, 2016 JOB NO. 1725-0048-310

OWNERS:
KSTX PEARLAND PARKWAY, LLC

PATRICK EGAN, VICE PRESIDENT
3120 ROGERDALE ROAD, SUITE 150
HOUSTON, TEXAS 77042
PH. (713) 292-0959

ENGINEER:
LJA Engineering, Inc.
2929 Briarpark Drive Suite 600 Houston, Texas 77042
Phone 713.953.5200 Fax 713.953.5026 FRN - F-1386
T.B.P.L.S. Firm No. 10110501

**E. CONSIDERATION AND POSSIBLE
ACTION – REQUEST TO POSTPONE
CONDITIONAL USE APPLICATION
NO. 2016-05 288 & Beltway 8**

Applicant did not submit revisions by resubmission deadline.

III. MATTERS REMOVED FROM CONSENT AGENDA

IV. NEW BUSINESS

**A. PRESENTATION AND REVIEW OF
FIVE-YEAR CAPITAL IMPROVEMENT
PROGRAM 2017-2021 - SUE POLKA, P.E.,
DIRECTOR OF ENGINEERING & CAPITAL
PROJECTS**

Memo



To: City of Pearland Planning & Zoning Commission
From: Sue Polka, P.E., Director of Engineering & Capital Projects
Date: April 11, 2016
Re: Five-Year Capital Improvement Program 2017 - 2021

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.*”

Nine 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 2017 – 2021 by major CIP category in preference order and identifying the fiscal years in which appropriation is needed. Staff took great care in reviewing project timing and made adjustments to the timing of 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. The CIP, for the most part, completes the voted 2007 bond proposition. As such, this CIP begins to incorporate projects subject to a 2018 bond referendum.

Projects included in the CIP are either City managed projects or those projects managed by other agencies that require City participation. Major changes from last year are highlighted. Projects highlighted in yellow are new projects; projects highlighted in purple 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 blue reflect reductions in project budgets. Staff will be present at the April 18, 2016 P&Z meeting to review the list with the Commission and will be requesting formal recommendation to the City Manager on May 2, 2016.

CITY OF PEARLAND
2017 - 2021 CAPITAL IMPROVEMENT PROGRAM
DRAINAGE

PREFERENCE NUMBER	PROJECT NUMBER	PROJECT NAME	YEAR OF APPROPRIATION	USE
1	DR1601	Linwood Subdivision Street and Drainage (Old Alvin Street to Orange Street)	2017	Construction
2	DR1602	Corrigan Ditch Sub-Basin of Mary's Creek Drainage Improvements	2018	Construction
3	DR1302	Southeast Quadrant of Old Townsite Drainage	2017	Design/Construction
4	DR1701	PER for Future Bond Referendum	2017	PER
5	DR2002	D. L. Smith Detention Pond Expansion Phase I	2018 - 2019	Design/Construction
6	DR1103	Cullen/FM 518 Detention Pond	2018 - 2019	ROW/Design/Construction

* Denotes additional money also needed

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
2017 - 2021 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - **DRAINAGE**

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
1	DR1601	Linwood Subdivision Street and Drainage (Old Alvin Street to Orange Street)	The project includes the removal of existing 20' wide 1330' long asphalt pavement and storm drainage system to a new concrete curb and gutter roadway and storm sewer system to serve the area. The project should also include improvements of the drainage system from Linwood to Old Alvin Road along Orange Street.	There have been several complaints about the flooding by the residence of the subdivision. The residents participated in various council meetings to requesting improvements of drainage and street conditions in the area. Since this is an older part of town and the street and drainage system was not designed to meet most of the current engineering criteria and it is almost time to rehabilitate the street and drainage system, it is worthwhile to bring the existing infrastructure to current standard and solve the associated problems.
2	DR1602	Corrigan Ditch Sub-Basin of Mary's Creek Drainage Improvements	The project site is located along Wagon Trail Road between FM 518 and Bardet Road. The project includes the reconstruction of Wagon Trail (FM 518 to Bardet Road), Cantu Rd, and Ochoa Rd in order to improve the drainage and roadway infrastructure. This project will require purchase of drainage easement in order to extend the drainage system along Ochoa Rd to outfall into Corrigan Ditch.	This project has been identified as the Task 1 of the COP and BDD4 master drainage plan. The commercial as well as residential area within the project site along Wagon Trail, Cantu Rd, and Ochoa Rd has seen several repetitive losses due to flooding time and again in the past. Proposed roadway and drainage improvement will shorten the drainage path to Corrigan Ditch and remove the runoff quickly and reduce the flooding potential.
3	DR1302	Southeast Quadrant of Old Townsite Drainage	The 71.4-acre service area boundary is approximately 150 ft. south of FM 518 on the north side, Old Alvin Rd on the east, Beechcraft St. on the south and S. Houston Ave. on the west and is within the southeast quadrant of the Old Townsite. The scope of the project is the development of a sub-regional drainage and detention plan to serve the 71.4 acre area. The project will develop a Preliminary Engineering Report utilizing the 8 acre feet of volume in the Baker's Landing pond and develop plans for a proposed detention pond location along Old Alvin utilizing a collection and conveyance system along Walnut and Old Alvin streets. The proposed pond will provide detention for both development and street improvements within the area and will also provide a detention buy-in strategy for re-development within the 71 acre Old Town Site area.	The development of Sub-Regional detention for this area is a Council set priority due to the desire to see this historic area re-develop. Re-development of the area is hindered by the requirement to provide detention without the loss of land associated with on-site ponds. The sub-regional pond will also provide mitigation for future street improvements associated with redevelopment of the area.
4	DR1701	PER for Future Bond Referendum	Provide funding for preliminary engineering on future projects yet to be identified from the Drainage Master Plan to be conducted in FY 2016. Preliminary engineering would tighten down scopes and provide for estimated construction dollars that would be needed to take a proposition to the voters.	
5	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 second phase will add an additional 150 acre-feet of detention for further flood plain improvements and regional detention.	In accordance with the City's 2007 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 issues, 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.

CITY OF PEARLAND
2017 - 2021 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - **DRAINAGE**

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
6	DR1103	Cullen/FM 518 Detention Pond	The City's Sub Regional Detention Master Plan identified the southwest quadrant of FM 518/ Cullen Parkway as a potential location for a sub-regional detention pond. The pond would be constructed in phases with developer contributing land or excavation. This 1st phase includes minor ROW acquisition, existing ditch improvements and possible underground storm sewer improvements. Ultimate service area is approximately 265 acres. Preliminary Engineering Report was completed in October 2013.	This project was one of the highest priority projects from the City's Regional Detention Study conducted in 2010. The proposed detention pond will provide the required detention for future development allowing development along FM 518 without the need for individual detention ponds.

CITY OF PEARLAND
2017 - 2021 CAPITAL IMPROVEMENT PROGRAM
PARKS

PREFERENCE NUMBER	PROJECT NUMBER	PROJECT NAME	YEAR OF APPROPRIATION	USE
1	P20001	Independence Park Phase I	2017	Construction
2	PK1402	Green Tee Terrace Trail	2017 - 2018	Construction
3	P20004	Delores Fenwick Nature Center	2017	Construction/Equipment
4	PK1802	Clear Creek Trail *	2018 & 2021	PER/ROW/Design
5	PK1801	PER for Future Bond Referendum	2018	PER
6	PK1902	Park Equipment Recapitalization	2019 - 2021+	Equipment
7	PK1901	JHEC Nature Trails Phase II	2019	Design/Construction/Equip
8	PK2101	Independence Park Phase II	2019 - 2020+	Design/Construction
9	PK1903	Shadow Creek Ranch Park Phase II	2019 - 2021	Design/Construction
10	PK1904	Woodcreek Park Expansion	2019	Design/Construction/Equip
11	PK2102	Trail Connectivity Phase IV	2021	Design/Construction

* Denotes additional money also needed

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
2017 - 2021 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - **PARKS**

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
1	P20001	Independence Park Phase I	Phase I Improvements include a reorientation of the entry into the park, relocation and replacement of the existing playground, improvements to electrical & lighting along with minor architectural details in the existing pavilion, upgrade electrical and water around the park for vendor access, pedestrian lighting, re-stripe basketball court, the construction of additional parking, additional 4-6 restrooms, a small stage and sloped earthen berm type amphitheater for special events and landscaping. Add Wi-Fi to the park at the time fiber is extended along John Lizer.	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. This project was approved by voters in the 2007 Bond Program. The Master Plan lists improvements to this park as a high priority.
2	PK1402	Green Tee Terrace Trail	Extension of approximately 8,000' long 10-foot wide hike and bike trail along the Clear Creek Corridor from Broadway through Province Village to Clear Creek over the creek to Hughes Road in conjunction with Gehan Homes. Project includes benches, bike racks, trail signage, trash receptacles, water fountains, shade structures, and a pedestrian bridge over Clear Creek.	The Parks and Recreation Plan that was adopted by Council in December 2005, lists the hike and bike trails as the number one priority for acquisition and development. This project is included in the 2013-2014 TIP and will be 80% federally funded.
3	P20004	Delores Fenwick Nature Center	The project will include a building to demonstrate/program environmental educational displays, demonstration gardens, interpretive exhibits, offices, restrooms, and a classroom with a 50 seat capacity, 400 sq. ft. of storage and pervious parking areas.	There is a great need in the community to educate the public on the benefit of recycling, green space and trees. 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 provide an opportunity to showcase the entire concept of utilizing one site as multi purposing for parks, recreation, detention, education, recycling, and environmental park.
4	PK1802	Clear Creek Trail	Construction of approximately 12,400 feet long, 10 foot wide concrete hike and bike trail beginning at the existing trail north of Barry Rose, proceeding to the El Franco Lee Park then crossing back over Clear Creek and beneath the Pearland Parkway bridge then turning south to the University of Houston campus. This trail will include a San Jacinto historical theme with points of interest signage and include two pedestrian bridges.	This project is an extension of the Trail Master Plan and the first major component to be constructed on the north side of Broadway and would eventually tie into the future segment planned for the banks of Clear Creek and across the northern boundaries of the City.
5	PK1801	PER for Future Bond Referendum	Provide funding for preliminary engineering on future projects 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.	Parks Master Plan, updated in 2015, provided a list of recommendations for future projects and upgrade criteria that will be incorporated into a prioritized list of projects.
6	PK1902	Park Equipment Recapitalization	A recapitalization program to update an aging Parks Infrastructure and Amenity inventory. Updated features will include playgrounds, shade structures, safety surfaces, and standalone comfort amenities such as tables, benches, and receptacles.	As our population base grows, proportionally the use and wear on our assets grows along with it. A proactive decision to maintain a safe and desirable park infrastructure is a trademark of a signature community.

CITY OF PEARLAND
2017 - 2021 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - **PARKS**

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
7	PK1901	JHEC Nature Trails Phase II	Project includes a boardwalk over the East pond with an observation deck, paddle craft launch areas, picnic tables, benches, trash receptacles, and interpretive signage.	The overall vision for this particular area was to provide an area that provides access to nature in a suburban setting, provide for recreation opportunities and provide a facility for environmental/nature education and awareness. It will also be a showcase facility displaying the multi-use of both a detention pond and water treatment plant effluent to create a usable park and open space for the community. Because appropriate grant money became available through the County coupled with trails appearing as a number one priority in citizen surveys for many years, the City has proceeded with acting on the vision of creating the trail portion of the project using the money made available.
8	PK2101	Independence Park Phase II	Phase II improvements to Independence Park will build off of amenities completed in Phase I. Additional amenities could include dog park enhancements, expansion of playground space, additional sports courts, renovations/repurposing of the existing swimming pool house, new water park, and the incorporation/integration of the adjacent detention pond as a usable park amenity. In addition to the added amenities, the needed support infrastructure (roads, walkways, restrooms, water, electrical, etc.) will be completed as well.	Independence Park is one of the oldest and most recognized parks that the City owns. According to the survey done in conjunction with the master plan, this park is highly utilized. Most of the current amenities are outdated and/or are in bad condition and are in need of replacement. Recommendation from the master plan updated in 2015 will include upgrades to this existing park.
9	PK1903	Shadow Creek Ranch Park Phase II	Phase II of the Sports Complex at Shadow Creek Ranch will include the addition of two cricket fields (which can also serve the needs of Rugby groups), a multipurpose 'Miracle Field' area (a sports surface designed to accommodate special needs athletes), additional field lighting, approximately 250 parking spaces, and expanded restrooms and concession offerings.	As the community continues to grow in an increasingly diverse manner it is important to maintain relevance by programming for members of all demographics.
10	PK1904	Woodcreek Park Expansion	This project consists of a preliminary engineering study, including surveying, to consolidate by plat City contiguous land holdings (buyout lots and park land) in the area of the existing Woodcreek neighborhood park including the former Fire Station #3 site. The objective is to enlarge the neighborhood park facility making use of these areas and bring all of land holdings under the control and maintenance of the Parks Department. This expansion is scheduled to include a playground with fall zone, seating, a BBQ grill, and a sport court.	Based on ideas presented in the 2015 Parks & Recreation Master Plan, additional components will be added to meet the reasonable service threshold of a neighborhood park with this described service area.
11	PK2102	Trail Connectivity Phase IV	Construction of phase 4 of the City-wide hike and bike trail system providing pedestrian and bicycle access to Independence Park from the Green Tee Trail along portions of Clear Creek. This 10 foot wide mixed use concrete trail will tie into the trail head at Broadway east of Lowe's proceed west along Broadway to Pearland Parkway. There the trail will turn south, crossing Broadway and proceed south along either side of the Parkway utilizing existing 6 foot wide sidewalks eventually crossing the Mary's Creek Bridge on the west side of the right of way. South of Mary's Creek the trail will meander along the west right of way crossing John Lizer to the new entrance to Independence Park, crossing Pearland Parkway and entering the park.	Construction of phase 4 of the City-wide hike and bike trail system providing pedestrian and bicycle access to Independence Park from the Green Tee Trail along portions of Clear Creek. This 10 foot wide mixed use concrete trail will tie into the trail head at Broadway east of Lowe's proceed west along Broadway to Pearland Parkway. There the trail will turn south, crossing Broadway and proceed south along either side of the Parkway utilizing existing 6 foot wide sidewalks eventually crossing the Mary's Creek Bridge on the west side of the right of way. South of Mary's Creek the trail will meander along the west right of way crossing John Lizer to the new entrance to Independence Park, crossing Pearland Parkway and entering the park.

CITY OF PEARLAND
2017 - 2021 CAPITAL IMPROVEMENT PROGRAM
FACILITIES

PREFERENCE NUMBER	PROJECT NUMBER	PROJECT NAME	YEAR OF APPROPRIATION	USE
1	FA0904	City Hall Complex Renovations *	2017	Equipment
2	FA1404	Orange Street Service Center Phase 1 *	2017	Construction/Equipment
3	FA1601	Fire Station #1	2017	Construction/Equipment
4	FA1702	Facilities Assessment and Maintenance Plan	2017	Design
5	FA1801	PER for Future Bond Referendum	2018	PER
6	FA1701	Fiber Backbone	2017 - 2021	Construction
7	FA1501	Fire Station #8	2018 - 2019	PER/ROW/Design/Const/Equip
8	FA2101	Shadow Creek Library	2020 - 2021+	PER/Design
9	FA1901	Fire Training Field Phase I	2019	Design/Construction

* Denotes additional money also needed

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
2017 - 2021 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - FACILITIES

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
1	FA0904	City Hall Complex Renovations	The existing Community Center was constructed in 1983 and City Hall in 1986. Departmental Space Programming was completed in 2014. This program incorporates the remodel of approximately 23,110 square feet of the former Community Center for Community Development and Finance & UB departments, renovations to the HVAC, Electrical and Plumbing systems and the installation of a sprinkler system for that building. It includes the remodel of 27,800 square feet in City Hall, the replacement of HVAC systems, including modifications to the Council Chambers, Administration, City Secretary, Legal, HR and Receptionist spaces and will include security and safety (exterior lighting) improvements for both buildings.	Increased demands for secure public contact and a more effective and efficient use of existing space for Community Development. Finance Department growth and specifically related activities require consolidation of the personnel and those activities in a single building. Greater public access is provided by moving the Administration and City Secretary to the first floor of City Hall and efficiencies are created by moving Legal and Communications into proximity with Admin. Current HVAC equipment is long past the useful life expectancy and requires replacement. Remodeling the existing facilities will provide space for staff growth through build-out and can be performed at less than one third the cost of building a new facility.
2	FA1404	Orange Street Service Center Phase 1	Phase 1 of the project will consist of a new approximately 12,000 SF office facility to house an estimated 50 staff to include the Assistant City Manager, Public Works Administration, Engineering and Projects Department. The building will be constructed to meet 140 mph/3 second gust wind loads. The existing office area was built before wind storm requirements and no longer meets many of the current life safety and ADA codes. This phase will also structurally upgrade and remodel one or more of the existing out-buildings to provide a new lunch room/kitchen/training area, locker rooms and showers, and crew support facility for an estimated 100 employees.	The Orange Street facility has not been updated in over twenty years. Departmental administrative staff levels have changed and grown over this period and staff are being officed out of poorly constructed facilities in the attached areas of the Admin building or in makeshift offices throughout the yard area. Reconstruction of office facilities will allow consolidation of division superintendents, support staff and admin. New construction will be designed to meet current occupancy and wind storm codes.
3	FA1601	Fire Station #1	Construction of approximately 8,500 sq. ft. station to house one 4-person Engine Crew and one 2-person EMS Ambulance Crew. Station will include 6 dorm rooms, 2 restrooms with showers, and a kitchen dining area, a dayroom, a station command office, and exercise room. Equipment area will consist of 2-80 foot deep drive-thru apparatus bays, a bunker gear storage area, medical supply storage, and an EMS decontamination area. Facility will be located on McHard Road near Pearland Parkway on City owned land. The building will be designed to add a third 80-foot deep apparatus bay in the future.	Replaces a station that will be approximately 48 years old at a location that will improve response times. In addition, the new station will better accommodate a 24-hour operation and will add EMS housing.
4	FA1702	Facilities Assessment and Maintenance Plan	The Plan will provide an assessment of all City facilities and develop a plan, including schedule, to proactively maintain each to maximize the usable life of the asset.	Master Plans provide guidance and criteria for future infrastructure throughout the City and maximize facility life and minimize service interruptions.
5	FA1801	PER for Future Bond Referendum	Provide funding for preliminary engineering of future facility projects including Fire Station #8, Shadow Creek Ranch Library, Fire Training facilities, Hillhouse House Annex and Fire Station 4.	These planning efforts will tighten down scopes and provide detailed cost estimates for a bond referendum.

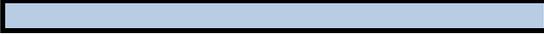
CITY OF PEARLAND
2017 - 2021 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - FACILITIES

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
6	FA1701	Fiber Backbone	To extend and build out the fiber network to reach all city facilities (buildings, lift stations, parks, traffic signals, and water facilities). Funds in 2017 would get fiber from Broadway at Dixie Farm Road to the Longwood treatment plant and interconnect the water towers to buildings that are in close proximity to them.	The City currently relies on Fiber Optic cabling to connect major facilities to their applications, as well as traffic signal and camera operations along major thoroughfares. The IT Department began consolidating the City's data centers down to a single data center in an effort to reduce cost, streamline operations, & centralize technology. This effort could only be accomplished by having the Fiber Optic infrastructure in place to support system operations. As the City continues to build new facilities, remodel old facilities, and install critical infrastructure components, reliable connectivity to the applications & systems are essential. Fiber Optic cabling provides seemingly limitless connectivity between sites & provides superior quality over other mediums. There are a few standalone fiber projects proposed to connect remaining sites as well as traffic signals.
7	FA1501	Fire Station #8	Construction of approximately 15,000 sq. ft. fire station designed to house two 4 person engine crews, one 4 person ladder crew and one 2 person ambulance crew. The station will include 14 dorm rooms, 4 restrooms with showers, a kitchen/dining area, a day room, a Captain's office and Lieutenant's office, a conference/training room, an EMS decontamination area and an exercise room along with storage areas for bunker gear, medical supplies. The facility will be constructed to 140 mph/3 second gust wind load standards and will include four 80 feet deep drive through equipment bays and adequate parking for full staffing on 24/7 operation.	Provide Fire and EMS services at a location that will improve response times. In addition, the new station will accommodate a 24-hour operation and will add EMS housing. This station is based on the Fire Station Location Plan approved in February 2012. Fire Station #8 is a combination of previously proposed Fire Station #8 and Fire Station #9. Fire Station #8 may be located in the vicinity of Shadow Creek Parkway and Reflection Bay Drive.
8	FA2101	Shadow Creek Library	Design and Construct a new permanent County Library facility on the west side. To consist of approximately 30,000 square feet, using space requirements and usage information similar to that developed for the renovations to the Tom Reid Library. Other features include: specialized HVAC systems, exterior security lighting, specialized library furnishings. Current planning has the facility located on a 3.2 acre site owned by the City on Shadow Creek Parkway west of Kirby Drive. However, there is potential for collaboration with Brazoria County and Alvin ISD for different locations. Timing for the project coincides with the expiration of the lease on the existing facility within the shopping center at Broadway and Business Center Drive.	In late 2012 the City initiated construction of a temporary (7 to 10 year) County Library Annex in commercial storefront space off of Broadway and Business Center Drive. This consisted of approximately 6,000 square feet. The facility has experienced substantial patronage from residents within the west end of the city. In 2014 the facility was expanded 4,000 square feet to accommodate high demand. The new library would provide a permanent home for this facility and be sized to accommodate growing demands from citizens throughout the county.
9	FA1901	Fire Training Field Phase I	Construction of a one to two story live fire training burn building and concrete pad on the existing Pearland Fire Department Fire Training Field east of the David L. Smith Fire Administration Building.	The PFD Fire Training Field was originally started by PVFD, Inc. There is a master plan for the Fire Training Field and all of its associated projects. Much of the drainage work from this engineering plan has already been completed. Building and structure fires are high risk low frequency events that can easily injure fire fighters. PFD does not currently have a way to conduct live fire training except to travel to other live fire training facilities. This incurs overtime costs and the other facilities may charge additional fees and/or may not be available on schedules convenient to PFD. This project will allow additional initial training and continuing education training opportunity for PFD and the surrounding area departments.

CITY OF PEARLAND
2017 - 2021 CAPITAL IMPROVEMENT PROGRAM
STREETS

PREFERENCE NUMBER	PROJECT NUMBER	PROJECT NAME	YEAR OF APPROPRIATION	USE
1	TR1703	Orange Street Reconstruction	2017	Construction
2	T20002	Old Alvin Road Widening - Plum Street to McHard Road	2017	Construction
3	TR1205	Max Road Expansion - Hughes Ranch to Reid Blvd. *	2017	Construction
4	TR1201	Hughes Ranch Road (CR 403) - Cullen to Smith Ranch Road *	2019 - 2020	Construction
5	TR1501	Smith Ranch Road Extension (CR 94) - Hughes Ranch Road to Broadway *	2017 - 2019	ROW/Construction
6	TR1405	McHard Road Extension (Mykawa Road to Cullen Parkway)	2017 - 2019	ROW/Construction
7	TR0601	Mykawa Road Widening - BW8 to FM 518 *	2017 & 2019 - 2021	ROW/Design/Construction
8	TR1701	SH 288 Northbound Frontage Road - CR 59 to FM 518 (Broadway)	2017 & 2020	ROW/Design/Construction
9	TR1704	Multi-Modal Master Plan	2017	Design
10	TR1801	PER for Future Bond Referendum	2018	PER
11	TR1702	Intersection Improvements	2017 - 2021+	Design/Construction
12	TR1904	Street Reconstruction	2019 - 2021+	PER/Design/Construction
13	TR1903	Pearland Parkway Superstreets Improvements	2019	PER/Design/Construction
14	TR2001	Kingsley Drive - Clear Creek to Beltway 8	2021+	PER/Design
15	TR1902	Pearland Parkway Traffic Circle Modifications	2019	PER/Design/Construction
16	TR1901	Broadway Expansion (SH288 to SH35)	2020	Construction
17	TR1602	Safe Routes to School Improvements *	2020 - 2021	ROW/Design/Construction
N/A	TR1407	SH288 Tollway - CR 58 to US 59		

* Denotes additional money also needed

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
2017 - 2021 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - **STREETS**

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
1	TR1703	Orange Street Reconstruction	Reconstruct approximately 4,830 feet of East Orange Street from Main Street to Schlieder Drive within existing 60 foot Right of Way. Reconstruct as a concrete curb and gutter cross section to match West Orange with underground drainage and sidewalks. Incorporate corridor drainage improvements including Park Street and Old Alvin outfalls to Town Ditch to ensure positive drainage for the north end of the Old Town area. Repair or replace damaged sanitary manholes within the work zone. Project will include the construction of the mixed use trail along the top bank of Town Ditch corridor from Main Street (SH35) to Old Alvin Road, Phase III of the Trail Connectivity plan. A segment of the trail will be installed on City owned property north of Orange Street between Grand and Park Streets in conjunction with drainage work through this area.	East Orange Street is a minor collector but subject to increased traffic counts due to its location as a major east-west access corridor. On street parking and heavy equipment traffic to and from Public Works Service Center require the hybrid cross section developed for West Orange. Localized drainage problems for the north end of Old Town require increased outfall capacities along the corridor to resolve chronic high water complaints. Addition of the mixed use trail to this project will allow coordination of drainage improvements along the north perimeter of the drainage area and incorporate a high priority quality of life improvement in the area.
2	T20002	Old Alvin Road Widening - Plum Street to McHard Road	Reconstruction of approximately 5,700 feet of Old Alvin Rd from Plum St to McHard Rd from a 2-lane asphalt to a major collector 44 wide BC-BC 4-lane undivided curb and gutter roadway. Project includes underground drainage with 6' sidewalks along the east side and will tie into the existing bridge across town ditch.	This proposed roadway was part of the 2007 Bond Referendum and will provide another north-south route between McHard Road and FM518. Average daily count is expected to increase once McHard is put through to Cullen.
3	TR1205	Max Road Expansion - Hughes Ranch to Reid Blvd.	Widen 3,700 LF of Max Road from the future Hughes Ranch alignment and connecting with Reid Boulevard, just west of the Food Town shopping center. The roadway will be four lanes, divided, with concrete curb and gutter, including storm sewers, outfalls and detention. A traffic signal will be installed at the intersection of Hughes Ranch Road and Max Road, and a new bridge will be constructed over Hickory Slough. A 10-ft multi-use path will be incorporated on the west side of the roadway from Hughes Ranch to Broadway per the Trail Master Plan. Run approximately 4,500' of fiber from FM 518 to Hughes Ranch Road west of lift station.	New residential development in the area, as well as the development of the City's Sports Complex adjacent to the proposed project, increase the demand for reliable access to the area. Improvements to this roadway will reduce maintenance, improve mobility, and increase public safety.
4	TR1201	Hughes Ranch Road (CR 403) - Cullen to Smith 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. Brown and Gay Engineering is currently completing construction plans. Environmental clearance issued in 2011, currently acquiring right of way. The project includes approximately 13,000 LF of Noise Barrier. Installation of additional water line infrastructure will be constructed in coordination with this project to fill in the gaps of the current system.	The roadway will provide enhanced safety and access to Dawson High School located on Cullen Blvd. and enhance access to SH 288 and the SH288 toll way, in conformance with the City Thoroughfare Plan.
5	TR1501	Smith Ranch Road Extension (CR 94) - Hughes Ranch Road to Broadway	Expansion of Smith Ranch Road from 2-lanes of asphalt into 4-lanes, divided, with raised medians, concrete curb and gutter, storm sewer, and landscaping. Project will include planning and construction of provisions for utility services along both sides of the right of way. Limits are from Hughes Ranch Road, south approximately 3,250 LF to 2,040 LF north of Broadway. Run approximately 7,000' of fiber from FM 518 to Westside Event Center.	Construction of the SH 288 Toll Lanes and the T-Ramp Access point at Hughes Ranch Road will increase traffic on this roadway. Demand for improved access to the toll lanes from Cullen Parkway and FM518 requires the expansion of this roadway. Project was selected by HGAC to receive 80% federal funding through the 2013 TIP.

CITY OF PEARLAND
2017 - 2021 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - **STREETS**

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
6	TR1405	McHard Road Extension (Mykawa Road to Cullen Parkway)	The extension of approximately 3.5 miles of McHard Road, from Cullen Parkway to Mykawa Road, consisting of a 4-lane, concrete, curb and gutter, divided roadway with raised medians and underground drainage. Includes storm sewers, outfalls and detention, five traffic signals at secondary thoroughfares and major collectors, sidewalks, street lighting and landscaping. This project will be coordinated with the McHard Road Trunk Sewer extension and McHard Road Water Line Extension. Run approximately 39,000' of fiber from Alice Water Plant to Shadow Creek Parkway.	This project is in accordance with the City's Thoroughfare Plan to alleviate traffic on FM518 by providing an alternate east/west route between SH288 and SH35. The project was selected by H-GAC to receive 80% federal funding for design and construction through the 2013 TIP. A design engineer has been selected, a contract negotiated and design is underway with a target of meeting a letting date of August, 2017.
7	TR0601	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 Drainage Study, Environmental Assessment, and 95% Construction Plans were created for the segment between BW8 and McHard Rd from a previous design effort. Will require full environmental assessment and ROW takings along alignment. Run approximately 11,000' of fiber from FM 518 to Brookside.	This proposed roadway is included in the City's Thoroughfare Plan and was one of the 2007 Bond Program projects to alleviate traffic headed south from the Beltway 8 to FM 518. The roadway moved a lot of commercial/industrial truck traffic and fronts many developed commercial entities as well as potential commercial lots.
8	TR1701	SH 288 Northbound Frontage Road - CR 59 to FM 518 (Broadway)	Construct a three lane concrete curb and gutter "urban" cross-section frontage road from County Road 59 to FM 518 (Broadway), northbound only, to include a U-Turn lane under the CR59 Overpass, to include access lane to SH 288 main lanes. Project includes right of way acquisition for detention pond.	Current traffic routes from the Silver Lake and Southfork and areas to the south must travel through these subdivisions along Smith Ranch (CR94) to access Broadway and commercial areas in the southeast quadrant of SH 288 and Broadway. This frontage road would provide a more direct route to access these locations. Additionally, the frontage road would open up prime commercial frontage along SH 288 between CR59 and Broadway to development and will reduce traffic on Broadway.
9	TR1704	Multi-Modal Master Plan	A long range mobility plan to address future and existing needs for the City's thoroughfares, trails, mass transit (park & ride, Connect Transit, and future services), bicycle and pedestrian needs.	Provides a means to identify all modes of transportation in a comprehensive plan in order to plan for land and right of way acquisition, identify future capital projects, and develop strategies to implement new policies and procedures.
10	TR1801	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
2017 - 2021 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - **STREETS**

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
11	TR1702	Intersection Improvements	With the continuous development driven evolution of traffic patterns and counts, intersections encounter increasing traffic flows than they were originally constructed to handle increasing congestion and raising safety concerns. Rapidly changing traffic patterns make this hard to predict, so this is a "reactive" effort aimed at modifying intersection geometry or signalization to address these conditions as and where they occur. The 2015 Traffic Management Plan identifies short term intersection improvements through out the city. A high priority intersection is the Shadow Creek Parkway at Kirby Drive south bound dual left turn lanes which is targeted for 2017.	Through the 2013 citizen's survey, it was made apparent that the citizens are concerned with traffic and congestion issues. This project will allow us a funded project to address their concerns and the needs of the City to maintain or improve mobility efficiency throughout the City, while improving safety.
12	TR1904	Street Reconstruction	This project consists of the rehabilitation, reconditioning and reconstruction of non-TIP funding eligible collector streets throughout the City. The specific streets are based on priorities derived through the Thoroughfare Plan, the Condition Assessment Program, traffic counts and types of traffic loads that roadway sees. The specific activity selected for each roadway may vary with the objective to maintain or improve the current average assessment score city-wide.	In 2015 the City Council was presented with the results of the Rights of Way Assessment Program Study which showed the current pavement condition index (PCI) rating score to be at 76/100. To maintain the current score of 76 requires an annual investment of \$3.75 million. This recurring portion of the pavement program will focus on the reconstruction of the streets identified in the Assessment as requiring reconstruction. The other portion of the program will focus on the maintenance of streets through the operating budget.
13	TR1903	Pearland Parkway Superstreets Improvements	This project consists of the construction of approximately 6 left turn lanes and 4 U-Turn lanes along with other modifications to the median at 13 median cuts and side street intersections between the Beltway and Broadway. These modifications are designed to improve traffic flow and safety at the intersections without the installation of traffic signals by installing improvements to reduce the number of left turn entry movements into the corridor by introducing a right turn entry with a down stream left U-Turn.	Accident reports dating back to 2013 indicated the need for the reduction of uncontrolled left turn movements along the entire corridor. The corridor was intended to operate without traffic signals impeding the flow of traffic. These modifications provide that reduction of unprotected left turn movements and will reduce the number of entering left turns.
14	TR2001	Kingsley Drive - Clear Creek to Beltway 8	The expansion of approximately 1 miles of Kingsley, from Clear Creek to Beltway 8, consisting of a 4-lane, concrete, curb and gutter, divided roadway with raised medians and underground drainage. Includes storm sewers, outfalls and detention, traffic signal at the Beltway, sidewalks, street lighting and landscaping. Includes acquisition of 3.54 acres of ROW and 4 acres for pond.	This project is in accordance with the City's Thoroughfare Plan to reduce traffic congestion at Shoadow Creek Parkway & SH288 intersection and allow direct access to the Beltway.
15	TR1902	Pearland Parkway Traffic Circle Modifications	Design and construct improvements to the circular rotary at the intersection of Pearland Parkway and McHard to provide a more conventional geometry with a two lane roundabout with an outside by-pass lane designed for slightly higher speeds for right turn and through movements.	Reconfiguration of the traffic rotary will improve traffic flows by providing for higher speed by-pass movements that result in a right existing movement and reduce conflicts resulting from the existing two lane configuration. Analysis of accident reports from this area of the Parkway indicate that these changes will reduce injury accidents without adding traffic signals that impede traffic flows adding time to the commute.

CITY OF PEARLAND
2017 - 2021 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - **STREETS**

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
16	TR1901	Broadway Expansion (SH288 to SH35)	This project widens Broadway from the intersection with State Highway 288 to SH35. The project will provide three lanes each direction, raised medians, new signals and additional turn lanes where required for traffic management purposes. This will require the relocation of both wet and dry utilities, movement of signals, changes to existing drainage facilities, revisions to medians, and reconfiguration of intersections and driveways within the limits. Construction will likely be phased with the first phase from SH288 to Cullen and the second phase from Cullen to the eastern terminus. Staff has requested that this eastern terminus be changed to SH35.	Traffic counts between SH288 and Cullen and rapid growth within this segment of Broadway warrant the expansion of this major artery. Reconfiguration will add capacity to assist traffic movements towards accessing both State Highway 288 and SH288 toll lanes via both Broadway and Smith Ranch Road while relieving congestion along major commercial frontages.
17	TR1602	Safe Routes to School Improvements	As identified in the Safe Routes to School Plan, sites may include the installation of sidewalks, drainage improvements, roadway widening, crosswalk enhancements/improvements and other traffic improvements. City staff has prioritized and produced cost estimates that include detailed scopes of work required and a project schedule. Improvements planned for HC Carlestone Elementary, Barbara Cockrell Elementary and Junior High South. Challenger Elementary was identified but will be done with Hughes Ranch Rd project.	Facilitate safe pedestrian mobility to schools and encourage reduced driving, traffic calming and other safety measures along these routes. Locations have been coordinated with the Safe Routes to School Study and street projects. Grant funding was included in 2015 TIP Call for Projects.
N/A	TR1407	SH288 Tollway - CR 58 to US 59	Construction of a four-lane toll way (two lanes in each direction) within the existing median of the SH288 corridor from County Road 58 in Brazoria County to US59 near downtown Houston. The existing lanes will remain free lanes. The Harris County segment will be managed and constructed by TxDOT and the Brazoria County segment will be managed and constructed by the Brazoria County Toll road Authority. The project will include entrances and exits within Pearland north of FM518 and direct access from a T-ramp at Hughes Ranch Road on the east and Discovery Bay Drive on the west. The Harris County segment includes eight (8) direct connectors. Construction is projected to start in 2016 and anticipated to be completed by end of 2018.	The SH288 corridor has become very congested with the significant growth in Brazoria County and southern Harris County. A traditional highway expansion would not be possible for many years based on existing state funding levels. Providing additional lanes with a toll way project will significantly accelerate completion of the highway expansion.

CITY OF PEARLAND
2017 - 2021 CAPITAL IMPROVEMENT PROGRAM
WATER

PREFERENCE NUMBER	PROJECT NUMBER	PROJECT NAME	YEAR OF APPROPRIATION	USE
1	WA1001	General Engineering/CIP Administration	2017 - 2018	PER/Design
2	WA1605	Surface Water Plant Phase 1 (10 MGD) *	2017 & 2019 - 2021+	PER/Design/Construction
3	WA1601	McHard Rd. 16" Waterline Phase II - Cullen Parkway to Mykawa Road	2017	Construction
4	WA1702	Water Meter Changeout *	2017 - 2018	Equipment
5	WA1604	Transite Pipe Waterline Replacement Program	2017 - 2021+	Design/Construction
6	WA1603	Underground Piping Infrastructure at Water Production Facilities	2017 - 2021+	Construction
7	WA1806	Bailey Water Plant Improvements	2018 - 2019	Design/Construction
8	WA1602	Hughes Ranch Road West 12" Water Line	2017	Construction
9	WA1505	FM 521 Waterline - Broadway to Mooring Pointe *	2017	Construction
10	WA1701	FM 521 Ground Storage Tank Expansion	2017 - 2018	PER/Design/Construction
11	WA2001	CR 48 Waterline - Surface Water Plant to Broadway	2020 - 2021	ROW/Design/Construction
12	WA2002	CR 59 Waterline - CR 48 to Kirby Dr	2020 - 2021	ROW/Design/Construction
13	WA2003	30" Water Main - Surface Water Plant to FM1128 along American Canal	2020 - 2021	ROW/Design/Construction
14	WA1801	Hughes Ranch Road East 12" Waterline Phase II *	2019 - 2020	ROW/Design/Construction
15	WA1805	Veterans Dr. 16" Waterline - Bailey Rd. to CR 128 *	2019 - 2020	PER/ROW/Design/Construction
16	WA1804	Harkey Rd. 12" Waterline - CR100 to CR128 & CR128 from Harkey to Veterans *	2019 - 2020	PER/ROW/Design/Construction
17	WA1803	CR 100 16" Waterline - Veterans Dr to FM 1128 *	2019 - 2020	PER/ROW/Design/Construction
18	WA1802	FM 1128 16" Waterline - Bailey to CR 100 *	2019 - 2020	PER/ROW/Design/Construction

* Denotes additional money also needed

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
2017 - 2021 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 and wastewater projects. The Water and Wastewater Master Plans will be updated and any special studies will be completed as necessary.	The last update to the Water Master Plan was completed in 2012, and most of the high priority projects identified at that time have been completed. Additionally, the master plan updates will ensure that projects included in the CIP are based upon priority and the special studies will include cost estimates for the projects. As the City continues to grow towards build out, new water sources need to be identified and projects prioritized.
2	WA1605	Surface Water Plant Phase 1 (10 MGD)	Pilot testing, design, and construction of a 10 MGD Surface Water Treatment Plant that will treat raw water from the Gulf Coast Water Authority (GCWA) canal for distribution throughout the City's water system. A future phase will include an additional 10 MGD of capacity. The plant will be located on City property on CR48 south of CR59, which is adjacent to the GCWA canal. Pilot testing will begin in FY2017 followed by design and construction. The project is scheduled to be completed over a five year period with new capacity available by 2022/2023. Installation of fiber to serve the City's SCADA system.	The project will provide additional potable water capacity to meet demands of northern Brazoria County as the region continues to grow. The 2012 Water Model Update based on growth projections established that the demand for an additional 10 MGD would need to be met by 2022/2023.
3	WA1601	McHard Rd. 16" Waterline Phase II - Cullen Parkway to Mykawa Road	Phase II extends from Cullen Parkway to Mykawa a total of 17,340 linear feet. This portion of the project is timed to coincide with Right of Way approval and acquisition for the McHard Road project.	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. This will reduce monthly average payments for water supplied to the west side from the Far North West plant where purchase prices are much higher.
4	WA1702	Water Meter Changeout	Changeout of approximately 36,500 water meters and drive-by reading system with a wireless remote read and addition of Customer Portal Technology. The changeout will include remote antennae, meters, external antennae on meter lids, installation, hardware and software, and vaults as needed.	AWWA standards recommends that residential meters be replaced when over 10 years old or more than 1.0 mill gallons have passed through the meter. By 2017 approximately 22,000 meters in Pearland will be older than 10 years old or have 1.0 million gallons that have passed through the meters. The AWWA standard is based on .25 gallons per min. The newer meters will register .03 gallons per minute, thus measuring more water, increasing revenues and reducing water loss. Newer technology will allow for remote turn on and off and capture water and loss associated with a given area. Customer expectations are also higher wanting information more readily to view (graphs, etc.) and the customer portal would provide.

CITY OF PEARLAND
2017 - 2021 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - WATER

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
5	WA1604	Transite Pipe Waterline Replacement Program	Replace approximately 63 miles of failing Transite pipe waterlines (over 30 years old) in the City with PVC waterlines. The program will replace the waterline infrastructure in the following locations over a period of years - Corrigan, Old Town Site, Sommersetshire, Country Place, Green Tee, Westminster, Brookside Acres, Shadycrest, Creek View, Parkview, Wood Creek, Heritage Green, Clear Creek Estates, and Southdown subdivisions.	Transite pipe waterline has a failure rate significantly higher than that of comparable and like sized PVC. This program will replace the failing Transite pipe infrastructure with PVC which was not prevalent in the industry at the time the Transite pipe lines were installed. The Transite pipe lines are responsible for a higher percentage of work orders per foot than comparable PVC lines and require an inordinate amount of resources to maintain relative to PVC. The program will also provide the opportunity to resolve dead end waterline issues in the effected areas which will improve water quality.
6	WA1603	Underground Piping Infrastructure at Water Production Facilities	This program will replace significant portions of the aging large diameter water conveyance pipe located at water production facilities. This program will inspect each of the 10 facilities and make recommendations for the design and replacement of failing piping within each facility.	The Public Works Department has experienced several failures of water lines at the water production facilities over the past several years. Most of the water line infrastructure at the production facilities is original to the facilities and has not been replaced. This program will reduce service interruptions.
7	WA1806	Bailey Water Plant Improvements	Elevated levels of organic manganese cause taste, odor and appearance issues though the water product itself remains safe for consumption. The 1st phase of this project installed a distribution line at the facility that improved water quality by providing adequate water flow within the tank. The 2nd phase of this project includes the installation of a 'green sand' filter that will chemically bond with manganese and iron to remove it.	The City of Pearland has maintained a log of customer complaints regarding water quality. Complaints regarding brown/rusty colored water indicate problems with iron and manganese have been occurring in the winter months.
8	WA1602	Hughes Ranch Road West 12" Water Line	Installation of approximately 3,000 LF of 12" water line along Hughes Ranch Road from CR 94 to Cullen Parkway. This water line connection will be done in coordination with the Hughes Ranch Road Expansion from CR 94 to Cullen Parkway. Infill of existing system 1,550 LF North Hampton to Brookney and 1,450 LF Smith to May Court.	There is currently several missing sections of water line totaling approximately 5,200' along Hughes Ranch Road. The water line will connect existing City lines to acquired MUD water lines.
9	WA1505	FM 521 Waterline - Broadway to Mooring Pointe	8,000 feet of 16" water line along Alameda Rd from Broadway to Mooring Pointe.	Looping of transmission lines based on the City's water model.
10	WA1701	FM 521 Ground Storage Tank Expansion	Installation of a third ground storage tank and related piping and controls to work in conjunction with the McHard Road water transmission line. Includes a 3,600' run of conduit and fiber to connect the plant to the fiber located on Shadow Creek Parkway.	The McHard Road water line was designed to transfer less expensive water from the Southeast Water Purification Plant to the west side of Pearland and replace water purchased at a more expensive rate from the City of Houston. This tank is required to store water for distribution.
11	WA2001	CR 48 Waterline - Surface Water Plant to Broadway	Construct approximately 9,500 feet of water main from Surface Water Plant along County Road 48 north to FM 518 (Broadway). Includes purchase of 10' waterline easement along and abutting road Right of Way estimated at approximately 2 acres. Project includes installation of fiber.	This line forms the initial portion of the water system to carry water from the Surface Water Plant north, tying into County Road 59 and Broadway lines forming the initial phase of the transmission system for future water supply to the western portion of the City.
12	WA2002	CR 59 Waterline - CR 48 to Kirby Dr	Project consists of approximately 9,000 feet of waterline from County Road 48 east along County Road 59 and connecting to existing waterline on Kirby Drive. Includes 2.1 acres of waterline easement 10' wide along and abutting road Right of Way.	This project will complete a component of the distribution network from the new Surface Water Plant.

CITY OF PEARLAND
 2017 - 2021 CAPITAL IMPROVEMENTS PROGRAM
 SUMMARY - **WATER**

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
13	WA2003	30" Water Main - Surface Water Plant to FM1128 along American Canal	Project consists of approximately 30,000 LF of waterline from the Surface Water Plant to FM 1128 along the American Canal.	This project will complete a component of the distribution network from the new Surface Water Plant.
14	WA1801	Hughes Ranch Road East 12" Waterline Phase II	Installation of approximately 3,000 LF of a waterline, extending along Hughes Ranch Road from Cullen Parkway to Max Road, near the Hickory Slough Sportsplex. This waterline extension will be completed in coordination with the Hughes Ranch Road Expansion.	The waterline extension will tie the dead end waterline on Max Road into the transmission line on Cullen Parkway.
15	WA1805	Veterans Dr. 16" Waterline - Bailey Rd. to CR 128	To install approximately 5,300 feet of waterline on Veterans Dr. from Bailey Rd, south to CR 100 and continue an additional 5,300 feet with a line from CR 100 to CR 128. Includes funding for acquisition of 10' waterline easement totaling approximately 1.25 acres along & abutting ROW.	This will loop the system for pressure and fire protection based on 2007 Water Model Update and will supply water to future development.
16	WA1804	Harkey Rd. 12" Waterline - CR100 to CR128 & CR128 from Harkey to Veterans	To install approximately 13,300 feet of waterline from Harkey Rd/CR100 south to CR128 then east to Veterans Dr.	This will loop the system for pressure and fire protection based on 2007 Water Model Update and will supply water to future development.

CITY OF PEARLAND
2017 - 2021 CAPITAL IMPROVEMENT PROGRAM
WASTEWATER

PREFERENCE NUMBER	PROJECT NUMBER	PROJECT NAME	YEAR OF APPROPRIATION	USE
1	WW1405	Reflection Bay Water Reclamation	2017	Construction
2	WW1502	Barry Rose WWTP Expansion	2017 - 2019	Design/Construction
3	WW1702	Sanitary Sewer Rehabilitation	2017 - 2021+	Design/Construction
4	WW1601	Mykawa Lift Stations	2017	ROW/Construction
5	WW1604	Green Tee 1 to Riverstone Wastewater Diversion (Longwood Service Area Phase 1)	2017	Construction
6	WW1603	JHEC WWTP Expansion - WWM Project 29A	2017 - 2018	Construction
7	WW1701	Lift Station Program	2017 - 2021+	Design/Construction
8	WW2101	Southdown Regional Lift Station & Force Main	2021	Design/Construction
9	WW1406	McHard Rd Trunk Sewer (Garden to Southdown WWTP) *	2017 - 2018	Construction
10	WW1801	Veterans Drive Lift Station Service Area - WWM Project 11	2019 - 2020	PER/ROW/Design/Construction
11	WW1605	Roy/Max/Garden Roads Basin Sewage System - WWM Project 12	2016 - 2017	PER/ROW/Design/Construction

* Denotes additional money also needed

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
2017 - 2021 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - WASTEWATER

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
1	WW1405	Reflection Bay Water Reclamation	Growth rates within the service area have increased both average daily flows and the biological loading contained in the plant's influent requiring construction of a 4 MGD treatment capacity expansion. The project includes the design, permitting and construction upgrades of the lift station, headwork's, addition of four continuous flow 1 MGD basins modifications to the existing basins to create two additional 1 MGD continuous flow basins, new filtration and UV disinfectant systems, expansion of the sludge holding tanks, addition of two belt press dewatering systems, a new non-potable water system and new SCADA control for a total plant capacity of 6 MGD.	The existing plant reached 75% of its rated capacity in 2013. TCEQ rules require that operators begin design once a plant reaches 75% capacity for a period of three consecutive months. Plant design, permitting and construction are scheduled to be completed in late 2017. Current flows require a doubling of existing capacity but with the addition of flows from the Southdown plant, planned to occur around 2024, and the inclusion of the flows from development in the Lower Kirby area a full 6 MGD expansion provides better economies of scale at this point in time. In addition, a smaller expansion would require a second expansion to start within two years of completing this expansion.
2	WW1502	Barry Rose WWTP Expansion	In 2016 a Preliminary Engineering Report was conducted to determine the specific design parameters required for the plant expansion, including volume and biological loading. In 2017 capacity expansion design will begin. In 2018 the package plant will be relocated to Barry Rose plant to ensure plant effluent remains within permit during the construction schedule. Disassembly and recommissioning is covered in the Reflection Bay project. In 2020 construction of approximately 2 MGD of treatment capacity will begin which will be a separate plant to be run in parallel with the existing plant, for a total capacity of 5 MGD. Run approximately 7,000' of fiber from FM 518 to Plant.	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 46% of the capacity. Current projects are underway to remove flows from Longwood plant and shift to Barry Rose increasing loads at this plant.
3	WW1702	Sanitary Sewer Rehabilitation	Inflow and infiltration program to replace failing waste water lines over thirty years of age in the following areas over a period of years - Corrigan Subdivision, Old Townsite, Sommersetshire, Country Place, Green Tee, Westminster, Brookside Acres, Shadycrest, Creek View, Parkview, Wood Creek, Heritage Green, Clear Creek Estates, and Twin Creek Woods.	Through analysis of Public Works work order history and institutional knowledge, the waste water lines in these older areas are responsible for the majority of line breaks and service interruptions in Pearland. This project will address the areas with the most frequent failures and improve system reliability for the residents. Note that the list of project locations is the same as that listed for water line rehabilitation. It is recommended that both projects are done simultaneously to limit construction impacts to the residents.
4	WW1601	Mykawa Lift Stations	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 LF. To be completed in coordination with Mykawa Road construction. Relocation Mykawa Scott Lift Station: Replacement of the existing lift station, a new 12" force main, approximately 2,500 LF, from Mykawa to SH35 and a new 8 - 12" gravity line, approximately 3,430 LF along Mykawa from Scott Street to Shank. Project will be coordinated with Mykawa Rd. construction. Potentially to include abandonment of Shank Lift Station.	Retirement 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
2017 - 2021 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - WASTEWATER

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
5	WW1604	Green Tee 1 to Riverstone Wastewater Diversion (Longwood Service Area Phase 1)	Work includes running approximately 240 equivalent connections from Green Tee basin and redirecting these flows through Riverstone Ranch to Barry Rose plant by running approximately 2600' of 8-10" line from lift station on Golf Crest & Country Club to receiving manhole in Riverstone Ranch. This project works in conjunction with the Riverstone Ranch Oversizing agreement.	This project will effectively remove 780 equivalent wastewater connections from the Longwood treatment plant and transfer them to the Barry Rose plant.
6	WW1603	JHEC WWTP Expansion - WWM Project 29A	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. Current flows are at 55% to 60% of capacity.
7	WW1701	Lift Station Program	Convert 30 year Veterans I lift station to a manhole and re-route sanitary sewer to existing gravity sewer. Design of the Mary's Creek lift station rehabilitation with construction to follow in FY18. The lift station which currently has below ground centrifugal pumps and control, will be relocated as a conventional submersible pump lift station.	Both lift stations are 30 years old. The Mary's Creek lift station pump and controls are below ground with a risk of flooding. Elimination of the Veterans I lift station reduces operation and maintenance cost.
8	WW2101	Southdown Regional Lift Station & Force Main	Construct regional lift station to serve the entire Southdown service area. Wetwell and pump capacity should have ultimate capacity of 2440 GPM or 3.2 MGD. In the initial phase of this project the lift station will pump the McHard gravity line to the Southdown Plant until this plant reaches its capacity. At 90% of the Southdown capacity the construction of the force main will begin and pumps will be resized to pump to the Reflection Bay Plant. Construction includes approximately 12,300' of 16" force main from the Southdown Regional Lift Station to Reflection Bay Water Reclamation facility. Route will take line beneath SH 288 and remain within McHard and Shadow Creek Parkway ROW to tie into gravity trunk on Reflection Bay.	This project will collect regional wastewater flows from an expanded service area and divert them to the regional treatment facility at Reflection Bay eliminating the Southdown plant and an estimated \$125,500 per year in operations costs. The project also eliminates the need for a future expansion of the Southdown Plant.
9	WW1406	McHard Rd Trunk Sewer (Garden to Southdown WWTP)	Install, along McHard Rd, approximately 4,500 feet of 24" trunk sewer from Cullen to Southdown WWTP; 5,800 feet of 18" trunk sewer from Cullen to Max Road; and approximately 4,000 LF of 15" trunk sewer from Max Road to Garden Road. The first 4,500' will be constructed in the Developer Agreement with Lake Park Subdivision.	This project will provide gravity sewer and is called for in the wastewater master plan. Extends Southdown service area to the east, picking up areas not currently served by City system.
10	WW1801	Veterans Drive Lift Station Service Area - WWM Project 11	This project extends the trunk sewer south along Veterans Dr. as far as Dare Rd., providing gravity sewer service as follows: approximately 1,600 LF of 12" line, 16,680 feet of 18" line, and 4,920 LF 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.
11	WW1605	Roy/Max/Garden Roads Basin Sewage System - WWM Project 12	This project proposes approximately 4,940 LF of 18" trunk sewer along Broadway St. from Food Town's Lift Station to O'Day Rd, approximately 1,300 LF of 15" trunk sewer along Garden Rd from Broadway to the lift station and 1,200 LF of 12" sewer line along Roy and 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 as far north as Hickory Slough.

ACRONYMS

ADA - American Disabilities Act

ADT - Average Daily Traffic

AWWA – American Water Works Association

BW – Beltway

CIP – Capital Improvement Program

CR – County Road

EMS – Emergency Medical Service

ETJ – Extraterritorial Jurisdiction

FM – Farm to Market Road

GCWA - Gulf Coast Water Authority

HGAC - Houston Galveston Area Council

HVAC – Heat, Vent & Air Conditioning

ISD - Independent School District

HR - Human Resources

JHEC – John Hargrove Environmental Center

KPB – Keep Pearland Beautiful

LF – Linear Feet

MGD – Million Gallons per Day

MUD – Municipal Utility District

PER – Preliminary Engineering Report

PVC – Polyvinyl Chloride

ROW – Right of Way

SCADA - Supervisory Control and Data Acquisition

SF – Square Feet

SH - State Highway

TCEQ - Texas Commission Environmental Quality

TIP – Transportation Improvement Program

UB - Utility Billing

WWM - Waste Water Model

WWTP - Waste Water Treatment Plant

B. DISCUSSION ITEMS

1. Commissioners Activity Report
2. Report on APA National Conference – Lata Krishnarao

3. Zoning Update:

- a. CONDITIONAL USE APPLICATION NO. 2016-08

The applicant did not post the signs for the meeting as required by the UDC. This application will be heard in May.

- b. CC Action:

CUP 2016-06 for mini-storage facility at Broadway & Broadway Bend: Withdrawn by the applicant prior to the 1st reading.

CUP 2016-04 for Bail Bonds at 6601 Broadway Street. Not approved at the 1st reading on April 11, 2016.

Next P&Z Meeting, – May 2, 2016 - Regular P&Z meeting

V. Adjournment