

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION, OF THE CITY OF PEARLAND, TEXAS, HELD MONDAY, JUNE 15, 1998, IN THE COUNCIL CHAMBERS OF CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

The meeting was called to order at 6:30 p.m. with the following present:

Chairman	Mary Starr
Vice Chairman	Tommy Scott
Commissioner	Emil Beltz
Commissioner	Jack D. Mathis
City Engineer	John Hargrove
Director of Planning & Community Development	Dennis Smith
Planning & Zoning Secretary	Mona Ann Phipps

II. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION - Final Plat of Pearland Family Funeral Home, 1.7998 Acres of land out of 297.58 Acres out of the W.D.C. Hall Survey, A-70, City of Pearland, Brazoria County, Texas.

City Engineer John Hargrove stated that staff recommends approval of the plat as submitted.

Commissioner Jack Mathis made a motion, seconded by Commissioner Emil Beltz, to approve the final plat of Pearland Family Funeral Home.

Motion Passed 4 to 0.

B. DISCUSSION AND POSSIBLE ACTION - Regarding the 5' sideyard setback requirements.

Director of Planning and Community Development Dennis Smith stated that he had found the files for clarification in MUD districts. He is working with the Interim City Attorney Darrin Coker to try to determine what the City is committed to.

Interim City Attorney Darrin Coker stated that he will share information with City Council and Planning and Zoning Board.

A discussion ensued regarding the responsibility of the City to issue more of these variances because they were granted in the past.

C. DISCUSSION AND POSSIBLE ACTION - Regarding the proposed Capital Improvement Plan.

City Engineer John Hargrove and Director of Planning and Community Development Dennis Smith explained to the Board that several department heads gathered the information for these capital improvement projects. They added that the parcel mapping project was inadvertently left off of this list.

A discussion ensued regarding the status and time frame of several different projects.

Commissioner Jack Mathis made a motion, seconded by Vice-Chairman Tommy Scott, to approve the Capital Improvement Plan with the addition of the parcel mapping project.

Motion Passed 4-0.

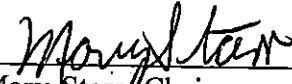
D. DISCUSSION AND REVIEW - Townlake Single Family Development (R-4) and Planned Unit Development (PUD).

Rick Gadd of R. West Development presented a colored site plan and gave a brief explanation of the proposed development.

III. NEXT MEETING DATE: Monday, July 6, 1998; 6:00 P.M.

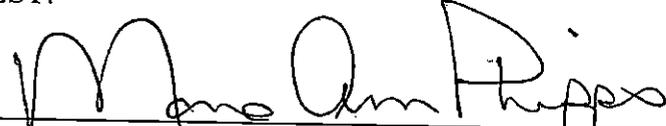
IV. ADJOURNED: 6:54 P.M.

Minutes approved as submitted this 6 day of July
A.D., 1998.



Mary Starr, Chairman

ATTEST:



Mona Ann Phipps, Secretary

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, JUNE 15, 1998, AT 6:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. NEW BUSINESS

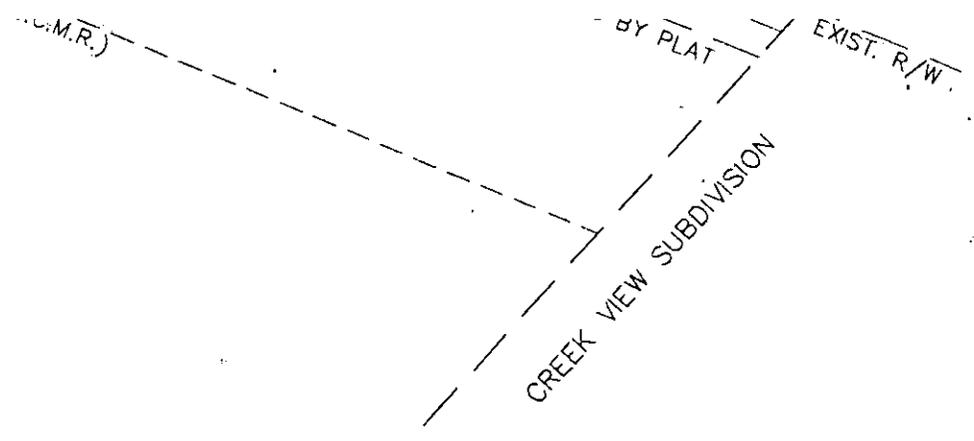
- A. CONSIDERATION AND POSSIBLE ACTION** - Final Plat of Pearland Family Funeral Home, 1.7998 Acres of land out of 297.58 Acres out of the W.D.C. Hall Survey, A-70, City of Pearland, Brazoria County, Texas.
- B. DISCUSSION AND POSSIBLE ACTION** - Regarding the 5' sideyard setback requirements.
- C. DISCUSSION AND POSSIBLE ACTION** - Regarding the proposed Capital Improvement Plan.
- D. DISCUSSION AND REVIEW** - Townelake Single Family Development (R-4) and Planned Unit Development (PUD).

III. NEXT MEETING DATE: July 6, 1998, 6:00 p.m.

IV. ADJOURNMENT

Posted: 12th Day of June, A.D., 1998

Removed: 16th Day of June, A.D., 1998



FINAL PLAT PEARLAND FAMILY FUNERAL HOME

1.7998 ACRES OF LAND OUT OF 297.58 ACRES
OUT OF THE
W.D.C. HALL SURVEY, A-70
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

DATE: 06-05-1998

ON WALL
ARD

WELL MANHOLE
OSURE
STANDARD
PULL/CONTROL BOX
DOWN GUY
HT

* OWNER *

SCI TEXAS FUNERAL SERVICES, INC.
A TEXAS CORPORATION
WILLIAM H. TRUSCOTT

1929 ALLEN PARKWAY
HOUSTON, TX 77019
713-522-5141

SEWER MANHOLE

* ENGINEER *

KLOTZ ASSOCIATES, INC
BILLY M. COOKE

1160 DAIRY ASHFORD, SUITE 500
HOUSTON, TX 77079
281-589-7257

ERIC LINE
WITH SIZE
E WITH SIZE
INE WITH SIZE
DE

* SURVEYOR *

PREJEAN & COMPANY, INC.
surveying / mapping
MARK S. BROWN

9324 WESTVIEW DRIVE
HOUSTON, TX 77055
713-467-MAPS

BERN.: 90-26
WLD: 235-40
ACAD FILE: 235-40P
JOB NO.: 235-40

Memo

To: Planning & Zoning Commission

From: Alan Mueller

Subject: Capital Improvements Plan for June 15, 1998, agenda

Date: June 9, 1998

Section 7.01(d)(6) of the City Charter requires the Planning and Zoning Commission to submit to the City Manager, not less than 90 days prior to the beginning of the budget year, a list of recommendations for capital improvements. I have compiled the attached draft list for the Commission to review.

I compiled this list from current Certificate of Obligation projects, the approved State Revolving Fund (SRF) wastewater projects, projects submitted for the proposed drinking water SRF, Impact Fee Study projects, and other ideas that have been discussed.

I will be happy to discuss any comments or suggestions regarding adding, deleting, or rearranging projects at the June 15 meeting.

**Proposed Capital Improvements Plan
06/08/98**

Transportation Projects

Corridor	From	To	FY 97-98	FY 98-99	FY 99-00	FY 00-01	FY 01-02	FY 02-03	Undetermined	Total
McHard Overpass	SH 35	Mykawa	2,500,000	2,500,000						5,000,000
Dixie Farm Road *	SH 35	Beamer		500,000	2,000,000	1,000,000				3,500,000
Mykawa *	BW 8	McHard		200,000	500,000	1,000,000				1,700,000
Pearland Parkway	Oiler	Mary's Creek	1,125,000							1,125,000
Pearland Parkway	FM 518	1000' North		670,000						670,000
Country Club Drive *	FM 518	Green Tee Dr.	125,000	600,000						725,000
McHard/Pearland Parkway *	SH 35	BW 8	200,000	500,000	2,500,000					3,200,000
Magnolia Overpass *	BNSF Railroad			100,000	200,000					300,000
Mykawa Bridge	Hickory Slough			680,000						680,000
Pearland Parkway	FM 518	McHard							7,590,000	7,590,000
CR 101/Oiler Drive	SH 35	Veterans Dr.							6,985,000	6,985,000
CR 101 Corridor	Veterans Dr.	SH 288							22,500,000	22,500,000
McHard Road	Mykawa	SH 288							16,500,000	16,500,000
Mykawa	McHard	Orange							4,857,143	4,857,143
Total			4,620,000	5,080,000	5,200,000	2,000,000	0	0	58,432,143	75,332,143

* Local Share

Water Projects

Project	From	To	FY 97-98	FY 98-99	FY 99-00	FY 00-01	FY 01-02	FY 02-03	Undetermined	Total
CR 48/FM518	Fuqua	Cullen		3,800,000						3,800,000
McHard Road	Alice Tower	Clear Creek			600,000					600,000
Dixie Farm Road	Oakbrook	Clear Creek			732,000					732,000
SH 35	Fuqua	FM 518			2,255,000					2,255,000
Elevated Storage/Lines-Garden Road	FM 518	City Limit				2,932,000				2,932,000
Scott Road	Hatfield	O'Day					96,000			96,000
Roy Road	FM 518	City Limit					384,000			384,000
Max Road	FM 518	City Limit					336,000			336,000
Elevated Storage-CR 48	at BW 8	NA					2,500,000			2,500,000
Yost/Scarsdale	FM 518	Bogey Way						480,000		480,000
Pearland Parkway	FM 518	McHard						900,000		900,000
Total				3,800,000	3,587,000	2,932,000	3,316,000	1,380,000	0	14,415,000

Wastewater Projects

Project	From	To	FY 97-98	FY 98-99	FY 99-00	FY 00-01	FY 01-02	FY 02-03	Undetermined	Total
Southwest Environmental Center	NA		500,000	5,500,000	2,000,000					8,000,000
Barry Rose WWTP Expansion	NA			562,000						562,000
Longwood WWTP Expansion	NA			1,221,000						1,221,000
Far Northwest WWTP	NA			1,000,000	1,000,000	2,363,000				4,363,000
Harkey Trunk Main	Baily Road	SWEC		500,000	1,157,400	500,000				2,157,400
Manvel Road/Fite/Harkey Interceptor	FM 518	SWEC		500,000	1,498,500	500,000				2,498,500
FM 518 Sewer Extension	CR 89	SH 288		200,000	1,000,000	487,500				1,687,500
Cullen Sewer Extension	FM 518	Hickory Slough			577,000					577,000
Infiltration/Inflow Correction	Various			1,180,000	1,180,000	1,182,000				3,542,000
Dixie Farm Road	SH 35	Clear Creek			1,460,000					1,460,000
SH 35	Magnolia	Industrial						518,750		518,750
Pearland Parkway	FM 518	Barry Rose		1,171,000						1,171,000
Total			500,000	11,834,000	9,872,900	5,032,500	0	518,750	0	27,758,150

Proposed Capital Improvements Plan

06/09/98

Drainage Projects

Project	FY 97-98	FY 98-99	FY 99-00	FY 00-01	FY 01-02	FY 02-03	Undetermined	Total
SWEC Regional Detention		50,000	250,000					300,000
Town Ditch Improvements	50,000	250,000	250,000					550,000
DLS-Haul Road	150,000	150,000						300,000
DLS-North Detention Pond		150,000						150,000
DLS-East Detention Pond			250,000					250,000
Veterans Road Detention	80,000			150,000				210,000
Beltway 8 Detention							250,000	250,000
Corrigan					2,500,000			2,500,000
Green Tee						1,500,000		1,500,000
Miscellaneous Subdivisions						1,000,000		1,000,000
Total	260,000	600,000	750,000	150,000	2,500,000	2,500,000	250,000	7,010,000

Facilities Projects

Project	FY 97-98	FY 98-99	FY 99-00	FY 00-01	FY 01-02	FY 02-03	Undetermined	Total
Library	200,000	1,800,000						2,000,000
Independence Park							8,500,000	8,500,000
West EMS/Service Facility	150,000		500,000	500,000				1,150,000
City Hall Annex							5,000,000	5,000,000
Additional Park Property							1,000,000	1,000,000
Total	350,000	1,800,000	500,000	500,000	0	0	14,500,000	17,650,000

Summary

Category	FY 97-98	FY 98-99	FY 99-00	FY 00-01	FY 01-02	FY 02-03	Undetermined	Total
Transportation Projects	4,620,000	5,080,000	5,200,000	2,000,000	0	0	58,432,143	75,332,143
Water Projects	3,800,000	3,587,000	2,932,000	3,316,000	1,380,000	0	14,415,000	14,415,000
Wastewater Projects	500,000	11,834,000	9,872,900	5,032,500	0	518,750	0	27,758,150
Drainage Projects	260,000	600,000	750,000	150,000	2,500,000	2,500,000	250,000	7,010,000
Facilities Projects	350,000	1,800,000	500,000	500,000	0	0	14,500,000	17,650,000
Total	9,530,000	22,901,000	19,254,900	10,998,500	3,880,000	3,018,750	87,597,143	142,165,293