AGENDA – WORKSHOP OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MAY 10, 2004, AT 6:30 P.M., IN THE SECOND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. **CALL TO ORDER**

II. **PURPOSE OF THE WORKSHOP:**

1. **COMMISSION INPUT AND DISCUSSION:** REGARDING ROAD IMPACT FEES. Mr. Alan Mueller, Deputy City Manager

III. **ADJOURNMENT**

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

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I. **CALL TO ORDER** – 6:38 p.m. Todd Ioco, Sheryl, David Ranson, Linda Cowles, Neil West

II. **PURPOSE OF THE WORKSHOP:**

1. **COMMISSION INPUT AND DISCUSSION:** REGARDING ROAD IMPACT FEES. Mr. Alan Mueller, Deputy City Manager

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STAFF – Alan Mueller, D.K., Richard Keller

Others – Butch Babineaux + Gary Mitchell / Wilbur Smith Associates.

Service Areas, Land Use Assumptions, Trip Generation, CIP.

A.M. provided some brief opening comments. He then introduced Butch Bobinecuk and Gary Mitchell, both with Wilbur Smith Assoc.

Gary Mitchell then led a presentation that covered the report prepared by Wilbur Smith Assoc. titled Roadway Impact Fee Study – Draft Report.

During Mr. Mitchell's presentation, there was discussion between the Commission, staff, and the consultants.

A.M. informed the Commission that they should now provide ~~their~~ their comments regarding the Draft Report.

A.M. will send out a memo itemizing the Commission's comments. The Commission should vote on an approval of their written comments at an upcoming meeting.

Memo

To: Planning and Zoning Commission Members

From: Alan Mueller

Date: 5/6/2004

Re: Traffic Impact Fees

As you know, you have been appointed by the City Council to serve as the impact fee advisory committee and we have previously held a joint workshop with City Council on this topic. Attached is the draft traffic impact fee report for your review. Representatives from the consultant team will be at the meeting on May 10 to review the study and answer questions.

The impact fee statute states that the advisory committee "shall file its written comments on the proposed impact fees". Your comments may be related to the land use assumptions, capital improvement plan, and/or the proposed fee. You are not required to make a specific recommendation; however, you may make do so if there is a consensus of the members. We need your comments by **May 28, 2004.**

The City Council will conduct a public hearing on the land use assumptions and capital improvement plan on June 7; a public hearing on the impact fee is planned for July 19. If City Council chooses to move forward, adoption should take place in August with an effective date most likely to be October 1, 2004. The advisory committee is not required to attend the public hearings, but you may do so if you so choose.

You may recall at the workshop that we discussed a "maximum" fee scenario and a "reduced" fee scenario. The draft report contains alternative page sets for each of these options. The affected pages are 4-4 through 4-6 and 5-1 through 5-8; the replacement pages for the "reduced" scenario are paper-clipped together at the end of Section 5. Depending on the comments of the Commission and final decision by the City Council, the selected scenario will be included in the final report.

City staff and/or the consulting team will assist with compiling your comments for your final consideration before May 28. Additional review sessions can be scheduled as needed.

Please contact me if you have any questions.

May 10th - @ 6:30 pm

MEMBERS OF THE PLANNING & ZONING COMMISSION
as of 11/03

MEMBER	TERM EXPIRES	PHONE #'S
TODD IOCCO, Chairman 3510 Shadycrest Pearland, TX 77581 TIocco@Houston.RR.com Yes	April, 2005	Office: 281-997-3747 Mobile:281-923-8633 Fax: 281-403-1433
SHERYL GREINER-Vice Chairman 2607 Rip Van Winkle Pearland. TX 77581 Sheryl.Greiner@compsol.cc YES	April, 2004	Office: 281-486-4844 Home: 281-997-1203
RUBY SANDARS "NO" 2402 Frances Dr Pearland, TX 77581 sandarsrl@houston.rr.com	April, 2004	Phone:281-485-1509
LINDA COWLES 3412 Shadycrest Pearland, TX 77581	November, 2006	Office:281-652-1659
DON W. SEDERDAHL "NO" 3418 Shady Crest Pearland, TX 77581 dons@ldcm.com	November, 2006	Office: 713-942-7575 Work: 281-412-0091
DAVID RANSOM "Yes" 1108 Chesterwood Pearland, TX 77581 dransom@ev1.net	November, 2005	Office:281-226-5957 Home: 281-648-1869
NEIL WEST 2218 Shadycrest Pearland, TX 77581 Yes	December 10, 2003	Home:281-997-8898

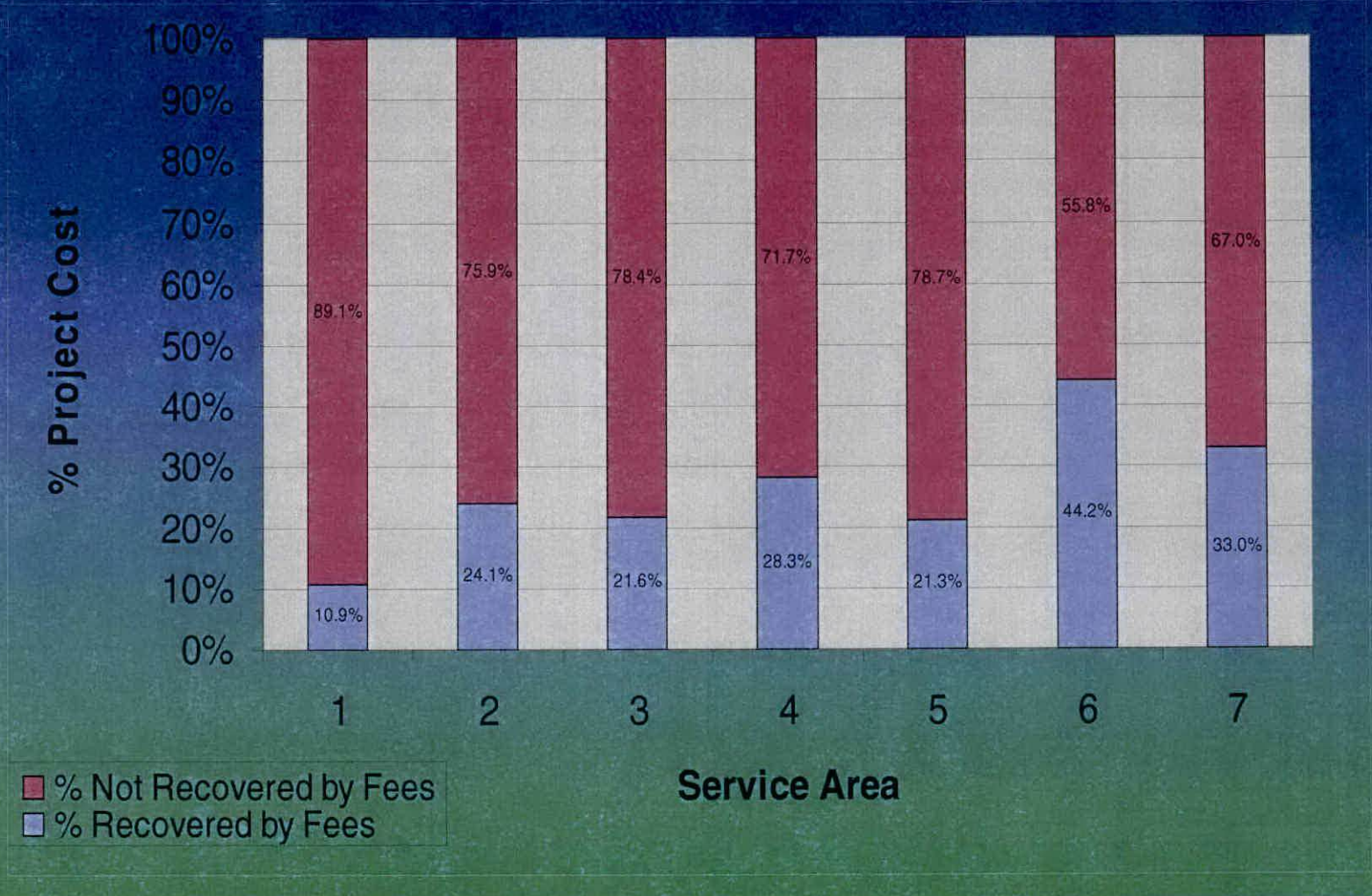
Maximum Potential Fee Revenue

Service Area	Fee Revenue (Full CIP)
1	$2,749,384
2	$3,138,485
3	$908,988
4	$11,267,184
5	$20,430,741
6	$20,735,198
7	$11,511,084
8	$0
Total	$70,741,064

Maximum Potential Fee Revenue

Service Area	Fee Revenue (Reduced CIP)
1	$2,749,384
2	$3,138,485
3	$0
4	$9,495,570
5	$9,335,349
6	$4,975,626
7	$11,511,084
8	$0
Total	$41,205,498

Max Cost Paid by New Development



Road Impact Fee Study

Phase 2

Wilbur Smith Associates

50th Year

1952 - 2002