

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MAY 5, 2008 AT 6:30 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

Vice-Chairperson Jerry Koza, Jr. called the meeting to order at 6:55 p.m. with the following present:

Vice-Chairperson Jerry Koza, Jr.
Commissioner Neil West
Commissioner Ron Capehart
Commissioner Charles Gooden, Jr.
Commissioner Darrell Diggs

Also in attendance were: Planning Director Lata Krishnarao, Senior Planner Theresa Grahmann, Plans and Plat Administrator Richard Keller, Planner Tim Chi, Deputy City Attorney Nghiem Doan, and Administrative Secretary Judy Krajca. City Engineer Narciso Lira joined the meeting at 7:15 p.m.

II. APPROVAL OF MINUTES

Commissioner Charles Gooden, Jr. made the motion to approve, and Commissioner West seconded the motion.

The vote was 5-0 for approval of the minutes of April 21, 2008.

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF SHADOW CREEK RANCH – BROADWAY STREET EXTENSION FROM COUNTY LINE TO F.M. 521

A request by Rene Rodriguez, LJA Engineering & Surveying, Inc., for Pearland Investments, L.P. and the City of Pearland, owners, for approval of a preliminary plat of 9.703 acres zoned Shadow Creek Ranch Planned Unit Development (PUD). The applicants are proposing an extension of Broadway from the Brazoria - Ft. Bend County Line west to F.M. 521 and the property is described as follows:

A subdivision of 9.703 acres out of the H.T. & B.R.R. Co. Survey, Sec. 83, A-761, Sec. 84, A-767 and the F. Hooper Survey, A-198, City of Pearland, Fort Bend County, Texas.

Plans and Plat Administrator Keller read the staff report stating there were three outstanding items.

Commissioner Capehart made the motion to approve with staff comments, and Commissioner West seconded.

The vote was 5-0. The plat was approved.

B. CONSIDERATION & POSSIBLE ACTION – REPLAT OF LOT 1 OF FITE AT F.M. 1128

A request by Aaron Bourgeois, Lentz Engineering, L. C., for Signature, Eubanks and Associates, Ltd., owner, for approval of a replat of 6.1479 acres zoned GB – General Business. The applicant is proposing 2 lots located north of Fite Road west of F.M. 1128 and the property is described as follows:

A subdivision of 6.1479 acres of land located in the H. T. & B. R.R. Co. Survey, Section 17, A-242, City of Pearland, Brazoria County, Texas.

Plans and Plat Administrator Keller read the staff report stating 3 of the 4 outstanding items still needed to be addressed.

Commissioner Capehart made the motion to approve with staff comments, and Commissioner Diggs seconded.

The vote was 5-0. The plat was approved.

C. CONSIDERATION & POSSIBLE ACTION –REPLAT OF LOT 2 BLOCK 1 OF KIRBY COMMONS

A request by Aaron Bourgeois, Lentz Engineering, L. C., for SCR 24 Investments, L.P., 518 At Kirby, L.L.C., and SCL Realty Investments, Inc., owners, for approval of a replat of 28.4776 acres zoned Shadow Creek Ranch Planned Unit Development (PUD). The applicants are proposing 7 lots on 2 blocks located north of Broadway and west of Kirby Drive and the property is described as follows:

Being 28.4776 acres of land located in the H. T. & B. R.R. Co. Survey, Section 82, A-565 and the T.C.R.R. Co. Survey, A-678, City of Pearland, Brazoria County, Texas.

Plans and Plat Administrator Keller read the staff report stating there were originally twenty-one outstanding items. Prior to this meeting, the outstanding items had been reduced to eight with one of the items pertaining to the ownership of a parcel of property.

There was discussion between Mr. Keller, and the Deputy City Attorney Nghiem Doan as to the importance of this ownership. Both agreed that it was an important issue.

Mr. Aaron Bourgeois of Lentz Engineering was present and spoke on behalf of the applicant stating that this issue was being worked on, as well as, the remaining outstanding items.

Commissioner West recommended tabling the items; however, Vice-Chairperson Koza, Jr. stated that due to the decision date, time did not allow this item to be tabled. Deputy City Attorney Doan concurred.

Commissioner Diggs made the motion to approve, and Commissioner Capehart seconded.

The vote was 0-5. The plat was denied due to the number of outstanding items and the importance in relation to the plat.

D. CONSIDERATION & POSSIBLE ACTION – VARIANCE REQUEST NO. P&Z 2008-03

A request by Matthew and Alyssa Morgan, owners, for approval of a variance request for 50' right-of-way for access to property described as follows: 0/0 Hillhouse Road, Pearland, TX 77581, Tract 1, Acres 1.952, Block 1, A0506 H T & B RR, A & S Estates, Lot 1, Block 1.

Plans and Plat Administrator Keller read the staff report stating that staff was not in favor of the variance for a 50' right-of-way. Mr. Keller asked the Fire Marshal and Fire Chief to attend and speak with regards to the fire apparatus access, and the length of a cul-de-sac. Fire Marshal Roland Garcia spoke.

There was much discussion among the Commission/Staff/Applicant with topics relating to the length of the cul-de-sac on Hillhouse Road exceeding 600' (closer to 1200'), and the UDC requirement of 70' for right-of-way for rural area and the fact that a 60' variance was granted on April 7, 2008.

Staff stated their opposition to the 50' R-O-W, adding that the applicant claims they cannot obtain an additional 10 feet to equal the needed 60 feet.

already granted thru a variance. Discussion continued with staff noting that they are not allowed to have open ditches with 50 feet R-O-W, only with curb and gutter; and, staff brought up the Thoroughfare Plan revision that is being proposed to City Council with Hillhouse Road becoming a minor collector street.

The applicant, Alyssa Morgan distributed drawings to the Commission. There was much discussion with regards to the requirements according to the UDC, and the Engineering & Criteria Plan. City Engineer Narciso Lira was present and spoke in great detail.

Discussion continued between the Commission and Staff. City Engineer Lira stated that with 50 feet roadside ditch in the right-of-way, a road could be built as half a road. When the proposed amendment to the UDC is adopted and Hillhouse Road is made into a collector street, then at the time the property to the north is developed, the City can require the additional 10 feet needed to complete the other half of the road, leading to Morgan's property.

Planning Director Krishnarao clarified that if the 50 feet variance is approved, and Council approves the thoroughfare plan, with the 50' R-O-W, and when the adjoining parcel owner comes forward to plat; at this time, the City will get the additional 10 feet R-O-W needed.

Discussion continued with City Engineer Lira stating that with a 50 feet variance, the road can be built with a partial cross section, and at the time of the adjoining parcel being developed, then the City will take the 10 feet needed and complete the cross section. Mr. Lira added that they would work with the applicant and should be able to get their permits to build a house.

Discussion continued among the Commission.

Commissioner Capehart made the motion to approve, and Commissioner Gooden, Jr. seconded.

The vote was 3-2. The vote was approved. Commissioner West and Diggs voted in opposition stating that this variance is approved without a sound plan in place.

Vice-Chairperson Koza, Jr. recessed the meeting at 8:15 p.m.

Vice-Chairperson Koza, Jr. reopened the meeting at 8:21 p.m.

E. CONSIDERATION & POSSIBLE ACTION – FIVE-YEAR CAPITAL IMPROVEMENTS PROGRAM 2009-2013

City of Pearland's Capital Improvement Program (CIP), presented by Trent Epperson, Director of Projects.

Mr. Epperson present each section of the Capital Improvement Program.

-- The Commission decided to vote on this action at the May 19, 2008 meeting.

F. DISCUSSION ITEMS

IV. ADJOURNMENT

Vice-Chairperson Jerry Koza, Jr. adjourned the meeting at 9:27 p.m.

These minutes are respectfully submitted by:

Judy Krajca, Planning Secretary

Minutes approved as submitted and/or corrected on this 19th day of May, A.D., 2008.

P&Z Chairperson, Henry Fuentes



MEMO

TO: PLANNING & ZONING COMMISSION

FROM: JUDY KRAJCA, PLANNING ADMINISTRATIVE SECRETARY

DATE: MAY 5, 2008

RE: SUMMARY

The evening will begin with dinner arriving at 5:15 p.m. The menu is:

**Chicken Fried Steak
Mashed Potatoes/Gravy
Assorted Vegetables
Assorted Breads
Banana Pudding**

A joint workshop is scheduled in the Council Chambers, beginning at 6:00 p.m.

At 6:30, the P&Z Commission will move upstairs to the 2nd floor Conference room for the P&Z Meeting. (Council will remain in the Chambers for two additional workshops, and a Special Meeting. City Council agendas are attached).

PLANNING & ZONING COMMISSION MEETING

DATE: May 5, 2008

NAME	COMPANY	ITEM OF INTEREST	COMMENTS
Aaron Bourgeois	Lentz Engineering	III B, III C	
Alyssa Morgan			
Matthew Mason			

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MAY 5, 2008 AT 6:30 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. APPROVAL OF MINUTES April 21, 2008

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION - Preliminary Plat of Shadow Creek Ranch - Broadway Street Extension from County Line to F.M. 521

Action
Deadline:
5/9/08

A request by Rene Rodriguez, LJA Engineering & Surveying, Inc., for Pearland Investments, L.P. and the City of Pearland, owners, for approval of a preliminary plat of 9.703 acres zoned Shadow Creek Ranch Planned Unit Development (PUD). The applicants are proposing an extension of Broadway from the Brazoria - Ft. Bend County Line west to F.M. 521 and the property is described as follows:

A subdivision of 9.703 acres out of the H.T. & B.R.R. Co. Survey, Sec. 83, A-761, Sec. 84, A-767 and the F. Hooper Survey, A-198, City of Pearland, Fort Bend County, Texas.

B. CONSIDERATION & POSSIBLE ACTION - Replat of Lot 1 of Fite at F.M. 1128

Action
Deadline:
5/9/08

A request by Aaron Bourgeois, Lentz Engineering, L. C., for Signature, Eubanks and Associates, Ltd., owner, for approval of a replat of 6.1479 acres zoned GB – General Business. The applicant is proposing 2 lots located north of Fite Road west of F.M. 1128 and the property is described as follows:

A subdivision of 6.1479 acres of land located in the H. T. & B. R.R. Co. Survey, Section 17, A-242, City of Pearland, Brazoria County, Texas.

C. CONSIDERATION & POSSIBLE ACTION – Replat of Lot 2 Block 1 of Kirby Commons

Action
Deadline:
5/9/08

A request by Aaron Bourgeois, Lentz Engineering, L. C., for SCR 24 Investments, L.P., 518 At Kirby, L.L.C., and SCL Realty Investments, Inc., owners, for approval of a replat of 28.4776 acres zoned Shadow Creek Ranch Planned Unit Development (PUD). The applicants are

proposing 7 lots on 2 blocks located north of Broadway and west of Kirby Drive and the property is described as follows:

Being 28.4776 acres of land located in the H. T. & B. R.R. Co. Survey, Section 82, A-565 and the T.C.R.R. Co. Survey, A-678, City of Pearland, Brazoria County, Texas

D. CONSIDERATION & POSSIBLE ACTION – Variance Request No. P&Z 2008-03

A request by Matthew and Alyssa Morgan, owners, for approval of a variance request for 50' right-of-way for access to property described as follows: 0/0 Hillhouse Road, Pearland, TX 77581, Tract 1, Acres 1.952, Block 1, A0506 H T & B RR, A & S Estates, Lot 1, Block 1.

E. CONSIDERATION & POSSIBLE ACTION – Five-Year Capital Improvements Program 2009-2013

City of Pearland's Capital Improvement Program (CIP), presented by Mike Hodge, Assistant City Manager.

F. DISCUSSION ITEMS

Next P&Z Meeting

May 19, 2008

IV. ADJOURNMENT

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

I, Judy Krajca, Planning Secretary of the City of Pearland, Texas, do hereby certify that the foregoing agenda was posted in a place convenient to the general public at City Hall on the 9th day of May 2008, A.D., at 5:30 p.m.

Judy Krajca, Planning Secretary

Agenda removed _____ day of May 2008.

*Jerry
Charles
Neil*

*Ron
Darrell*

*WR
TAG
RK
Tim
Judy*

*Nghiem
Roland Garcia
Jack Colbath*

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MAY 5, 2008 AT 6:30 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

6:55 p.m

II. APPROVAL OF MINUTES

April 21, 2008

*Charles - m/Neil - 2nd
5-0 approved.*

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION - Preliminary Plat of Shadow Creek Ranch - Broadway Street Extension from County Line to F.M. 521

RK read... 3 outstanding items

Action
Deadline:
5/9/08

A request by Rene Rodriguez, LJA Engineering & Surveying, Inc., for Pearland Investments, L.P. and the City of Pearland, owners, for approval of a preliminary plat of 9.703 acres zoned Shadow Creek Ranch Planned Unit Development (PUD). The applicants are proposing an extension of Broadway from the Brazoria - Ft. Bend County Line west to F.M. 521 and the property is described as follows:

Ron - m/Neil - 2nd

A subdivision of 9.703 acres out of the H.T. & B.R.R. Co. Survey, Sec. 83, A-761, Sec. 84, A-767 and the F. Hooper Survey, A-198, City of Pearland, Fort Bend County, Texas.

No comments

5-0 approved.

B. CONSIDERATION & POSSIBLE ACTION - Replat of Lot 1 of Fite at F.M. 1128

RK read... 4 outstanding items, 2 address

Action
Deadline:
5/9/08

A request by Aaron Bourgeois, Lentz Engineering, L. C., for Signature, Eubanks and Associates, Ltd., owner, for approval of a replat of 6.1479 acres zoned GB - General Business. The applicant is proposing 2 lots located north of Fite Road west of F.M. 1128 and the property is described as follows:

Ron - m/Darrell - 2nd w/ Staff comm.

A subdivision of 6.1479 acres of land located in the H. T. & B. R.R. Co. Survey, Section 17, A-242, City of Pearland, Brazoria County, Texas.

5-0 approved.

C. CONSIDERATION & POSSIBLE ACTION - Replat of Lot 2 Block 1 of Kirby Commons

RK read... orig had 21 outstanding items

Action
Deadline:
5/9/08

A request by Aaron Bourgeois, Lentz Engineering, L. C., for SCR 24 Investments, L.P., 518 At Kirby, L.L.C., and SCL Realty Investments, Inc., owners, for approval of a replat of 28.4776 acres zoned Shadow Creek Ranch Planned Unit Development (PUD). The applicants are

as of today, no 9 outstanding items.

RK concerned w/ ownership of one of the lots.

→ Nghiem & RK discussed.

Aaron & Lentz spoke of ownership, applicant is in discussion →

MEMORANDUM FOR THE RECORD
SUBJECT: REGULATION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS TO BE HELD MAY 14, 2008 AT 8:00 A.M. IN THE 3RD FLOOR CONFERENCE ROOM, CITY HALL, 1000 LIBERTY DRIVE PEARLAND, TEXAS

APPROVAL OF MINUTES

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REGULATION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS TO BE HELD MAY 14, 2008 AT 8:00 A.M. IN THE 3RD FLOOR CONFERENCE ROOM, CITY HALL, 1000 LIBERTY DRIVE PEARLAND, TEXAS



C. Much discussion ensued

REGULATION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS TO BE HELD MAY 14, 2008 AT 8:00 A.M. IN THE 3RD FLOOR CONFERENCE ROOM, CITY HALL, 1000 LIBERTY DRIVE PEARLAND, TEXAS

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TAX

Neil - Motion to table. Jerry said we can't because decision date falls on 5/9/08.

Nghiem concurred.

proposing 7 lots on 2 blocks located north of Broadway and west of Kirby Drive and the property is described as follows:

Carrell - m / Lou - 2nd 0-5 denied.
Being 28.4776 acres of land located in the H. T. & B. R.R. Co. Survey, too many
Section 82, A-565 and the T.C.R.R. Co. Survey, A-678, City of major
Pearland, Brazoria County, Texas outstanding.

D. CONSIDERATION & POSSIBLE ACTION - Variance Request No. P&Z 2008-03

RK read... Staff rpt. Staff is not in favor.
RK asked F.M. Roland Garcia - spoke in regards to
A request by Matthew and Alyssa Morgan, owners, for approval of a
variance request for 50' right-of-way for access to property described
as follows: 0/0 Hillhouse Road, Pearland, TX 77581, Tract 1, Acres
1.952, Block 1, A0506 H T & B RR, A & S Estates, Lot 1, Block 1.
Hydrants & length of curb de:aces

E. CONSIDERATION & POSSIBLE ACTION - Five-Year Capital Improvements Program 2009-2013

Drent Epperson made presentation.
City of Pearland's Capital Improvement Program (CIP), presented by
Mike Hodge, Assistant City Manager.

F. DISCUSSION ITEMS

Next P&Z Meeting May 19, 2008

IV. ADJOURNMENT @ 9:27

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

I, Judy Krajca, Planning Secretary of the City of Pearland, Texas, do hereby certify that the foregoing agenda was posted in a place convenient to the general public at City Hall on the 9th day of May 2008, A.D., at 5:30 p.m.

Judy Krajca, Planning Secretary

Agenda removed _____ day of May 2008.

Jerry released @ 8:15
Reopened @ 8:21

items that were considered major issues

* see
PK letter

D. Discussed

600 ft. length of cul-de-sac. Hillhouse Rd exceeds this,
so actually over 1200 ft wd.

Need at least a 60' Row. UDC requires 70' for rural
area. Variance granted on 4-7-08 to allow 60'

Staff is opposed to 50' Row. Applicant claims they
cannot obtain add'l 10 ft. to equal 60'.

Much discussion

1) Can't have open ditch w/ 50' Row
only w/ curb & gutter. ~~This was~~

2) Thoroughfare Plan ^{revision being proposed to CC}
w/ Hillhouse becoming
a Minor collector street

Mrs. Morgan distributed drawings.

Much discussion ensued

over requirements according
to UDC, Engineering & Criteria
Plan, Permits,

Row-M / Charas-2nd

Note was 3-2

approved.

Neil / Barrell opposed
Sells we are opening
a can of worms.

We are approving a variance w/o
sound evidence.

Item

A

**SHADOW CREEK RANCH
BROADWAY STREET EXTENSION
COUNTY LINE TO F.M. 521
PRELIMINARY PLAT- STAFF REPORT**

P & Z MEETING DATE: APRIL 21, 2008

APPLICANT: Rene Rodriguez, LJA Engineering & Surveying, Inc., for Pearland Investments, L.P. and City of Pearland, owners.

REQUEST: Preliminary Plat of 9.703 acres in the Shadow Creek Ranch PUD for extension of Broadway from just west of the Brazoria-Ft. Bend County Line to F.M. 521.

GENERAL LOCATION: The plat is located in the southwestern corner of Shadow Creek Ranch PUD in Ft. Bend County.

PROPERTY DESCRIPTION: The property is undeveloped.

ZONING: Shadow Creek Ranch PUD -- Right-of-Way. The proposed plat is consistent with the PUD approval.

SURROUNDING USES: Western portion of the adjoining area to the north is planned as multi-family residential. Central portion of the adjoining area to the north has already been platted as single family residential. Remaining adjoining area to the north zoned PUD. Adjoining area to the south is planned as single family residential with commercial uses at each end.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for Right-of-Way. The proposed use was approved as part of the Shadow Creek Ranch PUD.

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis was submitted and approved as a part of the original P.U.D.

UTILITIES AND INFRASTRUCTURE: Water and sewer are available.

STORMWATER MANAGEMENT: Stormwater detention will be provided offsite in accordance with the Shadow Creek Ranch master plan.

PARKS, OPEN SPACE, AND TREES: Parkland dedication is not required for right-of-way plats.

OUTSTANDING ITEMS:

1. Add "TEXAS" to end of legal description in title block.
2. Correct dots in bearing in metes and bounds description
3. Add 25' corner clip at southeastern corner of Broadway and F.M. 521.

ATTACHMENTS:

1. Application Form
2. Preliminary Plat

PLAT APPLICATION

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

Please Check Type of Plat Requested:

- Preliminary Subdivision Plat
- Final Subdivision Plat
- Minor (Subdivision) Plat
- Amending Plat
- Master Plat
- Preliminary Development Plat
- Final Development Plat
- Replat

***Please send any and all correspondence to:**

jkrajca@ci.pearland.tx.us **APR 09 2008**

SUBDIVISION NAME: SHADOW CREEK RANCH
BROADWAY STREET EXTENSION
FROM BRAZORIA COUNTY LINE TO FM 521

NUMBER OF LOTS: 0

GENERAL LOCATION: _____

PRIMARY CONTACT: LJA ENGINEERING - RENE RODRIGUEZ

MAILING ADDRESS: 2929 BRIARPARK, STE. 600

CITY, STATE, ZIP: HOUSTON, TX 77042

PHONE: 713.953.6228 **FAX:** 713.953.5026

E-MAIL ADDRESS: rerodriguez@ljaengineering.com

OWNER NAME: CITY OF PEARLAND

MAILING ADDRESS: 3523 LIBERTY DR.

CITY, STATE, ZIP: PEARLAND, TX 77581

PHONE: _____ **FAX:** _____

E-MAIL ADDRESS: _____

A complete application must include all items shown on the corresponding submittal checklist for each different type of plat. See Page 2.

As owner and applicant, I hereby request approval of the above described plat as provided for by the Unified Development Code of the City of Pearland.

Owner's Signature: _____ Date: _____

Applicant's Signature:  Date: 4-8-2008

I acknowledge that this plat has been submitted on this day, _____, and the Plat filing date is _____, which will be the first day it will be reviewed by the Planning Staff. I hereby sign and date this acknowledgement.

Signature: _____ Date: _____

All waiver requests must be received by the resubmittal time and date that corresponds to the Plat Resubmittal Deadline, per the attached schedule.

FEES PAID: <u>n/a</u>
DATE PAID: <u>COP</u>
RECEIVED BY: _____
RECEIPT NO.: _____



Pearland GIS

Item

B

**FITE AT F.M. 1128
REPLAT – STAFF REPORT**

P & Z MEETING DATE: APRIL 21, 2008

APPLICANT: Aaron Bourgeois, Lentz Engineering, L.C., for Signature, Eubanks & Associates, Ltd., owner.

REQUEST: Replat of subdivision of 6.1479 acres for 2 lots. Minor Plat was approved on January 3, 2008.

GENERAL LOCATION: The property is located at the northwest corner of Fite Road and F.M. 1128 (Manvel Road).

PROPERTY DESCRIPTION: The property contained one house.

ZONING: GB – General Business and NS – Neighborhood Services

SURROUNDING USES: Area to the south zoned for GC – General Commercial and R-2 Residential, area to the west zoned for GC and TH – Townhomes, area to the north zoned GB – General Business and GC.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for Retail, Offices, and Services.

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis update is needed (see outstanding items).

UTILITIES: Water and sewer are available

STORMWATER MANAGEMENT: Stormwater detention will be provided onsite.

PARKS AND OPEN SPACE: Not applicable (non-residential).

OUTSTANDING ITEMS:

- 1.) Updated Traffic Impact Analysis requested by City Engineer
- 2.) AUTOCAD Computer Disk
- 3.) Provide a drainage easement providing Lots 2 and 3 access to the detention pond.
- 4.) Verification that no structures exist or are permitted for the property being replatted
- 5.) Change “AMENDING PLAT” to “REPLAT” in the title block.

ATTACHMENTS

1. Application Form
2. Replat

JAN 2007

PLAT APPLICATION

Page 1 of 2

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

Please Check Type of Plat Requested:

- Preliminary Subdivision Plat
- Final Subdivision Plat
- Minor (Subdivision) Plat
- Amending Plat
- Master Plat
- Preliminary Development Plat
- Final Development Plat
- Replat

***Please send any and all correspondence to:**

jkrajca@ci.pearland.tx.us

APR 09 2008

SUBDIVISION

NAME: Fite at F.M. 1128, Amending Plat No. 1

NUMBER OF LOTS: 2

GENERAL

LOCATION: NW Corner of Fite Road and
F.M. 1128

PRIMARY CONTACT: Aaron Bourgeois - Lentz Engineering, L.C.

MAILING ADDRESS: 4710 Bellaire Blvd., Ste. 250

CITY, STATE, ZIP: Bellaire, TX 77401

PHONE: (713) 839-8900 FAX: (713) 839-9020

E-MAIL ADDRESS: aaron@lentzengineering.net

OWNER NAME: Signature, Eubank & Associates, Ltd.

MAILING ADDRESS: 9525 Katy Fwy., Ste. 130

CITY, STATE, ZIP: Houston, TX 77024

PHONE: (713) 789-0466 FAX: _____

E-MAIL ADDRESS: mike@signature-companies.com

A complete application must include all items shown on the corresponding submittal checklist for each different type of plat. See Page 2.

As owner and applicant, I hereby request approval of the above described plat as provided for by the Unified Development Code of the City of Pearland

Owner's Signature: [Signature] Date: 4-8-08

Applicant's Signature: [Signature] Date: 4/7/08

I acknowledge that this plat has been submitted on this day, _____, and the Plat filing date is _____, which will be the first day it will be reviewed by the Planning Staff. I hereby sign and date this acknowledgement.

Signature: _____ Date: _____

All waiver requests must be received by the resubmittal time and date that corresponds to the Plat Resubmittal Deadline, per the attached schedule.

FEES PAID:	<u>154.00</u>
DATE PAID:	<u>4-9-08</u>
RECEIVED BY:	<u>Krajca</u>
RECEIPT NO.:	



Item

C

**KIRBY COMMONS
LOT 2 BLOCK 1
REPLAT – STAFF REPORT**

P & Z MEETING DATE: MAY 5, 2008

APPLICANT: Aaron Bourgeois, Lentz Engineering, L.C., for SCR 24 Investments, L.C., 518 at Kirby, L.L.C., and SCL Realty Investments, Inc., owners.

REQUEST: Replat of Lot 2 Block 1 of Kirby Commons into 2 blocks and 7 lots. Preliminary Plat was approved on January 30, 2008.

GENERAL LOCATION: The property is located at the northwest corner of Broadway and Kirby Drive.

PROPERTY DESCRIPTION: The property is undeveloped.

ZONING: Shadow Creek Ranch Planned Unit Development (PUD)

SURROUNDING USES: Areas to the north and west platted for single-family residential. Area to the south is included as a peripheral area in the Pearland Town Center PUD and is subject to its restrictions. Area to the east platted for commercial use.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for Retail, Offices, and Services.

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis prepared.

UTILITIES: Water and sewer are available

STORMWATER MANAGEMENT: Stormwater detention will be provided in accordance with the Shadow Creek Ranch Master Plan.

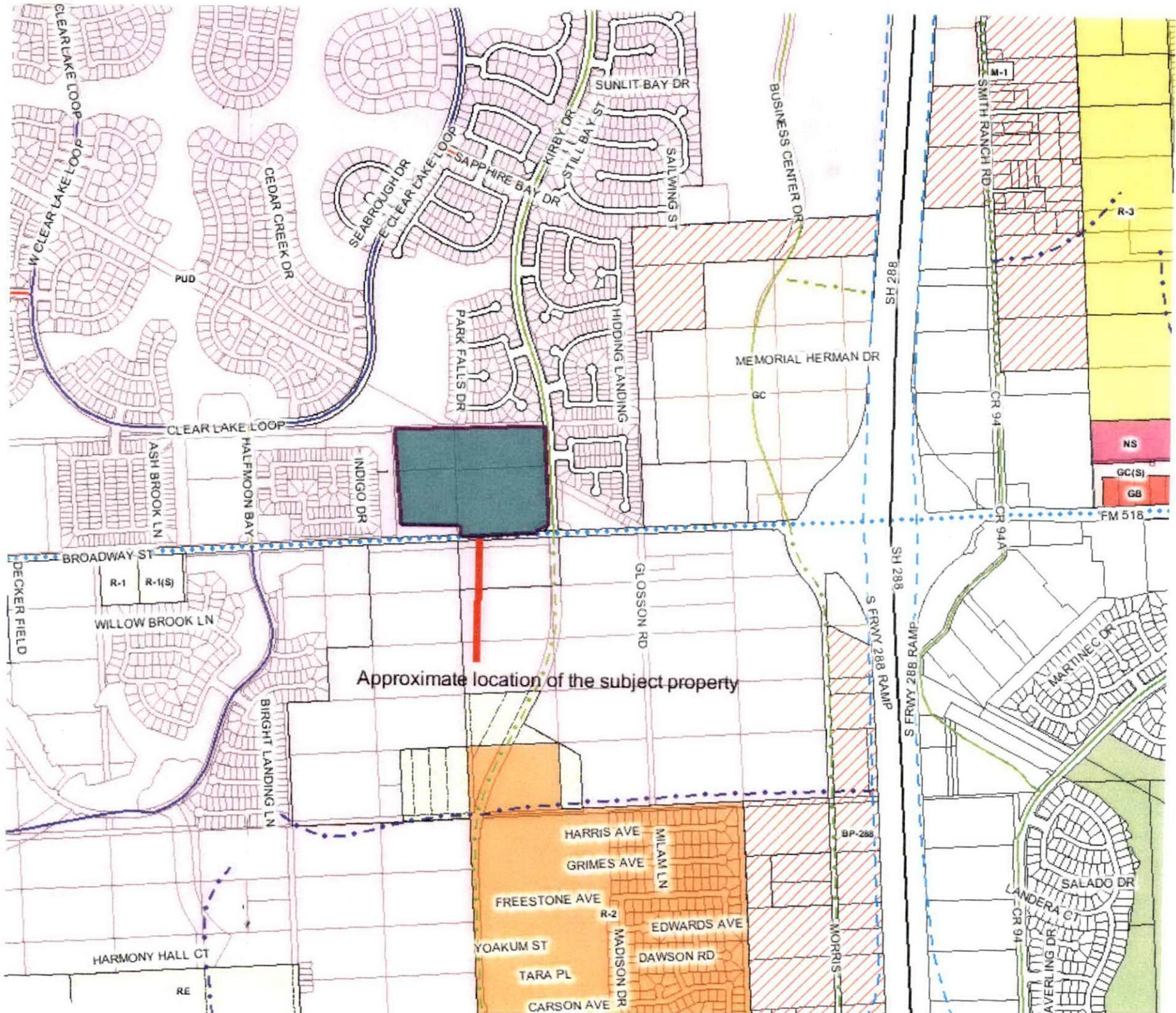
PARKS AND OPEN SPACE: Not applicable (non-residential).

OUTSTANDING ITEMS:

- 1.) AUTOCAD Computer Disk
- 2.) Show TBM symbol in legend.
- 3.) Remove "11500 BLOCK OF WEST BROADWAY" from title block; it already appears above the title block
- 4.) Complete recordation data for KIRBY COMMONS plat which is being replatted on the adjoining easements, lot, and reserve area.
- 5.) Utility company approval letters
- 6.) Completed and approved Subdivision Improvement Agreement
- 7.) Provide a letter of credit or performance bond, in a form acceptable to the City Attorney, guaranteeing the completion of construction of necessary public improvements.
- 8.) Signatures and seals
- 9.) Show streetlight locations at 200' intervals on both proposed streets including lights at each streetcorner; revise Note No. 8 as necessary
- 10.) Provide a 5' E.E. centered on right-of-way lines of proposed streets for streetlight service
- 11.) Title report required; all lienholders listed on the title report must sign the plat.
- 12.) C2 and C6 each need to have a 35' tangent
- 13.) Dimension along Kirby Drive does not scale
- 14.) Block 1 Lot 2 should be called LOT 2A; we already platted a Block 1 Lot 2 for this subdivision.
- 15.) List all owners mentioned in the owners' statement, with names of contact persons, addresses, and phone numbers, in the title block.
- 16.) Lot and street frontage dimensions along Kirby Drive do not add up to total exterior dimension shown.
- 17.) Curve data for C1 does not match metes and bounds description
- 18.) Broadway R-O-W width should match – plat vs. metes and bounds description
- 19.) Metes and bounds description should include C2 (see next comment)
- 20.) Distances along both south boundaries of this tract do not match – plat vs. metes and bounds description. (metes and bounds description appears to leave out portion of Broadway Bend Drive within the Drainage Easement)

ATTACHMENTS

1. Application Form
2. Replat



Approximate location of the subject property

- NS
- GC(S)
- GB

Map labels include:
Streets: W CLEAR LAKE LOOP, CLEAR LAKE LOOP, CEDAR CREEK DR, SEABROUGH DR, SAPHIRE BAY DR, KIRBY DR, STILL BAY ST, SUNLIT BAY DR, SAILING S, BUSINESS CENTER DR, PARK FALLS DR, HIDDING LANDING, MEMORIAL HERMAN DR, ASH BROOK LN, HALFMOON BAY, INDIGO DR, BROADWAY ST, DECKER FIELD, WILLOW BROOK LN, BIRGHT LANDING LN, GLOSSON RD, HARRIS AVE, MILAM LN, GRIMES AVE, FREESTONE AVE, YOAKUM ST, TARA PL, CARSON AVE, MADISON DR, EDWARDS AVE, DAWSON RD, MORRIS, S FRWY 288 RAMP, S FRWY 282 RAMP, SMITH RANCH RD, MARTINEC DR, SALADO DR, LANDERA CT, AVERLING DR, CR 94, CR 94A, FM 518.
Zoning Codes: R-1, R-1(S), R-2, GC, NS, GC(S), GB, RE.
Other: PUD, M-1, R-3, BP-288.

Item

D

Consideration and Possible Action—Variance Request for 50' wide right-of-way for dead-end street off Hillhouse Road

Variance Request—Staff Report

P & Z Meeting Date: April 21, 2008.

Location:

Hillhouse Road – Lot 1 Block 1 A & S Estates Subdivision

Applicant:

Matthew and Alyssa Morgan, owners

Request:

Variance request for a dead end street with 50' R-O-W width.

Zoning:

RE

Traffic and Transportation:

See staff report

Utilities:

Not available.

Stormwater Management:

N/A

Parks and Open Space:

Park fee will be required if an additional lot is created.

Outstanding Item:

none

Attachments:

1. Staff report
2. location map

**STAFF REPORT
HILLHOUSE ROAD VARIANCE REQUEST
A & S SUBDIVISION REPLAT
April 29, 2008**

Issue No. 1 – MODIFICATIONS TO THOROUGHFARE PLAN – Staff will assist the applicant by recommending to City Council that the thoroughfare plan be modified to show Hillhouse Road as a minor collector street with a required right-of-way width of 60 feet from Hughes Ranch Road (formerly County Road 403) north to the proposed extension of McHard Road. This is consistent with the existing 60-foot right-of-way width of Hillhouse Road in front of the applicant's property. It will assist the applicant by providing the City with the ability to acquire right-of-way through the property north of their property when this area is platted. This acquisition will facilitate extension of Hillhouse Road north to McHard Road. This extension will provide a secondary means of access to the applicant's property and the other properties surrounding it. At this time, the applicant's property and all other properties on Hillhouse Road north of Hawk Road have only one means of access. The Fire Marshall is available to discuss the potential problems created by this situation.

Although improvements are being made to portions of Hillhouse Road within a 50-foot wide right-of-way north of Broadway, it will not be practical to extend this portion of Hillhouse Road north as a minor collector due to the presence of a cemetery, Hickory Slough, and the Crystal Lake Subdivision. Thus we are not recommending that this portion of Hillhouse Road be included in the thoroughfare plan as a minor collector street because it is likely to remain as a dead end street.

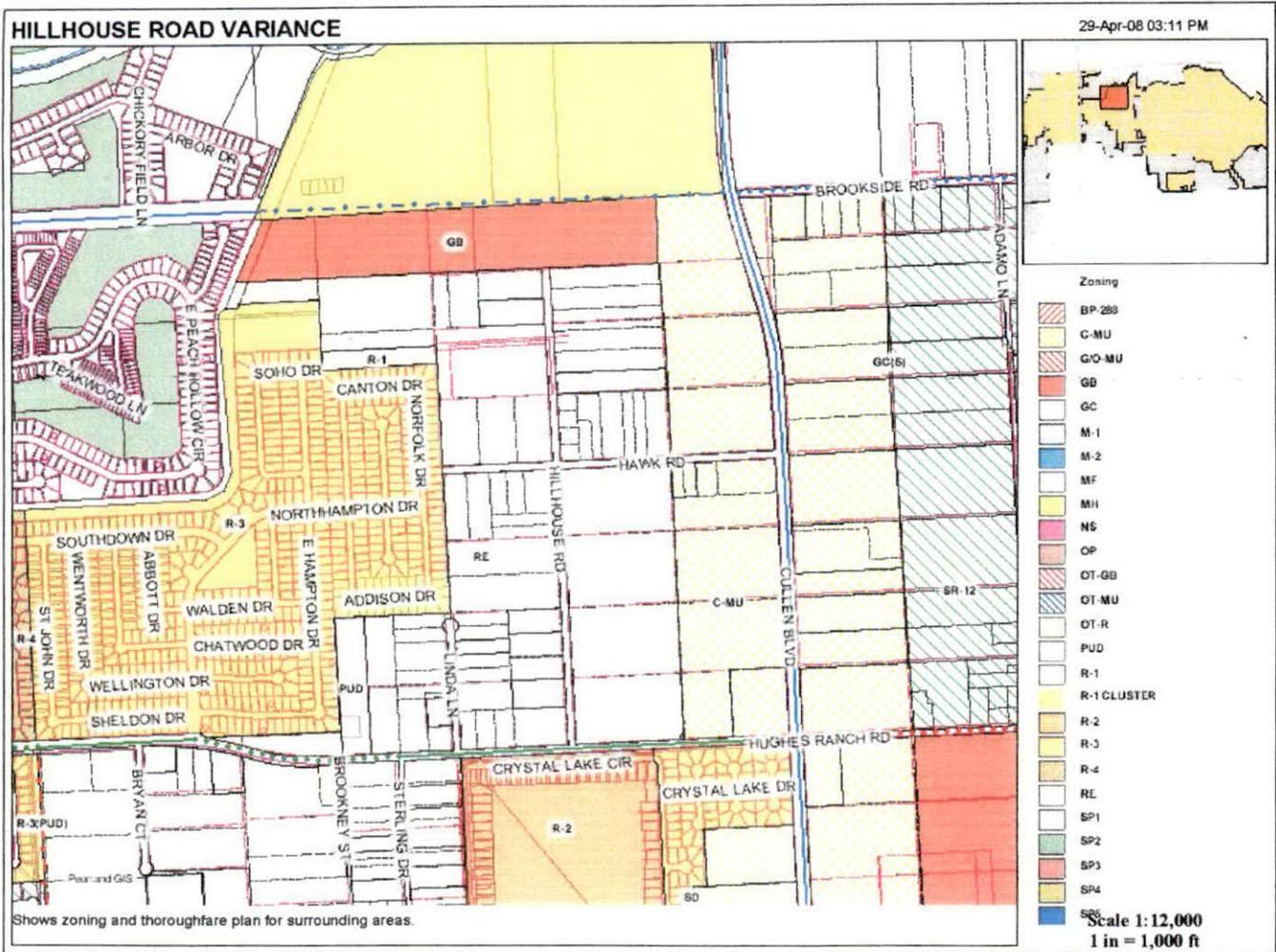
Issue No. 2 – MAXIMUM CUL-DE-SAC LENGTH – As mentioned previously, the Fire Marshall is available to discuss reasons for limiting the lengths of cul-de-sacs and other dead end streets.

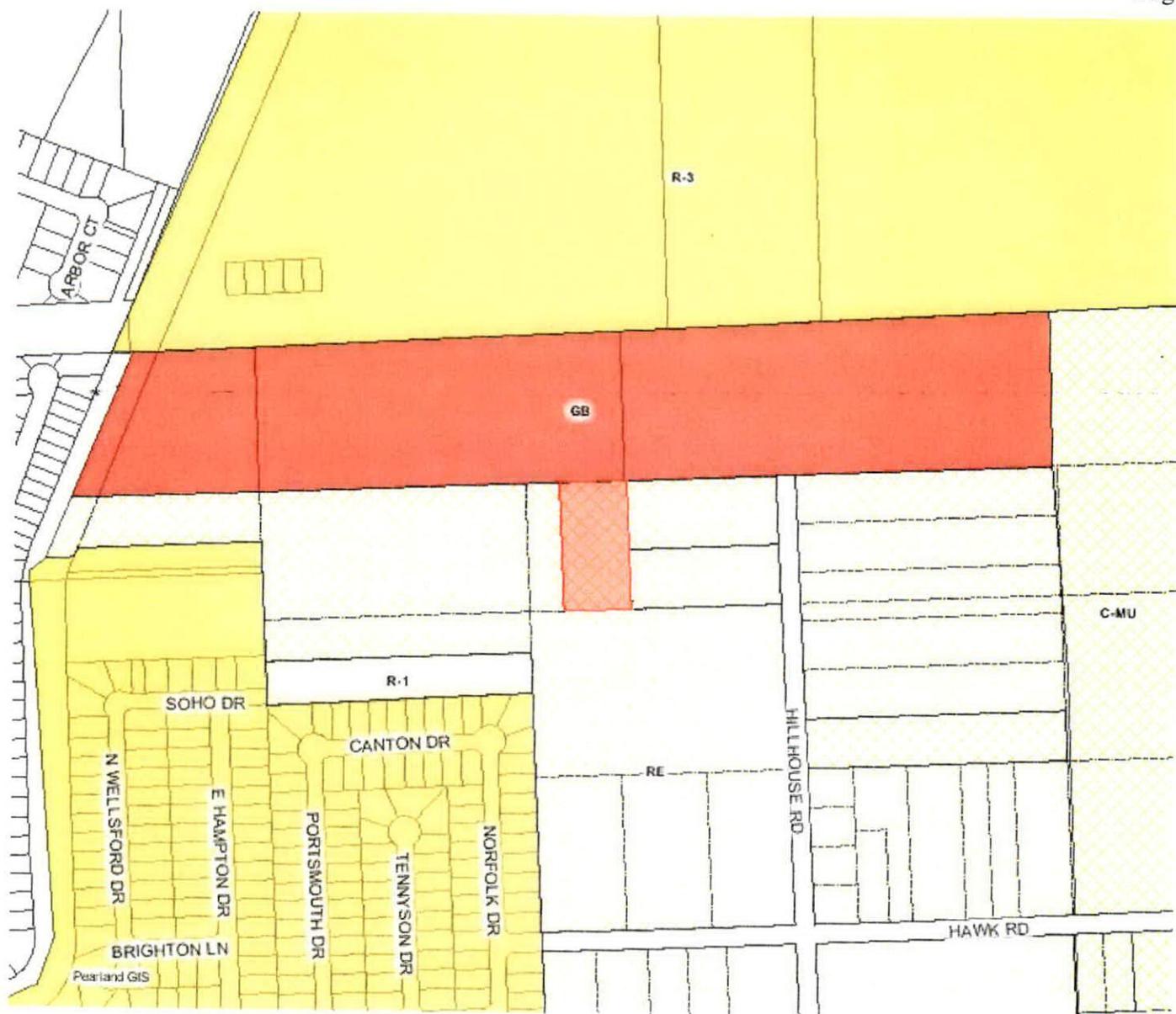
Issue No. 3 – LANDLOCKED PROPERTY – The property owned by the applicants was created by the illegal subdivision of Lot 1 of the A&S Subdivision, a final plat approved by the Pearland Planning & Zoning Commission on Nov. 19, 2001. Had this property been properly replatted to create their lot at the rear, the lack of adequate access to this lot could have been properly addressed. It will now be necessary for the property to be properly replatted to properly create and provide access to the lot at the rear, possibly through a private street. Purpose of the variance request is to approve a modification to the City's requirements for such private streets.

Issue No. 4 – PUBLIC VERSUS PRIVATE STREET- Minutes of the April 7 meeting, not yet approved, indicate that the variance request granted regarding access to this property required a public road. It is my understanding that the applicants wish to plat their access as a private street. If so, and the minutes are approved as written, the requirement of a public road will have to be removed. Platting the access as a public road would require dedication of the land for right-of-way of the street to the public for right-of-way purposes on the plat. This will require the consent of all property owners owning portions of the intended public street, including the Wengler property to the north.

Issue No. 5 – RIGHT-OF-WAY WIDTH – Applicant is requesting a variance to allow this private street to have a 50-foot wide right-of-way. Staff is recommending denial of this request for these reasons:

- 1.) Only a curb and gutter street can be accommodated in a 50-foot width right-of-way street. This is because there is not enough width for construction of paving, shoulders, and drainage ditches with side slopes on both sides of the street in a 50-foot wide right-of-way.
- 2.) We anticipate that extension of this street to serve properties to the rear of the applicants' lot will eventually be necessary. A street with a cross-section wider than minimum requirements may be necessary. We request that the 60-foot right-of-way width contained in the original variance request be maintained as a requirement.





Item

E

See the CIP file

Item

F

**“Discussion Items”
See Agenda**

approved 5-0

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD APRIL 21, 2008 AT 6:30 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

Chairperson Henry Fuertes called the meeting to order at 9:30 p.m. with the following persons present:

Chairperson Henry Fuertes
Vice-Chairperson Jerry Koza, Jr.
Commissioner Neil West
Commissioner Susan Sherrouse
Commissioner Ron Capehart
Commissioner Charles Gooden, Jr.
Commissioner Darrell Diggs

Also in attendance were: Planning Director Lata Krishnarao, Senior Planner Theresa Grahmann, Deputy City Attorney Nghiem Doan, and Administrative Secretary Judy Krajca.

II. APPROVAL OF MINUTES

Commissioner Capehart made the motion to approve the Minutes of the April 7, 2008 Regular P&Z meeting, and Commissioner Diggs seconded the motion.

The vote was 7-0 for approval of the minutes of April 7, 2008 for the Regular P&Z meeting.

Commissioner Capehart made the motion to approve the Minutes of the April 7, 2008 Water and Sewer Impact Fee, and Commissioner Sherrouse seconded.

The vote was 7-0 for approval of the minutes of April 7, 2008, Water and Sewer Impact Fees.

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – Conditional Use Permit No. CUP2008-15

A request by Houston Flex Fuels, LLC, applicant for American Rice Growers Cooperative, Inc., owner, for approval of a Conditional

Use Permit for a "bio-diesel plant" in the Light Industrial District (M-1), on the following described property, to wit:

Legal Description: 6.2244 acres of land, Abstract 232, H.T. & B.R.R. Company Survey, Tract 28A-39, City of Pearland, Brazoria County, Texas, Generally Located on the South Side of Halik Road, and Approximately 1,100 Feet West of State Highway 35 (Main Street).

Commissioner West made the motion to approve, and Commissioner Koza, Jr. seconded.

Commissioner Gooden, Jr. asked if the applicant was aware of the TxDOT study. The applicant was not aware until tonight's public hearing.

The vote was 7-0. CUP2008-15 was approved.

B. CONSIDERATION & POSSIBLE ACTION – Zone Change No. 2008-09Z

A request by Alan Mueller, applicant for Claudia Blakemore, owner, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Spectrum District (SPD) District S5: The Light and Heavy Industrial District to Office and Professional District (OP), on the following described property, to wit:

Legal Description: 1.00 acres of land, out of the S.G. Haynie Survey, Abstract 362, City of Pearland, Harris County, Texas, Generally Located on the East Side of Almeda School Road, and Approximately 2,500 Feet North of Shadow Creek Parkway.

Commissioner Sherrouse made the motion to approve, and Commissioner West seconded.

Commissioner Diggs stated that an overwhelming majority of the council was in favor of the zone change. Commissioner Capehart stated a concern he had was spot zoning, and that staff should look into this.

Deputy City Attorney Nghiem Doan, and Planning Director Krishnarao both spoke on spot zoning. Much discussion ensued among the Commission/Staff/Applicant.

Commissioner Diggs made the motion to table, and Commissioner Gooden, Jr. seconded, asking to let the Zoning Board of Adjustment process this as a Special Exception.

The vote to table this item was 2-5. The Motion to table failed. Commissioners West, Sherrouse, Fuertes, Gooden, and Koza voted in opposition.

The vote for the motion to approve was 5-2. Zone Change No. 2008-09Z was approved. Commissioners Diggs and Capehart voted in opposition for the following reasons:

1. Feels it should go before the ZBA as a Special exception.
2. Feels staff should look further into the spot zoning issue.

C. CONSIDERATION & POSSIBLE ACTION – Zone Change No. 2008-10Z

A request by Kerry R. Gilbert and Associates, applicant for Beeman Strong, owner, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification General Business Retail District (GB), Single Family Residential – 3 District (R-3), and Single Family Residential – 2 District (R-2) to Planned Development District (PD), on the following described property, to wit:

Legal Description: 53.342 acres of land, in the Thomas J. Green Survey, Abstract 198, and being a portion of that certain called 118.755 acre tract of land described as Tract 2 in the deed recorded in Volume 1421, Page 25, of the Brazoria County Deed Records, City of Pearland, Brazoria County, Texas, Generally Located at the Northwest Corner of FM 518 (Broadway Street) and Pearland Parkway.

Commissioner Capehart made the motion to approve, and Commissioner Diggs seconded.

Commissioner Diggs made the motion to amend the motion to approve with staff comments including items 3 – 18 (omitting items 1 & 2), and Commissioner Koza, Jr. seconded. (No connectivity, no amenities.)

Commissioner Capehart asked if everything else was in compliance, and Planning Director Krishnarao answered yes.

The vote for the amendment to the motion was 7-0. The amendment was approved.

The vote for the original motion with the amendment was 7-0. The motion was approved.

D. DISCUSSION ITEMS

There was brief discussion in regards to the National APA Conference; and, the next P&Z meeting on May 5, 2008. Chairperson Fuertes and Commissioner Sherrouse will not be in attendance. Commissioner Capehart might have a conflict with the meeting, but foresees being in attendance.

IV. ADJOURNMENT

Chairperson Henry Fuertes adjourned the meeting at 10:42 p.m.

These minutes are respectfully submitted by:

Judy Krajca, Planning Secretary

Minutes approved as submitted and/or corrected on this 21st day of April, A.D., 2008.

P&Z Chairperson, Henry Fuertes

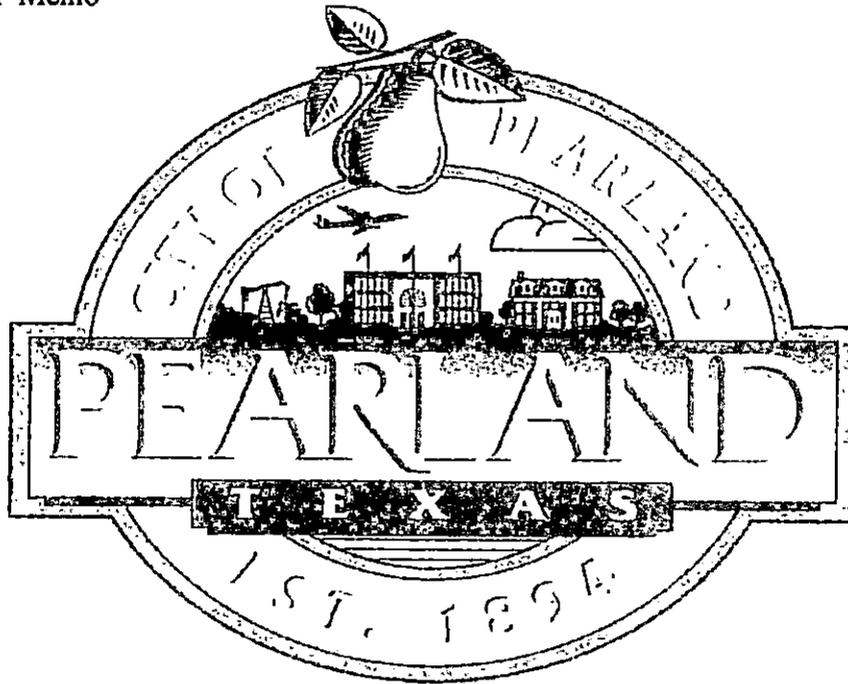
**CITY OF PEARLAND, TEXAS
FIVE – YEAR
CAPITAL IMPROVEMENTS
PROGRAM 2009-2013**



**PLANNING AND ZONING
REVIEW**

City of Pearland
2009 – 2013 Capital Improvements Program
Preference Listing & Summary Page
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MEMORANDUM

TO: CITY OF PEARLAND PLANNING & ZONING COMMISSION
FROM: MIKE HODGE, ASSISTANT CITY MANAGER
DATE: APRIL 25, 2008

SUBJECT: FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM 2009 - 2013

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."

Last year, 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 last year.

City Staff continued to work and completed the update to the City's existing water, sewer and impact fee models in fiscal year 2008. The results from these updates are included in the Five-Year CIP as well as bond referendum projects approved by the voters in May 2007. Attached is a list of capital improvement projects for fiscal years 2009 - 2013 by preference order and identifying the fiscal years in which funding is needed. Years of funding in future CIP programs may change based on needs and fiscal constraints. Project Name, Project Description, and Project Justification are included for each project.

The City of Pearland's Capital Improvement Program (CIP) has been developed in order to further our commitment to the citizens of Pearland by working to meet today's needs as well as those of the future. The development of the CIP is a continuous process and, consequently, should be viewed as a working document. Therefore, while the list covers a five-year planning horizon, it is revised every year in order to accommodate new projects and reflect changing needs. The first year of the CIP is incorporated into the City's annual budget to appropriate funds. Improvements identified in subsequent years are approved only on a planning basis and do not receive appropriation of funds.

Projects included in the CIP are either City managed projects or those projects managed by other agencies that require City participation. Staff will be present at the May 5, 2008 P&Z meeting to review the list with the Commission. Changes from last year are highlighted. Projects highlighted in yellow are new projects; projects highlighted in blue reflect major timing changes; and projects highlighted in green are projects that were previously approved and funds appropriated but additional funds are needed.

CITY OF PEARLAND
2009 - 2013 CAPITAL IMPROVEMENTS PROGRAM
DRAINAGE

PREFERENCE NO.	PROJECT NO.	PROJECT NAME	YEAR OF FUNDING	
1	DR2005	Control Creek Detention	2008-2010	ROW/Construction
2	DR2004	Town Ditch Phase III	2008/2009	Design/Construction
3	DR2007/T70024	Veterans Walnut Drainage & Roadway - Phase I	2008-2010	Design/Construction
4	DR2006	East Mary's Creek Detention Phase 1	2008/2009	Design/Construction
5	F50991	SH35 Drainage	2008/2009	Design/Construction
6	DR0901	Twin Creek Woods Ditches and Outfalls	2009	Construction
7	DR2003	Hickory Slough Detention at Max Rd.	2010-2012	Design/Construction
8	DR2002	D.L. Smith Detention Pond Expansion	2011-2013	Design/Construction
9	DR1301	PER for Future Bond Referendum	2013	PER

Some projects are color coded to reflect major differences from last year's CIP.	
Timing	<input checked="" type="checkbox"/>
Additional money needed	<input checked="" type="checkbox"/>
New project	<input type="checkbox"/>

CITY OF PEARLAND
2009 - 2013 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - DRAINAGE

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
1	DR0602	Cowart Creek Diversion	Cowart Creek Diversion and Regional Detention for the Bailey Rd corridor between FM 1128 and Wells Rd. Phase I of this project will entail construction of approximately 4,300 lf of interceptor box culvert, 3.2 miles of diversion ditches, a 800 ac-ft regional detention facility and associated culvert and road ditch improvements. Project will be performed in cooperation with BDD#4 under the terms of an inter-local agreement.	The basis of this diversion and detention project is to separate the drainage corridor out of the Bailey Rd (FM1128 to Veterans) transportation corridor, thereby allowing for the development of both the ultimate transportation and drainage facilities in adequately sized, separate corridors.
2	DR2004	Town Ditch Phase III	Construct capacity increases in the drainage conveyance system west of SH-35 providing for a 100 yr event and extend and realign the ditch between the BNSF railroad right of way and Mykawa Rd. This will include the installation of large box culverts along various locations, a crossing beneath the railroad tracks and the construction of new open channel with a 12 foot bottom in a 100 foot right of way.	The area north of FM518 and west of the BNSF tracks does not currently have adequate conveyance and outfall capacity to handle the 100 yr event. Improvements to the conveyance system down stream allow the ditches' upstream capacity to be increased, providing needed drainage to this developing area.
3	DR2007/170024	Veterans Walnut Drainage & Roadway - Phase I	Construct underground drainage along the south side of Walnut from BNSF Railroad to McLean Rd and on Veterans from Walnut to Mary's Creek. Project includes the installation of a box culvert trunk line along Walnut that will drain into a twin box culvert alongside and beneath Veterans. The system will collect and convey 100 yr flows from the Old Town area across Walnut and down Veterans to Mary's Creek. The project is planned for a four phase approach to the construction with the first phase to coincide with the improvements to Walnut itself. The Walnut Roadway project between Austin and Grand has been added to the Drainage project with the 2007 Bond Program.	Extreme weather events currently inundate and flood residential neighborhoods north of Walnut and west of the railroad. Walnut blocks sheet flow of these waters and existing conveyance systems are not sufficient to convey even 3 yr events past Walnut.

CITY OF PEARLAND
2009 - 2013 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - DRAINAGE

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
4	DR2006	East Mary's Creek Detention Phase 1	Approximately 150 Ac-Ft detention facility within a 70 acre site at confluence of Mary's Creek and Mary's Creek Bypass. The facility will ultimately be expandable to approximately 400 Ac-Ft of storage.	To reduce the risk of flooding in areas adjacent to Mary's Creek, approximately 2500 Ft. west of Dixie Farm Road and 2800 Ft. south of FM 518.
5	F50991	SH35 Drainage	The project will provide detention and mitigation for the SH35 widening project from FM518 to BW8 that is being managed by TxDOT. The City will provide the project detention and floodplain fill mitigation in the Clear Creek, Hickory Slough, and Town Ditch watersheds.	This project is required to detain the increased storm water and to mitigate floodplain fill created by the SH35 widening project.
6	DR0901	Twin Creek Woods Ditches and Outfalls	The project will consist of providing an additional outfall into Clear Creek and existing roadside ditch re-grading.	This project will assist in providing drainage relief to the existing roadside ditches. This will help reduce repetitive flooding, and the frequency of yard and local street flooding.
7	DR2003	Hickory Slough Detention at Max Rd.	This project is intended to provide approx. 425 ac-ft of detention along Hickory Slough. The project will include a wier, pump station, and will be designed to accommodate for a concurrent project use, a sports field complex on the basin floor.	Extreme weather events currently inundate and flood residential neighborhoods in the vicinity of Hickory Slough. The project will allow for detention along the slough to lower the level of the slough during 3, 10 and 100 year events. Additionally, the athletic/sports use will be a concurrent use for this site.
8	DR2002	D.L. Smith Detention Pond Expansion	Phase I - Expansion of the existing DL Smith detention facility to: Increase storage capacity along Clear Creek by approximately 150 Ac feet, plan for future development along McHard Rd and accommodate possible construction of the University of Houston, Clear Lake Campus. Phase II - Future expansion of an additional 150 AC feet.	The City has a need for additional storage capacity along the Clear Creek Water shed. This project incorporates satisfying those needs and accommodating future development of the local property with a fire station, and an educational facility. The additional capacity will work in conjunction with other City sponsored drainage improvements along the watershed, such as the Town Ditch Phase III Improvements.
9	DR1301	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
2009 - 2013 CAPITAL IMPROVEMENTS PROGRAM
FACILITIES

PREFERENCE NO.	PROJECT NO.	PROJECT NAME	YEAR OF FUNDING	
1	FA0901	City Hall - Pearl Land Campus	2008/2009	Construction
2	FA0902	Savannah Lakes Fire Station #6	2009	Design/Construction
3	FA0903	Park-n-Ride Land Acquisition & Paving	2009	Land/Construction
4	FA0905	Old Police Department Renovations	2009-2010	Design/Construction
5	FA0904	City Hall Complex Renovations	2009-2012	Design/Construction
6	FA0901	Hillhouse Road Annex	2009-2013	Design/Construction
7	FA1001	Pearland Fire Station #2	2010-2011	Design/Construction
8	FA1002	Traffic Signal Communications Network	2010-2011	Design/Construction
9	FA1101	Pearland Fire Station # 3	2011-2012	Design/Construction
10	FA1102	Service Center Modifications	2011-2013	Design/Construction
11	F20002	Tom Reid Library Expansion	2013	Design/Construction

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

CITY OF PEARLAND
2009 - 2013 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - FACILITIES

PREF.NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
1	FA0801	UHCL - Pearland Campus	Located on 40 acres of the David L. Smith site, UHCL-Pearland Campus will consist of 30,000 sq. ft. of which 20,000 sq. ft. to be used by UHCL and 10,000 sq. ft. to be used by PEDC as space permits.	UHCL desires to improve access to its higher education programs to Pearland area residents and the City of Pearland believe that the location of a UHCL campus will improve educational opportunities for residents of the City and surrounding areas, provide improved economic development opportunities and add to the prestige of the City.
2	FA0902	Savannah Lakes Fire Station #6	A double deep drive through two bay station with meeting room, kitchen, restrooms, and storage areas necessary for initial occupation by EMS and PVFD. The station will be expandable to accommodate the future dormitory and other needs of a 24-hour manned station.	Pursuant to Fire/EMS Agreement with MUD's 21 and 22, design and construct a station. Construction is to commence within 180 days of the 1,000th residential water connection. District agreed to finance up to \$600,000 in 2002 dollars and also agreed to be responsible for the operational costs of the station. MUD Districts will design and construct station.
3	FA0903	Park-n-Ride Land Acquisition & Paving	Purchase of approximately 6 acres generally in the Fm518 area along SH288 to initially develop a 400 to 600 space surface parking lot for a park and ride facility. Project includes paving, drainage, etc.	City of Pearland has a need for a Park-n-Ride facility on the Hwy288 corridor to the Texas Medical Center. This purchase would initially be for a surface lot with ultimate construction of a parking garage either at this location or another. Approximately 5,000 persons are employed at the Medical Center from this area. This would reduce congestion and increase air quality.
4	FA0905	Old Police Department Renovations	Renovations to the Old PD Building to accommodate relocating several departments from the City Hall complex. May include adding windows, new finishes, remodeling lobby/receptionist area, additional parking and landscaping.	Necessary to meet the needs of the user departments and the Unified Development Code (UDC).
5	FA0904	City Hall Complex Renovations	Phase I - Renovate municipal court and first floor area. Phase II - Paint and carpet City Hall and Community Center buildings interior.	Necessary to meet needs of user departments.

CITY OF PEARLAND
2009 - 2013 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - FACILITIES

PREF.NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
6	FA0901	Hillhouse Road Annex	Create a facility on property owned by the City north of FM518 on Hillhouse Road. This facility will include a traffic operations center, lunch room, locker room, storage facility, fuel island, auction space, and equipment laydown area for city crews, police, etc. working on the west side of the City. Preliminary design has been completed by Maintenance Design Group.	Property was condemned in 2004 for a city facility. This work will make best use of the property while reducing time spent by employees in traveling to the service center for fuel, lockers, and equipment. Also eliminates the need for city departments to rent storage space. Estimate has been updated to reflect appreciation since initial estimate as well as inclusion of a traffic operations center.
7	FA1001	Pearland Fire Station #2	Construction of a new facility between 9,000 and 10,000 square feet located next door to the Police Department building on Veterans Dr. This new facility will house 7 to 9 personnel. This will provide a fire crew for one pumper and one EMS personnel for one ambulance in the future. The facility should be capable of housing two fire apparatus and an ambulance.	This fire station is almost forty years old. Locating the facility in the area mentioned would help maintain response time and distances. There is no space for crews to stand-by either for short-term when other stations are responding to calls or for an extended period during a storm.
8	FA1002	Traffic Signal Communications Network	Install dome cameras, wireless communications, and traffic management software for city's network of traffic signals.	The City will assume maintenance and operations control of all traffic signals within the city after the 2010 census. There are about 60 signalized intersections now, but that number will grow to about 84 by the turnover. This project will prepare the city by installing software and hardware necessary for seamless and improved traffic operations at all intersections. Dome cameras will be installed at 10 critical intersections.
9	FA1101	Pearland Fire Station # 3	Construction of a new facility at it's current location to be between 9,000 and 10,000 square feet. The facility will house approximately 7 to 9 employees and will provide a fire crew for one pumper and one EMS personnel for one ambulance in the future. The facility may need to be two stories, with crew quarters on the second floor, if there is not enough space to expand the facility to meet present and future needs.	Housing of fulltime daytime crews or night standby personnel is not possible. Storage space is also non-existent. The station also does have the capability of exhausting the diesel exhaust from the apparatus.

CITY OF PEARLAND
 2009 - 2013 CAPITAL IMPROVEMENTS PROGRAM
 SUMMARY - FACILITIES

PREF.NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
10	FA1102	Service Center Modifications	Expand and remodel the buildings and facilities at the Orange and Old Alvin site to accommodate additional offices, training facilities, and expanded shop and equipment areas. Preliminary design has been completed by Maintenance Design Group.	1) To make the Public Works Administration building ADA compliant and expand sanitary facilities in accordance with current staffing. 2) To create an appropriate training facility to be used by any City department. 3) To expand shop and equipment areas to accommodate an increase in equipment and workers. 4) To remodel existing buildings for use as offices. Design for each phase is budgeted the year before construction.
11	F20002	Tom Reid Library Expansion	The library expansion will increase the now 20,584 sf building by 11,542 sf for an overall floor plan area of 32,126 sf. This expansion will create new areas in the library such as a bookstore, children's story time room, teen zone, computer labs and additional office/storage space. Renovations and enlargements of existing areas such as the circulation desk and book stacks are also included.	The significant growth of Pearland has created a need for a larger children's area and adult meeting room to conduct activities, more stack area for books, and improved computer access.

CITY OF PEARLAND
2009 - 2013 CAPITAL IMPROVEMENTS PROGRAM
PARKS

PREFERENCE NO.	PROJECT NO.	PROJECT NAME	YEAR OF FUNDING	
1	P20006 / P50072	Trail Connectivity	2008-2013	Design/Construction
2	P20007	Natatorium & Recreation Center	2008/2009	Design/Construction
3	PK0801	Hunter Park, Phase II	2008/2009	Design/Construction
4	P20005	Max Road Sports Complex Phase I	2010-2012	Design/Construction
5	P20002	Shadow Creek Ranch Park Ph 1	2011-2013	Design/Construction
6	P20001	Independence Park Ph 1	2011-2013	Design/Construction
7	P50071	Centennial Park Ph II	2011-2013	Design/Construction
8	P20004	Delores Fenwick Nature Center-Ph I	2012-2014	Design/Construction
9	PK1301	PER for Future Bond Referendum	2013	PER

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

Timing ■

Additional money needed ■

New project □

CITY OF PEARLAND
2009 - 2013 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - PARKS

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
1	P20006 / P50072	Trail Connectivity	Implement Phases of the Hike and Bike Master Plan starting at Centennial Park, continuing along W. Mary's Creek to and around the John Hargrove Environmental Complex then to W. Mary's Creek detention. The trail will ultimately connect to Magnolia and terminate at FM 1128.	The Parks and Recreation Plan that was adopted by Council in December of 2005, lists the hike and bike trails as the number one priority for acquisition and development.
2	P20007	Natatorium & Recreation Center	The development of a 50 meter indoor pool for competitive swim team practices and meets plus the development of a 25 yard indoor zero depth pool for recreation programming and lap swimming. A Recreation Center will be immediately adjacent to the indoor pools and will provide a wide variety of recreational opportunities for the entire community including, basketball, racquetball, weight training, fitness classes and dance. Total indoor space is 95,000 square feet.	The Pearland Independent School District and the PEDC have agreed to joint venture with the City on this project. The number one indoor priority of the master plan is a recreation center. The master plan also identifies the need for a indoor natatorium as the second highest priority. This project satisfies both requirements.
3	PK0801	Hunter Park, Phase II	Continue development of the park along Hunter St. to include trails, benches, gathering area, landscaping and/or a pavilion.	Continue development of park as directed by Council goals.
4	P20005	Max Road Sports Complex Phase I	Proposed improvements include six international sized (11 vs.11) lighted fields, parking, restrooms and a covered area for gatherings. The park would be located inside of a detention facility.	There is a significant need for game soccer fields and sports fields in the City. With the development of this facility, Centennial Park will be able to be converted to a facility for youth softball that will allow the youth soccer program, youth softball program and the youth baseball program to expand as the population in the community increases.
5	P20002	Shadow Creek Ranch Park Ph 1	Project elements include eight lighted softball/baseball fields, one soccer field, six volleyball courts, parking, a hike and bike trail around the fields and a lawn amphitheater for special events.	The Parks and Recreation Master Plan call for a multipurpose sports complex in this area of the community to serve the anticipated growth of the area.
6	P20001	Independence Park Ph 1	Phase I improvements include a reorientation of the entry into the park, relocation and upgrade of the existing playground, improvements to the existing pavilion, the construction of additional parking, an amphitheater for special events and landscaping.	Independence Park is one of the oldest and most recognized parks that the City owns. According to the park utilization survey conducted with the master plan, this park had the second highest utilization of all city parks. Most of the current amenities at the park are outdated or in bad condition and are in need of replacement. The Master Plan list improvements to this park as a high priority.

CITY OF PEARLAND
2009 - 2013 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - PARKS

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
7	P50071	Centennial Park Ph II	Phase II of Centennial Park includes the demolition of the existing soccer fields, the construction of two new lighted softball fields, the installation of a new picnic pavilion and additional parking for the complex.	Once the Max Road Sports Complex is completed, youth and adult soccer will move from Centennial Park to Max Road where the program can be expanded. The existing soccer fields will be demolished and converted to lighted softball fields. Girls softball will move from the Dad's Club to Centennial Park allowing their program to expand as the population increases. Adult Softball will ultimately move to the Shadow Creek Ranch Complex once completed to make room for girls softball.
8	P20004	Daloras Fenwick Nature Center-Ph I	The project will include a 7,000sq ft building with an open air pavilion at one end (green building) that would include: environmental educational displays, demonstration gardens, interpretive exhibits, 6 or 7 offices, storage, restrooms, outdoor spray station and plenty of hose bibs. The site would include 2 miles of 6 ft and 8 ft trails being a combination of crushed granite and concrete in low lying areas, boardwalk, pedestrian bridge, fishing pier, picnic tables, benches, trash receptacles, drinking fountain, a tree farm and landscaping with tree bubblers, paddle craft launching area and grass crete parking. The building would have 6 or 7 offices with a reception area, classroom with a 50 capacity seating area, sinks and counter space, sound system, drop down speaker and screen, at least 400 sq ft of storage, a storage area for rakes, shovels, litter bags (yard equipment) and a board room.	This project would give Pearland a unique opportunity to showcase JHEC as a learning opportunity for the entire community. Children/adults would be able to come and take classes and learn about the environment in a hands on setting. This would be the office for the KPB staff. There is a great need in the community to educate the public on the benefit of recycling, green space and trees. This would also provide an opportunity to showcase the entire concept of utilizing one site as multi purposing for parks, recreation, detention, education, recycling, and environmental park.
9	PK1301	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
2009 - 2013 CAPITAL IMPROVEMENTS PROGRAM
STREETS

PREFERENCE NO.	PROJECT NO.	PROJECT NAME	YEAR OF FUNDING	
	TR0005	...	2008/2009	Design/Construction
	TR0005	...	2008/2009	Design/Construction
4	TR0805	Dixie Farm Road Expansion Phase II	2008	Construction
5	TR0803	Old Town Area Sidewalks	2008-2012	Construction
	TR0805	...	2008/2009	Construction
7	T08002	Bailey/Veterans to FM 1128	2008-2011	Design/Construction
8	TR0901	Traffic Signals at Mykawa and Brookside Rd	2009	Design/Construction
9	TR1101	CR 403 (Hughes Ranch Road)	2011	Construction
10	T20002	Old Alvin Rd Widening (Plum Street to Knapp Road)	2012-2014	Design/Construction
11	T68976	Mykawa Road Extension (BW8 to FM 518)	2012-2015	Design/Construction
12	TR1301	PER for Future Bond Referendum	2013	PER
13	TR1302	Pearland Parkway Extension	2013-2014	ROW/Design
14	TR1303	Cullen Parkway Phase II (McHard Rd to BW 8)	2013	Design

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

Timing

Additional money needed

New project

CITY OF PEARLAND
2009 - 2013 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - STREETS

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
1	T20003	Cullen Parkway Improvements	Reconstruction of approximately 1.6 miles of two-lane asphalt pavement to four-lane divided curb and gutter concrete parkway from FM 518 to McHard Road with transition back to two lanes immediately north of McHard. Full signalization of Intersection at McHard, improvements to signals at intersections with FM 518, Hughes Ranch Road and Freedom Drive. Construction of new four lane bridge over Hickory Slough. Construction of new underground storm drainage from FM 518 to Clear Creek including new detention facility on south side of Clear Creek and upgrades to the facility on Hickory Slough. Construction of a ten foot shared use trail along the west right-of-way. Includes the construction of a new 12 inch water main from the existing plant near Freedom north to approximately Hawk Road.	Cullen is on the Major Thoroughfare 11st which provides another direct route to Beltway 8, as well as into the city itself. This route is currently experiencing congestion as demand for access to the Beltway increases. In addition, PISD plans to construct the new high school along this route which will increase traffic loads as far out as McHard. WA0811 is for the 12" watermain from FM 518 to McHard and Will be constructed in conjunction with this project.
2	T20001	McHard Rd Extension (Country Place to Cullen)	Concrete curb and gutter boulevard extension of McHard Road from Country Place Boulevard to Cullen Road. Storm sewers, 6-ft sidewalk, new traffic signal at Country Place and signal modification at Cullen are also planned with possible bridge crossings. This section now exists as 0.5 mile of 2-lanes which are part of a future 4-lane boulevard. This project will construct the additional 2-lanes of the 0.5 mile stretch and extend the full 4-lane boulevard section from that point to Cullen Road for 1.2 miles from Country Place Boulevard.	Extend McHard Rd to ease traffic for future commercial development in the area.
3	T20005	State Highway 288 Frontage Roads	Construct north and southbound 3-lane frontage roads along SH288 from FM2234 south to FM518, including exit and entrance ramps and to accommodate future managed lanes, a total of 1.68 miles, within existing State Right of Way.	Development along the SH288 corridor will continue to increase towards build out. Lanes are needed to accommodate increased local traffic demands and access to frontage properties. City has opted to fund this project to accelerate the State's schedule for this project and accommodate the rapid development along the corridor.

CITY OF PEARLAND
2009 - 2013 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - STREETS

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
4	TR0805	Dixie Farm Road Expansion Phase II	This project expands Dixie Farm Rd, from 1500' South of FM 518 to SH 35, to a 4-lane roadway. The project also includes 3 detention facilities. Phase 1 (Beamer to south of FM-518) construction commenced in October 2006 and is anticipated to be a 26-month construction contract. Phase 2 (FM-518 to SH-35) will follow.	Dixie Farm Road is a Major Thoroughfare, conducting traffic from SH-35 to the northern city limits and beyond to I-45. Expansion to a 4-lane roadway with improved drainage will allow for a higher level of service.
5	TR0803	Old Town Area Sidewalks	Enclose ditches and install sidewalks in the Old Town area between Houston St. and Grand Ave., from Walnut St. to Orange St.	Sidewalks are part of and constructed in coordination with the Old Town Site Master Plan. In order to install sidewalks without acquiring additional right of way, the roadside ditches must be enclosed. There are currently no sidewalks in the Old Town area; the work described here includes work we expect to complete within the next five years.
6	T70051	Orange Street	Widen Orange St from SH 35 to Hatfield to a 4-lane roadway and acquire right of way from Hatfield to O'Day for future roadway installation.	This project was funded in the 1999 Thoroughfare Plan. In January 2007, Council determined right of way should be purchased for the area of Hatfield to O'Day, Public Works determined an upgrade to the water system needed, and railroad silent crossing (Quiet Zone).
7	T08002	Bailey/Veterans to FM 1128	Bailey Road will be improved to a four-lane concrete curb and gutter boulevard between FM 1128 and Veterans Drive, a distance of 2.5 miles. The drainage improvements will accommodate the roadway after the Cowart Creek Diversion project has been completed.	Four lane boulevard segment will accommodate school traffic and provide drainage improvements that will provide re-graded ditches that will drain to the south and away from Bailey Road.
8		Traffic Signals at Mykawa and Brookside Rd	Traffic signals at the intersection of Mykawa & Brookside Road to replace the existing 3-way stop.	Traffic Signal Warrant analysis recommends installation of the signal.
9	TR1101	CR 403 (Hughes Ranch Road)	Reconstruction of CR403 from Cullen to Smith Ranch Road from a two lane asphalt open ditch roadway to a four lane concrete curb and gutter boulevard for a distance of 2 miles.	The roadway will provide enhanced safety and access to the future high school site located at Cullen Blvd.

CITY OF PEARLAND
2009 - 2013 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - STREETS

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
10	T20002	Old Alvin Rd Widening (Plum Street to Knapp Road)	Reconstruction of approximately 1.6 miles of Old Alvin Rd. from Plum St to Knapp Rd from a 2-lane asphalt to a 4-lane undivided curb and gutter roadway.	To minimize the impacts to the existing Church and residences in the northern end of the project.
11	T68976	Mykawa Road Extension (BW8 to FM 518)	Construct approximately 3 miles of 4-lane concrete curb and gutter divided boulevard section roadway, including storm sewers, outfalls and detention, traffic signals and related items. A detailed Drainage Study, Environmental Assessment, and 95% Construction Plans were created for the segment between BW8 and McHard Rd from a previous design effort.	
12	TR1301	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.	
13	TR1302	Pearland Parkway Extension	A new extension of approximately 4,500 ft. from 500' east of Oller Drive to Dixie Farm Road, constructing a 4-lane, concrete, curb and gutter, divided roadway with raised medians and a bridge crossing at Cowart's Creek.	Connection of a minor thoroughfare to a major thoroughfare.
14	TR1303	Cullen Parkway Phase II (McHard Rd to BW 8)	Reconstruction of Cullen from McHard Rd to BW 8. Project includes 4-lane divided boulevard with raised medians, approximately 1.2 miles long.	Cullen is on the Major Thoroughfare list which provides another direct route to Beltway 8 as well as into the city itself. This route is currently experiencing congestion as demand for access to the Beltway increases.

CITY OF PEARLAND
2009 - 2013 CAPITAL IMPROVEMENTS PROGRAM
WATER

PREFERENCE NO.	PROJECT NO.	PROJECT NAME	YEAR OF FUNDING	
1	WA2051	City of Houston Connection	2008-2010	Design/Construction
2	FA0801	University of Houston Pearland Campus Water Utility	2009	Design/Construction
3	WA0803	McHard Rd Water Phase III to Pearland Pkwy	2008/2009	Design/Construction
4	WA0808	Sharondale and Terrell Waterline	2008/2009	Design/Construction
5	WA0809	Bellavita Waterline	2008/2009	Design/Construction
6	WA0812	Surface Water Plant	2009	Improvement
7	WA1101	Old Alvin Road Water	2011-2012	Design/Construction
8	WA1102	SH 35 Water - South of Magnolia Road	2011-2012	Design/Construction
9	WA1103	Old City Hall Ground Storage Tank	2011-2012	Construction
10	WA1301	CR 100 Water Line	2013-2014	Design/Construction
11	WA1302	FM 1128 16" Waterline	2013-2014	Design/Construction
12	WA1303	McHard Rd 16" Water Line	2013-2014	Design/Construction
13	WA1304	Harkey Rd. from CR100 to CR128 & CR 128 from Harkey to	2013-2014	Design/Construction
14	WA1305	Veterans Dr. Bailey Rd. to CR 128 16" Water Line	2013-2014	Design/Construction
15	WA1306	FM518/Mary's Creek Elevated Storage Tank	2013-2014	ROW/Design/Construction
16	WA1307	FM 521 Waterline (Broadway to Mooring Point)	2013-2014	Design/Construction
17	WA1308	SH35 Water line from FM518 to Magnolia	2013-2014	PER/Design/Construction
18	WA1309	Pearland Parkway waterline from Oiler Drive to Dixie Farm Road	2013-2014	Design/Construction

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

Timing

Additional money needed

New project

CITY OF PEARLAND
2009 - 2013 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - WATER

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
1	W42051	City of Houston Connection	This project provides for a 30 in. water transmission line to provide 10 MGD of fresh water to the City of Pearland. The transmission line is sized to dispense an additional 5 MGD. The project will provide for a connection from the City of Houston at Fuqua/Moers Rd. to the City of Pearland, with a flow meter and building in the City of Houston and a storage and treatment facility in the City of Pearland. The Alice Street Plant facility is to be expanded to accommodate the additional storage and treatment. The City of Pearland will contract with Gulf Coast Water Authority for the water supply from the City of Houston.	The City of Pearland's population growth will demand additional potable water supplies in the near term. This project will provide up to 10 MGD of water to be supplied, treated and distributed to the City.
2	FA0801	University of Houston Pearland Campus Water Utility	Installation of approximately 2,400 feet of 12" water main along Pearland Parkway from McHard Rd to 2,400' N of McHard Rd. Dry bore and casing beneath Pearland Pkwy to provide loop points for service to the University of Houston campus.	Extension of City water service to project location and provide for future development north of McHard Intersection.
3	WA0803	McHard Rd Water Phase III to Pearland Pkwy	1,200 Feet of 20-inch Water Line along McHard Road from Alice Street to Old Alvin Rd.	This line is necessary for the distribution of the City of Houston connection. Size and route are based on the City's Water Model.
4	WA0808	Sharondale and Terrell Waterline	Install 8" waterline along Sharondale St. and Terrell Dr., along with fire hydrants.	This area is primarily served by Walker Water Works and does not have adequate fire protection. The area already has dual Water CCN's for Walker Water Works and the City. The closest fire hydrants are located along Harkey Rd. The project will provide fire protection while providing city water service to these residents.
5	WA0809	Bellavita Waterline	Install 12" water line from Bellavita subdivision to Dixie Farm Road. Total of 3500 ft of 12" water line.	Project will complete the water system loop, providing an additional source for water and improving water pressure to the area.
6	WA0812	Surface Water Plant	Phase I in 2008-2009 includes funds to purchase the property for the plant and provide interim work to protect erosion of neighbors property. In FY 2013, plant design begins with a schedule to have the plant online in 2016. 10 MGD surface water plant is Phase I of ultimate 20 MGD plant.	Growth on west side of the City drives demand for the plant in approximately 2016.

CITY OF PEARLAND
2009 - 2013 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - WATER

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
7	WA1101	Old Alvin Road Water	13,200 Feet of 20-inch Water Line along Old Alvin Road from Magnolia Road to McHard Road.	This line is necessary for the distribution of the City of Houston connection. Size and route are based on the City's Water Model. Project coordinated with Old Alvin Road project.
8	WA1102	SH 35 Water - South of Magnolia Road	2,500 Feet of 16-inch Water Line along SH 35 (Main) from Magnolia Road to the South.	This line is necessary for the distribution of the City of Houston connection. Size and route are based on the City's Water Model.
9	WA1103	Old City Hall Ground Storage Tank	Replace the bolted steel ground storage tank at the Old City Hall water well.	The existing bolted steel tank at the Old City Hall water well will be 25 years old in 2008. While the annual inspection of this tank revealed it to be in good condition, the inspector recommends that the tank be replaced because of its age. It will be replaced with a welded steel tank on the existing tank foundation.
10	WA1301	CR 100 Water Line	To install approximately 13,160 feet of 16-inch water line along CR 100 from Veterans Dr. to FM 1128 (Manvel Rd).	This will supply water for future development along this corridor based on the 2007 Water Model update and projected growth for 2015 demand.
11	WA1302	FM 1128 16" Waterline	To install approximately 5,300 feet of 16-inch water line along FM 1128 (Manvel Rd) from Bailey Rd. to CR100.	This will loop the system from Veterans to FM1128 for pressure and fire protection based on 2007 Water Model Update for 2015 demand.
12	WA1303	McHard Rd. 16" Water Line.	Install approximately 42,800 feet of 16-inch water line along McHard Rd. from Mykawa Rd. to Business Center Dr.	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.
13	WA1304	Harkey Rd. from CR100 to CR128 & CR 128 from Harkey to Veterans	To install approximately 13,300 feet of 12-inch water line from Harkey Rd./CR100 south to CR128 then east to Veterans DR.	This will loop the system Between Harkey Rd. and Veterans from CR100 to CR128 for pressure and fire protection based on 2007 Water Model Update for 2015 demand.
14	WA1305	Veterans Dr. Bailey Rd. to CR 128 16" Water Line	To install approximately 5,300 feet of 16-inch water line on Veterans Dr. from Bailey Rd, south to CR 100 and continue an additional 5,300 feet with a 12-inch line from CR 100 to CR 128.	This will supply to the city limits and ETJ south of Bailey Rd. for future development based on 2007 Water Model Update for 2015 demand.
15	WA1306	FM518/Mary's Creek Elevated Storage Tank	Construct a 1,000,000 gallon elevated storage tank (EST) on the existing water well site at FM518/Mary's Creek.	This project was included in the 2007 water model in order to address a low point in the system pressure plane. Estimate is based on Kirby water plant EST construction costs.
16	WA1307	FM 521 Waterline (Broadway to Mooring Pointer)	7,500 feet of 16" water line along Alameda Rd from Broadway to Mooring Pointer	Looping of transmission lines based on the City's water model.

CITY OF PEARLAND
 2009 - 2013 CAPITAL IMPROVEMENTS PROGRAM
 SUMMARY - WATER

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
17	WA1308	SH35 Water line from FM518 to Magnolia	Install approximately 1.5 miles of 12" water line along SH35 from FM518 to just south of Magnolia/John Lizer.	The existing water line is 6" and 8", portions of which are asbestos concrete (AC). The new line will connect 16" lines to the north and south and will avoid the possibility of brittle AC lines underneath future pavement.
18	WA1309	Pearland Parkway waterline from Oiler Drive to Dixie Farm Road	Install approximately 5200 lf of 12" water line along future Pearland Parkway from Oiler Drive to Dixie Farm Road. This project will be constructed in conjunction with the road extension project.	This project will connect 16" water lines to the north and south and provide an additional water source to residential neighborhoods in the area. Assume all survey and ROW funding from road project.

CITY OF PEARLAND
2009 - 2013 CAPITAL IMPROVEMENTS PROGRAM
WASTEWATER

PREFERENCE NO.	PROJECT NO.	PROJECT NAME	YEAR OF FUNDING	
1	W67993	SH35 Water & Sewer (BW8-FM518)	2008/2009	Design/Construction
2	FA0801	University of Houston Pearland Campus Wastewater	2009	Design/Construction
3	W67072	East Side City Center Facility	2009	Construction
4	WW0901	Riverstone Ranch Oversizing	2009	Construction
5	WW0807	Lift Station SCADA	2008/2009	Construction
6	WW0902	Longwood WWTP Lift Station Replacement and Plant Rehabilitation	2009/2010	Design/Construction
7	WW0809	Sherwood Inflow and Infiltration	2008/2009	Construction
8	WW0810	Woodcreek I&I Inspection	2008/2009	Construction
9	WW0903	WWM Project 4 Barry Rose WWTP Lift Station, Influent Sewer, Barscreen and	2009/2010	Design/Construction
10	WW0904	WWM Project 2 Hatfield Basin Trunk Sewer Line	2009/2010	Design/Construction
11	WW1001	WWM Project 8 West Lea Lift Station	2010/2011	Design/Construction
12	WW1002	WWM Project 17 West Oaks Lift Station Retirement	2010/2011	Design/Construction
13	WW1003	Corrigan South I&I	2010	Construction
14	WW1101	WWM Project 38 South Texas Avenue Sanitary Sewer Upgrade	2011-2012	Design/Construction
15	WW1201	WWM Project 31A - Southdown (North Central) WWTP Replacement	2012-2013	PER/Design
16	WW1202	WWM Project 33 Orange Mykawa Lift Station Retirement	2012-2013	Design/Construction
17	WW1203	WWM Project 5 Mykawa/Scott SCADA Lift Station	2012-2013	Design/Construction
18	WW1204	WWM Project 7 Twin Creek Regional SCADA Lift Station & Basin Rehab	2012-2013	Design/Construction
19	WW1205	Far Northwest WWTP Decanter Replacement	2012	Design/Construction
20	WW1206	Barry Rose WWTP Centrifuge Rehab	2012	Design/Construction
21	WW1206	WWM Project 19 - Broadway Trunk Sewer Extension	2012/2013	PER/Construction
22	WW1301	WWM Project 11 Veterans Drive Lift Station Service Area	2013	PER
23	WW1302	WWM Project 12 Roy/Max/Garden Roads Basin Sewage System	2013	PER/Design
24	WW1303	WWM Project 29A - JHEC WWTP Expansion	2013	PER
25	WW1304	WWM Project 22 - Miller Ranch Rd. SCADA Lift Station	2013	PER/ROW
26	WW1305	McHard Rd. Trunk Sewer (Mykawa to Southdown WWTP)	2013	Design

CITY OF PEARLAND
2009 - 2013 CAPITAL IMPROVEMENTS PROGRAM
WASTEWATER

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

CITY OF PEARLAND
2009 - 2013 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - WASTEWATER

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
1	W67993	SH35 Water & Sewer (BW8-FM518)	Project will be performed in conjunction with TXDOT's SH35 Improvement project. City of Pearland will construct lift stations and sanitary sewer outside TXDOT ROW, one located at Knapp Rd (east of SH35) and one at the existing Blockbuster property on SH35 (north of Orange). A 12" gravity line will be constructed on the east side of SH35 from the Flea Market to Knapp Rd lift station and an 8" from the Funeral Home area to Knapp connecting to the 12". A 6" force main will be constructed from the Knapp lift station and tie to an existing gravity line.	
2	FA0801	University of Houston Pearland Campus Wastewater	Installation of approximately 860 feet of 18" sewer along Pearland Parkway from McHard Rd to 860' N of McHard Rd to extend service to the University of Houston campus.	Extension of City wastewater service to project location and provide for future development north of McHard intersection.
3	W67072	East Side of Hwy 288 Infrastructure	This project provides for a 12 inch water line and sanitary sewer lines ranging in sizes from 8 inches to 12 inches, as well as the construction of a lift station and force main to service the area bounded by SH 288 to the west, Beltway 8 to the north, Clear Creek to the south and Fellows Road to the east. The water and sewer lines will follow an alignment along the frontage of SH 288 and Beltway 8. The lift station will be located at the northeast corner of a tract of land developed by Hale-Mills. The lines will tie into the water and wastewater systems west of SH 288 currently being developed by the Water Lights District developers.	The provision of water and wastewater will allow current businesses in the area to abandon water wells and on-site wastewater treatment systems. In addition, there are several undeveloped tracts of which there has been identified development that includes a hotel and a two story office building and warehouse. To facilitate current and future development of this corridor there is a need to provide water and sanitary sewer service to the area.
4	WW0901	Riverstone Ranch Oversizing	Oversizing agreement for oversizing of proposed lift station and sanitary sewer collection system within the Riverstone Ranch residential development.	Developer to oversize proposed lift station to allow for future elimination of 3 existing lift stations within the Green Tee Subdivision
5	WW0807	Lift Station SCADA	Design and install SCADA systems at major lift stations with monitoring and basic controls routed through nearby SCADA nodes. Minimal design is expected as all lift stations are SCADA-ready.	SCADA will help cut cost of operations by drastically decreasing call-outs and overtime. It will also improve environmental performance by significantly decreasing overflows. The system enables us to remotely view and evaluate problems with lift station levels and pumps for the 10 "monitor-only" stations, and actually turn pumps on and off at the 25 suggested "full-control" stations. Expected cost is \$20,000 for each full-control station (requested for 2008) and \$15,000 for each monitor-only station (requested for 2009).

CITY OF PEARLAND
2009 - 2013 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - WASTEWATER

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
6	WW0902	Longwood WWTP Lift Station Replacement and	Construct a new larger and deeper lift station at Longwood Wastewater Treatment Plant sized to handle current and future plant flows.. replace the sand filters, complete centrifuge rehabilitation, and complete clarifier modifications.	The current plant lift station is undersized and results in reduced effective capacity for the treatment plant. Existing pumps are adequate to handle flows from a larger lift station, so there will be no increase in operating costs. The existing sand filters are over 20 years old and are in extreme disrepair, with metal failures resulting in poor effluent turbidity and loss of sand. We plan to investigate alternative technologies to sand filters, including disc filters. The centrifuge and clarifier work relates to normal equipment life.
7	WW0809	Sherwood Inflow and Infiltration	Rehabilitate the sanitary sewer system in the Sherwood area. Work includes pipe bursting over 10,000 ft of 6" and 8" pipe with 8" HDPE pipe, installing 365 ft of cure-in-place pipe, rehabilitating all manholes, and reconnecting 142 service connections.	This project was identified in our 5-year plan for sanitary sewer rehabilitation. Inflow and infiltration work eliminates excessive flows to the wastewater treatment plants, especially during wet weather. This prevents the treatment plant from being out of compliance with environmental regulations and decreases the cost of electricity and chemicals used during treatment. For older treatment plants including Barry Rose WWTP (the plant that services this area), I&I work may delay required expansion of the treatment plant.
8	WW0810	Woodcreek I&I Inspection	Clean and inspect about 42,000 ft of sanitary sewer lines in the Woodcreek area using TV inspection equipment.	This work prepares for sewer rehabilitation work to be performed in 2009 and is included in our five-year plan. Completing inspections during 2008 will allow us to accurately budget for repairs needed in this area. The cost shown assumes that a contractor will perform the work; if Public Works acquires the TV equipment, work will be completed in-house and additional funding for this project will become unnecessary. (Note: contractor prices have increased from about \$2.50 per foot to \$4.50 per foot.)
9	WW0903	WWM Project 4 Barry Rose WWTP Lift Station, Influent Sewer, Barscreen and Sand Filter Rehabilitation	Replace the existing lift station with a larger and deeper lift station sized for future plant flows and install a new plant influent line to replace the existing undersized line that causes system surcharging. Also replace existing bar screen and sand filters.	The larger lift station is necessary for projected flows to the plant based on growth. The existing influent line is a 30" line that is fed by a 36" and 27" line which causes surcharging in the Barry Rose service area. The existing bar screen and sand filters are desperately in need of replacement, with recent failures of the bar screen and imminent metal failures in the filters.

CITY OF PEARLAND
2009 - 2013 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - WASTEWATER

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
10	WW0904	WWM Project 2 Hatfield Basin Trunk Sewer Line	Provide a 36" trunk sewer for approximately 6,230 feet along Hatfield Road from Magnolia Road to Broadway Street, 5,550 feet of 24" trunk sewer from Broadway Street to Hatfield Lift Station #2 and an additional 5,050 feet of 12" line connecting to the trunk main.	As many as seven (7) lift stations could be eliminated as part of this project. In addition, modeled overflows in the basin will be eliminated, as well as reducing I/I work to the Walnut Lift Station.
11	WW1001	WWM Project 8 West Lea Lift Station	New 8-inch force main along the sewer easement from the West Lea Lift Station to Quail Run Drive for approximately 697 feet.	Wastewater Modeling Needs
12	WW1002	WWM Project 17 West Oaks Lift Station Retirement	Abandonment of the West Oaks lift station and installation of a new 12-inch gravity sewer line along Markey Road for approximately 771 feet.	Wastewater Modeling Needs
13	WW1003	Corigan South I&I	Rehabilitate the sanitary sewer system in the Corigan South subdivision area. Work includes pipe bursting 8" and 10" pipe, rehabilitating all manholes, and reconnecting service connections.	This project was identified in our 5-year plan for sanitary sewer rehabilitation. Inflow and infiltration work eliminates excessive flows to the wastewater treatment plants, especially during wet weather. This prevents the treatment plant from being out of compliance with environmental regulations and decreases the cost of electricity and chemicals used during treatment.
14	WW1101	WWM Project 38 South Texas Avenue Sanitary Sewer Upgrade	Pipe bursting to install a new 12-inch gravity sewer line along Washington and Texas Avenues for approximately 1,936 feet.	Wastewater Modeling Needs Assessment
15	WW1201	WWM Project 31A - Southdown (North Central) WWTP Replacement	This project consists of building a 2-mgd WWTP and abandoning the existing plant.	Presently the Southdown WWTP is a 0.95-mgd plant running at approximately 60% capacity. With projected growth in this area and the type and age of this plant, it is more cost effective to build a more efficient plant and abandon the existing plant.
16	WW1202	WWM Project 33 Orange Mykawa Lift Station Retirement	Abandonment of lift station and installation of new 12-inch gravity sewer line along Mykawa from Orange to Walnut for approximately 3,386 feet.	Wastewater Modeling Needs - To be completed in coordination with Mykawa Road construction.
17	WW1203	WWM Project 5 Mykawa/Scott SCADA Lift Station	Replacement of the existing lift station, a new 12" force main, approximately 2,500 feet, from Mykawa to SH35 and a new 8 - 18" gravity line, approximately 3,430 feet along Mykawa from Scott Street to Shank.	The Mykawa-Scott basin has heavy I/I based on pump run time. Rehabilitation of the basin with the above improvements will reduce flow to the Bany Rose WWTP, reduce surcharging in the McHard 24" trunk sewer, and eliminate one lift station. Project will be coordinated with Mykawa Rd. Construction.

CITY OF PEARLAND
2009 - 2013 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - WASTEWATER

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
18	WW1204	WWM Project 7. Twin Creek Regional SCADA Lift Station & Basin Rehab	A new Twin Creek lift station near Pearland Parkway with various new gravity sewer lines in the service area including a 24" gravity line along Pearland Parkway from Clear Creek to the roundabout.	Eliminate modeled overflows and heavy lift in the basin. In addition, the new lift station and gravity lines will eliminate three (3) existing lift stations.
19	WW1205	Far Northwest WWTP Decanter Replacement	Replace the decanter assemblies in all four SBR basins at the Far Northwest WWTP.	We have had repeated problems with the decanters at the FNW plant. In the last year, two of them have failed, resulting in a basin being down for several weeks at a time. This is not a critical item yet, but will become critical as wastewater flows increase.
20	WW1206	Barry Rose WWTP Centrifuge Rehab	Replace bearings and seals and update control system for centrifuge at Barry Rose WWTP.	Keeping bearings and seals in good condition prolongs the life of this equipment significantly. Control system is outdated and will not be maintained much longer.
21	WW1206	WWM Project 19 - Broadway Trunk Sewer Extension	This project consists of a new 12" sewer line for approximately 1,160 feet along Broadway from Country Club Dr. to Regal Oaks Ln.	This project will provide gravity sewer to vacant properties north and south of Broadway east of Liberty/Country Club as well as eliminate Pirates Alley Lift Station.
22	WW1301	WWM Project 11 Veterans Drive Lift Station Service Area	This project defines the extension of the trunk sewer south along Veterans Dr. as far as Dare Rd. with gravity sewer services follows: approximately 1,600 feet of 12" line, 16,680 feet of 18" line, 7,560 feet of 24" line and 1,400 feet of 30" line.	This will allow gravity sewer for development south of Bailey Rd. and eliminate three lift stations (Park Village, Springfield, and Dawson High School).
23	WW1302	WWM Project 12 Roy/Max/Garden Roads Basin Sewage System	This project proposes approximately 4,940 feet of 18" trunk sewer along Broadway St. from Albertson's Lift Station to O'Day Rd, approximately 1,300 feet of 15" trunk sewer along Garden Rd from Broadway to the lift station and 1,200 feet of 12" sewer line along Roy / Max Rd from Broadway to Hickory Slough.	This project will eliminate modeled overflows and three existing lift stations (Albertson's, Garden Rd., and one private).
24	WW1303	WWM Project 29A - JHEC WWTP Expansion	A 4-mgd expansion, creating an 8-mgd waste water treatment plant (WWTP) facility at the John Hargrove Environmental Center.	This 4-mgd expansion is based on growth projections for the JHEC WWTP service area.
25	WW1304	WWM Project 22 - Miller Ranch Rd. SCADA Lift Station	This project proposes approximately 4,400 feet of 18" trunk sewer to extend north to Hughes Ranch Rd from Miller Ranch Rd, 3,400 feet of 15" sewer along Hughes Ranch Rd, turning west and extending to Smith Ranch Rd, 4,012 feet of 12" sewer along Smith Ranch Rd and 1,580 feet of 10" sewer along Fairbrook Way and drainage / backyard easement.	This project will eliminate three lift stations (Autumn Lakes, South Hampton, and Somersetshire) and provide gravity sewer to the unserved area along Smith Ranch Rd.

CITY OF PEARLAND
 2009 - 2013 CAPITAL IMPROVEMENTS PROGRAM
 SUMMARY - WASTEWATER

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
26	WW1305	McHard Rd Trunk Sewer (Mykawa to Southdown WWTP)	Install, along McHard Rd, approximately 6,587 feet of 24" trunk sewer from Mykawa Rd to O'Day, 2,032 feet of 30" sewer from O'Day to Garden Rd, 6,247 feet of 36" sewer from Garden Rd to Stone Rd and 8,112 feet of 42" sewer from Stone Rd to Southdown WWTP.	This project will provide gravity sewer to portions of Brookside Village and is called for in the wastewater model.

Ron arrived @ 4:25

Recessed 8:15

Keopenell 8:21

Trent ~~adding~~ made presentation

CITY OF PEARLAND, TEXAS FIVE - YEAR CAPITAL IMPROVEMENTS PROGRAM 2009-2013

B
also present
Neprien
Lata
AG
RK
Tim
Judy
Trent
Nardiso



PLANNING AND ZONING REVIEW

City of Pearland
2009 – 2013 Capital Improvements Program
Preference Listing & Summary Page
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The logo is a circular emblem with a decorative border. At the top, a pear with a stem and leaf is positioned. Below the pear, a cityscape with several buildings is visible. The word 'PEARLAND' is written in large, bold, serif capital letters across the middle of the emblem. Below 'PEARLAND', the word 'TEXAS' is written in smaller, bold, serif capital letters. At the bottom of the emblem, the years '1891' and '1894' are written in a smaller font.

MEMORANDUM

TO: CITY OF PEARLAND PLANNING & ZONING COMMISSION
FROM: MIKE HODGE, ASSISTANT CITY MANAGER
DATE: APRIL 25, 2008

SUBJECT: FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM 2009 - 2013

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."

Last year, 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 last year.

City Staff continued to work and completed the update to the City's existing water, sewer and impact fee models in fiscal year 2008. The results from these updates are included in the Five-Year CIP as well as bond referendum projects approved by the voters in May 2007. Attached is a list of capital improvement projects for fiscal years 2009 – 2013 by preference order and identifying the fiscal years in which funding is needed. Years of funding in future CIP programs may change based on needs and fiscal constraints. Project Name, Project Description, and Project Justification are included for each project.

The City of Pearland's Capital Improvement Program (CIP) has been developed in order to further our commitment to the citizens of Pearland by working to meet today's needs as well as those of the future. The development of the CIP is a continuous process and, consequently, should be viewed as a working document. Therefore, while the list covers a five-year planning horizon, it is revised every year in order to accommodate new projects and reflect changing needs. The first year of the CIP is incorporated into the City's annual budget to appropriate funds. Improvements identified in subsequent years are approved only on a planning basis and do not receive appropriation of funds.

Projects included in the CIP are either City managed projects or those projects managed by other agencies that require City participation. Staff will be present at the May 5, 2008 P&Z meeting to review the list with the Commission. Changes from last year are highlighted. Projects highlighted in yellow are new projects; projects highlighted in blue reflect major timing changes; and projects highlighted in green are projects that were previously approved and funds appropriated but additional funds are needed.

CITY OF PEARLAND
2009 - 2013 CAPITAL IMPROVEMENTS PROGRAM
DRAINAGE

PREFERENCE NO.	PROJECT NO.	PROJECT NAME	YEAR OF FUNDING	
2	DR2004	Town Ditch Phase III		
3	DR2007/T70024	Veterans Walnut Drainage & Roadway - Phase I	2008/2009	Design/Construction
4	DR2006	East Mary's Creek Detention Phase 1	2008-2010	Design/Construction
5	F50991	SH35 Drainage	2008/2009	Design/Construction
6	DR0901	Twin Creek Woods Ditches and Outfalls	2008	Construction
7	DR2003	Hickory Slough Detention at Max Rd.	2010-2012	Design/Construction
8	DR2002	D.L. Smith Detention Pond Expansion	2011-2013	Design/Construction
9	DR1301	PER for Future Bond Referendum	2013	PER

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

Timing ■

Additional money needed ■

New project ■

CITY OF PEARLAND
2009 - 2013 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - DRAINAGE

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
1	DR0602	Cowart Creek Diversion	Cowart Creek Diversion and Regional Detention for the Bailey Rd corridor between FM 1128 and Wells Rd. Phase I of this project will entail construction of approximately 4,300 lf of interceptor box culvert, 3.2 miles of diversion ditches, a 800 ac-ft regional detention facility and associated culvert and road ditch improvements. Project will be performed in cooperation with BDD#4 under the terms of an inter-local agreement.	The basis of this diversion and detention project is to separate the drainage corridor out of the Bailey Rd. (FM1128 to Veterans) transportation corridor, thereby allowing for the development of both the ultimate transportation and drainage facilities in adequately sized, separate corridors.
2	DR2004	Town Ditch Phase III	Construct capacity increases in the drainage conveyance system west of SH-35 providing for a 100 yr event and extend and realign the ditch between the BNSF railroad right of way and Mykawa Rd. This will include the installation of large box culverts along various locations, a crossing beneath the railroad tracks and the construction of new open channel with a 12 foot bottom in a 100 foot right of way.	The area north of FM518 and west of the BNSF tracks does not currently have adequate conveyance and outfall capacity to handle the 100 yr event. Improvements to the conveyance system down stream allow the ditches' upstream capacity to be increased, providing needed drainage to this developing area.
3	DR2007/T70024	Veterans Walnut Drainage & Roadway - Phase I	Construct underground drainage along the south side of Walnut from BNSF Railroad to McLean Rd and on Veterans from Walnut to Mary's Creek. Project includes the installation of a box culvert trunk line along Walnut that will drain into a twin box culvert alongside and beneath Veterans. The system will collect and convey 100 yr flows from the Old Town area across Walnut and down Veterans to Mary's Creek. The project is planned for a four phase approach to the construction with the first phase to coincide with the improvements to Walnut itself. The Walnut Roadway project between Austin and Grand has been added to the Drainage project with the 2007 Bond Program.	Extreme weather events currently inundate and flood residential neighborhoods north of Walnut and west of the railroad. Walnut blocks sheet flow of these waters and existing conveyance systems are not sufficient to convey even 3 yr events past Walnut.

CITY OF PEARLAND
2009 - 2013 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - DRAINAGE

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
4	DR2006	East Mary's Creek Detention Phase 1	Approximately 150 Ac-Ft detention facility within a 70 acre site at confluence of Mary's Creek and Mary's Creek Bypass. The facility will ultimately be expandable to approximately 400 Ac-Ft of storage.	To reduce the risk of flooding in areas adjacent to Mary's Creek, approximately 2500 Ft. west of Dixie Farm Road and 2800 Ft. south of FM 518.
5	F50991	SH35 Drainage	The project will provide detention and mitigation for the SH35 widening project from FM518 to BW8 that is being managed by TxDOT. The City will provide the project detention and floodplain fill mitigation in the Clear Creek, Hickory Slough, and Town Ditch watersheds.	This project is required to detain the increased storm water and to mitigate floodplain fill created by the SH35 widening project.
6	DR0901	Twin Creek Woods Ditches and Outfalls	The project will consist of providing an additional outfall into Clear Creek and existing roadside ditch re-grading.	This project will assist in providing drainage relief to the existing roadside ditches. This will help reduce repetitive flooding, and the frequency of yard and local street flooding.
7	DR2003	Hickory Slough Detention at Max Rd.	This project is intended to provide approx. 425 ac-ft of detention along Hickory Slough. The project will include a wier, pump station, and will be designed to accommodate for a concurrent project use, a sports field complex on the basin floor.	Extreme weather events currently inundate and flood residential neighborhoods in the vicinity of Hickory Slough. The project will allow for detention along the slough to lower the level of the slough during 3, 10 and 100 year events. Additionally, the athletic/sports use will be a concurrent use for this site.
8	DR2002	D.L. Smith Detention Pond Expansion	Phase I - Expansion of the existing DL Smith detention facility to increase storage capacity along Clear Creek by approximately 150 Ac feet, plan for future development along McHard Rd and accommodate possible construction of the University of Houston, Clear Lake Campus. Phase II - Future expansion of an additional 150 AC feet.	The City has a need for additional storage capacity along the Clear Creek Water shed. This project incorporates satisfying those needs and accommodating future development of the local property with a fire station and an educational facility. The additional capacity will work in conjunction with other City sponsored drainage improvements along the watershed, such as the Town Ditch Phase III Improvements.
9	DR1301	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 lighten down scopes and provide for estimated construction dollars that would be needed to take a proposition to the voters.	

CITY OF PEARLAND
2009 - 2013 CAPITAL IMPROVEMENTS PROGRAM
FACILITIES

PREFERENCE NO.	PROJECT NO.	PROJECT NAME	YEAR OF FUNDING	
2	FA0902	Savannah Lakes Fire Station #6	2009	Design/Construction
3	FA0903	Park-n-Ride Land/Acquisition & Paving	2009	Land/Construction
4	FA0905	Old Police Department Renovations	2009-2010	Design/Construction
5	FA0904	City Hall Complex Renovations	2009-2012	Design/Construction
6	FA0901	Hillhouse Road Annex	2009-2013	Design/Construction
7	FA1001	Pearland Fire Station #2	2010-2011	Design/Construction
8	FA1002	Traffic Signal Communications Network	2010-2011	Design/Construction
9	FA1101	Pearland Fire Station # 3	2011-2012	Design/Construction
10	FA1102	Service Center Modifications	2011-2013	Design/Construction
11	F20002	Tom Reid Library Expansion	2013	Design/Construction

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

Timing ■

Additional money needed ■

New project ■

CITY OF PEARLAND
2009 - 2013 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - FACILITIES

PREF.NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
1	FA0801	UHCL - Pearland Campus	Located on 40 acres of the David L. Smith site, UHCL-Pearland Campus will consist of 30,000 sq. ft. of which 20,000 sq. ft. to be used by UHCL and 10,000 sq. ft. to be used by PEDC as space permits.	UHCL desires to improve access to its higher education programs to Pearland area residents and the City of Pearland believe that the location of a UHCL campus will improve educational opportunities for residents of the City and surrounding areas, provide improved economic development opportunities and add to the prestige of the City.
2	FA0902	Savannah Lakes Fire Station #6	A double deep drive through two bay station with meeting room, kitchen, restrooms, and storage areas necessary for initial occupation by EMS and PVFD. The station will be expandable to accommodate the future dormitory and other needs of a 24-hour manned station.	Pursuant to Fire/EMS Agreement with MUD's 21 and 22, design and construct a station. Construction is to commence within 180 days of the 1,000th residential water connection. District agreed to finance up to \$600,000 in 2002 dollars and also agreed to be responsible for the operational costs of the station. MUD Districts will design and construct station.
3	FA0903	Park-n-Ride Land Acquisition & Paving	Purchase of approximately 6 acres generally in the Fm518 area along SH288 to initially develop a 400 to 600 space surface parking lot for a park and ride facility. Project includes paving, drainage, etc.	City of Pearland has a need for a Park-n-Ride facility on the Hwy288 corridor to the Texas Medical Center. This purchase would initially be for a surface lot with ultimate construction of a parking garage either at this location or another. Approximately 5,000 persons are employed at the Medical Center from this area. This would reduce congestion and increase air quality.
4	FA0905	Old Police Department Renovations	Renovations to the Old PD Building to accommodate relocating several departments from the City Hall complex. May include adding windows, new finishes, remodeling lobby/receptionist area, additional parking and landscaping.	Necessary to meet the needs of the user departments and the Unified Development Code (UDC).
5	FA0904	City Hall Complex Renovations	Phase I - Renovate municipal court and first floor area. Phase II - Paint and carpet City Hall and Community Center buildings interior.	Necessary to meet needs of user departments.

CITY OF PEARLAND
2009 - 2013 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - FACILITIES

PREF.NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
6	FA0901	Hillhouse Road Annex	Create a facility on property owned by the City north of FM518 on Hillhouse Road. This facility will include a traffic operations center, lunch room, locker room, storage facility, fuel island, auction space, and equipment laydown area for city crews, police, etc. working on the west side of the City. Preliminary design has been completed by Maintenance Design Group.	Property was condemned in 2004 for a city facility. This work will make best use of the property while reducing time spent by employees in traveling to the service center for fuel, lockers, and equipment. Also eliminates the need for city departments to rent storage space. Estimate has been updated to reflect appreciation since initial estimate as well as inclusion of a traffic operations center.
7	FA1001	Pearland Fire Station #2	Construction of a new facility between 9,000 and 10,000 square feet located next door to the Police Department building on Veterans Dr. This new facility will house 7 to 9 personnel. This will provide a fire crew for one pumper and one EMS personnel for one ambulance in the future. The facility should be capable of housing two fire apparatus and an ambulance.	This fire station is almost forty years old. Locating the facility in the area mentioned would help maintain response time and distances. There is no space for crews to stand-by either for short-term when other stations are responding to calls or for an extended period during a storm.
8	FA1002	Traffic Signal Communications Network	Install dome cameras, wireless communications, and traffic management software for city's network of traffic signals.	The City will assume maintenance and operations control of all traffic signals within the city after the 2010 census. There are about 60 signalized intersections now, but that number will grow to about 84 by the turnover. This project will prepare the city by installing software and hardware necessary for seamless and improved traffic operations at all intersections. Dome cameras will be installed at 10 critical intersections.
9	FA1101	Pearland Fire Station # 3	Construction of a new facility at its current location to be between 9,000 and 10,000 square feet. The facility will house approximately 7 to 9 employees and will provide a fire crew for one pumper and one EMS personnel for one ambulance in the future. The facility may need to be two stories, with crew quarters on the second floor, if there is not enough space to expand the facility to meet present and future needs.	Housing of fulltime daytime crews or night standby personnel is not possible. Storage space is also non-existent. The station also does have the capability of exhausting the diesel exhaust from the apparatus.

CITY OF PEARLAND
 2009 - 2013 CAPITAL IMPROVEMENTS PROGRAM
 SUMMARY - FACILITIES

PREF.NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
10	FA1102	Service Center Modifications	Expand and remodel the buildings and facilities at the Orange and Old Alvin site to accommodate additional offices, training facilities, and expanded shop and equipment areas. Preliminary design has been completed by Maintenance Design Group.	1) To make the Public Works Administration building ADA compliant and expand sanitary facilities in accordance with current staffing. 2) To create an appropriate training facility to be used by any City department. 3) To expand shop and equipment areas to accommodate an increase in equipment and workers. 4) To remodel existing buildings for use as offices. Design for each phase is budgeted the year before construction.
11	F20002	Tom Reid Library Expansion	The library expansion will increase the now 20,584 sf building by 11,542 sf for an overall floor plan area of 32,126 sf. This expansion will create new areas in the library such as a bookstore, children's story time room, teen zone, computer labs and additional office/storage space. Renovations and enlargements of existing areas such as the circulation desk and book stacks are also included.	The significant growth of Pearland has created a need for a larger children's area and adult meeting room to conduct activities, more stack area for books, and improved computer access.

CITY OF PEARLAND
2009 - 2013 CAPITAL IMPROVEMENTS PROGRAM
PARKS

PREFERENCE NO.	PROJECT NO.	PROJECT NAME	YEAR OF FUNDING	
1	P20006 / P50072	Trail Connectivity	2008-2013	Design/Construction
2	P20007	Natatorium & Recreation Center	2008/2009	Design/Construction
3	PK0801	Hunter Park, Phase II	2008/2009	Design/Construction
4	P20005	Max Road Sports Complex Phase I	2010-2012	Design/Construction
5	P20002	Shadow Creek Ranch Park Ph 1	2011-2013	Design/Construction
6	P20001	Independence Park Ph 1	2011-2013	Design/Construction
7	P50071	Centennial Park Ph II	2011-2013	Design/Construction
8	P20004	Delores Fenwick Nature Center-Ph I	2012-2014	Design/Construction
9	PK1301	PER for Future Bond Referendum	2013	PER

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

Timing ■

Additional money needed ■

New project ▲

CITY OF PEARLAND
2009 - 2013 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - PARKS

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
1	P200067 P50072	Trail Connectivity	Implement Phases of the Hike and Bike Master Plan starting at Centennial Park, continuing along W. Mary's Creek to and around the John Hargrove Environmental Complex then to W. Mary's Creek detention. The trail will ultimately connect to Magnolia and terminate at FM 1128.	The Parks and Recreation Plan that was adopted by Council in December of 2005, lists the hike and bike trails as the number one priority for acquisition and development.
2	P20007	Natatorium & Recreation Center	The development of a 50 meter indoor pool for competitive swim team practices and meets plus the development of a 25 yard indoor zero depth pool for recreation programming and lap swimming. A Recreation Center will be immediately adjacent to the indoor pools and will provide a wide variety of recreational opportunities for the entire community including, basketball, racquetball, weight training, fitness classes and dance. Total indoor space is 95,000 square feet.	The Pearland Independent School District and the PEDC have agreed to joint venture with the City on this project. The number one indoor priority of the master plan is a recreation center. The master plan also identifies the need for a indoor natatorium as the second highest priority. This project satisfies both requirements.
3	PK0801	Hunter Park, Phase II	Continue development of the park along Hunter St. to include trails, benches, gathering area, landscaping and/or a pavilion.	Continue development of park as directed by Council goals.
4	P20005	Max Road Sports Complex Phase I	Proposed improvements include six international sized (11 vs.11) lighted fields, parking, restrooms and a covered area for gatherings. The park would be located inside of a detention facility.	There is a significant need for game soccer fields and sports fields in the City. With the development of this facility, Centennial Park will be able to be converted to a facility for youth softball that will allow the youth soccer program, youth softball program and the youth baseball program to expand as the population in the community increases.
5	P20002	Shadow Creek Ranch Park Ph 1	Project elements include eight lighted softball/baseball fields, one soccer field, six volleyball courts, parking, a hike and bike trail around the fields and a lawn amphitheater for special events.	The Parks and Recreation Master Plan call for a multipurpose sports complex in this area of the community to serve the anticipated growth of the area.
6	P20001	Independence Park Ph 1	Phase I improvements include a reorientation of the entry into the park, relocation and upgrade of the existing playground, improvements to the existing pavilion, the construction of additional parking, an amphitheater for special events and landscaping.	Independence Park is one of the oldest and most recognized parks that the City owns. According to the park utilization survey conducted with the master plan, this park had the second highest utilization of all city parks. Most of the current amenities at the park are outdated or in bad condition and are in need of replacement. The Master Plan list improvements to this park as a high priority.

CITY OF PEARLAND
2009 - 2013 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - PARKS

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
7	P50071	Centennial Park Ph II	Phase II of Centennial Park includes the demolition of the existing soccer fields, the construction of two new lighted softball fields, the installation of a new picnic pavilion and additional parking for the complex.	Once the Max Road Sports Complex is completed, youth and adult soccer will move from Centennial Park to Max Road where the program can be expanded. The existing soccer fields will be demolished and converted to lighted softball fields. Girls softball will move from the Dad's Club to Centennial Park allowing their program to expand as the population increases. Adult Softball will ultimately move to the Shadow Creek Ranch Complex once completed to make room for girls softball.
8	P20004	Delores Fenwick Nature Center-Ph I	The project will include a 7,000sq ft building with an open air pavilion at one end (green building) that would include: environmental educational displays, demonstration gardens, interpretive exhibits, 6 or 7 offices, storage, restrooms, outdoor spray station and plenty of hose bibs. The site would include 2 miles of 6 ft and 8 ft trails being a combination of crushed granite and concrete in low lying areas, boardwalk, pedestrian bridge, fishing pier, picnic tables, benches, trash receptacles, drinking fountain, a tree farm and landscaping with tree bubblers, paddle craft launching area and grass crete parking. The building would have 6 or 7 offices with a reception area, classroom with a 50 capacity seating area, sinks and counter space, sound system, drop down speaker and screen, at least 400 sq ft of storage, a storage area for rakes, shovels, litter bags (yard equipment) and a board room.	This project would give Pearland a unique opportunity to showcase JHEC as a learning opportunity for the entire community. Children/adults would be able to come and take classes and learn about the environment in a hands on setting. This would be the office for the KP&B staff. There is a great need in the community to educate the public on the benefits of recycling, green space and trees. This would also provide an opportunity to showcase the entire concept of utilizing one site as multi purposing for parks, recreation, detention, education, recycling, and environmental park.
9	PK1301	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
2009 - 2013 CAPITAL IMPROVEMENTS PROGRAM
STREETS

PREFERENCE NO.	PROJECT NO.	PROJECT NAME	YEAR OF FUNDING	
4	TR0805	Dixie Farm Road Expansion Phase II	2008	Construction
5	TR0803	Old Town Area Sidewalks	2008-2012	Construction
7	T08002	Bailey/Veterans to FM 1128	2008-2010	Construction
8	TR0901	Traffic Signals at Mykawa and Brookside Rd	2008-2011	Design/Construction
9	TR1101	CR 403 (Hughes Ranch Road)	2009	Design/Construction
10	T20002	Old Alvin Rd Widening (Plum Street to Knapp Road)	2011	Construction
11	T68976	Mykawa Road Extension (BW8 to FM 518)	2012-2014	Design/Construction
12	TR1301	PER for Future Bond Referendum	2012-2015	Design/Construction
13	TR1302	Pearland Parkway Extension	2013	PER
14	TR1303	Cullen Parkway Phase II (McHard Rd to BW 8)	2013-2014	ROW/Design
			2013	Design

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

Timing

Additional money needed

New project

CITY OF PEARLAND
2009 - 2013 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - STREETS

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
1	T20003	Cullen Parkway Improvements	Reconstruction of approximately 1.6 miles of two lane asphalt pavement to four-lane divided curb and gutter concrete parkway from FM 518 to McHard Road with transition back to two lanes immediately north of McHard. Full signalization of intersection at McHard, improvements to signals at intersections with FM 518, Hughes Ranch Road and Freedom Drive. Construction of new four lane bridge over Hickory Slough. Construction of new underground storm drainage from FM 518 to Clear Creek including new detention facility on south side of Clear Creek and upgrades to the facility on Hickory Slough. Construction of a ten foot shared use trail along the west right-of-way. Includes the construction of a new 12 inch water main from the existing plant near Freedom north to approximately Hawk Road.	Cullen is on the Major Thoroughfare list which provides another direct route to Beltway 8 as well as into the city itself. This route is currently experiencing congestion as demand for access to the Beltway increases. In addition, PISD plans to construct the new high school along this route which will increase traffic loads as far out as McHard. WA0811 is for the 12" watermain from FM 518 to McHard and Will be constructed in conjunction with this project.
2	T20001	McHard Rd Extension (Country Place to Cullen)	Concrete curb and gutter boulevard extension of McHard Road from Country Place Boulevard to Cullen Road. Storm sewers, 6-ft sidewalk, new traffic signal at Country Place and signal modification at Cullen are also planned with possible bridge crossings. This section now exists as 0.5 mile of 2-lanes which are part of a future 4-lane boulevard. This project will construct the additional 2-lanes of the 0.5 mile stretch and extend the full 4-lane boulevard section from that point to Cullen Road for 1.2 miles from Country Place Boulevard.	Extend McHard Rd to ease traffic for future commercial development in the area.
3	T20005	State Highway 288 Frontage Roads	Construct north and southbound 3-lane frontage roads along SH288 from FM2234 south to FM518, including exit and entrance ramps and to accommodate future managed lanes, a total of 1.68 miles, within existing State Right of Way.	Development along the SH288 corridor will continue to increase towards build out. Lanes are needed to accommodate increased local traffic demands and access to frontage properties. City has opted to fund this project to accelerate the State's schedule for this project and accommodate the rapid development along the corridor.

CITY OF PEARLAND
2009 - 2013 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - STREETS

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
4	TR0805	Dixie Farm Road Expansion Phase II	This project expands Dixie Farm Rd, from 1500' South of FM 518 to SH 35, to a 4-lane roadway. The project also includes 3 detention facilities. Phase 1 (Beamer to south of FM-518) construction commenced in October 2006 and is anticipated to be a 26-month construction contract. Phase 2 (FM-518 to SH-35) will follow.	Dixie Farm Road is a Major Thoroughfare, conducting traffic from SH-35 to the northern city limits and beyond to I-45. Expansion to a 4-lane roadway with improved drainage will allow for a higher level of service.
5	TR0803	Old Town Area Sidewalks	Enclose ditches and install sidewalks in the Old Town area between Houston St. and Grand Ave., from Walnut St. to Orange St.	Sidewalks are part of and constructed in coordination with the Old Town Site Master Plan. In order to install sidewalks without acquiring additional right of way, the roadside ditches must be enclosed. There are currently no sidewalks in the Old Town area; the work described here includes work we expect to complete within the next five years.
6	T70051	Orange Street	Widen Orange St from SH 35 to Hatfield to a 4-lane roadway and acquire right of way from Hatfield to O'Day for future roadway installation.	This project was funded in the 1999 Thoroughfare Plan. In January 2007, Council determined right of way should be purchased for the area of Hatfield to O'Day, Public Works determined an upgrade to the water system needed, and railroad silent crossing (Quiet Zone).
7	T08002	Bailey/Veterans to FM 1128	Bailey Road will be improved to a four-lane concrete curb and gutter boulevard between FM 1128 and Veterans Drive, a distance of 2.5 miles. The drainage improvements will accommodate the roadway after the Cowart Creek Diversion project has been completed.	Four lane boulevard segment will accommodate school traffic and provide drainage improvements that will provide re-graded ditches that will drain to the south and away from Bailey Road.
8		Traffic Signals at Mykawa and Brookside Rd	Traffic signals at the intersection of Mykawa & Brookside Road to replace the existing 3-way stop.	Traffic Signal Warrant analysis recommends installation of the signal.
9	TR1101	CR 403 (Hughes Ranch Road)	Reconstruction of CR403 from Cullen to Smith Ranch Road from a two lane asphalt open ditch roadway to a four lane concrete curb and gutter boulevard for a distance of 2 miles.	The roadway will provide enhanced safety and access to the future high school site located at Cullen Blvd.

CITY OF PEARLAND
 2009 - 2013 CAPITAL IMPROVEMENTS PROGRAM
 SUMMARY - STREETS

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
10	T20002	Old Alvin Rd Widening (Plum Street to Knapp Road)	Reconstruction of approximately 1.6 miles of Old Alvin Rd from Plum St to Knapp Rd from a 2-lane asphalt to a 4-lane undivided curb and gutter roadway.	To minimize the impacts to the existing Church and residences in the northern end of the project.
11	T68976	Mykawa Road Extension (BW8 to FM 518)	Construct approximately 3 miles of 4-lane concrete curb and gutter divided boulevard section roadway, including storm sewers, outfalls and detention, traffic signals and related items. A detailed Drainage Study, Environmental Assessment, and 95% Construction Plans were created for the segment between BW8 and McHard Rd from a previous design effort.	
12	TR1301	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.	
13	TR1302	Pearland Parkway Extension	A new extension of approximately 4,500 ft. from 500' east of Oller Drive to Dixie Farm Road, constructing a 4-lane, concrete, curb and gutter, divided roadway with raised medians and a bridge crossing at Cowart's Creek.	Connection of a minor thoroughfare to a major thoroughfare.
14	TR1303	Cullen Parkway Phase II (McHard Rd to BW 8)	Reconstruction of Cullen from McHard Rd to BW 8. Project includes 4-lane divided boulevard with raised medians, approximately 1.2 miles long.	Cullen is on the Major Thoroughfare list which provides another direct route to Beltway 8 as well as into the city itself. This route is currently experiencing congestion as demand for access to the Beltway increases.

CITY OF PEARLAND
2009 - 2013 CAPITAL IMPROVEMENTS PROGRAM
WATER

PREFERENCE NO.	PROJECT NO.	PROJECT NAME	YEAR OF FUNDING	
1	WA42051	City of Houston Connection	2008-2010	Design/Construction
2	FA0801	University of Houston Pearland Campus Water Utility	2009	Design/Construction
3	WA0803	McHard Rd Water Phase III to Pearland Pkwy	2008/2009	Design/Construction
4	WA0808	Sharondale and Terrell Waterline	2008/2009	Design/Construction
5	WA0809	Bellavita Waterline	2008/2009	Design/Construction
6	WA0812	Surface Water Plant	2009	Improvement
7	WA1101	Old Alvin Road Water	2011-2012	Design/Construction
8	WA1102	SH 35 Water - South of Magnolia Road	2011-2012	Design/Construction
9	WA1103	Old City Hall Ground Storage Tank	2011-2012	Construction
10	WA1301	CR 100 Water Line	2013-2014	Design/Construction
11	WA1302	FM 128 16" Waterline	2013-2014	Design/Construction
12	WA1303	McHard Rd 16" Water Line	2013-2014	Design/Construction
13	WA1304	Harkey Rd from CR 100 to CR 128 & CR 128 from Harkey to	2013-2014	Design/Construction
14	WA1305	Veterans Dr Bailey Rd to CR 128 16" Water Line	2013-2014	Design/Construction
15	WA1306	FM 518 Mary's Creek Elevated Storage Tank	2013-2014	Design/Construction
16	WA1307	FM 521 Waterline (Broadway to Mooring Point)	2013-2014	ROW/Design/Construction
17	WA1308	SH 95 Water line from FM 518 to Magnolia	2013-2014	Design/Construction
18	WA1309	Pearland Parkway waterline from Oller Drive to Dixie Farm Road	2013-2014	PER/Design/Construction

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

Timing

Additional money needed

New project

CITY OF PEARLAND
2009 - 2013 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - WATER

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
1	W42051	City of Houston Connection	This project provides for a 30 in. water transmission line to provide 10 MGD of fresh water to the City of Pearland. The transmission line is sized to dispense an additional 5 MGD. The project will provide for a connection from the City of Houston at Fuqua/Moers Rd. to the City of Pearland, with a flow meter and building in the City of Houston and a storage and treatment facility in the City of Pearland. The Alice Street Plant facility is to be expanded to accommodate the additional storage and treatment. The City of Pearland will contract with Gulf Coast Water Authority for the water supply from the City of Houston.	The City of Pearland's population growth will demand additional potable water supplies in the near term. This project will provide up to 10 MGD of water to be supplied, treated and distributed to the City.
2	FA0801	University of Houston Pearland Campus Water Utility	Installation of approximately 2,400 feet of 12" water main along Pearland Parkway from McHard Rd to 2,400' N of McHard Rd. Dry bore and casing beneath Pearland Pkwy to provide loop points for service to the University of Houston campus.	Extension of City water service to project location and provide for future development north of McHard intersection.
3	WA0803	McHard Rd Water Phase III to Pearland Pkwy	1,200 Feet of 20-inch Water Line along McHard Road from Alice Street to Old Alvin Rd.	This line is necessary for the distribution of the City of Houston connection. Size and route are based on the City's Water Model.
4	WA0808	Sharondale and Terrell Waterline	Install 8" waterline along Sharondale St. and Terrell Dr., along with fire hydrants.	This area is primarily served by Walker Water Works and does not have adequate fire protection. The area already has dual Water CCN's for Walker Water Works and the City. The closest fire hydrants are located along Harkey Rd. The project will provide fire protection while providing city water service to these residents.
5	WA0809	Bellavita Waterline	Install 12" water line from Bellavita subdivision to Dixie Farm Road. Total of 3500 ft of 12" water line.	Project will complete the water system loop, providing an additional source for water and improving water pressure to the area.
6	WA0812	Surface Water Plant	Phase I in 2008-2009 includes funds to purchase the property for the plant and provide interim work to protect erosion of neighbors property. In FY 2013, plant design begins with a schedule to have the plant online in 2016. 10 MGD surface water plant is Phase I of ultimate 20 MGD plant.	Growth on west side of the City drives demand for the plant in approximately 2016.

CITY OF PEARLAND
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SUMMARY - WATER

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
7	WA1101	Old Alvin Road Water	13,200 Feet of 20-inch Water Line along Old Alvin Road from Magnolia Road to McHard Road.	This line is necessary for the distribution of the City of Houston connection. Size and route are based on the City's Water Model. Project coordinated with Old Alvin Road project.
8	WA1102	SH 35 Water - South of Magnolia Road	2,500 Feet of 16-inch Water Line along SH 35 (Main) from Magnolia Road to the South.	This line is necessary for the distribution of the City of Houston connection. Size and route are based on the City's Water Model.
9	WA1103	Old City Hall Ground Storage Tank	Replace the bolted steel ground storage tank at the Old City Hall water well.	The existing bolted steel tank at the Old City Hall water well will be 25 years old in 2008. While the annual inspection of this tank revealed it to be in good condition, the inspector recommends that the tank be replaced because of its age. It will be replaced with a welded steel tank on the existing tank foundation.
10	WA1301	CR 100 Water Line	To install approximately 13,160 feet of 16-inch water line along CR 100 from Veterans Dr. to FM 1128 (Manvel Rd).	This will supply water for future development along this corridor based on the 2007 Water Model update and projected growth for 2015 demand.
11	WA1302	FM 1128 16" Waterline	To install approximately 5,300 feet of 16-inch water line along FM 1128 (Manvel Rd) from Bailey Rd. to CR100.	This will loop the system from Veterans to FM1128 for pressure and fire protection based on 2007 Water Model Update for 2015 demand.
12	WA1303	McHard Rd. 16" Water Line.	Install approximately 42,800 feet of 16-inch water line along McHard Rd. from Mykawa Rd. to Business Center Dr.	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.
13	WA1304	Harkey Rd. from CR100 to CR128 & CR 128 from Harkey to Veterans	To install approximately 13,300 feet of 12-inch water line from Harkey Rd./CR100 south to CR128 then east to Veterans DR.	This will loop the system between Harkey Rd. and Veterans from CR100 to CR128 for pressure and fire protection based on 2007 Water Model Update for 2015 demand.
14	WA1305	Veterans Dr. Bailey Rd. to CR 128 16" Water Line	To install approximately 5,300 feet of 16-inch water line on Veterans Dr. from Bailey Rd. south to CR 100 and continue an additional 5,300 feet with a 12-inch line from CR 100 to CR 128.	This will supply to the city limits and ETJ south of Bailey Rd. for future development based on 2007 Water Model Update for 2015 demand.
15	WA1306	FM518/Mary's Creek Elevated Storage Tank	Construct a 1,000,000 gallon elevated storage tank (EST) on the existing water well site at FM518/Mary's Creek.	This project was included in the 2007 water model in order to address a low point in the system pressure plane. Estimate is based on Kirby water plant EST construction costs.
16	WA1307	FM 521 Waterline (Broadway to Mooring Pointer)	7,500 feet of 16" water line along Alameda Rd from Broadway to Mooring Pointer	Looping of transmission lines based on the City's water model.

CITY OF PEARLAND
 2009 - 2013 CAPITAL IMPROVEMENTS PROGRAM
 SUMMARY - WATER

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
17	WA1308	SH35 Water line from FM518 to Magnolia	Install approximately 1.5 miles of 12" water line along SH35 from FM518 to just south of Magnolia/John Lizer.	The existing water line is 6" and 8", portions of which are asbestos concrete (AC). The new line will connect 16" lines to the north and south and will avoid the possibility of brittle AC lines underneath future pavement.
18	WA1309	Pearland Parkway waterline from Oiler Drive to Dixie Farm Road	Install approximately 5200 lf of 12" water line along future Pearland Parkway from Oiler Drive to Dixie Farm Road. This project will be constructed in conjunction with the road extension project.	This project will connect 16" water lines to the north and south and provide an additional water source to residential neighborhoods in the area. Assume all survey and ROW funding from road project.

CITY OF PEARLAND
2009 - 2013 CAPITAL IMPROVEMENTS PROGRAM
WASTEWATER

PREFERENCE NO.	PROJECT NO.	PROJECT NAME	YEAR OF FUNDING	
1	W67993	SH35 Water & Sewer (BW8-FM518)		
2	FA0801	University of Houston Pearland Campus Wastewater	2008/2009	Design/Construction
			2009	Design/Construction
4	WW0901	Riverstone Ranch Oversizing		
5	WW0807	Lift Station SCADA	2009	Construction
6	WW0902	Longwood WWTP Lift Station Replacement and Plant Rehabilitation	2008/2009	Construction
7	WW0809	Sherwood Inflow and Infiltration	2009/2010	Design/Construction
8	WW0810	Woodcreek I&I Inspection	2008/2009	Construction
9	WW0903	WWM Project 4 Barry Rose WWTP Lift Station, Influent Sewer, Barscreen	2008/2009	Construction
10	WW0904	WWM Project 2 Hatfield Basin Trunk Sewer Line	2009/2010	Design/Construction
11	WW1001	WWM Project 8 West Lea Lift Station	2009/2010	Design/Construction
12	WW1002	WWM Project 17 West Oaks Lift Station Retirement	2010/2011	Design/Construction
13	WW1003	Corrigan South I&I	2010/2011	Design/Construction
14	WW1101	WWM Project 38 South Texas Avenue Sanitary Sewer Upgrade	2010	Construction
15	WW1201	WWM Project 31A Southdown (North Central) WWTP Replacement	2011-2012	Design/Construction
16	WW1202	WWM Project 33 Orange Mykawa Lift Station Retirement	2012-2013	PER/Design
17	WW1203	WWM Project 5 Mykawa/Scott SCADA Lift Station	2012-2013	Design/Construction
18	WW1204	WWM Project 7 Twin Creek Regional SCADA Lift Station & Basin Rehab	2012-2013	Design/Construction
19	WW1205	Far Northwest WWTP Decanter Replacement	2012	Design/Construction
20	WW1206	Barry Rose WWTP Centrifuge Rehab	2012	Design/Construction
21	WW1206	WWM Project 19 Broadway Trunk Sewer Extension	2012	Design/Construction
22	WW1301	WWM Project 11 Veterans Drive Lift Station Service Area	2012-2013	PER/Construction
23	WW1302	WWM Project 12 Roy/Max Garden Roads Basin Sewage System	2013	PER
24	WW1303	WWM Project 29A JHEC WWTP Expansion	2013	PER/Design
25	WW1304	WWM Project 22 Miller Ranch Rd SCADA Lift Station	2013	PER
26	WW1305	McHard Rd Trunk Sewer (Mykawa to Southdown WWTP)	2013	PER/ROW
			2013	Design

CITY OF PEARLAND
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WASTEWATER

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

CITY OF PEARLAND
2009 - 2013 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - WASTEWATER

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
1	W67993	SH35 Water & Sewer (BW8-FM518)	Project will be performed in conjunction with TXDOT's SH35 improvement project. City of Pearland will construct lift stations and sanitary sewer outside TXDOT ROW, one located at Knapp Rd (east of SH35) and one at the existing Blockbuster property on SH35 (north of Orange). A 12" gravity line will be constructed on the east side of SH35 from the Flea Market to Knapp Rd lift station and an 8" from the Funeral Home area to Knapp connecting to the 12". A 6" force main will be constructed from the Knapp lift station and tie to an existing gravity line.	
2	FA0801	University of Houston Pearland Campus Wastewater	Installation of approximately 860 feet of 18" sewer along Pearland Parkway from McHard Rd to 860' N of McHard Rd to extend service to the University of Houston campus.	Extension of City wastewater service to project location and provide for future development north of McHard intersection.
3	W67072	East Side of Hwy 288 Infrastructure	This project provides for a 12 inch water line and sanitary sewer lines ranging in sizes from 8 inches to 12 inches, as well as the construction of a lift station and force main to service the area bounded by SH 288 to the west, Beltway 8 to the north, Clear Creek to the south and Fellows Road to the east. The water and sewer lines will follow an alignment along the frontage of SH 288 and Beltway 8. The lift station will be located at the northeast corner of a tract of land developed by Hale-Mills. The lines will tie into the water and wastewater systems west of SH 288 currently being developed by the Water Lights District developers.	The provision of water and wastewater will allow current businesses in the area to abandon water wells and on-site wastewater treatment systems. In addition, there are several undeveloped tracts of which there has been identified development that includes a hotel and a two story office building and warehouse. To facilitate current and future development of this corridor there is a need to provide water and sanitary sewer service to the area.
4	WW0801	Riverstone Ranch Oversizing	Oversizing agreement for oversizing of proposed liftstation and sanitary sewer collection system within the Riverstone Ranch residential development.	Developer to oversize proposed liftstation to allow for future elimination of 3 existing lift stations within the Green Tee Subdivision
5	WW0807	Lift Station SCADA	Design and install SCADA systems at major lift stations with monitoring and basic controls routed through nearby SCADA nodes. Minimal design is expected as all lift stations are SCADA-ready.	SCADA will help cut cost of operations by drastically decreasing call-outs and overtime. It will also improve environmental performance by significantly decreasing overflows. The system enables us to remotely view and evaluate problems with lift station levels and pumps for the 10 "monitor-only" stations, and actually turn pumps on and off at the 25 suggested "full-control" stations. Expected cost is \$20,000 for each full-control station (requested for 2008) and \$15,000 for each monitor-only station (requested for 2009).

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SUMMARY - WASTEWATER

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
6	WW0902	Longwood WWTP Lift Station Replacement and	Construct a new larger and deeper lift station at Longwood Wastewater Treatment Plant sized to handle current and future plant flows, replace the sand filters, complete centrifuge rehabilitation, and complete clarifier modifications.	The current plant lift station is undersized and results in reduced effective capacity for the treatment plant. Existing pumps are adequate to handle flows from a larger lift station, so there will be no increase in operating costs. The existing sand filters are over 20 years old and are in extreme disrepair, with metal failures resulting in poor effluent turbidity and loss of sand. We plan to investigate alternative technologies to sand filters, including disc filters. The centrifuge and clarifier work relates to normal equipment life.
7	WW0809	Sherwood Inflow and Infiltration	Rehabilitate the sanitary sewer system in the Sherwood area. Work includes pipe bursting over 10,000 ft of 6" and 8" pipe with 8" HDPE pipe, installing 365 ft of cure-in-place pipe, rehabilitating all manholes, and reconnecting 142 service connections.	This project was identified in our 5-year plan for sanitary sewer rehabilitation. Inflow and infiltration work eliminates excessive flows to the wastewater treatment plants, especially during wet weather. This prevents the treatment plant from being out of compliance with environmental regulations and decreases the cost of electricity and chemicals used during treatment. For older treatment plants including Barry Rose WWTP (the plant that services this area), I&I work may delay required expansion of the treatment plant.
8	WW0810	Woodcreek I&I Inspection	Clean and inspect about 42,000 ft of sanitary sewer lines in the Woodcreek area using TV inspection equipment.	This work prepares for sewer rehabilitation work to be performed in 2009 and is included in our five-year plan. Completing inspections during 2008 will allow us to accurately budget for repairs needed in this area. The cost shown assumes that a contractor will perform the work; if Public Works acquires the TV equipment, work will be completed in-house and additional funding for this project will become unnecessary. (Note: contractor prices have increased from about \$2.50 per foot to \$4.50 per foot.)
9	WW0903	WWM Project 4 Barry Rose WWTP Lift Station, Influent Sewer, Barscreen and Sand Filter Rehabilitation	Replace the existing lift station with a larger and deeper lift station sized for future plant flows and install a new plant influent line to replace the existing undersized line that causes system surcharging. Also replace existing bar screen and sand filters.	The larger lift station is necessary for projected flows to the plant based on growth. The existing influent line is a 30" line that is fed by a 36" and 27" line which causes surcharging in the Barry Rose service area. The existing bar screen and sand filters are desperately in need of replacement, with recent failures of the bar screen and imminent metal failures in the filters.

CITY OF PEARLAND
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SUMMARY - WASTEWATER

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
10	WW0904	WWM Project 2 Hatfield Basin Trunk Sewer Line	Provide a 36" trunk sewer for approximately 6,230 feet along Hatfield Road from Magnolia Road to Broadway Street, 5,550 feet of 24" trunk sewer from Broadway Street to Hatfield Lift Station #2 and an additional 5,050 feet of 12" line connecting to the trunk main.	As many as seven (7) lift stations could be eliminated as part of this project. In addition, modeled overflows in the basin will be eliminated, as well as reducing lift work to the Walnut Lift Station.
11	WW1001	WWM Project 8 West Lea Lift Station	New 8-inch force main along the sewer easement from the West Lea Lift Station to Quail Run Drive for approximately 697 feet.	Wastewater Modeling Needs
12	WW1002	WWM Project 17 West Oaks Lift Station Retirement	Abandonment of the West Oaks lift station and installation of a new 12-inch gravity sewer line along Harkey Road for approximately 771 feet.	Wastewater Modeling Needs
13	WW1003	Corrigan South I&I	Rehabilitate the sanitary sewer system in the Corrigan South subdivision area. Work includes pipe bursting 8" and 10" pipe, rehabilitating all manholes, and reconnecting service connections.	This project was identified in our 5-year plan for sanitary sewer rehabilitation. Inflow and infiltration work eliminates excessive flows to the wastewater treatment plants, especially during wet weather. This prevents the treatment plant from being out of compliance with environmental regulations and decreases the cost of electricity and chemicals used during treatment.
14	WW1101	WWM Project 38 South Texas Avenue Sanitary Sewer Upgrade	Pipe bursting to install a new 12-inch gravity sewer line along Washington and Texas Avenues for approximately 1,936 feet.	Wastewater Modeling Needs Assessment
15	WW1201	WWM Project 31A - Southdown (North Central) WWTP Replacement	This project consists of building a 2-mgd WWTP and abandoning the existing plant.	Presently the Southdown WWTP is a 0.96-mgd plant running at approximately 60% capacity. With projected growth in this area and the type and age of this plant, it is more cost effective to build a more efficient plant and abandon the existing plant.
16	WW1202	WWM Project 33 Orange Mykawa Lift Station Retirement	Abandonment of lift station and installation of new 12-inch gravity sewer line along Mykawa from Orange to Walnut for approximately 3,386 feet.	Wastewater Modeling Needs - To be completed in coordination with Mykawa Road construction.
17	WW1203	WWM Project 5 Mykawa/Scott SCADA Lift Station	Replacement of the existing lift station, a new 12" force main, approximately 2,500 feet, from Mykawa to SH35 and a new 8 - 18" gravity line, approximately 3,430 feet along Mykawa from Scott Street to Shank.	The Mykawa-Scott basin has heavy lift based on pump run time. Rehabilitation of the basin with the above improvements will reduce flow to the Bary Rose WWTP, reduce surcharging in the McHard 24" trunk sewer, and eliminate one lift station. Project will be coordinated with Mykawa Rd. Construction.

CITY OF PEARLAND
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SUMMARY - WASTEWATER

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
18	WW1204	WWM Project 7 Twin Creek Regional SCADA Lift Station & Basin Rehab	A new Twin Creek lift station near Pearland Parkway with various new gravity sewer lines in the service area including a 24" gravity line along Pearland Parkway from Clear Creek to the roundabout.	Eliminate modeled overflows and heavy lift in the basin. In addition, the new lift station and gravity lines will eliminate three (3) existing lift stations.
19	WW1205	Far Northwest WWTP Decanter Replacement	Replace the decanter assemblies in all four SBR basins at the Far Northwest WWTP.	We have had repeated problems with the decanters at the FNW plant. In the last year, two of them have failed, resulting in a basin being down for several weeks at a time. This is not a critical item yet, but will become critical as wastewater flows increase.
20	WW1206	Barry Rose WWTP Centrifuge Rehab	Replace bearings and seals and update control system for centrifuge at Barry Rose WWTP.	Keeping bearings and seals in good condition prolongs the life of this equipment significantly. Control system is outdated and will not be maintained much longer.
21	WW1206	WWM Project 19 - Broadway Trunk Sewer Extension	This project consists of a new 12" sewer line for approximately 1,160 feet along Broadway from Country Club Dr. to Regal Oaks Ln.	This project will provide gravity sewer to vacant properties north and south of Broadway east of Liberty/Country Club as well as eliminate Pirates Alley Lift Station.
22	WW1301	WWM Project 11 Veterans Drive Lift Station Service Area	This project defines the extension of the trunk sewer south along Veterans Dr. as far as Dara Rd. with gravity sewer services follows: approximately 1,600 feet of 12" line, 16,680 feet of 18" line, 7,560 feet of 24" line and 1,400 feet of 30" line.	This will allow gravity sewer for development south of Bailey Rd. and eliminate three lift stations (Park Village, Springfield, and Dawson High School).
23	WW1302	WWM Project 12 Roy/Max/Garden Roads Basin Sewage System	This project proposes approximately 4,940 feet of 18" trunk sewer along Broadway St. from Albertson's Lift Station to O'Day Rd, approximately 1,300 feet of 15" trunk sewer along Garden Rd from Broadway to the lift station and 1,200 feet of 12" sewer line along Roy / Max Rd from Broadway to Hickory Slough.	This project will eliminate modeled overflows and three existing lift stations (Albertson's, Garden Rd., and one private).
24	WW1303	WWM Project 29A - JHEC WWTP Expansion	A 4-mgd expansion, creating an 8-mgd waste water treatment plant (WWTP) facility at the John Hargrove Environmental Center.	This 4-mgd expansion is based on growth projections for the JHEC WWTP service area.
25	WW1304	WWM Project 22 - Miller Ranch Rd. SCADA Lift Station	This project proposes approximately 4,400 feet of 18" trunk sewer to extend north to Hughes Ranch Rd from Miller Ranch Rd, 3,400 feet of 15" sewer along Hughes Ranch Rd, turning west and extending to Smith Ranch Rd, 4,012 feet of 12" sewer along Smith Ranch Rd and 1,580 feet of 10" sewer along Fairbrook Way and drainage / backyard easement.	This project will eliminate three lift stations (Autumn Lakes, South Hampton, and Somersetshire) and provide gravity sewer to the unserved area along Smith Ranch Rd.

CITY OF PEARLAND
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 SUMMARY - WASTEWATER

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
26	WW1305	McHard Rd Trunk Sewer (Mykawa to Southdown WWTP)	Install, along McHard Rd, approximately 6,587 feet of 24" trunk sewer from Mykawa Rd to O'Day, 2,032 feet of 30" sewer from O'Day to Garden Rd, 6,247 feet of 36" sewer from Garden Rd to Stone Rd and 8,112 feet of 42" sewer from Stone Rd to Southdown WWTP.	This project will provide gravity sewer to portions of Brookside Village and is called for in the wastewater model.