

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JUNE 2, 2008 AT 6:00 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 6:03 p.m. with the following present:

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

Also in attendance were: Senior Planner Theresa Grahmann, and Plans and Plat Administrator Richard Keller. The following staff joined the meeting during the Discussion Items: Planning Director Lata Krishnarao, Assistant City Manager Nick Finan, and Planning Secretary Judy Krajca.

II. APPROVAL OF MINUTES

Vice-Chairperson Jerry Koza, Jr. made the motion to approve, and Commissioner Ron Capehart seconded the motion.

The vote was 5-0 for approval of the minutes of May 19, 2008.

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION - Preliminary Plat of Savannah Meadows Section Eight

A request by Christy Schmidt, Kerry R. Gilbert & Associates, for Savannah Development, Ltd., owners, for approval of a preliminary plat of 12.6+/- acres within the Pearland E.T.J. in the Savannah Planned Unit Development (PUD). The applicants are proposing 51 lots and four reserves in three blocks and the property is described as follows:

A subdivision of 12.6+/- acres out of the A.C.H. & B. Survey, A-403, and the J. S. Talmage Survey, A-562, Brazoria County, Texas.

Plans and Plat Administrator Richard Keller read the staff's report. There were no outstanding items.

Vice-Chairperson Jerry Koza, Jr. made the motion to approve, and Commissioner Ron Capehart seconded.

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

B. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Savannah Meadows Section Seven

A request by Christy Schmidt, Kerry R. Gilbert & Associates, for Savannah Development, Ltd., owner, for approval of a preliminary plat of 16.8+/- acres within the Pearland E.T.J. in the Savannah Planned Unit Development (PUD). The applicant is proposing 79 lots and four reserves in four blocks and the property is described as follows:

A subdivision of 16.8+/- acres out of the A.C.H. & B. Survey, A-403, and the J.S. Talmage Survey, A-562, Brazoria County, Texas.

Plans and Plat Administrator Richard Keller read the staff's report. There were no outstanding items.

Commissioner Ron Capehart made the motion to approve, and Vice-Chairperson Jerry Koza, Jr. seconded.

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

Chairperson Henry Fuertes recused himself from the Public Hearing and Consideration and Possible Action of the Replat of Lot 2 Block 1 of Kirby Commons. Vice-Chairperson Jerry Koza, Jr. took the gavel.

C. PUBLIC HEARING – Replat of Lot 2 Block 1 of Kirby Commons

A request by Aaron Bourgeois, Lentz Engineering, L.C., for SCR C24 Investments, L.P., 518 At Kirby, L.L.C., and Shadow Creek Ranch Development Company, L.P. for approval of a replat of 28.5966 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 28.5966 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.

Vice-Chairperson Jerry Koza, Jr. opened the public hearing at 6:07 p.m.

Plans and Plat Administrator Richard Keller read the Staff Report.

There was no one present to speak on behalf of the applicant.

There was no one present to speak for or against the public hearing.

Vice-Chairperson Jerry Koza, Jr. adjourned the public hearing at 6:09 p.m.

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

A request by Aaron Bourgeois, Lentz Engineering, L. C., for SCR C24 Investments, L.P., 518 At Kirby, L.L.C., and Shadow Creek Ranch Development Company, L.P., owners, for approval of a replat of 28.5966 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 28.5966 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 Richard Keller read the staff's report. The only outstanding items are obtaining the signatures and seals on the Mylar. The City Engineer has notified Mr. Keller that the other three outstanding items have been completed.

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

The vote was 4-0. The plat was approved. Chairperson Henry Fuytes abstained from voting.

E. CONSIDERATION & POSSIBLE ACTION – Final Plat of Southern Trails West Section Two

A request by Carol Redd, of Edminster, Hinshaw, Russ and Associates, for The Stoddard Group, Ltd., owners, for approval of a final plat of 40.8148 acres zoned Southern Trails Planned Unit Development (PUD). The applicants are proposing 117 lots and 6 reserves in 8 blocks and the property is described as follows: Being 40.8148 acres out of the H.T. & B. R.R. Co. Survey, Sec. 84, A-538, City of Pearland, Brazoria County, Texas.

Plans and Plat Administrator Richard Keller stated this plat had been withdrawn earlier in the day. No action necessary.

F. DISCUSSION ITEMS

- **Next P&Z Meeting & Training** **June 16, 2008**
There was brief discussion pertaining to the next meeting, scheduled for June 16, 2008
- **Letter from Commissioner Neil West**
Mr. Neil West discussed the letter he wrote to the Assistant City Manager Nick Finan. Mr. West stated it was not meant to be controversial or stir things up. The Commission decided that it would be a good idea to bring back the letter Mr. West wrote and discuss during the next training that Deputy City Attorney Nghiem Doan will be conducting on June 16, 2008. Discussion continued among the Commission with suggestions and comments on how the P&Z meetings are conducted and ways the meeting could be conducted.
- **HGAC - Planning Commissioners and Elected Officials Training**, on Friday, (8:30 a.m. - 4:00 p.m.) **June 13, 2008**
Senior Planner Theresa Grahmann reminded the Commission about the Commissioners Training scheduled for Friday, June 13, 2008, and indicated that an application was in their packet. Planning Director Lata Krishnarao briefly discussed the Texas APA Planning Commissioners Workshop to be held on June 13, 2008, and the Commission agreed that this would be a good training opportunity for staff or ULI to present in September for the bi-annual Commission Training. Planning Director Krishnarao stated she would get in contact with the Texas APA.
- **Discussion of two Joint Public Hearings each month**
Senior Planner Theresa Grahmann polled the P&Z Commission with the question of would the commission be in agreement to attend two joint public hearings each month, instead of only on the 3rd Monday. The polling was unanimous to have the meetings twice a month.
- The P&Z Commission also discussed some of their thoughts from the National APA Conference in April 2008. Planning Secretary Judy Krajca reminded the Commission to turn in their Travel Reconciliation Report from the National APA Conference.

IV. ADJOURNMENT

Chairperson Henry Fuertes adjourned the meeting at 6:36p.m.

These minutes are respectfully submitted by:

Judy Krajca, Planning Secretary

Minutes approved as submitted and/or corrected on this 16th day of June, A.D., 2008.

P&Z Chairperson, Henry Fuentes

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JUNE 2, 2008 AT 6:00 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

*present: Henry, Ron,
Jerry, Charles,
Neil*

I. CALL TO ORDER 6:03 PM

II. APPROVAL OF MINUTES May 19, 2008

III. NEW BUSINESS

M-Jerry 2nd-Ron A 5-0

*Richard,
Jim,
TAG*

A. CONSIDERATION & POSSIBLE ACTION - Preliminary Plat of Savannah Meadows Section Eight

**Action
Deadline:
6/6/08**

A request by Christy Schmidt, Kerry R. Gilbert & Associates, for Savannah Development, Ltd., owners, for approval of a preliminary plat of 12.6+/- acres within the Pearland E.T.J. in the Savannah Planned Unit Development (PUD). The applicants are proposing 51 lots and four reserves in three blocks and the property is described as follows:

A subdivision of 12.6+/- acres out of the A.C.H. & B. Survey, A-403, and the J. S. Talmage Survey, A-562, Brazoria County, Texas.

M-JK 2nd-Ron A 5-0

B. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Savannah Meadows Section Seven

**Action
Deadline:
6/6/08**

A request by Christy Schmidt, Kerry R. Gilbert & Associates, for Savannah Development, Ltd., owner, for approval of a preliminary plat of 16.8+/- acres within the Pearland E.T.J. in the Savannah Planned Unit Development (PUD). The applicant is proposing 79 lots and four reserves in four blocks and the property is described as follows:

A subdivision of 16.8+/- acres out of the A.C.H. & B. Survey, A-403, and the J.S. Talmage Survey, A-562, Brazoria County, Texas.

M-Ron 2nd-Jerry A 5-0

C. PUBLIC HEARING – Replat of Lot 2 Block 1 of Kirby Commons

A request by Aaron Bourgeois, Lentz Engineering, L.C., for SCR C24 Investments, L.P., 518 At Kirby, L.L.C., and Shadow Creek Ranch Development Company, L.P. for approval of a replat of 28.5966 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 28.5966 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

*Henry recused.
Jerry took gavel here
6:07pm - opened ph
6:09pm - adjoint ph*

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

Action
Deadline:
6/6/08

A request by Aaron Bourgeois, Lentz Engineering, L. C., for SCR C24 Investments, L.P., 518 At Kirby, L.L.C., and Shadow Creek Ranch Development Company, L.P., owners, for approval of a replat of 28.5966 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 28.5966 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

M-Ron 2nd - Charles A 4-0

E. CONSIDERATION & POSSIBLE ACTION – Final Plat of Southern Trails West Section Two

Henry received

Action
Deadline:
6/6/08

A request by Carol Redd, of Edminster, Hinshaw, Russ and Associates, for The Stoddard Group, Ltd., owners, for approval of a final plat of 40.8148 acres zoned Southern Trails Planned Unit Development (PUD). The applicants are proposing 117 lots and 6 reserves in 8 blocks and the property is described as follows: Being 40.8148 acres out of the H.T. & B. R.R. Co. Survey, Sec. 84, A-538, City of Pearland, Brazoria County, Texas.

w/D - no action

F. DISCUSSION ITEMS

- ✓ Next P&Z Meeting & Training June 16, 2008
- ✓ Letter from Commissioner Neil West _____
- ✓ HGAC - Planning Commissioners and Elected Officials Training, on Friday, (8:30 a.m. - 4:00 p.m.) June 13, 2008
- ✓ Discussion of two Joint Public Hearings each month

put Neil's letter on the agenda/ in the packet again next week

IV. ADJOURNMENT *6:36 PM*

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 30th day of May 2008, A.D., at 5:30 p.m.

Judy Krajca, Planning Secretary

*Rules of Procedure amendment
Charles to send something as well*

Agenda removed *3rd* day of June 2008.

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JUNE 2, 2008 AT 6:00 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

Chairperson Henry Fuyertes called the meeting to order at 6:03 p.m. with the following present:

Chairperson Henry Fuyertes
Vice-Chairperson Jerry Koza, Jr.
Commissioner Neil West
Commissioner Ron Capehart
Commissioner Charles Gooden, Jr.

Also in attendance were: Senior Planner Theresa Grahmann, and Plans and Plat Administrator Richard Keller. The following staff joined the meeting during the Discussion Items: Planning Director Lata Krishnarao, Assistant City Manager Nick Finan, and Planning Secretary Judy Krajca.

II. APPROVAL OF MINUTES

Vice-Chairperson Jerry Koza, Jr. made the motion to approve, and Commissioner Capehart seconded the motion.

The vote was 5-0 for approval of the minutes of May 19, 2008.

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION - Preliminary Plat of Savannah Meadows Section Eight

A request by Christy Schmidt, Kerry R. Gilbert & Associates, for Savannah Development, Ltd., owners, for approval of a preliminary plat of 12.6+/- acres within the Pearland E.T.J. in the Savannah Planned Unit Development (PUD). The applicants are proposing 51 lots and four reserves in three blocks and the property is described as follows:

A subdivision of 12.6+/- acres out of the A.C.H. & B. Survey, A-403, and the J. S. Talmage Survey, A-562, Brazoria County, Texas.

Plans and Plat Administrator Richard Keller read the staff's report.

Vice-Chairperson Jerry Koza, Jr. made the motion to approve, and Commissioner Ron Capehart seconded.

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

B. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Savannah Meadows Section Seven

A request by Christy Schmidt, Kerry R. Gilbert & Associates, for Savannah Development, Ltd., owner, for approval of a preliminary plat of 16.8+/- acres within the Pearland E.T.J. in the Savannah Planned Unit Development (PUD). The applicant is proposing 79 lots and four reserves in four blocks and the property is described as follows:

A subdivision of 16.8+/- acres out of the A.C.H. & B. Survey, A-403, and the J.S. Talmage Survey, A-562, Brazoria County, Texas.

Plans and Plat Administrator Richard Keller read the staff's report.

Commissioner Ron Capehart made the motion to approve, and Vice-Chairperson Jerry Koza, Jr. seconded.

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

Chairperson Henry Fuertes recused himself from the Public Hearing and Consideration and Possible Action of the Replat of Lot 2 Block 1 of Kirby Commons. Vice-Chairperson Jerry Koza, Jr. took the gavel.

C. PUBLIC HEARING – Replat of Lot 2 Block 1 of Kirby Commons

A request by Aaron Bourgeois, Lentz Engineering, L.C., for SCR C24 Investments, L.P., 518 At Kirby, L.L.C., and Shadow Creek Ranch Development Company, L.P. for approval of a replat of 28.5966 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 28.5966 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.

Vice-Chairperson Jerry Koza, Jr. opened the public hearing at 6:07 p.m.

Plans and Plat Administrator Richard Keller read the Staff Report.

Vice-Chairperson Jerry Koza, Jr. adjourned the public hearing at 6:09 p.m.

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

A request by Aaron Bourgeois, Lentz Engineering, L. C., for SCR C24 Investments, L.P., 518 At Kirby, L.L.C., and Shadow Creek Ranch Development Company, L.P., owners, for approval of a replat of 28.5966 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:

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Plans and Plat Administrator Richard Keller read the staff's report.

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

The vote was 4-0. The plat was approved. Chairperson Henry Fuentes abstained from voting.

E. CONSIDERATION & POSSIBLE ACTION – Final Plat of Southern Trails West Section Two

A request by Carol Redd, of Edminster, Hinshaw, Russ and Associates, for The Stoddard Group, Ltd., owners, for approval of a final plat of 40.8148 acres zoned Southern Trails Planned Unit Development (PUD). The applicants are proposing 117 lots and 6 reserves in 8 blocks and the property is described as follows: Being 40.8148 acres out of the H.T. & B. R.R. Co. Survey, Sec. 84, A-538, City of Pearland, Brazoria County, Texas.

Plans and Plat Administrator Richard Keller stated this plat had been withdrawn earlier in the day. No action necessary.

F. DISCUSSION ITEMS

There was brief discussion pertaining to the next meeting, scheduled for June 16, 2008. Planning Secretary Judy Krajca reminded the Commission to turn in their Travel Reconciliation Report from the National APA Conference. Planning Director Lata Krishnarao briefly discussed the Texas APA Planning Commissioners Workshop to be held on June 13, 2008, and the Commission agreed that this would be a good training opportunity for staff or ULI to present

in September for the bi-annual Commission Training. Planning Director Krishnarao stated she would get in contact with the Texas APA.

IV. ADJOURNMENT

Chairperson Henry Fiertes adjourned the meeting at 6:36p.m.

These minutes are respectfully submitted by:

Judy Krajca, Planning Secretary

Minutes approved as submitted and/or corrected on this 16th day of June, A.D., 2008.

P&Z Chairperson, Henry Fiertes



MEMO

TO: PLANNING & ZONING COMMISSION
FROM: JUDY KRAJCA, PLANNING ADMINISTRATIVE SECRETARY
DATE: JUNE 2, 2008
RE: SUMMARY

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

Holiday Chicken (stuffed with cranberry dressing)
Caesar Salad
New Potatoes
Green Beans
Italian Creme Cake
Assorted Breads

P&Z will meet at 6:00 p.m. in the 2nd floor Conference Room.

City Council's agenda consist of:

- 6:00 p.m. Workshops (1-Traffic Signal Takeover Plan, 2-Sidewalk & Sanitary Sewer Rehabilitation Program, 3-Subdivision Fees)
- 7:00 p.m. Special Meeting/Executive Session

Please remember to bring your Travel Reconciliation Forms, plus attached receipts. And also bring your completed Training Trak regarding the National APA Conference

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JUNE 2, 2008 AT 6:00 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. APPROVAL OF MINUTES May 19, 2008

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION - Preliminary Plat of Savannah Meadows Section Eight

Action
Deadline:
6/6/08

A request by Christy Schmidt, Kerry R. Gilbert & Associates, for Savannah Development, Ltd., owners, for approval of a preliminary plat of 12.6+/- acres within the Pearland E.T.J. in the Savannah Planned Unit Development (PUD). The applicants are proposing 51 lots and four reserves in three blocks and the property is described as follows:

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B. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Savannah Meadows Section Seven

Action
Deadline:
6/6/08

A request by Christy Schmidt, Kerry R. Gilbert & Associates, for Savannah Development, Ltd., owner, for approval of a preliminary plat of 16.8+/- acres within the Pearland E.T.J. in the Savannah Planned Unit Development (PUD). The applicant is proposing 79 lots and four reserves in four blocks and the property is described as follows:

A subdivision of 16.8+/- acres out of the A.C.H. & B. Survey, A-403, and the J.S. Talmage Survey, A-562, Brazoria County, Texas.

C. PUBLIC HEARING – Replat of Lot 2 Block 1 of Kirby Commons

A request by Aaron Bourgeois, Lentz Engineering, L.C., for SCR C24 Investments, L.P., 518 At Kirby, L.L.C., and Shadow Creek Ranch Development Company, L.P. for approval of a replat of 28.5966 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 28.5966 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 – Replat of Lot 2 Block 1 of Kirby Commons

Action
Deadline:
6/6/08

A request by Aaron Bourgeois, Lentz Engineering, L. C., for SCR C24 Investments, L.P., 518 At Kirby, L.L.C., and Shadow Creek Ranch Development Company, L.P., owners, for approval of a replat of 28.5966 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:

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E. CONSIDERATION & POSSIBLE ACTION – Final Plat of Southern Trails West Section Two

Action
Deadline:
6/6/08

A request by Carol Redd, of Edminster, Hinshaw, Russ and Associates, for The Stoddard Group, Ltd., owners, for approval of a final plat of 40.8148 acres zoned Southern Trails Planned Unit Development (PUD). The applicants are proposing 117 lots and 6 reserves in 8 blocks and the property is described as follows: Being 40.8148 acres out of the H.T. & B. R.R. Co. Survey, Sec. 84, A-538, City of Pearland, Brazoria County, Texas.

F. DISCUSSION ITEMS

- Next P&Z Meeting & Training June 16, 2008
- Letter from Commissioner Neil West
- HGAC - Planning Commissioners and Elected Officials Training, on Friday, (8:30 a.m. - 4:00 p.m.) June 13, 2008
- Discussion of two Joint Public Hearings each month

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 30th day of May 2008, A.D., at 5:30 p.m.

Judy Krajca, Planning Secretary

Agenda removed _____ day of June 2008.

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MAY 19, 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 Fuyertes called the meeting to order at 8:36 p.m. with the following present:

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

Also in attendance were: Planning Director Lata Krishnarao, Senior Planner Theresa Grahmann, and Administrative Secretary Judy Krajca. Deputy City Attorney Nghiem Doan and Assistant City Manager Nick Finan arrived at 9:07 p.m.

II. APPROVAL OF MINUTES

Commissioner Darrell Diggs made the motion to approve, and Commissioner Jerry Koza, Jr. seconded the motion.

The vote was 7-0 for approval of the minutes of May 5, 2008.

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION –Amendment to the Master Thoroughfare Plan

A request by the City of Pearland, for an amendment to the Master Thoroughfare Plan, generally affecting the following roadways:

Northfork Drive, extending from Old Chocolate Bayou Road to Manvel Road (FM 1128); and Hillhouse Road, extending from Hughes Ranch Road (CR 403) to future McHard Road

Planning Director Krishnarao stated that the City is awaiting the consultants' recommendation on the Northfork connection, and what is long term. The City Engineer is waiting to hear from the Engineering firm (GC Engineering).

Commissioner Sherrouse inquired if it was best to table the item until the City Engineer had time to review the Right of Way from the 60 feet to the 80 feet for Hillhouse Road.

Chairperson Fuertes spoke with regards to the traffic on Northfork never being designed as a major collector street.

Discussion ensued with regards to tabling both items.

Vice-Chairperson Koza, Jr. made the motion to table the Amendment, and Commissioner Capehart seconded.

The vote was 7-0. The Amendment to the Master Thoroughfare Plan was tabled.

B. CONSIDERATION & POSSIBLE ACTION – Conditional Use Permit No. CUP2008-17

A request by Environmental Services Group, Inc., applicant for Airgas Specialty Gases, Inc., owner, for approval of a Conditional Use Permit for a “petroleum product extraction, refining, manufacturer, and storage” facility, in the Heavy Industrial District (M-2), on the following described property, to wit:

Legal Description: 14.7071 acres of land out of lots 172 and 173 of the Zychlinski Subdivision out of the H.T. & B.R.R. Company Survey, Section 27, Abstract 308, and the G. C. Smith Survey, Section 28, Abstract 551, according to the plat recorded in Volume 29, Page 9, of the Deed Records of Brazoria County, Texas, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the West Side of State Highway 35 (Main Street), and on the South Side of Industrial Drive

Vice-Chairperson Koza, Jr. made the motion, and Commissioner Capehart seconded.

Vice-Chairperson Koza, Jr. inquired is there a retail outlet, and Mr. Don Farris replied no. Commissioner Diggs inquired how soon would the flare stacks arrive, and Mr. Farris replied tomorrow.

Senior Planner Grahmann stated that if a condition of approval was to be added with regards to platting being required, then a time frame needed to be given.

There was discussion among the Applicant/Staff with regards to platting fees.

Vice-Chairperson Koza, Jr. made an amendment to the motion for a six-month timeframe for platting, and Commissioner Capehart seconded.

The vote was 7-0. The CUP was approved with amendment.

C. CONSIDERATION & POSSIBLE ACTION – Conditional Use Permit No. CUP2008-16

A request by Will Benson of The National Realty Group, applicant for Hiep Pham, Inc., owner, for approval of a Conditional Use Permit for the following uses: construction contractor with storage yard; machinery sales, storage, and repair; moving and storage company; printing company; office warehouse storage and sales; outside storage; storage of used lumber and building products; tool and machinery rental; welding shop; warehouse and distribution facility; in the General Commercial District (GC), on the following described property, to wit:

Legal Description: 6.00 acres of land, approximately, being a portion of Lots 37A, 37B, Abstract 542, and Tracts 36A-36C1, Abstract 233, H.T. & B.R.R. Company Survey, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the East Side of State Highway 35 (Main Street), and on the South Side of Halik Road

Chairperson Fuertes opened both CUP2008-16 and Zone Change No. 2008-08Z concurrently.

Vice-Chairperson Koza, Jr. made the motion, and Commissioner Capehart seconded.

Mr. Johnny Sims of Hardcastle Real Estate was present and spoke on behalf of the owner, Hiep Pham, Inc.

There was much discussion on the zoning of two non-adjoining parcels.

Commissioner Capehart commented that he was in agreement with Commissioner Diggs that these two items needed to be handled separately. Discussion ensued with regards to M-1 and GC zoning, and the different qualities allowed, such as screening and façade).

Commissioner Gooden, Jr. asked the Commission what uses they do not like. Commissioner West replied outside storage.

Vice-Chairperson Koza, Jr. made a motion to vote the CUP and Zone Change separately, and Commissioner Capehart seconded.

Commissioner Sherrouse pointed out staff's recommendation.

The vote was 5-2. The CUP was approved, with Commissioners Gooden, Jr. and West in opposition. Commissioner West commented that this was not an orderly fashion to use the zoning.

D. CONSIDERATION & POSSIBLE ACTION – Zone Change No. 2008-08Z

A request by Will Benson of The National Realty Group, applicant for Hiep Pham, Inc., 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 Commercial District (GC) to Light Industrial District (M-1), on the following described property, to wit:

Legal Description: 6.42 acres of land, approximately, being a portion of Lots 37A, 37B, Abstract 542, and Tracts 36A-36C1, Abstract 233, H.T. & B.R.R. Company Survey, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the East Side of State Highway 35 (Main Street), and on the South Side of Halik Road.

See comments in CUP2008-16.

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

The vote was 5-2. The vote was approved to table. Commissioner West and Diggs voted in opposition.

E. CONSIDERATION & POSSIBLE ACTION – Zone Change No. 2008-12Z

A request by CBL and Associates, Inc., 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 Planned Development District (PD) to Planned Development District (PD), an amendment to the existing PD for Pearland Town Center, on the following described property, to wit:

Legal Description: 142.9664 acres of land out of Pearland Town Center, a subdivision of 143.6500 acres as recorded under File Number 2007008914 of the Plat Records of Brazoria County, Texas, and situated in the H.T. & B.R.R. Company Survey, Abstract 300, Section 81, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the South Side of Broadway Street, on the East Side of Kirby Drive, and on the West Side of Business Center Drive.

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

Planning Director Krishnarao did a recap of the PD, discussing Parking, Language, Signage, Administrative review for signage, and that the Parking issue could be tabled.

Commissioner Sherrouse stated that parking is important, and discussion ensued with regards to parking.

Commissioner Sherrouse made the motion to amend each item separately, and Commissioner Capehart seconded.

- Parking – Commissioner Diggs made the motion to table for additional information, and Commissioner Capehart seconded. The vote was 7-0. The Parking was tabled.
- Transparency – The vote was 7-0. The Transparency was approved.
- Identification Signs – The vote was 7-0. The Identification signs were approved.
- Way finding Signs – The vote was 7-0. The Way finding Signs was approved.
- Interior Project Boundary Signs – The vote was 7-0. The Interior Project Boundary Signs was approved.
- Administrative Review for Signage – The vote was 0-7. The Administrative Review for Signage was denied. Comments being that it is not allowed/legal.

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

City of Pearland – Capital Improvement Program (CIP).

Vice-Chairperson Koza, Jr. made the motion to approve, and Commissioner Capehart seconded.

There was some discussion. Vice-Chairperson Koza, Jr. stated he feels the City of Pearland and TxDOT should talk to the state government officials, such the State Representative and Senate with regards to Highway 35 being widened. Feels City of Pearland would be throwing money away.

Commissioner Diggs asked Assistant City Manager Mike Hodge how far in advance does the city look to the future. Mr. Hodge replied 20 years for water and sewer, 5-10 years for traffic, 5 years for parks, and 5 years for drainage.

The vote was 7-0. The Five-Year Capital Improvements Program 2009-2013 was approved.

G. DISCUSSION ITEMS

There was a brief discussion with regards to the P&Z meeting on June 2, 2008. The P&Z Commission was asked by the Planning Administrative Secretary to complete their Travel Reconciliation forms and return with any receipts by the June 2, 2008 meeting.

IV. ADJOURNMENT

Chairperson Henry Fuyertes adjourned the meeting at 10:41 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 Fuyertes

P&Z Agenda Item

A

**SAVANNAH MEADOWS SECTION EIGHT
PRELIMINARY PLAT— STAFF REPORT**

P & Z MEETING DATE: JUNE 2, 2008

APPLICANT: Christy Smidt, Kerry R. Gilbert & Associates, for Savannah Development, Ltd., owner.

REQUEST: Preliminary Plat of 12.6+/- acres in the Savannah PUD for single family use.

GENERAL LOCATION: The plat is located south of C.R. 58 and east of Savannah Parkway.

PROPERTY DESCRIPTION: The property is undeveloped.

ZONING: none (E.T.J.)

SURROUNDING USES: The surrounding areas south of C.R. 58 are to be platted as single family residential.

COMPREHENSIVE PLAN: low density residential

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 will be extended by the developer to serve this property.

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

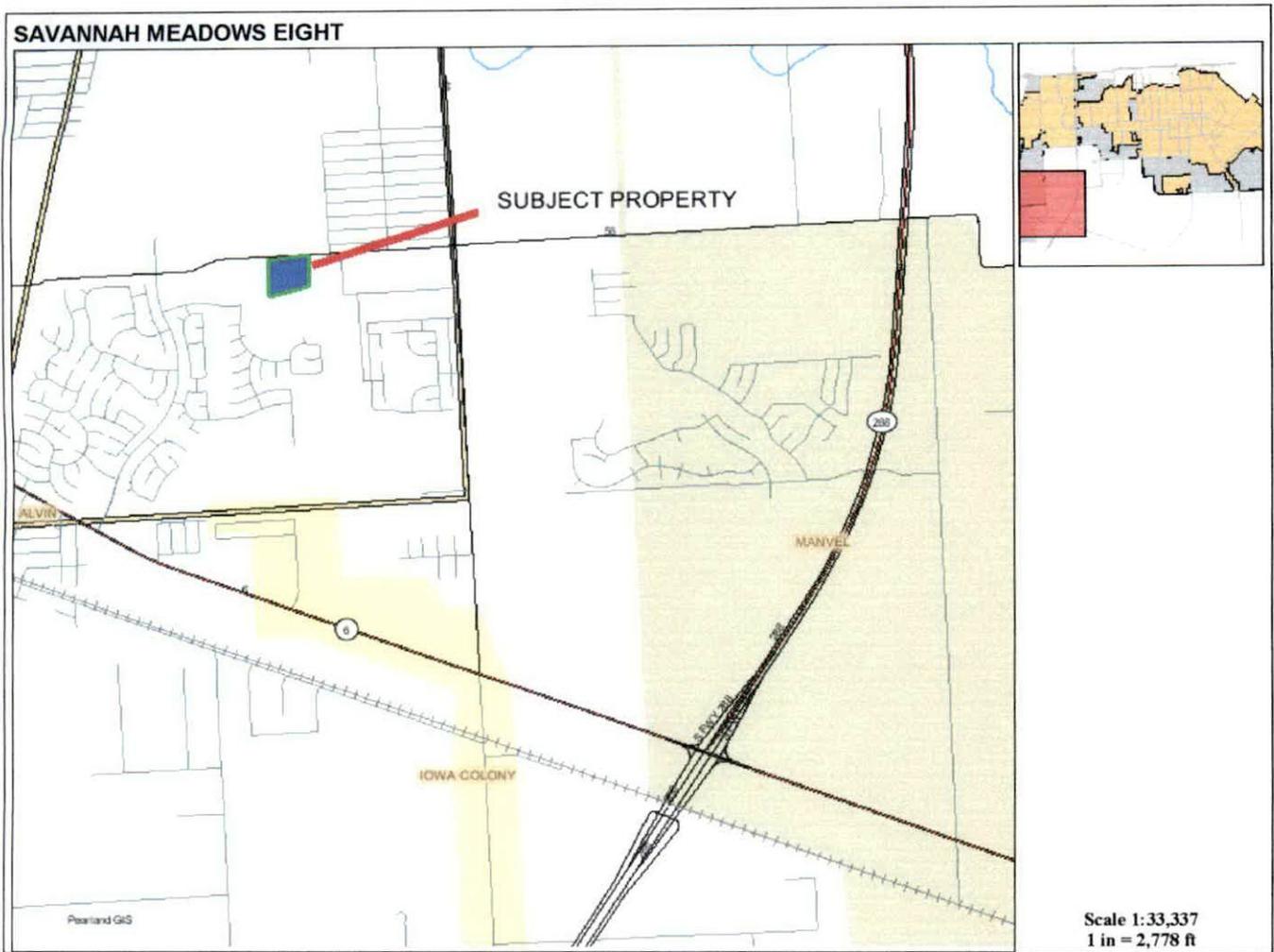
PARKS, OPEN SPACE, AND TREES: Some parkland will be dedicated offsite in accordance with the master plan for the entire development. Park fees as per development agreement due for final plat approval.

OUTSTANDING ITEMS:

none

ATTACHMENTS:

1. Application Form
2. Preliminary Plat



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

SUBDIVISION NAME: Savannah Meadows, Sec. 8

NUMBER OF LOTS: 51 lots

GENERAL LOCATION: South of CR 50 and east of Savannah Parkway

PRIMARY CONTACT: Christy Smidt, Kerry R. Gilbert & Assoc.
MAILING ADDRESS: 25301 Cinco Ranch Blvd., #19-250
CITY, STATE, ZIP: Katy TX 77494
PHONE: (281) 579-0346 **FAX:** (281) 579-8212
E-MAIL ADDRESS: landplan@krga.com

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

OWNER NAME: Savannah Development, Ltd A TX Limited Partnership
MAILING ADDRESS: 550 Greens Parkway # 100
CITY, STATE, ZIP: Houston, TX 77067
PHONE: (281) 875-1000 **FAX:** (281) 877-1685
E-MAIL ADDRESS: _____

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: 5/6/05
 Applicant's Signature: Date: 4-28-08

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: 5/6/05

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>725.20</u>
DATE PAID: <u>5-7-08</u>
RECEIVED BY: <u></u>
RECEIPT NO.: _____

P&Z Agenda Item

B

**SAVANNAH MEADOWS SECTION SEVEN
PRELIMINARY PLAT— STAFF REPORT**

P & Z MEETING DATE: JUNE 2, 2008

APPLICANT: Christy Smidt, Kerry R. Gilbert & Associates, for Savannah Development, Ltd., owner.

REQUEST: Preliminary Plat of 16.8+/- acres in the Savannah PUD for single family use.

GENERAL LOCATION: The plat is located south of C.R. 58 and east of Savannah Parkway.

PROPERTY DESCRIPTION: The property is undeveloped.

ZONING: none (E.T.J.)

SURROUNDING USES: The surrounding areas south of C.R. 58 are to be platted as single family residential.

COMPREHENSIVE PLAN: low density residential

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 will be extended by the developer to serve this property.

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

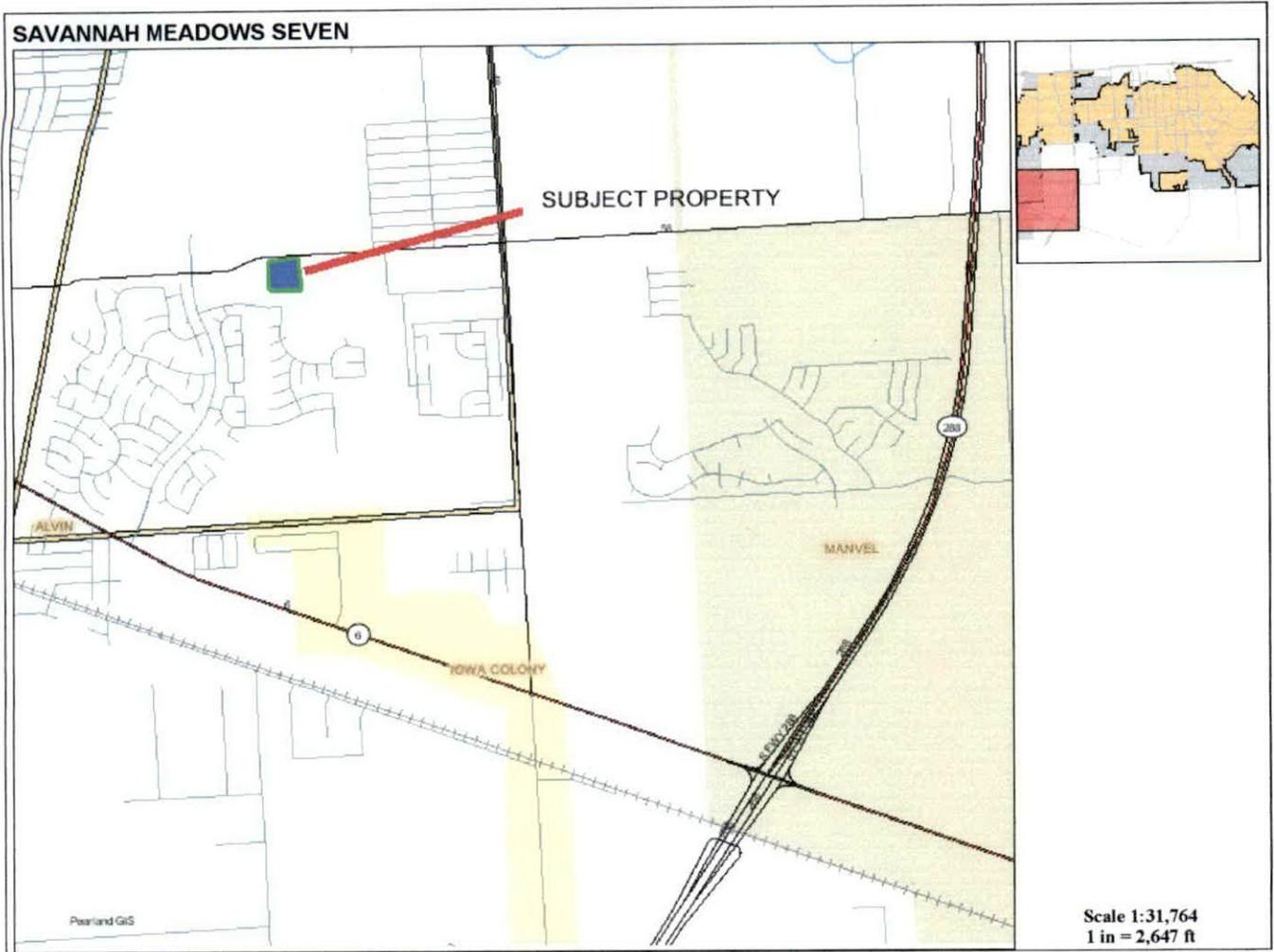
PARKS, OPEN SPACE, AND TREES: Some parkland will be dedicated offsite in accordance with the master plan for the entire development. Park fees as per development agreement due for final plat approval.

OUTSTANDING ITEMS:

none

ATTACHMENTS:

1. Application Form
2. Preliminary Plat



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

SUBDIVISION NAME: Savannah Meadows, Sec. 7

NUMBER OF LOTS: 79 lots

GENERAL LOCATION: South of CR58 and east of Savannah Parkway

PRIMARY CONTACT: Christy Smidt Kerry R. Gilbert &
MAILING ADDRESS: 25301 Cinco Ranch Blvd, #A-250 ASSOC.
CITY, STATE, ZIP: Katy, TX 77494
PHONE: (281) 579-0340 **FAX:** (281) 579-8212
E-MAIL ADDRESS: landplan@krga.com

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

OWNER NAME: Savannah Development, Ltd. A TX Limited Partnership
MAILING ADDRESS: 550 Greens Parkway, #100
CITY, STATE, ZIP: Houston, TX 77067
PHONE: (281) 875-1000 **FAX:** (281) 877-1685
E-MAIL ADDRESS: _____

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: 5/6/08

Applicant's Signature: [Signature] Date: 4-28-08

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: [Signature] Date: 5/6/08

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>906.70</u>
DATE PAID:	<u>5-7-08</u>
RECEIVED BY:	<u>[Signature]</u>
RECEIPT NO.:	_____

P&Z Agenda Item

C

PUBLIC HEARING

SEE NEXT ITEM

- I. Call to order
- II. Purpose of Hearing
- III. Application Information and Case Summary
 - A. Staff Report
 - B. Applicant Presentation
- IV. Persons wishing to speak for or against the proposed request
- V. Commission/Staff discussion
- VI. Adjournment

P&Z Agenda Item

D

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

P & Z MEETING DATE: JUNE 2, 2008

APPLICANT: Aaron Bourgeois, Lentz Engineering, L.C., for SCR 24 Investments, L.C., 518 at Kirby, L.L.C., and Shadow Creek Ranch Development Company, L.P., owners.

REQUEST: Replat of Lot 2 Block 1 of Kirby Commons into 2 blocks and 7 lots. Preliminary plat was approved on February 18, 2008.

GENERAL LOCATION: 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.

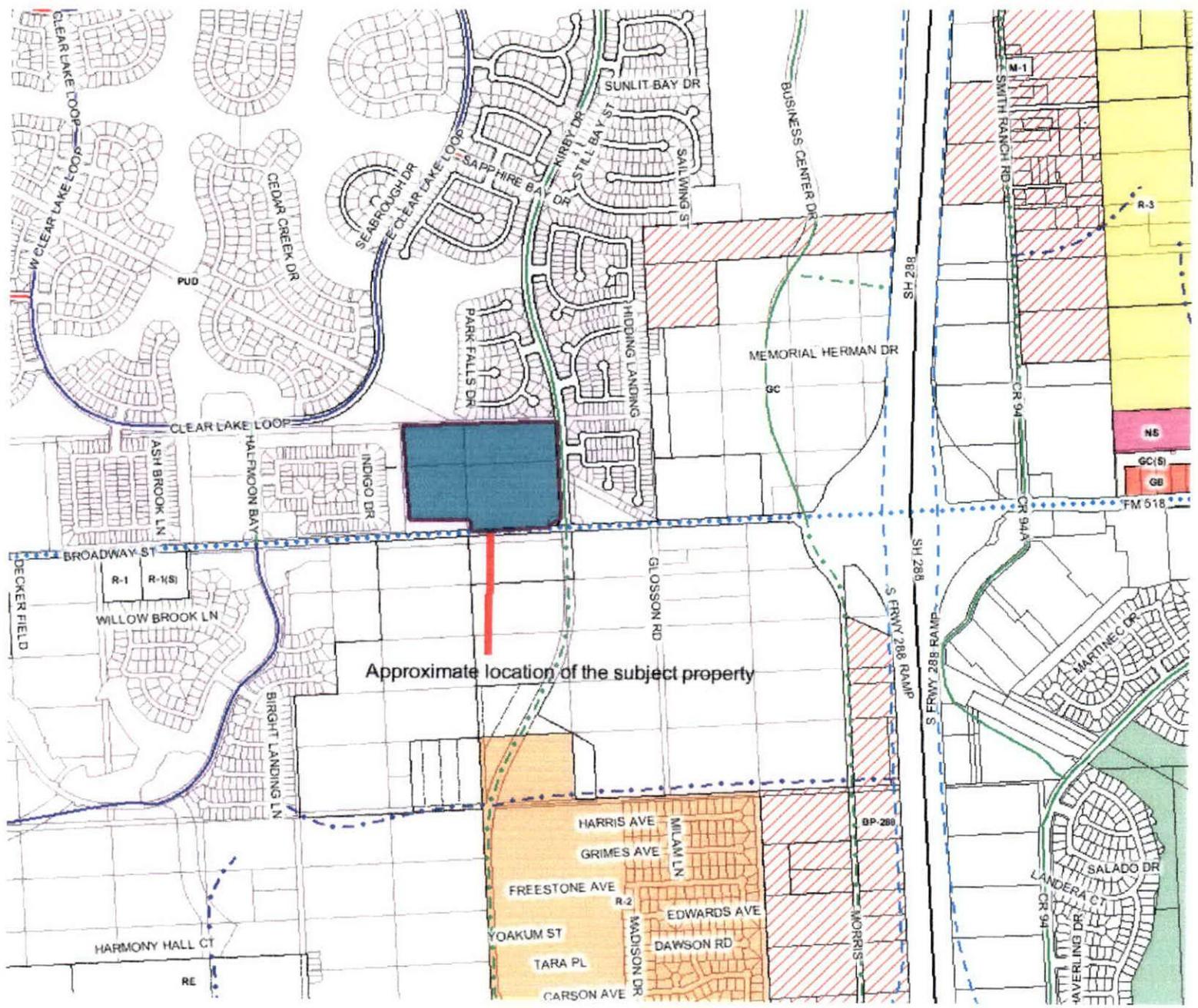
PARKS AND OPEN SPACE: Not applicable (non-residential).

OUTSTANDING ITEMS:

- 1.) Completed and approved Subdivision Improvement Agreement
- 2.) 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.
- 3.) Signatures and seals
- 4.) 1% construction inspection fee due

ATTACHMENTS

1. Application Form
2. Replat



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

MAY 07 2008

SUBDIVISION

NAME: Replat of Lot 2, Kirby Commons

NUMBER OF LOTS: 7

GENERAL

LOCATION: NW Corner of Kirby Drive and Broadway

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

MAILING ADDRESS: 4710 Bellaine Blvd. Ste. 250

CITY, STATE, ZIP: Bellaine, TX 77401

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

E-MAIL ADDRESS: aaron@lentzengineering.net

OWNER NAME: SCR C24 Investments, L.P. / 518 at Kirby, L.L.C.

MAILING ADDRESS: 11711 Shadow Creek Pkwy. Ste. 145

CITY, STATE, ZIP: Pearland, TX 77584

PHONE: (713) 436-0003 **FAX:** (713) 436-0004

E-MAIL ADDRESS: hghali@shadowcreek ranch.net

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: [Signature] Date: 5/7/08

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>200.00</u>
DATE PAID:	<u>5-5-08</u>
RECEIVED BY:	<u>[Signature]</u>
RECEIPT NO.:	

P&Z Agenda Item

E

SOUTHERN TRAILS WEST SECTION TWO
FINAL PLAT – STAFF REPORT

P & Z MEETING DATE: June 2, 2008

APPLICANT: Carol Redd, Edminster Hinshaw Russ and Assoc., for Stoddard Group, Ltd, owner.

REQUEST: Final Plat subdivision of 40.8148 acres in the Southern Trails PUD for 117 residential lots. The Preliminary Plat was approved on April 2, 2007. The Southern Trails PUD was approved on February 23, 2004.

GENERAL LOCATION: The property is located south of Broadway and west of Kingsley Drive. See Vicinity Map below.

PROPERTY DESCRIPTION: The property is undeveloped.

ZONING: The property is zoned PUD in accordance with the approved Southern Trails PUD. The smallest lots in this plat are 5,800 square feet in area and 50 feet wide.

SURROUNDING USES: Other sections of Southern Trails are located to the east, and Shadow Creek Ranch is to the north. The lands on the west and south sides are primarily undeveloped.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for Low Density Single Family, which is consistent with the proposed plat.

TRAFFIC AND TRANSPORTATION: Traffic Impact Analysis was previously approved for the entire Southern Trails Development.

UTILITIES: Water and sewer to be extended to the site by the developer (see outstanding item).

STORMWATER MANAGEMENT: Stormwater detention provided in accordance with the master plan for the entire development.

PARKS AND OPEN SPACE: Park fees have been paid.

OUTSTANDING ITEMS:

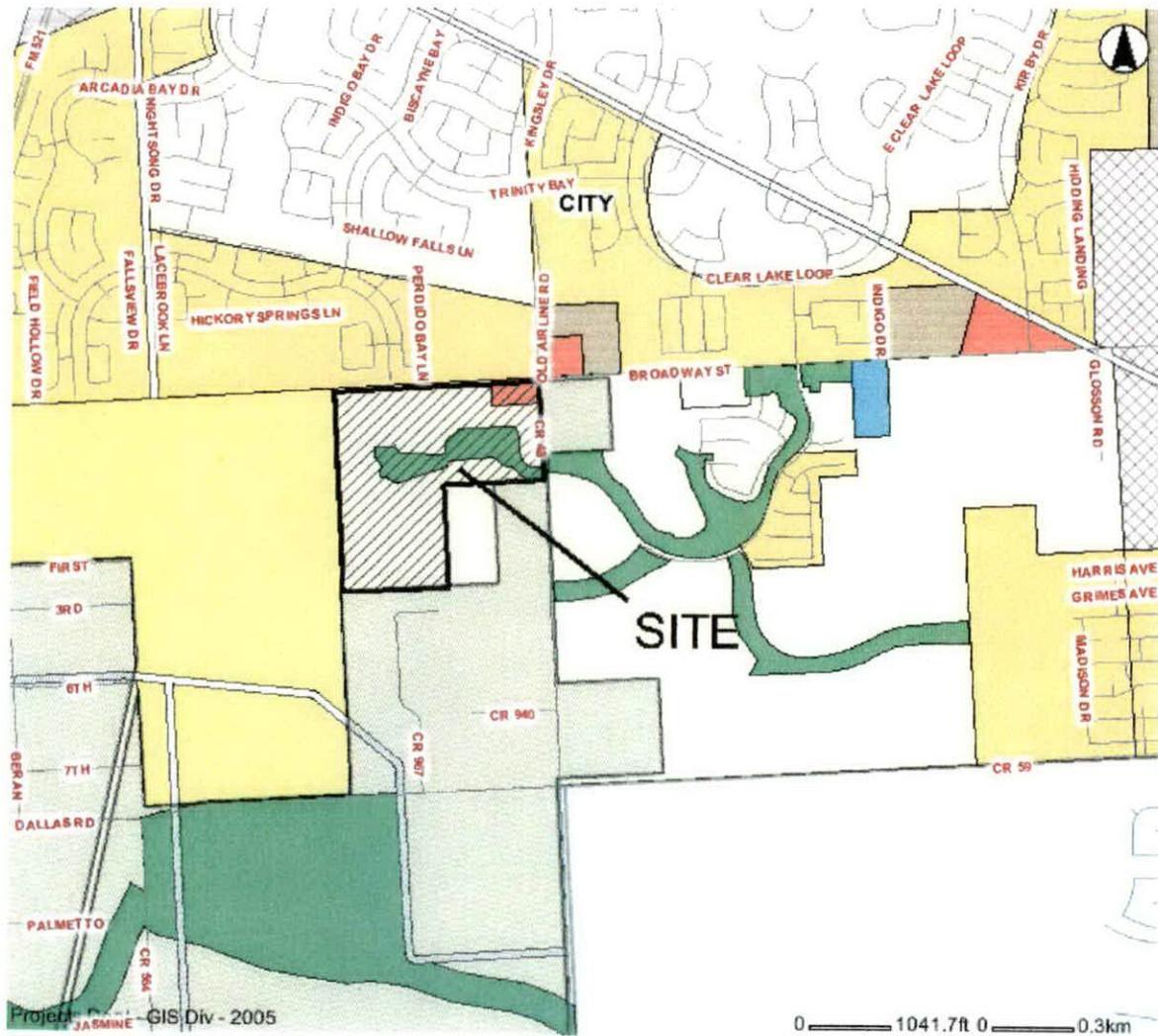
1. Place 2.5' E.E.s inside the R-O-W lines of Windward Bay Drive for streetlight service.
2. Remove B.L. from Lot 2 Block 1
3. City Engineer acceptance of all infrastructure improvements including streets, water, sewer, and drainage

ATTACHMENTS:

1. Application Form
2. Final Plat

ATTACHMENTS:

1. Application Form
2. Final 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

MAY 07 2008

SUBDIVISION

NAME: Southern Trails West, Sec. 2

NUMBER OF LOTS: 117

GENERAL

LOCATION: South of Broadway, West of Kingsley Drive

PRIMARY CONTACT: Carol Redd

MAILING ADDRESS: 10555 Westoffice Drive

CITY, STATE, ZIP: Houston, TX 77042

PHONE: 713-784-4500 **FAX:** 713-784-4577

E-MAIL ADDRESS: credd@ehrainc.com

OWNER NAME: The Stoddard Group, Ltd.

MAILING ADDRESS: 15950 North Dallas Parkway

CITY, STATE, ZIP: Dallas, TX 75248

PHONE: 972-837-7999 **FAX:** 214-545-5353

E-MAIL ADDRESS: ccotrell@holigan.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: 2-1-08

Applicant's Signature: Carol Redd Date: 2-25-08

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>1,168.00</u>
DATE PAID: <u>5-7-08</u>
RECEIVED BY: <u>[Signature]</u>
RECEIPT NO.: _____

P&Z Agenda Item

F

PEARLAND, TEXAS
MAY 5TH, 2008

RE: PLANNING COMMISSION, PLANNING STAFF AND RELATED

NICK FINAN, ASST CITY MANAGER

I GUESS JUST AFTER A CONVENTION IS ALWAYS A GOOD TIME TO ADDRESS ISSUES AND PASS ON SOME OF THE KNOWLEDGE AND MAKE SOME OBSERVATIONS ABOUT OUR CITY. AS I HAVE BEEN TELLING YOU FOR SEVERAL YEARS NOW I BELIEVE THAT PEARLAND HAS A FINE GROUP OF YOUNG (?) PEOPLE LEADING US INTO A BRIGHTER FUTURE. WE NEED TO FIND A WAY TO KEEP THEM IN OUR EMPLOY, POSSIBLY WITH MORE CITY-SPONSORED PERKS AND A REVIEW OF OUR SALARY STRUCTURE. MONEY IS NOT EVERYTHING BUT IT IS VERY HIGH ON THE SCALE.

YOU ALREADY KNOW THAT WE NEED MORE EXPERIENCED STAFF. I RECENTLY HAD LUNCH WITH A CITY PLANNER FROM A UTAH COMMUNITY WITH 10,000 PEOPLE. THEY HAVE A STAFF OF SIX PLANNERS AND ARE PROBABLY NOT OVERSTAFFED. OUR LITTLE COMMUNITY IS ON THE MOVE AND THE BEST THING WE CAN DO IS SUPPORT IT AND TRY TO KEEP THE ORDER AND QUALITY AS WE GROW.

THERE ARE NEGATIVES AND I'LL CITE A COUPLE. FIRST, I BELIEVE THAT THE P & Z COMMISSION WAS NOT CREATED TO SIT AROUND AND SECOND GUESS HOW COUNCIL WILL VOTE ON AN ISSUE. I BELIEVE THAT WE WERE GIVEN A JOB TO DO AND IT HAS NO RELATIONSHIP TO HOW COUNCIL THINKS, HINTS AT OR VOTES. OUR MEETINGS AND RESULTING VOTES SHOULD BE OUR PRODUCT AND REFLECT OUR THINKING. RECENTLY THE TREND HAS BEEN TO PICK UP ON COUNCIL'S THINKING SO THAT WE WILL VOTE "RIGHT". I DO NOT WANT MY COMMISSION TO OPERATE THAT WAY NOR DO I WANT TO DISCUSS HOW WE SHOULD VOTE TO GO-ALONG WITH COUNCIL'S WISHES. ALSO OF IMPORTANCE, IT WOULD BE A GIANT STEP IN THE RIGHT DIRECTION IF, DURING MEETINGS, EACH OF THE P & Z COMMISSIONERS COULD BE RECOGNIZED WITH THE ACCEPTED METHOD - A RAISED HAND. I PERSONALLY HAVE A VERY HARD TIME JUST GETTING THE ATTENTION OF THE CHAIR AND EVEN THEN HE HAS A HARD TIME WAITING OUT SEVERAL CONVERSATIONS AROUND THE TABLE AND WITH THE AUDIENCE MEMBERS. WE NEED ORDER AND I BELIEVE THAT HENRY WOULD BE GRATEFUL FOR A GOOD SYSTEM TO MAINTAIN ORDER AND ALLOW EVERYONE A CHANCE TO SPEAK. -- FINALLY, REFERRING TO CONVENTIONS, I DO THINK THAT THE PLANNING STAFF SHOULD ATTEND THE STATE AND NATIONAL PLANNING CONVENTIONS. THEY WOULD THEN BE IN A BETTER POSITION TO EDUCATE ALL OF US. THIS SHOULD BE ENOUGH FOR YOU TO THINK ABOUT FOR NOW.

NW

NEIL WEST, COMMISSIONER

Time: 8:30 - 4:00 PM

Place: H-GAC, 3555 Timmons Ln, Houston, TX

Registration: \$75.00

Synopsis: The Texas Chapter of the American Planning Association is holding a new season of regional training workshops for Planning Commissioners and elected officials in Texas communities. The Chapter will provide a standardized training syllabus for the sessions and teams of experienced, dedicated planners from around the State will serve as facilitators and trainers for each session. The workshops are structured so that they can be given on a single day. The topics to be covered this year include:

- *The Importance of Planning*
- *Roles and Responsibilities of a Planning Commissioner*
- *A Comprehensive Plan That Works*
- *Planning In Communities With Limited Staff*
- *The Tools To Implement Planning*

The workshop and registration forms are attached to this email and will be available on the Section's website later this week. Additional information is available on the TX Chapter's website at <http://www.txplanning.org/workshops.htm> and through the Section's website later this week. Please contact Ornita Green, ogreen@missouricitytx.gov for more information.

Event: 2008 Luncheon Series

Date: Wednesday, June 18, 2008

Time: 11:30 - 1:00 PM

Place: H-GAC, 3555 Timmons Ln, Houston, TX

More information will be available on the Section's website later this week.

My email address has changed! Please update your address book to jthomas@missouricitytx.gov. Thanks.



American Planning Association
Texas Chapter

Making Great Communities Happen

**PLANNING
 COMMISSIONERS and
 ELECTED OFFICIALS**

A Workshop Sponsored by
 Texas Chapter American Planning Association
in cooperation with
 Texas Association of Regional Councils

Location: Houston Galveston Area Council (HGAC)
 3555 Timmons Lane, Conf Rm. A
 Houston, TX 77227

Date: Friday, June 13, 2008

Time: 8:30am - 4pm

Session Topics: The Importance of Planning
 Roles and Responsibilities of a Planning Commissioner
 A Comprehensive Plan That Works
 Planning in Communities With Limited Staff
 Tools to Implement Planning

Registration Fee \$75.00: _____

Your Choice of APA Membership:
 Texas Chapter Only or \$40.00: _____
 National APA Planning Official \$65.00: _____
 (Includes Chapter Only membership)

Total Amount Due: _____

For more information contact:

Ornita Green
 c/o Houston Section APA
 1522 Texas Parkway
 Missouri City, TX 77489

JOINT PUBLIC HEARING PROCESS

A Public hearing is required by the State of Texas for all zone changes.

EACH ZONE CHANGE IS A PUBLIC HEARING, CONDUCTED AS FOLLOWS. . .

Call to Order
Staff Report
Applicant Presentation
Public Comments in Support or Opposition*

- Please come forward to the microphone.
- Please state your name and address for the record.
- Please be brief and to the point.
- Try to keep your comments within a 3 minute time frame.

**Please fill out the green colored Speakers Form kept near the entrance to the Council Chambers and give it to the secretary before coming forward to speak. This helps the City to record your name and address accurately.*

Council/Commission/Staff Discussion
Adjournment

AFTER THE JOINT PUBLIC HEARINGS

- Immediately after the Joint Public Hearings, the Planning and Zoning Commission will hold their regular meeting to discuss and vote on these zone changes.
- The P&Z makes a recommendation to the City Council.

After the Planning & Zoning Commission Meeting tonight the zone change will be forwarded to the City Council regardless of whether it is approved or denied by the P&Z.

A zone change requires two separate readings of the ordinance in order for the zone change to be approved and become effective.

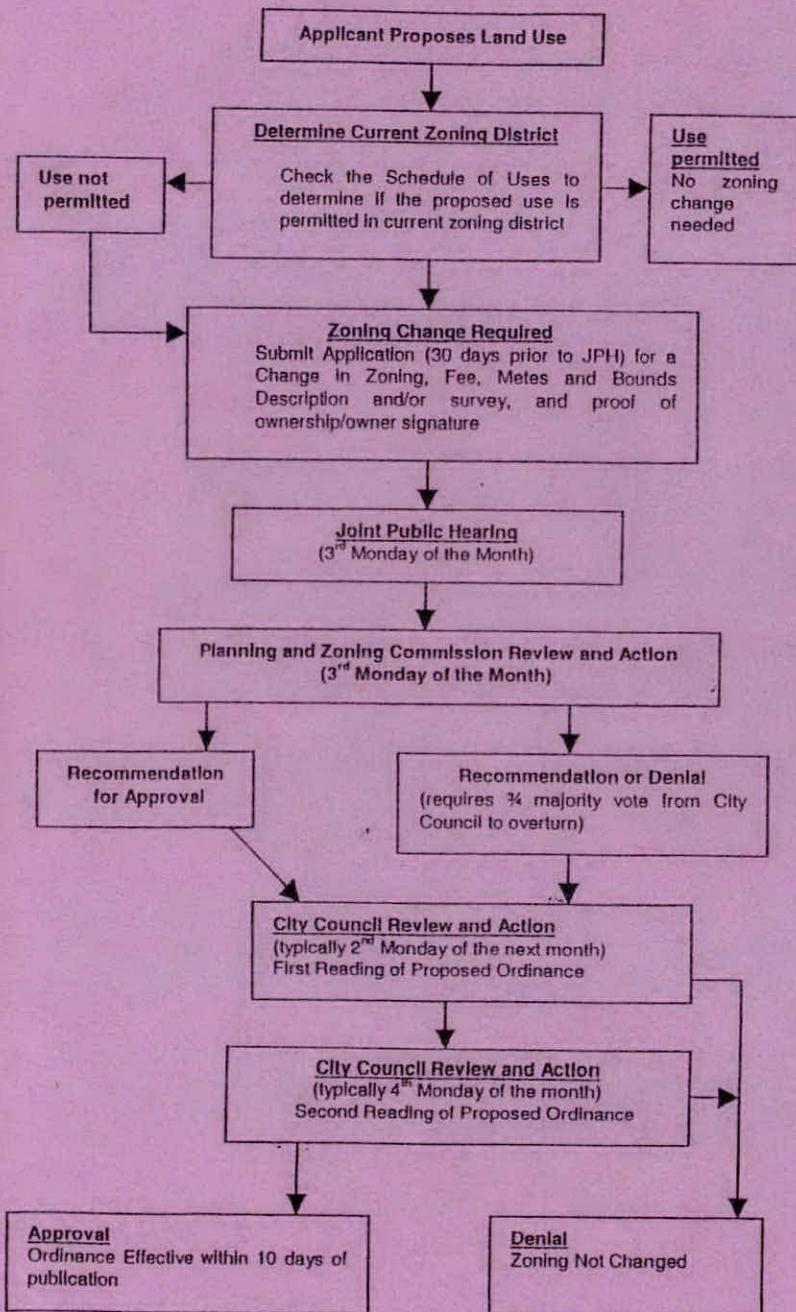
Final decisions are not made at any meeting tonight.

IF YOU ARE INTERESTED IN THE OUTCOME OF THESE ZONE CHANGES, PLEASE ATTEND....

P&Z Commission Meeting	Later This Evening
City Council Meeting 1 st reading	Second Monday of next month
City Council Meeting 2 nd reading	Fourth Monday of next month

The meeting days indicated here are typical. However there might be some irregularities. Please contact the Planning Department at **281-652-1635** to confirm these meeting dates and times.

ZONING CHANGE APPROVAL PROCESS (60-90 days)



JOINT PUBLIC HEARING PROCESS

City of Pearland

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MAY 19, 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 May 5, 2008

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION - Amendment to the Master Thoroughfare Plan

A request by the City of Pearland, for an amendment to the Master Thoroughfare Plan, generally affecting the following roadways:

Northfork Drive, extending from Old Chocolate Bayou Road to Manvel Road (FM 1128); and Hillhouse Road, extending from Hughes Ranch Road (CR 403) to future McHard Road

B. CONSIDERATION & POSSIBLE ACTION - Conditional Use Permit No. CUP2008-17

A request by Environmental Services Group, Inc., applicant for Airgas Specialty Gases, Inc., owner, for approval of a Conditional Use Permit for a "petroleum product extraction, refining, manufacturer, and storage" facility, in the Heavy Industrial District (M-2), on the following described property, to wit:

Legal Description: -14.7071 acres of land out of lots 172 and 173 of the Zychlinski Subdivision out of the H.T. & B.R.R. Company Survey, Section 27, Abstract 308, and the G. C. Smith Survey, Section 28, Abstract 551, according to the plat recorded in Volume 29, Page 9, of the Deed Records of Brazoria County, Texas, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the West Side of State Highway 35 (Main Street), and on the South Side of Industrial Drive

C. CONSIDERATION & POSSIBLE ACTION – Conditional Use Permit No. CUP2008-16

7

A request by Will Benson of The National Realty Group, applicant for Hiep Pham, Inc., owner, for approval of a Conditional Use Permit for the following uses: construction contractor with storage yard; machinery sales, storage, and repair; moving and storage company; printing company; office warehouse storage and sales; outside storage; storage of used lumber and building products; tool and machinery rental; welding shop; warehouse and distribution facility; in the General Commercial District (GC), on the following described property, to wit:

Legal Description: 6.00 acres of land, approximately, being a portion of Lots 37A, 37B, Abstract 542, and Tracts 36A-36C1, Abstract 233, H.T. & B.R.R. Company Survey, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the East Side of State Highway 35 (Main Street), and on the South Side of Halik Road

D. CONSIDERATION & POSSIBLE ACTION – Zone Change No. 2008-08Z

A request by Will Benson of The National Realty Group, applicant for Hiep Pham, Inc., 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 Commercial District (GC) to Light Industrial District (M-1), on the following described property, to wit:

Legal Description: 6.42 acres of land, approximately, being a portion of Lots 37A, 37B, Abstract 542, and Tracts 36A-36C1, Abstract 233, H.T. & B.R.R. Company Survey, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the East Side of State Highway

E. CONSIDERATION & POSSIBLE ACTION – Zone Change No. 2008-12Z

A request by CBL and Associates, Inc., 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 Planned Development District (PD) to Planned Development District (PD), an amendment to the existing PD for Pearland Town Center, on the following described property, to wit:

MEMORANDUM

TO: CITY OF PEARLAND PLANNING & ZONING COMMISSION

FROM: MIKE HODGE, ASSISTANT CITY MANAGER

DATE: MAY 14, 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."*

On May 5, 2008, Trent Epperson, Projects Director, reviewed the 2009-2013 Five-Year Capital Improvement Program for the City of Pearland with the Board. At that meeting there were no recommendations and consensus from the board to make any changes to the CIP program nor has staff been contacted since then with any questions or concerns.

As such, staff is requesting the Board's consideration and approval to recommend and submit the proposed Five-Year CIP 2009-2013 as reviewed, to the City Manager pursuant to City Charter provisions.

**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	DR0602	Cowart Creek Diversion	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 ■

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/F70024	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	FA0801	UHCL - Pearland 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
2008 - 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 KPB 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 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
STREETS

PREFERENCE NO.	PROJECT NO.	PROJECT NAME	YEAR OF FUNDING	
1	T20003	Cullen Parkway Improvements	2008/2009	Design/Construction
2	T20001	McHardt Rd Extension (Country Place to Cullen)	2008/2009	Design/Construction
3	T20005	State Highway 288 Frontage Roads	2008/2009	Design/Construction
4	TR0805	Dixie Farm Road Expansion Phase II	2008	Construction
5	TR0803	Old Town Area Sidewalks	2008-2012	Construction
6	T70051	Orange Street	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 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	Balley/Veterans to FM 1128	Balley 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 Balley 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	W42051	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 Pointer)	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	WA2051	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 Point)	7,500 feet of 16" water line along Alameda Rd from Broadway to Mooring Point	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
3	W67072	East Side of Hwy 288 Infrastructure	2009	Design/Construction
4	WW0901	Riverstone Ranch Oversizing	2009	Construction
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 a	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	2012-2013	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
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 oversized 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 F	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>W/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 Harkey 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>W/I</i> based on pump run time. Rehabilitation of the basin with the above improvements will reduce flow to the Barry Rose WWTP, reduce surcharging in the McHard 24" trunk sewer, and eliminate one lift station. 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 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
 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.



MEMO

TO: PLANNING & ZONING COMMISSION

FROM: JUDY KRAJCA, PLANNING ADMINISTRATIVE SECRETARY

DATE: JUNE 2, 2008

RE: SUMMARY

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

Holiday Chicken (stuffed with cranberry dressing)
Caesar Salad
New Potatoes
Green Beans
Italian Creme Cake
Assorted Breads

P&Z will meet at 6:00 p.m. in the 2nd floor Conference Room.

City Council's agenda consist of:

- 6:00 p.m. Workshops (1-Traffic Signal Takeover Plan, 2-Sidewalk & Sanitary Sewer Rehabilitation Program, 3-Subdivision Fees)
- 7:00 p.m. Special Meeting/Executive Session

Please remember to bring your Travel Reconciliation Forms, plus attached receipts. And also bring your completed Training Trak regarding the National APA Conference