

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MARCH 3, 2003, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

To consider amendments to the Thoroughfare Plan (Figure 7.2), of the City of Pearland Comprehensive Plan Ordinance as follows:

- 1) Rustic Lane
- 2) Hatfield Road (between FM 518 and Magnolia)
- 3) Unnamed Minor Collector (East of Old Chocolate Bayou Road, West of Marvel Road, South of FM 518, and North of Fite Road)
- 4) Fite Road from Old Chocolate Bayou Road, West and North to FM 518

III. INFORMATION AND CASE SUMMARY

A. STAFF REPORT

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

Mr. Tobin Maples, Executive Director of Community Services

VI. 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.

Posted: 27 day of February, 2003

Removed: 4 day of MARCH, 2003

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NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL

AND

THE PLANNING AND ZONING COMMISSION

Notice is hereby given that on the 3rd day of March, 2003, at 6:30 p.m., the City Council and the Planning and Zoning Commission of the City of Pearland, Brazoria, Harris, and Fort Bend Counties, Texas, will conduct a Joint Public Hearing in the Council Chambers, City Hall, 3519 Liberty Drive, Pearland, Texas, to consider amendments to the Thoroughfare Plan (Figure 7.2), of the City of Pearland Comprehensive Plan Ordinance as follows:

- 1) Rustic Lane
- 2) Hatfield Road (between FM 518 and Magnolia)
- 3) Unnamed Minor Collector (east of Old Chocolate Bayou Road, west of Manvel Road, south of FM 518, and north of Fite Road)
- 4) Fite Road from Old Chocolate Bayou Road west and north to FM 518

At said hearing all interested parties shall have the right and opportunity to appear and be heard on the subject. Maps of the proposed amendments are available in the Public Affairs Department located at 3519 Liberty Drive.

Young Lorfing
City Secretary



TO: PLANNING & ZONING COMMISSION

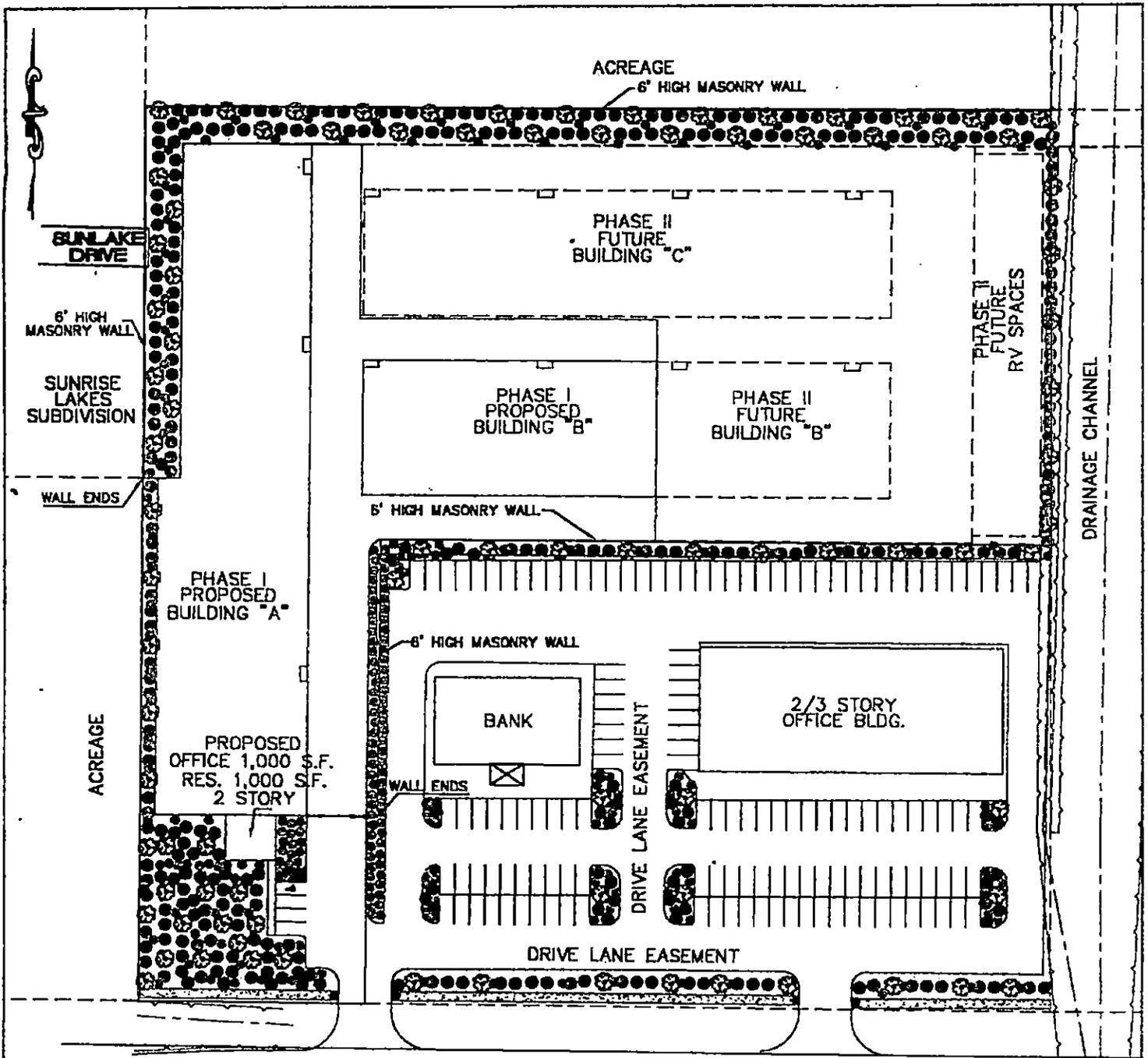
FROM: MONA ANN PHIPPS, DEVELOPMENT COORDINATOR

DATE: FEBRUARY 26, 2003

RE: ZONE CHANGE APPLICATION NO. 1086

Attached, please find additional information submitted by S.F. Sanders, applicant for Zone Change Application No. 1086. This application was previously considered and voted on at the February 17, 2003, Planning & Zoning meeting. At that meeting, P & Z recommended to deny the request 4 to 3.

The enclosed information addresses a number of concerns that surfaced during the Joint Public Hearing and the Planning and Zoning Meeting.



FM 518/BROADWAY ST.
(120' ROW)

**ALL SAFE STORAGE
CONCEPTUAL SITE PLAN
PEARLAND, TEXAS**

2430-001

SCALE 1"=100'

***Sitech* ENGINEERING CORP.**

"The Site Technology Group"

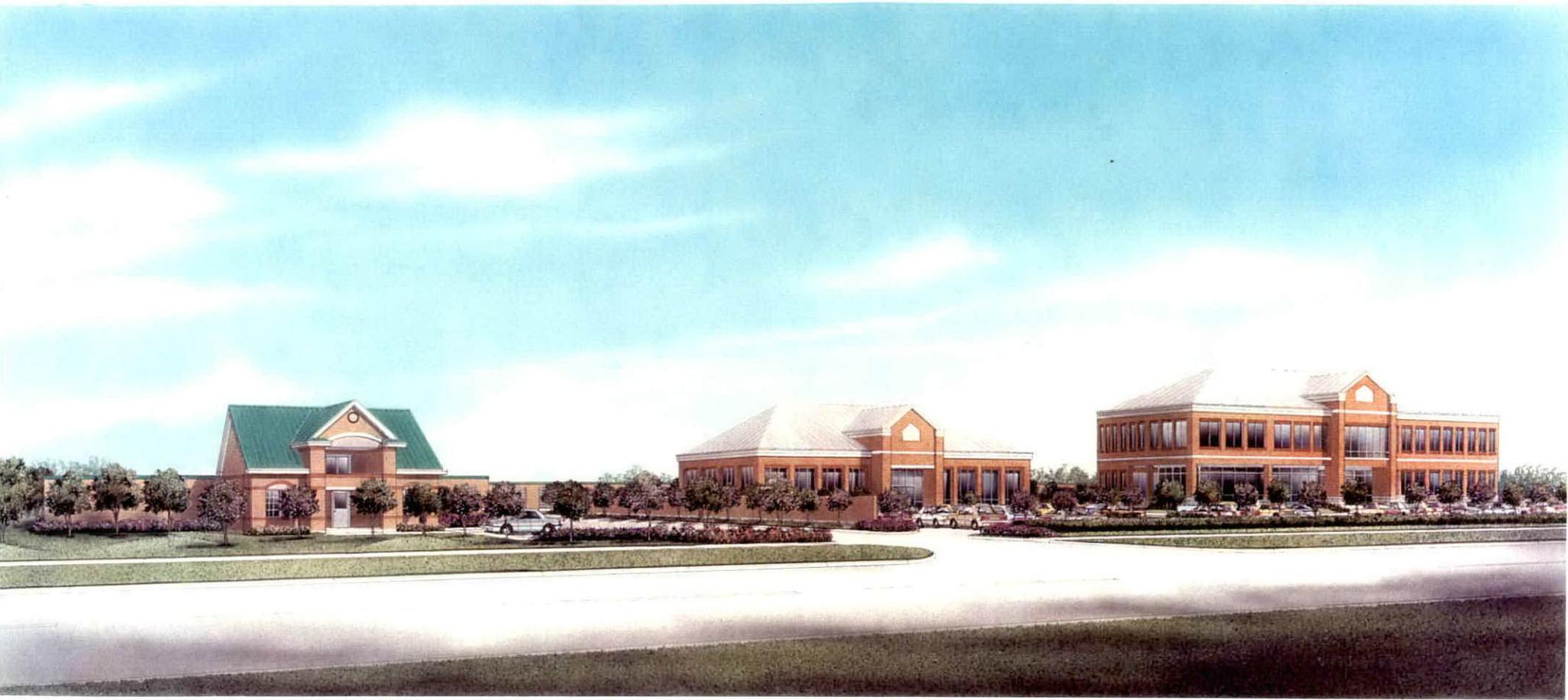
1544 SAWDUST ROAD SUITE 100
THE WOODLANDS, TEXAS 77380

OFF. # (281) 363-4038

FAX # (281) 363-3458

e-mail: sec@sitecheng.com

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MCD

Ministorage Consultants / Developers

S. F. Sanders

9455 Kemp Road
College Station, Texas 77845

cell: (713) 203-0662
home/office/fax: (979) 268-4052

e-mail: sfsanders@webtv.net

March 3, 2003

The City of Pearland, Texas
Planning and Zoning Department
3519 Liberty Drive
Pearland, Texas 77581

Re: Re-Zoning of subject site from "Suburban Development" to "General Business"

Dear Ladies and Gentlemen;

This letter and the enclosed attachments are a follow-up to the Predevelopment meeting we attended on January 29, 2003 and the Planning and Zoning meeting we attended on February 3, 2003.

The proposed Allsafe Storage Facility site is 5.17 acres located on the North side of FM 518, East of Sunrise Boulevard (the entrance to Sunrise Lakes Subdivision) and West of Ower Lane. We are requesting that this property be re-zoned from "Suburban Development" to "General Business". We are proposing to develop this site as a first-class, state of the art ministorage facility.

We have commissioned an artist to prepare a representation of the completed site showing the storage facility we propose to construct along with the two commercial buildings that are to be constructed in front of the facility. As you can see the future bank building and multi-story professional building, plus the extensive landscaping make the storage facility virtually invisible from FM 518, with the exception of our beautiful office building.

We have also, enclosed an article from the "Texas Mini News" discussing the changing dynamics of the modern storage facility. Modern facilities are far from the old tin buildings and gravel driveways most people envision when they think "ministorage". Modern facilities like the one we are proposing consist of beautiful buildings and landscaping, well lighted, safe secure projects that are very inviting. Many of the users of these types of facilities are professional businesses such as title companies, banks, CPA's, lawyers, dentist, etc, people who have to store office information that they can get to from time to time. These users in particular demand a facility that is closer to a professional office, just not at the high cost of a professional office.

We hope that the artist rendering and the information about the type of modern facility we are proposing *will help* you to see the benefit of this facility in your community and particularly in an area that is destined to be the new commercial center of the City of Pearland.

Sincerely,

A handwritten signature in black ink, appearing to read "S.F. Sanders". The signature is fluid and cursive, with a large initial "S" and "F" that are connected to the rest of the name.

S.F. Sanders/Ministorage Consultants/Developers

Texas Mini Storage Association

[Membership](#)
[Buyer's Guide](#)
[Facility Locator](#)
[Convention](#)
[Education](#)
[Calendar](#)
[Home](#) | [Frequently Asked Questions](#) | [Contact Us](#) | [Member Benefits](#) | [Members Only](#) | [Board Members](#) | [Idea Exchange Forum](#)


The Changing Face of Self Storage

by Aaron Swerdlin, CB Richard Ellis

Growing up, I thought my Dad was the coolest Dad around because he could make personal telephone calls from his car (he is a HAM radio operator and used what is called an auto-patch). Of course I still think my dad is the coolest dad, but now for reasons other than the electronic gizmos in his automobile.

How times have changed though! Nowadays, making a phone call from the car is hardly unique. In fact, a cell phone is considered a necessity. In less than 20 years, we've seen an industry grow from a novelty to something only the rich can afford to something that is so common that our Congress is debating national laws that will restrict its use [in cars] because of the dangers the widespread use causes on the road.

How does this have anything to do with self-storage? Americans are relatively quick to incorporate new phenomena into our culture. You may never hear the phrase, 'hot dogs, apple pie, and self storage,' but we're getting there. When markets like Phoenix and Dallas dilate the available self-storage square feet by 40% in five years it can mean only one thing—a greater percentage of the population is using self-storage. We know this because we know the population of Dallas hasn't grown 40% in the last five years yet most of the new space is occupied.

Are we, as an industry, the next cell phone? I wish. The latest statistic I could find on cell phone usage was almost 35% of the entire population owns a cell phone. Wouldn't our industry benefit from a customer base of 105,000,000 tenants in the United States?! Unfortunately, I don't think that's going to happen. However, our customer base grows every day.

It wasn't even 10 years ago that people still were using self-storage as a method of land banking. Now, with the prices being paid for raw land to increase the high-visibility of self-storage locations, self-storage is the end use for prime real estate all over the country. It's become a much more socially acceptable component of our communities. And this metamorphosis of the industry has come about through evolution. The other day I was visiting the site you see above—MoPac Self-Storage in Austin. It was a sunny afternoon, and I observed a man pull up, open his

unit, and begin rummaging through a box of shoes, seeking the pair he would need. He had hiking boots, golf shoes, and many other pairs in the box. The property was clean and well landscaped. A calm, relaxed atmosphere prevailed. It occurred to me that this fellow was right at home—he considered his 10' x 10' unit an extension of his own property. I realized then that for most tenants, making a trip to the storage unit was not a dread-filled task, but a pleasant diversion. To me, that represents a new perspective on self-storage in our culture.

They're Going to Stay

As operators we know that if a new tenant expects to stay three months, they'll be there for 10. And if they expect to rent a unit for a year, they're likely to be there two years. Let's face it, for \$75.00 I'd rather leave my personal items in storage one more month than spend my Saturday moving things to my garage...or even worse, the trash can! But more than that, we have to realize that almost half of our tenants never have rented storage previously. So we have to remember we're educating one out of every two customers about what self-storage is exactly. And if they have a pleasant experience they'll be back. Or even better, they'll just stay. Because they find out (but probably won't admit) what we already know...we are a sentimental nation. We don't like to throw away anything. And as long as it's out of site and not taking up room in the family garage, it's "taken care of." No one thinks about the fact that at \$150 per month much of what is being stored could be repurchased once all the money spent in rent is added up. But the one thing that can't be repurchased is the sentimental value of what is being stored. *And that is the real value we add.*

OK, let's take a slightly less cynical approach. Economically, these are good times. Even with all the talk of a recession and of the high-tech slow down, we're all better off today vs. 10 years ago. I read just yesterday that despite everything that is going on in the world, housing starts exceeded expectations for the second and third quarters. And with interest rates as low as 6% on a 15-year mortgage, it's both a buyer's market and a seller's market. Lower interest rates are good for borrowers. But they tend to inflate the prices of houses because the dollar goes so much further. So we can afford "more house" today because interest rates are low. But most sellers know this so they inflate the price of their home. In a lot of areas, especially inner city and near-town locations, home prices have priced many potential buyers out of the market. This is an economic fundamental for urban sprawl. In Houston, a homebuyer gets approximately 25% more square feet for their home-buying dollar if they're outside the Beltway (the outer-loop toll road in Houston). Which, interestingly enough, supports why the inner-loop of Houston is where one will find the highest rental rates and the highest occupancy level for storage. It's the same area where all types of space are at a premium. At \$250 per square foot for housing (vs. less than \$100 per square foot outside the Beltway), one would rather pay \$150 a month for 100 square feet of storage at the neighborhood self-storage facility than move to a bigger home. And now that sophisticated developers are creating customer-friendly facilities on main street locations, the community is very accepting of our business. And they show their acceptance and support by using the product.

The Commercial Tenant

The third customer dynamic is the commercial tenant. This is the most difficult customer to forecast, as it's so difficult to identify a common denominator by which we gauge their rental behavior. It's generally accepted that commercial tenants stay longer. But how do we identify

what makes a site attractive to commercial tenants? Most of the improvements being made to the self-storage industry are residential in nature (e.g. retail locations, well-lit hallways, retail configurations and products in the onsite office). My personal observations have been that commercial tenants are taking advantage of the lower rents at older facilities because they don't need the added amenities that are driving up the rent at the newer facilities.

It was only a couple years ago that we tried to define the depth of our markets in terms of three square feet of storage per person. I've seen markets in which there are 11 square feet of storage per person and every facility was in excess of 85% occupancy. Certainly there still are markets in which three square feet per person is an accurate measurement of depth. However, three square feet per person is no longer the industry standard by which we judge our markets. We've become sophisticated enough as an industry to realize that there are dynamics that drive each market beyond just square feet per person. More importantly, we understand that each sub-market within each market has different key indicators that project success.

Self-storage isn't yet a necessity as is the cell phone, but we've come a long way. Wall Street lends money on self-storage. Wall Street investors own companies whose sole purpose is to buy, sell, build and operate self-storage. Today, even the industry's largest operator advertises on television during prime time. And we will continue our ascent within the pop culture. Maybe we're closer than we think to being included with fax machines, cell phones, email address and casual Fridays when delineating that list of necessities that define our modern culture. Maybe, one's place in society soon will be defined not by one's knowledge of California Cabs but by where one chooses to store and what kind of lock they have on the door.

Aaron A. Swerdlin manages the CB Richard Ellis, Inc. Self Storage Advisory Services Group. Mr. Swerdlin is the former Vice President and Director of Acquisitions for Storage Trust, a self-storage REIT acquired by Public Storage in March of 1999. Mr. Swerdlin can be contacted by calling the Houston office of CBRE at 713-840-6500.

EDWARD B. SCHULZ & CO.
REAL ESTATE APPRAISERS & CONSULTANTS
8588 KATY FREEWAY, SUITE 380
HOUSTON, TEXAS 77024
713/973-0212 (office)
713/973-2028 (fax)

VIA FACSIMILE: (979) 268-4052

February 27, 2003

Mr. S. F. Sanders
9455 Kemp Road
College Station, Texas 77845

Re: Market Demand for Mini Storage Space

Dear Mr. Sanders:

Per our conversation, I am forwarding this letter to reiterate our discussion relative to market demand for mini storage space. In the various national studies that we have reviewed, we find that the experts generally conclude that market demand for mini storage space varies from market to market. A recent article in the *2003 Self-Storage Almanac* indicated that the 2002 overall national demand was close to five square feet per capita. The level of demand for storage space continues to rise. Demand for storage space increased at a rate of approximately 8% per year over the five years prior to 2002.

In our experience in performing over 70 feasibility studies and appraisals on mini warehouse facilities in the Houston Market Area, we find that market demand can exceed ten square feet per capita. This level of demand is generally a reaction to market conditions within a specifically defined market area, and equilibrium would generally be below ten square feet per capita. Rapidly growing market areas support the demand for storage space at the upper end of the range.

I hope that this clarifies our discussion relative to the varying demand per capita for storage space. If you have any further questions regarding this matter, or if you would like for us to perform a more in-depth study relative to a specific market area, please do not hesitate to contact this office.

Yours truly,


Jon D. Deat
JDD/hrj

Sanders ltr

Patrick O'Connor & Associs



*Pub - return to all -
SF Studies
242 977 268-4052
Program info
cc. Debbie -
for your use in
future dev. of area*

February 28, 2003

Mr. Gary Ferguson
BPI Realty
11753 West Bellfort, Suite 114
Stafford, TX 77477

Dear Gary:

Per your request, below is the per-capita and per-household data indicating the percentage of residents in Harris County who use self-storage facilities:

Harris County Population 1.	Number of Households (2.5 per household)	Total Inventory (sq. ft.)	Percent Occupied	Total Inventory Occupied	Approx number of occupied units @ 100 sq ft each
3,456,187	1,394,475	15,916,717	93.8%	14,931,756	149,318

1. Center for Public Policy, based upon averaging 2000 and 2005 data

Based on the above numbers, the per-household and per-capita usage is as follows (the supporting information justifying these numbers are attached):

Harris County	Percent who use self-storage
Population	4.30%
Households	10.70%

This information is based on Harris County data.

Please call me if you have any questions or need additional information.

Sincerely,

Pat O'Connor, MAI
President



Patrick G. O'Connor, MAI

2000 North Loop West
Suite 110, Houston Texas 77018
(713) 686-8088 FAX (713) 686-3877
e-mail pocconnor@pocconnor.com

Camelot CMC

P.O. Box 1115
Katy, Texas 77482-1115

Phone: 713-888-9112
Web: www.camelotpm.com
Email: camelotcm@flash.net


Educating Businesses
in Self Storage!

2-19-2003

Mr. S.F. Sanders here is the information you requested on the Feasibility Study we conducted in Pearland, Texas located near Hwy 288 and F.M. 518.

The population is 53,770 at this time. Houston is in a let us move to the Suburbs for a better way of life. This is true of this area. The growth rate in this area will be very high. There are plans for additional 8,000 homes for this area right now. Average Household at 3 persons this alone will bring additional population of 24,000 people to this area.

The Self Storage Industry in the Houston Area is very strong. The average usage of the storage is 10-12 % of the population. The average size is around 110 sq.ft. just based on the population at this time of 53,770 divided by 12 = 4,480 users x 110sq.ft. = 492,891 sq.ft. of Self Storage, then if you factor in the additional 24,000 population there will be a need of additional 220,000 sq.ft. of Storage. As you can see in the very near future there will be a need of 712,891 sq.ft. of Storage, based on the Houston Trend.

At this time there are only four competitors Broadway West, Shurlock, Classic and Private Mini. The average size of these facilities is around 50,000 sq.ft. each. At the time of the Feasibility Study the average occupancy was at 91%. Two of them were added on one 8,000 sq.ft. and the other around 12,000 sq.ft. Just by doing the math we see that the storage available is 200,000 plus 20,000 equals 220,000 sq.ft. this shows a additional need of 272,000 sq.ft. and future need of 220,000 sq.ft. for a total of 492,000 sq.ft. within the next four years. This is just based on residential customers. Generally in this business you will have 30-40% Commercial customers also!

This area reminds me of the Katy Area we have seen the population explode by Houston people moving out to get away from the problems of the Big City. Just look at the retailers that have moved into the area. These guys do their Homework they know what is happening. If you have any other questions please feel free to call me.

Thank you

Daniel R. Stratton,I

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MARCH 3, 2003, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

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Proposed Amendment to the Thoroughfare Plan (Figure 7.2)

Planning and Zoning Commission Joint Public Hearing:

March 3, 2003

Item:

Conduct a Joint Public Hearing to Consider Proposed amendments to the Thoroughfare Plan (Figure 7.2), Rustic Lane, Hatfield Road (between FM 518 and Magnolia), Unnamed Minor Collector (east of Old Chocolate Bayou Road, west of Manvel Road, south of FM 518, and north of Fite Road), and Fite Road from Old Chocolate Bayou Road west and north to FM 518, of the City of Pearland Comprehensive Plan Ordinance.

EXECUTIVE SUMMARY

The amendments listed below are being proposed in order to provide needed relief of traffic congestion, increased accessibility to adjoining land uses (public safety issue-additional ingress/egress), elimination of cut-through traffic, and consistency with the extension of existing roadways. Please note the schedule for the proposed amendments is listed below and that staff will be present at the meeting to detail the proposal and answer any questions you may have.

The schedule is as follows:

Joint Public Hearing and P&Z Recommendation:	March 3, 2003
1 st Reading (City Council):	March 10, 2003
2 nd Reading (City Council):	March 24, 2003

Proposed Amendments

1.

Rustic Lane: Currently, a two-lane uncurbed road (east of Dixie Farm), Rustic Lane provides the sole access to Rustic Oaks Elementary School. The proposed extension of Rustic Lane to Dixie Farm is intended to accommodate students within the school's service zone who today must take a circuitous route to school. The proposed amendment to eliminate this extension was initiated by Clayton Dykes who is developing the tract of land located at the northern end of Buckholt. City Council conducted a workshop on February 10, 2003 to discuss this issue (see attached agenda request).

Also, as part of the Rustic Lane amendment, staff is proposing the deletion of the northern extension of the minor collector into the Pine Hollow subdivision. This deletion is being proposed due to the fact the neighborhood (Pine Hollow) is already platted and developed. Specifically, this Section of Pine Hollow was developed prior to the adoption of the Master Thoroughfare Plan, which did not account for the presence of the subdivision. Furthermore, according to the definition in the Thoroughfare Plan, a Minor Collector is intended to discourage through traffic through residential areas.

2.

Hatfield Road: The Hatfield Road amendment encompasses the section between F.M. 518 and Magnolia. The proposed amendment is to reclassify this section of Hatfield Road from a Major Collector (80' r-o-w) to a Minor Collector with sufficient width (60' r-o-w) and eliminate the proposed creek crossing to Magnolia. Staff is of the opinion this section of Hatfield does not need to function as a Major Collector because it is situated between (approximately 1,300') Harkey Road (Proposed Secondary Thoroughfare- 100' r-o-w) and McLean Road (Proposed Major Collector- 80' r-o-w). Specifically, Harkey and McLean (once widened) will provide adequate mobility for the area.

3.

Unnamed Minor Collector (east of Old Chocolate Bayou Road, west of Manvel Road, south of FM 518, and north of Fite Road): The deletion of this Minor Collector is being proposed due to the fact the Comprehensive Plan (Land Plan and Thoroughfare Plan) did not account for the presence of the existing lake. Specifically, a substantial portion of the proposed roadway and future residential uses are shown directly over the location of the lake. Because the lake is existing and functioning as a detention facility for surrounding development, it is unlikely new development within the area will generate enough trips to warrant the

minor collector street called for within the Thoroughfare Plan. Also, Old Chocolate Bayou Road (Secondary Thoroughfare – 100' r-o-w) and Manvel Road (Major Collector (80' r-o-w) are located respectively to the west and east.

4.

Fite Road from Old Chocolate Bayou Road west and north to FM 518: The addition of this western extension of Fite Road is being proposed in order to facilitate future traffic demands and provide a secondary ingress/egress to the general area. Specifically, the land between F.M. 518 and Fite Road is divided horizontally (east to west) by an existing pipeline. As a result and based on proposals presented during recent predevelopment meetings, staff believes the area will need secondary access from Fite Road upon development. For example, emergency access to development in this area could be hindered if a pipeline event occurs and the only point of ingress/egress is from F.M. 518.

RECOMMENDED ACTION

Conduct a Public Hearing to consider the above referenced amendments to the Thoroughfare Plan (Figure 7.2), of the City of Pearland Comprehensive Plan Ordinance.

Attachments:

Existing and Proposed Thoroughfare Plan (Figure 7.2) and February 10, 2003 City Council Agenda Memo from Alan Mueller, Deputy City Manager

**AGENDA REQUEST
BUSINESS OF THE CITY COUNCIL
CITY OF PEARLAND, TEXAS**

AGENDA OF: February 10, 2003 (Workshop)	ITEM NO. _____
DATE SUBMITTED: Feb. 3, 2003 DEPARTMENT OF ORIGIN: Deputy City Manager	
PREPARED BY: Alan R. Mueller	PRESENTOR: Alan R. Mueller
SUBJECT: Rustic Lane Extension	
EXHIBITS: Construction cost estimate; traffic engineering study; schematic drawing	
EXPENDITURE REQUIRED: NA	
AMOUNT BUDGETED: NA	
ACCOUNT NO.: NA	
ADDITIONAL APPROPRIATION REQUIRED: NA	
ACCOUNT NO.: NA	
FUNDS AVAILABLE _____ (Finance Department Approval)	

EXECUTIVE SUMMARY

Background

The City's Thoroughfare Plan calls for the extension of Rustic Lane from Stevenson Road to Dixie Farm Road. Clayton Dykes, a land owner along the route, requested the City Council to reevaluate the need for this road to be on the Thoroughfare Plan. At a workshop in late 2002 Council directed staff to investigate the necessity, feasibility, and cost of extending the road.

Necessity

A traffic study has been prepared by Traff Data Associates, the City's on-call traffic engineer. Several conclusions are contained in the report and summarized as follows:

1. The proposed extension of Rustic will connect to Dixie Farm Road at the existing Willow Lake Drive. This location provides good spacing for a future traffic signal between Broadway and Oakbrook. The proposed signal at Westfield potentially could be removed.
2. The study indicates that cut-through traffic in Willow Lake subdivision should not be a concern due to the circuitous nature of streets in Willow Lake and the lack of a signal at Windfern/Broadway.
3. Projections indicate the Rustic Lane extension would reach the minimum traffic volume threshold for a collector of 3,500 vehicles per day in 2005. Therefore, the road would be justified by traffic volume in 2005 or after.

Feasibility

The feasibility of constructing the road due to space limitations was discussed at the workshop. There was a concern that there is not adequate room between Mary's Creek and the back of Pine Hollow Estates to allow adequate room for BDD4's preferred drainage easement in addition to the road right of way. In the tightest segment, there is approximately 146.5 feet from the centerline of Mary's Creek to the back lot line of Pine Hollow Estates.

The attached schematic indicates that the alignment is feasible. It allows for the standard 60 foot right of way and 86.5 feet from the centerline of Mary's Creek for the BDD4 easement. The BDD4 standard is 90 feet, so this plan is 3.5 feet short, but there is an additional 16 feet from the right of way line to the pavement that can be used for an overlapping maintenance area. This plan has been reviewed with Mike Yost of BDD4. He verbally concurred with the plan and indicated he would send written confirmation.

Based on approximate measurements from Mr. Dykes site plan, it appears that the closest point of his house will be approximately 55 feet from the Rustic Lane right of way. (The south edge of the house is approximately 410 feet from the end of Pine Hollow Estates and the right of way is approximately 465 feet from the same point) This is only an approximation and has not been confirmed in the field.

As was previously contemplated, the existing Pine Hollow Estates detention pond would need to be relocated. Additional detention would be required for the new run off from the road. A portion of the required detention volume could be constructed on-site and a portion would have to be constructed off-site.

Cost Estimate

The cost estimate is based on general parameters and unit prices since no detailed design has been completed. The total cost estimate including construction, right of way, engineering, and contingencies is \$3,310,000. The estimate includes large lump sums for right of way (\$400,000), detention (\$100,000), and pipeline adjustments (\$500,000) that would require significantly more research to arrive at a better estimate. There is also a 25% contingency allowance.

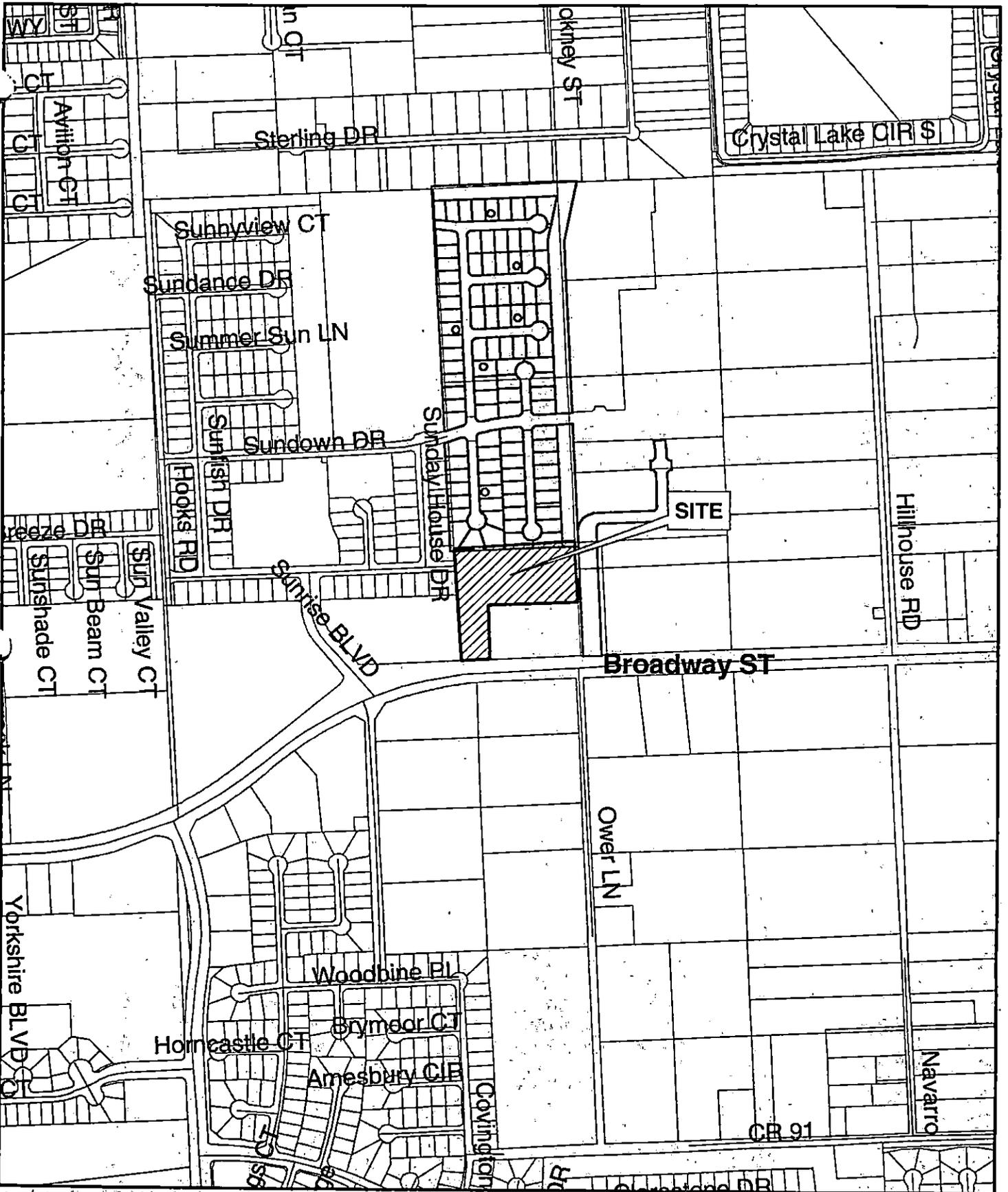
Summary

Conclusions that can be drawn from the schematic drawing and the traffic study are that the road is technically feasible and justifiable from a traffic flow and mobility perspective. The obvious drawback is the relatively high cost for a short section of road due to the pipeline and creek crossings.

Since the road is feasible and justifiable, the decision to remove or leave the road on the Thoroughfare plan becomes a financial decision. If the Council believes this expenditure would never be viable, the road should be removed from the Plan. If the Council believes the road is necessary and could someday be funded, the road should remain on the Plan.

RECOMMENDED ACTION

Provide Direction. If Council desires to remove the road from the Plan, the Thoroughfare Plan could be updated as part of the Comprehensive Plan update or handled by a separate public hearing and ordinance.



**Zone Change Application No. 1086 &
 Specific Use Application No. 124
 S. F. Sanders
 Broadway Street**





Proposed Amendment to the Thoroughfare Plan (Figure 7.2)

Planning and Zoning Commission Regular Business Meeting:

March 3, 2003

Item:

Consider Proposed amendments to the Thoroughfare Plan (Figure 7.2), Rustic Lane, Hatfield Road (between FM 518 and Magnolia), Unnamed Minor Collector (east of Old Chocolate Bayou Road, west of Manvel Road, south of FM 518, and north of Fite Road), and Fite Road from Old Chocolate Bayou Road west and north to FM 518, of the City of Pearland Comprehensive Plan Ordinance.

EXECUTIVE SUMMARY

The amendments listed below are being proposed in order to provide needed relief of traffic congestion, increased accessibility to adjoining land uses (public safety issue-additional ingress/egress), elimination of cut-through traffic, and consistency with the extension of existing roadways. Please note the schedule for the proposed amendments is listed below and that staff will be present at the meeting to detail the proposal and answer any questions you may have.

The schedule is as follows:

Joint Public Hearing and P&Z Recommendation:
1st Reading (City Council):
2nd Reading (City Council):

March 3, 2003
March 10, 2003
March 24, 2003

Proposed Amendments

1.

Rustic Lane: Currently, a two-lane uncurbed road (east of Dixie Farm), Rustic Lane provides the sole access to Rustic Oaks Elementary School. The proposed extension of Rustic Lane to Dixie Farm is intended to accommodate students within the school's service zone who today must take a circuitous route to school. The proposed amendment to eliminate this extension was initiated by Clayton Dykes who is developing the tract of land located at the northern end of Buckholt. City Council conducted a workshop on February 10, 2003 to discuss this issue (see attached agenda request).

Also, as part of the Rustic Lane amendment, staff is proposing the deletion of the northern extension of the minor collector into the Pine Hollow subdivision. This deletion is being proposed due to the fact the neighborhood (Pine Hollow) is already platted and developed. Specifically, this Section of Pine Hollow was developed prior to the adoption of the Master Thoroughfare Plan, which did not account for the presence of the subdivision. Furthermore, according to the definition in the Thoroughfare Plan, a Minor Collector is intended to discourage through traffic through residential areas.

2.

Hatfield Road: The Hatfield Road amendment encompasses the section between F.M. 518 and Magnolia. The proposed amendment is to reclassify this section of Hatfield Road from a Major Collector (80' r-o-w) to a Minor Collector with sufficient width (60' r-o-w) and eliminate the proposed creek crossing to Magnolia. Staff is of the opinion this section of Hatfield does not need to function as a Major Collector because it is situated between (approximately 1,300') Harkey Road (Proposed Secondary Thoroughfare- 100' r-o-w) and McLean Road (Proposed Major Collector- 80' r-o-w). Specifically, Harkey and McLean (once widened) will provide adequate mobility for the area.

3.

Unnamed Minor Collector (east of Old Chocolate Bayou Road, west of Manvel Road, south of FM 518, and north of Fite Road): The deletion of this Minor Collector is being proposed due to the fact the Comprehensive Plan (Land Plan and Thoroughfare Plan) did not account for the presence of the existing lake. Specifically, a substantial portion of the proposed roadway and future residential uses are shown directly over the location of the lake. Because the lake is existing and functioning as a detention facility for surrounding development, it is unlikely new development within the area will generate enough trips to warrant the

minor collector street called for within the Thoroughfare Plan. Also, Old Chocolate Bayou Road (Secondary Thoroughfare – 100' r-o-w) and Manvel Road (Major Collector (80' r-o-w) are located respectively to the west and east.

4.

Fite Road from Old Chocolate Bayou Road west and north to FM 518: The addition of this western extension of Fite Road is being proposed in order to facilitate future traffic demands and provide a secondary ingress/egress to the general area. Specifically, the land between F.M. 518 and Fite Road is divided horizontally (east to west) by an existing pipeline. As a result and based on proposals presented during recent predevelopment meetings, staff believes the area will need secondary access from Fite Road upon development. For example, emergency access to development in this area could be hindered if a pipeline event occurs and the only point of ingress/egress is from F.M. 518.

RECOMMENDED ACTION

Recommend approval for the above referenced amendments to the Thoroughfare Plan (Figure 7.2), of the City of Pearland Comprehensive Plan Ordinance.

Attachments:

Please utilize JPH attachments

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MARCH 3, 2003, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

To consider amendments to the Thoroughfare Plan (Figure 7.2), of the City of Pearland Comprehensive Plan Ordinance as follows:

- 1) Rustic Lane
- 2) Hatfield Road (between FM 518 and Magnolia)
- 3) Unnamed Minor Collector (East of Old Chocolate Bayou Road, West of Manvel Road, South of FM 518, and North of Fite Road)
- 4) Fite Road from Old Chocolate Bayou Road, West and North to FM 518

III. INFORMATION AND CASE SUMMARY

A. STAFF REPORT

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

Mr. Tobin Maples, Executive Director of Community Services

VI. 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.