AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JULY 19, 2004, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

Zone Change Application No. 1178

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification General Business District (GB) to Commercial District (C), on the following described property, to wit:

Legal Description: 2.389 acres of land, out of Lot 59, of the Allison Richey Gulf Coast Home Company Subdivision of the H.T. & B.R.R. Company Survey No. 20 (F.B. Drake), Abstract 506, Brazoria County, Texas (Located on the West Side of Cullen Boulevard, and North of FM 518 (Broadway Street))

Owner: Jung Kwak
2621 Sunfish Drive
Pearland, Texas 77584

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT
B. APPLICANT PRESENTATION

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

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. 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.

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1639
281-652-1702 fax
www.ci.pearland.tx.us

APPLICATION FOR A CHANGE IN ZONING

Please check one:

☒ **Change in Zoning Classification from:** GENERAL BUSINESS (list current zoning) **to:** COMMERCIAL (list proposed zoning)

☐ **Specific Use Permit Request for :** _____ (list proposed use)

Property Information:

Address: 2620 CULLEN BLVD

Subdivision: ALLISON-RICHEY GULF COAST HOME COMPANY'S SUBURBAN GARDENS SEC 20 Lot: 59 Block: _____

Tax I.D. Number: 0506-0045-110

**** For unplatted property, attach a copy of the metes and bounds description****

Current use of property (type of structures on property): VACANT

Future/proposed use of property and reason for zone change: COMMERCIAL

PROPERTY OWNER INFORMATION:

NAME Jung H Kwak
ADDRESS 2621 Suntish Dr
CITY Pearland STATE TX ZIP 77584
PHONE (281) 997-6626
FAX (281) 997-6626
E-MAIL ADDRESS JUNG1063@msn.Com

APPLICANT INFORMATION:

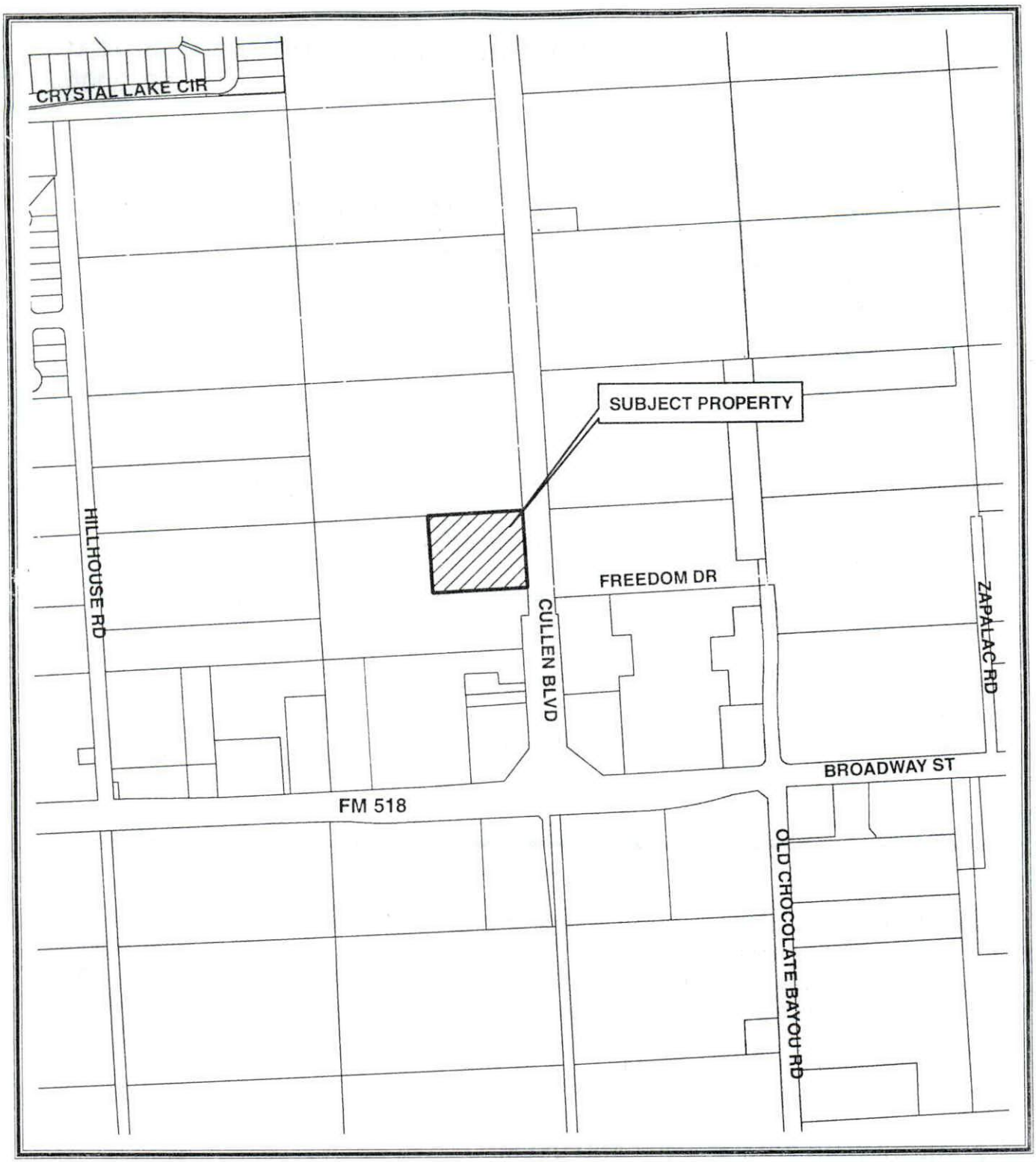
NAME JUNG H KWAK
ADDRESS 2621 Suntish Dr
CITY Pearland STATE TX ZIP 77584
PHONE (281) 997-6626
FAX (281) 997-6626
E-MAIL ADDRESS Jung1063@msn.Com

PETITION: As owner/agent, I hereby petition the City of Pearland for approval of the above described request as provided for by the laws of the State of Texas and ordinances of the City of Pearland. I certify to the best of my knowledge that this is a true description of the property upon which I have requested the above checked action. I understand that I am fully responsible for the correctness of the legal description given.

Owner's Signature: [signature] Date: 6/4/04

Agent's Signature: _____ Date: _____

OFFICE USE ONLY: FEES PAID: $275.00 DATE PAID: 6-4-04
RECEIVED BY: [illegible] APPLICATION NO. 1178



LOCATION MAP

Zone Change Application No. 1178
Owner/Applicant: Jung Kwak
Location: 2620 Cullen Boulevard
Change: GB - C

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JOINT PUBLIC HEARING AGENDA ITEM
MEETING OF JULY 19, 2004

ZONE CHANGE APPLICATION NO. 1178

Existing Zoning:	General Business District (GB)
Requested Zoning:	Commercial District (C)
Location or Address of Property:	West Side of Cullen Boulevard, and North of FM 518 (Broadway Street)
Property Owner:	Jung Kwak
Applicant:	Jung Kwak

SUMMARY: The applicant is requesting a change in zoning on the subject property for commercial district uses. In June 2003, the applicant received approval for a zone change from Suburban Development District (SD) to General Business District (GB). The applicant has indicated that he would like to change the zoning of the subject property to Commercial District (C), in order to allow more options on the permitted uses for the subject property as it is developed.

SURROUNDING ZONING AND LAND USES:

	Zoning	Land Use
North	General Business District (GB)	Cemetery
South	General Business District (GB)	Undeveloped tract; Exxon Mobil convenience store

East	Suburban Development District (SD)	City of Pearland Fire Station
West	General Business District (GB)	Undeveloped tract

CONFORMANCE TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE: The applicant is requesting a C zoning district. The minimum lot size for the C district is 22,500 square feet and the minimum lot width is 150 feet. The subject property meets these requirements; the subject property is larger than 2 acres in size and approximately 300 feet in width.

The applicant will be responsible for complying with all other space limitations of the C zoning district if the zone change is approved.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan recommends General Business District Uses for the subject property, as well for all of the properties on all sides of the subject property. The Comprehensive Plan further indicates that the appropriate zoning districts for general business uses are the General Business District (GB) and the Commercial District (C). Therefore, the proposed zone change conforms to the Comprehensive Plan.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has frontage on Cullen Boulevard, a major thoroughfare with 120 feet of right-of-way and of sufficient width. No other roadways affect the subject property.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The subject property is currently zoned General Business District, and is surrounded on all sides by other properties that are zoned General Business District. The applicant has indicated that he would like to change the zoning to Commercial in order to have more options on future uses and tenants for the subject property.

The GB and C districts both permit many of the same uses. However, one of the main differences in these two district is that the C district allows for open storage and outside display. The GB district also permits open storage and outside display, but limits the

outside activities to pedestrian walkways.

Staff is of the opinion that the Commercial District would not be appropriate in an area that is completely surrounded by General Business District zoning.

PUBLIC COMMENTS: Public notice/comment forms were mailed to property owners within 200 feet of the subject property under consideration. A legal notice of public hearing was published in the local newspaper, and a Zoning Sign was placed on the subject property.

STAFF RECOMMENDATION: Staff recommends denial of the zone change for C, as proposed by the applicant, for the following reasons:

1. The existing GB zoning district is consistent with surrounding GB zoning districts located on all sides of the subject property under consideration.

2. A C district would not be appropriate in an area that is completely surrounded by GB district zoning, as the C district permits a more intensive type of uses, including no limits on open storage and outside display.

3. The existing GB district permits a wide variety of developable uses.

SUPPORTING DOCUMENTS:

- Notice of Public Hearing
- Zone Change Application
- Location Map
- Property Ownership Map
- Property Owner Notification List
- Zoning Map
- Future Land Use Plan

CITY OF PEARLAND
3523 Liberty Drive (Community Center), Pearland, Texas 77581
281-652-1742 FAX 281-652-1702 www.ci.pearland.tx.us

Property Owner Notice

ZONE CHANGE APPLICATION NO. 1178

NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, REGARDING:

A request by Jung Kwak, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from classification General Business District (GB) to Commercial District (C), on the following described property, to wit:

> 2.389 acres of land, out of Lot 59, of the Allison Richey Gulf Coast Home Company Subdivision of the H.T. & B.R.R. Company Survey No. 20 (F.B. Drake), Abstract 506, Brazoria County, Texas
>
> (Located on the West Side of Cullen Boulevard, and North of FM 518 (Broadway Street))

PUBLIC HEARINGS WILL BE HELD IN THE
COUNCIL CHAMBER OF CITY HALL
LOCATED AT
3519 Liberty Drive, Pearland, Texas
on
MONDAY, JULY 19, 2004, AT 6:30 P.M.

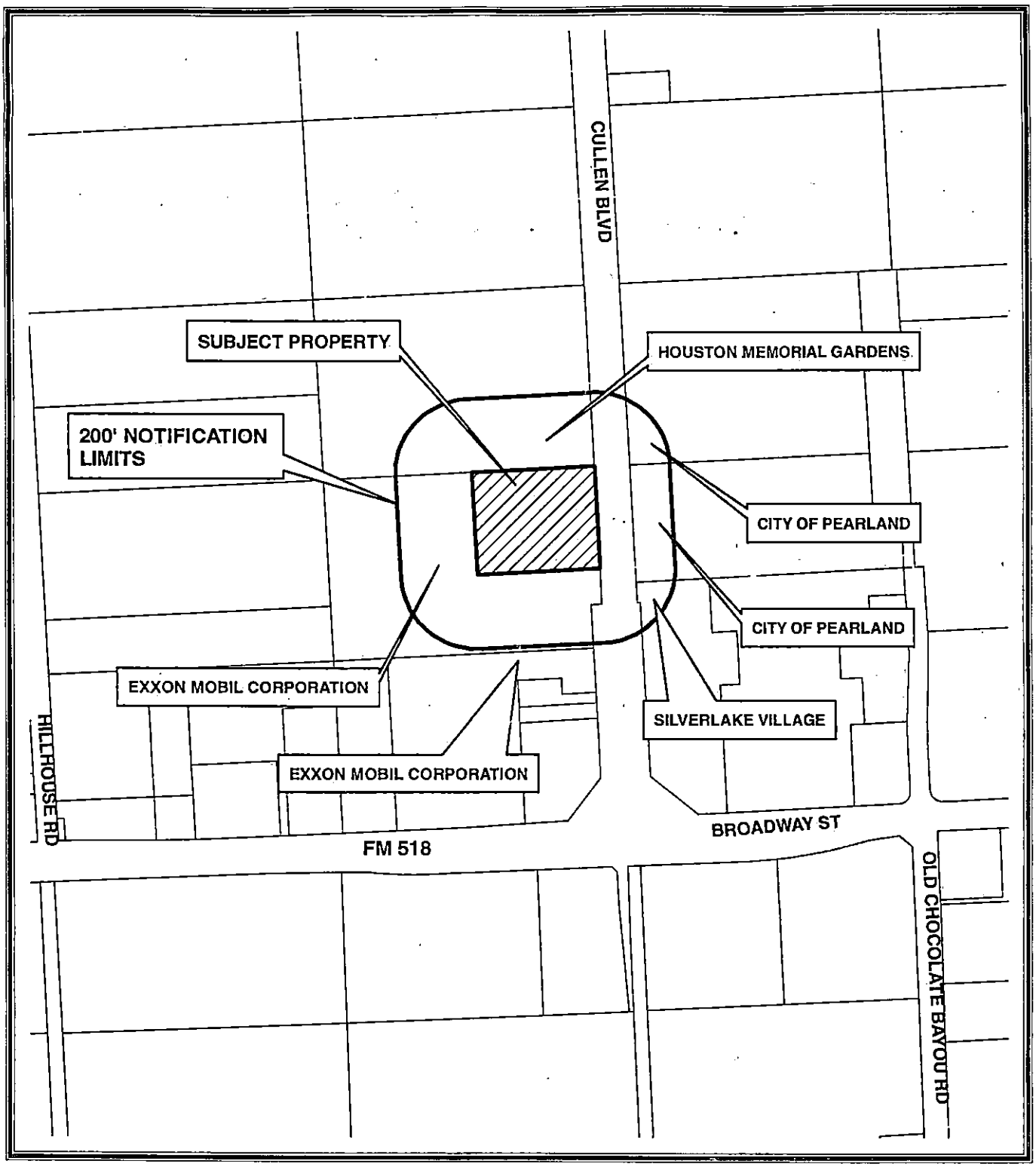
An application and map are enclosed for your information. This notice has been sent to all owners of real property within 200 feet of the request, as such ownership appears on the last approved city tax roll, in accordance with notification guidelines established by City Ordinance and State law.

At said hearing, all interested parties shall have the right and opportunity to appear and be heard on the subject. If you are unable to attend, but wish to have your opinions made a part of the public record, please complete the enclosed form and return it prior to the public hearing.

If you have any questions or need additional information please contact the City of Pearland Planning Department at (281) 652-1742 or tgrahmann@ci.pearland.tx.us.

ZONE CHANGE APPLICATION NO. 1178
Property Owner Notification List

TAX ACCOUNT	OWNER	ADDRESS	CITY	ST	ZIP CODE	LEGAL DESCRIPTION
02430060105	CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581-5416	A0243 H T & B R R, TRACT 14-15A-31A, ACRES 13.9778
05060010000	HOUSTON MEMORIAL GARDENS	PO BOX 330350	HOUSTON	TX	77233-0350	A0506 H T & B R R, TRACT 58, ACRES 9.280
02430060105	CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581-5416	A0243 H T & B R R, TRACT 14-15A-31A, ACRES 13.9778
	JUNG KWAK	2621 SUNFISH DRIVE	PEARLAND	TX	77584	
05060045110	SAVELL CHARLES R & SHIRLEY	8535 BROADWAY ST	PEARLAND	TX	77584-7717	A0506 H T & B R R, TRACT 59, ACRES 2.00
05060046120	EXXON MOBIL CORPORATION	601 JEFFERSON ST STE 432-A	HOUSTON	TX	77002-7900	A0506 H T & B R R, BLOCK 1, TRACT A, EXXON, ACRES 1.606
30950001000	SILVERLAKE VILLAGE LP	1800 BERING DR STE 550	HOUSTON	TX	77057-3169	CULLEN CROSSING (A243 HT&B), BL 1, LOT RES A, ACRES 1.9498
05060046120	EXXON MOBIL CORPORATION	601 JEFFERSON ST STE 432-A	HOUSTON	TX	77002-7900	A0506 H T & B R R, BLOCK 1, TRACT A, EXXON, ACRES 1.606



OWNERSHIP MAP

Zone Change Application No. 1178
Owner/Applicant: Jung Kwak
Location: 2620 Cullen Boulevard
Change: GB - C

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City of Pearland
Community Development
3523 Liberty Drive
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Pearland, Texas 77581
281-652-1742
281-652-1702 fax

PUBLIC COMMENT FORM

ZONE CHANGE APPLICATION NO. 1181

Joint Public Hearing to be held Monday, July 19, 2004, at 6:30 PM in the Council Chambers of City Hall, 3519 Liberty Drive, Pearland, Texas.

If you are unable to attend the Joint Public Hearing, but wish to have your opinions made a part of the public record, please complete this form and *return to the above noted address (by mail, by fax, or in person)* prior to the Joint Public Hearing.

✓ I am **FOR** the requested zoning as explained on the attached public notice.
(Checking "FOR" means that you support the zone change request and feel that the zoning should be approved accordingly.)

_____ I am **AGAINST** the requested zoning as explained on the attached public notice.
(Checking "AGAINST" means that you are in opposition to the zone change request and feel that the request should be denied.)

Name: Anthony S. Fisher, Jr.

Address: 2453 Smith Ranch Rd.

Pearland Tax Account No. (If shown on enclosed map): _____

Signature: Anthony S. Fisher Date: 07/12/04

COMMENTS: _____

JOINT PUBLIC HEARING AGENDA ITEM
MEETING OF JULY 19, 2004

ZONE CHANGE APPLICATION NO. 1179

Existing Zoning:	Suburban Development District (SD)
Requested Zoning:	General Business District (GB)
Location or Address of Property:	West Side of County Road 89 (Old Chocolate Bayou Road), and North of Fite Road
Property Owner:	E.R. Milstead
Applicant:	Michael Pollok

SUMMARY: The applicant is requesting a change in zoning on the subject property for general business district uses. The subject property was annexed into the City in 1997 and subsequently zoned SD. It appears that the subject property is currently developed with a single family residence that is considered a non-conforming use. The applicant has indicated that they plan to general business district uses on the subject property if the zone change is approved.

SURROUNDING ZONING AND LAND USES:

	Zoning	Land Use
North	Suburban Development District (SD)	Single family residence
South	Single Family Dwelling District (R-1); Neighborhood Service District (NS)	Undeveloped tract

RECEIVED
CITY OF PEARLAND
CITY SECRETARY'S OFFICE
2004 JUL 13 AM 11:46

PUBLIC COMMENT FORM

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1742
281-652-1702 fax

ZONE CHANGE APPLICATION NO. 1179

Joint Public Hearing to be held Monday, July 19, 2004, at 6:30 PM in the Council Chambers of City Hall, 3519 Liberty Drive, Pearland, Texas.

If you are unable to attend the Joint Public Hearing, but wish to have your opinions made a part of the public record, please complete this form and *return to the above noted address (by mail, by fax, or in person)* prior to the Joint Public Hearing.

_____ I am **FOR** the requested zoning as explained on the attached public notice.
(Checking "FOR" means that you support the zone change request and feel that the zoning should be approved accordingly.)

X I am **AGAINST** the requested zoning as explained on the attached public notice.
(Checking "AGAINST" means that you are in opposition to the zone change request and feel that the request should be denied.)

Name: F.T. + O.A. WYCHE

Address: 8335 FITE RD

Pearland Tax Account No. (If shown on enclosed map): _____

Signature: [signature] Date: 7/10/4

COMMENTS: ACREAGE NORTH OF MR MILSTEAD + SOUTH OF MR MILSTEAD ADJOINING HIS PROPERTY ARE BOTH RESIDENTIAL HOMESTEADS. ALLOW REZONE WOULD BRING UNWANTED NOISE + BUSSINESSES TO OUR BACK DOOR. WE HOPE + WOULD LIKE TO KEEP OUR RESIDENTIAL HEAVEN JUST THAT, RESIDENTIAL HEAVEN OFF THE BEATEN PATH. THANKS

JOINT PUBLIC HEARING AGENDA ITEM
MEETING OF JULY 19, 2004

SPECIFIC USE PERMIT APPLICATION NO. 132

Existing Zoning:	Single Family Dwelling District (R-1)
Requested Zoning:	Specific Use Permit for a Day Care (R-1 (S))
Location or Address of Property:	3610 McLean Road
Property Owner:	Pravin B. Patel and Jagdish Patel
Applicant:	Lisa Diese

SUMMARY: The applicant is requesting the approval of a specific use permit to operate a day care facility in the Single Family Dwelling District (R-1). The Land Use and Urban Development Ordinance requires a specific use permit for a day care in any single family dwelling district. It appears that the subject property is currently developed with a single family residence. The applicant is proposing to retain the single family residence, and construct an approximately 5,000 square foot day care facility.

In April 2002, the applicant applied for a zone change for the subject property for Neighborhood Service District, which was denied by the City Council. The zone change for NS was proposed because the applicant at that time wanted to construct a day care and a service station on the subject property. Several surrounding property owners spoke in opposition to the zone change for NS due to the impact that a non-residential zoning district would have on the subject property and surrounding properties.

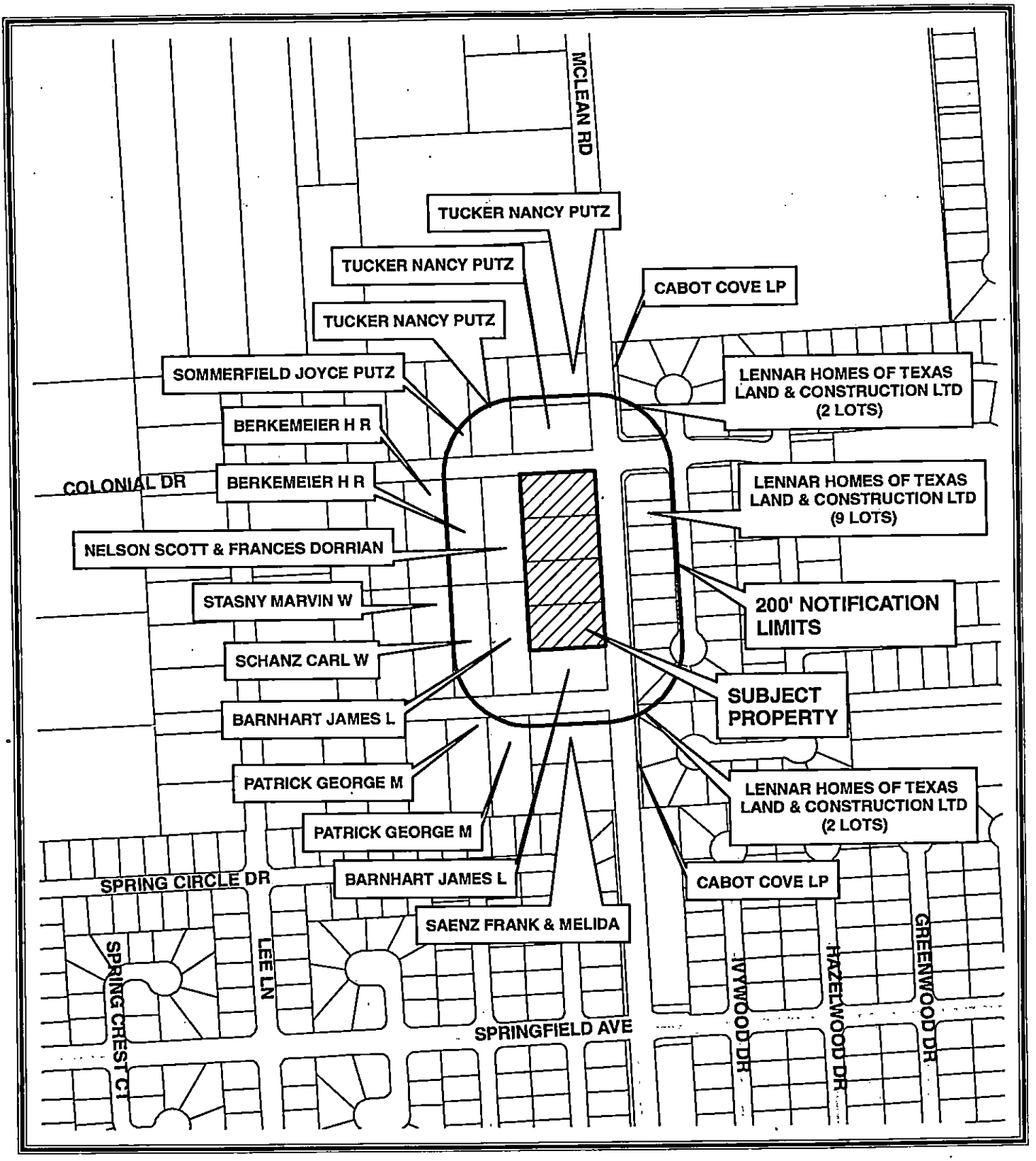
SPECIFIC USE PERMIT APPLICATION NO. 132
Property Owner Notification List

TAX ACCOUNT	OWNER	ADDRESS	CITY	ST	ZIP CODE	LEGAL DESCRIPTION
23701000000	CABOT COVE LP	13014 THATCHER DR	HOUSTON	TX	77077-5506	CABOT COVE 1 (A0508 HT&BRR), LOT RES A-D, ACRES 0.430
28600008120	TUCKER NANCY PUTZ	4966 COUNTY ROAD 937E	ALVIN	TX	77511-1379	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 1, LOT 10
28600008110	TUCKER NANCY PUTZ	4966 COUNTY ROAD 937E	ALVIN	TX	77511-1379	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 1, LOT 9
28600008000	SOMMERFIELD JOYCE PUTZ	212 E MOUNTAIN RD	WIMBERLEY	TX	78676-9507	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 1, LOT 8
23701002002	LENNAR HOMES TX LAND & CONST LTD	550 GREENS PKWY STE 200	HOUSTON	TX	77067-4538	CABOT COVE SEC 1 (A0508 HT&BRR), BLOCK 2, LOT 2
28600008130	TUCKER NANCY PUTZ	4966 COUNTY ROAD 937E	ALVIN	TX	77511-1379	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 1, LOT 11
23701001001	LENNAR HOMES TX LAND & CONST LTD	550 GREENS PKWY STE 200	HOUSTON	TX	77067-4538	CABOT COVE SEC 1 (A0508 HT&BRR), BLOCK 1, LOT 1
23701000000	CABOT COVE LP	13014 THATCHER DR	HOUSTON	TX	77077-5506	CABOT COVE 1 (A0508 HT&BRR), LOT RES A-D, ACRES 0.430
	LISA DIESE - CBR	18815 CR 143	PEARLAND	TX	77581	
28600020000	PATEL PRAVIN B	6776 SW FRWY #365	HOUSTON	TX	77074	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 2, LOT 14-15
23701002001	LENNAR HOMES TX LAND & CONST LTD	550 GREENS PKWY STE 200	HOUSTON	TX	77067-4538	CABOT COVE SEC 1 (A0508 HT&BRR), BLOCK 2, LOT 1
28600023000	NELSON SCOTT & FRANCES DORRIAN	5034 COLONIAL DR	PEARLAND	TX	77584-7075	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 2, LOT 16
28600024000	BERKEMEIER H R	5114 COLONIAL DR	PEARLAND	TX	77584-7077	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 2, LOT 17-18
28600024000	BERKEMEIER H R	5114 COLONIAL DR	PEARLAND	TX	77584-7077	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 2, LOT 17-18
23701002002	LENNAR HOMES TX LAND & CONST LTD	550 GREENS PKWY STE 200	HOUSTON	TX	77067-4538	CABOT COVE SEC 1 (A0508 HT&BRR), BLOCK 2, LOT 2
28600020000	PATEL JAGDISH	3610 MCLEAN RD	PEARLAND	TX	77584	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 2, LOT 14-15
23701002003	LENNAR HOMES TX LAND & CONST LTD	550 GREENS PKWY STE 200	HOUSTON	TX	77067-4538	CABOT COVE SEC 1 (A0508 HT&BRR), BLOCK 2, LOT 3
23701002004	LENNAR HOMES TX LAND & CONST LTD	550 GREENS PKWY STE 200	HOUSTON	TX	77067-4538	CABOT COVE SEC 1 (A0508 HT&BRR), BLOCK 2, LOT 4
28600020000	PATEL PRAVIN B	6776 SW FRWY #365	HOUSTON	TX	77074	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 2, LOT 14-15
23701002005	LENNAR HOMES TX LAND & CONST LTD	550 GREENS PKWY STE 200	HOUSTON	TX	77067-4538	CABOT COVE SEC 1 (A0508 HT&BRR), BLOCK 2, LOT 5
28600019000	BARNHART JAMES L	5021 CONFEDERATE DR	PEARLAND	TX	77584-7092	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 2, LOT 10-11
28600017000	SCHANZ CARL W	5033 CONFEDERATE DR	PEARLAND	TX	77584-7092	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 2, LOT 9
28600015000	STASNY MARVIN W	5109 CONFEDERATE DR	PEARLAND	TX	77584-7086	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 2, LOT 6-7-8
23701002006	LENNAR HOMES TX LAND & CONST LTD	550 GREENS PKWY STE 200	HOUSTON	TX	77067-4538	CABOT COVE SEC 1 (A0508 HT&BRR), BLOCK 2, LOT 6
28600020000	PATEL PRAVIN B	3610 MCLEAN RD	PEARLAND	TX	77584	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 2, LOT 14-15
23701002007	LENNAR HOMES TX LAND & CONST LTD	550 GREENS PKWY STE 200	HOUSTON	TX	77067-4538	CABOT COVE SEC 1 (A0508 HT&BRR), BLOCK 2, LOT 7
28600019000	BARNHART JAMES L	5021 CONFEDERATE DR	PEARLAND	TX	77584-7092	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 2, LOT 10-11
23701002008	LENNAR HOMES TX LAND & CONST LTD	550 GREENS PKWY STE 200	HOUSTON	TX	77067-4538	CABOT COVE SEC 1 (A0508 HT&BRR), BLOCK 2, LOT 8
23701002009	LENNAR HOMES TX LAND & CONST LTD	550 GREENS PKWY STE 200	HOUSTON	TX	77067-4538	CABOT COVE SEC 1 (A0508 HT&BRR), BLOCK 2, LOT 9
23701002032	LENNAR HOMES TX LAND & CONST LTD	550 GREENS PKWY STE 200	HOUSTON	TX	77067-4538	CABOT COVE SEC 1 (A0508 HT&BRR), BLOCK 2, LOT 32
28600036000	SAENZ FRANK & MELIDA	5022 CONFEDERATE DR	PEARLAND	TX	77584-7091	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 3, LOT 10-11
28600035000	PATRICK GEORGE M	5106 CONFEDERATE DR	PEARLAND	TX	77584-7085	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 3, LOT 9
28600034000	PATRICK GEORGE M	5106 CONFEDERATE DR	PEARLAND	TX	77584-7085	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 3, LOT 8
23701002033	LENNAR HOMES TX LAND & CONST LTD	550 GREENS PKWY STE 200	HOUSTON	TX	77067-4538	CABOT COVE SEC 1 (A0508 HT&BRR), BLOCK 2, LOT 33

SPECIFIC USE PERMIT APPLICATION NO. 132
Property Owner Notification List

FOR THOSE LOTS LISTED AS LENNAR HOMES TX LAND & CONST LTD:

CURRENT RESIDENT	3504 SHASTA COURT	PEARLAND	TX	77584
CURRENT RESIDENT	3506 SHASTA COURT	PEARLAND	TX	77584
CURRENT RESIDENT	3602 SHASTA COURT	PEARLAND	TX	77584
CURRENT RESIDENT	3604 SHASTA COURT	PEARLAND	TX	77584
CURRENT RESIDENT	3606 SHASTA COURT	PEARLAND	TX	77584
CURRENT RESIDENT	3608 SHASTA COURT	PEARLAND	TX	77584
CURRENT RESIDENT	3610 SHASTA COURT	PEARLAND	TX	77584
CURRENT RESIDENT	3612 SHASTA COURT	PEARLAND	TX	77584
CURRENT RESIDENT	3614 SHASTA COURT	PEARLAND	TX	77584
CURRENT RESIDENT	3616 SHASTA COURT	PEARLAND	TX	77584
CURRENT RESIDENT	3618 SHASTA COURT	PEARLAND	TX	77584
CURRENT RESIDENT	4913 MAHEJAN COURT	PEARLAND	TX	77584
CURRENT RESIDENT	4915 MAHEJAN COURT	PEARLAND	TX	77584



OWNERSHIP MAP

Specific Use Permit Application No. 132
Owner/Applicant: Pravin B. Patel/Jagdish Patel
Location: 3610 McLean Road
Change: R-1 - R-1(S)

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City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1742
281-652-1702 fax

PUBLIC COMMENT FORM

SPECIFIC USE PERMIT APPLICATION NO. 132

Joint Public Hearing to be held Monday, July 19, 2004, at 6:30 PM in the Council Chambers of City Hall, 3519 Liberty Drive, Pearland, Texas.

If you are unable to attend the Joint Public Hearing, but wish to have your opinions made a part of the public record, please complete this form and *return to the above noted address (by mail, by fax, or in person)* prior to the Joint Public Hearing.

See below

✓ I am **FOR** the requested zoning as explained on the attached public notice.
(Checking "FOR" means that you support the zone change request and feel that the zoning should be approved accordingly.)

_____ I am **AGAINST** the requested zoning as explained on the attached public notice.
(Checking "AGAINST" means that you are in opposition to the zone change request and feel that the request should be denied.)

Name: Cabot Cove, (Victor Botrie)

Address: 13014 Thatcher Drive.

Pearland Tax Account No. (If shown on enclosed map): _____

Signature: [signature] Date: 7/12/04

COMMENTS: Provided this zoning change is restricted to a day-care center with no other commercial use.

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1742
281-652-1702 fax

PUBLIC COMMENT FORM

SPECIFIC USE PERMIT APPLICATION NO. 132

Joint Public Hearing to be held Monday, July 19, 2004, at 6:30 PM in the Council Chambers of City Hall, 3519 Liberty Drive, Pearland, Texas.

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(Checking "FOR" means that you support the zone change request and feel that the zoning should be approved accordingly.)

✓ I am **AGAINST** the requested zoning as explained on the attached public notice.
(Checking "AGAINST" means that you are in opposition to the zone change request and feel that the request should be denied.)

Name: LARRY P. GIRVEN

Address: 4806 CHAPEREL, Pearland, Tx

Pearland Tax Account No. (If shown on enclosed map): _____

Signature: [signature] Date: 7/19

COMMENTS:

1) This change would cause additional congestion in the area producing an unsafe environment for residents of the area & children.

2) The area needs to remain residential to keep the tax values up for the city

3) The traffic on McClean is already too heavy. Unsafe

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PUBLIC COMMENT FORM

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(Checking "FOR" means that you support the zone change request and feel that the zoning should be approved accordingly.)

✓ I am **AGAINST** the requested zoning as explained on the attached public notice.
(Checking "AGAINST" means that you are in opposition to the zone change request and feel that the request should be denied.)

Name: BARI GIRVEN

Address: 4806 CHAPEREL PEARLAND

Pearland Tax Account No. (If shown on enclosed map): _____

Signature: Biari Girven Date: 7/19/04

COMMENTS:

① Would like to keep residential
② Traffic congestion already bad.

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1742
281-652-1702 fax

PUBLIC COMMENT FORM

SPECIFIC USE PERMIT APPLICATION NO. 132

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_____ I am FOR the requested zoning as explained on the attached public notice.
(Checking "FOR" means that you support the zone change request and feel that the zoning should be approved accordingly.)

__X__ I am AGAINST the requested zoning as explained on the attached public notice.
(Checking "AGAINST" means that you are in opposition to the zone change request and feel that the request should be denied.)

Name: JASON WOLD

Address: 4805 CHAPEREL DR

Pearland Tax Account No. (If shown on enclosed map): _____

Signature: Jason Wold Date: 7/19/2004

COMMENTS: McLEAN ROAD IS ALREADY DANGEROUS WITH THE EXISTING LEVEL OF TRAFFIC, AND ADDING A BUSINESS OF THIS TYPE WOULD ONLY INCREASE THE AMOUNT OF TRAFFIC. THIS IS A RESIDENTIAL AREA AND IT SHOULD REMAINED ZONED FOR RESIDENTIAL ONLY!

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Name: Joyce A Sommerfield

Address: 212 Mountain Road East, Wimberley Tx 78676

Pearland Tax Account No. (If shown on enclosed map): R197395

Signature: Joyce Sommerfield Date: 7/12/04

COMMENTS: Block 1 Lot 8 Colonial Estates Pearland

I am totally opposed to the building or establishment of any business on lots in Colonial Estates. This would interfere and detract from the beauty and purpose of homes in the subdivision.

Joyce Sommerfield
830-935-2357

PUBLIC COMMENT FORM

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Name: Sandra O'Day

Address: 4111 Merlet – Future owner of 3619 Mahejan Dr

Pearland Tax Account No. (If shown on enclosed map): _____

Signature: Sandra O'Day Date: 07/19/04

COMMENTS: I am buying this property specifically away from commercial properties and want it to remain that way.

PUBLIC COMMENT FORM

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Name: Eugene H & Idelle Dukes

Address: 3557 Lee Lane

Pearland Tax Account No. (If shown on enclosed map): _____

Signature: Idelle Dukes Date: 7-19-04

COMMENTS: The daycare would cause more traffic than this neighborhood needs. The new homes, schools are already making traffic almost impossible in getting out on Mc Lean now.

PUBLIC COMMENT FORM

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X I am **AGAINST** the requested zoning as explained on the attached public notice.
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Name: Rita M. Washington

Address: 3602 Mahejan Drive

Pearland Tax Account No. (If shown on enclosed map): _____

Signature: Rita M. Washington Date: 7-19-04

COMMENTS: This area is not conducive for a Day Center. The street being 2 lines is unsafe and ditches would be detrimental to Children if filled with water.

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Name: FELIX & ANNA GARCIA

Address: 4702 CHAPEREL DRIVE

Pearland Tax Account No. (If shown on enclosed map): _____

Signature: Felix & Anna Garcia Date: 7/17/04

COMMENTS: We already have more than enough traffic we have to deal with on a daily basis. Besides this and more importantly, this is a residential area that does not need a daycare or any other commercial or business entity being set up anywhere in this area.

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Name: Dwayne & Jeanne Lam

Address: 3632 Lee Lane (Lee & Confederate)

Pearland Tax Account No. (If shown on enclosed map): _____

Signature: Jeanne Lam Date: 7/19/04

COMMENTS: Traffic on McLean already an issue - this would only make it worse. Additionally, our subdivision is a residential one & should remain as such.

PUBLIC COMMENT FORM

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Name: Matthew Vallie, Jr.

Address: 4704 Chaperel Dr.

Pearland Tax Account No. (If shown on enclosed map): _____

Signature: Matthew Vallie, Jr. Date: 7-19-04

COMMENTS: I do not want any commercial establishment in front of our community entrance

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Name: Nancy Putz Tucker

Address: 4966 C.R. 937 E, Alvin Tex 77511

Pearland Tax Account No. (If shown on enclosed map): _____

Signature: Nancy Putz Tucker Date: July 15, 2004

COMMENTS: _____

City of Pearland
Community Development
3523 Liberty Drive
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✓ I am **AGAINST** the requested zoning as explained on the attached public notice.
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Name: George M Patrick

Address: 5106 Confederate Dr

Pearland Tax Account No. (If shown on enclosed map): _____

Signature: George M Patrick Date: 7-15-04

COMMENTS:

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X I am **AGAINST** the requested zoning as explained on the attached public notice.
(Checking "AGAINST" means that you are in opposition to the zone change request and feel that the request should be denied.)

Name: Amelia and Raymond Najera

Address: 4701 Chapered Dr.

Pearland Tax Account No. (If shown on enclosed map): _____

Signature: [signature] Date: 7/17/04

COMMENTS: _____

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Name: DAVID HUGHES

Address: 4707 CHAPEREL DR

Pearland Tax Account No. (If shown on enclosed map): _____

Signature: [signature] Date: 7.19.04

COMMENTS: _____

PUBLIC COMMENT FORM

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X I am **AGAINST** the requested zoning as explained on the attached public notice.
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Name: ISAAC PINKNEY JR

Address: 3618 LEE LN

Pearland Tax Account No. (If shown on enclosed map): 2860-0040-000

Signature: Isaac Pinkney Jr Date: 7-19-04

COMMENTS: I AM IN STRONG OPPOSITION to the ZONE CHANGE IN the 3600 block of McLean Road. Two years AGO we fought with these People About a Change from Residential to Commercil Zoning. I do not want Commercial bussiness IN this Residential AREA. We will fight this Issue in Number EACH Time A NEW REQUEST IS made.

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X I am **AGAINST** the requested zoning as explained on the attached public notice.
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Name: Carlean Pinkney

Address: 3618 Lee Ln

Pearland Tax Account No. (If shown on enclosed map): 2860-0040-000

Signature: Carlean Pinkney Date: 7/19/04

COMMENTS: I am in strong oppisition of of the Requested Zone Change. If we let these people change Zoning to ~~Residential~~ commercial others will want to do the same.

PUBLIC COMMENT FORM

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T.B ✓ I am **AGAINST** the requested zoning as explained on the attached public notice.
(Checking "AGAINST" means that you are in opposition to the zone change request and feel that the request should be denied.)

Name: Tommy BARNi

Address: 5230 Colonial DR

Pearland Tax Account No. (If shown on enclosed map): _____

Signature: _____ Date: _____

COMMENTS: I WOULD HAVE moved To DOWN TOWN HOUSTON IF I WANTED THIS MESS

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Name: Natasha & Ivan Gearlds

Address: 4904 Mahejan Ct

Pearland Tax Account No. (If shown on enclosed map): _____

Signature: Natasha & Ivan Gearlds Date: 7/17/04

COMMENTS: NA

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Name: Kathryn R. Allen

Address: 3621 Mahejan Drive

Pearland Tax Account No. (If shown on enclosed map): _____

Signature: [signature] Date: 7/16/04

COMMENTS: _____

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Name: William L. And Barbara C. Freeman

Address: 5130 Confederate Dr.

Pearland Tax Account No. (If shown on enclosed map): R197447 2860-0031-000

Signature: William L. Freeman Date: 7/10/04

COMMENTS: This is a residential area that we do not want to be made commercial. There is commercial land available right down the street. Also, the house is not vacant. Someone has been living in it.

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Name: Frances & Scott Nelson

Address: 5034 Colonial Drive

Pearland Tax Account No. (If shown on enclosed map): _____

Signature: Frances Nelson Date: 7-19-04

COMMENTS: Traffic is bad enough on Mc Lean without adding businesses in the middle of a residential area. Many of our children have to walk to school & there aren't sidewalks for them to walk on. The school busses already have a traffic jam every day. There's a shopping strip on Cady across from the school they can put a Day Care ~~in~~ in two years ago these people wanted to put

a Service Station / DayCare in the same location. We the people in Colonial Estate Sub do not want <u>any</u> commerical business on, near or around our residential area.

CITY OF PEARLAND
3523 Liberty Drive (Community Center), Pearland, Texas 77581
281-652-1742 FAX 281-652-1702 www.ci.pearland.tx.us

Property Owner Notice

SPECIFIC USE PERMIT APPLICATION NO. 132

NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, REGARDING:

A request by Lisa Diese - CBR, applicant for Pravin B. Patel and Jagdish Patel, owners, for an amendment to the Land Use and Urban Development Ordinance of said City for a Specific Use Permit for a day care in the Single Family Dwelling District (R-1(S)), on the following described property, to wit:

> Lots 12, 13, 14, and 15, in Block 2, of Colonial Estates Subdivision, an addition in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 9, Page 123, of the Plat Records of Brazoria County, Texas
>
> (Located at 3610 McLean Road)

PUBLIC HEARINGS WILL BE HELD IN THE
COUNCIL CHAMBER OF CITY HALL
LOCATED AT
3519 Liberty Drive, Pearland, Texas
on
MONDAY, JULY 19, 2004, AT 6:30 P.M.

An application and map are enclosed for your information. This notice has been sent to all owners of real property within 200 feet of the request, as such ownership appears on the last approved city tax roll, in accordance with notification guidelines established by City Ordinance and State law.

At said hearing, all interested parties shall have the right and opportunity to appear and be heard on the subject. If you are unable to attend, but wish to have your opinions made a part of the public record, please complete the enclosed form and return it prior to the public hearing.

If you have any questions or need additional information please contact the City of Pearland Planning Department at (281) 652-1742 or tgrahmann@ci.pearland.tx.us.

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Name: Charles & Gracie Dowdy

Address: 4801 Chaperel Dr, Pearland, TX 77584

Pearland Tax Account No. (If shown on enclosed map): unavailable (at meeting)

Signature: Gracie Dowdy Date: 7-19-04

COMMENTS: Traffic is bad enough. The road needs to be widened + shoulders to the road added. The school kids need sidewalks so they aren't on the streets!
Absolutely not! This is on the entrance of our subdivision Cabot Cove!

City of Pearland
Community Development
3519 Liberty Drive
Pearland, Texas 77581
281-652-1639
281-652-1702 fax
www.ci.pearland.tx.us

APPLICATION FOR A CHANGE IN ZONING

Please check one:

☐ Change in Zoning Classification from: _____ (list current zoning) to: R-1 (list proposed zoning)

☑ Specific Use Permit Request for: Day Care (list proposed use)

Property Information:

Address: 3610 Mc Lean Rd

Subdivision: Colonial Estate Sub. Lot: 12, 13, 14, 15 Block: 2

Tax I.D. Number: _____

** For unplatted property, attach a copy of the metes and bounds description**

Current use of property (type of structures on property): Vacant

Proposed use of property: Day care

PROPERTY OWNER INFORMATION:
NAME Ravin B. Patel & Jagdish Patel
ADDRESS 3610 Mc Lean Rd.
CITY Pearland STATE TX ZIP 77584
PHONE (713) 917-0454/(281) 898-0612
FAX (713) 917-0409
E-MAIL ADDRESS _____

APPLICANT/AGENT INFORMATION:
NAME Lisa Diese-CBR
ADDRESS 18815 CR 143
CITY Pearland STATE TX ZIP 77581
PHONE (713) 962-0539
FAX (281-) 489-3312
E-MAIL ADDRESS _____

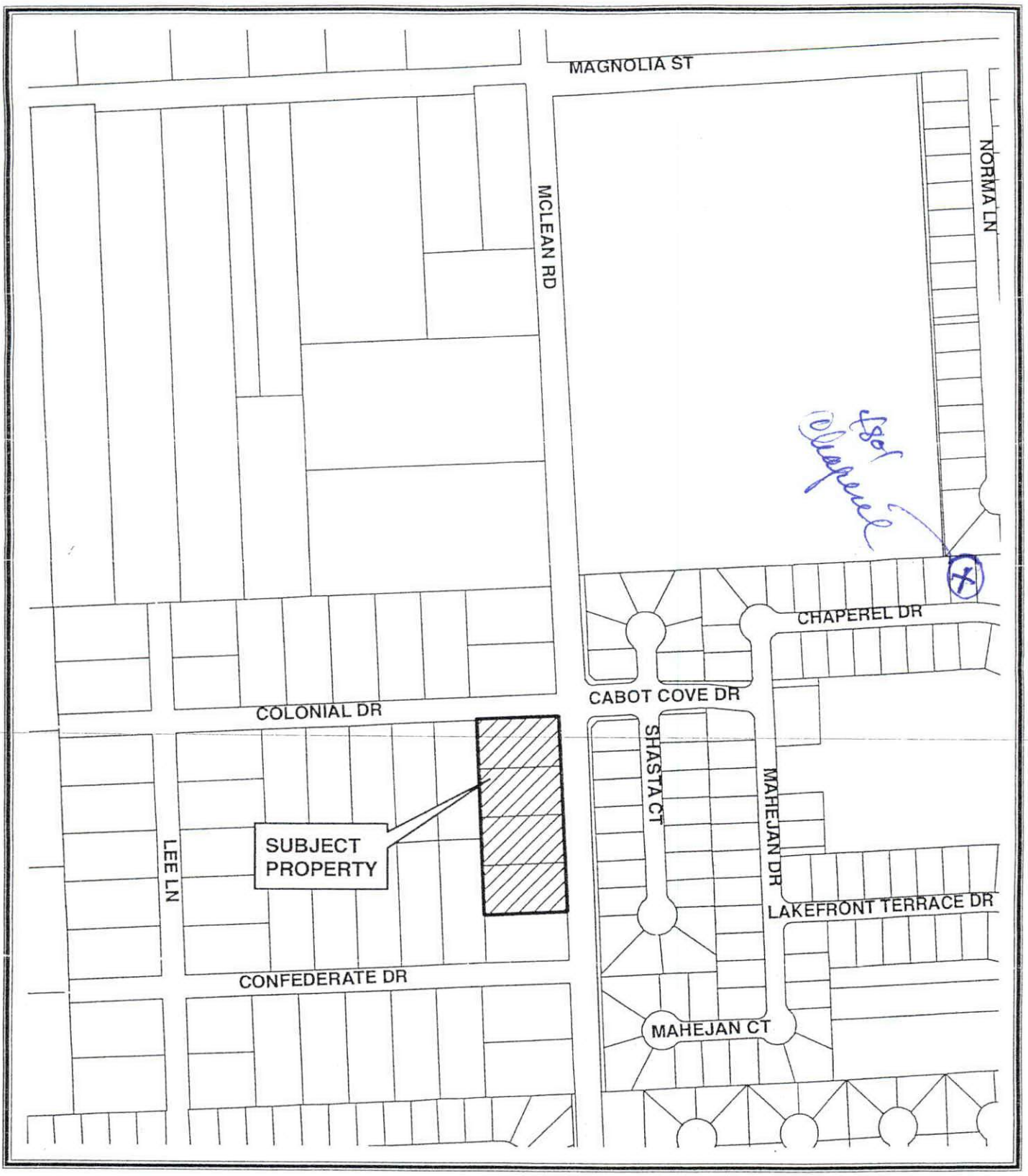
PETITION: As owner/agent, I hereby petition the City of Pearland for approval of the above described request as provided for by the laws of the State of Texas and ordinances of the City of Pearland. I certify to the best of my knowledge that this is a true description of the property upon which I have requested the above checked action. I understand that I am fully responsible for the correctness of the legal description given.

Owner's Signature: Ravin Patel Date: 2/24/04

Agent's Signature: Lisa Diese CBR Date: 2/24/04

OFFICE USE ONLY:
FEES PAID: $250.00 DATE PAID: 2-26-04
RECEIVED BY: tag APPLICATION NO. SU 132

** TOTAL PAGE.01 **



LOCATION MAP

Specific Use Permit Application No. 132
Owner/Applicant: Pravin B. Patel/Jagdish Patel
Location: 3610 McLean Road
Change: R-1 - R-1(S)

N
W E
S

0 200 400 Feet

PLANNING & ZONING COMMISSION MEETING OF JULY 19, 2004

AGENDA ITEM

SUBJECT: Consideration of Replat of Portion of Commercial Reserveof West Lea Section Three

LOCATION: Northeast corner of F.M. 1128 and Heron Lane

APPLICANT: Charles B. Urban, P.E., San Jacinto Engineering, Inc.

ANALYSIS:
Zoning – R-1
Traffic and Transportation – Traffic Impact Analysis (T.I.A.) not required. 10 feet of additional right-of-way is needed for F.M. 1128
Utility Considerations – Utilities provided by City of Pearland
Stormwater Management – Stormwater detention to be provided onsite.
Parks and Open Space – Park fee required

ATTACHMENTS:
Application Form
Replat

OUTSTANDING ITEMS:

1.) Computer disk
2.) 10 feet of additional right-of-way needed for F.M. 1128

FINAL PLAT SUBMITTAL APPLICATION

DATE FILED: 05/10/04 P&Z MEETING DATE: 05/10/04

SUBDIVISION NAME/LOCATION: WEST LEA, SECTION 3

Lot(s): 1, Block(s): 1, Reserve(s): 1

PRIMARY CONTACT(Print or Type): San Jacinto Engineering Phone: 281-487-2251

MAILING ADDRESS: 2534 Violet St.
Pasadena, Texas 77503

OWNER NAME(Print or Type): Eric Brown Phone: 832-493-0321

MAILING ADDRESS: 10619 Hunkler Drive
Houston, Texas 77047

AGENT'S NAME(Print or Type): C.B. Urban, P.E.,R.P.L.S. Phone: 281-487-2251

MAILING ADDRESS: 2534 Violet St.
Pasadena, Texas 77503

The following required documents must accompany the final plat when submitted to staff:

- ☑ 22 Folded Prints of Final Plat
- ☑ 2 sets of Final Plat mylars (3 sets if ETJ)
- ☐ N/A Show Approval of Construction Plans
- ☐ N/A Show Approval of Drainage Report
- ☐ N/A Show Approval of Traffic Impact Analysis
- ☑ Park Fees (if required)
- ☑ Completed Checklist
- ☑ Current Title Report
- ☐ N/A Any Variance Request(s) in Letter Form
- ☑ Certified Tax Certificates (no taxes can be due
- ☑ Final Plat Staff Review Mark-Up
- ☑ Application fee ($400 plus $4 per lot or $25 per acre)

NOTE: ALL REQUIRED DOCUMENTS MUST BE SUBMITTED TO ENGINEERING DEPT. STAFF BY 9 A.M. THE MONDAY PRECEEDING THE PLANNING AND ZONING COMMISSION MEETING. INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED.

The undersigned hereby request approval by the Planning and Zoning Commission of the above identified subdivision plat.

Signature: Vuseeta K. Brown (Owner) Signature: C.B. Urban (Agent)

Fee: $ #204.00 Date Paid: 5/10/04 Receipt No.: 108144

350.00

NOTICE OF PUBLIC HEARING OF THE

THE PLANNING AND ZONING COMMISSION

OF THE CITY OF PEARLAND, TEXAS

Notice is hereby given that on the 19th day of July, 2004, at 6:30 p.m., the Planning and Zoning Commission of the City of Pearland, Brazoria, Harris and Fort Bend Counties, Texas, will conduct a Public Hearing in the Second Floor Conference Room, City Hall, 3519 Liberty Drive, Pearland, Texas, on the request of San Jacinto Engineering, Inc. engineer for Eric and Viseeta Brown, which are the owners for a ***Replat of A Portion of Commercial Reserve Block 12, West Lea, Section 3, Section 16 H.T. & B.R.R. Survey Abstract 546, City of Pearland, Texas, Volume 12, Page 23 & 24, Plat Records of Brazoria County.***

At said hearing all interested parties shall have the right and opportunity to appear and be heard on the subject.

Betty Foreman
Engineering Secretary

To Be Published in the
PEARLAND REPORTER-NEWS
Wednesday, June 30, 2004,
and
Wednesday, July 7, 2004

NOTICE OF PUBLIC HEARING OF THE

THE PLANNING AND ZONING COMMISSION

OF THE CITY OF PEARLAND, TEXAS

Notice is hereby given that on the 19th day of July, 2004, at 6:30 p.m., the Planning and Zoning Commission of the City of Pearland, Brazoria, Harris and Fort Bend Counties, Texas, will conduct a Public Hearing in the Second Floor Conference Room, City Hall, 3519 Liberty Drive, Pearland, Texas, on the request of San Jacinto Engineering, Inc. engineer for Eric and Viseeta Brown, which are the owners for a ***Replat of A Portion of Commercial Reserve Block 12, West Lea, Section 3, Section 16 H.T. & B.R.R. Survey Abstract 546, City of Pearland, Texas, Volume 12, Page 23 & 24, Plat Records of Brazoria County.***

At said hearing all interested parties shall have the right and opportunity to appear and be heard on the subject.

Trish Broussard
Engineering Secretary

PLANNING & ZONING COMMISSION MEETING OF JUNE 7, 2004

AGENDA ITEM

SUBJECT: Consideration of Final Plat of Creekside Section Two

LOCATION: West corner of Extension of Barry Rose Road and Pearland Parkway

APPLICANT: Steven D. Tinnin, LJA Engineering & Surveying, Inc.

ANALYSIS:
Zoning – R-3
Traffic and Transportation – Traffic Impact Analysis previously approved for entire Creekside development.
Utility Considerations – Water and sewer available and will be extended by the developer into the subdivision.
Stormwater Management – Strormwater detention provided onsite for both Sections of Creekside.
Parks and Open Space – Onsite park with improvements being provided.

ATTACHMENTS:
Application Form
Final Plat

OUTSTANDING ITEMS:
1.) SWB utility letter
2.) Approved tree disposition plan
3.) 1% construction fee due
4.) Show exist 10' W.S.E. along Barry Rose Road from Creekside Section One plat.

FINAL PLAT SUBMITTAL APPLICATION

DATE FILED: 5/28/04 P&Z MEETING DATE: 6/7/04

SUBDIVISION NAME/LOCATION: Creekside, Sec. 2
Lot(s): 107 Block(s): 3 Reserve(s): 4

PRIMARY CONTACT (Print or Type): Steven D. Tinnin Phone: (713) 953-5023
MAILING ADDRESS: LJA Engineering & Surveying, Inc., 2929 Briarpark, Suite 600
Houston, TX 77042

OWNER NAME (Print or Type): RH of Texas, L.P. Phone: (713) 856-2800
MAILING ADDRESS: 4700 W. Sam Houston Pkwy. N. # 150
Houston, TX 77041

AGENT'S NAME (Print or Type): Steven D. Tinnin Phone: (713) 953-5023
MAILING ADDRESS: LJA Engineering & Surveying, Inc., 2929 Briarpark, Suite 600
Houston, TX 77042

The following required documents must accompany the final plat when submitted to staff:

- ☒ 22 Folded Prints of Final Plat
- ☒ 2 sets of Final Plat mylars (3 sets if ETJ)
- ☒ Show Approval of Construction Plans
- ☒ Show Approval of Drainage Report
- ☐ Show Approval of Traffic Impact Analysis
- ☐ Park Fees (if required)
- ☒ Completed Checklist (Previously provided)
- ☒ Current Title Report
- ☐ Any Variance Request(s) in Letter Form
- ☒ Certified Tax Certificates (no taxes can be due)
- ☒ Final Plat Staff Review Mark-Up
- ☒ Application fee ($400 plus $4 per lot or $25 per acre) $828.00

NOTE: ALL REQUIRED DOCUMENTS MUST BE SUBMITTED TO ENGINEERING DEPT. STAFF BY 9 A.M. THE MONDAY PRECEEDING THE PLANNING AND ZONING COMMISSION MEETING. INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED.

The undersigned hereby request approval by the Planning and Zoning Commission of the above identified subdivision plat.

Signature: _____ (Owner) Signature: _____ (Agent)

Fee: $ 828.00 Date Paid: 5-28-04 Receipt No.: 119575

NOTICE OF PUBLIC HEARING OF THE

THE PLANNING AND ZONING COMMISSION

OF THE CITY OF PEARLAND, TEXAS

Notice is hereby given that on the 19th day of July, 2004, at 6:30 p.m., the Planning and Zoning Commission of the City of Pearland, Brazoria, Harris and Fort Bend Counties, Texas, will conduct a Public Hearing in the Second Floor Conference Room, City Hall, 3519 Liberty Drive, Pearland, Texas, on the request of LJA Engineering, Inc. engineer for RH of Texas Limited Partnership By Ryland Homes of Texas, Inc., General Partner, which are the owners for a ***Partial Replat of Creekside Section One Block 3, 3.113 acres being all of Reserve B and Lots 1 through 15 of Block 3 of the Amending Plat of Creekside Section One Recorded in Volume 24, Pages 9 & 10 of The Brazoria County Map records and being out of the H.T. & B.R.R. Co. Survey, Section One Abstract 233 and D.H.M. Hunter Survey, Abstract 76, City of Pearland, Brazoria Count, Texas.***

At said hearing all interested parties shall have the right and opportunity to appear and be heard on the subject.

Betty Foreman
Engineering Secretary

To Be Published in the
PEARLAND REPORTER-NEWS
Wednesday, June 30, 2004,
and
Wednesday, July 7, 2004

NOTICE OF PUBLIC HEARING OF THE

THE PLANNING AND ZONING COMMISSION

OF THE CITY OF PEARLAND, TEXAS

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At said hearing all interested parties shall have the right and opportunity to appear and be heard on the subject.

Trish Broussard
Engineering Secretary

Carter::Burgess
55 Waugh Drive
Suite 800
Houston, Texas 77007-5833
P.O. Box 131487
Houston, Texas 77219-1487
Phone: 713.869.7900
Fax: 713.869.5502
www.c-b.com

June 28, 2004

Mr. Doug Kneupper, PE
City Engineer
City of Pearland
3523 Liberty
Pearland, TX 77581

Re: Variance Request for CVS/Pharmacy Construction, Sherwood Subdivision
FM 518 and Pearland Parkway

Dear Mr. Kneupper:

Acting as an agent for CVS/Pharmacy, we are hereby requesting a variance to begin construction of the CVS/Pharmacy facility located in Sherwood Subdivision at the southwest corner of the intersection of FM 518 and Pearland Parkway. The facility will be served by the proposed water, sanitary sewer, storm sewer and roadway improvements associated with the construction of Cruise Lane in the Sherwood Subdivision.

Hardcastle Construction has been selected as the General Contractor for the subdivision and the CVS/Pharmacy. Construction is scheduled to begin on the subdivision July 2, 2004. They have estimated that 10 weeks will be required for the subdivision work to be completed. Construction of the CVS is tentatively scheduled to begin July 21, 2004, contingent upon approval of this variance request. The construction time of the facility is typically 4 to 5 months. Based on these schedules, the infrastructures will be in place 2 to 3 months prior to the completion of the CVS/Pharmacy. Since the same contractor will be overseeing all the construction activities, the utility connections for the CVS can be installed at the same time as the utility mains are installed. This coordination will allow better utility connections such as tees being used rather than tapping sleeves and the service lines can be installed prior to the roadway being constructed.

Please place our request on the Planning and Zoning Commission agenda for the July 19, 2004 meeting. We appreciate your consideration on this matter and if you have any questions or concerns, please do not hesitate to call.

Sincerely,
CARTER & BURGESS, INC.

Mark W. Fieglein, PE
Sr. Project Manager

Cc: Gary Huth – CVS/Pharmacy
Jon Thomas – Redd Realty

PLANNING & ZONING COMMISSION MEETING OF JULY 19, 2004

AGENDA ITEM

SUBJECT: Consideration of Final Plat of Pearland Central Wal-Mart

LOCATION: East side of S.H. 35 (Main Street) north of Town Ditch

APPLICANT: Hugh Blanchard, Brown & Gay Engineers, Inc.

ANALYSIS:
Zoning – C - Commercial
Traffic and Transportation – Traffic Impact Analysis (T.I.A.) approved.
Utility Considerations – utilities available
Stormwater Management – Stormwater detention to be provided onsite.
Parks and Open Space – Not applicable

ATTACHMENTS:
Application Form
Final Plat

OUTSTANDING ITEMS:

1.) Provide dimensions for mutual access area
2.) Sidewalk fee due
3.) Approved plans for fire line
4.) Approved plans for traffic signal improvements
5.) Provide coordinate conversion factor

FINAL PLAT SUBMITTAL APPLICATION

DATE FILED: _____ P&Z MEETING DATE: July 19, 2004

SUBDIVISION NAME/LOCATION: Pearland Central Wal-Mart

Lot(s): 1, Block(s): 1, Reserve(s): 1

PRIMARY CONTACT(Print or Type): Hugh Blanchard Phone: 281-558-8700

MAILING ADDRESS: Brown & Gay Engineers
11490 Westheimer Rd Houston, Tx 77077

OWNER NAME(Print or Type): Wal-Mart Stores Texas, LP Phone: _____

MAILING ADDRESS: 2001 Southeast 10th St., Bentonville, AR 72716

AGENT'S NAME(Print or Type): (same as contact) Phone: _____

MAILING ADDRESS: _____

The following required documents must accompany the final plat when submitted to staff:

- ☑ 22 Folded Prints of Final Plat
- ☑ 2 sets of Final Plat mylars (3 sets if ETJ)
- ☑ Show Approval of Construction Plans
- ☑ Show Approval of Drainage Report
- ☑ Show Approval of Traffic Impact Analysis
- N/A Park Fees (if required)
- ☑ Completed Checklist
- ☑ Current Title Report
- N/A Any Variance Request(s) in Letter Form
- ☑ Certified Tax Certificates (no taxes can be due
- ☑ Final Plat Staff Review Mark-Up
- ☑ Application fee ($400 plus $4 per lot or $25 per acre)

NOTE: ALL REQUIRED DOCUMENTS MUST BE SUBMITTED TO ENGINEERING DEPT. STAFF BY 9 A.M. THE MONDAY PRECEEDING THE PLANNING AND ZONING COMMISSION MEETING. INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED.

The undersigned hereby request approval by the Planning and Zoning Commission of the above identified subdivision plat.

Signature: _____ (Owner)

Signature: [signature] (Agent)

Fee: $ 1330.00 Date Paid: 7/12/04 Receipt No.: 74071L

PEARLAND

FINAL PLAT SUBMITTAL APPLICATION

DATE FILED: 7/12/04 P&Z MEETING DATE: 7/19/04

SUBDIVISION NAME/LOCATION: TRANQUILITY BAY APARTMENTS
F.M. 518 AT OAK ROAD

Lot(s): _____, Block(s): _____, Reserve(s): 2

PRIMARY CONTACT(Print or Type): DAVID L. BROWN Phone: 281-492-2354
MAILING ADDRESS: 1326 SHILLINGTON
KATY, TEXAS 77450-4338

OWNER NAME(Print or Type): TRANQUILITY HOUSING, LTD. BLAZER LAND, L.L.C. Phone: 713-914-9200
MAILING ADDRESS: 6363 WOODWAY
HOUSTON, TEXAS 77057

AGENT'S NAME(Print or Type): DAVID L. BROWN Phone: _____
MAILING ADDRESS: (SAME AS ABOVE)

The following required documents must accompany the final plat when submitted to staff:

- [x] 22 Folded Prints of Final Plat
- [ ] 2 sets of Final Plat mylars (3 sets if ETJ)
- [ ] Show Approval of Construction Plans
- [ ] Show Approval of Drainage Report
- [ ] Show Approval of Traffic Impact Analysis
- [ ] Park Fees (if required)
- [x] Completed Checklist
- [x] Current Title Report
- [x] Any Variance Request(s) in Letter Form
- [x] Certified Tax Certificates (no taxes can be due
- [ ] Final Plat Staff Review Mark-Up
- [x] Application fee ($400 plus $4 per lot or $25 per acre)

NOTE: ALL REQUIRED DOCUMENTS MUST BE SUBMITTED TO ENGINEERING DEPT. STAFF BY 9 A.M. THE MONDAY PRECEEDING THE PLANNING AND ZONING COMMISSION MEETING. INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED.

The undersigned hereby request approval by the Planning and Zoning Commission of the above identified subdivision plat.

Signature: Chris Richardson (Owner) Signature: David L Brown (Agent)

Fee: $_____ Date Paid: _____ Receipt No.: _____

PLANNING & ZONING COMMISSION MEETING OF JULY 19, 2004

AGENDA ITEM

SUBJECT: Consideration of Preliminary Plat for Cold River Ranch Phase 2

LOCATION: West of C.R. 48 and south of C.R. 59 in Pearland's Extra-Territorial Jurisdiction

APPLICANT: Fred L. Kurth, P.E.; Melden & Hunt Inc.

ANALYSIS:
Zoning – Not Zoned; is outside City Limits. Lot sizes established by Development Agreement with City of Pearland
Traffic and Transportation – Traffic Impact Analysis (T.I.A.) provided. Contribution to cost of traffic signal at C.R. 48 and S.H. 6 may be needed.
Utility Considerations – Water and sewer will be provided by Southwood Estates, Inc. with permission of City of Pearland.
Stormwater Management – Stormwater detention will be provided on site.
Parks and Open Space – Provided onsite.

ATTACHMENTS:
Application Form
Preliminary Plat

OUTSTANDING ITEMS:

1.) Note No. 2 is incorrect because coordinates and T.B.M. are not shown on Sheet 2
2.) Is coordinate conversion factor grid to surface or surface to grid?
3.) Renumber lots sequentially along the east side of Rio San Juan Street
4.) Plat should show streetlights within the C.R. 48 Right-of-way instead of within Reserve "R".

PRELIMINARY PLAT SUBMITTAL APPLICATION

DATE FILED: 6/21/04 P&Z MEETING DATE: July 19, 2004

SUBDIVISION NAME/LOCATION: Cold River Ranch Ph 2

Lot(s): _____, Block(s): _____, Reserve(s): _____

PRIMARY CONTACT(Print or Type): Fred Kurth Phone: 956-381-0981

MAILING ADDRESS: 115 W McIntyre
Edinburg Tx 78541

OWNER NAME(Print or Type): _____ Phone: _____

MAILING ADDRESS: _____

AGENT'S NAME(Print or Type): _____ Phone: _____

MAILING ADDRESS: _____

The following required documents must accompany the preliminary plat when submitted to staff:

- [x] 22 folded prints of Preliminary Plat
- [x] 3 copies of preliminary drainage report
- [x] Traffic Impact Analysis (if required)
- [x] Application fee ($400 plus $6 per lot or $30 per acre)
- [ ] Title Report or Certificate of Title
- [x] Staff Review Mark-Up
- [ ] Tree Survey (same scale as plat)
- [x] Completed Checklist
- [ ] Variance request(s) submitted in letter form

letters from utility companies

NOTE: ALL REQUIRED DOCUMENTS MUST BE SUBMITTED TO ENGINEERING DEPT. STAFF BY 9 A.M. THE MONDAY PRECEEDING THE PLANNING AND ZONING COMMISSION MEETING. INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED.

The undersigned hereby request approval by the Planning and Zoning Commission of the above identified subdivision plat.

Signature: _____ (Owner) Signature: _____ (Agent)

Fee: $ 1702.00 Date Paid: 6/21/04 Receipt No.: 130019

PLANNING & ZONING COMMISSION MEETING OF JULY 19, 2004

AGENDA ITEM

SUBJECT: Consideration of Final Plat of Country Place Plaza

LOCATION: Southeast corner of McHard Road and C.R. 94

APPLICANT: Jimmy Memon, E.I.T., Municipal Engineering Company, Inc.

ANALYSIS:
Zoning – none; is within Pearland E.T.J.
Traffic and Transportation – Traffic Impact Analysis (T.I.A.) approved. $9870 for signal improvements required.
Utility Considerations – Provided by M.U.D. No. 4
Stormwater Management – Stormwater detention to be provided offsite by M.U.D.
Parks and Open Space – Not applicable

ATTACHMENTS:
Application Form
Final Plat

OUTSTANDING ITEM:

1.) Identify ownership of adjoining property to the northwest
2.) $9870 for traffic signal improvements required

FINAL PLAT SUBMITTAL APPLICATION

DATE FILED: June 24, 2004 P&Z MEETING DATE: 7-19-04

SUBDIVISION NAME/LOCATION: Country Place Plaza
ETJ - SE corner of McHard Rd. and Country Place Parkway

Lot(s): _____, Block(s): 1, Reserve(s): 1

PRIMARY CONTACT(Print or Type): Jimmy Memon, E.I.T. Phone: 713-941-8988
MAILING ADDRESS: 3301 Federal Street Pasadena, TX 77504

OWNER NAME(Print or Type): Dien & Kim Bui Phone: 281-412-2964
MAILING ADDRESS: 6109 Bui Drive Pearland, TX 77581

AGENT'S NAME(Print or Type): Jimmy Memon, E.I.T. Phone: 713-941-8988
MAILING ADDRESS: 3301 Federal Street Pasadena, TX 77504

The following required documents must accompany the final plat when submitted to staff:

- ☑ 22 Folded Prints of Final Plat
- ☑ 2 sets of Final Plat mylars (3 sets if ETJ)
- ☐ Show Approval of Construction Plans
- ☑ Show Approval of Drainage Report
- ☑ Show Approval of Traffic Impact Analysis
- N/A Park Fees (if required)
- ☑ Completed Checklist
- ☑ Current Title Report
- N/A Any Variance Request(s) in Letter Form
- ☑ Certified Tax Certificates (no taxes can be due
- ☑ Final Plat Staff Review Mark-Up
- ☑ Application fee ($400 plus $4 per lot or $25 per acre)

NOTE: ALL REQUIRED DOCUMENTS MUST BE SUBMITTED TO ENGINEERING DEPT. STAFF BY 9 A.M. THE MONDAY PRECEEDING THE PLANNING AND ZONING COMMISSION MEETING. INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED.

The undersigned hereby request approval by the Planning and Zoning Commission of the above identified subdivision plat.

Signature: _____ (Owner) Signature: _____ (Agent)

Fee: $ 450.00 Date Paid: 6/24/04 Receipt No.: 133000

PLANNING & ZONING COMMISSION MEETING OF JULY 19, 2004

AGENDA ITEM

SUBJECT: Consideration of Preliminary Plat for The Estates of Dixie Farm

LOCATION: East corner of Dixie Farm Road and Westfield

APPLICANT: Charles A. McKinley, The McKinley Company, Inc.

ANALYSIS:
Zoning – R-1
Traffic and Transportation – Traffic Impact Analysis not required. 20' of additional right-of-way width for Dixie Farm Road is being dedicated.
Utility Considerations – Water and sewer available.
Stormwater Management – Stormwater detention will be provided on site.
Parks and Open Space – Park fee will be collected

ATTACHMENTS:
Application Form
Preliminary Plat

OUTSTANDING ITEMS:

1.) 25' W.S.E. should lie behind proposed right-of-way line.
2.) 5' E.E. should be centered on right-of-way Westfield Road

PRELIMINARY PLAT SUBMITTAL APPLICATION

DATE FILED: 7/12/04 P&Z MEETING DATE: 7/19/04

SUBDIVISION NAME/LOCATION: Estates of Dixie Farm

Lot(s): _____, Block(s): _____, Reserve(s): _____

PRIMARY CONTACT(Print or Type): Charles McKinley Phone: 3-473-3502

MAILING ADDRESS: PO Box 428
Pasadena Tx 77502

OWNER NAME(Print or Type): Tony Phuc Hoang & Mimi Linh Thai, Phone: 1-484-85x

MAILING ADDRESS: 1109 Kirkwin Dr
Houston Tx 77055

AGENT'S NAME(Print or Type): _____ Phone: _____

MAILING ADDRESS: _____

The following required documents must accompany the preliminary plat when submitted to staff:

- [x] 22 folded prints of Preliminary Plat
- [ ] 3 copies of preliminary drainage report
- [ ] Traffic Impact Analysis (if required)
- [x] Application fee ($400 plus $6 per lot or $30 per acre)
- [x] Title Report or Certificate of Title
- [ ] Staff Review Mark-Up
- [ ] Tree Survey (same scale as plat)
- [x] Completed Checklist
- [ ] Variance request(s) submitted in letter form

letters from utility companies

NOTE: ALL REQUIRED DOCUMENTS MUST BE SUBMITTED TO ENGINEERING DEPT. STAFF BY 9 A.M. THE MONDAY PRECEEDING THE PLANNING AND ZONING COMMISSION MEETING. INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED.

The undersigned hereby request approval by the Planning and Zoning Commission of the above identified subdivision plat.

Signature: _____ (Owner) Signature: _____ (Agent)

Fee: $ 424.00 Date Paid: 7/14/04 Receipt No.: 143147

PLANNING & ZONING COMMISSION MEETING OF JULY 19, 2004

AGENDA ITEM

SUBJECT: Consideration of Preliminary Plat of Gonzalez Subdivision

LOCATION: West side of Stone Road north of Hickory Slough

APPLICANT: Michael D. Wilson, The Wilson Survey Group

ANALYSIS:
Zoning – RE
Traffic and Transportation – Traffic Impact Analysis (T.I.A.) not required. 40 feet of additional right-of-way is needed for Stone Road
Utility Considerations – Well and septic
Stormwater Management – Stormwater detention to be provided onsite or buy into regional detention
Parks and Open Space – Park fee required

ATTACHMENTS:
Application Form
Preliminary Plat

OUTSTANDING ITEMS:

1.) Provide 50' wide access easement across B.D.D. No. 4 right-of-way
2.) Place 40' B.L. behind proposed property line
3.) After discussion with Al Lentz, 120' right-of-way dedication could be reduced to 80' width

PRELIMINARY PLAT SUBMITTAL APPLICATION

DATE FILED: July 12, 2004 P&Z MEETING DATE: July 19, 2004

SUBDIVISION NAME/LOCATION: GONZALEZ SUBDIVISION

Lot(s): 1, Block(s): 1, Reserve(s): 0

PRIMARY CONTACT(Print or Type): GREGG WILTSHIRE Phone: 281-485-3991
MAILING ADDRESS: 2006 E. BROADWAY, STE. 105
Pearland, Tx 77581

OWNER NAME(Print or Type): FELIPE GONZALEZ Phone: (979) 265-680
MAILING ADDRESS: 812 WADE ST.
CLUTE, TX 77531

AGENT'S NAME(Print or Type): THE WILSON SURVEY GROUP Phone: 281-485-3991
MAILING ADDRESS: SAME AS PRIMARY

The following required documents must accompany the preliminary plat when submitted to staff:

- ☑ 22 folded prints of Preliminary Plat
- ☑ 3 copies of preliminary drainage report
- N/A ☐ Traffic Impact Analysis (if required)
- ☑ Application fee ($400 plus $6 per lot or $30 per acre)
- ☑ Title Report or Certificate of Title
- ☑ Staff Review Mark-Up
- N/A ☐ Tree Survey (same scale as plat)
- ☑ Completed Checklist
- N/A ☐ Variance request(s) submitted in letter form

NOTE: ALL REQUIRED DOCUMENTS MUST BE SUBMITTED TO ENGINEERING DEPT. STAFF BY 9 A.M. THE MONDAY PRECEEDING THE PLANNING AND ZONING COMMISSION MEETING. INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED.

The undersigned hereby request approval by the Planning and Zoning Commission of the above identified subdivision plat.

Signature: _____ (Owner) Signature: Gregg Wiltshire (Agent)

Fee: $4150.58 Date Paid: 7/12/04 Receipt No.: 194001

PAID JUL 12 2004

PLANNING & ZONING COMMISSION MEETING OF JULY 19, 2004

AGENDA ITEM

SUBJECT: Consideration of Amending Plat for Shadow Creek Ranch SF-23

LOCATION: Central portion on Shadow Creek Ranch south of North Clear Lake Loop.

APPLICANT: Steven D. Tinnin, LJA Engineering & Surveying, Inc.

ANALYSIS:
Zoning – Property is zoned SCR PUD R-4
Traffic and Transportation – Traffic impact issues addressed by master plan for entire development.
Utility Considerations – Water and sewer available.
Stormwater Management – Utilizes the multi-lake retention system designed for stormwater control in Shadow Creek Ranch
Parks and Open Space – Parkland provided offsite as part of master plan.

ATTACHMENTS:
Application Form
Amending Plat

OUTSTANDING ITEMS:

None

COMMENT: This amending plat adds a reserve area to be used for landscape/open space/lake access.

FINAL PLAT SUBMITTAL APPLICATION

DATE FILED: July 12, 2004 P&Z MEETING DATE: July 19, 2004

SUBDIVISION NAME/LOCATION: Shadow Creek Ranch SF-23
Lot(s): 103 Block(s): 3 Reserve(s): 5

PRIMARY CONTACT(Print or Type): Steven D. Tinnin Phone: (713) 953-5023
MAILING ADDRESS: LJA Engineering & Surveying, Inc., 2929 Briarpark, Suite 600
Houston, TX 77042

OWNER NAME(Print or Type): Shadow Creek Ranch Development Company, L.P.
Phone: (281) 412-3733
MAILING ADDRESS: 2947 East Broadway, Suite 300, Pearland, Texas 77581

AGENT'S NAME(Print or Type): Jason Banda Phone: (713) 953-5067
MAILING ADDRESS: LJA Engineering & Surveying, Inc., 2929 Briarpark, Suite 600
Houston, TX 77042

The following required documents must accompany the final plat when submitted to staff:

- ☒ 22 Folded Prints of Final Plat
- ☒ 2 sets of Final Plat mylars (3 sets if ETJ)
- ☒ Show Approval of Construction Plans
- ☒ Show Approval of Drainage Report
- ☐ Show Approval of Traffic Impact Analysis
- ☐ Park Fees (if required)
- ☒ Completed Checklist
- ☒ Current Title Report
- ☐ Any Variance Request(s) in Letter Form
- ☒ Certified Tax Certificates (no taxes can be due)
- ☒ Final Plat Staff Review Mark-Up
- ☒ Application fee ($400 plus $4 per lot or $25 per acre)

NOTE: ALL REQUIRED DOCUMENTS MUST BE SUBMITTED TO ENGINEERING DEPT. STAFF BY 9 A.M. THE MONDAY PRECEEDING THE PLANNING AND ZONING COMMISSION MEETING. INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED.

The undersigned hereby request approval by the Planning and Zoning Commission of the above identified subdivision plat.

Signature: _____ (Owner) Signature: _____ (Agent)

Fee: $ 812.00 Date Paid: 7/12/04 Receipt No.: 141552

PLANNING & ZONING COMMISSION MEETING OF JULY 19, 2004

AGENDA ITEM

SUBJECT: Consideration of Final Plat for Shadow Creek Ranch SF-26

LOCATION: North of Trinity Bay Drive between Kingsley Drive and West Clear Lake Loop in Shadow Creek Ranch

APPLICANT: Steven D. Tinnin, LJA Engineering &Surveying, Inc.

ANALYSIS:
Zoning – Property is zoned SCR PUD R-7.
Traffic and Transportation – Traffic impact issues addressed by master plan for entire development.
Utility Considerations – Water and sewer not presently available. Developer will extend utilities to the site.
Stormwater Management – Utilizes the multi-lake retention system designed for stormwater control in Shadow Creek Ranch.
Parks and Open Space – Parkland provided offsite as part of master plan.

ATTACHMENTS:
Application Form
Final Plat

OUTSTANDING ITEMS:

none

FINAL PLAT SUBMITTAL APPLICATION

DATE FILED: July 12, 2004 P&Z MEETING DATE: July 19, 2004

SUBDIVISION NAME/LOCATION: Shadow Creek Ranch SF-26

Lot(s): 156 Block(s): 4 Reserve(s): 5

PRIMARY CONTACT (Print or Type): Steven D. Tinnin Phone: (713) 953-5023

MAILING ADDRESS: LJA Engineering & Surveying, Inc., 2929 Briarpark, Suite 600
Houston, TX 77042

OWNER NAME (Print or Type): Shadow Creek Ranch Development Company, L.P.

Phone: (281) 412-3733

MAILING ADDRESS: 2947 East Broadway, Suite 300, Pearland, Texas 77581

AGENT'S NAME (Print or Type): Jason Banda Phone: (713) 953-5067

MAILING ADDRESS: LJA Engineering & Surveying, Inc., 2929 Briarpark, Suite 600
Houston, TX 77042

The following required documents must accompany the final plat when submitted to staff:

- ☒ 22 Folded Prints of Final Plat
- ☒ 2 sets of Final Plat mylars (3 sets if ETJ)
- ☒ Show Approval of Construction Plans
- ☒ Show Approval of Drainage Report
- ☐ Show Approval of Traffic Impact Analysis
- ☐ Park Fees (if required)
- ☒ Completed Checklist
- ☒ Current Title Report
- ☐ Any Variance Request(s) in Letter Form
- ☒ Certified Tax Certificates (no taxes can be due)
- ☒ Final Plat Staff Review Mark-Up
- ☒ Application fee ($400 plus $4 per lot or $25 per acre)

NOTE: ALL REQUIRED DOCUMENTS MUST BE SUBMITTED TO ENGINEERING DEPT. STAFF BY 9 A.M. THE MONDAY PRECEEDING THE PLANNING AND ZONING COMMISSION MEETING. INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED.

The undersigned hereby request approval by the Planning and Zoning Commission of the above identified subdivision plat.

Signature: _____ (Owner)

Signature: _____ (Agent)

Fee: $ 1024.00 Date Paid: 7/12/04 Receipt No.: 141031

PLANNING & ZONING COMMISSION MEETING OF JULY 19, 2004

AGENDA ITEM

SUBJECT: Consideration of Final Plat for Shadow Creek Ranch SF-27

LOCATION: west central portion of Shadow Creek Ranch east of West Clear Lake Loop

APPLICANT: Steven Tinnin – LJA Engineering & Surveying, Inc.

ANALYSIS:
Zoning – SCR PUD R-3
Traffic and Transportation – T.I.A. previously approved for entire development
Utility Considerations – Water and sewer will be extended by the developer to serve this area.
Stormwater Management – Multi-Lake system as per Master Plan
Parks and Open Space – Offsite as per Master Plan

ATTACHMENTS:
Application Form
Final Plat

OUTSTANDING ITEMS:

none

FINAL PLAT SUBMITTAL APPLICATION

DATE FILED: July 12, 2004 P&Z MEETING DATE: July 19, 2004

SUBDIVISION NAME/LOCATION: Shadow Creek Ranch SF-27
Lot(s): 59 Block(s): 2 Reserve(s): 5

PRIMARY CONTACT (Print or Type): Steven D. Tinnin Phone: (713) 953-5023
MAILING ADDRESS: LJA Engineering & Surveying, Inc., 2929 Briarpark, Suite 600
Houston, TX 77042

OWNER NAME (Print or Type): Shadow Creek Ranch Development Company, L.P.
Phone: (281) 412-3733
MAILING ADDRESS: 2947 East Broadway, Suite 300, Pearland, Texas 77581

AGENT'S NAME (Print or Type): Jason Banda Phone: (713) 953-5067
MAILING ADDRESS: LJA Engineering & Surveying, Inc., 2929 Briarpark, Suite 600
Houston, TX 77042

The following required documents must accompany the final plat when submitted to staff:

- ☒ 22 Folded Prints of Final Plat
- ☒ 2 sets of Final Plat mylars (3 sets if ETJ)
- ☒ Show Approval of Construction Plans
- ☒ Show Approval of Drainage Report
- ☐ Show Approval of Traffic Impact Analysis
- ☐ Park Fees (if required)
- ☒ Completed Checklist
- ☒ Current Title Report
- ☐ Any Variance Request(s) in Letter Form
- ☒ Certified Tax Certificates (no taxes can be due)
- ☒ Final Plat Staff Review Mark-Up
- ☒ Application fee ($400 plus $4 per lot or $25 per acre)

NOTE: ALL REQUIRED DOCUMENTS MUST BE SUBMITTED TO ENGINEERING DEPT. STAFF BY 9 A.M. THE MONDAY PRECEEDING THE PLANNING AND ZONING COMMISSION MEETING. INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED.

The undersigned hereby request approval by the Planning and Zoning Commission of the above identified subdivision plat.

Signature: _____ (Owner) Signature: _____ (Agent)

Fee: $603.00 Date Paid: 7/12/04 Receipt No.: 141083

PLANNING & ZONING COMMISSION MEETING OF JULY 19, 2004

AGENDA ITEM

SUBJECT: Consideration of Final Plat for Shadow Creek Ranch SF-28

LOCATION: south central portion of Shadow Creek Ranch southwest of South Clear Lake Loop

APPLICANT: Steve Tinnin – LJA Engineering & Surveying, Inc.

ANALYSIS:
Zoning – SCR PUD R-6
Traffic and Transportation – Traffic Impact Analysis previously approved for entire Shadow Creek Ranch development.
Utility Considerations – Water and sewer will be extended by developer to serve this area.
Stormwater Management – Multi-lake retention system as per drainage master plan.
Parks and Open Space – Offsite as per master plan

ATTACHMENTS:
Application Form
Final Plat

OUTSTANDING ITEMS:

none

FINAL PLAT SUBMITTAL APPLICATION

DATE FILED: July 12, 2004 P&Z MEETING DATE: July 19, 2004

SUBDIVISION NAME/LOCATION: Shadow Creek Ranch SF-28
Lot(s): 61 Block(s): 2 Reserve(s): 4

PRIMARY CONTACT(Print or Type): Steven D. Tinnin Phone: (713) 953-5023
MAILING ADDRESS: LJA Engineering & Surveying, Inc., 2929 Briarpark, Suite 600
Houston, TX 77042

OWNER NAME(Print or Type): Shadow Creek Ranch Development Company, L.P.
Phone: (281) 412-3733
MAILING ADDRESS: 2947 East Broadway, Suite 300, Pearland, Texas 77581

AGENT'S NAME(Print or Type): Jason Banda Phone: (713) 953-5067
MAILING ADDRESS: LJA Engineering & Surveying, Inc., 2929 Briarpark, Suite 600
Houston, TX 77042

The following required documents must accompany the final plat when submitted to staff:

- ☒ 22 Folded Prints of Final Plat
- ☒ 2 sets of Final Plat mylars (3 sets if ETJ)
- ☒ Show Approval of Construction Plans
- ☒ Show Approval of Drainage Report
- ☐ Show Approval of Traffic Impact Analysis
- ☐ Park Fees (if required)
- ☒ Completed Checklist
- ☒ Current Title Report
- ☐ Any Variance Request(s) in Letter Form
- ☒ Certified Tax Certificates (no taxes can be due)
- ☒ Final Plat Staff Review Mark-Up
- ☒ Application fee ($400 plus $4 per lot or $25 per acre)

NOTE: ALL REQUIRED DOCUMENTS MUST BE SUBMITTED TO ENGINEERING DEPT. STAFF BY 9 A.M. THE MONDAY PRECEEDING THE PLANNING AND ZONING COMMISSION MEETING. INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED.

The undersigned hereby request approval by the Planning and Zoning Commission of the above identified subdivision plat.

Signature: _____ (Owner) Signature: _____ (Agent)

Fee: $ 1040.00 Date Paid: 7/12/04 Receipt No.: 14113

PLANNING & ZONING COMMISSION MEETING OF JULY 19, 2004

AGENDA ITEM

SUBJECT: Consideration of Final Plat of Shadow Creek Ranch SF-29

LOCATION: south central portion of Shadow Creek Ranch north of South Clear Lake Loop

APPLICANT: Steven D. Tinnin, LJA Engineering & Surveying, Inc.

ANALYSIS:
Zoning – SCR R-4
Traffic and Transportation – Traffic Impact Analysis previously approved for entire Shadow Creek Ranch development.
Utility Considerations – Water and sewer will be extended by the developer to serve this area.
Stormwater Management – Stormwater detention provided in accordance with master plan for the development using a system of retention lakes.
Parks and Open Space – Provided offsite as per Master Plan

ATTACHMENTS:
Application Form
Final Plat

OUTSTANDING ITEMS:

none

FINAL PLAT SUBMITTAL APPLICATION

DATE FILED: July 12, 2004 P&Z MEETING DATE: July 19, 2004

SUBDIVISION NAME/LOCATION: Shadow Creek Ranch SF-29
Lot(s): 61 Block(s): 2 Reserve(s): 6

PRIMARY CONTACT(Print or Type): Steven D. Tinnin Phone: (713) 953-5023
MAILING ADDRESS: LJA Engineering & Surveying, Inc., 2929 Briarpark, Suite 600
Houston, TX 77042

OWNER NAME(Print or Type): Shadow Creek Ranch Development Company, L.P.
Phone: (281) 412-3733
MAILING ADDRESS: 2947 East Broadway, Suite 300, Pearland, Texas 77581

AGENT'S NAME(Print or Type): Jason Banda Phone: (713) 953-5067
MAILING ADDRESS: LJA Engineering & Surveying, Inc., 2929 Briarpark, Suite 600
Houston, TX 77042

The following required documents must accompany the final plat when submitted to staff:

- ☒ 22 Folded Prints of Final Plat
- ☒ 2 sets of Final Plat mylars (3 sets if ETJ)
- ☒ Show Approval of Construction Plans
- ☒ Show Approval of Drainage Report
- ☐ Show Approval of Traffic Impact Analysis
- ☐ Park Fees (if required)
- ☒ Completed Checklist
- ☒ Current Title Report
- ☐ Any Variance Request(s) in Letter Form
- ☒ Certified Tax Certificates (no taxes can be due)
- ☒ Final Plat Staff Review Mark-Up
- ☒ Application fee ($400 plus $4 per lot or $25 per acre)

NOTE: ALL REQUIRED DOCUMENTS MUST BE SUBMITTED TO ENGINEERING DEPT. STAFF BY 9 A.M. THE MONDAY PRECEEDING THE PLANNING AND ZONING COMMISSION MEETING. INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED.

The undersigned hereby request approval by the Planning and Zoning Commission of the above identified subdivision plat.

Signature: _____ (Owner) Signature: _____ (Agent)

Fee: $ ~~312.00~~ 644.00 Date Paid: 7/12/04 Receipt No.: _____

PLANNING & ZONING COMMISSION MEETING OF JULY 19, 2004

AGENDA ITEM

SUBJECT: Consideration of Final Plat for Shadow Creek Ranch SF-30

LOCATION: Southern portion of Shadow Creek Ranch between South Clear Lake Loop and western extension of Broadway

APPLICANT: Steven D. Tinnin, LJA Engineering & Surveying, Inc.

ANALYSIS:
Zoning – SCR PUD R-7
Traffic and Transportation – Traffic Impact Analysis (T.I.A.) provided as part of Shadow Creek Master Plan.
Utility Considerations – Water and sewer will be extended by the developer to serve this area.
Stormwater Management – Stormwater detention will be provided as per Shadow Creek Master Plan (Multi-Lake System).
Parks and Open Space – Provided offsite in accordance with master plan.

ATTACHMENTS:
Application Form
Final Plat

OUTSTANDING ITEMS:

1.) Provide dimensions indicating width of each street
2.) Recordation data for SF-28

FINAL PLAT SUBMITTAL APPLICATION

DATE FILED: July 12, 2004 P&Z MEETING DATE: July 19, 2004

SUBDIVISION NAME/LOCATION: Shadow Creek Ranch SF-30
Lot(s): 137 Block(s): 4 Reserve(s): 9

PRIMARY CONTACT(Print or Type): Steven D. Tinnin Phone: (713) 953-5023
MAILING ADDRESS: LJA Engineering & Surveying, Inc., 2929 Briarpark, Suite 600
Houston, TX 77042

OWNER NAME(Print or Type): Shadow Creek Ranch Development Company, L.P.
Phone: (281) 412-3733
MAILING ADDRESS: 2947 East Broadway, Suite 300, Pearland, Texas 77581

AGENT'S NAME(Print or Type): Jason Banda Phone: (713) 953-5067
MAILING ADDRESS: LJA Engineering & Surveying, Inc., 2929 Briarpark, Suite 600
Houston, TX 77042

The following required documents must accompany the final plat when submitted to staff:

- ☒ 22 Folded Prints of Final Plat
- ☒ 2 sets of Final Plat mylars (3 sets if ETJ)
- ☒ Show Approval of Construction Plans
- ☒ Show Approval of Drainage Report
- ☐ Show Approval of Traffic Impact Analysis
- ☐ Park Fees (if required)
- ☒ Completed Checklist
- ☒ Current Title Report
- ☐ Any Variance Request(s) in Letter Form
- ☒ Certified Tax Certificates (no taxes can be due)
- ☒ Final Plat Staff Review Mark-Up
- ☒ Application fee ($400 plus $4 per lot or $25 per acre)

NOTE: ALL REQUIRED DOCUMENTS MUST BE SUBMITTED TO ENGINEERING DEPT. STAFF BY 9 A.M. THE MONDAY PRECEEDING THE PLANNING AND ZONING COMMISSION MEETING. INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED.

The undersigned hereby request approval by the Planning and Zoning Commission of the above identified subdivision plat.

Signature: _____ (Owner) Signature: _____ (Agent)

Fee: $ 918.00 Date Paid: 7/12/04 Receipt No.: 14128

PLANNING & ZONING COMMISSION MEETING OF JULY 19, 2004

AGENDA ITEM

SUBJECT: Consideration of Preliminary Plat of Shadow Creek Ranch Reflection Bay Drive North

LOCATION: Extends Reflection Bay Drive north from Shadow Creek Parkway (F.M. 2234)

APPLICANT: Steven Tinnin – LJA Engineering & Surveying, Inc.

ANALYSIS:
Zoning – SCR PUD Right-of-Way
Traffic and Transportation – Traffic Impact Analysis previously approved for entire Shadow Creek Ranch development.
Utility Considerations – water and sewer will be extended by developer to serve this area
Stormwater Management – Stormwater detention provided in accordance with master plan for the development
Parks and Open Space – Not applicable

ATTACHMENTS:
Application Form
Preliminary Plat

OUTSTANDING ITEMS:

None

NOTE: Plat needed to provide dedicated access to City of Pearland wastewater treatment plant.

PRELIMINARY PLAT SUBMITTAL APPLICATION

DATE FILED: July 12, 2004 P&Z MEETING DATE: July 19, 2004

SUBDIVISION NAME/LOCATION: Shadow Creek Ranch Reflection Bay Drive
Lot(s): 0 Block(s): 0 Reserve(s): 3

PRIMARY CONTACT(Print or Type): Steven D. Tinnin Phone: (713) 953-5023
MAILING ADDRESS: LJA Engineering & Surveying, Inc., 2929 Briarpark, Suite 600
Houston, TX 77042

OWNER NAME(Print or Type): Shadow Creek Ranch, Inc. Phone: (281) 412-3733
MAILING ADDRESS: 2947 East Broadway Suite 300, Pearland, TX 77581

AGENT'S NAME(Print or Type): Jason R. Banda Phone: (713) 953-5067
MAILING ADDRESS: LJA Engineering & Surveying, Inc., 2929 Briarpark, Suite 600
Houston, TX 77042

The following required documents must accompany the final plat when submitted to staff:

- ☒ 22 Folded Prints of Preliminary Plat
- ☒ 3 copies of preliminary drainage report
- ☐ Traffic Impact Analysis (if required)
- ☒ Application fee ($400 plus $6 per lot or $30 per acre)
- ☒ Title Report or Certificate of Title
- ☒ Staff Review Mark-Up
- ☒ Utility Letters
- ☒ Completed Checklist
- ☐ Variance request(s) submitted in letter form

NOTE: ALL REQUIRED DOCUMENTS MUST BE SUBMITTED TO ENGINEERING DEPT. STAFF BY 9 A.M. THE MONDAY PRECEEDING THE PLANNING AND ZONING COMMISSION MEETING. INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED.

The undersigned hereby request approval by the Planning and Zoning Commission of the above identified subdivision plat.

Signature: _____ (Owner) Signature: _____ (Agent)

Fee: $ 475.00 Date Paid: 7/12/04 Receipt No.: 141554

PLANNING & ZONING COMMISSION MEETING OF JULY 19, 2004

AGENDA ITEM

SUBJECT: Consideration of Final Right-of-Way Plat for Shadow Creek Ranch - Portions of Trinity Bay Drive, Biscayne Bay Drive, and Regents Bay Drive

LOCATION: Shadow Creek Ranch south of Shadow Creek Parkway and west of Kingsley Drive

APPLICANT: Steven D. Tinnin, LJA Engineering & Surveying, Inc.

ANALYSIS:
Zoning – Right-of-Way
Traffic and Transportation – A traffic impact analysis (T.I.A.) was previously approved for this project.
Utility Considerations – Water and sewer service will be extended along these streets
Stormwater Management – Stormwater detention will be provided by a multi-lake system in accordance with the Master Plan.
Parks and Open Space – Not Applicable

ATTACHMENTS:
Application Form
Final Plat

OUTSTANDING ITEMS:

none

FINAL PLAT SUBMITTAL APPLICATION

DATE FILED: July 12, 2004 P&Z MEETING DATE: July 19, 2004

SUBDIVISION NAME/LOCATION: Shadow Creek Ranch Portions of Trinity Bay Drive, Biscayne Bay Drive, and Regents Bay Drive

Lot(s): 0 Block(s): 0 Reserve(s): 2

PRIMARY CONTACT (Print or Type): Steven D. Tinnin Phone: (713) 953-5023

MAILING ADDRESS: LJA Engineering & Surveying, Inc., 2929 Briarpark, Suite 600
Houston, TX 77042

OWNER NAME (Print or Type): Shadow Creek Ranch, LP Phone: (281) 412-3733

MAILING ADDRESS: 2947 East Broadway Suite 300, Pearland, TX 77581

AGENT'S NAME (Print or Type): Jason R. Banda Phone: (713) 953-5067

MAILING ADDRESS: LJA Engineering & Surveying, Inc., 2929 Briarpark, Suite 600
Houston, TX 77042

The following required documents must accompany the final plat when submitted to staff:

- ☒ 22 Folded Prints of Final Plat
- ☒ 2 sets of Final Plat mylars (3 sets if ETJ)
- ☒ Show Approval of Construction Plans
- ☒ Show Approval of Drainage Report
- ☐ Show Approval of Traffic Impact Analysis
- ☐ Park Fees (if required)
- ☒ Completed Checklist
- ☒ Current Title Report
- ☐ Any Variance Request(s) in Letter Form
- ☒ Certified Tax Certificates (no taxes can be due)
- ☒ Final Plat Staff Review Mark-Up
- ☒ Application fee ($400 plus $4 per lot or $25 per acre)

NOTE: ALL REQUIRED DOCUMENTS MUST BE SUBMITTED TO ENGINEERING DEPT. STAFF BY 9 A.M. THE MONDAY PRECEEDING THE PLANNING AND ZONING COMMISSION MEETING. INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED.

The undersigned hereby request approval by the Planning and Zoning Commission of the above identified subdivision plat.

Signature: _____ (Owner)

Signature: _____ (Agent)

Fee: $_____ Date Paid: _____ Receipt No.: _____

LJA Engineering & Surveying, Inc.

2929 Briarpark Drive
Suite 600
Houston, Texas 77042-3703

Phone 713.953.5200
Fax 713.953.5026
www.ljaengineering.com

July 8, 2004

Mr. Richard Keller
City of Pearland
3523 Liberty Drive
Pearland, Texas 77581

Re: Shadow Creek Ranch Portions of Trinity Bay Drive, Biscayne Bay Drive and Regents Bay Drive
LJA Job No. 1546-0301-006 (5.3)

Dear Mr. Keller:

LJA Engineering & Surveying, Inc. (LJA) hereby requests that the plat known as Shadow Creek Ranch Portions of Trinity Bay Drive, Biscayne Bay Drive, and Regents Bay Drive be placed on the Planning and Zoning Commission's agenda which meets on July 19, 2004.

Please call if you have any questions.

Sincerely,

Jason R. Banda
Platting Department

JRB/sc

Houston Section
Texas Chapter

www.houstonapa.com

Dan Burden Workshop on Creating Walkable Communities

Date: August 24 & 25, 2004
Place: HGAC, 3555 Timmons Lane, Houston, Texas
Time: 8:45 A.M. – 3:00 P.M.
Fee: $60 - APA Members (includes light breakfast and lunch)
$90 - Non-APA Members (includes light breakfast and lunch)

For more information, please call Naina Magon at (713)785-0080 ext 43

Agenda

Day One: Dan will present his extensive collection of photos that illustrate the many practical techniques of creating a walkable community.

Day Two: Dan will conduct a walkable audit for a section of Houston and explain what steps are needed to achieve good pedestrian access.

This workshop is brought to you by the Houston Section of the Texas Chapter of the American Planning Association, Greg Stubbs, AICP, Director.

CITY COUNCIL ACTION

TO: Planning and Zoning Commission

FROM: Theresa A. Grahmann, Planner I

DATE: July 13, 2004

SUBJECT: Action Taken By City Council on Planning and Zoning Items at the June 28, 2004, City Council Meeting

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All Council action below was for the second and final reading of the ordinance.

ZONING CASES

1. Zone Change Application No. 1168, for a change from classification Suburban Development District (SD) to Planned Unit Development District (PUD), Located Generally at the Southwest Corner of State Highway 288 and Beltway 8 (Spectrum PUD), owned by multiple parties, applied for by Jeff Gustafson of Lennar Partners and LNR Clear Creek Spectrum L.P.
   CITY COUNCIL: APPROVED UNANIMOUSLY
   P&Z: APPROVED 5-0

2. Zone Change Application No. 1171, for a change from Suburban Development District (SD) to Single Family Dwelling District (R-1), Located at 5230 Colonial Drive, owned by Tommy Barni.
   CITY COUNCIL: APPROVED UNANIMOUSLY
   P&Z: APPROVED 4-0

3. Zone Change Change Application No. 1173, for a change from classification Suburban Development District (SD) to General Business District (GB), Generally Located on the South Side of FM 518, and East of Ower Lane, owned by Charles Kennedy, applied for by Mai Nguyen.
   CITY COUNCIL: APPROVED UNANIMOUSLY
   P&Z: APPROVED 4-0

4. Zone Change Application No. 1172, for a change from classification Neighborhood Service District (NS) to Planned Unit Development District (PUD), Generally Located at the Northwest Corner of FM 518 and Hamm Road, owned by R. Ellis Management, applied for by Jim McGregor.
   CITY COUNCIL: APPROVED UNANIMOUSLY
   P&Z: APPROVED 4-0, with changes to PUD document

CITY COUNCIL ACTION

TO: Planning and Zoning Commission

FROM: Theresa A. Grahmann, Planner I

DATE: July 13, 2004

SUBJECT: Action Taken By City Council on Planning and Zoning Items at the July 12, 2004, City Council Meeting

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All Council action below was for the first reading of the ordinance. These items are not approved until approved at the second reading of the ordinance at the next Council meeting.

ZONING CASES

1. Zone Change Application No. 1176, for a change from Suburban Development District (SD) to Single Family Dwelling District (R-1), Located at 3418 Warren Road, owned by Dennis and Phyllis Omo.
   CITY COUNCIL: APPROVED UNANIMOUSLY
   P&Z: APPROVED 5-0

2. Zone Change Application No. 1177, for a change from Suburban Development District (SD) to Single Family Dwelling District (R-1), Located at 2109 Linda Lane, owned by Jesus Guardado.
   CITY COUNCIL: APPROVED UNANIMOUSLY
   P&Z: APPROVED 5-0

3. 2004 Comprehensive Plan Update.
   CITY COUNCIL: APPROVED UNANIMOUSLY
   P&Z: APPROVED 5-0

JPH 7/19/09

Present

P+Z	Ruby Sanders	Todd
	Linda Cowles	Sheryl
	Neil West	
	David Ransom	

Council
- ✓ Mayor Reid
- ✓ Charles Victorin
- ✓ Kevin Cole
- ✓ Woody Owens
- ✓ Larry Marcell
- Richard Tetans - absent

City attorney	Darwin Coker
P.M	Lata Kirshnaran
P1	Theresa Grohmann
City Eng	Doug Kneupper
P+P Mgr	Richard Keller
City Mgr	Bill Eisen
City Secretary	Young Larfing
Dom	Alan Mueller
Absent	Nieghm Doan

8:30 pm

1180 8:35 pm

II Todd read purpose

III a

Theresa read brief description

recommend approval consist with use. no public comments

b Patricia Wolfe 9122 W Stevens Dr

wishing to add to hm

IV No one for or against

V no council or comm

VI Adj 8:39

1181 8:40

II Todd read purpose

III A

Theresa read Brief description of property
wishes to construct more home
recommend denial - not business
use - single family not
1 public comment for in support

b Deshawn Fisher 10704 Finches Nest
2456 Smith Ranch
wants to make it residence - in family
for years

IV Quincy Fisher 2505 Smith Ranch
wants change to [redacted]

Carlitta Fisher 2453 Smith Ranch
not known regarding zoning reside since 1976

V Larry Marcott explained whats there is
grandfathered

IV Adjourn 8:48

SU132 8:49

II Todd read purpose

IIIa Lata Krishnarao Planning Mgr
wishes to 5000 sq ft daycare - daycare
are allowed in SF by SU permit
failure LDL rec Re 3 & R2
gave a brief description
staff opinion - daycare not appropriate since
surrounded by residential
feels cannot create
2 in favor
14 against
staff rec denial - non resident use
negative impact
several area that can have for

B Pravin Patel 3610 McLean
feels improv - no daycare in area
other property - not enough frontage

IV George Curtis 3633 LaLane
question of application filled correct
against - negative impact
Charles McMurray 5209 Spring Branch dr
against - McLean Rd is a narrow asphalt rd

Issac Pinkney 3618 Lee Lane
against

Roy 5114 Colonial Drive
against

Scott Nelson 5034 Colonial
against - does not want to live next to
a business

Frances Nelson 5034 Colonial
do not want to live next door to a business
don't need any more traffic - use as rental
property

Carl Schantz 5033 Confederate Dr
have drainage problem - backdoor to other
business

Cliff Adams 5201 Colonial
roads 13ft wide will disrupt the neighborhood

IV Kevin Cole - what min depth GB
125 ft deep 130 ft wide
received several calls from Cabot Cove against
Woody Owens - on GB can do convenience w/ Servistat
Later - w/ SU can only be used on specific use
Kevin - open door for problem

VI adjourn 9:10

1179 9:11

II Todd read purpose

IIa Lata Krishnarao - gave a brief description
of property - crime use Busin use
2004 Comprehen in plan will conform
1 PC against
stuff in favor - 1 does conform 2004
consistent w/ exist Gen use

B Mike Pollock
10014 Tarrington Hunt
want to develop in conformance w/ 2004 plan

IV None for or against

V Larry Marcet how much buy for road 100ft
Allan - yes
Sheryl - no decision use - how much
Mike - 1/2 acre confirm - 3 tracts
Ruby - both sides
Todd 2004 reflects
Mike - general bus uses
Larry Mar what pr
Mike - across Randolph at Silkie lake
double dave Pizza - Campus Style dev

VI adjourn 9:24

1178 9:25

II Todd read purpose

III Lata read a brief description
had rec zone change - allow more option
on permit use asking for C zone
staff opinion - not appropriate only def
C allow outdoor storage + display
[illegible] - dissent
recommend denial
PC - none rec
B - [illegible] Kwak 2621 Sunfish Dr.
Commercial has more opportunity than General Business

IV no one for or against

V Tom - has this been to develop mtg
Lata - yes - has asked for Bldg Permit
Sheryl - when zone
Lata - June 2003
Sheryl - day care - what changed
Kevin - try make category broader
spot zone
Darrin - notify on complaint ref Comprehensive
Lata - [illegible]

Kwax · 12,000 sf Bldg

Neil - basis transit zone

adjourn 9:39pm

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JULY 19, 2004, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

Zone Change Application No. 1180

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Single Family Dwelling District (R-1), on the following described property, to wit:

Legal Description: 0.879 acres of land situated in the J.W. Maxey Survey, Sterling Estates Section II, Lot 2-A, Abstract 721, Brazoria County, Texas (Located at 9122 W. Sterling Drive)

Owner: Daniel and Patricia Wolfe
9122 W. Sterling Drive
Pearland, Texas 77584

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT
B. APPLICANT PRESENTATION

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

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. 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.

JOINT PUBLIC HEARING AGENDA ITEM
MEETING OF JULY 19, 2004

ZONE CHANGE APPLICATION NO. 1180

Existing Zoning:	Suburban Development District (SD)
Requested Zoning:	Single Family Dwelling District (R-1)
Location or Address of Property:	9122 W. Sterling Drive
Property Owner:	Daniel and Patricia Wolfe
Applicant:	Daniel and Patricia Wolfe

SUMMARY: The applicant is requesting a change in zoning on the subject property for single family residential uses. The subject property was annexed into the City in 1998 and subsequently zoned SD. The subject property is currently developed with a single family residence that is considered a non-conforming use. The applicant has indicated that they plan to construct an addition to the single family residence on the subject property if the zone change is approved.

SURROUNDING ZONING AND LAND USES:

	Zoning	Land Use
North	Suburban Development District (SD)	Single family residence
South	Single Family Dwelling District (R-3)	Single family residences in Sunrise Lakes residential subdivision

East	Suburban District (SD)	Development	Single family residence
West	Suburban District (SD)	Development	Single family residences

CONFORMANCE TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE: The applicant is requesting an R-1 zoning district. The minimum lot size for the R-1 district is 8,800 square feet and the minimum lot width is 80 feet. The subject property meets these requirements; the subject property is larger than a half acre in size and approximately 146 feet in width.

The applicant will be responsible for complying with all other space limitations of the R-1 zoning district.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan recommends Low Density Residential Uses for the subject property and all of the surrounding properties on Sterling Drive. The Comprehensive Plan further indicates that the appropriate zoning districts for Low Density Residential Uses are the Estate Lot Single Family Dwelling District (R-E) and the Single Family Dwelling Districts R-1 and R-2. Therefore, the proposed zone change conforms to the Comprehensive Plan.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has frontage on Sterling Drive, a local/residential street. No other roadways affect the subject property.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: Many of the lots on Sterling Drive are developed with single family residences, although many are still zoned as SD. Therefore, the use is consistent with existing development within the area.

PUBLIC COMMENTS: Public notice/comment forms were mailed to property owners within 200 feet of the subject property under consideration. A legal notice of public hearing was published in the local newspaper, and a Zoning Sign was placed on the subject property.

STAFF RECOMMENDATION: Staff recommends approval of the zone change for R-1, as proposed by the applicant, for the following reasons:

1. The proposed zone change provides for Low Density Residential Uses as recommended by the Comprehensive Plan.

2. The proposed zone change is consistent with existing residential uses and R-1 zoning districts along Sterling Drive.

SUPPORTING DOCUMENTS:

- Notice of Public Hearing
- Zone Change Application
- Location Map
- Property Ownership Map
- Property Owner Notification List
- Zoning Map
- Future Land Use Plan

CITY OF PEARLAND
3523 Liberty Drive (Community Center), Pearland, Texas 77581
281-652-1742 FAX 281-652-1702 www.ci.pearland.tx.us

Property Owner Notice

ZONE CHANGE APPLICATION NO. 1180

NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, REGARDING:

A request by Daniel and Patricia Wolfe, owners, for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Single Family Dwelling District (R-1), on the following described property, to wit:

> 0.879 acres of land situated in the J.W. Maxey Survey, Sterling Estates Section II, Lot 2-A, Abstract 721, Brazoria County, Texas
>
> (Located at 9122 W. Sterling Drive)

PUBLIC HEARINGS WILL BE HELD IN THE
COUNCIL CHAMBER OF CITY HALL
LOCATED AT
3519 Liberty Drive, Pearland, Texas
on
MONDAY, JULY 19, 2004, AT 6:30 P.M.

An application and map are enclosed for your information. This notice has been sent to all owners of real property within 200 feet of the request, as such ownership appears on the last approved city tax roll, in accordance with notification guidelines established by City Ordinance and State law.

At said hearing, all interested parties shall have the right and opportunity to appear and be heard on the subject. If you are unable to attend, but wish to have your opinions made a part of the public record, please complete the enclosed form and return it prior to the public hearing.

If you have any questions or need additional information please contact the City of Pearland Planning Department at (281) 652-1742 or tgrahmann@ci.pearland.tx.us.

APPLICATION FOR A CHANGE IN ZONING

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1639
281-652-1702 fax
www.ci.pearland.tx.us

Please check one:

☑ **Change in Zoning Classification from:** SD (list current zoning) **to:** R1 (list proposed zoning)

☐ **Specific Use Permit Request for :** _____ (list proposed use)

Property Information:

Address: 9122 W Sterling Drive, Pearland TX

Subdivision: Sterling Estates Sec. II Lot: 2-A Block: _____

Tax I.D. Number: 7789-0001-000

**** For unplatted property, attach a copy of the metes and bounds description****

Current use of property (type of structures on property): home

Future/proposed use of property and reason for zone change: desire to add on to home (possible kitchen, garage, or larger bedroom) Also possible swimming pool. Possible septic upgrade/or move.

PROPERTY OWNER INFORMATION:

NAME Daniel & Patricia Wolfe
ADDRESS 9122 W Sterling Dr
CITY Pearland STATE TX ZIP 77584
PHONE(281) 485 2197
FAX( )
E-MAIL ADDRESS buttons@hal-pc.org

APPLICANT INFORMATION: same

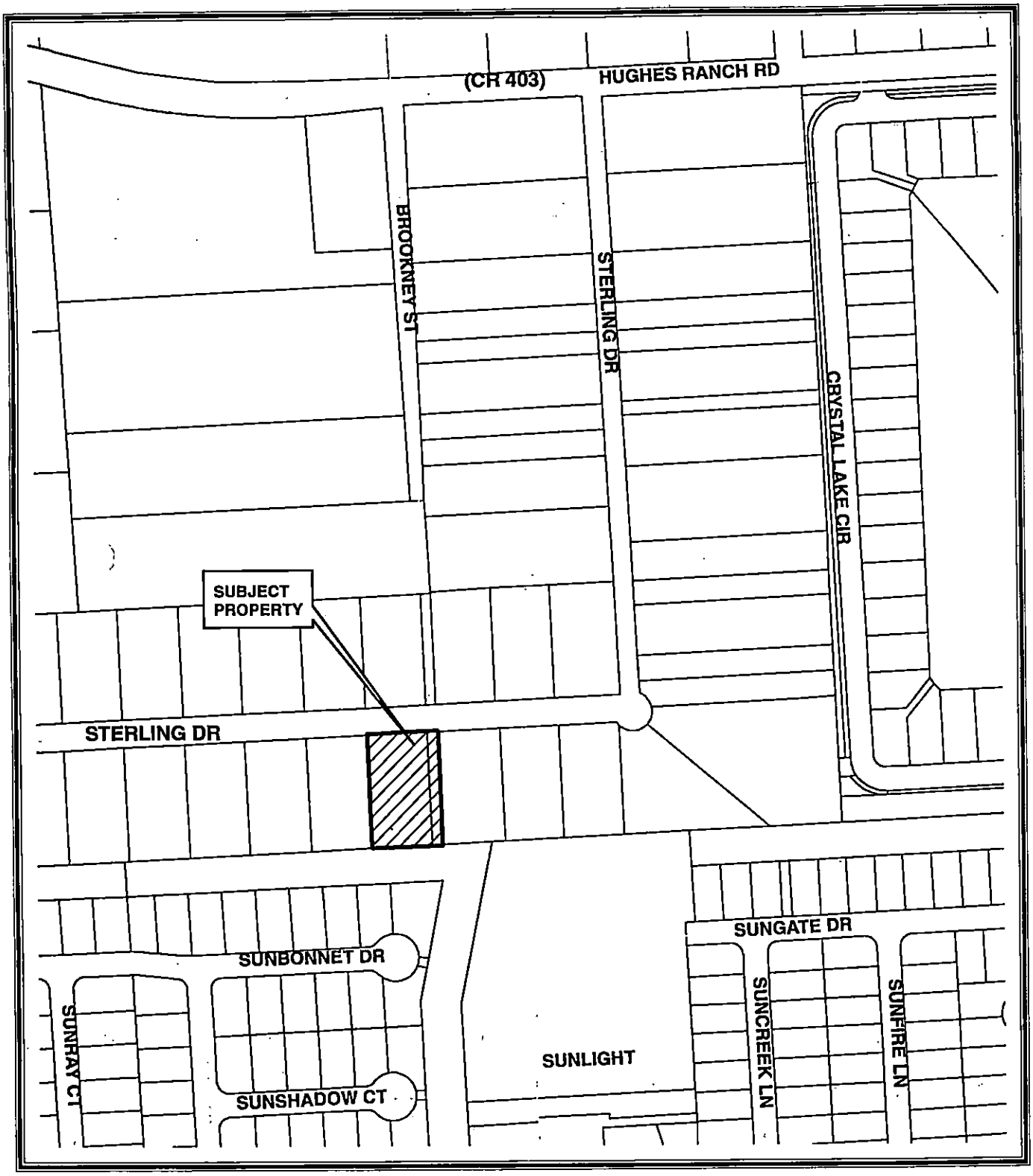
NAME
ADDRESS
CITY STATE ZIP
PHONE( )
FAX( )
E-MAIL ADDRESS

PETITION: As owner/agent, I hereby petition the City of Pearland for approval of the above described request as provided for by the laws of the State of Texas and ordinances of the City of Pearland. I certify to the best of my knowledge that this is a true description of the property upon which I have requested the above checked action. I understand that I am fully responsible for the correctness of the legal description given.

Owner's Signature: Patricia M Wolfe Date: 6-21-04

Agent's Signature: _____ Date: _____

OFFICE USE ONLY: FEES PAID: $275.00 DATE PAID: 6-21-04
RECEIVED BY: tcg APPLICATION NO. 1180



LOCATION MAP

Zone Change Application No. 1180
Owner/Applicant: Daniel and Patricia Wolfe
Location: 9122 W. Sterling Drive
Change: SD - R1

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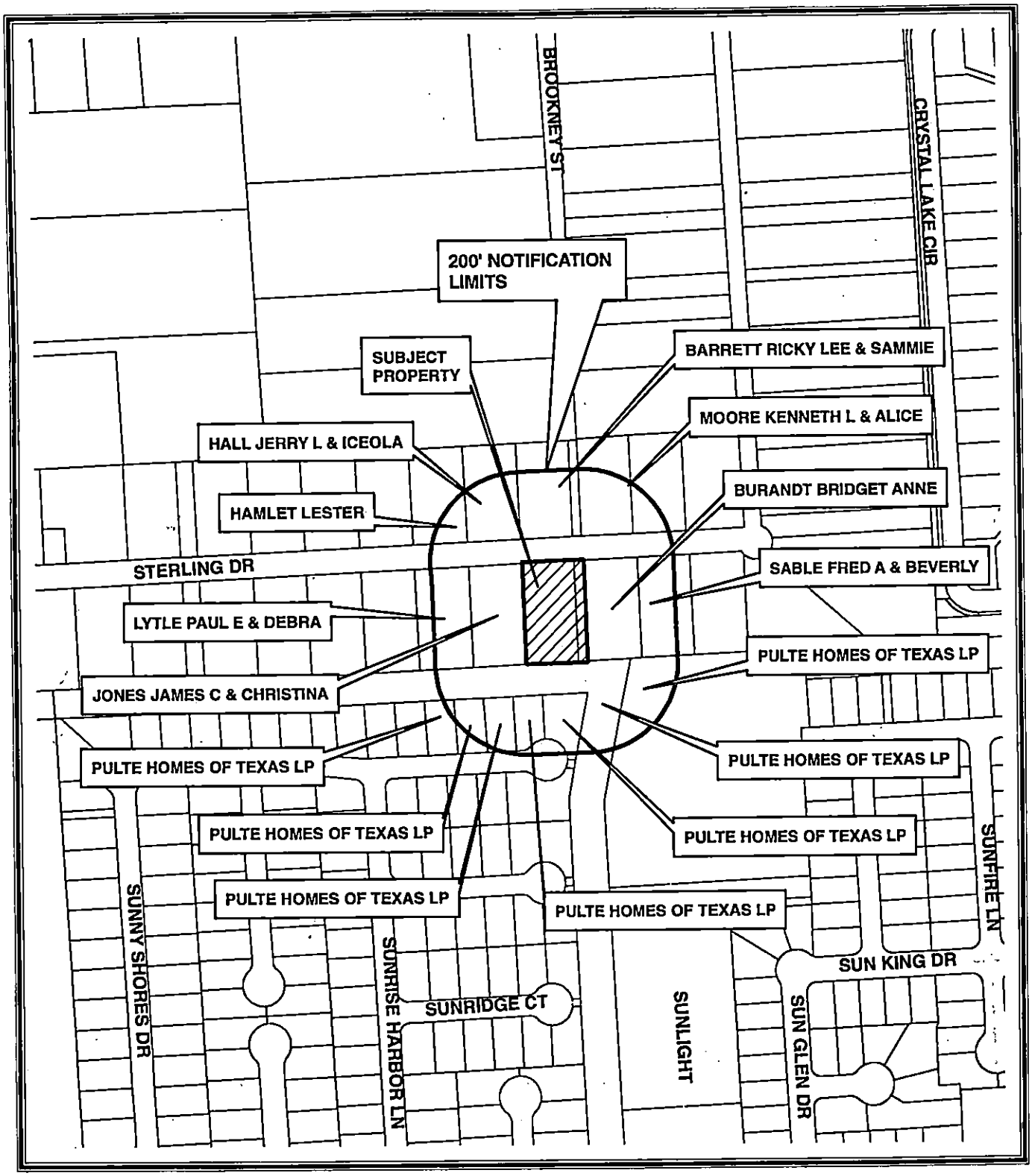

OWNERSHIP MAP

Zone Change Application No. 1180
Owner/Applicant: Daniel and Patricia Wolfe
Location: 9122 W. Sterling Drive
Change: SD - R1

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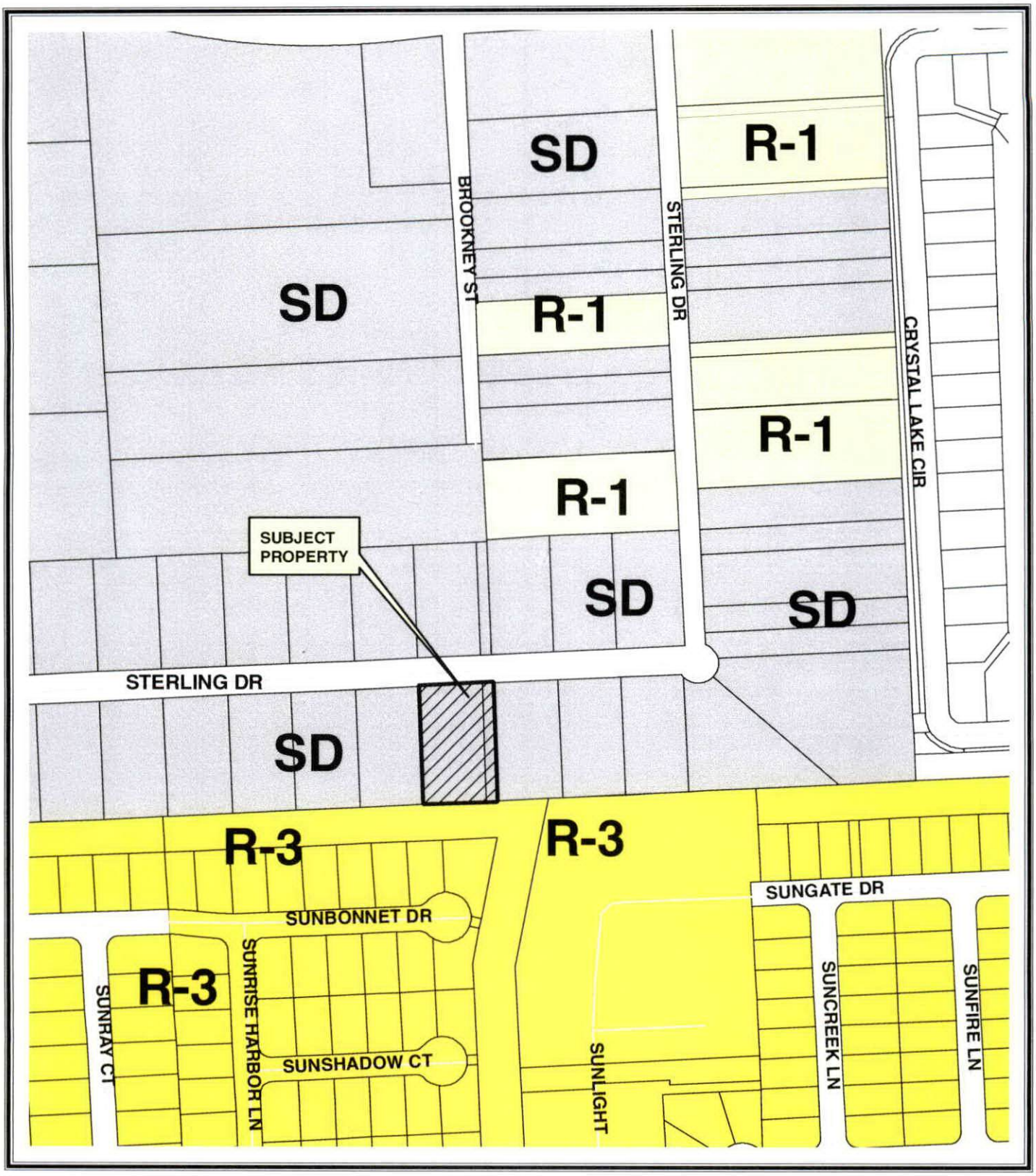
ZONE CHANGE APPLICATION NO. 1180
Property Owner Notification List

TAX ACCOUNT	OWNER	ADDRESS	CITY	ST	ZIP CODE	LEGAL DESCRIPTION
05060018220	MOORE KENNETH L & ALICE	9037 W STERLING DR	PEARLAND	TX	77584-8550	A0506 H T & B R R, TRACT 10F, ACRES 0.750
77890021000	BARRETT RICKY LEE & SAMMIE	9121 W STERLING DR	PEARLAND	TX	77584-8552	STERLING ESTATES SEC II (A0721 J W MAXEY), LOT 2-U, ACRES 0.878
77890020000	HALL JERRY L & ICEOLA	9133 W STERLING DR	PEARLAND	TX	77584-8552	STERLING ESTATES SEC II (A0721 J W MAXEY), LOT 2-T, ACRES 0.750
77890019000	HAMLET LESTER	9205 W STERLING DR	PEARLAND	TX	77584-8554	STERLING ESTATES SEC II (A0721 J W MAXEY), LOT 2-S, ACRES 0.750
05060018170	SABLE FRED A & BEVERLY	9038 W STERLING DR	PEARLAND	TX	77584-8549	A0506 H T & B R R, TRACT 10A, ACRES 0.750
05060018200	BURANDT BRIDGET ANNE	9110 W STERLING DR	PEARLAND	TX	77584-8551	A0506 H T & B R R, TRACT 10D, ACRES 0.750
77890001000	WOLFE DANIEL R JR & PATRICIA	9122 W STERLING DR	PEARLAND	TX	77584-8551	STERLING ESTATES SEC II (A0721 J W MAXEY), LOT 2-A, ACRES 0.870
77890002000	JONES JAMES C & CHRISTINA	9134 W STERLING DR	PEARLAND	TX	77584-8551	STERLING ESTATES SEC II (A0721 J W MAXEY), LOT 2-B, ACRES 0.750
77890003000	LYTLE PAUL E & DEBRA	9206 W STERLING DR	PEARLAND	TX	77584-8553	STERLING ESTATES SEC II (A0721 J W MAXEY), LOT 2C, ACRES 0.750
05060059105	PULTE HOMES OF TEXAS LP	PO BOX 219218	HOUSTON	TX	77218-9218	A0506 H T & B R R, TRACT 11-12, ACRES 6.2599, PEARLAND
78645000000	PULTE HOMES OF TEXAS LP	PO BOX 219218	HOUSTON	TX	77218-9218	SUNRISE LK 5 (A721 JWMAXEY) (A304&A506 HT&B) RES A-F, ACRES 5.140
	RESIDENT AT	9201 SUNBONNET	PEARLAND	TX	77584	BLOCK 2, LOT 9
78645002009	PULTE HOMES OF TEXAS LP	PO BOX 219218	HOUSTON	TX	77218-9218	SUNRISE LAKES 5 (A0721 J W MAXEY) (A0506 HT&BRR), BLOCK 2, LOT 9
	RESIDENT AT	9203 SUNBONNET	PEARLAND	TX	77584	BLOCK 2, LOT 8
78645002008	PULTE HOMES OF TEXAS LP	PO BOX 219218	HOUSTON	TX	77218-9218	SUNRISE LAKES 5 (A0721 J W MAXEY) (A0506 HT&BRR), BLOCK 2, LOT 8
	RESIDENT AT	9205 SUNBONNET	PEARLAND	TX	77584	BLOCK 2, LOT 7
78645002007	PULTE HOMES OF TEXAS LP	PO BOX 219218	HOUSTON	TX	77218-9218	SUNRISE LAKES 5 (A0721 J W MAXEY) (A0506 HT&BRR), BLOCK 2, LOT 7
	RESIDENT AT	9207 SUNBONNET	PEARLAND	TX	77584	BLOCK 2, LOT 6
78645002006	PULTE HOMES OF TEXAS LP	PO BOX 219218	HOUSTON	TX	77218-9218	SUNRISE LAKES 5 (A0721 J W MAXEY) (A0506 HT&BRR), BLOCK 2, LOT 6
	RESIDENT AT	9209 SUNBONNET	PEARLAND	TX	77584	BLOCK 2, LOT 5
78645002005	PULTE HOMES OF TEXAS LP	PO BOX 219218	HOUSTON	TX	77218-9218	SUNRISE LAKES 5 (A0721 J W MAXEY) (A0506 HT&BRR), BLOCK 2, LOT 5



ZONING MAP

Zone Change Application No. 1180
Owner/Applicant: Daniel and Patricia Wolfe
Location: 9122 W. Sterling Drive
Change: SD - R1

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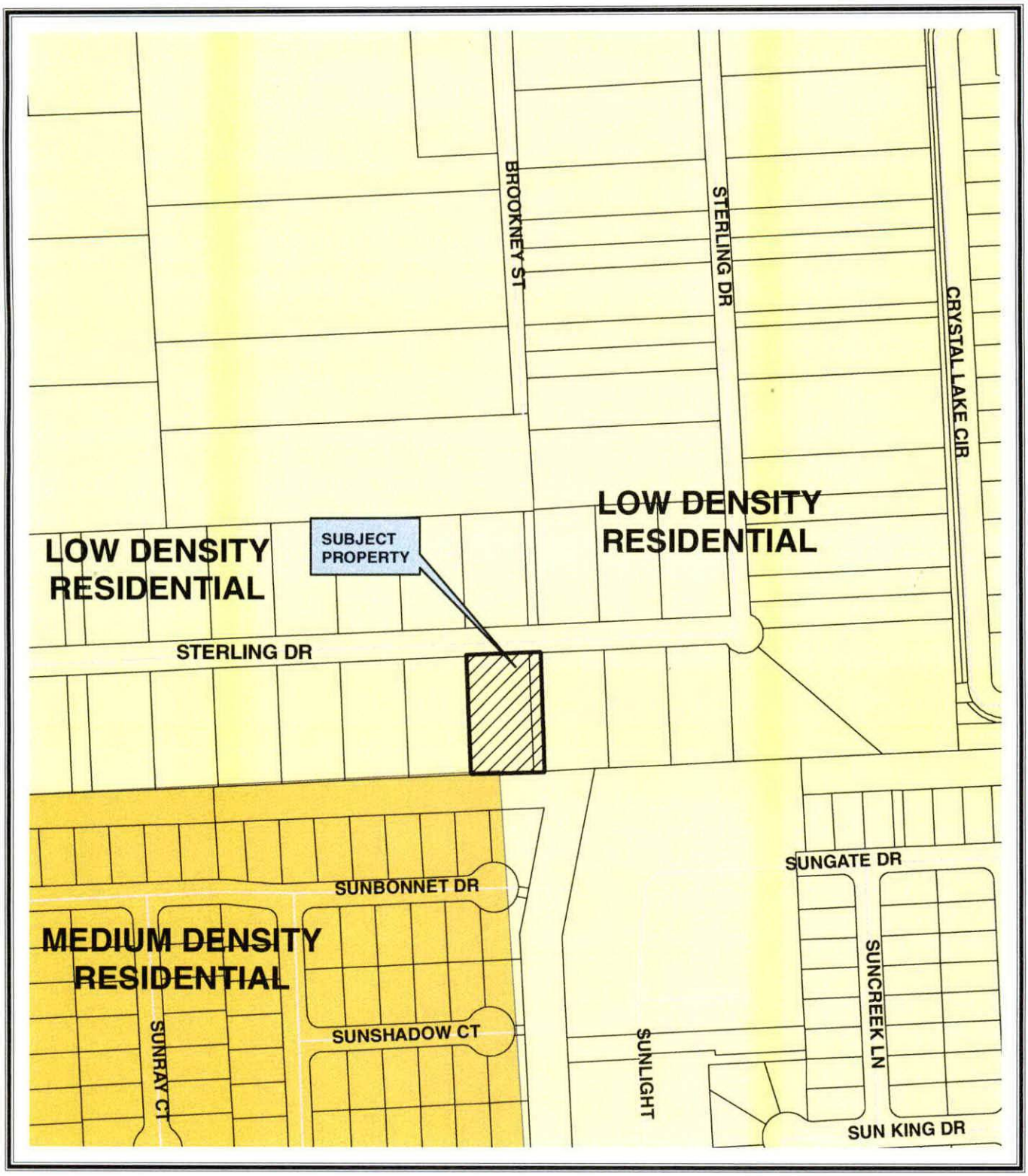

FUTURE LAND USE PLAN

Zone Change Application No. 1180
Owner/Applicant: Daniel and Patricia Wolfe
Location: 9122 W. Sterling Drive
Change: SD - R1

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AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JULY 19, 2004, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

Zone Change Application No. 1181

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Single Family Dwelling District (R-1), on the following described property, to wit:

Legal Description: 7.00 acres of land situated in Lot 4 of the Allison Richey Gulf Coast Home Company Subdivision of Section 85, H.T. & B.R.R. Company Survey, Abstract 304, Brazoria County, Texas, according to the plat recorded in Volume 2, Page 107 of the Plat Records of Brazoria County, Texas (Located on the East Side of Smith Ranch Road, and South of County Road 403 (Hughes Ranch Road))

Owner:	Marion Fisher 6425 Bankside #1143 Houston, Texas 77096	&	Eugene L. Fisher 12819 Segrest Houston, Texas 77047

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT
B. APPLICANT PRESENTATION

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

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. 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.

JOINT PUBLIC HEARING AGENDA ITEM
MEETING OF JULY 19, 2004

ZONE CHANGE APPLICATION NO. 1181

Existing Zoning:	Suburban Development District (SD)
Requested Zoning:	Single Family Dwelling District (R-1)
Location or Address of Property:	East Side of Smith Ranch Road, and South of County Road 403
Property Owner:	Marion Fisher and Eugene L. Fisher
Applicant:	Marion Fisher and Eugene L. Fisher

SUMMARY: The applicant is requesting a change in zoning on the subject property for single family residential uses. The subject property was annexed into the City in 1998 and subsequently zoned SD. The subject property is approximately 7 acres in size and consists of several lots, all currently owned by the same family. A single family residence currently exists on one of the lots. The existing single family residence is a non-conforming use. The applicant has indicated that they plan to construct additional homes on the subject property if the zone change is approved.

SURROUNDING ZONING AND LAND USES:

	Zoning	Land Use
North	Suburban Development District (SD)	Undeveloped tract
South	Suburban Development District (SD)	Single family residence; Undeveloped tract

East	Suburban District (SD)	Development	Undeveloped tract
West	Suburban District (SD)	Development	Undeveloped tract

CONFORMANCE TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE: The applicant is requesting an R-1 zoning district. The minimum lot size for the R-1 district is 8,800 square feet and the minimum lot width is 80 feet. The subject property appears to consist of several lots. Each lot, as well as each proposed lot (when the subject property is replatted), will be required to meet the R-1 district space requirements. All platted lots are required to have frontage on a public right-of-way.

The applicant will be responsible for complying with all other space limitations of the R-1 zoning district for each lot.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan recommends Business Park uses for the subject property and many of the surrounding properties on Smith Ranch Road and State Highway 288. The Comprehensive Plan describes the Business Park as the corridors along State Highway 288 and Beltway 8, and that the area should consist of mixed use areas developments in coordinated and master planned campus type settings with interdependent and complimentary uses. Preferred uses include office buildings, regional shopping centers, research and development facilities, light manufacturing facilities, and high density residential along the outer edge of the corridor. The Business Park designation also calls for special design standards, and states that the appropriate zoning districts for Business Park uses are the Planned Unit Development District (PUD) or a corridor overlay zoning district. Therefore, the proposed zone change for single family residential uses does not conform to the Comprehensive Plan.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has frontage on Smith Ranch Road, a secondary thoroughfare that is to be widened in the future as necessary. No other roadways affect the subject property.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: Staff is of the opinion that the subject property is not suitable for a change in zoning for residential uses. The Future

Land Use Plan component of the Comprehensive Plan designates the properties along State Highway 288 corridor as Business Park uses for the coordinated development of offices, industrial facilities, and commercial developments. Smith Ranch Road is designated as a secondary thoroughfare in order to accommodate traffic from these types of business park uses.

Residential developments along Smith Ranch Road are sparse. There are several non-residential developments along Smith Ranch Road, including a convenience store with gasoline sales and a manufactured home facility at the intersection of Smith Ranch Road and Hughes Ranch Road to the north. There is an existing light industrial facility to the north of the subject property. At Broadway Street, there are several commercial type uses already developed. Many of the vacant tracts along the west side of Smith Ranch Road are planned for retail, commercial, and restaurant developments.

Although the area currently may seem appropriate for residential uses, the subject area will continue to grow and develop. However, in the future, the area would not be well suited for a mixed use corridor of single family residential and business park uses due to its proximity to State Highway 288, the emerging medical corridor along the west side of State Highway 288, and other non-residential uses planned for Smith Ranch Road.

PUBLIC COMMENTS: Public notice/comment forms were mailed to property owners within 200 feet of the subject property under consideration. A legal notice of public hearing was published in the local newspaper, and a Zoning Sign was placed on the subject property.

STAFF RECOMMENDATION: Staff recommends denial of the zone change for R-1, as proposed by the applicant, for the following reasons:

1. The proposed zone change is not in conformance with the Comprehensive Plan designation of Business Park for the subject area.

2. The proposed zone change is located along a secondary thoroughfare that was designated to carry traffic associated with Business Park uses. .

3. The subject area is not appropriate for a mixed use corridor of single family residential uses and business park uses.

SUPPORTING DOCUMENTS:

- Notice of Public Hearing
- Zone Change Application
- Location Map
- Property Ownership Map
- Property Owner Notification List
- Zoning Map
- Future Land Use Plan

Property Owner Notice

CITY OF PEARLAND
3523 Liberty Drive (Community Center), Pearland, Texas 77581
281-652-1742 FAX 281-652-1702 www.ci.pearland.tx.us

ZONE CHANGE APPLICATION NO. 1181

NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, REGARDING:

A request by Marion Fisher and Eugene L. Fisher, owners, for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Single Family Dwelling District (R-1), on the following described property, to wit:

> 7.00 acres of land situated in Lot 4 of the Allison Richey Gulf Coast Home Company Subdivision of Section 85, H.T. & B.R.R. Company Survey, Abstract 304, Brazoria County, Texas, according to the plat recorded in Volume 2, Page 107 of the Plat Records of Brazoria County, Texas
>
> (Located on the East Side of Smith Ranch Road, and South of County Road 403 (Hughes Ranch Road))

PUBLIC HEARINGS WILL BE HELD IN THE
COUNCIL CHAMBER OF CITY HALL
LOCATED AT
3519 Liberty Drive, Pearland, Texas
on
MONDAY, JULY 19, 2004, AT 6:30 P.M.

An application and map are enclosed for your information. This notice has been sent to all owners of real property within 200 feet of the request, as such ownership appears on the last approved city tax roll, in accordance with notification guidelines established by City Ordinance and State law.

At said hearing, all interested parties shall have the right and opportunity to appear and be heard on the subject. If you are unable to attend, but wish to have your opinions made a part of the public record, please complete the enclosed form and return it prior to the public hearing.

If you have any questions or need additional information please contact the City of Pearland Planning Department at (281) 652-1742 or tgrahmann@ci.pearland.tx.us.

City of Pearland
Community Development
3519 Liberty Drive
Pearland, Texas 77581
281-652-1639
281-652-1702 fax
www.ci.pearland.tx.us

APPLICATION FOR A CHANGE IN ZONING

Please check one:

☑ **Change in Zoning Classification from:** agricultural (list current zoning) **to:** R-1 residential (list proposed zoning)

☐ **Specific Use Permit Request for :** _____ (list proposed use)

Property Information:

Address: 2459 Smith Ranch Rd

Subdivision: Allison Richey Gulf Coast Lot: 4 Block: _____

Tax I.D. Number: _____

** For unplatted property, attach a copy of the metes and bounds description**

Current use of property (type of structures on property): none

Proposed use of property: primary residence

PROPERTY OWNER INFORMATION:

NAME Marion Fisher
ADDRESS 6425 Bankside #1143
CITY Houston STATE TX ZIP 77096
PHONE (713) 772-0821
FAX (713) 448-3548
E-MAIL ADDRESS deshaunda.fisher@hcahealthcare.com

APPLICANT/AGENT INFORMATION:

NAME Eugene L. Fisher
ADDRESS 12819 Segrest
CITY Houston STATE TX ZIP 77047
PHONE (713) 738-2146 832-816-1014 cell
FAX ( )
E-MAIL ADDRESS _____

PETITION: As owner/agent, I hereby petition the City of Pearland for approval of the above described request as provided for by the laws of the State of Texas and ordinances of the City of Pearland. I certify to the best of my knowledge that this is a true description of the property upon which I have requested the above checked action. I understand that I am fully responsible for the correctness of the legal description given.

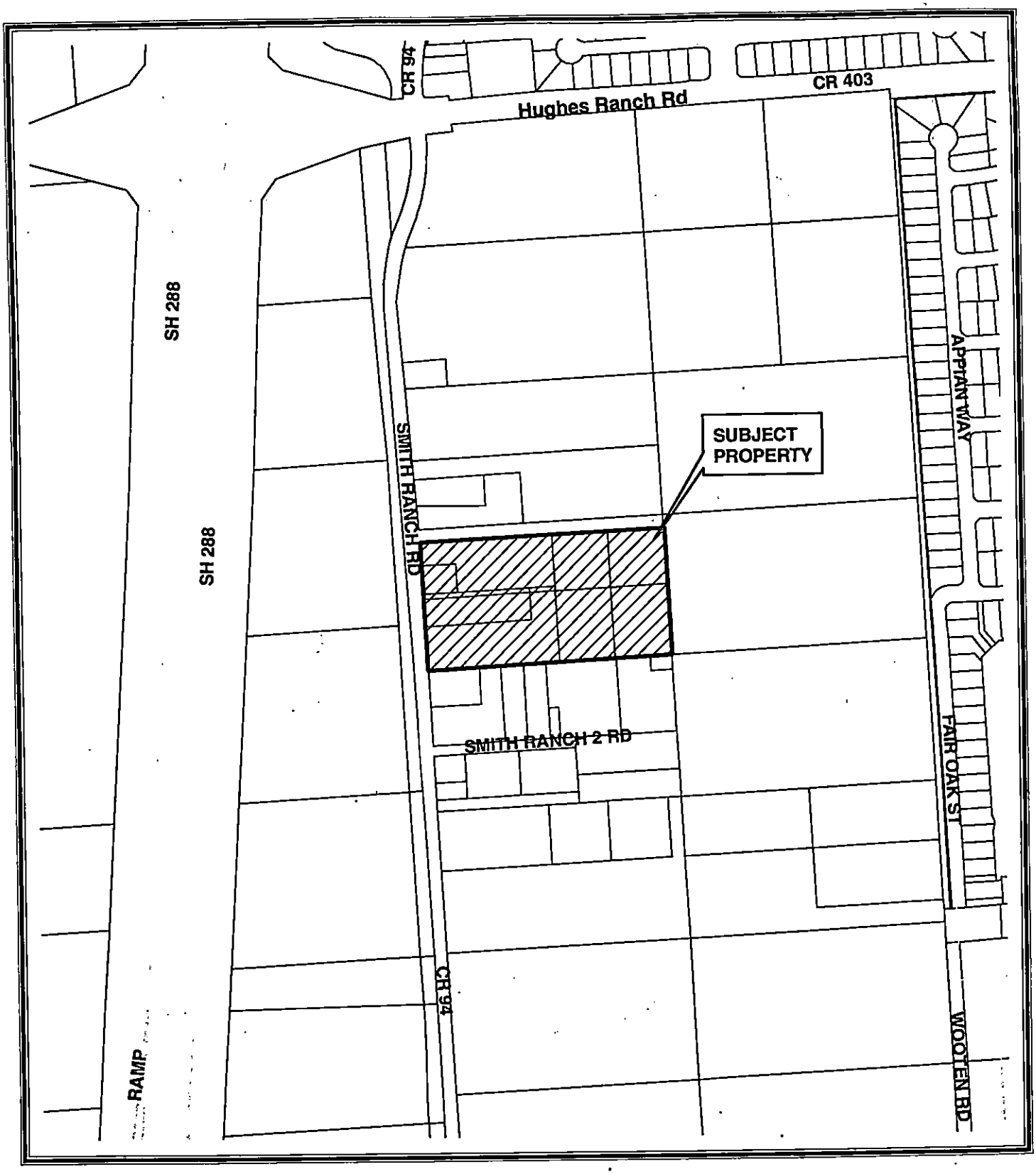
Owner's Signature: Marion G. Fisher Date: 6-18-04

Agent's Signature: Eugene L. Fisher Date: 6-24-04 6-24-04

OFFICE USE ONLY:

FEES PAID: _____ DATE PAID: 6/24/04

RECEIVED BY: _____ APPLICATION NO. 1181



LOCATION MAP

Zone Change Application No. 1181
Owner/Applicant: Marion Fisher/Eugene L. Fisher
Location: East Side of Smith Ranch Road
Change: SD - R1

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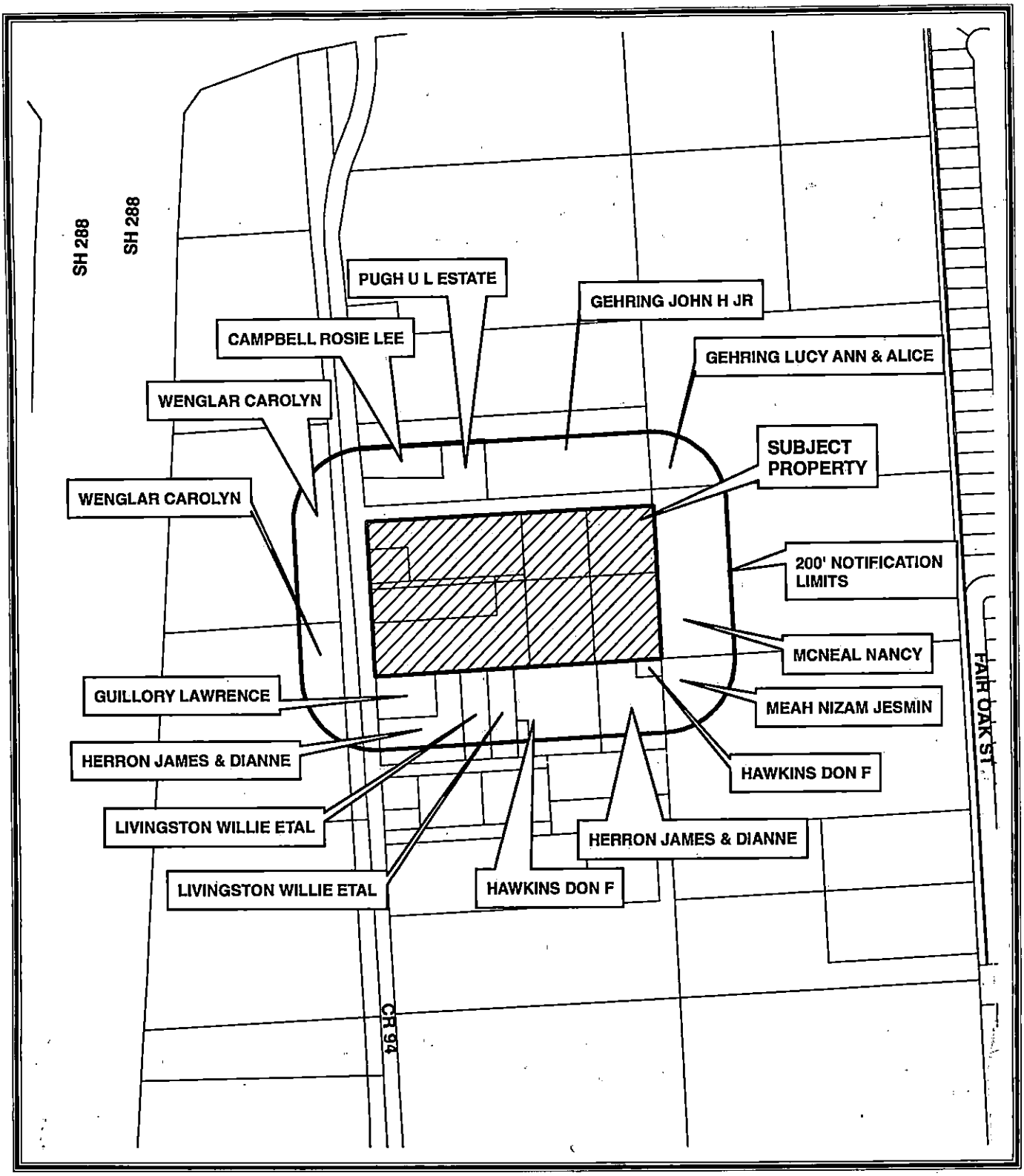

OWNERSHIP MAP

Zone Change Application No. 1181
Owner/Applicant: Marion Fisher/Eugene L. Fisher
Location: East Side of Smith Ranch Road
Change: SD - R1

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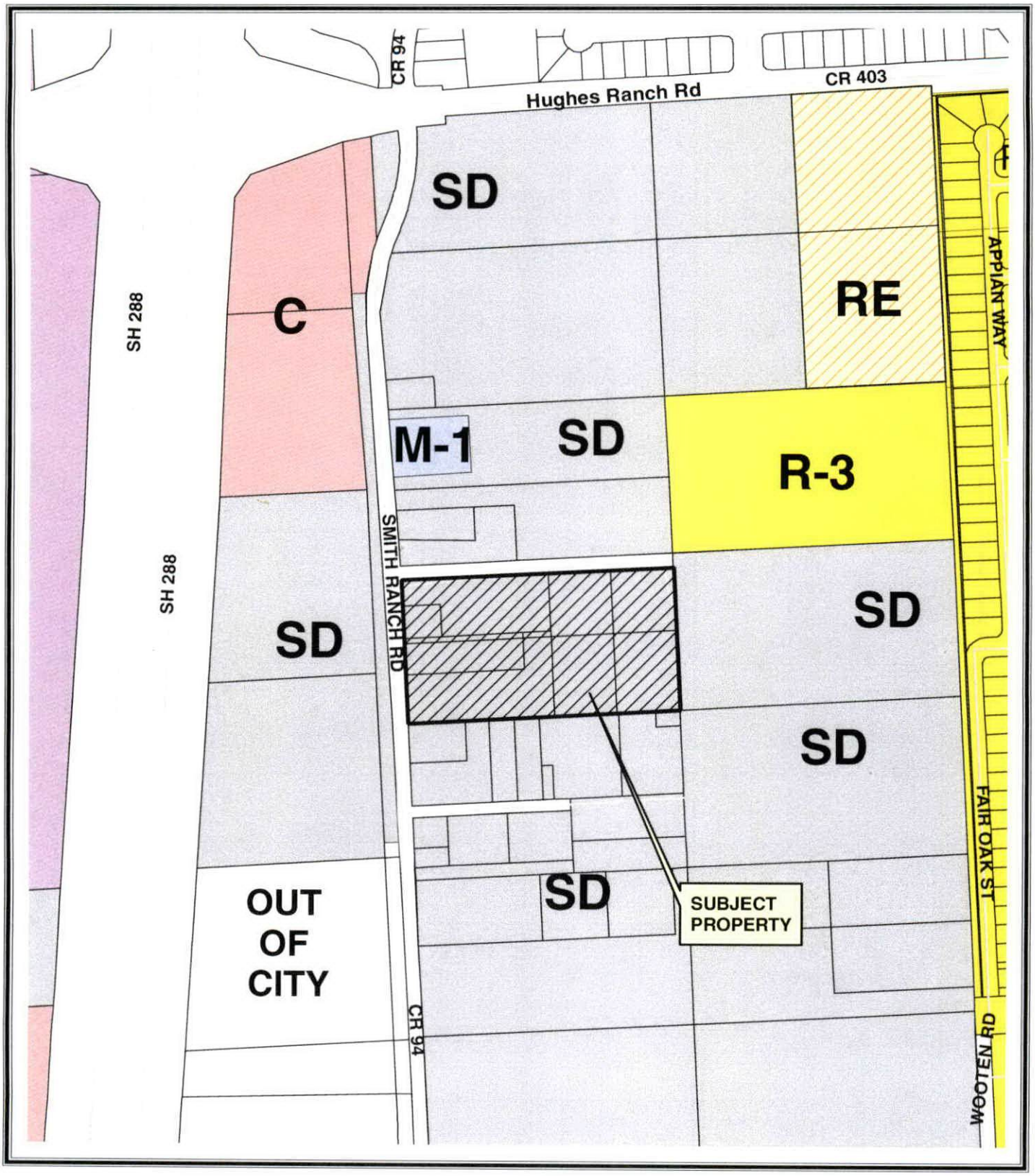
ZONE CHANGE APPLICATION NO. 1181
Property Owner Notification List

TAX ACCOUNT	OWNER	ADDRESS	CITY	ST	ZIP CODE	LEGAL DESCRIPTION
03040036000	GEHRING LUCY ANN & ALICE	2526 WESTMINISTER ST	PEARLAND	TX	77581-4518	A0304 H T & B R R, TRACT 13, ACRES 10.000
03040037110	GEHRING JOHN H JR	1129 STONE RD	PEARLAND	TX	77581-8067	A0304 H T & B R R, TRACT 3A-3C, ACRES 8.340
06750046000	WENGLAR CAROLYN	5826 HIGH STAR DR	HOUSTON	TX	77081-4321	A0675 J W MAXEY, BLOCK 26, TRACT 3, ACRES 7.230
03040037000	PUGH U L EST %EDDIE MAE LOSTON	4409 CAROLINE ST # 1	HOUSTON	TX	77004-4909	A0304 H T & B R R, TRACT 3, ACRES 1.000
03040037120	CAMPBELL ROSIE LEE	2002 DE SOTO ST	HOUSTON	TX	77091-3929	A0304 H T & B R R, TRACT 3B, ACRES 0.530
03040024000	MCNEAL NANCY	10430 SMITH RANCH ROAD 1	PEARLAND	TX	77584-5241	A0304 H T & B R R, TRACT 14, ACRES 10.000
03040011120	FISHER EUGENE LEONARD	12819 SEGREST DR	HOUSTON	TX	77047-2707	A0304 H T & B R R, TRACT 4B3-4C, ACRES 2.000
	FISHER MARION	6425 BANKSIDE #1143	HOUSTON	TX	77096	
03040011130	FISHER PATRICIA ANN%QUINCY FISHER	8100 STONE ST APT 1613	HOUSTON	TX	77061-1951	A0304 H T & B R R, TRACT 4B4-4D, ACRES 2.000
03040011110	FISHER ANTHONY SUSKER JR	2453 SMITH RANCH RD	PEARLAND	TX	77584-5223	A0304 H T & B R R, TRACT 4B1-PT LT 4B2, ACRES 0.910
03040011110	FISHER ANTHONY SUSKER JR	2453 SMITH RANCH RD	PEARLAND	TX	77584-5223	A0304 H T & B R R, TRACT 4B1-PT LT 4B2, ACRES 0.910
03040011120	FISHER EUGENE LEONARD	12819 SEGREST DR	HOUSTON	TX	77047-2707	A0304 H T & B R R, TRACT 4B3-4C, ACRES 2.000
03040011000	FISHER WILLIE MAE	2505 SMITH RANCH RD	PEARLAND	TX	77584-5236	A0304 H T & B R R, TRACT 4-4B, ACRES 2.081
03040011001	FISHER MARION%QUINCY J FISHER	2505 SMITH RANCH RD	PEARLAND	TX	77584-5236	A0304 H T & B R R, TRACT 4B5-4E, ACRES 0.918
03040011130	FISHER PATRICIA ANN%QUINCY FISHER	8100 STONE ST APT 1613	HOUSTON	TX	77061-1951	A0304 H T & B R R, TRACT 4B4-4D, ACRES 2.000
03040011000	FISHER WILLIE MAE	2505 SMITH RANCH RD	PEARLAND	TX	77584-5236	A0304 H T & B R R, TRACT 4-4B, ACRES 2.081
03040011001	FISHER MARION%QUINCY J FISHER	2505 SMITH RANCH RD	PEARLAND	TX	77584-5236	A0304 H T & B R R, TRACT 4B5-4E, ACRES 0.918
06750042000	WENGLAR CAROLYN	5826 HIGH STAR DR	HOUSTON	TX	77081-4321	A0675 J W MAXEY, BLOCK 25, TRACT 1, ACRES 8.390
03040044120	MEAH NIZAM JESMIN	236 PLUM CIRCLE	LAKE JACKSON	TX	77566-4812	
03040008000	HAWKINS DON F	431 SHADY OAKS HARBOR	ALVIN	TX	77511-8268	A0304 H T & B R R, TRACT 5D-5D1, ACRES 1.410
03040009000	HERRON JAMES & DIANNE	2443 ARROWSMITH CT	PEARLAND	TX	77584-4816	A0304 H T & B R R, TRACT 5D2, ACRES 1.000
03040008000	HAWKINS DON F	431 SHADY OAKS HARBOR	ALVIN	TX	77511-8268	A0304 H T & B R R, TRACT 5D-5D1, ACRES 1.410
03040035110	LIVINGSTON WILLIE ETAL	10525 SMITH RANCH 2 RD	PEARLAND	TX	77584	A0304 H T & B R R, TRACT 5C1-5C2, ACRES 0.780
03040035110	LIVINGSTON WILLIE ETAL	10525 SMITH RANCH 2 RD	PEARLAND	TX	77584	A0304 H T & B R R, TRACT 5C1-5C2, ACRES 0.780
03040035000	HERRON JAMES & DIANNE	2443 ARROWSMITH CT	PEARLAND	TX	77584-4816	A0304 H T & B R R, TRACT 5C (PT), ACRES 0.390
03040035140	GUILLORY LAWRENCE%ROSEMARY WELLS	5133 MALMEDY RD	HOUSTON	TX	77033-2522	A0304 H T & B R R, TRACT 5C3, ACRES 0.600



ZONING MAP

Zone Change Application No. 1181
Owner/Applicant: Marion Fisher/Eugene L. Fisher
Location: East Side of Smith Ranch Road
Change: SD - R1

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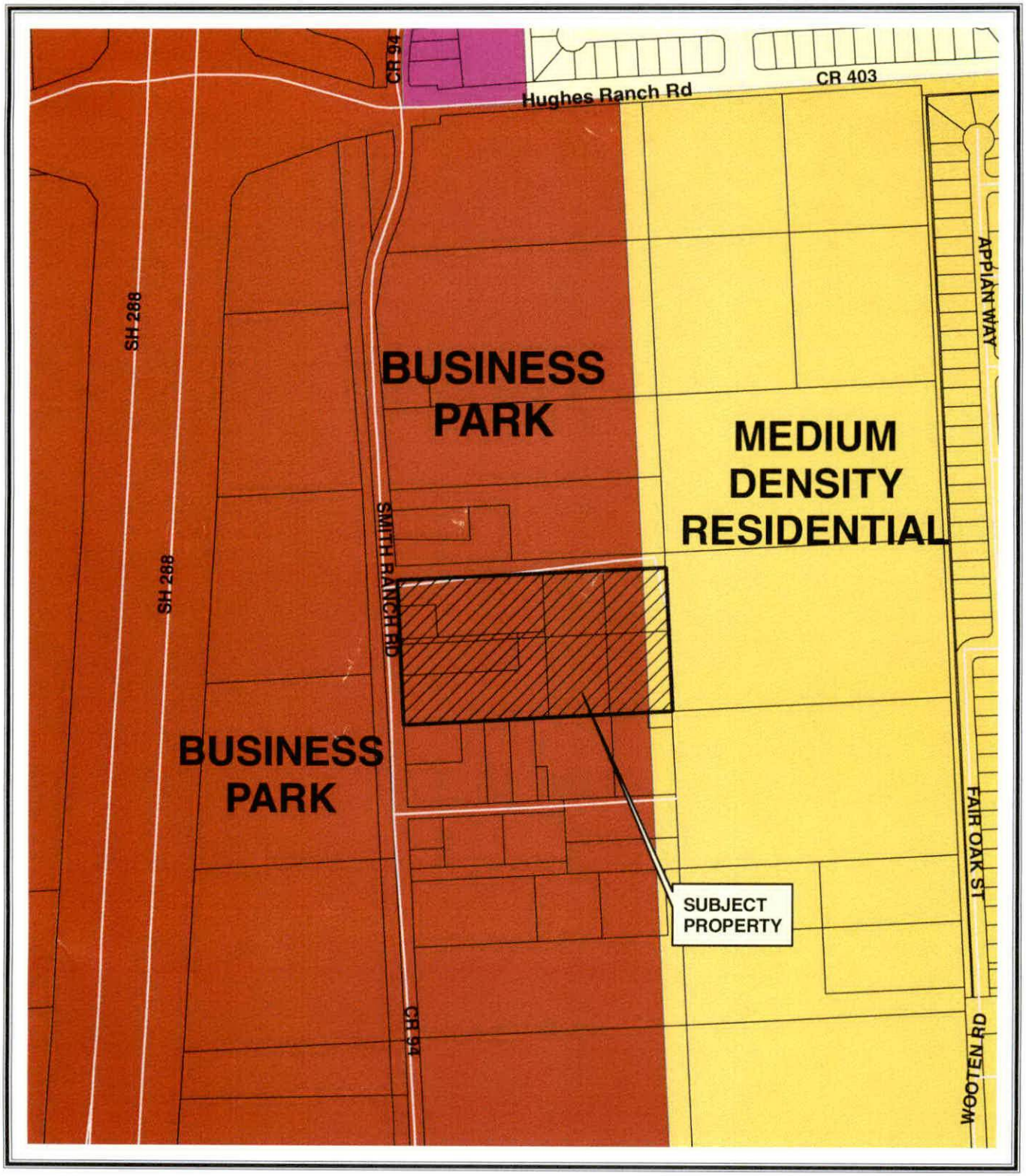

FUTURE LAND USE PLAN

Zone Change Application No. 1181
Owner/Applicant: Marion Fisher/Eugene L. Fisher
Location: East Side of Smith Ranch Road
Change: SD - R1

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AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JULY 19, 2004, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

Specific Use Permit Application No. 132

Request for an for an amendment to the Land Use and Urban Development Ordinance of said City for a Specific Use Permit for a day care in the Single Family Dwelling District (R-1(S)), on the following described property, to wit:

Legal Description:	Lots 12, 13, 14, and 15, in Block 2, of Colonial Estates Subdivision, an addition in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 9, Page 123, of the Plat Records of Brazoria County, Texas (Located at 3610 McLean Road)
Owner:	Pravin B. Patel and Jagdish Patel 3610 McLean Road Pearland, Texas 77584
Applicant:	Lisa Diese – CBR 18815 CR 143 Pearland, Texas 77581

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT
B. APPLICANT PRESENTATION

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

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. 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.

JOINT PUBLIC HEARING AGENDA ITEM
MEETING OF JULY 19, 2004

SPECIFIC USE PERMIT APPLICATION NO. 132

Existing Zoning:	Single Family Dwelling District (R-1)
Requested Zoning:	Specific Use Permit for a Day Care (R-1 (S))
Location or Address of Property:	3610 McLean Road
Property Owner:	Pravin B. Patel and Jagdish Patel
Applicant:	Lisa Diese

SUMMARY: The applicant is requesting the approval of a specific use permit to operate a day care facility in the Single Family Dwelling District (R-1). The Land Use and Urban Development Ordinance requires a specific use permit for a day care in any single family dwelling district. It appears that the subject property is currently developed with a single family residence. The applicant is proposing to retain the single family residence, and construct an approximately 5,000 square foot day care facility.

In April 2002, the applicant applied for a zone change for the subject property for Neighborhood Service District, which was denied by the City Council. The zone change for NS was proposed because the applicant at that time wanted to construct a day care and a service station on the subject property. Several surrounding property owners spoke in opposition to the zone change for NS due to the impact that a non-residential zoning district would have on the subject property and surrounding properties.

SURROUNDING ZONING AND LAND USES:

	Zoning	Land Use
North	Suburban Development District (SD)	Undeveloped tract
South	Suburban Development District (SD)	Single family residence
East	Single Family Dwelling District (R-2)	Single family residential lots in Cabot Cove subdivision
West	Suburban Development District (SD)	Single family residences

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan recommends Low Density Residential Uses for the subject property, as well for all of the properties on all sides of the subject property. The Comprehensive Plan further indicates that the appropriate zoning districts for low density residential uses are the Estate Lot Single Family Dwelling District (R-E) and the Single Family Dwelling Districts R-1 and R-2. A day care is permitted in the R-1 district by the approval of a specific use permit.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has frontage on McLean Road, a major collector street with 80 feet of right-of-way that is to be widened in the future as necessary. No other roadways affect the subject property.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The subject property is currently zoned for single family residential uses but is not developed at this time. Staff is of the opinion that a day care is not appropriate at this location, due to the subject property being surrounded by single family residential uses on all sides. Further to the south is a large area of land, currently undeveloped and zoned for General Business District, in which a day care facility would be a permitted use.

Even though the applicant is not asking for a zone change, the proposed day care is a non-residential use that has the potential to cause negative impacts to the surrounding residential properties, including an increase in traffic on the subject property and on McLean Road.

As directed by the Council and the Commission, Staff has received a preliminary site plan and preliminary elevation drawings from the applicant. These drawings are for informational purposes only and have not been reviewed by Staff for compliance with codes and ordinances.

PUBLIC COMMENTS: Public notice/comment forms were mailed to property owners within 200 feet of the subject property under consideration. A legal notice of public hearing was published in the local newspaper, and a Zoning Sign was placed on the subject property.

STAFF RECOMMENDATION: Staff recommends denial of the specific use permit for a day care, as proposed by the applicant, for the following reasons:

1. The proposed day care is a non-residential use that has the potential to cause negative impacts to surrounding residential properties.

2. There are several areas to the south that are currently undeveloped and zoned General Business District, all of which could be developed with the proposed use.

SUPPORTING DOCUMENTS:

- Notice of Public Hearing
- Zone Change Application
- Location Map
- Property Ownership Map
- Property Owner Notification List
- Zoning Map
- Future Land Use Plan
- Proposed Site Plan
- Proposed Elevation Drawings

CITY OF PEARLAND
3523 Liberty Drive (Community Center), Pearland, Texas 77581
281-652-1742 FAX 281-652-1702 www.ci.pearland.tx.us

Property Owner Notice

SPECIFIC USE PERMIT APPLICATION NO. 132

NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, REGARDING:

A request by Lisa Diese - CBR, applicant for Pravin B. Patel and Jagdish Patel, owners, for an amendment to the Land Use and Urban Development Ordinance of said City for a Specific Use Permit for a day care in the Single Family Dwelling District (R-1(S)), on the following described property, to wit:

> Lots 12, 13, 14, and 15, in Block 2, of Colonial Estates Subdivision, an addition in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 9, Page 123, of the Plat Records of Brazoria County, Texas
>
> (Located at 3610 McLean Road)

PUBLIC HEARINGS WILL BE HELD IN THE
COUNCIL CHAMBER OF CITY HALL
LOCATED AT
3519 Liberty Drive, Pearland, Texas
on
MONDAY, JULY 19, 2004, AT 6:30 P.M.

An application and map are enclosed for your information. This notice has been sent to all owners of real property within 200 feet of the request, as such ownership appears on the last approved city tax roll, in accordance with notification guidelines established by City Ordinance and State law.

At said hearing, all interested parties shall have the right and opportunity to appear and be heard on the subject. If you are unable to attend, but wish to have your opinions made a part of the public record, please complete the enclosed form and return it prior to the public hearing.

If you have any questions or need additional information please contact the City of Pearland Planning Department at (281) 652-1742 or tgrahmann@ci.pearland.tx.us.

City of Pearland
Community Development
3519 Liberty Drive
Pearland, Texas 77581
281-652-1639
281-652-1702 fax
www.ci.pearland.tx.us

APPLICATION FOR A CHANGE IN ZONING

Please check one:

☐ Change in Zoning Classification from: R-1 (list current zoning) to: _____ (list proposed zoning)

☑ Specific Use Permit Request for: Day Care (list proposed use)

Property Information:

Address: 3610 Mc Lean Rd

Subdivision: Colonial Estate Sub. Lot: 12, 13, 14, 15 Block: 2

Tax I.D. Number: _____

** For unplatted property, attach a copy of the metes and bounds description**

Current use of property (type of structures on property): Vacant

Proposed use of property: Day care

PROPERTY OWNER INFORMATION:
NAME Ravin B. Patel & Jagdish Patel
ADDRESS 3610 Mc Lean Rd.
CITY Pearland STATE TX ZIP 77584
PHONE (713) 917-0454/(281) 898-0612
FAX (713) 917-0409
E-MAIL ADDRESS _____

APPLICANT/AGENT INFORMATION:
NAME Lisa Diese-CBR
ADDRESS 18815 CR 143
CITY Pearland STATE TX ZIP 77581
PHONE (713) 962-0539
FAX (281-) 489-3312
E-MAIL ADDRESS _____

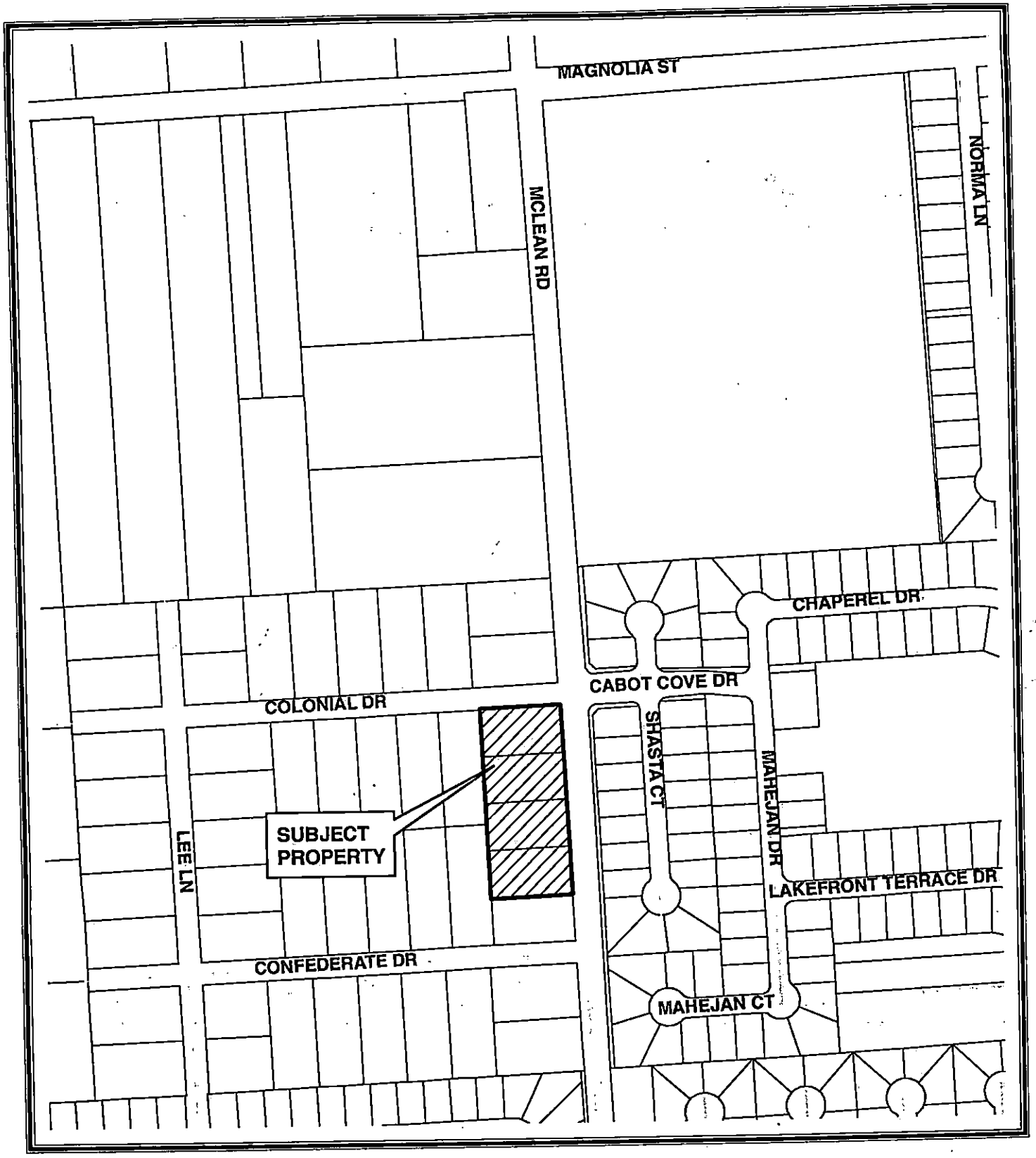
PETITION: As owner/agent, I hereby petition the City of Pearland for approval of the above described request as provided for by the laws of the State of Texas and ordinances of the City of Pearland. I certify to the best of my knowledge that this is a true description of the property upon which I have requested the above checked action. I understand that I am fully responsible for the correctness of the legal description given.

Owner's Signature: Ravin Patel Date: 2/24/04

Agent's Signature: Lisa Diese CBR Date: 2/24/04

OFFICE USE ONLY:
FEES PAID: $250.00 DATE PAID: 2-26-04
RECEIVED BY: tag APPLICATION NO. SU 132

** TOTAL PAGE.01 **



LOCATION MAP

Specific Use Permit Application No. 132
Owner/Applicant: Pravin B. Patel/Jagdish Patel
Location: 3610 McLean Road
Change: R-1 - R-1(S)

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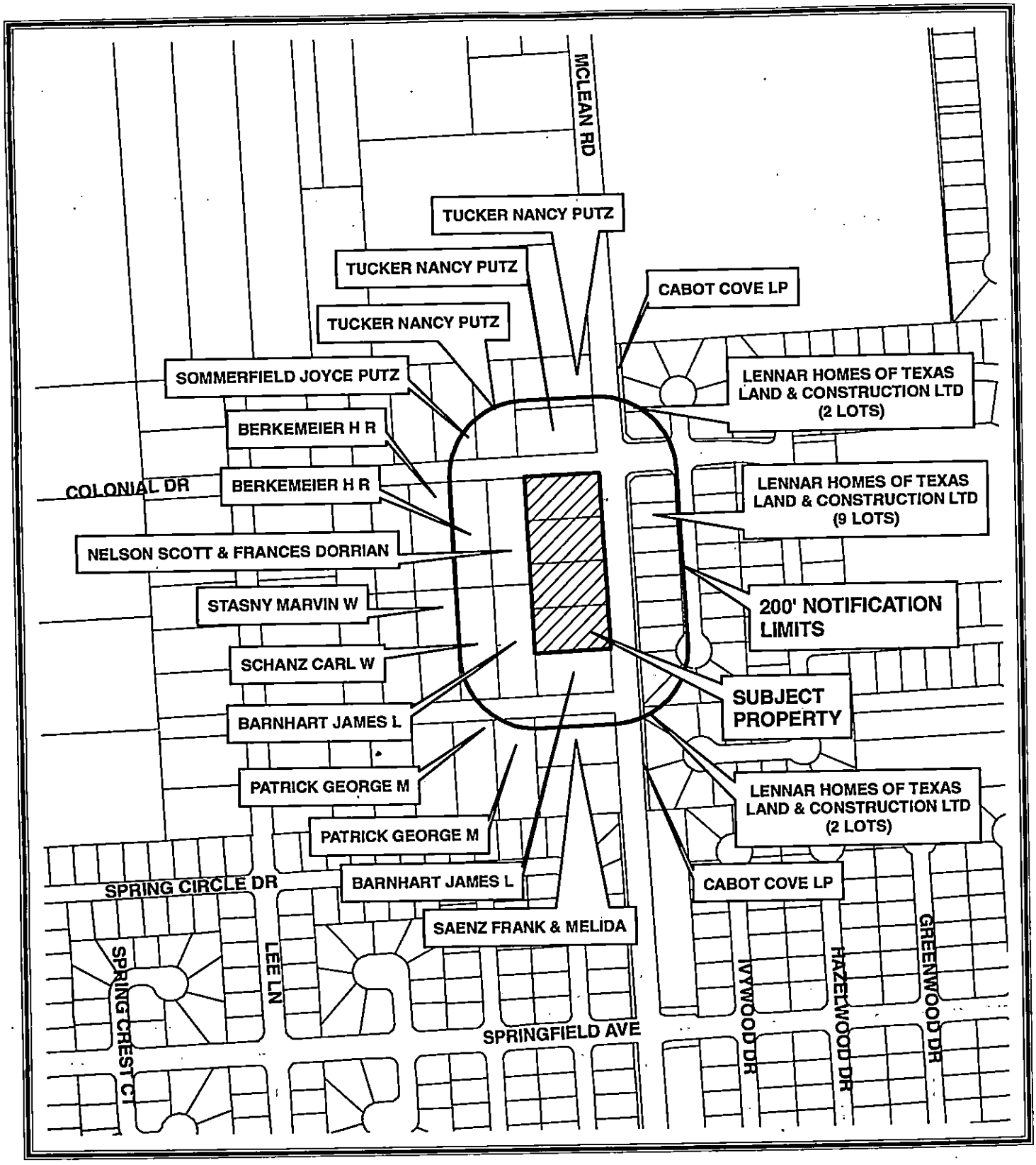

OWNERSHIP MAP

Specific Use Permit Application No. 132
Owner/Applicant: Pravin B. Patel/Jagdish Patel
Location: 3610 McLean Road
Change: R-1 - R-1(S)

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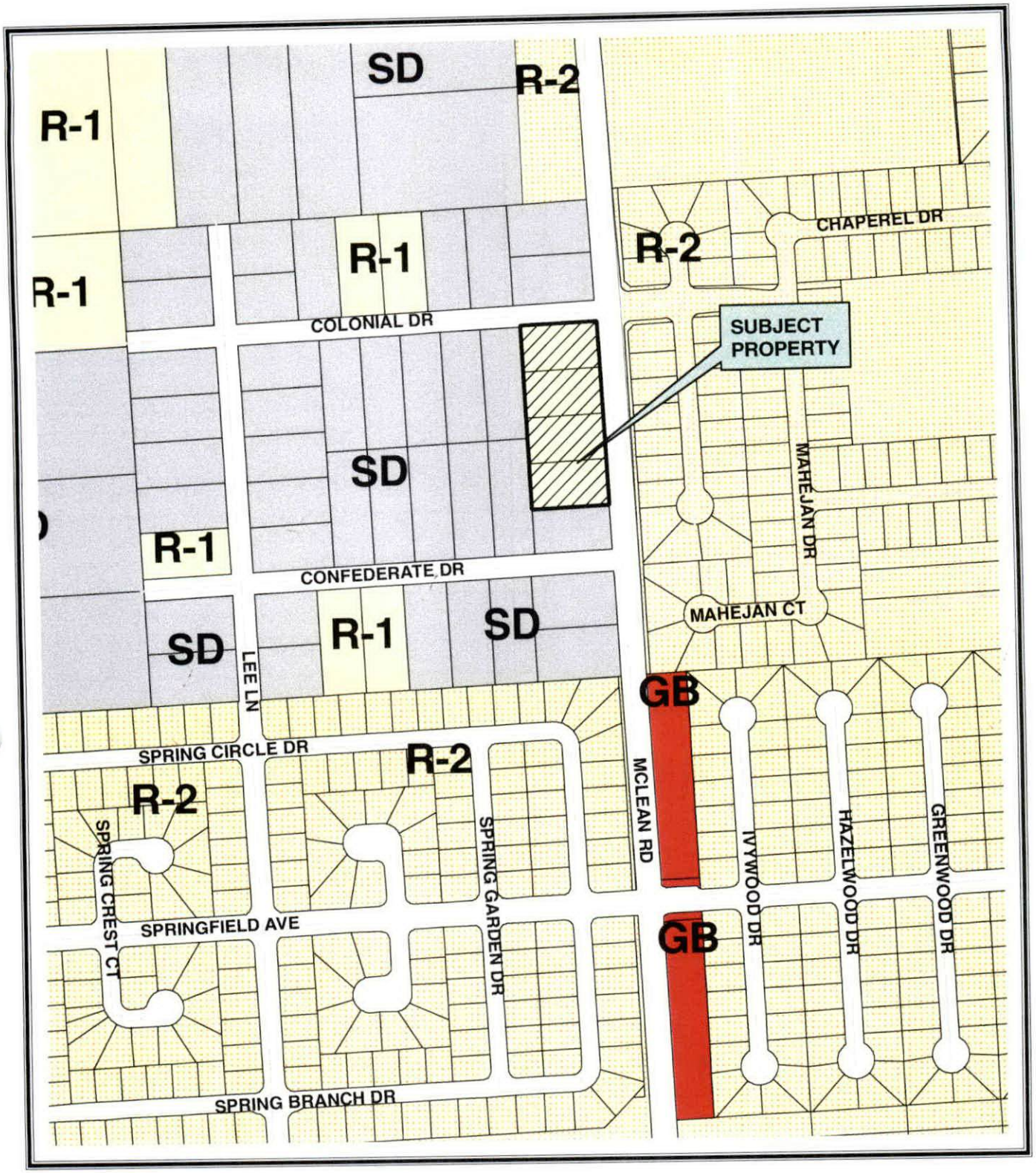
SPECIFIC USE PERMIT APPLICATION NO. 132
Property Owner Notification List

TAX ACCOUNT	OWNER	ADDRESS	CITY	ST	ZIP CODE	LEGAL DESCRIPTION
23701000000	CABOT COVE LP	13014 THATCHER DR	HOUSTON	TX	77077-5506	CABOT COVE 1 (A0508 HT&BRR), LOT RES A-D, ACRES 0.430
28600008120	TUCKER NANCY PUTZ	4966 COUNTY ROAD 937E	ALVIN	TX	77511-1379	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 1, LOT 10
28600008110	TUCKER NANCY PUTZ	4966 COUNTY ROAD 937E	ALVIN	TX	77511-1379	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 1, LOT 9
28600008000	SOMMERFIELD JOYCE PUTZ	212 E MOUNTAIN RD	WIMBERLEY	TX	78676-9507	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 1, LOT 8
23701002002	LENNAR HOMES TX LAND & CONST LTD	550 GREENS PKWY STE 200	HOUSTON	TX	77067-4538	CABOT COVE SEC 1 (A0508 HT&BRR), BLOCK 2, LOT 2
28600008130	TUCKER NANCY PUTZ	4966 COUNTY ROAD 937E	ALVIN	TX	77511-1379	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 1, LOT 11
23701001001	LENNAR HOMES TX LAND & CONST LTD	550 GREENS PKWY STE 200	HOUSTON	TX	77067-4538	CABOT COVE SEC 1 (A0508 HT&BRR), BLOCK 1, LOT 1
23701000000	CABOT COVE LP	13014 THATCHER DR	HOUSTON	TX	77077-5506	CABOT COVE 1 (A0508 HT&BRR), LOT RES A-D, ACRES 0.430
	LISA DIESE - CBR	18815 CR 143	PEARLAND	TX	77581	
28600020000	PATEL PRAVIN B	6776 SW FRWY #365	HOUSTON	TX	77074	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 2, LOT 14-15
23701002001	LENNAR HOMES TX LAND & CONST LTD	550 GREENS PKWY STE 200	HOUSTON	TX	77067-4538	CABOT COVE SEC 1 (A0508 HT&BRR), BLOCK 2, LOT 1
28600023000	NELSON SCOTT & FRANCES DORRIAN	5034 COLONIAL DR	PEARLAND	TX	77584-7075	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 2, LOT 16
28600024000	BERKEMEIER H R	5114 COLONIAL DR	PEARLAND	TX	77584-7077	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 2, LOT 17-18
28600024000	BERKEMEIER H R	5114 COLONIAL DR	PEARLAND	TX	77584-7077	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 2, LOT 17-18
23701002002	LENNAR HOMES TX LAND & CONST LTD	550 GREENS PKWY STE 200	HOUSTON	TX	77067-4538	CABOT COVE SEC 1 (A0508 HT&BRR), BLOCK 2, LOT 2
28600020000	PATEL JAGDISH	3610 MCLEAN RD	PEARLAND	TX	77584	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 2, LOT 14-15
23701002003	LENNAR HOMES TX LAND & CONST LTD	550 GREENS PKWY STE 200	HOUSTON	TX	77067-4538	CABOT COVE SEC 1 (A0508 HT&BRR), BLOCK 2, LOT 3
23701002004	LENNAR HOMES TX LAND & CONST LTD	550 GREENS PKWY STE 200	HOUSTON	TX	77067-4538	CABOT COVE SEC 1 (A0508 HT&BRR), BLOCK 2, LOT 4
28600020000	PATEL PRAVIN B	6776 SW FRWY #365	HOUSTON	TX	77074	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 2, LOT 14-15
23701002005	LENNAR HOMES TX LAND & CONST LTD	550 GREENS PKWY STE 200	HOUSTON	TX	77067-4538	CABOT COVE SEC 1 (A0508 HT&BRR), BLOCK 2, LOT 5
28600019000	BARNHART JAMES L	5021 CONFEDERATE DR	PEARLAND	TX	77584-7092	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 2, LOT 10-11
28600017000	SCHANZ CARL W	5033 CONFEDERATE DR	PEARLAND	TX	77584-7092	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 2, LOT 9
28600015000	STASNY MARVIN W	5109 CONFEDERATE DR	PEARLAND	TX	77584-7086	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 2, LOT 6-7-8
23701002006	LENNAR HOMES TX LAND & CONST LTD	550 GREENS PKWY STE 200	HOUSTON	TX	77067-4538	CABOT COVE SEC 1 (A0508 HT&BRR), BLOCK 2, LOT 6
28600020000	PATEL PRAVIN B	3610 MCLEAN RD	PEARLAND	TX	77584	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 2, LOT 14-15
23701002007	LENNAR HOMES TX LAND & CONST LTD	550 GREENS PKWY STE 200	HOUSTON	TX	77067-4538	CABOT COVE SEC 1 (A0508 HT&BRR), BLOCK 2, LOT 7
28600019000	BARNHART JAMES L	5021 CONFEDERATE DR	PEARLAND	TX	77584-7092	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 2, LOT 10-11
23701002008	LENNAR HOMES TX LAND & CONST LTD	550 GREENS PKWY STE 200	HOUSTON	TX	77067-4538	CABOT COVE SEC 1 (A0508 HT&BRR), BLOCK 2, LOT 8
23701002009	LENNAR HOMES TX LAND & CONST LTD	550 GREENS PKWY STE 200	HOUSTON	TX	77067-4538	CABOT COVE SEC 1 (A0508 HT&BRR), BLOCK 2, LOT 9
23701002032	LENNAR HOMES TX LAND & CONST LTD	550 GREENS PKWY STE 200	HOUSTON	TX	77067-4538	CABOT COVE SEC 1 (A0508 HT&BRR), BLOCK 2, LOT 32
28600036000	SAENZ FRANK & MELIDA	5022 CONFEDERATE DR	PEARLAND	TX	77584-7091	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 3, LOT 10-11
28600035000	PATRICK GEORGE M	5106 CONFEDERATE DR	PEARLAND	TX	77584-7085	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 3, LOT 9
28600034000	PATRICK GEORGE M	5106 CONFEDERATE DR	PEARLAND	TX	77584-7085	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 3, LOT 8
23701002033	LENNAR HOMES TX LAND & CONST LTD	550 GREENS PKWY STE 200	HOUSTON	TX	77067-4538	CABOT COVE SEC 1 (A0508 HT&BRR), BLOCK 2, LOT 33

SPECIFIC USE PERMIT APPLICATION NO. 132
Property Owner Notification List

FOR THOSE LOTS LISTED AS LENNAR HOMES TX LAND & CONST LTD:

CURRENT RESIDENT	3504 SHASTA COURT	PEARLAND	TX	77584
CURRENT RESIDENT	3506 SHASTA COURT	PEARLAND	TX	77584
CURRENT RESIDENT	3602 SHASTA COURT	PEARLAND	TX	77584
CURRENT RESIDENT	3604 SHASTA COURT	PEARLAND	TX	77584
CURRENT RESIDENT	3606 SHASTA COURT	PEARLAND	TX	77584
CURRENT RESIDENT	3608 SHASTA COURT	PEARLAND	TX	77584
CURRENT RESIDENT	3610 SHASTA COURT	PEARLAND	TX	77584
CURRENT RESIDENT	3612 SHASTA COURT	PEARLAND	TX	77584
CURRENT RESIDENT	3614 SHASTA COURT	PEARLAND	TX	77584
CURRENT RESIDENT	3616 SHASTA COURT	PEARLAND	TX	77584
CURRENT RESIDENT	3618 SHASTA COURT	PEARLAND	TX	77584
CURRENT RESIDENT	4913 MAHEJAN COURT	PEARLAND	TX	77584
CURRENT RESIDENT	4915 MAHEJAN COURT	PEARLAND	TX	77584



ZONING MAP

Specific Use Permit Application No. 132
Owner/Applicant: Pravin B. Patel/Jagdish Patel
Location: 3610 McLean Road
Change: R-1 - R-1(S)

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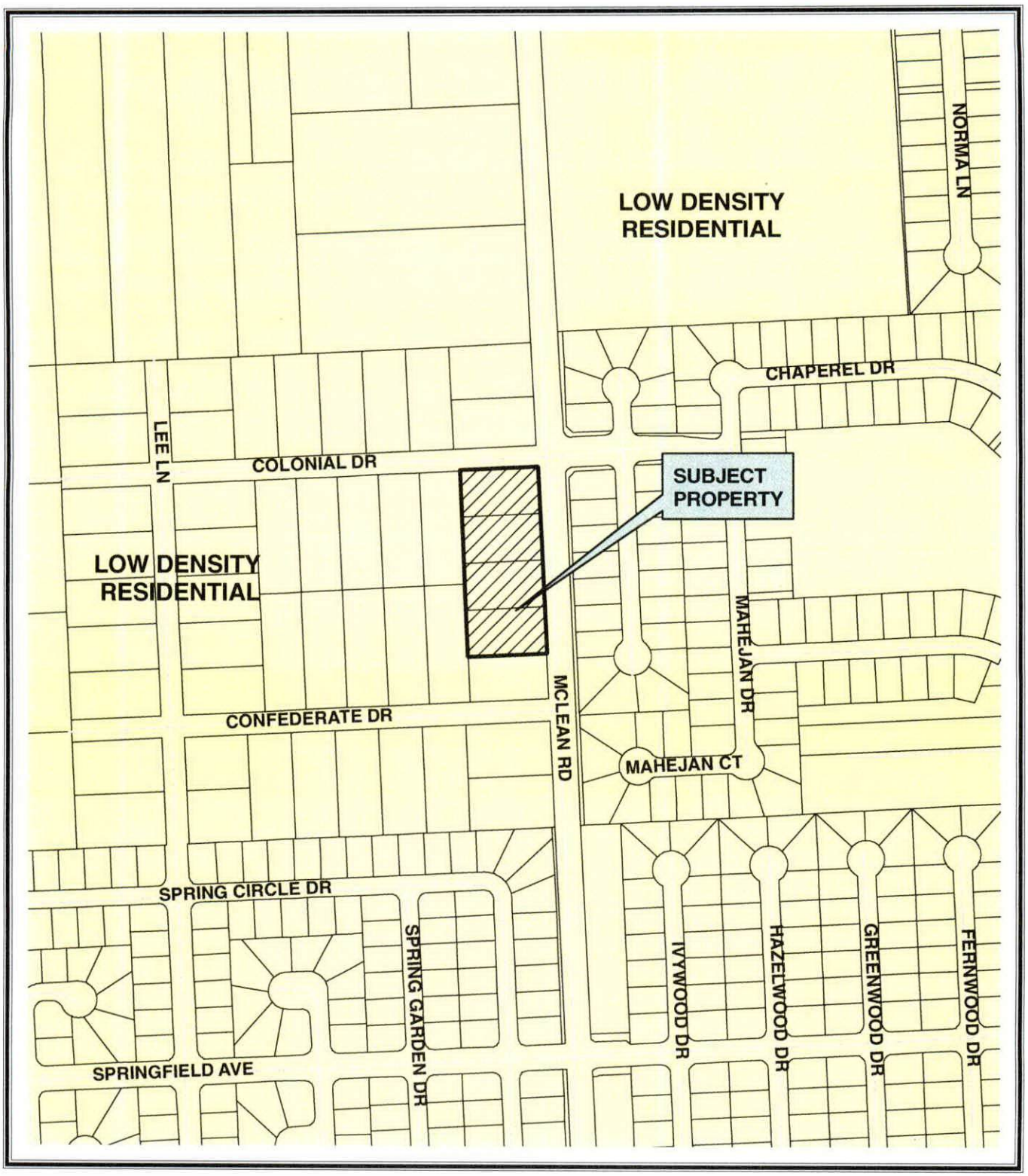

FUTURE LAND USE PLAN

Specific Use Permit Application No. 132
Owner/Applicant: Pravin B. Patel/Jagdish Patel
Location: 3610 McLean Road
Change: R-1 - R-1(S)

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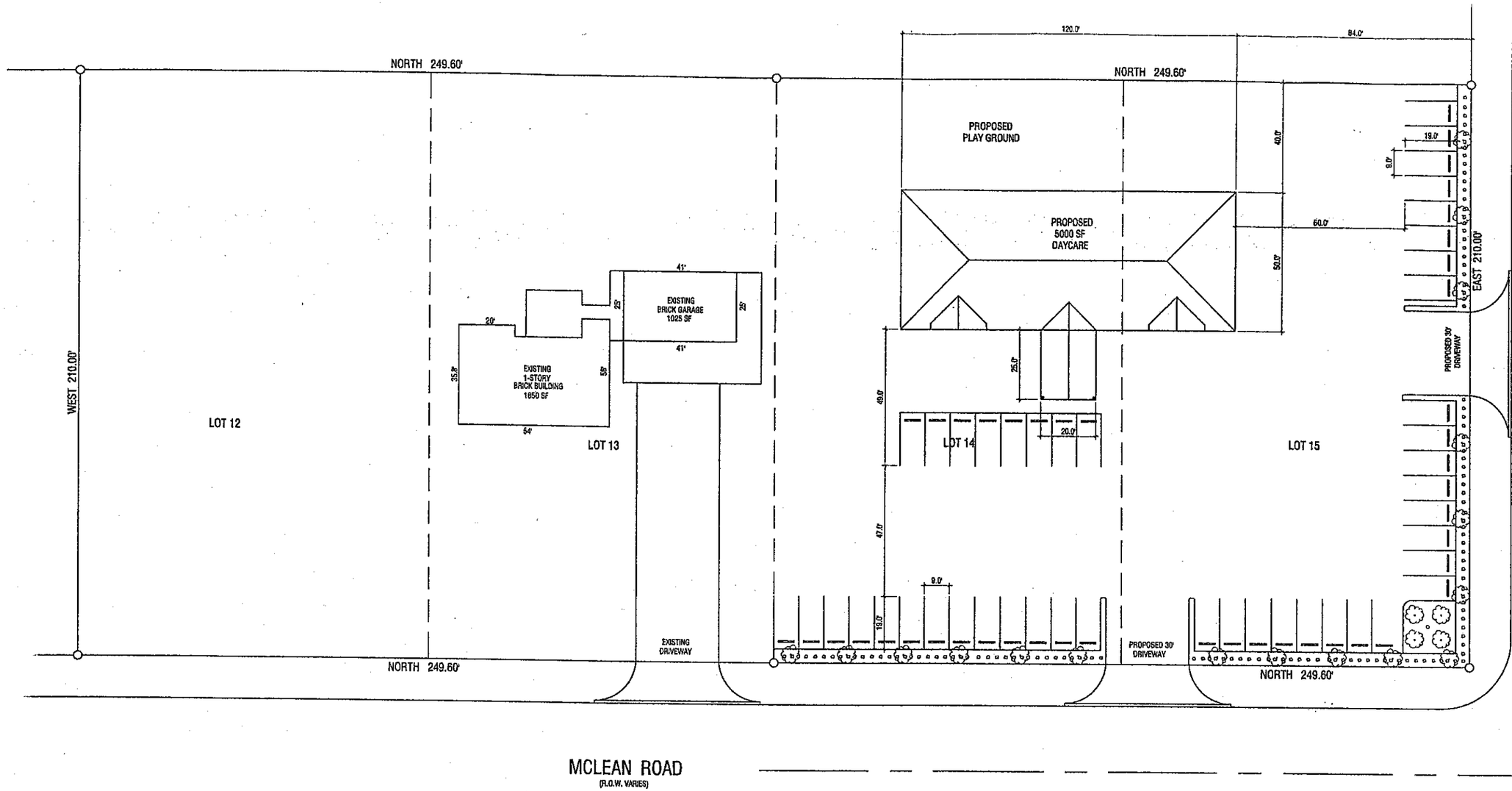
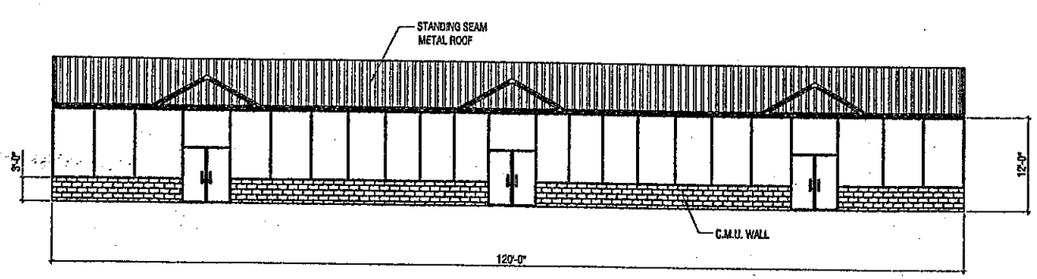
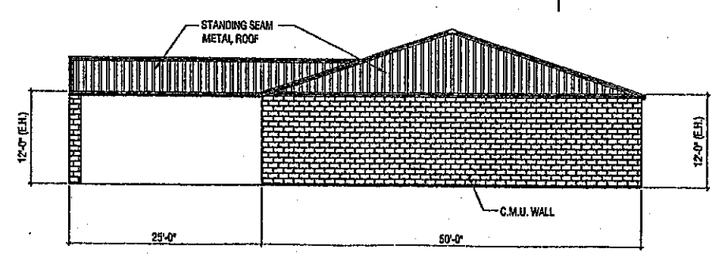


SITE PLAN



BLDG. FRONT ELEVATION



BLDG. SIDE ELEVATION

BM DESIGN
DRAFTING & DESIGNING SE
P.O. BOX 750863, HOUSTON, T
TEL: 713-449-6102 FAX: 281-8

PROJECT: DAYCARE CENTER

CUSTOMER: PRAVIN B. PATEL

REV.	NOTES:	DATE:
0	FOR CUSTOMER APPROVAL	7/6/04

PROJECT NO: 1082004
DRAWN BY: MM
SCALE: 1" = 20'-0"
DATE: 6-24-04
CHECKED BY:

TITLE
SITE PLAN

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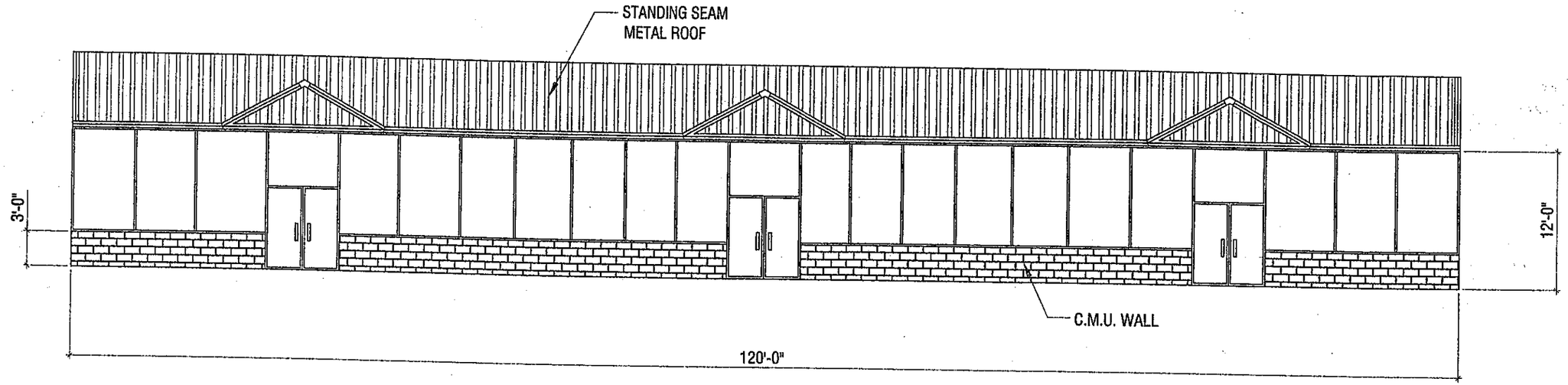
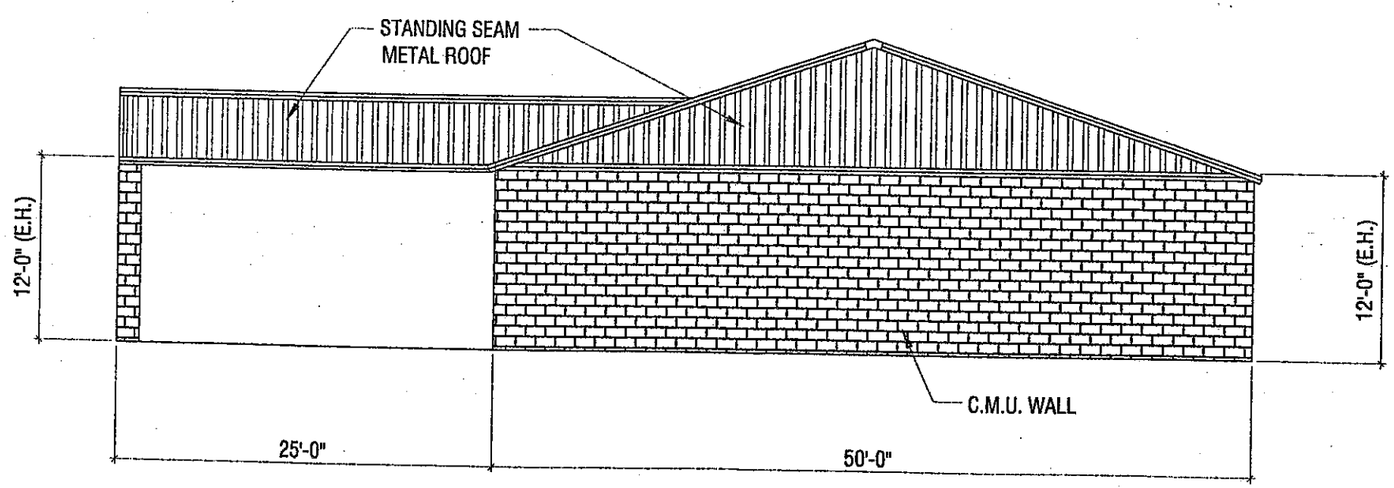


BLDG. FRONT ELEVATION



BLDG. SIDE ELEVATION

BM DESIGN

PROJECT: DAYCARE CENTER

CUSTOMER: PRAVIN B. PATEL

REV.	NOTES:	DATE:
0	FOR CUSTOMER APPROVAL	7/6/04

PROJECT NO: 1082004
DRAWN BY: MA
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DATE: 6-24-0
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AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JULY 19, 2004, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

Zone Change Application No. 1179

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to General Business District (GB), on the following described property, to wit:

Legal Description:	The North 9.9226 acres of Lot 30 (Called North One-Half of Lot 30) of the Allison Richey Gulf Coast Home Company Subdivision of Section 21 of the H.T. & B.R.R. Company Survey, Abstract 309, Brazoria County, Texas, according to the plat thereof recorded in Volume 2, Page 23 of the Plat Records of Brazoria County, Texas (Located on the West Side of County Road 89 (Old Chocolate Bayou Road), and North of Fite Road)
Owner:	E. R. Milstead 2950 Old Chocolate Bayou Road Pearland, Texas 77581
Applicant:	Michael Pollok 7757 San Felipe, Suite 204 Houston, Texas 77024

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT
B. APPLICANT PRESENTATION

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

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. 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.

JOINT PUBLIC HEARING AGENDA ITEM
MEETING OF JULY 19, 2004

ZONE CHANGE APPLICATION NO. 1179

Existing Zoning:	Suburban Development District (SD)
Requested Zoning:	General Business District (GB)
Location or Address of Property:	West Side of County Road 89 (Old Chocolate Bayou Road), and North of Fite Road
Property Owner:	E.R. Milstead
Applicant:	Michael Pollok

SUMMARY: The applicant is requesting a change in zoning on the subject property for general business district uses. The subject property was annexed into the City in 1997 and subsequently zoned SD. It appears that the subject property is currently developed with a single family residence that is considered a non-conforming use. The applicant has indicated that they plan to general business district uses on the subject property if the zone change is approved.

SURROUNDING ZONING AND LAND USES:

	Zoning	Land Use
North	Suburban Development District (SD)	Single family residence
South	Single Family Dwelling District (R-1); Neighborhood Service District (NS)	Undeveloped tract

East	Suburban District (SD)	Development	Undeveloped tract
West	Suburban District (SD)	Development	Undeveloped tract

CONFORMANCE TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE: The applicant is requesting a GB zoning district. The minimum lot size for the GB district is 22,500 square feet and the minimum lot width is 150 feet. The subject property meets these requirements; the subject property is larger than 9 acres in size and approximately 500 feet in width.

The applicant will be responsible for complying with all other space limitations of the GB zoning district.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The future extension of Cullen Boulevard is proposed to cut through the subject property. The Comprehensive Plan recommends that the properties along the east side of future Cullen Boulevard be developed with Retail, Office, and Service uses. The Comprehensive Plan further indicates that the appropriate zoning districts for Retail, Office, and Service uses are the Office and Professional District (OP), the Neighborhood Service District (NS), and the General Business District (GB). The Comprehensive Plan also indicates that properties along the west side of Cullen Boulevard be developed with Low Density Residential Uses, and that the appropriate zoning districts for Low Density Residential Uses are the Estate Lot Single Family Dwelling District (R-E) and the Single Family Dwelling Districts R-1 and R-2.

However, the 2004 Update to the Comprehensive Plan recommends that the properties along both sides of Cullen Boulevlard/County Road 89 be developed with Retail, Office, and Service uses. Therefore, although the proposed zone change does not comply with the current Comprehensive Plan, it does conform to the proposed 2004 Update to the Comprehensive Plan.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property currently has frontage on County Road 89 (Old Chocolate Bayou Road). However, the Cullen Boulevard extension will cut through the eastern side of the subject property. The Cullen Boulevard

extension is designated as a secondary thoroughfare with 100 feet of right-of-way. At the time that the subject property is platted, right-of-way dedication for Cullen Boulevard will be required.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The proposed zone change will provide for general business uses, a continuation of existing general business uses along Broadway Street, Cullen Boulevard, and Old Chocolate Bayou Road.

PUBLIC COMMENTS: Public notice/comment forms were mailed to property owners within 200 feet of the subject property under consideration. A legal notice of public hearing was published in the local newspaper, and a Zoning Sign was placed on the subject property.

STAFF RECOMMENDATION: Staff recommends approval of the zone change for GB, as proposed by the applicant, for the following reasons:

1. Although contrary to the current Comprehensive Plan, the proposed zone change would conform to the 2004 Update to the Comprehensive Plan, which recommends Retail, Office, and Service uses for the subject property.

2. The proposed zone change is consistent with existing general business, commercial, and neighborhood service uses along Broadway Street, Cullen Boulevard, Old Chocolate Bayou Road, and Fite Road.

3. The proposed zone change is appropriate for this location on Old Chocolate Bayou Road, which is designated as a secondary thoroughfare.

SUPPORTING DOCUMENTS:

- Notice of Public Hearing
- Zone Change Application
- Location Map
- Property Ownership Map
- Property Owner Notification List
- Zoning Map
- Future Land Use Plan

CITY OF PEARLAND
3523 Liberty Drive (Community Center), Pearland, Texas 77581
281-652-1742 FAX 281-652-1702 www.ci.pearland.tx.us

Property Owner Notice

ZONE CHANGE APPLICATION NO. 1179

NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, REGARDING:

A request by Michael Pollok, applicant for E.R. Milstead, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to General Business District (GB), on the following described property, to wit:

> The North 9.9226 acres of Lot 30 (Called North One-Half of Lot 30) of the Allison Richey Gulf Coast Horne Company Subdivision of Section 21 of the H.T. & B.R.R. Company Survey, Abstract 309, Brazoria County, Texas, according to the plat thereof recorded in Volume 2, Page 23 of the Plat Records of Brazoria County, Texas
>
> (Located on the West Side of County Road 89 (Old Chocolate Bayou Road), and North of Fite Road)

PUBLIC HEARINGS WILL BE HELD IN THE
COUNCIL CHAMBER OF CITY HALL
LOCATED AT
3519 Liberty Drive, Pearland, Texas
on
MONDAY, JULY 19, 2004, AT 6:30 P.M.

An application and map are enclosed for your information. This notice has been sent to all owners of real property within 200 feet of the request, as such ownership appears on the last approved city tax roll, in accordance with notification guidelines established by City Ordinance and State law.

At said hearing, all interested parties shall have the right and opportunity to appear and be heard on the subject. If you are unable to attend, but wish to have your opinions made a part of the public record, please complete the enclosed form and return it prior to the public hearing.

If you have any questions or need additional information please contact the City of Pearland Planning Department at (281) 652-1742 or tgrahmann@ci.pearland.tx.us.

APPLICATION FOR A CHANGE IN ZONING

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1639
281-652-1702 fax
www.ci.pearland.tx.us

Please check one:

☑ **Change in Zoning Classification from:** SD (list current zoning) **to:** GENERAL BUSINESS (list proposed zoning)

☐ **Specific Use Permit Request for :** _____ (list proposed use)

Property Information:

Address: 2950 OLD CHOCOLATE BAYOU

Subdivision: ALLISON RICHEY GULF COAST HOME Lot: 30 Block: _____ NEW 1/2 [illegible]

Tax I.D. Number: R168633 0309-0034-000

**** For unplatted property, attach a copy of the metes and bounds description****

Current use of property
(type of structures on property): _____

Future/proposed use of property and reason for zone change: _____

PROPERTY OWNER INFORMATION:

NAME E.R. MILSTEAD
ADDRESS 2950 OLD CHOCOLATE BAYOU
CITY PEARLAND STATE TX ZIP _____
PHONE( ) _____
FAX( ) _____
E-MAIL ADDRESS _____

APPLICANT INFORMATION:

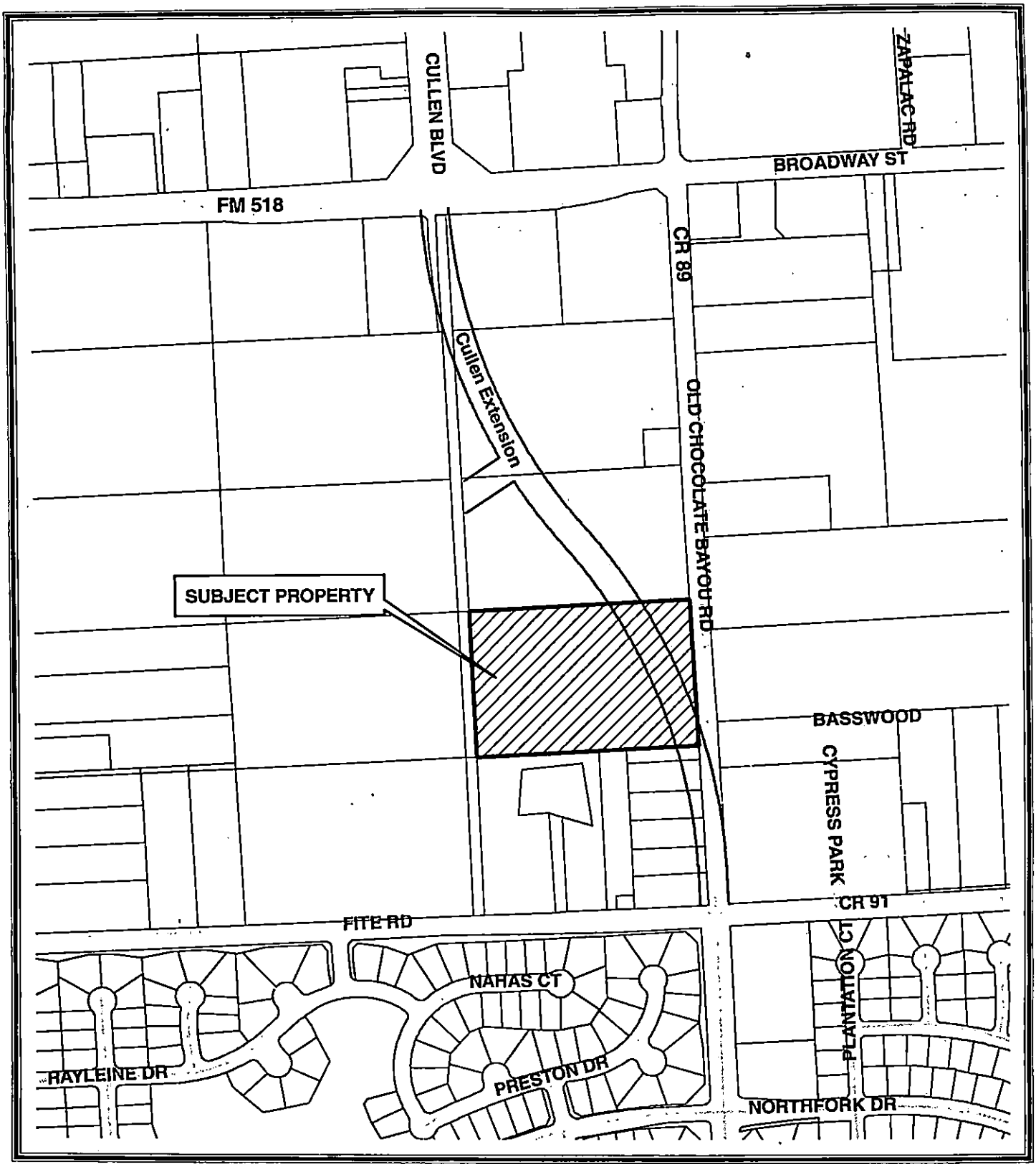
NAME MICHAEL POLLAR
ADDRESS 7757 SAN FELIPE S 204
CITY HOUSTON STATE TX ZIP 77024
PHONE(713) 789-0466
FAX(713) 952-3629
E-MAIL ADDRESS MPOLLAR@SBC GLOBAL.

PETITION: As owner/agent, I hereby petition the City of Pearland for approval of the above described request as provided for by the laws of the State of Texas and ordinances of the City of Pearland. I certify to the best of my knowledge that this is a true description of the property upon which I have requested the above checked action. I understand that I am fully responsible for the correctness of the legal description given.

Owner's Signature: [signature] Date: 6/18/04

Agent's Signature: [signature] Date: 6/16/04

OFFICE USE ONLY: FEES PAID: #275 DATE PAID: 6-18-04
RECEIVED BY: [signature] APPLICATION NO. 1179



LOCATION MAP

Zone Change Application No. 1179
Owner/Applicant: E.R. Milstead, Michael Pollok
Location: County Road 89 near Fite Road
Change: SD - GB

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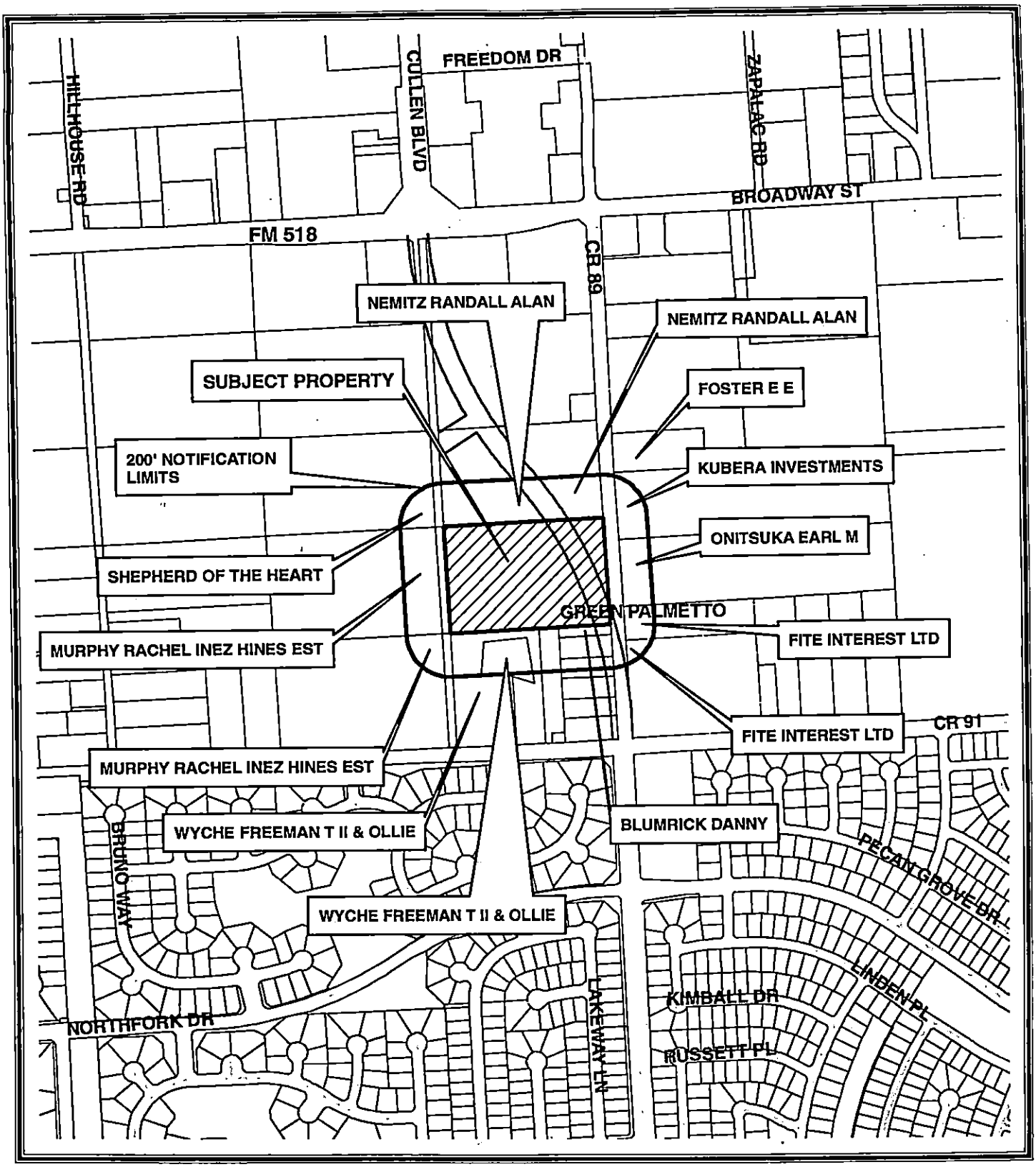

OWNERSHIP MAP

Zone Change Application No. 1179
Owner/Applicant: E.R. Milstead, Michael Pollok
Location: County Road 89 near Fite Road
Change: SD - GB

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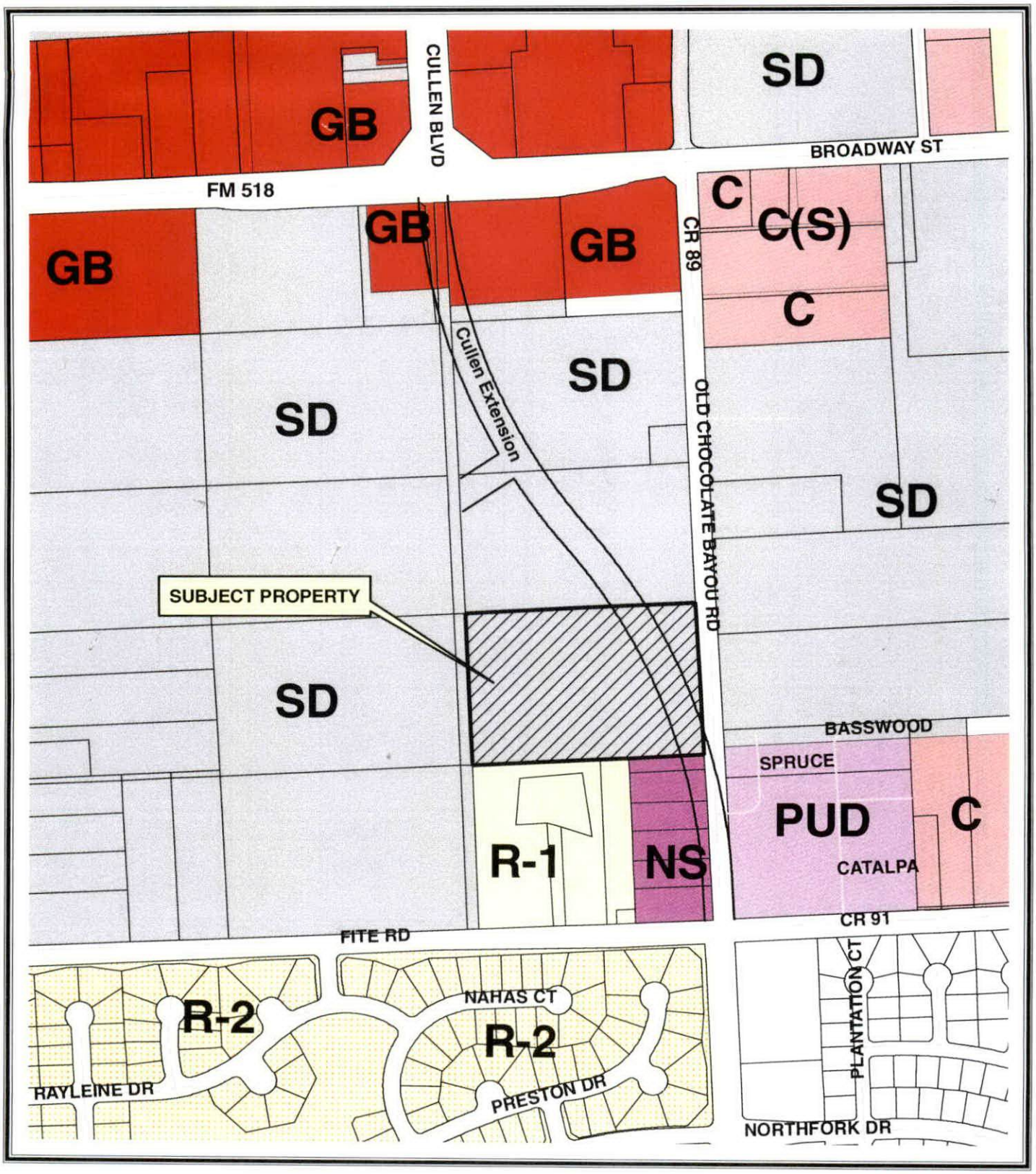
ZONE CHANGE APPLICATION NO. 1179
Property Owner Notification List

TAX ACCOUNT	OWNER	ADDRESS	CITY	ST	ZIP CODE	LEGAL DESCRIPTION
03090018000	NEMITZ RANDALL ALAN	2906 OLD CHOCOLATE BAYOU RD	PEARLAND	TX	77584-8995	A0309 H T & B R R, TRACT 29, ACRES 10.000
02420008000	FOSTER E E	12 SHADY OAKS DR	HUNTSVILLE	TX	77320-0278	A0242 H T & B R R, TRACT 1C1, ACRES 2.000
03090041000	SHEPHERD OF THE HEART UMC	6831 BROADWAY ST STE H	PEARLAND	TX	77581-7714	A0309 H T & B R R, TRACT 23-24, ACRES 20.000
02420007150	KUBERA INVESTMENTS	54 STALY BRG	SUGAR LAND	TX	77479	A0242 H T & B R R, TRACT 1A5, ACRES 10.000
03090034000	MILSTEAD E R	PO BOX 384	PEARLAND	TX	77588-0384	A0309 H T & B R R, TRACT 30, ACRES 9.800
	MILSTEAD E R	2950 OLD CHOCOLATE BAYOU RD	PEARLAND	TX	77584	
	MICHAEL POLLOK	7757 SAN FELIPE ST STE 204	HOUSTON	TX	77024	
03090005000	MURPHY RACHEL INEZ HINES EST	567 ELKINS LK	HUNTSVILLE	TX	77340-7314	A0309 H T & B R R, TRACT 25 (UND/2), ACRES 5.00
02420007130	ONITSUKA EARL M	PO BOX 1461	PEARLAND	TX	77588-1461	A0242 H T & B R R, TRACT 1A3, ACRES 10.000
02420007120	FITE INTEREST LTD	7757 SAN FELIPE ST STE 204	HOUSTON	TX	77063-1606	A0242 H T & B R R, TRACT 1A2-1A2A, ACRES 10.000
03090044000	BLUMRICK DANNY	PO BOX 1023	STAFFORD	TX	77497-1023	A0309 H T & B R R, TRACT 30A-7, ACRES 2.8046
03090044140	WYCHE FREEMAN T II & OLLIE	8335 FITE RD	PEARLAND	TX	77584-9283	A0309 H T & B R R, TRACT 30A4-30A8, ACRES 5.9136
03090004000	MURPHY RACHEL INEZ HINES EST	567 ELKINS LK	HUNTSVILLE	TX	77340-7314	A0309 H T & B R R, TRACT 26 (UND/2), ACRES 5.20
02420007120	FITE INTEREST LTD	7757 SAN FELIPE ST STE 204	HOUSTON	TX	77063-1606	A0242 H T & B R R, TRACT 1A2-1A2A, ACRES 10.000
03090044140	WYCHE FREEMAN T II & OLLIE	8335 FITE RD	PEARLAND	TX	77584-9283	A0309 H T & B R R, TRACT 30A4-30A8, ACRES 5.9136



ZONING MAP

Zone Change Application No. 1179
Owner/Applicant: E.R. Milstead, Michael Pollok
Location: County Road 89 near Fite Road
Change: SD - GB

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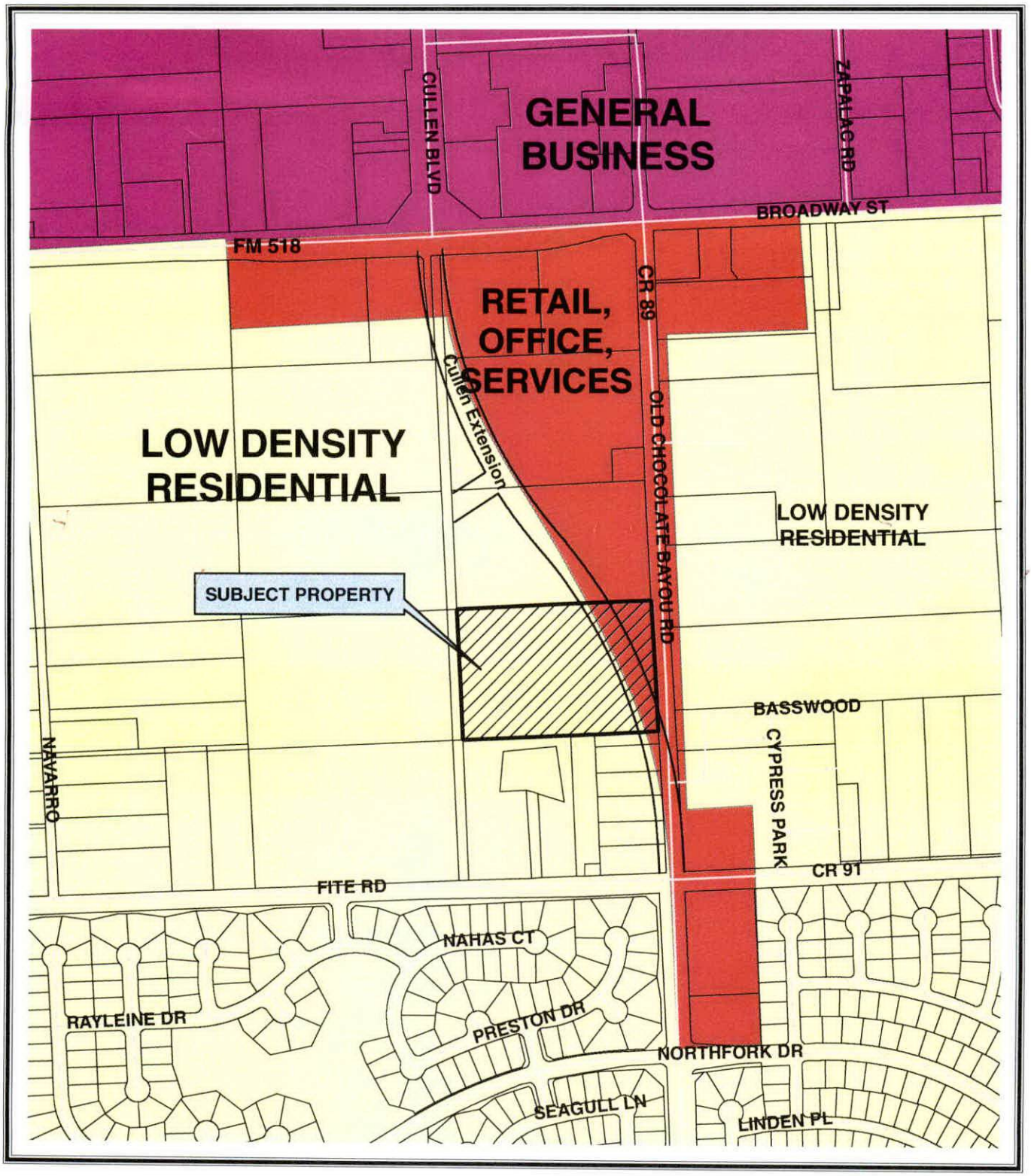

FUTURE LAND USE PLAN

Zone Change Application No. 1179
Owner/Applicant: E.R. Milstead, Michael Pollok
Location: County Road 89 near Fite Road
Change: SD - GB

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AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JULY 19, 2004, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

Zone Change Application No. 1178

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification General Business District (GB) to Commercial District (C), on the following described property, to wit:

Legal Description: 2.389 acres of land, out of Lot 59, of the Allison Richey Gulf Coast Home Company Subdivision of the H.T. & B.R.R. Company Survey No. 20 (F.B. Drake), Abstract 506, Brazoria County, Texas (Located on the West Side of Cullen Boulevard, and North of FM 518 (Broadway Street))

Owner: Jung Kwak
2621 Sunfish Drive
Pearland, Texas 77584

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT
B. APPLICANT PRESENTATION

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

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. 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.

JOINT PUBLIC HEARING AGENDA ITEM
MEETING OF JULY 19, 2004

ZONE CHANGE APPLICATION NO. 1178

Existing Zoning:	General Business District (GB)
Requested Zoning:	Commercial District (C)
Location or Address of Property:	West Side of Cullen Boulevard, and North of FM 518 (Broadway Street)
Property Owner:	Jung Kwak
Applicant:	Jung Kwak

SUMMARY: The applicant is requesting a change in zoning on the subject property for commercial district uses. In June 2003, the applicant received approval for a zone change from Suburban Development District (SD) to General Business District (GB). The applicant has indicated that he would like to change the zoning of the subject property to Commercial District (C), in order to allow more options on the permitted uses for the subject property as it is developed.

SURROUNDING ZONING AND LAND USES:

	Zoning	Land Use
North	General Business District (GB)	Cemetery
South	General Business District (GB)	Undeveloped tract; Exxon Mobil convenience store

East	Suburban Development District (SD)	City of Pearland Fire Station
West	General Business District (GB)	Undeveloped tract

CONFORMANCE TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE: The applicant is requesting a C zoning district. The minimum lot size for the C district is 22,500 square feet and the minimum lot width is 150 feet. The subject property meets these requirements; the subject property is larger than 2 acres in size and approximately 300 feet in width.

The applicant will be responsible for complying with all other space limitations of the C zoning district if the zone change is approved.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan recommends General Business District Uses for the subject property, as well for all of the properties on all sides of the subject property. The Comprehensive Plan further indicates that the appropriate zoning districts for general business uses are the General Business District (GB) and the Commercial District (C). Therefore, the proposed zone change conforms to the Comprehensive Plan.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has frontage on Cullen Boulevard, a major thoroughfare with 120 feet of right-of-way and of sufficient width. No other roadways affect the subject property.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The subject property is currently zoned General Business District, and is surrounded on all sides by other properties that are zoned General Business District. The applicant has indicated that he would like to change the zoning to Commercial in order to have more options on future uses and tenants for the subject property.

The GB and C districts both permit many of the same uses. However, one of the main differences in these two district is that the C district allows for open storage and outside display. The GB district also permits open storage and outside display, but limits the

outside activities to pedestrian walkways.

Staff is of the opinion that the Commercial District would not be appropriate in an area that is completely surrounded by General Business District zoning.

PUBLIC COMMENTS: Public notice/comment forms were mailed to property owners within 200 feet of the subject property under consideration. A legal notice of public hearing was published in the local newspaper, and a Zoning Sign was placed on the subject property.

STAFF RECOMMENDATION: Staff recommends denial of the zone change for C, as proposed by the applicant, for the following reasons:

1. The existing GB zoning district is consistent with surrounding GB zoning districts located on all sides of the subject property under consideration.

2. A C district would not be appropriate in an area that is completely surrounded by GB district zoning, as the C district permits a more intensive type of uses, including no limits on open storage and outside display.

3. The existing GB district permits a wide variety of developable uses.

SUPPORTING DOCUMENTS:

- Notice of Public Hearing
- Zone Change Application
- Location Map
- Property Ownership Map
- Property Owner Notification List
- Zoning Map
- Future Land Use Plan

CITY OF PEARLAND
3523 Liberty Drive (Community Center), Pearland, Texas 77581
281-652-1742 FAX 281-652-1702 www.ci.pearland.tx.us

Property Owner Notice

ZONE CHANGE APPLICATION NO. 1178

NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, REGARDING:

A request by Jung Kwak, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from classification General Business District (GB) to Commercial District (C), on the following described property, to wit:

> 2.389 acres of land, out of Lot 59, of the Allison Richey Gulf Coast Home Company Subdivision of the H.T. & B.R.R. Company Survey No. 20 (F.B. Drake), Abstract 506, Brazoria County, Texas
>
> (Located on the West Side of Cullen Boulevard, and North of FM 518 (Broadway Street))

PUBLIC HEARINGS WILL BE HELD IN THE
COUNCIL CHAMBER OF CITY HALL
LOCATED AT
3519 Liberty Drive, Pearland, Texas
on
MONDAY, JULY 19, 2004, AT 6:30 P.M.

An application and map are enclosed for your information. This notice has been sent to all owners of real property within 200 feet of the request, as such ownership appears on the last approved city tax roll, in accordance with notification guidelines established by City Ordinance and State law.

At said hearing, all interested parties shall have the right and opportunity to appear and be heard on the subject. If you are unable to attend, but wish to have your opinions made a part of the public record, please complete the enclosed form and return it prior to the public hearing.

If you have any questions or need additional information please contact the City of Pearland Planning Department at (281) 652-1742 or tgrahmann@ci.pearland.tx.us.

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1639
281-652-1702 fax
www.ci.pearland.tx.us

APPLICATION FOR A CHANGE IN ZONING

Please check one:

☒ **Change in Zoning Classification from:** GENERAL BUSINESS (list current zoning) **to:** COMMERCIAL (list proposed zoning)

☐ **Specific Use Permit Request for :** _____ (list proposed use)

Property Information:

Address: 2620 CULLEN BLVD

Subdivision: ALLISON-RICHEY GULF COAST HOME COMPANY'S SUBURBAN GARDENS SEC 20 Lot: 59 Block: _____

Tax I.D. Number: 0506-0045-110

**** For unplatted property, attach a copy of the metes and bounds description****

Current use of property (type of structures on property): VACANT

Future/proposed use of property and reason for zone change: COMMERCIAL

PROPERTY OWNER INFORMATION:

NAME Jung H Kwak
ADDRESS 2621 Suntish Dr
CITY Pearland STATE TX ZIP 77584
PHONE (281) 997-6626
FAX (281) 997-6626
E-MAIL ADDRESS JUNG1063@msn.com

APPLICANT INFORMATION:

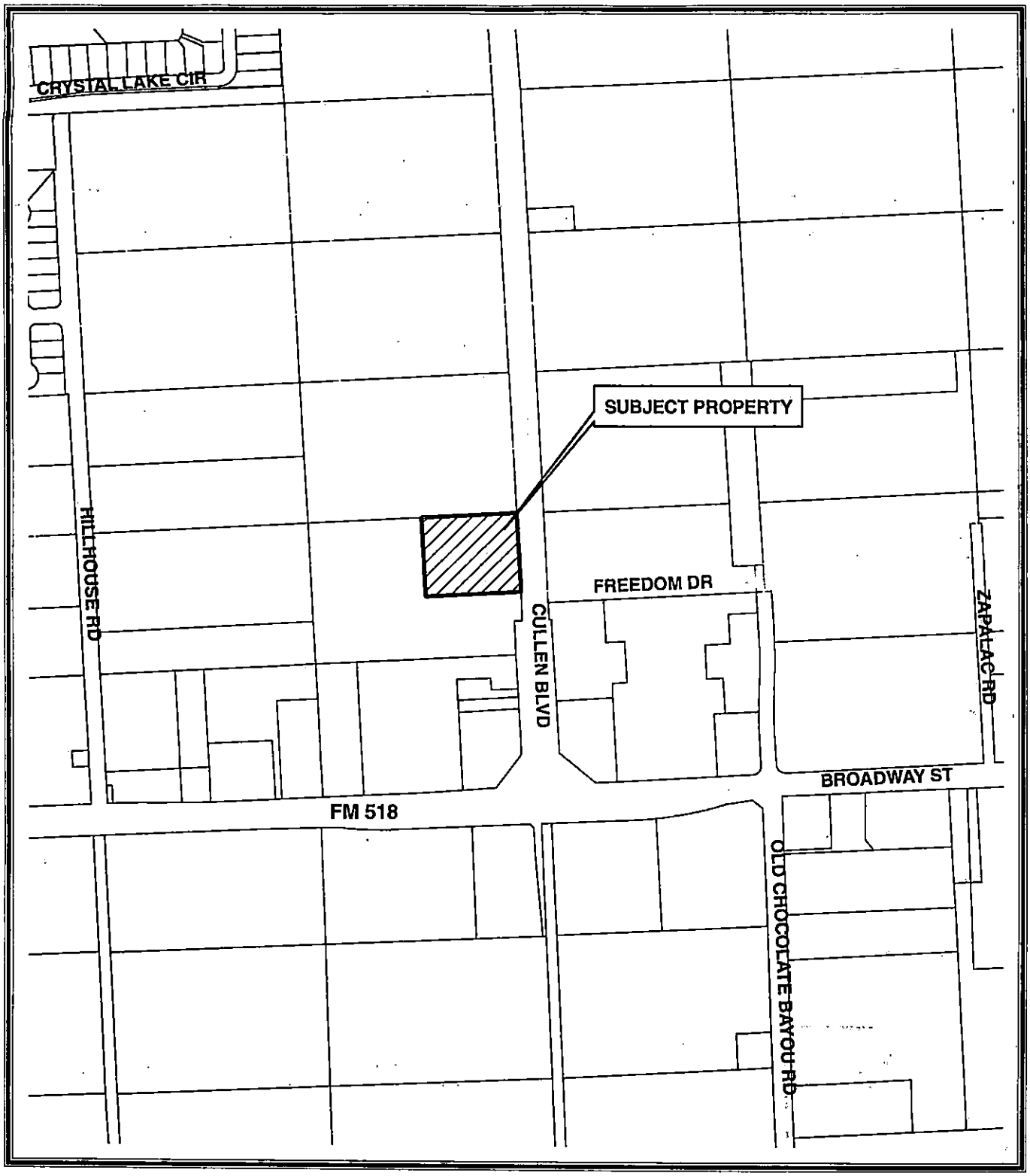
NAME JUNG H KWAK
ADDRESS 2621 Suntish Dr
CITY Pearland STATE TX ZIP 77584
PHONE (281) 997-6626
FAX (281) 997-6626
E-MAIL ADDRESS Jung1063@msn.com

PETITION: As owner/agent, I hereby petition the City of Pearland for approval of the above described request as provided for by the laws of the State of Texas and ordinances of the City of Pearland. I certify to the best of my knowledge that this is a true description of the property upon which I have requested the above checked action. I understand that I am fully responsible for the correctness of the legal description given.

Owner's Signature: [signature] Date: 6/4/04

Agent's Signature: _____ Date: _____

OFFICE USE ONLY: FEES PAID: $275.00 DATE PAID: 6-4-04
RECEIVED BY: tcg APPLICATION NO. 1178



LOCATION MAP

Zone Change Application No. 1178
Owner/Applicant: Jung Kwak
Location: 2620 Cullen Boulevard
Change: GB - C

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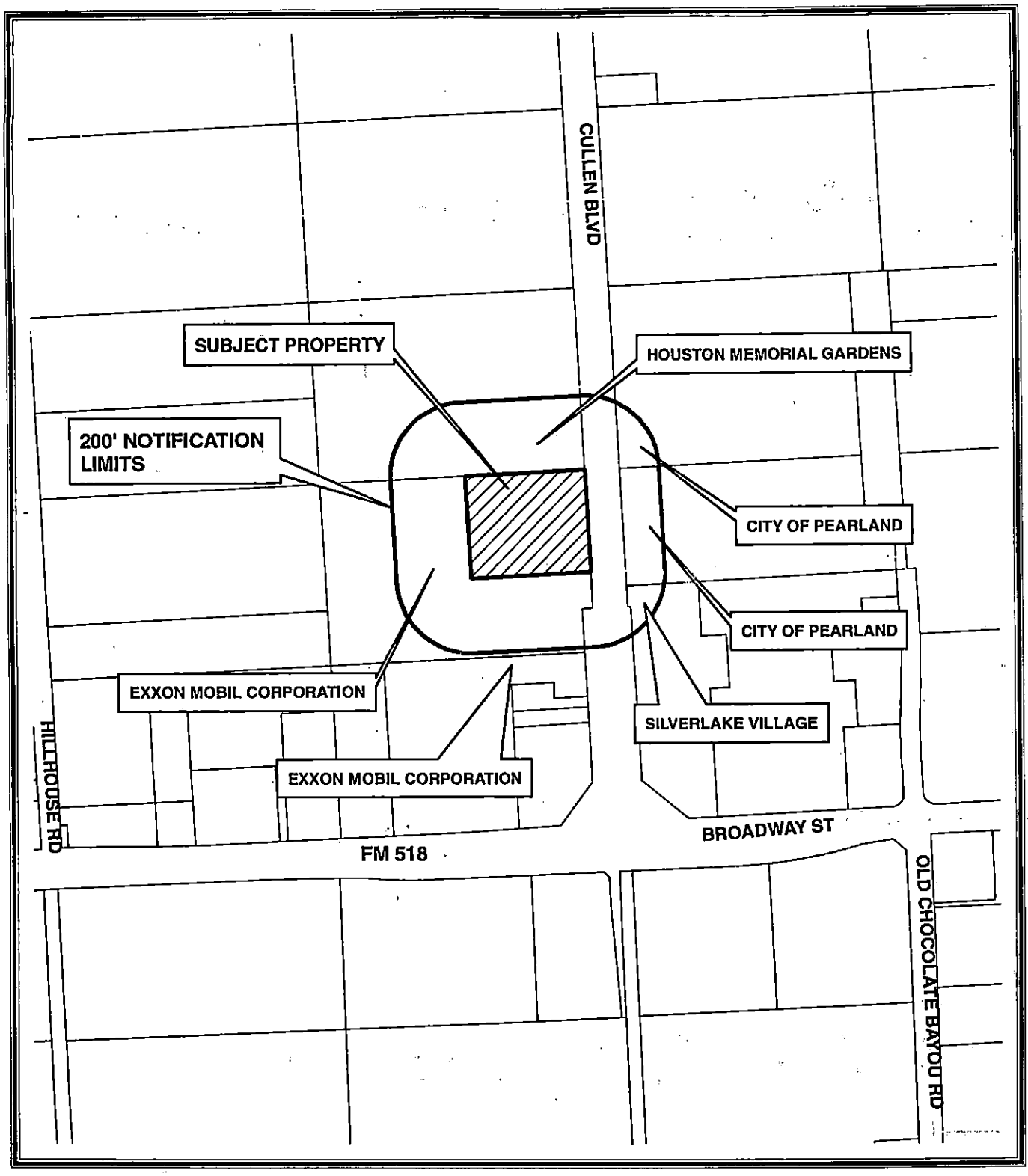

OWNERSHIP MAP

Zone Change Application No. 1178
Owner/Applicant: Jung Kwak
Location: 2620 Cullen Boulevard
Change: GB - C

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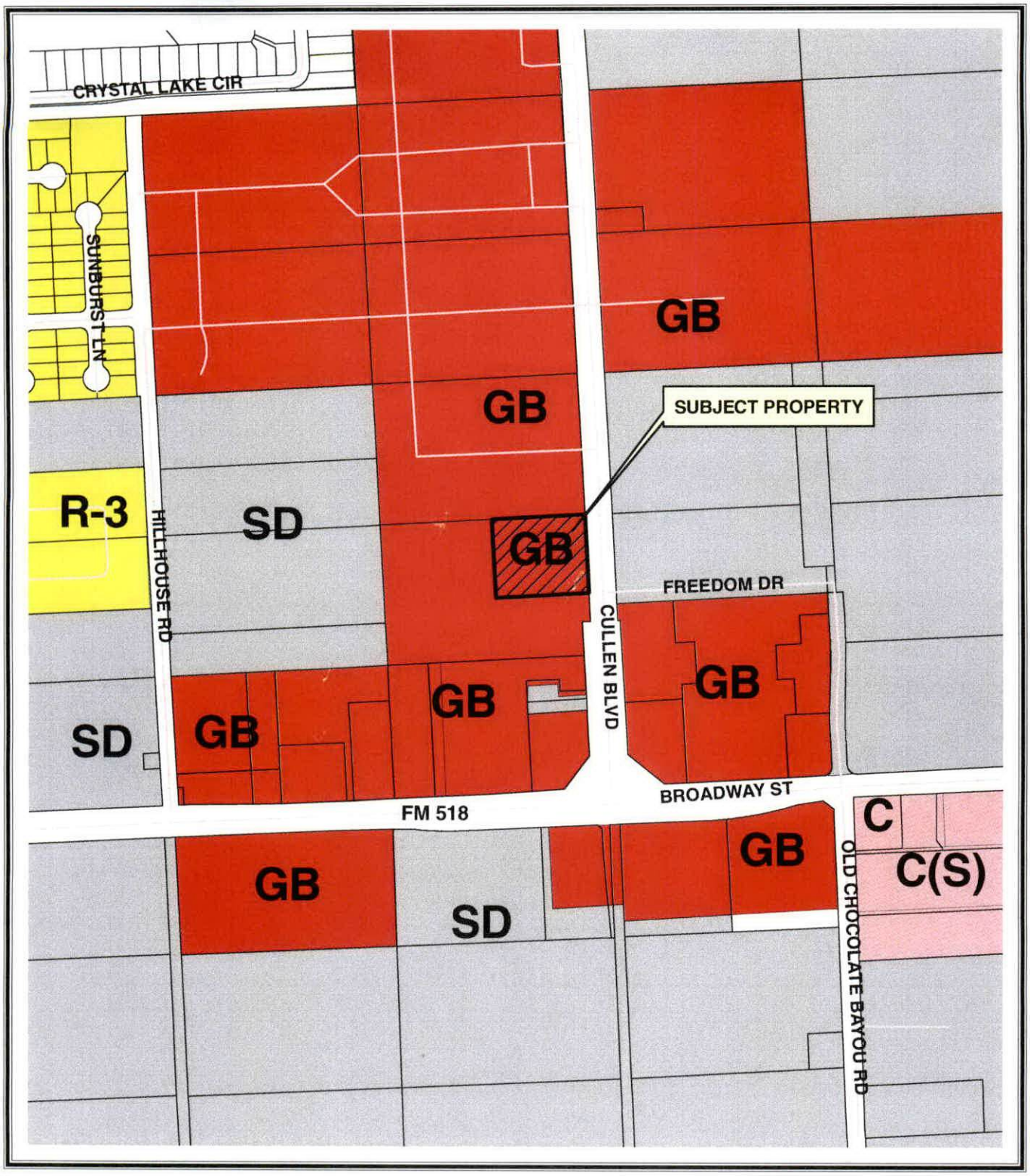
ZONE CHANGE APPLICATION NO. 1178
Property Owner Notification List

TAX ACCOUNT	OWNER	ADDRESS	CITY	ST	ZIP CODE	LEGAL DESCRIPTION
02430060105	CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581-5416	A0243 H T & B R R, TRACT 14-15A-31A, ACRES 13.9778
05060010000	HOUSTON MEMORIAL GARDENS	PO BOX 330350	HOUSTON	TX	77233-0350	A0506 H T & B R R, TRACT 58, ACRES 9.280
02430060105	CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581-5416	A0243 H T & B R R, TRACT 14-15A-31A, ACRES 13.9778
	JUNG KWAK	2621 SUNFISH DRIVE	PEARLAND	TX	77584	
05060045110	SAVELL CHARLES R & SHIRLEY	8535 BROADWAY ST	PEARLAND	TX	77584-7717	A0506 H T & B R R, TRACT 59, ACRES 2.00
05060046120	EXXON MOBIL CORPORATION	601 JEFFERSON ST STE 432-A	HOUSTON	TX	77002-7900	A0506 H T & B R R, BLOCK 1, TRACT A, EXXON, ACRES 1.606
30950001000	SILVERLAKE VILLAGE LP	1800 BERING DR STE 550	HOUSTON	TX	77057-3169	CULLEN CROSSING (A243 HT&B), BL 1, LOT RES A, ACRES 1.9498
05060046120	EXXON MOBIL CORPORATION	601 JEFFERSON ST STE 432-A	HOUSTON	TX	77002-7900	A0506 H T & B R R, BLOCK 1, TRACT A, EXXON, ACRES 1.606



ZONING MAP

Zone Change Application No. 1178
Owner/Applicant: Jung Kwak
Location: 2620 Cullen Boulevard
Change: GB - C

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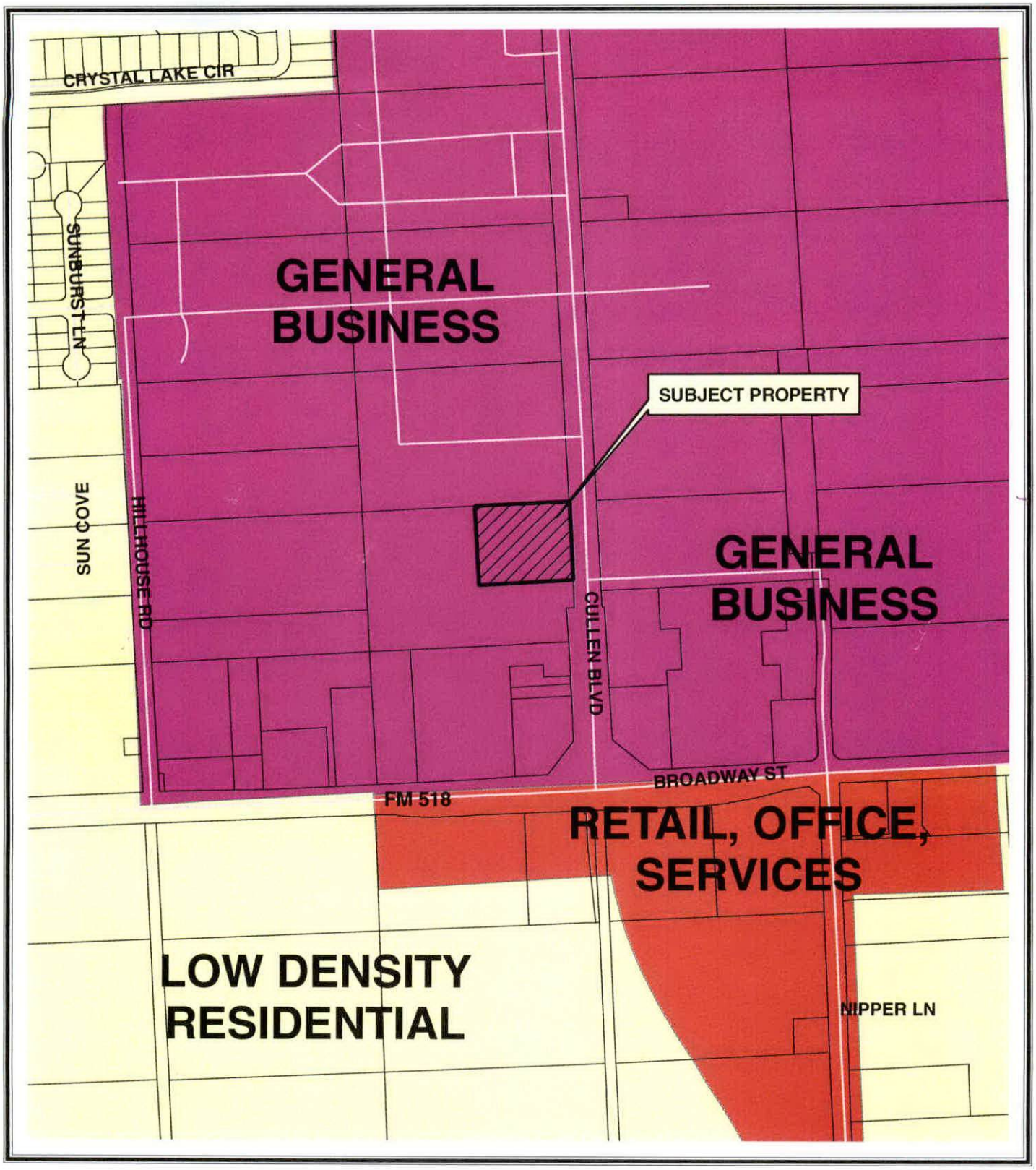

FUTURE LAND USE PLAN

Zone Change Application No. 1178
Owner/Applicant: Jung Kwak
Location: 2620 Cullen Boulevard
Change: GB - C

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0 200 400 Feet

Hamilton Homes, LLP
4119 Montrose, Ste.230
Houston, TX 77006

Dear Ms. Krishnaaro,
Planning Manager
City of Pearland
3523 Liberty Drive
Pearland, Texas 77581

Dear Ms. Krishnaaro,

Below is Hamilton Homes, LLP response to the City Council, Planning & Zoning, and staff concerns, that you and I discussed after Parkside at Pearland (PP) was "tabled" on June 19, 2004. Please provide the enclosed copies to P&Z for their review.

We look forward to speaking with them at the next P&Z meeting to try and get a positive response for City Council.

- **Lot Size :**
  - 39 Residential lots (Reduced from 43 to increase lot widths for North/South properties)
  - New lot average is 5,296 s.f.
  - New lot median is 5,250 s.f.
  - This also increases the minimum lot size to 4400 sq. ft. from 4000 sq. ft.

  Included is a plat with attached calculated spreadsheet

- **Hooks Road Completion :**

  Mr. Silverman, the commercial developer for the property directly to south of PP, development plans to start in fall, 2004. The extension of Hooks road from 518 (Broadway) to the Southeast Edge of Parkside hopefully will be done prior to development of PP. The Hamilton Homes development timeline will NOT impact Sunrise Lakes.

- **Non-Completion of Hooks Road by Commercial Developers:**

  If Hamilton Homes **must** use the entrance to sunrise lakes, a count of the homes that would be impacted will **only** be 11 homes (roughly 200 yards of road) would be impacted.

  Also, the impact would be for roughly 10 days over a 120 day period for heavy equipment.

1. In the beginning of the development process, there would be the drop off of equipment. The equipment would be on site over the period of use, and not be trucked in and out every day. This would be 1-2 days of impact.
2. Concrete trucks would come in to concrete the roads, this impact would be 2-3 days.
3. Miscellaneous deliveries would take place during the remaining time.
4. Hamilton Homes will request all contractors and vendors use the main entrance at Sunrise Lake Subdivision and at stop sign head west towards PP.
5. Hamilton Homes will not requested occupancy permits until the completion of Hooks road.
6. Hamilton Homes will request that all vendors take every opportunity to clean the streets and remove any large amounts of mud or spillage to control dust and mess.

The time of impact would **prominently take place** during the **"normal work hours" (7am – 5pm).** This is to say there would be very little late afternoon impact and the safety of the homeowners and children would be at a maximum.

- **Pipeline Issue :**

  Please, re-read: **Appendix B: pg. 22, question 12** of the PUD document. The new lot layout encompasses the pipeline easement. Our assumption is that the "actual" pipeline is in the center of the easement, which places the pipe a minimum 16 feet from footprint of the homes.

  Note: The City of Pearland Attorney stated at the Joint Public Hearing, that this is NOT a legal concern for Pearland or Hamilton Homes.

- **Monotonous Look of Development :**

Hamilton Homes is providing new and better graphics for outlining the types of proposed homes for construction.

1. Elevations and floor designs: In order to break up the monotony of the designs we will us elevation, exterior texture, roof pitches and floor plans

   For Example: House "A" has a large porch that runs the length of the front of the home and exterior is brownish brick. House "B" has a front porch located on the left side and on the right is the kitchen or Living room. There are numerous possibilities regarding the elevations, floor plans, roof pitches and exterior colors to differentiate the homes.

- **Issue Regarding Use of Greenspace :**

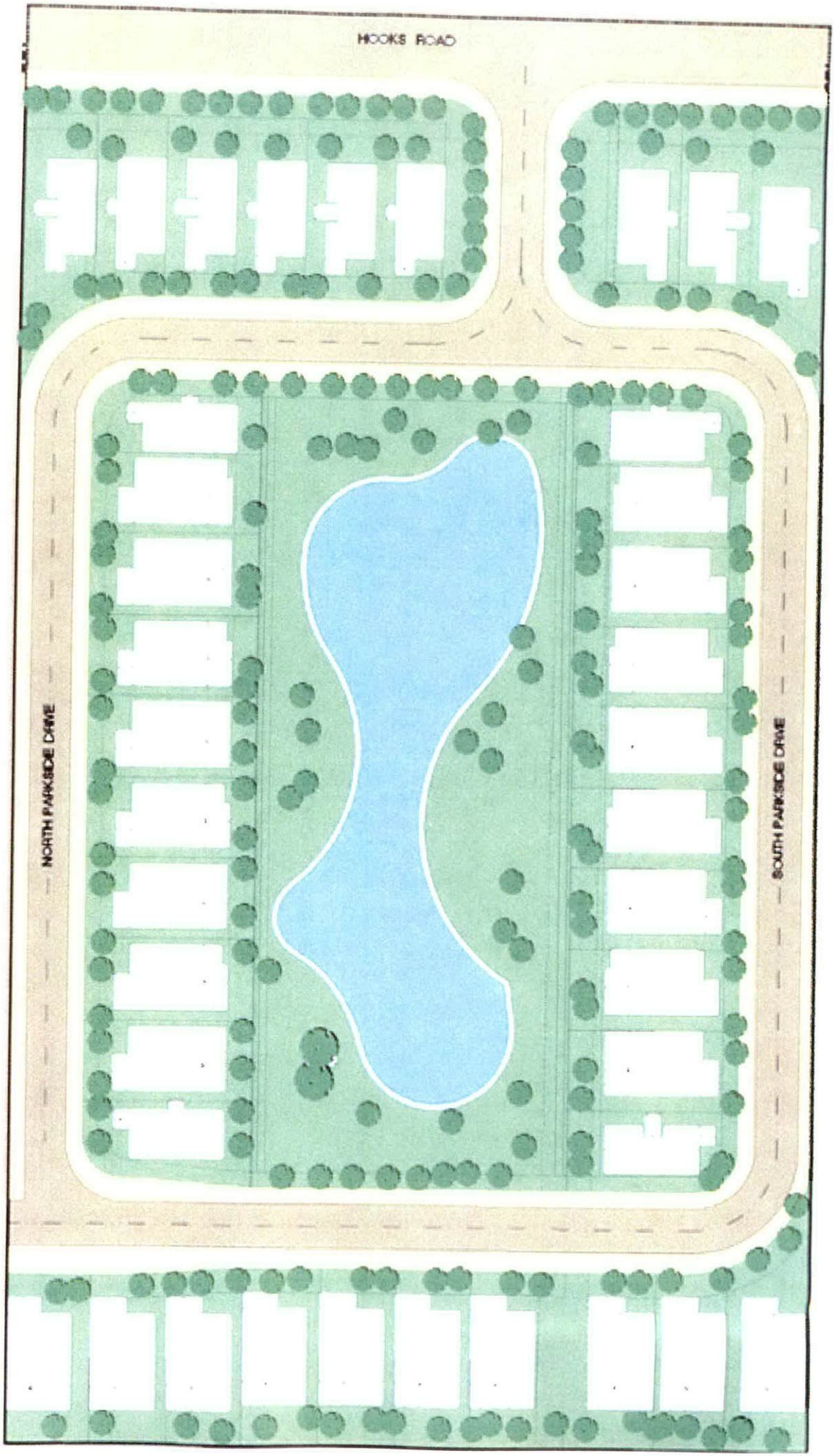
Hamilton Homes and Planning Zoning are still in agreement on emphasizing the use of the greenspace and lake amenity for PP.

1. ***Children's Play Ground.*** - A small, children's recreational facility will be put in place. This was in the proposal since our original submittal. (See page 4.1 number 5 on the conceptual map). The plan is for this spot to include climbing bars, some type of swing amenity, and a slide. Parkside at Pearland will be marketed to "empty nesters," and while this is not age restrictive community the use of play ground will be on the minimal side.

2. ***Pavilion*** – The use of the pavilion will be interpreted by the owners of the homes in Parkside at Pearland. This open aired pavilion will be located in the front of at least 2 homes, so integrating the structure to the development is essential. This will be done by landscaping, ground elevations (small burms), and roof angle/color and floor design of homes.

3. ***Sidewalks in back of homes on the North/South*** – In emphazing the use of this gorgeous, manicured and professionally designed green space, we request that there are only sidewalks in the front of the North/South properties. We are trying to get the neighbors to gather in the greenspace, not in the rear of homes looking at commercial (on south properties) or a wooden fence (north properties). Sidewalks are used for pedestrians and where the pedestrians should be is out in the open greenspace not in the rear alley ways of their homes.

4. ***Reduction of ROW to 45' on North/South Homes*** – Our reasons for requesting a deduction of 5 feet on the ROW are the following:
   - A 50' ROW is intended for streets, sidewalks, maintance of utilities and to access homes on BOTH sides of the streets.
   - PP Homes are on **one** side of the street, regarding North/South side homes so the ROW could be less.
   - The width and size of the road will not be impacted, and will still meet the City of Pearland requirements.
   - Sidewalks are in the greenspace and we want to promote the use of greenspace.
   - Since there will be no sidewalks adjacent to the North/South streets, the parking availability will be 2 cars per driveway and each home will have a 2 car garage.


HOOKS ROAD
NORTH PARKSIDE DRIVE
SOUTH PARKSIDE DRIVE

<STOCCO>
TYPE A1-1

<BRICK>
TYPE A2-1

<STOCCO>
TYPE A1-2

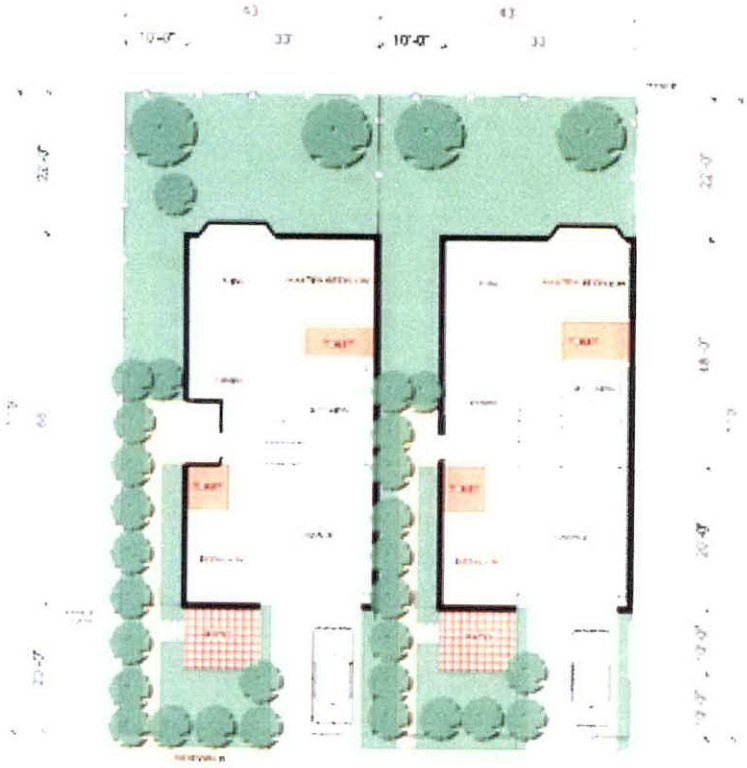
<STONE>
TYPE A2-2

<BRICK>
TYPE B2-1

<BRICK>
TYPE B1-1

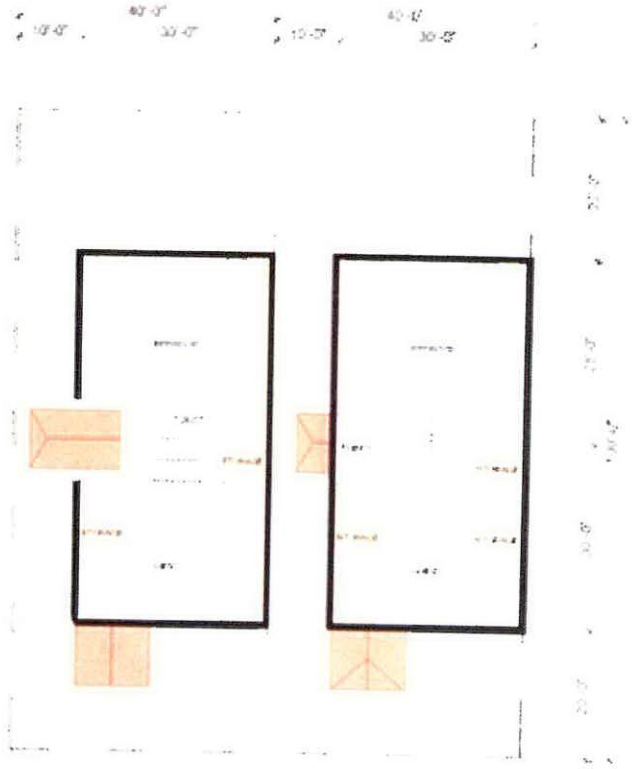
<STONE>
TYPE B2-2

TYPE B1-2



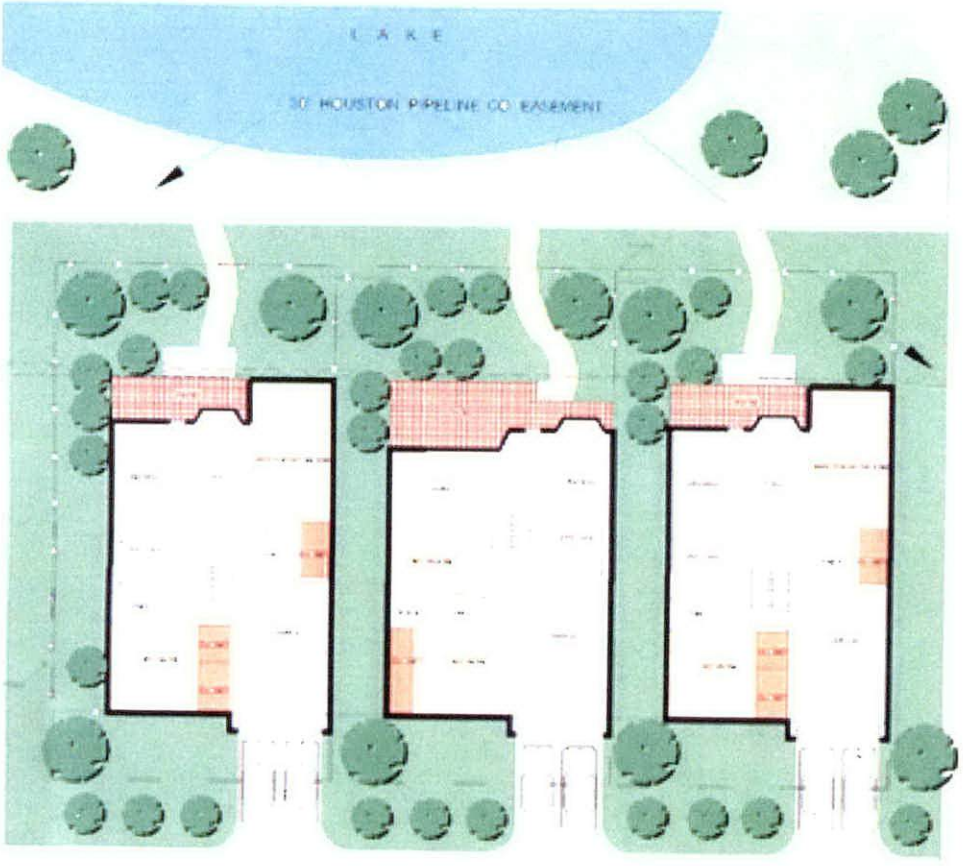
TYPE A-1 TYPE A-2

FIRST FLOOR PLAN

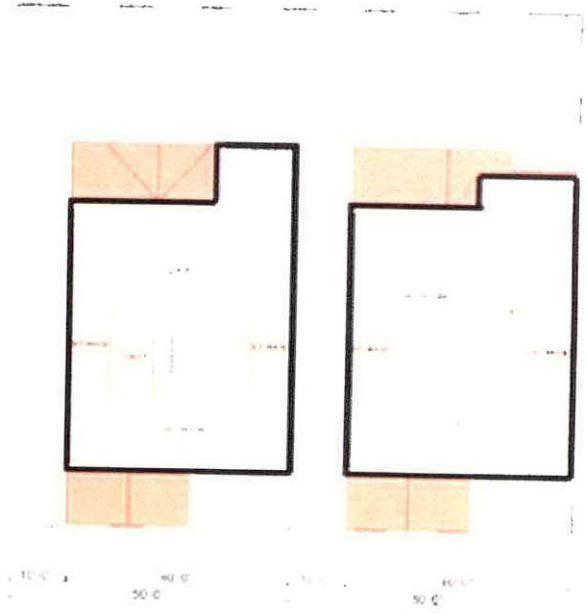


TYPE A-1 TYPE A-2

SECOND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Parkside at Pearland
39 Lot Residential Subdivision

Residential Lots	206,561	47%
Reserve A	59,099	14%
Reserve B	5,576	1%
Reserve C	3,703	1%
Detention	40,000	9%
Street	72,310	17%
R.O.W.	49,920	11%
Total	**437,168**	**100%**

Impervious Cover - 10.036 Acres

	Per Lot	Total
Street		72,310
Average Footprint	2,600	111,800
Average Driveway	450	19,350
Sidewalks*		4,760
	Total	**208,220**

* = Hooks, East & West Properties

Impervious Cover	135,910	31%
Streets	72,310	17%
Green Space	228,949	52%
Total S.F.	**437,168**	**100%**

Impervious	3,050	58%
Green Space Per Lot	2,246	42%
Average Lot s.f.	**5,296**	

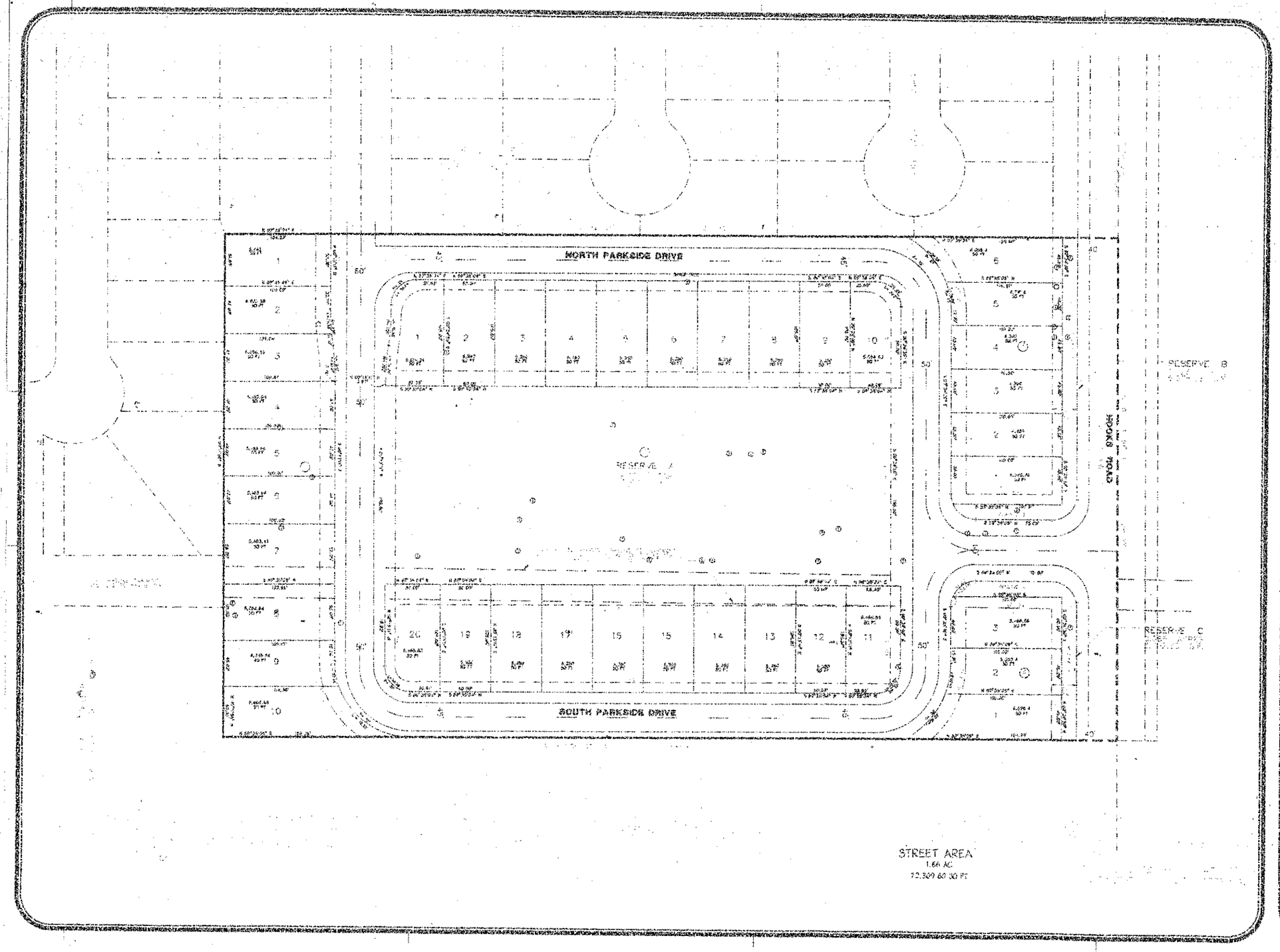
Impervious	3,050	58%
Green Space Per Lot	2,200	42%
Median	**5,250**	

Total Square Feet	437,168
Street R.O.W.	122,229
	314,939
Acres	7.23
Density w/ ROW	**5.95**
Density w/o ROW	**4.28**

Lot	Block	Lot	Widths	S.F. Per Lot
1	1	1	52	5,445
2	1	2	47	4,922
3	1	3	47	5,097
4	1	4	47	5,184
5	1	5	47	5,184
6	1	6	47	5,184
7	1	7	58	6,403
8	1	8	55	6,055
9	1	9	45	4,966
10	1	10	50	6,665
11	2	1	58	5,619
12	2	2	50	5,250
13	2	3	50	5,250
14	2	4	50	5,250
15	2	5	50	5,250
16	2	6	50	5,250
17	2	7	50	5,250
18	2	8	50	5,250
19	2	9	50	5,250
20	2	10	50	5,097
21	2	11	53	5,489
22	2	12	50	5,250
23	2	13	50	5,250
24	2	14	50	5,250
25	2	15	50	5,250
26	2	16	50	5,250
27	2	17	50	5,250
28	2	18	50	5,250
29	2	19	50	5,250
30	2	20	55	5,597
31	3	1	48	5,271
32	3	2	43	4,300
33	3	3	43	4,300
34	3	4	43	4,300
35	3	5	43	4,792
36	3	6	45	6,098
37	4	1	45	6,098
38	4	2	45	5,009
39	4	3	50	5,489

206,561

Average	**49**	**5,296**
Median	**50**	**5,250**
Std. Dev.	**4**	**486**



PARKSIDE AT PEARLAND

A SUBDIVISION OF COPPER ACRE TRACT BEING [illegible] OF THE ALLISON PICKEY GULF COAST HOME COMPANY SUBDIVISION OF SECTION 85 H.T. & B.R.R. CO. SURVEY, A-304 B.C.P.R. BRAZORIA COUNTY, TEXAS.

35 LOTS, 4 BLOCKS, AND 3 RESERVE TOTALING 3.058 ACRES.

0 20 40 80

ORIGINAL SCALE 1" = 40'

JOB CODE: PEARLAND

FILE: ALT F2

DRAWN BY: SW

DATE: 04 - 02 - 04

REV - 6-29-04

7/29/04

MEMBERS OF THE PLANNING & ZONING COMMISSION
as of 03/04

MEMBER	TERM EXPIRES	PHONE #'S
TODD IOCCO, Chairman 3510 Shadycrest Pearland, TX 77581 Tiocco@Houston.RR.com	November, 2005	Office: 281-997-3747 Mobile:281-923-8633 Fax: 281-403-1433
NEIL WEST 2218 Shadycrest Pearland, TX 77581	November, 2004 no ans	Home: 281-997-8988
SHERYL GREINER-Vice Chairman 2607 Rip Van Winkle Pearland, TX 77581 Sheryl.Greiner@compsol.cc	November, 2004 left msge	Office:281-486-4844 Home:281-997-1203
RUBY SANDARS 2402 Frances Dr Pearland, TX 77581 sandarsrl@houston.rr.com	November, 2004 left msge	Phone:281-485-1509
LINDA COWLES 3412 Shadycrest Pearland, TX 77581 yes	November, 2006	phone: 281-652-1659
DON W. SEDERDAHL 3418 Shady Crest Pearland, TX 77581 dons@ldcm.com	November, 2006 resigned 6/21/04	Office: 713-942-7575 Work: 281-412-0091
DAVID RANSOM 1108 Chesterwood Pearland, TX 77581 dransom@ev1.net	November, 2005 left msge	Office:281-226-5957 Home: 281-648-1869

AGENDA – PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON JULY 19, 2004, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. **CALL TO ORDER**

II. **PURPOSE OF HEARING – PROPOSED TRAFFIC IMPACT FEES FOR ROADWAY FACILITIES.**

CONSIDER THE IMPOSITION OF TRAFFIC IMPACT FEES FOR ROADWAY IMPROVEMENTS WITHIN THE CITY LIMITS, IN ACCORDANCE WITH CHAPTER 395, TEXAS LOCAL GOVERNMENT CODE. *Mr. Alan Mueller, Deputy City Manager.*

III. **STAFF REVIEW OF THE PROPOSED TRAFFIC IMPACT FEES FOR ROADWAY FACILITIES.**

IV. **CITIZEN COMMENTS**

V. **COUNCIL/STAFF DISCUSSION**

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.

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JULY 19, 2004, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

Zone Change Application No. 1180

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Single Family Dwelling District (R-1), on the following described property, to wit:

Legal Description: 0.879 acres of land situated in the J.W. Maxey Survey, Sterling Estates Section II, Lot 2-A, Abstract 721, Brazoria County, Texas (Located at 9122 W. Sterling Drive)

Owner: Daniel and Patricia Wolfe
9122 W. Sterling Drive

Pearland, Texas 77584

III. APPLICATION INFORMATION AND CASE SUMMARY

A. **STAFF REPORT**

B. **APPLICANT PRESENTATION**

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

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

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AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JULY 19, 2004, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

Zone Change Application No. 1181

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Single Family Dwelling District (R-1), on the following described property, to wit:

Legal Description: 7.00 acres of land situated in Lot 4 of the Allison Richey Gulf Coast Home Company Subdivision of Section 85, H.T. & B.R.R. Company Survey, Abstract 304, Brazoria County, Texas, according to the plat recorded in Volume 2, Page 107 of the Plat Records of Brazoria County, Texas (Located on the East Side of Smith Ranch Road, and South of County Road 403 (Hughes Ranch Road))

Owner: Marion Fisher
Eugene L. Fisher
6425 Bankside #1143
& 12819 Segrest

Houston, Texas 77096
Houston, Texas 77047

III. APPLICATION INFORMATION AND CASE SUMMARY

A. **STAFF REPORT**
B. **APPLICANT PRESENTATION**

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED

REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing, City Secretary, at 281-652-1555 prior to the meeting so that appropriate arrangements can be made.

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JULY 19, 2004, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

Specific Use Permit Application No. 132

Request for an for an amendment to the Land Use and Urban Development Ordinance of said City for a Specific Use Permit for a day care in the Single Family Dwelling District (R-1(S)), on the following described property, to wit:

Legal Description: Lots 12, 13, 14, and 15, in Block 2, of Colonial Estates' Subdivision, an addition in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 9, Page 123, of the Plat Records of Brazoria County, Texas (Located at 3610 McLean Road)

Owner: Pravin B. Patel and Jagdish Patel
3610 McLean Road
Pearland, Texas 77584

Applicant: Lisa Diese – CBR
18815 CR 143
Pearland, Texas 77581

III. **APPLICATION INFORMATION AND CASE SUMMARY**

A. **STAFF REPORT**

B. **APPLICANT PRESENTATION**

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

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

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AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JULY 19, 2004, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

Zone Change Application No. 1179

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to General Business District (GB), on the following described property, to wit:

Legal Description: The North 9.9226 acres of Lot 30 (Called North One-Half of Lot 30) of the Allison Richey Gulf Coast Home Company Subdivision of Section 21 of the H.T. & B.R.R. Company Survey, Abstract 309, Brazoria County, Texas, according to the plat thereof recorded in Volume 2, Page 23 of the Plat Records of Brazoria County, Texas (Located on the West Side of County Road 89 (Old Chocolate Bayou Road), and North of Fite Road)

Owner: E. R. Milstead

2950 Old Chocolate Bayou Road

Pearland,. Texas
77581

Applicant: Michael Pollok
7757
San Felipe, Suite 204

Houston, Texas
77024

III. APPLICATION INFORMATION AND CASE SUMMARY

A. **STAFF REPORT**
B. **APPLICANT PRESENTATION**

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

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. 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.

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JULY 19, 2004, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

Zone Change Application No. 1178

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification General Business District (GB) to Commercial District (C), on the following described property, to wit:

Legal Description: 2.389 acres of land, out of Lot 59, of the Allison Richey Gulf Coast Home Company Subdivision of the H.T. & B.R.R. Company Survey No. 20 (F.B. Drake), Abstract 506, Brazoria County, Texas (Located on the West Side of Cullen

Boulevard, and North of FM 518 (Broadway Street))

Owner: Jung Kwak
2621
Sunfish Drive

Pearland, Texas
77584

III. APPLICATION INFORMATION AND CASE SUMMARY

A. **STAFF REPORT**
B. **APPLICANT PRESENTATION**

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

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

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AGENDA – PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON JULY 19, 2004, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. **CALL TO ORDER**

II. **PURPOSE OF HEARING** – ABANDONMENT OF UNUSED DEDICATED SANITARY CONTROL EASEMENTS THAT PREVIOUSLY SERVED THE WEST LEA WATER COMPANY. *Mr. Darrin Coker, City Attorney.*

III. **STAFF REVIEW OF THE PROPOSED ABANDONMENT**

IV. **CITIZEN COMMENTS**

V. **COUNCIL/STAFF DISCUSSION**

VI. **ADJOURNMENT**

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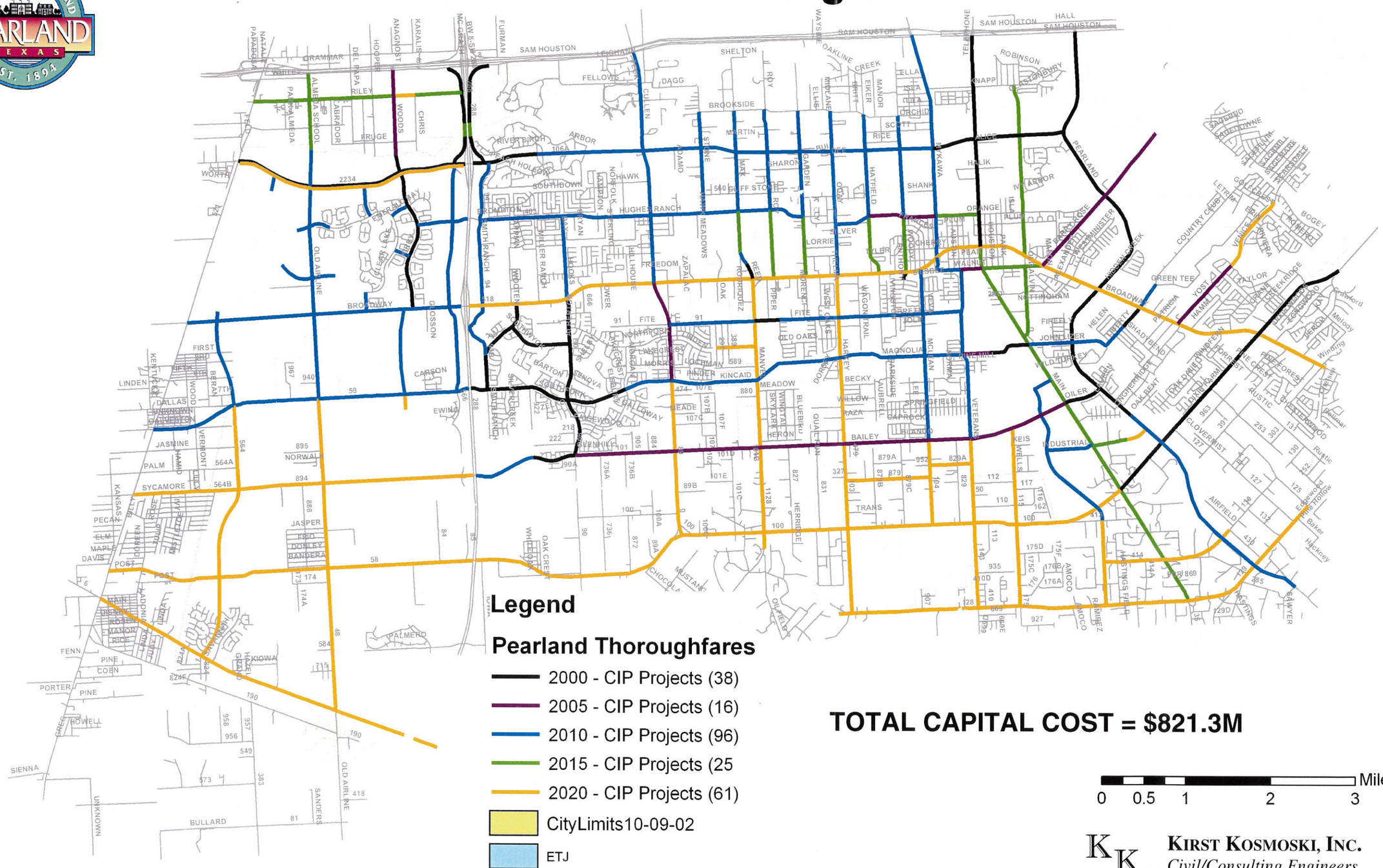
2020 CIP Master Thoroughfare Plan



TOTAL CAPITAL COST = $821.3M

KIRST KOSMOSKI, INC.
Civil/Consulting Engineers
2630 Fountainview, Ste. 318; Hou., Tx. 77057

CITY OF PEARLAND
2020 CIP - ROAD MASTER PLAN
Construction Cost Estimating Workbook
Order of Magnitude

PROJECT NUMBER :
SCENARIO :
SERVICE AREA :
SUBAREA:
PROJECT COST: $821,345,062
ESTIMATE DATE: 14-Jul-04

KIRST KOSMOSKI, INC.
Civil/Consulting Engineers
2630 Fountainview, Ste. 318; Hou., Tx. 77057

ENR Construction Cost Index:	Dec-03	6782
ENR Construction Cost Index:	May-04	7065
Construction Cost Adjustment:		4.2%
Number of Years:		0.33

Present Value Factors

Average Inflation Rate:	3.0%
Municipal Bond Rate:	4.0%
Period in Years:	50
Difficulty Factor:	1.00

	Facility Location			Functional Classification				Scope of Work						Cost Adjstments			
Program Year	At / Along	From	To	Class	Type	Funding Source	City of Pearland %	Description	Length (miles)	Lane-Miles	Section	Right of Way Cost ($)	Construction Cost ($)	Eng., Legal & Admin., CM, Cont.	Capital Cost (2004 $'s)	Construction Year	Capital Cost At Construction ($)
2000	Airline-Fort Bend Road No. 2	Smith Ranch Road	Morgan Road	Secondary	Thoroughfare	Participation	100%	Complete 2nd Half of 4-Lane Divided Roadway (Urban)	1.71	3.41	Divided	$ -	$ 3,816,492	$ 1,602,926	$ 5,419,418	2000	$ 4,815,083
2000	Airline-Fort Bend Road No. 2	State Highway 288	Smith Ranch Road	Secondary	Thoroughfare	Road Bonds	100%	Complete 2nd Half of 4-Lane Divided Roadway (Urban)	0.20	0.39	Divided	$ 20,704	$ 441,946	$ 185,617	$ 648,268	2000	$ 575,978
2000	Bailey Road	CR 922	Southwyck Blvd (CR 90)	Major	Thoroughfare	Participation	100%	New alignment 4-lane divided w/raised median	0.52	2.06	Divided	$ -	$ 2,314,031	$ 971,893	$ 3,285,924	2000	$ 2,919,501
2000	Chocolate-Airline Road	South of Clear Creek	Shadow Creek Parkway	Major	Thoroughfare	Road Bonds	100%	Major Thoroughfares - Proposed Frontage Road	0.37	0.74	Undivided	$ -	$ 578,151	$ 242,823	$ 820,974	2000	$ 729,425
2000	Chocolate-Airline Road	Beltway 8	North of Clear Creek	Major	Thoroughfare	Road Bonds	100%	Major Thoroughfares - Proposed Frontage Road	0.72	1.45	Undivided	$ -	$ 1,132,901	$ 475,818	$ 1,608,719	2000	$ 1,429,326
2000	Corrigan Drive	Carmona Lane	Broadway Street	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Widened	0.10	0.41	Undivided	$ -	$ 321,970	$ 135,227	$ 457,197	2000	$ 406,213
2000	Dixie Farm Road	Harris County Line	Broadway Street	Major	Thoroughfare	Impact Fee	100%	New 4-lane divided roadway (Urban)	1.24	4.95	Divided	$ 261,420	$ 8,300,225	$ 3,486,095	$ 12,047,740	2000	$ 10,704,261
2000	Dixie Farm Road	Broadway Street	State Highway 35	Major	Thoroughfare	Impact Fee	75%	Widen 2-lanes to 4-lanes divided w/raised median	2.47	9.87	Divided	$ 912,432	$ 16,270,747	$ 6,833,714	$ 24,016,892	2000	$ 21,338,698
2000	East Service Drive 288	Beltway 8	North of Clear Creek	Major	Thoroughfare	Road Bonds	100%	Major Thoroughfares - Proposed Frontage Road	0.81	1.61	Undivided	$ -	$ 1,262,049	$ 530,060	$ 1,792,109	2000	$ 1,592,266
2000	Fite Road	Piper Road	Kiethwood Drive	Major	Collector	Participation	50%	Replacing 4-lane undiviided roadway (Urban)	0.13	0.51	Undivided	$ 25,697	$ 402,168	$ 168,911	$ 596,776	2000	$ 530,228
2000	Fite Road	Manvel Road	Piper Road	Major	Collector	Impact Fee	50%	Widen 2-lanes to 4-lanes undivided roadway (Urban)	0.17	0.66	Undivided	$ 33,209	$ 519,442	$ 218,166	$ 770,817	2000	$ 684,861
2000	Kirby Drive	Clear Creek	Shadow Creek Parkway	Secondary	Thoroughfare	Participation	100%	New alignment 4-lane divided w/raised median	0.20	0.80	Divided	$ -	$ 902,905	$ 379,220	$ 1,282,125	2000	$ 1,139,152
2000	Kirby Drive	Shadow Creek Parkway	Hughes Ranch Road	Secondary	Thoroughfare	Participation		Secondary Thoroughfares	0.67	2.67	Divided	$ -	$ 2,987,251	$ 1,254,645	$ 4,241,896	2000	$ 3,768,870
2000	Kirby Drive	Hughes Ranch Road	Broadway Street	Secondary	Thoroughfare	Participation		Secondary Thoroughfares - To Be Acquired	1.02	4.08	Divided	$ -	$ 4,556,931	$ 1,913,911	$ 6,470,842	2000	$ 5,749,259
2000	Liberty Drive	Broadway Street	Shadybend Drive	Major	Collector	Impact Fee	100%	Major Collector Streets - Sufficient Width	0.30	1.21	Undivided	$ -	$ 944,487	$ 396,685	$ 1,341,172	2000	$ 1,191,614
2000	Magnolia Street	East of Railroad Tracks	State Highway 35	Secondary	Thoroughfare	Impact Fee	100%	Widen 2-lane to 4-lane divided roadway (Urban)	0.50	2.01	Divided	$ 596,593	$ 3,401,968	$ 1,428,826	$ 5,427,387	2000	$ 4,822,163
2000	McHard Road	Smith Ranch Road (CR 94)	Country Place Blvd	Major	Thoroughfare	Participation	50%	Major Thoroughfares - Sufficient Width	0.59	2.36	Divided	$ -	$ 2,650,636	$ 1,113,267	$ 3,763,903	2000	$ 3,344,179
2000	McHard Road	State Highway 288	Smith Ranch Road (CR 94)	Major	Thoroughfare	Participation	50%	Major Thoroughfares - Sufficient Width	0.18	1.11	Divided	$ -	$ 1,246,081	$ 523,354	$ 1,769,435	2000	$ 1,572,120
2000	McHard Road	Mykawa Road	State Highway 35	Major	Thoroughfare	Participation	50%	New alignment 4-lane divided w/raised median	0.52	2.10	Divided	$ -	$ 2,351,986	$ 987,834	$ 3,339,820	2000	$ 2,967,387
2000	McHard Road	State Highway 35	Pearland Parkway	Major	Thoroughfare	Impact Fee	75%	New alignment 4-lane divided w/raised median	1.05	4.19	Divided	$ -	$ 4,675,172	$ 1,963,572	$ 6,638,745	2000	$ 5,898,439
2000	Oiler Drive	State Highway 35	Pearland Parkway	Major	Thoroughfare	Road Bonds	100%	Major Thoroughfares - Sufficient Width	0.45	1.80	Divided	$ -	$ 2,019,600	$ 848,232	$ 2,867,832	2000	$ 2,548,032
2000	Pearland Parkway	Shadow Creek Drive	Broadway Street	Major	Thoroughfare	Road Bonds	100%	Major Thoroughfares - Sufficient Width	0.49	1.95	Divided	$ -	$ 3,309,846	$ 1,390,135	$ 4,699,981	2000	$ 4,175,872
2000	Pearland Parkway	Broadway Street	1000 Ft S. of Broadway	Major	Thoroughfare	Road Bonds	100%	Major Thoroughfares - Sufficient Width	0.19	0.76	Divided	$ -	$ 856,757	$ 359,838	$ 1,216,596	2000	$ 1,080,929
2000	Pearland Parkway	1000 Ft S. of Broadway	John Lizer Road	Major	Thoroughfare	Road Bonds	100%	Major Thoroughfares - Sufficient Width	0.55	2.20	Divided	$ -	$ 2,462,611	$ 1,034,297	$ 3,496,908	2000	$ 3,106,957
2000	Pearland Parkway	John Lizer Road	Oiler Drive	Major	Thoroughfare	Road Bonds	100%	Major Thoroughfares - Sufficient Width	0.67	2.67	Divided	$ -	$ 2,990,071	$ 1,255,830	$ 4,245,901	2000	$ 3,772,428
2000	Pearland Parkway	Oiler Drive	3000 Ft S. of Oiler Drive	Major	Thoroughfare	Impact Fee	50%	New alignment 4-lane divided roadway (Urban)	0.48	1.91	Divided	$ -	$ 2,147,406	$ 901,911	$ 3,049,317	2000	$ 2,709,278
2000	Pearland Parkway	Beltway 8	Clear Creek	Major	Thoroughfare	Road Bonds	100%	New alignment 4-lane divided w/raised median	0.37	1.48	Divided	$ -	$ 2,503,399	$ 1,051,428	$ 3,554,827	2000	$ 3,158,418
2000	Pearland Parkway	Clear Creek	Shallow Creek Drive	Major	Thoroughfare	Impact Fee	100%	Replacing 4-lane divided w/raised median	2.60	10.42	Divided	$ -	$ 17,135,798	$ 7,197,035	$ 24,332,833	2000	$ 21,619,407
2000	Reid Road	North Dead End	Broadway Street	Major	Thoroughfare	Impact Fee	100%	Widen 2-lanes to 4-lanes divided w/raised median	0.19	0.76	Divided	$ 44,328	$ 859,366	$ 360,934	$ 1,264,628	2000	$ 1,123,606
2000	Shadow Creek Parkway	Brazoria/Fort Bend County Line	State Highway 288	Major	Thoroughfare	Participation		Widen 4-lane to 6-lane divided roadway (Urban)	2.79	11.16	Divided	$ -	$ 12,230,045	$ 5,136,619	$ 17,366,663	2000	$ 15,430,056
2000	Silver Lane Parkway	Broadway Street	Silverlake Village Drive	Secondary	Thoroughfare	Participation	100%	Secondary Thoroughfares - Sufficient Width	0.75	2.98	Divided	$ -	$ 3,338,469	$ 1,402,157	$ 4,740,626	2000	$ 4,211,985
2000	Smith Ranch Road	Silverlake Village Drive	Southfork Drive	Secondary	Thoroughfare	Participation	100%	Secondary Thoroughfares - Sufficient Width	0.41	1.64	Divided	$ -	$ 1,841,464	$ 773,415	$ 2,614,878	2000	$ 2,323,286
2000	Southwyck Blvd	Broadway Street	Bailey Road	Secondary	Thoroughfare	Participation	100%	Secondary Thoroughfares - Sufficient Width	1.90	7.61	Divided	$ -	$ 8,411,745	$ 3,532,933	$ 11,944,678	2000	$ 10,612,692
2000	Southwyck Parkway	CR 94	Southwyck Blvd	Secondary	Thoroughfare	Road Bonds	100%	Secondary Thoroughfares - Sufficient Width	0.78	3.11	Divided	$ -	$ 3,481,261	$ 1,462,130	$ 4,943,391	2000	$ 4,392,139

CITY OF PEARLAND
2020 CIP - ROAD MASTER PLAN
Construction Cost Estimating Workbook
Order of Magnitude

PROJECT NUMBER :
SCENARIO :
SERVICE AREA :
SUBAREA:
PROJECT COST: $821,345,062
ESTIMATE DATE: 14-Jul-04

KIRST KOSMOSKI, INC.
Civil/Consulting Engineers
2630 Fountainview, Ste. 318; Hou., Tx. 77057

ENR Construction Cost Index:	Dec-03	6782
ENR Construction Cost Index:	May-04	7065
Construction Cost Adjustment:		4.2%
Number of Years:		0.33

Present Value Factors

Average Inflation Rate:	3.0%
Municipal Bond Rate:	4.0%
Period in Years:	50
Difficulty Factor:	1.00

	Facility Location			Functional Classification				Scope of Work						Cost Adjstments			
Program Year	At / Along	From	To	Class	Type	Funding Source	City of Pearland %	Description	Length (miles)	Lane-Miles	Section	Right of Way Cost ($)	Construction Cost ($)	Eng., Legal & Admin., CM, Cont.	Capital Cost (2004 $'s)	Construction Year	Capital Cost At Construction ($)
2000	State Highway 288 Ramp	South of Clear Creek	Hughes Ranch Road	Major	Thoroughfare	Road Bonds	100%	Major Thoroughfares - Proposed Frontage Road	0.36	0.72	Undivided	$ -	$ 567,397	$ 238,307	$ 805,704	2000	$ 715,858
2000	State Highway 35	Beltway 8	Clear Creek	Major	Thoroughfare	Road Bonds		Replacing 4-lane with 7-lane undivided roadway (Urban)	0.15	1.06	Undivided	$ -	$ 833,072	$ 349,890	$ 1,182,962	2000	$ 1,051,046
2000	State Highway 35	Clear Creek	Orange Street	Major	Thoroughfare	Impact Fee	50%	Replacing 4-lane with 7-lane undivided roadway (Urban)	1.95	13.64	Undivided	$ 3,085,860	$ 10,183,132	$ 4,276,916	$ 17,545,908	2000	$ 15,589,312
2000	State Highway 35	Orange Street	Broadway Street	Major	Thoroughfare	Impact Fee	50%	Replacing 4-lane with 7-lane undivided roadway (Urban)	0.38	2.68	Undivided	$ -	$ 2,086,577	$ 876,362	$ 2,962,940	2000	$ 2,632,534
2005	Bailey Road	Veterans Drive	State Highway 35	Major	Thoroughfare	Impact Fee	50%	New alignment 4-lane divided w/raised median	1.21	4.83	Divided	$ 841,110	$ 5,378,156	$ 2,258,825	$ 8,478,091	2005	$ 8,732,434
2005	Bailey Road	CR 90	Manvel Road	Major	Thoroughfare	Road Bonds	100%	New alignment 4-lane divided w/raised median	2.19	8.76	Divided	$ 485,494	$ 9,656,020	$ 4,055,528	$ 14,197,043	2005	$ 14,622,954
2005	Bailey Road	Manvel Road	Veterans Drive	Major	Thoroughfare	Impact Fee	100%	Widen 2-lanes to 4-lanes divided w/raised median	2.49	9.97	Divided	$ -	$ 16,422,419	$ 6,897,416	$ 23,319,835	2005	$ 24,019,430
2005	Barry Rose Road	Clear Creek	Pilgrim's Point Lane	Major	Thoroughfare	Impact Fee	100%	New alignment 4-lane divided w/raised median	0.61	2.45	Divided	$ 259,181	$ 4,150,302	$ 1,743,127	$ 6,152,609	2005	$ 6,337,188
2005	Barry Rose Road	Pilgrim's Point Lane	Schleider Drive	Secondary	Thoroughfare	Impact Fee	100%	New alignment 4-lane divided w/raised median	0.43	1.70	Divided	$ 15,754	$ 2,890,531	$ 1,214,023	$ 4,120,308	2005	$ 4,243,917
2005	Barry Rose Road	Clear Creek	City Limits	Major	Thoroughfare	Road Bonds		New alignment 4-lane divided w/raised median	0.76	3.05	Divided	$ -	$ 3,418,293	$ 1,435,683	$ 4,853,976	2005	$ 4,999,596
2005	Barry Rose Road	Schleider Drive	Broadway Street (FM 518)	Secondary	Thoroughfare	Impact Fee	100%	Widen 3-lanes to 4-lanes divided w/raised median	0.25	1.01	Divided	$ 29,399	$ 1,720,397	$ 722,567	$ 2,472,362	2005	$ 2,546,533
2005	Cullen Blvd	Broadway Street (FM 518)	Northfork Drive	Secondary	Thoroughfare	Impact Fee	100%	New alignment 4-lane divided w/raised median	0.66	2.64	Divided	$ -	$ 4,459,510	$ 1,872,994	$ 6,332,505	2005	$ 6,522,480
2005	Magnolia Street	Veterans Drive	West of Railroad Tracks	Secondary	Thoroughfare	Impact Fee	100%	Widen 2-lanes to 4-lanes divided roadway (Urban)	0.32	1.26	Divided	$ 375,537	$ 1,421,862	$ 597,182	$ 2,394,582	2005	$ 2,466,420
2005	Old Chocolate Bayou Road	Thalerfield Drive	Southfork Drive	Secondary	Thoroughfare	Impact Fee	100%	New 4-lane divided roadway	0.15	0.60	Divided	$ -	$ 679,441	$ 285,365	$ 964,807	2005	$ 993,751
2005	Old Chocolate Bayou Road	Northfork Drive	Thalerfield Drive	Secondary	Thoroughfare	Road Bonds	100%	New 4-lane divided roadway	0.38	1.50	Divided	$ -	$ 1,691,237	$ 710,320	$ 2,401,557	2005	$ 2,473,604
2005	Orange Street	Hatfield Road	Mykawa Road	Major	Collector	Impact Fee	100%	Widen 2-lanes to 4-lanes undivided roadway (Urban)	0.80	3.21	Undivided	$ 135,400	$ 4,311,147	$ 1,810,682	$ 6,257,230	2005	$ 6,444,946
2005	Walnut Street	Veterans Drive	State Highway 35	Major	Collector	Impact Fee	100%	Widen 2-lanes to 4-lanes undivided roadway (Urban)	0.26	1.05	Undivided	$ 204,931	$ 1,424,011	$ 598,085	$ 2,227,027	2005	$ 2,293,837
2005	Woods Road	Beltway 8	Fruge Road	Secondary	Thoroughfare	Impact Fee	75%	New alignment 4-lane divided w/raised median	0.84	3.36	Divided	$ 665,686	$ 3,760,069	$ 1,579,229	$ 6,004,984	2005	$ 6,185,133
2005	Woods Road	Fruge Road	Clear Creek	Secondary	Thoroughfare	Participation	50%	New alignment 4-lane divided w/raised median	0.16	0.64	Divided	$ 109,988	$ 721,924	$ 303,208	$ 1,135,121	2005	$ 1,169,174
2005	Yost Blvd	Sleepy Hollow Drive	Broadway Street	Secondary	Thoroughfare	Impact Fee	100%	Widen 2-lanes to 4-lanes divided w/raised median	0.94	3.75	Divided	$ 792,022	$ 6,313,045	$ 2,651,479	$ 9,756,547	2005	$ 10,049,243
2010	Airline Road	Broadway Street (FM 518)	Airline-Fort Bend	Secondary	Thoroughfare	Road Bonds		Secondary Thoroughfares - To Be Widened	1.00	3.99	Divided	$ -	$ 4,457,910	$ 1,872,322	$ 6,330,232	2010	$ 7,558,628
2010	Airline-Fort Bend	City Limits	Airline Road	Secondary	Thoroughfare	Participation	100%	Secondary Thoroughfares - To Be Widened	0.50	2.02	Divided	$ -	$ 2,262,685	$ 950,328	$ 3,213,012	2010	$ 3,836,505
2010	Airline-Fort Bend	Woodfin Road	City Limits	Secondary	Thoroughfare	Participation	100%	Secondary Thoroughfares - To Be Widened	0.50	2.02	Divided	$ -	$ 2,264,423	$ 951,058	$ 3,215,481	2010	$ 3,839,452
2010	Airline-Fort Bend Road No. 2	Old Airline Road	State Highway 288	Secondary	Thoroughfare	Impact Fee	75%	Widen 2-lanes to 4-lanes divided roadway (Urban)	1.79	7.14	Divided	$ 546,945	$ 7,910,945	$ 3,322,597	$ 11,780,488	2010	$ 14,066,518
2010	Bailey Road	State Highway 288	CR 922	Major	Thoroughfare	Participation	50%	Major Thoroughfares - To Be Acquired	0.73	2.94	Divided	$ -	$ 3,290,997	$ 1,382,219	$ 4,673,215	2010	$ 5,580,063
2010	Broadway Street	Almeda School Road	Old Airline Road (CR 48)	Secondary	Thoroughfare	Impact Fee	75%	New alignment 4-lane divided w/raised median	1.51	6.03	Divided	$ 716,233	$ 6,695,729	$ 2,812,206	$ 10,224,168	2010	$ 12,208,192
2010	Broadway Street	Old Airline Road (CR 48)	State Highway 288	Secondary	Thoroughfare	Impact Fee	75%	Widen 2-lanes to 4-lanes divided roadway (Urban)	1.75	6.98	Divided	$ 221,203	$ 7,735,307	$ 3,248,829	$ 11,205,339	2010	$ 13,379,761
2010	Chocolate-Airline Road	Shadow Creek Parkway	Broadway Street	Major	Thoroughfare	Participation	50%	Major Thoroughfares - Proposed Frontage Road	0.68	1.35	Undivided	$ -	$ 1,057,301	$ 444,067	$ 1,501,368	2010	$ 1,792,712
2010	Chocolate-Airline Road	Hughes Ranch Road	Broadway Street	Major	Thoroughfare	Participation	50%	Major Thoroughfares - Proposed Frontage Road	1.01	2.02	Undivided	$ -	$ 1,576,917	$ 662,305	$ 2,239,222	2010	$ 2,673,749
2010	Chocolate-Airline Road	Broadway Street	Southfork Drive	Major	Thoroughfare	Road Bonds	100%	Major Thoroughfares - Proposed Frontage Road	1.02	2.03	Undivided	$ -	$ 1,586,919	$ 666,506	$ 2,253,425	2010	$ 2,690,708
2010	Clear Lake Loop	Old Airline Road	Lapis Spring Drive	Major	Collector	Participation		Major Collector Streets - To Be Acquired	0.25	1.02	Undivided	$ -	$ 796,995	$ 334,738	$ 1,131,733	2010	$ 1,351,349
2010	Clear Lake Loop		Old Airline Road	Major	Collector	Participation		Major Collector Streets - To Be Acquired	0.16	0.63	Undivided	$ -	$ 493,750	$ 207,375	$ 701,125	2010	$ 837,180
2010	Country Club Drive	Green Tree Drive	Broadway Street	Major	Collector	Road Bonds	100%	Major Collector Streets - Sufficient Width	0.33	1.34	Undivided	$ -	$ 1,047,552	$ 439,972	$ 1,487,524	2010	$ 1,776,182
2010	Cullen Blvd	Beltway 8	Clear Creek	Major	Thoroughfare	Participation		Widen 2-lane to 4-lane divided roadway (Urban)	0.91	3.62	Divided	$ 152,947	$ 4,046,842	$ 1,699,674	$ 5,899,463	2010	$ 7,044,267

CITY OF PEARLAND
2020 CIP - ROAD MASTER PLAN
Construction Cost Estimating Workbook
Order of Magnitude

PROJECT NUMBER :
SCENARIO :
SERVICE AREA :
SUBAREA:
PROJECT COST: $821,345,062
ESTIMATE DATE: 14-Jul-04

KIRST KOSMOSKI, INC.
Civil/Consulting Engineers
2630 Fountainview, Ste. 318; Hou., Tx. 77057

ENR Construction Cost Index:	Dec-03	6782
ENR Construction Cost Index:	May-04	7065
Construction Cost Adjustment:		4.2%
Number of Years:		0.33

Present Value Factors

Average Inflation Rate:	3.0%
Municipal Bond Rate:	4.0%
Period in Years:	50
Difficulty Factor:	1.00

Program Year	Facility Location			Functional Classification				Scope of Work				Right of Way Cost ($)	Construction Cost ($)	Cost Adjstments	Capital Cost (2004 $'s)	Construction Year	Capital Cost At Construction ($)
	At / Along	From	To	Class	Type	Funding Source	City of Pearland %	Description	Length (miles)	Lane-Miles	Section			Eng., Legal & Admin., CM, Cont.			
2010	Cullen Blvd	Clear Creek	Brookside Road	Major	Thoroughfare	Participation		Widen 2-lane to 4-lane divided roadway (Urban)	0.26	1.04	Divided	$ 41,376	$ 1,175,608	$ 493,755	$ 1,710,740	2010	$ 2,042,713
2010	Cullen Blvd	Brookside Road	Broadway Street	Major	Thoroughfare	Impact Fee		Widen 2-lanes to 4-lanes divided roadway (Urban)	1.57	6.28	Divided	$ 232,031	$ 6,967,697	$ 2,926,433	$ 10,126,160	2010	$ 12,091,165
2010	Enclave Lake Lane	Kirby Drive	Clear Lake Loop	Major	Collector	Participation		Major Collector Streets - To Be Acquired	0.23	0.92	Undivided	$ -	$ 718,093	$ 301,599	$ 1,019,693	2010	$ 1,217,566
2010	Fite Road	McLean Road	Veterans Drive	Major	Collector	Impact Fee	75%	New alignment 4-lane undivided	0.46	1.84	Undivided	$ 68,189	$ 1,441,117	$ 605,269	$ 2,114,575	2010	$ 2,524,913
2010	Fite Road	Old Chocolate Bayou Road	Meadowhurst Drive	Major	Collector	Road Bonds	100%	Widen 2-lane to 4-lane undivided roadway (Urban)	0.29	1.18	Undivided	$ 14,754	$ 921,314	$ 386,952	$ 1,323,020	2010	$ 1,579,755
2010	Fite Road	Meadowhurst Drive	Covey Lane	Major	Collector	Road Bonds	100%	Widen 2-lane to 4-lane undivided roadway (Urban)	0.39	1.57	Undivided	$ 45,690	$ 1,230,219	$ 516,692	$ 1,792,600	2010	$ 2,140,459
2010	Fite Road	Covey Lane	Manvel Road	Major	Collector	Impact Fee	75%	Widen 2-lanes to 4-lanes undivided roadway (Urban)	0.32	1.28	Undivided	$ 43,156	$ 1,003,603	$ 421,513	$ 1,468,273	2010	$ 1,753,195
2010	Fite Road	Kiethwood Drive	McLean Road	Major	Collector	Impact Fee	75%	Widen 2-lanes to 4-lanes undivided roadway (Urban)	1.70	6.80	Undivided	$ 143,630	$ 5,213,848	$ 2,189,816	$ 7,547,294	2010	$ 9,011,864
2010	Garden Road	Brookside Road	City Limits	Major	Collector	Participation	100%	Major Collector Streets - To Be Widened	0.08	0.32	Undivided	$ -	$ 249,734	$ 104,888	$ 354,623	2010	$ 423,438
2010	Garden Road	City Limits	McHard Road	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Widened	0.40	1.60	Undivided	$ -	$ 1,251,998	$ 525,839	$ 1,777,838	2010	$ 2,122,831
2010	Garden Road	McHard Road	Hughes Ranch Road	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Widened	0.77	3.07	Undivided	$ -	$ 2,387,052	$ 1,002,562	$ 3,389,613	2010	$ 4,047,376
2010	Halfmoon Bay	Broadway Street	Clear Lake Loop	Secondary	Thoroughfare	Participation		Secondary Thoroughfares - To Be Acquired	0.22	0.88	Divided	$ -	$ 995,987	$ 418,315	$ 1,414,302	2010	$ 1,688,750
2010	Hatfield Road	Brookside Road	City Limits	Major	Collector	Participation	100%	Major Collector Streets - To Be Widened	0.04	0.15	Undivided	$ -	$ 118,388	$ 49,723	$ 168,112	2010	$ 200,734
2010	Hatfield Road	City Limits	McHard Road	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Widened	0.38	1.53	Undivided	$ -	$ 1,196,330	$ 502,459	$ 1,698,789	2010	$ 2,028,442
2010	Hatfield Road	McHard Road	Orange Street	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Widened	0.78	3.10	Undivided	$ -	$ 2,413,080	$ 1,013,494	$ 3,426,573	2010	$ 4,091,508
2010	Hooks Road	Hughes Ranch Road	Broadway Street	Major	Collector	Participation	50%	Major Collector Streets - To Be Acquired	0.97	3.89	Undivided	$ -	$ 3,018,436	$ 1,267,743	$ 4,286,179	2010	$ 5,117,922
2010	Hughes Ranch Road	Stone Road	Max Road	Major	Collector	Participation	100%	Major Collector Streets - To Be Acquired	0.40	1.61	Undivided	$ -	$ 1,262,461	$ 530,234	$ 1,792,695	2010	$ 2,140,571
2010	Hughes Ranch Road	Max Road	Roy Road	Major	Collector	Participation	50%	Major Collector Streets - To Be Acquired	0.38	1.51	Undivided	$ -	$ 1,178,630	$ 495,025	$ 1,673,655	2010	$ 1,998,431
2010	Hughes Ranch Road	Roy Road	Garden Road	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Acquired	0.41	1.65	Undivided	$ -	$ 1,293,312	$ 543,191	$ 1,836,503	2010	$ 2,192,881
2010	Hughes Ranch Road	2200 Ft W. of Kirby Drive	State Highway 288	Secondary	Thoroughfare	Road Bonds	100%	Secondary Thoroughfares - Sufficient Width	0.15	0.59	Divided	$ -	$ 663,616	$ 278,719	$ 942,335	2010	$ 1,125,197
2010	Hughes Ranch Road	Kirby Drive	2300 Ft W. of Kirby Drive	Secondary	Thoroughfare	Participation		Secondary Thoroughfares - To Be Acquired	0.45	1.80	Divided	$ -	$ 2,024,277	$ 850,196	$ 2,874,473	2010	$ 3,432,271
2010	Hughes Ranch Road	Smith Ranch Road	North Hampton Drive	Secondary	Thoroughfare	Road Bonds	100%	Widen 2-lane to 4-lane undivided roadway (Urban)	1.19	4.76	Undivided	$ 351,689	$ 3,675,928	$ 1,543,890	$ 5,571,506	2010	$ 6,652,670
2010	Hughes Ranch Road	North Hampton Drive	Cullen Blvd	Secondary	Thoroughfare	Impact Fee	75%	Widen 2-lanes to 4-lanes divided roadway (Urban)	0.84	3.35	Divided	$ 247,389	$ 3,743,059	$ 1,572,085	$ 5,562,533	2010	$ 6,641,955
2010	Hughes Ranch Road	Cullen Blvd	Stone Road	Major	Collector	Impact Fee	75%	Widen 2-lanes to 4-lanes divided roadway (Urban)	0.63	2.52	Divided	$ -	$ 2,829,408	$ 1,188,351	$ 4,017,759	2010	$ 4,797,415
2010	Industrial Drive	2800 Ft W. of SH 35	State Highway 35	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Widened	0.54	2.17	Undivided	$ -	$ 1,694,354	$ 711,629	$ 2,405,983	2010	$ 2,872,869
2010	John Lizer Road	Pearland Parkway	Liberty Drive	Major	Collector	Impact Fee	75%	Widen 2-lanes to 4-lanes divided roadway	0.41	1.66	Divided	$ 85,285	$ 1,861,022	$ 781,629	$ 2,727,935	2010	$ 3,257,298
2010	John Lizer Road	State Highway 35	Pearland Parkway	Secondary	Thoroughfare	Impact Fee	75%	Widen 2-lanes to 4-lanes divided roadway (Urban)	0.51	2.04	Divided	$ 80,724	$ 2,287,672	$ 960,822	$ 3,329,218	2010	$ 3,975,260
2010	Kirby Drive	1800 Ft N. of CR 59	CR 59	Secondary	Thoroughfare	Participation	75%	New alignment 4-lane divided w/raised median	0.30	1.21	Divided	$ -	$ 1,360,957	$ 571,602	$ 1,932,559	2010	$ 2,307,577
2010	Kirby Drive	Broadway Street	CR 59	Secondary	Thoroughfare	Impact Fee	100%	New alignment 4-lane divided w/raised median	0.71	2.83	Divided	$ -	$ 3,164,354	$ 1,329,029	$ 4,493,383	2010	$ 5,365,334
2010	Liberty Drive	John Lizer Road	Shadybend Drive	Major	Collector	Impact Fee	75%	Widen 2-lanes to 4-lanes undivided roadway (Urban)	0.30	1.20	Undivided	$ -	$ 936,825	$ 393,467	$ 1,330,292	2010	$ 1,588,438
2010	Magnolia Street	East Dead End	West Dead End	Secondary	Thoroughfare	Impact Fee	75%	New alignment 4-lane divided w/raised median	0.26	1.03	Divided	$ -	$ 1,155,713	$ 485,399	$ 1,641,112	2010	$ 1,959,574
2010	Magnolia Street	West Dead End	McLean Road	Secondary	Thoroughfare	Impact Fee	75%	New alignment 4-lane undivided	0.53	2.10	Divided	$ 55,442	$ 2,356,431	$ 989,701	$ 3,401,575	2010	$ 4,061,658
2010	Magnolia Street	Harkey Road	East Dead End	Secondary	Thoroughfare	Impact Fee	75%	Widen 2-lanes to 4-lanes divided roadway (Urban)	0.23	0.92	Divided	$ -	$ 1,035,273	$ 434,815	$ 1,470,088	2010	$ 1,755,362
2010	Magnolia Street	McLean Road	Veterans Drive	Secondary	Thoroughfare	Impact Fee	100%	Widen 2-lanes to 4-lanes divided roadway (Urban)	0.46	1.83	Divided	$ -	$ 2,057,832	$ 864,289	$ 2,922,121	2010	$ 3,489,165

CITY OF PEARLAND
2020 CIP - ROAD MASTER PLAN
Construction Cost Estimating Workbook
Order of Magnitude

PROJECT NUMBER :
SCENARIO :
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SUBAREA:
PROJECT COST: $821,345,062
ESTIMATE DATE: 14-Jul-04

KIRST KOSMOSKI, INC.
Civil/Consulting Engineers
2630 Fountainview, Ste. 318; Hou., Tx. 77057

ENR Construction Cost Index:	Dec-03	6782
ENR Construction Cost Index:	May-04	7065
Construction Cost Adjustment:		4.2%
Number of Years:		0.33

Present Value Factors

Average Inflation Rate:	3.0%
Municipal Bond Rate:	4.0%
Period in Years:	50
Difficulty Factor:	1.00

Program Year	Facility Location			Functional Classification				Scope of Work				Right of Way Cost ($)	Construction Cost ($)	Cost Adjstments	Capital Cost (2004 $'s)	Construction Year	Capital Cost At Construction ($)
	At / Along	From	To	Class	Type	Funding Source	City of Pearland %	Description	Length (miles)	Lane-Miles	Section			Eng., Legal & Admin., CM, Cont.			
2010	Max Road	City Limits	McHard Road	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Widened	0.14	0.55	Undivided	$ -	$ 429,028	$ 180,192	$ 609,220	2010	$ 727,441
2010	Max Road	Brookside Road	City Limits	Major	Collector	Participation	100%	Major Collector Streets - To Be Widened	0.35	1.41	Undivided	$ -	$ 1,106,395	$ 464,686	$ 1,571,082	2010	$ 1,875,954
2010	Max Road	McHard Road	Hughes Ranch Road	Major	Thoroughfare	Road Bonds	100%	Major Thoroughfares - To Be Widened	0.69	2.77	Divided	$ -	$ 3,104,279	$ 1,303,797	$ 4,408,076	2010	$ 5,263,473
2010	McHard Road	West Country Place	Peach Hollow	Major	Thoroughfare	Participation	100%	New 4-lane divided roadway (Urban)	0.52	2.07	Divided	$ -	$ 2,319,867	$ 974,344	$ 3,294,211	2010	$ 3,933,461
2010	McHard Road	Stone Road	Mykawa Road	Major	Thoroughfare	Impact Fee	75%	New alignment 4-lane divided roadway (Urban)	2.75	11.00	Divided	$ 2,962,030	$ 12,056,973	$ 5,063,929	$ 20,082,932	2010	$ 23,980,072
2010	McHard Road	Peach Hollow	Cullen Blvd	Major	Thoroughfare	Impact Fee	75%	New alignment 4-lane divided w/raised median	0.74	2.97	Divided	$ 563,799	$ 3,320,681	$ 1,394,686	$ 5,279,165	2010	$ 6,303,600
2010	McHard Road	Cullen Blvd	Stone Road	Major	Thoroughfare	Impact Fee	75%	Widen 2-lanes to 4-lanes divided roadway (Urban)	0.69	2.74	Divided	$ 455,979	$ 3,071,103	$ 1,289,863	$ 4,816,945	2010	$ 5,751,684
2010	McLean Road	Bailey Road	Walnut Street	Major	Collector	Impact Fee	75%	Widen 2-lanes to 4-lanes divided roadway (Urban)	2.02	8.08	Divided	$ 213,189	$ 8,920,301	$ 3,746,526	$ 12,880,016	2010	$ 15,379,412
2010	Mykawa Road	Clear Creek	McHard Road	Secondary	Thoroughfare	Impact Fee	75%	New alignment 4-lane divided w/raised median	1.11	4.44	Divided	$ 210,761	$ 4,946,377	$ 2,077,478	$ 7,234,616	2010	$ 8,638,510
2010	Mykawa Road	Broadway Street	Walnut Street	Secondary	Thoroughfare	Impact Fee	100%	Secondary Thoroughfares - To Be Acquired	0.18	0.73	Divided	$ 139,339	$ 825,461	$ 346,694	$ 1,311,494	2010	$ 1,565,992
2010	Mykawa Road	Orange Street	Broadway Street	Secondary	Thoroughfare	Participation	100%	Secondary Thoroughfares - To Be Widened	0.49	1.95	Undivided	$ -	$ 1,524,517	$ 640,297	$ 2,164,814	2010	$ 2,584,901
2010	Mykawa Road	Beltway 8	Clear Creek	Secondary	Thoroughfare	Participation	40%	Widen 2-lane to 4-lane undivided roadway (Urban)	0.25	1.00	Undivided	$ -	$ 787,399	$ 330,708	$ 1,118,106	2010	$ 1,335,078
2010	Mykawa Road	Hickory Slough	Orange Street	Secondary	Thoroughfare	Impact Fee	75%	Widen 2-lanes to 4-lanes undivided roadway (Urban)	0.80	3.19	Undivided	$ 126,256	$ 2,477,959	$ 1,040,743	$ 3,644,958	2010	$ 4,352,270
2010	O'Day Road	Brookside Road	North City Limits	Major	Thoroughfare	Impact Fee	100%	Widen 2-lanes to 4-lanes divided roadway	0.06	0.23	Divided	$ -	$ 260,891	$ 109,574	$ 370,466	2010	$ 442,355
2010	O'Day Road	North City Limits	Broadway Street	Major	Thoroughfare	Impact Fee	75%	Widen 2-lanes to 4-lanes divided roadway	1.88	7.51	Divided	$ 832,460	$ 8,305,771	$ 3,488,424	$ 12,626,654	2010	$ 15,076,885
2010	Old Airline Road	Clear Creek	Shadow Creek Parkway (FM 2234)	Secondary	Thoroughfare	Road Bonds	100%	Secondary Thoroughfares - To Be Widened	0.43	1.70	Divided	$ -	$ 1,909,758	$ 802,098	$ 2,711,856	2010	$ 3,238,098
2010	Old Airline Road	Shadow Creek Parkway (FM 2234)	Broadway Street	Secondary	Thoroughfare	Participation		Secondary Thoroughfares - To Be Widened	1.51	9.04	Divided	$ -	$ 9,962,490	$ 4,184,246	$ 14,146,735	2010	$ 16,891,942
2010	Orange Street	O' Day Road	Hatfield Road	Major	Collector	Impact Fee	75%	New alignment 4-lane undivided	0.41	1.65	Undivided	$ 628,283	$ 1,291,873	$ 542,587	$ 2,462,742	2010	$ 2,940,643
2010	Palmetto Road	500 Ft W. Gaynor Avenue	Vermont	Secondary	Thoroughfare	Participation	100%	Secondary Thoroughfares - To Be Acquired	0.13	0.53	Divided	$ -	$ 592,335	$ 248,781	$ 841,115	2010	$ 1,004,336
2010	Palmetto Road	Vermont	Woodfin Road	Secondary	Thoroughfare	Participation	100%	Secondary Thoroughfares - To Be Acquired	0.51	2.06	Divided	$ -	$ 2,309,682	$ 970,066	$ 3,279,748	2010	$ 3,916,191
2010	Palmetto Road	Almeda Road	500 Ft W. Gaynor Avenue	Secondary	Thoroughfare	Participation	100%	Secondary Thoroughfares - To Be Widened	0.38	1.52	Divided	$ -	$ 1,705,239	$ 716,201	$ 2,421,440	2010	$ 2,891,326
2010	Pearland Parkway	Dixie Farm Road	Galveston County Line	Major	Thoroughfare	Participation	20%	New 4-lane divided roadway (Urban)	2.43	9.71	Divided	$ 1,076,521	$ 10,678,527	$ 4,484,981	$ 16,240,029	2010	$ 19,391,444
2010	Pearland Parkway	3000 Ft S. of Oiler Drive	Dixie Farm Road	Major	Thoroughfare	Impact Fee	100%	New alignment 4-lane divided roadway (Urban)	0.49	1.98	Divided	$ -	$ 2,218,953	$ 931,960	$ 3,150,914	2010	$ 3,762,356
2010	Reid Road	Max Road	North Dead End	Major	Thoroughfare	Impact Fee	75%	New alignment 4-lane divided w/raised median	0.15	0.61	Divided	$ 581,466	$ 689,149	$ 289,443	$ 1,560,058	2010	$ 1,862,791
2010	Roy Road	Brookside Road	City Limits	Major	Collector	Participation	100%	Major Collector Streets - To Be Widened	0.19	0.75	Undivided	$ -	$ 589,910	$ 247,762	$ 837,673	2010	$ 1,000,225
2010	Roy Road	City Limits	McHard Road	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Widened	0.32	1.27	Undivided	$ -	$ 991,790	$ 416,552	$ 1,408,341	2010	$ 1,681,633
2010	Roy Road	McHard Road	Hughes Ranch Road	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Widened	0.68	2.71	Undivided	$ -	$ 2,111,517	$ 886,837	$ 2,998,354	2010	$ 3,580,191
2010	Sapphire Bay Drive	Kirby Drive	Clear Lake Loop	Major	Collector	Participation		Major Collector Streets - To Be Acquired	0.19	0.74	Undivided	$ -	$ 582,645	$ 244,711	$ 827,356	2010	$ 987,907
2010	Smith Ranch Road	McHard Road	Hughes Ranch Road	Major	Thoroughfare	Participation	100%	Major Thoroughfares - Proposed Frontage Road	0.71	1.41	Undivided	$ -	$ 1,104,291	$ 463,802	$ 1,568,093	2010	$ 1,872,385
2010	Southfork Drive	Morgan Road	Old Chocolate Bayou Road	Secondary	Thoroughfare	Road Bonds	100%	Complete 2nd Half of 4-Lane Divided Roadway (Urban)	0.57	1.13	Divided	$ -	$ 1,272,325	$ 534,376	$ 1,806,701	2010	$ 2,157,296
2010	Southfork Drive	Glenwood Drive	Harkey Road	Secondary	Thoroughfare	Impact Fee	100%	New alignment 4-lane divided w/raised median	1.56	6.24	Divided	$ 1,236,364	$ 6,930,994	$ 2,911,017	$ 11,078,375	2010	$ 13,228,159
2010	Southfork Drive	Old Chocolate Bayou Road (CR 89)	Glenwood Drive	Secondary	Thoroughfare	Road Bonds	100%	New alignment 4-lane divided w/raised median	0.51	2.05	Divided	$ 1,353	$ 2,300,792	$ 966,332	$ 3,268,477	2010	$ 3,902,733
2010	Stone Road	Brookside Road	McHard Road	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Widened	0.42	1.68	Undivided	$ -	$ 1,313,988	$ 551,875	$ 1,865,863	2010	$ 2,227,938
2010	Stone Road	McHard Road	Hughes Ranch Road	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Widened	0.77	3.07	Undivided	$ -	$ 2,390,297	$ 1,003,925	$ 3,394,221	2010	$ 4,052,878

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KIRST KOSMOSKI, INC.
Civil/Consulting Engineers
2630 Fountainview, Ste. 318; Hou., Tx. 77057

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Program Year	Facility Location			Functional Classification				Scope of Work				Right of Way Cost ($)	Construction Cost ($)	Cost Adjstments	Capital Cost (2004 $'s)	Construction Year	Capital Cost At Construction ($)
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2010	TBN - Industrial Loop	State Highway 35	City Limits	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Acquired	2.08	8.32	Undivided	$ -	$ 6,341,659	$ 2,663,497	$ 9,005,156	2010	$ 10,752,627
2010	TBN Shadow Creek Ranch	Clear Lake Loop		Major	Collector	Participation		Major Collector Streets - To Be Acquired	0.38	1.53	Undivided	$ -	$ 1,197,272	$ 502,854	$ 1,700,127	2010	$ 2,030,040
2010	TBN Shadow Creek Ranch			Major	Collector	Participation		Major Collector Streets - To Be Acquired	0.28	1.14	Undivided	$ -	$ 891,005	$ 374,222	$ 1,265,227	2010	$ 1,510,747
2010	TBN Shadow Creek Ranch			Major	Collector	Participation		Major Collector Streets - To Be Acquired	0.42	1.67	Undivided	$ -	$ 1,309,068	$ 549,809	$ 1,858,877	2010	$ 2,219,596
2010	TBN Shadow Creek Ranch			Secondary	Thoroughfare	Participation		Secondary Thoroughfares - To Be Acquired	0.20	0.79	Divided	$ -	$ 889,055	$ 373,403	$ 1,262,458	2010	$ 1,507,441
2010	Veterans Drive	Walnut Street	Bailey Road	Secondary	Thoroughfare	Impact Fee	75%	Widen 2-lanes to 4-lanes divided roadway (Urban)	2.02	8.08	Divided	$ 159,950	$ 8,923,511	$ 3,747,874	$ 12,831,335	2010	$ 15,321,285
2010	Walnut Street	Mykawa Road	Washington Avenue	Secondary	Thoroughfare	Impact Fee	75%	Widen 2-lanes to 4-lanes undivided roadway (Urban)	0.28	1.13	Undivided	$ 214,115	$ 882,254	$ 370,547	$ 1,466,915	2010	$ 1,751,573
2010	West Service Drive 288	Broadway Street	Southfork Drive	Major	Thoroughfare	Road Bonds	100%	Major Thoroughfares - Proposed Frontage Road	0.72	1.45	Undivided	$ -	$ 1,132,732	$ 475,747	$ 1,608,479	2010	$ 1,920,608
2010	West Service Drive 288	Hughes Ranch Road	Broadway Street	Major	Thoroughfare	Impact Fee	75%	Major Thoroughfares - Proposed Frontage Road	1.01	2.01	Undivided	$ 669,516	$ 1,571,209	$ 659,908	$ 2,900,633	2010	$ 3,463,507
2010	Woodfin Road	500 Ft N. of Broadway	Broadway Street	Secondary	Thoroughfare	Participation	100%	Secondary Thoroughfares - To Be Acquired	0.11	0.44	Divided	$ -	$ 497,474	$ 208,939	$ 706,412	2010	$ 843,493
2010	Woodfin Road	Broadway Street	Airline-Fort Bend	Secondary	Thoroughfare	Participation	100%	Secondary Thoroughfares - To Be Acquired	1.03	4.11	Divided	$ -	$ 4,592,926	$ 1,929,029	$ 6,521,956	2010	$ 7,787,556
2010	Woody Road	Brookside Road	City Limits	Major	Collector	Participation	100%	Major Collector Streets - To Be Widened	0.06	0.24	Divided	$ -	$ 269,138	$ 113,038	$ 382,176	2010	$ 456,338
2010	Woody Road	City Limits	McHard Road	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Widened	0.33	1.32	Divided	$ -	$ 1,482,982	$ 622,853	$ 2,105,835	2010	$ 2,514,477
2010	Woody Road	McHard Road	Orange Street	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Widened	0.80	3.22	Divided	$ -	$ 3,598,581	$ 1,511,404	$ 5,109,985	2010	$ 6,101,590
2015	Almeda School Road	Riley Road	Clear Creek	Secondary	Thoroughfare	Participation	100%	Secondary Thoroughfares - To Be Widened	0.59	2.36	Divided	$ -	$ 2,650,278	$ 1,113,117	$ 3,763,395	2015	$ 5,209,419
2015	Almeda School Road	Beltway 8	Riley Road	Secondary	Thoroughfare	Road Bonds	100%	Secondary Thoroughfares - To Be Widened	0.31	1.23	Divided	$ -	$ 1,384,363	$ 581,432	$ 1,965,795	2015	$ 2,721,120
2015	Chocolate-Airline Road	North of Clear Creek	South of Clear Creek	Major	Thoroughfare	Road Bonds	100%	Major Thoroughfares - Proposed Frontage Road	0.15	0.31	Undivided	$ -	$ 242,129	$ 101,694	$ 343,823	2015	$ 475,932
2015	Garden Road	Hughes Ranch Road	Broadway Street	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Widened	0.70	2.82	Undivided	$ -	$ 2,194,666	$ 921,760	$ 3,116,426	2015	$ 4,313,862
2015	Hatfield Road	Orange Street	Broadway Street	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Widened	0.71	2.83	Undivided	$ -	$ 2,204,168	$ 925,751	$ 3,129,919	2015	$ 4,332,540
2015	Industrial Drive	State Highway 35	2200 Ft E. of SH 35	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Widened	0.41	1.65	Undivided	$ -	$ 1,287,907	$ 540,921	$ 1,828,827	2015	$ 2,531,525
2015	Max Road	Hughes Ranch Road	2600 Ft S. of Hughes Ranch	Major	Thoroughfare	Road Bonds	100%	Major Thoroughfares - To Be Widened	0.49	1.95	Divided	$ -	$ 2,189,500	$ 919,590	$ 3,109,090	2015	$ 4,303,708
2015	Old Alvin Road	Orange Street	Broadway Street	Major	Collector	Road Bonds	100%	Major Collector Streets - Sufficient Width	0.51	2.04	Undivided	$ -	$ 1,592,712	$ 668,939	$ 2,261,651	2015	$ 3,130,654
2015	Old Alvin Road	Walnut Street	Hampshire	Major	Collector	Road Bonds	100%	Major Collector Streets - Sufficient Width	0.30	1.21	Undivided	$ -	$ 945,220	$ 396,992	$ 1,342,212	2015	$ 1,857,935
2015	Old Alvin Road	McHard Road	Halik Road	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Widened	0.36	1.45	Undivided	$ -	$ 1,130,433	$ 474,782	$ 1,605,215	2015	$ 2,221,993
2015	Old Alvin Road	Hampshire	State Highway 35	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Widened	0.55	2.20	Undivided	$ -	$ 1,712,818	$ 719,384	$ 2,432,202	2015	$ 3,366,737
2015	Old Alvin Road	Halik Road	Orange Street	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Widened	0.55	2.19	Undivided	$ -	$ 1,707,912	$ 717,323	$ 2,425,234	2015	$ 3,357,092
2015	Old Alvin Road	Knapp Road	McHard Road	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Widened	0.60	2.39	Undivided	$ -	$ 1,861,322	$ 781,755	$ 2,643,077	2015	$ 3,658,637
2015	Orange Street	Woody Road	Mykawa Road	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Widened	0.52	2.06	Undivided	$ -	$ 1,608,875	$ 675,727	$ 2,284,602	2015	$ 3,162,424
2015	Riley Road	Chris Road	State Highway 288	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Acquired	0.55	2.22	Undivided	$ -	$ 1,727,895	$ 725,716	$ 2,453,611	2015	$ 3,396,371
2015	Riley Road	Almeda Road	Old Airline Road	Major	Collector	Participation	100%	Major Collector Streets - To Be Widened	0.66	2.65	Undivided	$ -	$ 2,066,539	$ 867,946	$ 2,934,485	2015	$ 4,062,013
2015	Riley Road	Airline Road	Woods Road	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Widened	1.00	4.01	Undivided	$ -	$ 3,104,367	$ 1,303,834	$ 4,408,201	2015	$ 6,101,982
2015	Roy Road	Hughes Ranch Road	Broadway Street	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Widened	0.81	3.23	Undivided	$ -	$ 2,507,128	$ 1,052,994	$ 3,560,121	2015	$ 4,928,040
2015	Smith Ranch Road	North of Clear Creek	South of Clear Creek	Major	Thoroughfare	Road Bonds	100%	Major Thoroughfares - Proposed Frontage Road	0.16	0.32	Undivided	$ -	$ 255,128	$ 107,154	$ 362,281	2015	$ 501,482
2015	State Highway 35	Broadway Street	City Limits	Major	Thoroughfare	Participation		Major Thoroughfares - Sufficient Width	4.87	34.12	Undivided	$ -	$ 23,439,131	$ 9,844,435	$ 33,283,567	2015	$ 46,072,240

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2015	Walnut Street	Galveston Avenue	Old Alvin Road	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Widened	0.26	1.03	Undivided	$ -	$ 808,173	$ 339,433	$ 1,147,605	2015	$ 1,588,554
2015	Walnut Street	South Grand Blvd	Galveston Avenue	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Widened	0.13	0.52	Undivided	$ -	$ 409,703	$ 172,075	$ 581,779	2015	$ 805,318
2015	Walnut Street	State Highway 35	South Grand Blvd	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Widened	0.12	0.49	Undivided	$ -	$ 384,527	$ 161,501	$ 546,028	2015	$ 755,831
2015	Walnut Street	Old Alvin Road	Broadway Street	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Widened	0.20	0.81	Undivided	$ -	$ 637,294	$ 267,663	$ 904,957	2015	$ 1,252,672
2015	Woody Road	Orange Street	Broadway Street	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Widened	0.64	2.58	Divided	$ -	$ 2,889,681	$ 1,213,666	$ 4,103,347	2015	$ 5,679,992
2020	Airline Road	Airline-Fort Bend (CR 59)	State Highway 6	Major	Thoroughfare	Participation	50%	Major Thoroughfares - To Be Widened	3.67	22.05	Divided	$ -	$ 23,454,944	$ 9,851,077	$ 33,306,021	2020	$ 53,446,386
2020	Amie Lane	Harkey Road	Veterans Drive	Major	Collector	Participation	100%	Major Collector Streets - To Be Acquired	1.00	4.00	Undivided	$ -	$ 3,101,050	$ 1,302,441	$ 4,403,491	2020	$ 7,066,310
2020	Bailey Road	Airline Road	State Highway 288	Major	Thoroughfare	Participation	50%	Major Thoroughfares - To Be Acquired	1.78	7.12	Divided	$ -	$ 7,880,151	$ 3,309,664	$ 11,189,815	2020	$ 17,956,368
2020	Broadway Street	Southwyck Blvd	Manvel Road	Major	Thoroughfare	Participation		Major Thoroughfares - To Be Widened	2.25	13.48	Undivided	$ -	$ 10,074,092	$ 4,231,119	$ 14,305,211	2020	$ 22,955,663
2020	Broadway Street	State Highway 288	Southwyck Blvd	Major	Thoroughfare	Participation		Major Thoroughfares - To Be Widened	1.16	6.96	Undivided	$ -	$ 5,329,747	$ 2,238,494	$ 7,568,241	2020	$ 12,144,806
2020	Broadway Street	Max Road	State Highway 35	Major	Thoroughfare	Participation		Major Thoroughfares - To Be Widened	2.78	16.70	Undivided	$ -	$ 12,320,349	$ 5,174,547	$ 17,494,895	2020	$ 28,074,171
2020	Broadway Street	State Highway 35	Galveston County Line	Major	Thoroughfare	Participation		Major Thoroughfares - To Be Widened	4.40	26.43	Undivided	$ -	$ 18,746,688	$ 7,873,609	$ 26,620,297	2020	$ 42,717,761
2020	Chocolate Bayou Road	Southfork Drive	Bailey Road	Secondary	Thoroughfare	Participation	100%	Secondary Thoroughfares - To Be Widened	0.83	3.33	Divided	$ -	$ 3,725,883	$ 1,564,871	$ 5,290,754	2020	$ 8,490,108
2020	CR 58	2000 Ft W. of Woodfin Road	Airline Road (CR 48)	Major	Thoroughfare	Participation	100%	Major Thoroughfares - To Be Widened	0.91	3.64	Divided	$ -	$ 4,063,731	$ 1,706,767	$ 5,770,498	2020	$ 9,259,955
2020	CR 58	Airline Road (CR 48)	State Highway 288	Major	Thoroughfare	Participation	100%	Major Thoroughfares - To Be Widened	1.72	6.87	Divided	$ -	$ 7,616,877	$ 3,199,088	$ 10,815,966	2020	$ 17,356,450
2020	CR 58	Fort Bend County Line	Woodfin Road	Major	Thoroughfare	Participation		Major Thoroughfares - To Be Widened	0.35	1.42	Divided	$ -	$ 1,594,116	$ 669,529	$ 2,263,644	2020	$ 3,632,484
2020	CR 58	Woodfin Road	2000 Ft W. of Woodfin Road	Major	Thoroughfare	Participation		Major Thoroughfares - To Be Widened	0.39	1.55	Divided	$ -	$ 1,739,767	$ 730,702	$ 2,470,469	2020	$ 3,964,378
2020	Dixie Farm Road	City Limits	State Highway 35	Major	Thoroughfare	Road Bonds	100%	Major Thoroughfares - To Be Acquired	0.87	3.49	Divided	$ -	$ 3,906,924	$ 1,640,908	$ 5,547,832	2020	$ 8,902,641
2020	Dixie Farm Road	State Highway 288	Chocolate Bayou Road	Major	Thoroughfare	Road Bonds	100%	Major Thoroughfares - To Be Acquired	2.66	10.63	Divided	$ -	$ 11,659,217	$ 4,896,871	$ 16,556,088	2020	$ 26,567,661
2020	Harkey Road	Broadway Street	Fite Road	Secondary	Thoroughfare	Road Bonds	100%	Secondary Thoroughfares - To Be Widened	0.50	1.99	Divided	$ -	$ 2,236,660	$ 939,397	$ 3,176,057	2020	$ 5,096,639
2020	Harkey Road	Fite Road	Magnolia Street	Secondary	Thoroughfare	Road Bonds	100%	Secondary Thoroughfares - To Be Widened	0.47	1.89	Divided	$ -	$ 2,126,311	$ 893,051	$ 3,019,362	2020	$ 4,845,190
2020	Harkey Road	Magnolia Street	Bailey Road	Secondary	Thoroughfare	Road Bonds	100%	Secondary Thoroughfares - To Be Widened	1.02	4.07	Divided	$ -	$ 4,547,635	$ 1,910,007	$ 6,457,641	2020	$ 10,362,618
2020	Harkey Road	McKeever Road	Hastings Cannon Road	Secondary	Thoroughfare	Participation	100%	Secondary Thoroughfares - To Be Widened	1.00	3.99	Divided	$ -	$ 4,456,477	$ 1,871,720	$ 6,328,197	2020	$ 10,154,899
2020	Harkey Road	Bailey Road	McKeever Road	Secondary	Thoroughfare	Participation	100%	Secondary Thoroughfares - To Be Widened	1.00	4.01	Divided	$ -	$ 4,473,488	$ 1,878,865	$ 6,352,353	2020	$ 10,193,662
2020	Hastings Cannon Road	State Highway 35	City Limits	Major	Thoroughfare	Participation	100%	Major Thoroughfares - To Be Acquired	0.68	2.72	Divided	$ -	$ 3,045,672	$ 1,279,182	$ 4,324,855	2020	$ 6,940,122
2020	Hastings Cannon Road	CR 285	Pearland Parkway	Major	Thoroughfare	Participation	100%	Major Thoroughfares - To Be Widened	1.20	4.79	Divided	$ -	$ 5,336,781	$ 2,241,448	$ 7,578,228	2020	$ 12,160,832
2020	Hastings Cannon Road	1000 Ft E. of Harkey Road	Harkey Road	Major	Thoroughfare	Participation	50%	Major Thoroughfares - To Be Widened	0.16	0.63	Divided	$ -	$ 712,388	$ 299,203	$ 1,011,591	2020	$ 1,623,307
2020	Hastings Cannon Road	Harkey Road	Veterans Drive	Major	Thoroughfare	Participation	50%	Major Thoroughfares - To Be Widened	1.50	5.98	Divided	$ -	$ 6,645,260	$ 2,791,009	$ 9,436,269	2020	$ 15,142,441
2020	Hastings Cannon Road	Pearland Sites Road	State Highway 35	Major	Thoroughfare	Participation	50%	Major Thoroughfares - To Be Widened	2.49	9.96	Divided	$ -	$ 10,944,025	$ 4,596,491	$ 15,540,516	2020	$ 24,937,965
2020	Hastings Fields Road	CR 285	CR 430	Major	Collector	Participation	100%	Major Collector Streets - To Be Acquired	0.12	0.50	Undivided	$ -	$ 391,719	$ 164,522	$ 556,240	2020	$ 892,603
2020	Hastings Fields Road	State Highway 35	Pearland Parkway	Major	Collector	Participation	100%	Major Collector Streets - To Be Acquired	0.76	3.02	Undivided	$ -	$ 2,349,045	$ 986,599	$ 3,335,644	2020	$ 5,352,730
2020	Hastings Fields Road	3800 Ft W. of SH 35	State Highway 35	Major	Collector	Participation	100%	Major Collector Streets - To Be Widened	0.72	2.88	Undivided	$ -	$ 2,240,045	$ 940,819	$ 3,180,864	2020	$ 5,104,353
2020	Industrial Drive	2200 Ft E. of SH 35	Pearland Parkway	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Acquired	0.27	1.06	Undivided	$ -	$ 831,221	$ 349,113	$ 1,180,334	2020	$ 1,894,089
2020	Kincaid Road	Woodfin Road	Airline Road	Major	Thoroughfare	Participation	100%	Major Thoroughfares - To Be Acquired	1.01	4.05	Divided	$ -	$ 4,517,736	$ 1,897,449	$ 6,415,185	2020	$ 10,294,489

CITY OF PEARLAND
2020 CIP - ROAD MASTER PLAN
Construction Cost Estimating Workbook
Order of Magnitude

PROJECT NUMBER :
SCENARIO :
SERVICE AREA :
SUBAREA:
PROJECT COST: $821,345,062
ESTIMATE DATE: 14-Jul-04

KIRST KOSMOSKI, INC.
Civil/Consulting Engineers
2630 Fountainview, Ste. 318; Hou., Tx. 77057

ENR Construction Cost Index:	Dec-03	6782
ENR Construction Cost Index:	May-04	7065
Construction Cost Adjustment:		4.2%
Number of Years:		0.33

Present Value Factors

Average Inflation Rate:	3.0%
Municipal Bond Rate:	4.0%
Period in Years:	50
Difficulty Factor:	1.00

	Facility Location			Functional Classification				Scope of Work						Cost Adjstments			
Program Year	At / Along	From	To	Class	Type	Funding Source	City of Pearland %	Description	Length (miles)	Lane-Miles	Section	Right of Way Cost ($)	Construction Cost ($)	Eng., Legal & Admin., CM, Cont.	Capital Cost (2004 $'s)	Construction Year	Capital Cost At Construction ($)
2020	Kincaid Road	Almeda Road	Woodfin Road	Major	Thoroughfare	Participation	100%	Major Thoroughfares - To Be Acquired	1.25	5.00	Divided	$ -	$ 5,572,903	$ 2,340,619	$ 7,913,522	2020	$ 12,698,880
2020	Kirby Drive	Airline-Fort Bend	1000' S. Airline-Fort Bend	Secondary	Thoroughfare	Road Bonds	100%	Secondary Thoroughfares - To Be Acquired	0.18	0.73	Divided	$ -	$ 826,853	$ 347,278	$ 1,174,132	2020	$ 1,884,137
2020	Manvel Road	Broadway Street	Fite Road	Major	Thoroughfare	Participation	50%	Major Thoroughfares - To Be Widened	0.50	2.00	Divided	$ -	$ 2,248,333	$ 944,300	$ 3,192,633	2020	$ 5,123,238
2020	Manvel Road	Fite Road	Southfork Drive	Major	Thoroughfare	Participation	50%	Major Thoroughfares - To Be Widened	0.70	2.80	Divided	$ -	$ 3,131,754	$ 1,315,337	$ 4,447,090	2020	$ 7,136,275
2020	Manvel Road	Southfork Drive	Bailey Road	Major	Thoroughfare	Participation	50%	Major Thoroughfares - To Be Widened	0.80	3.18	Divided	$ -	$ 3,559,381	$ 1,494,940	$ 5,054,321	2020	$ 8,110,702
2020	Massey Ranch Road	Old Chocolate Bayou Road	Masters Road	Major	Thoroughfare	Participation	100%	Major Thoroughfares - To Be Acquired	0.97	3.88	Divided	$ -	$ 4,333,571	$ 1,820,100	$ 6,153,671	2020	$ 9,874,835
2020	Masters Road	Bailey Road	McKeever Road	Major	Thoroughfare	Participation		Major Thoroughfares - To Be Widened	1.00	4.00	Divided	$ -	$ 4,467,124	$ 1,876,192	$ 6,343,315	2020	$ 10,179,159
2020	Masters Road	McKeever Road (Massey Ranch Road)	1000 Ft S. of Massey Ranch Road	Major	Thoroughfare	Participation		Major Thoroughfares - To Be Widened	0.20	0.79	Divided	$ -	$ 893,530	$ 375,283	$ 1,268,813	2020	$ 2,036,072
2020	McKeever Road	Veterans Drive	City Limits	Major	Thoroughfare	Participation	100%	Major Thoroughfares - To Be Widened	0.97	3.87	Divided	$ -	$ 4,326,822	$ 1,817,265	$ 6,144,087	2020	$ 9,859,456
2020	McKeever Road	Harkey Road	Veterans Drive	Major	Thoroughfare	Participation	100%	Major Thoroughfares - To Be Widened	1.50	5.99	Divided	$ -	$ 6,651,477	$ 2,793,621	$ 9,445,098	2020	$ 15,156,609
2020	McKeever Road	Manvel Road	Harkey Road	Major	Thoroughfare	Participation	100%	Major Thoroughfares - To Be Widened	1.00	3.98	Divided	$ -	$ 4,447,689	$ 1,868,029	$ 6,315,718	2020	$ 10,134,874
2020	McLean Road	Bailey Road	Veterans Drive	Major	Collector	Participation	100%	Major Collector Streets - To Be Widened	1.00	4.00	Divided	$ -	$ 4,465,321	$ 1,875,435	$ 6,340,755	2020	$ 10,175,051
2020	Northfork Drive	Foxden Drive	Manvel Road	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Acquired	0.46	1.85	Undivided	$ -	$ 1,447,208	$ 607,827	$ 2,055,035	2020	$ 3,297,729
2020	Old Chocolate Bayou Road	Bailey Road	McKeever Road	Secondary	Thoroughfare	Participation	50%	Secondary Thoroughfares - To Be Widened	1.00	3.99	Divided	$ -	$ 4,459,874	$ 1,873,147	$ 6,333,021	2020	$ 10,162,640
2020	Pearland Sites Road	Hastings Cannon Road	2000 Ft S. of Hasting Cannon	Secondary	Thoroughfare	Road Bonds		Secondary Thoroughfares - To Be Widened	0.38	1.51	Divided	$ -	$ 1,698,953	$ 713,560	$ 2,412,514	2020	$ 3,871,377
2020	Post Road	Almeda Road	ETJ Limits	Major	Thoroughfare	Participation	100%	Major Thoroughfares - To Be Acquired	0.51	2.05	Divided	$ -	$ 2,298,548	$ 965,390	$ 3,263,939	2020	$ 5,237,664
2020	Post Road	ETJ Limits	ETJ Limits	Major	Thoroughfare	Participation	100%	Major Thoroughfares - To Be Widened	0.48	1.91	Divided	$ -	$ 2,139,498	$ 898,589	$ 3,038,088	2020	$ 4,875,239
2020	Riley Road	Woods Road	Chris Road	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Widened	0.25	1.00	Undivided	$ -	$ 787,379	$ 330,699	$ 1,118,078	2020	$ 1,794,187
2020	Shadow Creek Parkway	Brazoria/Fort Bend County Line	State Highway 288	Major	Thoroughfare	Participation		Widen 2-lane to 4-lane divided roadway (Urban)	2.76	16.56	Divided	$ -	$ 17,888,022	$ 7,512,969	$ 25,400,991	2020	$ 40,761,133
2020	State Highway 6	Almeda Road	State Highway 288	Major	Thoroughfare	Participation		Major Thoroughfares - Sufficient Width	3.96	31.67	Undivided	$ -	$ 21,982,678	$ 9,232,725	$ 31,215,402	2020	$ 50,091,557
2020	State Highway 6	State Highway 288	1600 Ft W. of SH 288	Major	Thoroughfare	Participation		Major Thoroughfares - Sufficient Width	0.30	2.40	Undivided	$ -	$ 1,870,875	$ 785,767	$ 2,656,642	2020	$ 4,263,130
2020	TBN - Industrial Loop	City Limits	South Hastings Fields Rd	Major	Collector	Participation	100%	Major Collector Streets - To Be Acquired	1.00	4.00	Undivided	$ -	$ 3,098,154	$ 1,301,225	$ 4,399,379	2020	$ 7,059,712
2020	Veterans Drive	City Limits	Massey Ranch Road	Secondary	Thoroughfare	Participation	100%	Secondary Thoroughfares - To Be Widened	0.56	2.26	Divided	$ -	$ 2,531,590	$ 1,063,268	$ 3,594,858	2020	$ 5,768,691
2020	Veterans Drive	Bailey Road	City Limits	Secondary	Thoroughfare	Participation	100%	Secondary Thoroughfares - To Be Widened	0.43	1.74	Divided	$ -	$ 1,953,570	$ 820,499	$ 2,774,069	2020	$ 4,451,566
2020	Veterans Drive	Massey Ranch Road	Hastings Cannon Road	Secondary	Thoroughfare	Participation	100%	Secondary Thoroughfares - To Be Widened	1.00	4.01	Divided	$ -	$ 4,475,015	$ 1,879,506	$ 6,354,521	2020	$ 10,197,141
2020	Wells Drive	McKeever Road	Hastings Cannon Road	Major	Collector	Participation	100%	Major Collector Streets - To Be Acquired	0.96	3.85	Undivided	$ -	$ 2,985,732	$ 1,254,008	$ 4,239,740	2020	$ 6,803,538
2020	Wells Drive	City Limits	McKeever Road	Major	Collector	Participation	100%	Major Collector Streets - To Be Acquired	0.60	2.42	Undivided	$ -	$ 1,883,824	$ 791,206	$ 2,675,031	2020	$ 4,292,639
2020	Wells Drive	Bailey Road	City Limits	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Acquired	0.54	2.14	Undivided	$ -	$ 1,673,558	$ 702,894	$ 2,376,453	2020	$ 3,813,509
2020	Williams Street	McLean Road	Veterans Drive	Major	Collector	Participation	100%	Major Collector Streets - To Be Widened	0.50	1.99	Undivided	$ -	$ 1,556,067	$ 653,548	$ 2,209,616	2020	$ 3,545,785
2020	Woodfin Road	Post Road	State Highway 6	Secondary	Thoroughfare	Participation		Secondary Thoroughfares - To Be Acquired	0.98	3.93	Divided	$ -	$ 4,384,713	$ 1,841,579	$ 6,226,292	2020	$ 9,991,371
2020	Woodfin Road	Kincaid Road	Airline Road	Secondary	Thoroughfare	Participation		Secondary Thoroughfares - To Be Acquired	1.09	4.34	Divided	$ -	$ 4,844,485	$ 2,034,684	$ 6,879,169	2020	$ 11,039,046
2020	Woodfin Road	Airline-Fort Bend	Kincaid Road	Secondary	Thoroughfare	Participation	100%	Secondary Thoroughfares - To Be Widened	1.00	3.98	Divided	$ -	$ 4,447,228	$ 1,867,836	$ 6,315,063	2020	$ 10,133,823
2020	Yost Blvd	City Limits	Sleepy Hollow Drive	Secondary	Thoroughfare	Participation	100%	Secondary Thoroughfares - To Be Acquired	0.93	3.72	Divided	$ -	$ 4,159,221	$ 1,746,873	$ 5,906,093	2020	$ 9,477,546
								TOTAL:	189.38	813.71		$ 22,012,811	$ 821,345,062	$ 344,964,926	$ 1,188,322,800		$ 1,537,465,221

CITY OF PEARLAND
2020 CIP - ROAD MASTER PLAN
Construction Cost Estimating Workbook
Order of Magnitude

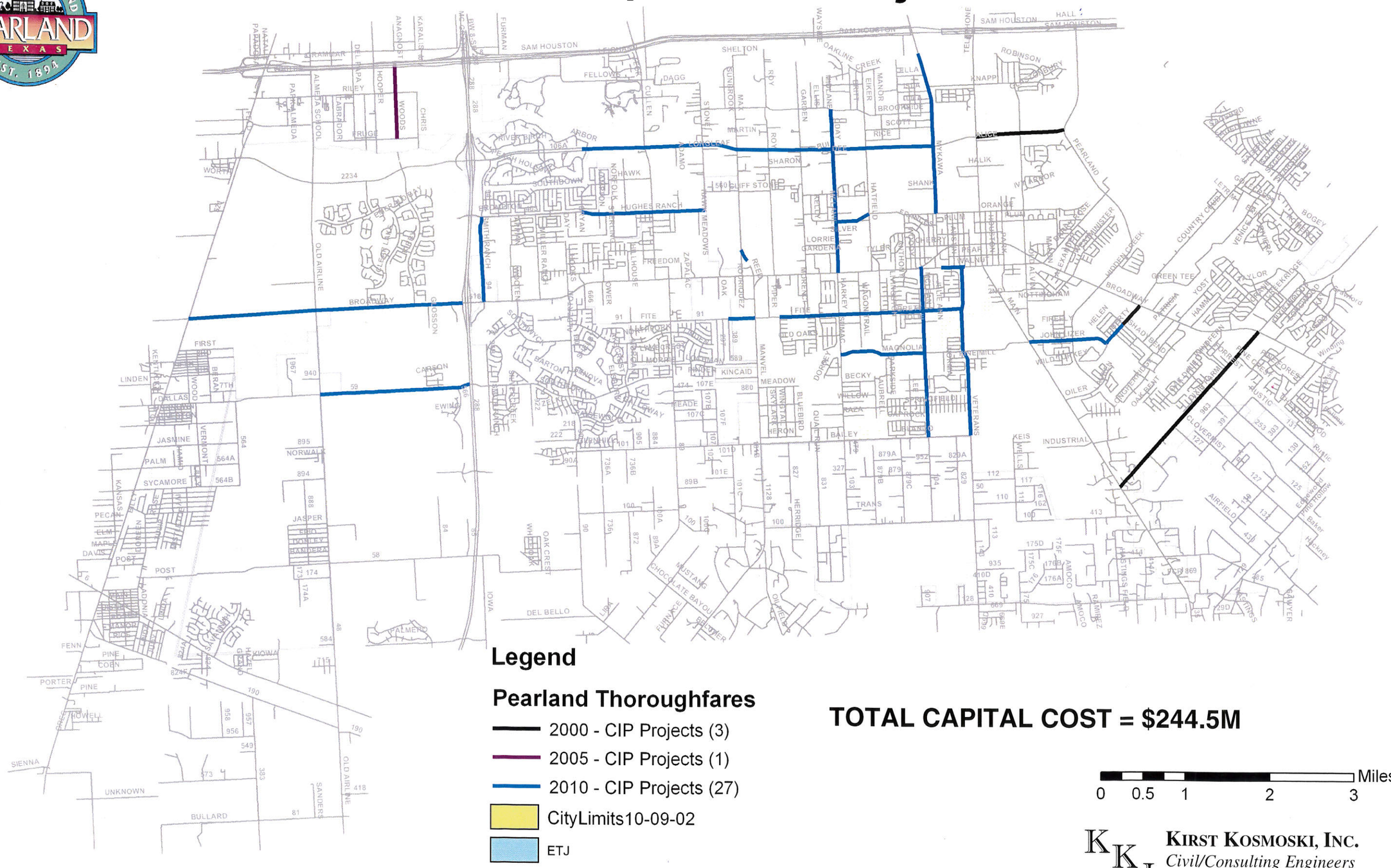
PROJECT NUMBER :
SCENARIO :
SERVICE AREA :
SUBAREA:
PROJECT COST: $821,345,062
ESTIMATE DATE: 14-Jul-04

KIRST KOSMOSKI, INC.
Civil/Consulting Engineers
2630 Fountainview, Ste. 318; Hou., Tx. 77057

ENR Construction Cost Index:	Dec-03	6782
ENR Construction Cost Index:	May-04	7065
Construction Cost Adjustment:		4.2%
Number of Years:		0.33
Present Value Factors		
Average Inflation Rate:		3.0%
Municipal Bond Rate:		4.0%
Period in Years:		50
Difficulty Factor:		1.00

Program Year.	Facility Location			Functional Classification				Scope of Work						Cost Adjstments			
	At / Along	From	To	Class	Type	Funding Source	City of Pearland %	Description	Length (miles)	Lane-Miles	Section	Right of Way Cost ($)	Construction Cost ($)	Eng., Legal & Admin., CM, Cont.	Capital Cost (2004 $'s)	Construction Year	Capital Cost At Construction ($)
								2000	28.92	115.15		$ 4,980,245	$ 136,335,555	$ 57,260,933	$ 198,576,733		$ 176,432,855
								2005	12.45	49.80		$ 3,914,503	$ 68,418,366	$ 28,735,714	$ 101,068,583		$ 104,100,641
								2010	64.43	249.32		$ 13,118,063	$ 248,090,325	$ 104,197,937	$ 365,406,325		$ 436,314,261
								2015	16.17	78.66		$ -	$ 60,941,868	$ 25,595,584	$ 86,537,452		$ 119,788,072
								2020	67.42	320.78		$ -	$ 307,558,948	$ 129,174,758	$ 436,733,707		$ 700,829,391
									189.38	813.71		$ 22,012,811	$ 821,345,062	$ 344,964,926	$ 1,188,322,800		$ 1,537,465,221

2020 CIP Impact Fee Projects



TOTAL CAPITAL COST = $244.5M

KIRST KOSMOSKI, INC.
Civil/Consulting Engineers
2630 Fountainview, Ste. 318; Hou., Tx. 77057

CITY OF PEARLAND
2020 CIP - ROAD MASTER PLAN
Construction Cost Estimating Workbook
Order of Magnitude

PROJECT NUMBER :
SCENARIO :
SERVICE AREA :
SUBAREA:
PROJECT COST: $244,544,507
ESTIMATE DATE: 14-Jul-04

KIRST KOSMOSKI, INC.
Civil/Consulting Engineers
2630 Fountainview, Ste. 318; Hou., Tx. 77057

ENR Construction Cost Index:	Dec-03	6782
ENR Construction Cost Index:	May-04	7065
Construction Cost Adjustment:		4.2%
Number of Years:		0.33

Present Value Factors

Average Inflation Rate:	3.0%
Municipal Bond Rate:	4.0%
Period in Years:	50
Difficulty Factor:	1.00

Program Year	Facility Location			Functional Classification				Scope of Work				Right of Way Cost ($)	Construction Cost ($)	Cost Adjstments	Capital Cost (2004 $'s)	Construction Year	Capital Cost At Construction ($)
	At / Along	From	To	Class	Type	Funding Source	City of Pearland %	Description	Length (miles)	Lane-Miles	Section			Eng., Legal & Admin., CM, Cont.			
2000	Dixie Farm Road	Harris County Line	Broadway Street	Major	Thoroughfare	Impact Fee	100%	New 4-lane divided roadway (Urban)	1.24	4.95	Divided	$ 261,420	$ 8,300,225	$ 3,486,095	$ 12,047,740	2000	$ 10,704,261
2000	Dixie Farm Road	Broadway Street	State Highway 35	Major	Thoroughfare	Impact Fee	75%	Widen 2-lanes to 4-lanes divided w/raised median	2.47	9.87	Divided	$ 912,432	$ 16,270,747	$ 6,833,714	$ 24,016,892	2000	$ 21,338,698
2000	Fite Road	Manvel Road	Piper Road	Major	Collector	Impact Fee	50%	Widen 2-lanes to 4-lanes undivided roadway (Urban)	0.17	0.66	Undivided	$ 33,209	$ 519,442	$ 218,166	$ 770,817	2000	$ 684,861
2000	Liberty Drive	Broadway Street	Shadybend Drive	Major	Collector	Impact Fee	100%	Major Collector Streets - Sufficient Width	0.30	1.21	Undivided	$ -	$ 944,487	$ 396,685	$ 1,341,172	2000	$ 1,191,614
2000	Magnolia Street	East of Railroad Tracks	State Highway 35	Secondary	Thoroughfare	Impact Fee	100%	Widen 2-lane to 4-lane divided roadway (Urban)	0.50	2.01	Divided	$ 596,593	$ 3,401,968	$ 1,428,826	$ 5,427,387	2000	$ 4,822,163
2000	McHard Road	State Highway 35	Pearland Parkway	Major	Thoroughfare	Impact Fee	75%	New alignment 4-lane divided w/raised median	1.05	4.19	Divided	$ -	$ 4,675,172	$ 1,963,572	$ 6,638,745	2000	$ 5,898,439
2000	Pearland Parkway	Oiler Drive	3000 Ft S. of Oiler Drive	Major	Thoroughfare	Impact Fee	50%	New alignment 4-lane divided roadway (Urban)	0.48	1.91	Divided	$ -	$ 2,147,406	$ 901,911	$ 3,049,317	2000	$ 2,709,278
2000	Pearland Parkway	Clear Creek	Shallow Creek Drive	Major	Thoroughfare	Impact Fee	100%	Replacing 4-lane divided w/raised median	2.60	10.42	Divided	$ -	$ 17,135,798	$ 7,197,035	$ 24,332,833	2000	$ 21,619,407
2000	Reid Road	North Dead End	Broadway Street	Major	Thoroughfare	Impact Fee	100%	Widen 2-lanes to 4-lanes divided w/raised median	0.19	0.76	Divided	$ 44,328	$ 859,366	$ 360,934	$ 1,264,628	2000	$ 1,123,606
2000	State Highway 35	Clear Creek	Orange Street	Major	Thoroughfare	Impact Fee	50%	Replacing 4-lane with 7-lane undivided roadway (Urban)	1.95	13.64	Undivided	$ 3,085,860	$ 10,183,132	$ 4,276,916	$ 17,545,908	2000	$ 15,589,312
2000	State Highway 35	Orange Street	Broadway Street	Major	Thoroughfare	Impact Fee	50%	Replacing 4-lane with 7-lane undivided roadway (Urban)	0.38	2.68	Undivided	$ -	$ 2,086,577	$ 876,362	$ 2,962,940	2000	$ 2,632,534
2005	Bailey Road	Veterans Drive	State Highway 35	Major	Thoroughfare	Impact Fee	50%	New alignment 4-lane divided w/raised median	1.21	4.83	Divided	$ 841,110	$ 5,378,156	$ 2,258,825	$ 8,478,091	2005	$ 8,732,434
2005	Bailey Road	Manvel Road	Veterans Drive	Major	Thoroughfare	Impact Fee	100%	Widen 2-lanes to 4-lanes divided w/raised median	2.49	9.97	Divided	$ -	$ 16,422,419	$ 6,897,416	$ 23,319,835	2005	$ 24,019,430
2005	Barry Rose Road	Clear Creek	Pilgrim's Point Lane	Major	Thoroughfare	Impact Fee	100%	New alignment 4-lane divided w/raised median	0.61	2.45	Divided	$ 259,181	$ 4,150,302	$ 1,743,127	$ 6,152,609	2005	$ 6,337,188
2005	Barry Rose Road	Pilgrim's Point Lane	Schleider Drive	Secondary	Thoroughfare	Impact Fee	100%	New alignment 4-lane divided w/raised median	0.43	1.70	Divided	$ 15,754	$ 2,890,531	$ 1,214,023	$ 4,120,308	2005	$ 4,243,917
2005	Barry Rose Road	Schleider Drive	Broadway Street (FM 518)	Secondary	Thoroughfare	Impact Fee	100%	Widen 3-lanes to 4-lanes divided w/raised median	0.25	1.01	Divided	$ 29,399	$ 1,720,397	$ 722,567	$ 2,472,362	2005	$ 2,546,533
2005	Cullen Blvd	Broadway Street (FM 518)	Northfork Drive	Secondary	Thoroughfare	Impact Fee	100%	New alignment 4-lane divided w/raised median	0.66	2.64	Divided	$ -	$ 4,459,510	$ 1,872,994	$ 6,332,505	2005	$ 6,522,480
2005	Magnolia Street	Veterans Drive	West of Railroad Tracks	Secondary	Thoroughfare	Impact Fee	100%	Widen 2-lanes to 4-lanes divided roadway (Urban)	0.32	1.26	Divided	$ 375,537	$ 1,421,862	$ 597,182	$ 2,394,582	2005	$ 2,466,420
2005	Old Chocolate Bayou Road	Thalerfield Drive	Southfork Drive	Secondary	Thoroughfare	Impact Fee	100%	New 4-lane divided roadway	0.15	0.60	Divided	$ -	$ 679,441	$ 285,365	$ 964,807	2005	$ 993,751
2005	Orange Street	Hatfield Road	Mykawa Road	Major	Collector	Impact Fee	100%	Widen 2-lanes to 4-lanes undivided roadway (Urban)	0.80	3.21	Undivided	$ 135,400	$ 4,311,147	$ 1,810,682	$ 6,257,230	2005	$ 6,444,946
2005	Walnut Street	Veterans Drive	State Highway 35	Major	Collector	Impact Fee	100%	Widen 2-lanes to 4-lanes undivided roadway (Urban)	0.26	1.05	Undivided	$ 204,931	$ 1,424,011	$ 598,085	$ 2,227,027	2005	$ 2,293,837
2005	Woods Road	Beltway 8	Fruge Road	Secondary	Thoroughfare	Impact Fee	75%	New alignment 4-lane divided w/raised median	0.84	3.36	Divided	$ 665,686	$ 3,760,069	$ 1,579,229	$ 6,004,984	2005	$ 6,185,133
2005	Yost Blvd	Sleepy Hollow Drive	Broadway Street	Secondary	Thoroughfare	Impact Fee	100%	Widen 2-lanes to 4-lanes divided w/raised median	0.94	3.75	Divided	$ 792,022	$ 6,313,045	$ 2,651,479	$ 9,756,547	2005	$ 10,049,243
2010	Airline-Fort Bend Road No. 2	Old Airline Road	State Highway 288	Secondary	Thoroughfare	Impact Fee	75%	Widen 2-lanes to 4-lanes divided roadway (Urban)	1.79	7.14	Divided	$ 546,945	$ 7,910,945	$ 3,322,597	$ 11,780,488	2010	$ 14,066,518
2010	Broadway Street	Almeda School Road	Old Airline Road (CR 48)	Secondary	Thoroughfare	Impact Fee	75%	New alignment 4-lane divided w/raised median	1.51	6.03	Divided	$ 716,233	$ 6,695,729	$ 2,812,206	$ 10,224,168	2010	$ 12,208,192
2010	Broadway Street	Old Airline Road (CR 48)	State Highway 288	Secondary	Thoroughfare	Impact Fee	75%	Widen 2-lanes to 4-lanes divided roadway (Urban)	1.75	6.98	Divided	$ 221,203	$ 7,735,307	$ 3,248,829	$ 11,205,339	2010	$ 13,379,761
2010	Cullen Blvd	Brookside Road	Broadway Street	Major	Thoroughfare	Impact Fee		Widen 2-lanes to 4-lanes divided roadway (Urban)	1.57	6.28	Divided	$ 232,031	$ 6,967,697	$ 2,926,433	$ 10,126,160	2010	$ 12,091,165
2010	Fite Road	McLean Road	Veterans Drive	Major	Collector	Impact Fee	75%	New alignment 4-lane undivided	0.46	1.84	Undivided	$ 68,189	$ 1,441,117	$ 605,269	$ 2,114,575	2010	$ 2,524,913
2010	Fite Road	Covey Lane	Manvel Road	Major	Collector	Impact Fee	75%	Widen 2-lanes to 4-lanes undivided roadway (Urban)	0.32	1.28	Undivided	$ 43,156	$ 1,003,603	$ 421,513	$ 1,468,273	2010	$ 1,753,195
2010	Fite Road	Kiethwood Drive	McLean Road	Major	Collector	Impact Fee	75%	Widen 2-lanes to 4-lanes undivided roadway (Urban)	1.70	6.80	Undivided	$ 143,630	$ 5,213,848	$ 2,189,816	$ 7,547,294	2010	$ 9,011,864
2010	Hughes Ranch Road	North Hampton Drive	Cullen Blvd	Secondary	Thoroughfare	Impact Fee	75%	Widen 2-lanes to 4-lanes divided roadway (Urban)	0.84	3.35	Divided	$ 247,389	$ 3,743,059	$ 1,572,085	$ 5,562,533	2010	$ 6,641,955
2010	Hughes Ranch Road	Cullen Blvd	Stone Road	Major	Collector	Impact Fee	75%	Widen 2-lanes to 4-lanes divided roadway (Urban)	0.63	2.52	Divided	$ -	$ 2,829,408	$ 1,188,351	$ 4,017,759	2010	$ 4,797,415
2010	John Lizer Road	Pearland Parkway	Liberty Drive	Major	Collector	Impact Fee	75%	Widen 2-lanes to 4-lanes divided roadway	0.41	1.66	Divided	$ 85,285	$ 1,861,022	$ 781,629	$ 2,727,935	2010	$ 3,257,298
2010	John Lizer Road	State Highway 35	Pearland Parkway	Secondary	Thoroughfare	Impact Fee	75%	Widen 2-lanes to 4-lanes divided roadway (Urban)	0.51	2.04	Divided	$ 80,724	$ 2,287,672	$ 960,822	$ 3,329,218	2010	$ 3,975,260

CITY OF PEARLAND
2020 CIP - ROAD MASTER PLAN
Construction Cost Estimating Workbook
Order of Magnitude

PROJECT NUMBER :
SCENARIO :
SERVICE AREA :
SUBAREA:
PROJECT COST: $244,544,507
ESTIMATE DATE: 14-Jul-04

KIRST KOSMOSKI, INC.
Civil/Consulting Engineers
2630 Fountainview, Ste. 318; Hou., Tx. 77057

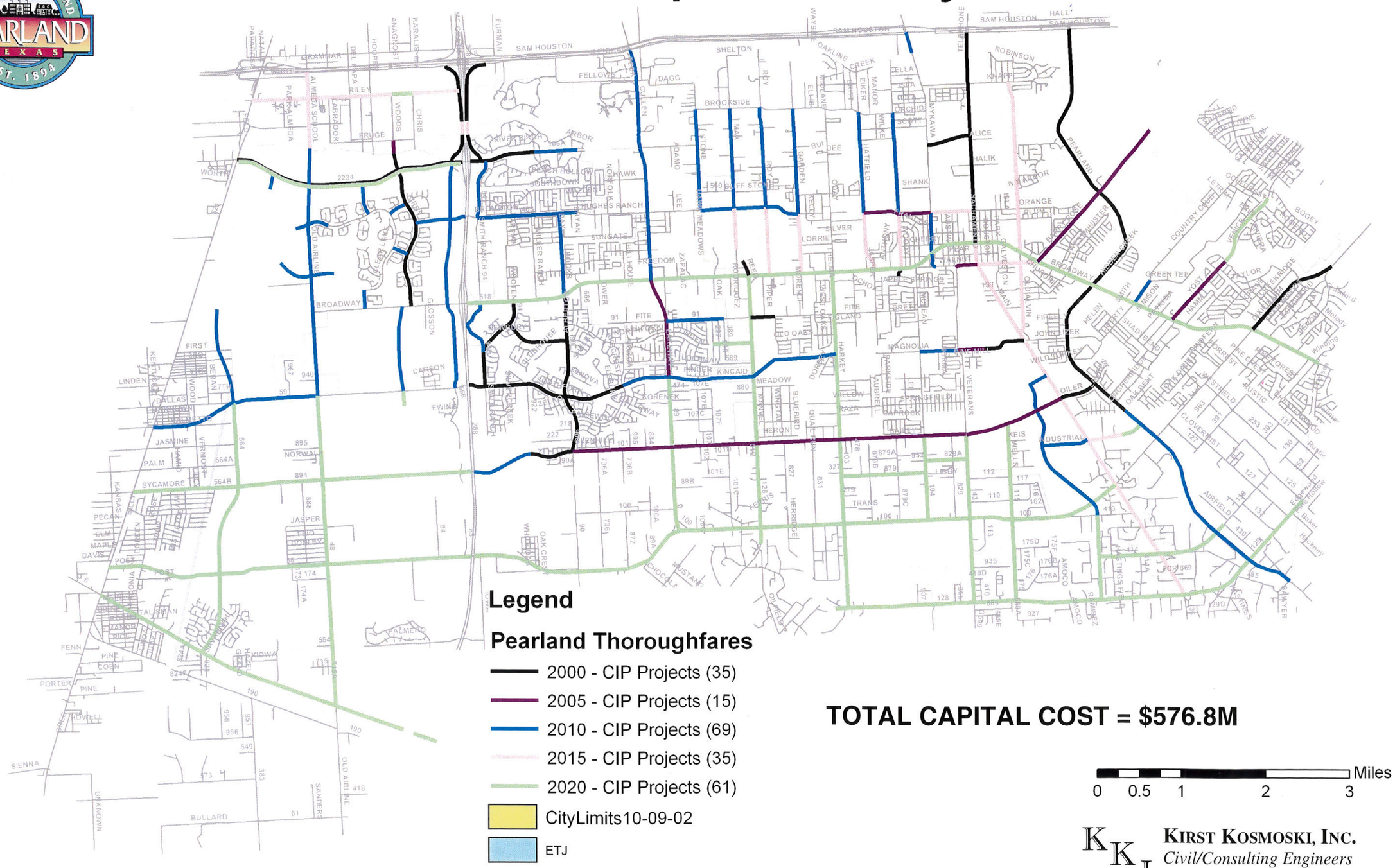
ENR Construction Cost Index:	Dec-03	6782
ENR Construction Cost Index:	May-04	7065
Construction Cost Adjustment:		4.2%
Number of Years:		0.33

Present Value Factors

Average Inflation Rate:	3.0%
Municipal Bond Rate:	4.0%
Period in Years:	50
Difficulty Factor:	1.00

Program Year	Facility Location			Functional Classification				Scope of Work				Right of Way Cost ($)	Construction Cost ($)	Cost Adjstments	Capital Cost (2004 $'s)	Construction Year	Capital Cost At Construction ($)
	At / Along	From	To	Class	Type	Funding Source	City of Pearland %	Description	Length (miles)	Lane-Miles	Section			Eng., Legal & Admin., CM, Cont.			
2010	Kirby Drive	Broadway Street	CR 59	Secondary	Thoroughfare	Impact Fee	100%	New alignment 4-lane divided w/raised median	0.71	2.83	Divided	$ -	$ 3,164,354	$ 1,329,029	$ 4,493,383	2010	$ 5,365,334
2010	Liberty Drive	John Lizer Road	Shadybend Drive	Major	Collector	Impact Fee	75%	Widen 2-lanes to 4-lanes undivided roadway (Urban)	0.30	1.20	Undivided	$ -	$ 936,825	$ 393,467	$ 1,330,292	2010	$ 1,588,438
2010	Magnolia Street	East Dead End	West Dead End	Secondary	Thoroughfare	Impact Fee	75%	New alignment 4-lane divided w/raised median	0.26	1.03	Divided	$ -	$ 1,155,713	$ 485,399	$ 1,641,112	2010	$ 1,959,574
2010	Magnolia Street	West Dead End	McLean Road	Secondary	Thoroughfare	Impact Fee	75%	New alignment 4-lane undivided	0.53	2.10	Divided	$ 55,442	$ 2,356,431	$ 989,701	$ 3,401,575	2010	$ 4,061,658
2010	Magnolia Street	Harkey Road	East Dead End	Secondary	Thoroughfare	Impact Fee	75%	Widen 2-lanes to 4-lanes divided roadway (Urban)	0.23	0.92	Divided	$ -	$ 1,035,273	$ 434,815	$ 1,470,088	2010	$ 1,755,362
2010	Magnolia Street	McLean Road	Veterans Drive	Secondary	Thoroughfare	Impact Fee	100%	Widen 2-lanes to 4-lanes divided roadway (Urban)	0.46	1.83	Divided	$ -	$ 2,057,832	$ 864,289	$ 2,922,121	2010	$ 3,489,165
2010	McHard Road	Stone Road	Mykawa Road	Major	Thoroughfare	Impact Fee	75%	New alignment 4-lane divided roadway (Urban)	2.75	11.00	Divided	$ 2,962,030	$ 12,056,973	$ 5,063,929	$ 20,082,932	2010	$ 23,980,072
2010	McHard Road	Peach Hollow	Cullen Blvd	Major	Thoroughfare	Impact Fee	75%	New alignment 4-lane divided w/raised median	0.74	2.97	Divided	$ 563,799	$ 3,320,681	$ 1,394,686	$ 5,279,165	2010	$ 6,303,600
2010	McHard Road	Cullen Blvd	Stone Road	Major	Thoroughfare	Impact Fee	75%	Widen 2-lanes to 4-lanes divided roadway (Urban)	0.69	2.74	Divided	$ 455,979	$ 3,071,103	$ 1,289,863	$ 4,816,945	2010	$ 5,751,684
2010	McLean Road	Bailey Road	Walnut Street	Major	Collector	Impact Fee	75%	Widen 2-lanes to 4-lanes divided roadway (Urban)	2.02	8.08	Divided	$ 213,189	$ 8,920,301	$ 3,746,526	$ 12,880,016	2010	$ 15,379,412
2010	Mykawa Road	Clear Creek	McHard Road	Secondary	Thoroughfare	Impact Fee	75%	New alignment 4-lane divided w/raised median	1.11	4.44	Divided	$ 210,761	$ 4,946,377	$ 2,077,478	$ 7,234,616	2010	$ 8,638,510
2010	Mykawa Road	Broadway Street	Walnut Street	Secondary	Thoroughfare	Impact Fee	100%	Secondary Thoroughfares - To Be Acquired	0.18	0.73	Divided	$ 139,339	$ 825,461	$ 346,694	$ 1,311,494	2010	$ 1,565,992
2010	Mykawa Road	Hickory Slough	Orange Street	Secondary	Thoroughfare	Impact Fee	75%	Widen 2-lanes to 4-lanes undivided roadway (Urban)	0.80	3.19	Undivided	$ 126,256	$ 2,477,959	$ 1,040,743	$ 3,644,958	2010	$ 4,352,270
2010	O'Day Road	Brookside Road	North City Limits	Major	Thoroughfare	Impact Fee	100%	Widen 2-lanes to 4-lanes divided roadway	0.06	0.23	Divided	$ -	$ 260,891	$ 109,574	$ 370,466	2010	$ 442,355
2010	O'Day Road	North City Limits	Broadway Street	Major	Thoroughfare	Impact Fee	75%	Widen 2-lanes to 4-lanes divided roadway	1.88	7.51	Divided	$ 832,460	$ 8,305,771	$ 3,488,424	$ 12,626,654	2010	$ 15,076,885
2010	Orange Street	O' Day Road	Hatfield Road	Major	Collector	Impact Fee	75%	New alignment 4-lane undivided	0.41	1.65	Undivided	$ 628,283	$ 1,291,873	$ 542,587	$ 2,462,742	2010	$ 2,940,643
2010	Pearland Parkway	3000 Ft S. of Oiler Drive	Dixie Farm Road	Major	Thoroughfare	Impact Fee	100%	New alignment 4-lane divided roadway (Urban)	0.49	1.98	Divided	$ -	$ 2,218,953	$ 931,960	$ 3,150,914	2010	$ 3,762,356
2010	Reid Road	Max Road	North Dead End	Major	Thoroughfare	Impact Fee	75%	New alignment 4-lane divided w/raised median	0.15	0.61	Divided	$ 581,466	$ 689,149	$ 289,443	$ 1,560,058	2010	$ 1,862,791
2010	Southfork Drive	Glenwood Drive	Harkey Road	Secondary	Thoroughfare	Impact Fee	100%	New alignment 4-lane divided w/raised median	1.56	6.24	Divided	$ 1,236,364	$ 6,930,994	$ 2,911,017	$ 11,078,375	2010	$ 13,228,159
2010	Veterans Drive	Walnut Street	Bailey Road	Secondary	Thoroughfare	Impact Fee	75%	Widen 2-lanes to 4-lanes divided roadway (Urban)	2.02	8.08	Divided	$ 159,950	$ 8,923,511	$ 3,747,874	$ 12,831,335	2010	$ 15,321,285
2010	Walnut Street	Mykawa Road	Washington Avenue	Secondary	Thoroughfare	Impact Fee	75%	Widen 2-lanes to 4-lanes undivided roadway (Urban)	0.28	1.13	Undivided	$ 214,115	$ 882,254	$ 370,547	$ 1,466,915	2010	$ 1,751,573
2010	West Service Drive 288	Hughes Ranch Road	Broadway Street	Major	Thoroughfare	Impact Fee	75%	Major Thoroughfares - Proposed Frontage Road	1.01	2.01	Undivided	$ 669,516	$ 1,571,209	$ 659,908	$ 2,900,633	2010	$ 3,463,507
								TOTAL:	50.39	206.56		$ 19,686,597	$ 244,544,507	$ 102,708,693	$ 366,939,797		$ 394,897,648
								2000	11.33	52.30		$ 4,933,843	$ 66,524,321	$ 27,940,215	$ 99,398,379		$ 88,314,172
								2005	8.96	35.84		$ 3,319,020	$ 52,930,891	$ 22,230,974	$ 78,480,886		$ 80,835,313
								2010	30.11	118.41		$ 11,433,733	$ 125,089,295	$ 52,537,504	$ 189,060,532		$ 225,748,163
								2015	-	-		$ -	$ -	$ -	$ -		$ -
								2020	-	-		$ -	$ -	$ -	$ -		$ -

2020 CIP Non-Impact Fee Projects



TOTAL CAPITAL COST = $576.8M

KIRST KOSMOSKI, INC.
Civil/Consulting Engineers
2630 Fountainview, Ste. 318; Hou., Tx. 77057

CITY OF PEARLAND
2020 CIP - ROAD MASTER PLAN
Construction Cost Estimating Workbook
Order of Magnitude

PROJECT NUMBER :
SCENARIO :
SERVICE AREA :
SUBAREA:
PROJECT COST: $576,800,555
ESTIMATE DATE: 14-Jul-04

KIRST KOSMOSKI, INC.
Civil/Consulting Engineers
2630 Fountainview, Ste. 318; Hou., Tx. 77057

ENR Construction Cost Index:	Dec-03	6782
ENR Construction Cost Index:	May-04	7065
Construction Cost Adjustment:		4.2%
Number of Years:		0.33

Present Value Factors

Average Inflation Rate:	3.0%
Municipal Bond Rate:	4.0%
Period in Years:	50
Difficulty Factor:	1.00

	Facility Location			Functional Classification				Scope of Work						Cost Adjstments			
Program Year	At / Along	From	To	Class	Type	Funding Source	City of Pearland %	Description	Length (miles)	Lane-Miles	Section	Right of Way Cost ($)	Construction Cost ($)	Eng., Legal & Admin., CM, Cont.	Capital Cost (2004 $'s)	Construction Year	Capital Cost At Construction ($)
2000	Airline-Fort Bend Road No. 2	Smith Ranch Road	Morgan Road	Secondary	Thoroughfare	Participation	100%	Complete 2nd Half of 4-Lane Divided Roadway (Urban)	1.71	3.41	Divided	$ -	$ 3,816,492	$ 1,602,926	$ 5,419,418	2000	$ 4,815,083
2000	Airline-Fort Bend Road No. 2	State Highway 288	Smith Ranch Road	Secondary	Thoroughfare	Road Bonds	100%	Complete 2nd Half of 4-Lane Divided Roadway (Urban)	0.20	0.39	Divided	$ 20,704	$ 441,946	$ 185,617	$ 648,268	2000	$ 575,978
2000	Bailey Road	CR 922	Southwyck Blvd (CR 90)	Major	Thoroughfare	Participation	100%	New alignment 4-lane divided w/raised median	0.52	2.06	Divided	$ -	$ 2,314,031	$ 971,893	$ 3,285,924	2000	$ 2,919,501
2000	Chocolate-Airline Road	South of Clear Creek	Shadow Creek Parkway	Major	Thoroughfare	Road Bonds	100%	Major Thoroughfares - Proposed Frontage Road	0.37	0.74	Undivided	$ -	$ 578,151	$ 242,823	$ 820,974	2000	$ 729,425
2000	Chocolate-Airline Road	Beltway 8	North of Clear Creek	Major	Thoroughfare	Road Bonds	100%	Major Thoroughfares - Proposed Frontage Road	0.72	1.45	Undivided	$ -	$ 1,132,901	$ 475,818	$ 1,608,719	2000	$ 1,429,326
2000	Corrigan Drive	Carmona Lane	Broadway Street	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Widened	0.10	0.41	Undivided	$ -	$ 321,970	$ 135,227	$ 457,197	2000	$ 406,213
2000	East Service Drive 288	Beltway 8	North of Clear Creek	Major	Thoroughfare	Road Bonds	100%	Major Thoroughfares - Proposed Frontage Road	0.81	1.61	Undivided	$ -	$ 1,262,049	$ 530,060	$ 1,792,109	2000	$ 1,592,266
2000	Fite Road	Piper Road	Kiethwood Drive	Major	Collector	Participation	50%	Replacing 4-lane undiviided roadway (Urban)	0.13	0.51	Undivided	$ 25,697	$ 402,168	$ 168,911	$ 596,776	2000	$ 530,228
2000	Kirby Drive	Clear Creek	Shadow Creek Parkway	Secondary	Thoroughfare	Participation	100%	New alignment 4-lane divided w/raised median	0.20	0.80	Divided	$ -	$ 902,905	$ 379,220	$ 1,282,125	2000	$ 1,139,152
2000	Kirby Drive	Shadow Creek Parkway	Hughes Ranch Road	Secondary	Thoroughfare	Participation		Secondary Thoroughfares	0.67	2.67	Divided	$ -	$ 2,987,251	$ 1,254,645	$ 4,241,896	2000	$ 3,768,870
2000	Kirby Drive	Hughes Ranch Road	Broadway Street	Secondary	Thoroughfare	Participation		Secondary Thoroughfares - To Be Acquired	1.02	4.08	Divided	$ -	$ 4,556,931	$ 1,913,911	$ 6,470,842	2000	$ 5,749,259
2000	McHard Road	Smith Ranch Road (CR 94)	Country Place Blvd	Major	Thoroughfare	Participation	50%	Major Thoroughfares - Sufficient Width	0.59	2.36	Divided	$ -	$ 2,650,636	$ 1,113,267	$ 3,763,903	2000	$ 3,344,179
2000	McHard Road	State Highway 288	Smith Ranch Road (CR 94)	Major	Thoroughfare	Participation	50%	Major Thoroughfares - Sufficient Width	0.18	1.11	Divided	$ -	$ 1,246,081	$ 523,354	$ 1,769,435	2000	$ 1,572,120
2000	McHard Road	Mykawa Road	State Highway 35	Major	Thoroughfare	Participation	50%	New alignment 4-lane divided w/raised median	0.52	2.10	Divided	$ -	$ 2,351,986	$ 987,834	$ 3,339,820	2000	$ 2,967,387
2000	Oiler Drive	State Highway 35	Pearland Parkway	Major	Thoroughfare	Road Bonds	100%	Major Thoroughfares - Sufficient Width	0.45	1.80	Divided	$ -	$ 2,019,600	$ 848,232	$ 2,867,832	2000	$ 2,548,032
2000	Pearland Parkway	Shadow Creek Drive	Broadway Street	Major	Thoroughfare	Road Bonds	100%	Major Thoroughfares - Sufficient Width	0.49	1.95	Divided	$ -	$ 3,309,846	$ 1,390,135	$ 4,699,981	2000	$ 4,175,872
2000	Pearland Parkway	Broadway Street	1000 Ft S. of Broadway	Major	Thoroughfare	Road Bonds	100%	Major Thoroughfares - Sufficient Width	0.19	0.76	Divided	$ -	$ 856,757	$ 359,838	$ 1,216,596	2000	$ 1,080,929
2000	Pearland Parkway	1000 Ft S. of Broadway	John Lizer Road	Major	Thoroughfare	Road Bonds	100%	Major Thoroughfares - Sufficient Width	0.55	2.20	Divided	$ -	$ 2,462,611	$ 1,034,297	$ 3,496,908	2000	$ 3,106,957
2000	Pearland Parkway	John Lizer Road	Oiler Drive	Major	Thoroughfare	Road Bonds	100%	Major Thoroughfares - Sufficient Width	0.67	2.67	Divided	$ -	$ 2,990,071	$ 1,255,830	$ 4,245,901	2000	$ 3,772,428
2000	Pearland Parkway	Beltway 8	Clear Creek	Major	Thoroughfare	Road Bonds	100%	New alignment 4-lane divided w/raised median	0.37	1.48	Divided	$ -	$ 2,503,399	$ 1,051,428	$ 3,554,827	2000	$ 3,158,418
2000	Shadow Creek Parkway	Brazoria/Fort Bend County Line	State Highway 288	Major	Thoroughfare	Participation		Widen 4-lane to 6-lane divided roadway (Urban)	2.79	11.16	Divided	$ -	$ 12,230,045	$ 5,136,619	$ 17,366,663	2000	$ 15,430,056
2000	Silver Lane Parkway	Broadway Street	Silverlake Village Drive	Secondary	Thoroughfare	Participation	100%	Secondary Thoroughfares - Sufficient Width	0.75	2.98	Divided	$ -	$ 3,338,469	$ 1,402,157	$ 4,740,626	2000	$ 4,211,985
2000	Smith Ranch Road	Silverlake Village Drive	Southfork Drive	Secondary	Thoroughfare	Participation	100%	Secondary Thoroughfares - Sufficient Width	0.41	1.64	Divided	$ -	$ 1,841,464	$ 773,415	$ 2,614,878	2000	$ 2,323,286
2000	Southwyck Blvd	Broadway Street	Bailey Road	Secondary	Thoroughfare	Participation	100%	Secondary Thoroughfares - Sufficient Width	1.90	7.61	Divided	$ -	$ 8,411,745	$ 3,532,933	$ 11,944,678	2000	$ 10,612,692
2000	Southwyck Parkway	CR 94	Southwyck Blvd	Secondary	Thoroughfare	Road Bonds	100%	Secondary Thoroughfares - Sufficient Width	0.78	3.11	Divided	$ -	$ 3,481,261	$ 1,462,130	$ 4,943,391	2000	$ 4,392,139
2000	State Highway 288 Ramp	South of Clear Creek	Hughes Ranch Road	Major	Thoroughfare	Road Bonds	100%	Major Thoroughfares - Proposed Frontage Road	0.36	0.72	Undivided	$ -	$ 567,397	$ 238,307	$ 805,704	2000	$ 715,858
2000	State Highway 35	Beltway 8	Clear Creek	Major	Thoroughfare	Road Bonds		Replacing 4-lane with 7-lane undivided roadway (Urban)	0.15	1.06	Undivided	$ -	$ 833,072	$ 349,890	$ 1,182,962	2000	$ 1,051,046
2005	Bailey Road	CR 90	Manvel Road	Major	Thoroughfare	Road Bonds	100%	New alignment 4-lane divided w/raised median	2.19	8.76	Divided	$ 485,494	$ 9,656,020	$ 4,055,528	$ 14,197,043	2005	$ 14,622,954
2005	Barry Rose Road	Clear Creek	City Limits	Major	Thoroughfare	Road Bonds		New alignment 4-lane divided w/raised median	0.76	3.05	Divided	$ -	$ 3,418,293	$ 1,435,683	$ 4,853,976	2005	$ 4,999,596
2005	Old Chocolate Bayou Road	Northfork Drive	Thalerfield Drive	Secondary	Thoroughfare	Road Bonds	100%	New 4-lane divided roadway	0.38	1.50	Divided	$ -	$ 1,691,237	$ 710,320	$ 2,401,557	2005	$ 2,473,604
2005	Woods Road	Fruge Road	Clear Creek	Secondary	Thoroughfare	Participation	50%	New alignment 4-lane divided w/raised median	0.16	0.64	Divided	$ 109,988	$ 721,924	$ 303,208	$ 1,135,121	2005	$ 1,169,174
2010	Airline Road	Broadway Street (FM 518)	Airline-Fort Bend	Secondary	Thoroughfare	Road Bonds		Secondary Thoroughfares - To Be Widened	1.00	3.99	Divided	$ -	$ 4,457,910	$ 1,872,322	$ 6,330,232	2010	$ 7,558,628
2010	Airline-Fort Bend	City Limits	Airline Road	Secondary	Thoroughfare	Participation	100%	Secondary Thoroughfares - To Be Widened	0.50	2.02	Divided	$ -	$ 2,262,685	$ 950,328	$ 3,213,012	2010	$ 3,836,505
2010	Airline-Fort Bend	Woodfin Road	City Limits	Secondary	Thoroughfare	Participation	100%	Secondary Thoroughfares - To Be Widened	0.50	2.02	Divided	$ -	$ 2,264,423	$ 951,058	$ 3,215,481	2010	$ 3,839,452

CITY OF PEARLAND
2020 CIP - ROAD MASTER PLAN
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Order of Magnitude

PROJECT NUMBER :
SCENARIO :
SERVICE AREA :
SUBAREA:
PROJECT COST: $576,800,555
ESTIMATE DATE: 14-Jul-04

KIRST KOSMOSKI, INC.
Civil/Consulting Engineers
2630 Fountainview, Ste. 318; Hou., Tx. 77057

ENR Construction Cost Index:	Dec-03	6782
ENR Construction Cost Index:	May-04	7065
Construction Cost Adjustment:		4.2%
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Present Value Factors

Average Inflation Rate:	3.0%
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Period in Years:	50
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Program Year	Facility Location			Functional Classification				Scope of Work				Right of Way Cost ($)	Construction Cost ($)	Cost Adjstments	Capital Cost (2004 $'s)	Construction Year	Capital Cost At Construction ($)
	At / Along	From	To	Class	Type	Funding Source	City of Pearland %	Description	Length (miles)	Lane-Miles	Section			Eng., Legal & Admin., CM, Cont.			
2010	Bailey Road	State Highway 288	CR 922	Major	Thoroughfare	Participation	50%	Major Thoroughfares - To Be Acquired	0.73	2.94	Divided	$ -	$ 3,290,997	$ 1,382,219	$ 4,673,215	2010	$ 5,580,063
2010	Chocolate-Airline Road	Shadow Creek Parkway	Broadway Street	Major	Thoroughfare	Participation	50%	Major Thoroughfares - Proposed Frontage Road	0.68	1.35	Undivided	$ -	$ 1,057,301	$ 444,067	$ 1,501,368	2010	$ 1,792,712
2010	Chocolate-Airline Road	Hughes Ranch Road	Broadway Street	Major	Thoroughfare	Participation	50%	Major Thoroughfares - Proposed Frontage Road	1.01	2.02	Undivided	$ -	$ 1,576,917	$ 662,305	$ 2,239,222	2010	$ 2,673,749
2010	Chocolate-Airline Road	Broadway Street	Southfork Drive	Major	Thoroughfare	Road Bonds	100%	Major Thoroughfares - Proposed Frontage Road	1.02	2.03	Undivided	$ -	$ 1,586,919	$ 666,506	$ 2,253,425	2010	$ 2,690,708
2010	Clear Lake Loop	Old Airline Road	Lapis Spring Drive	Major	Collector	Participation		Major Collector Streets - To Be Acquired	0.25	1.02	Undivided	$ -	$ 796,995	$ 334,738	$ 1,131,733	2010	$ 1,351,349
2010	Clear Lake Loop		Old Airline Road	Major	Collector	Participation		Major Collector Streets - To Be Acquired	0.16	0.63	Undivided	$ -	$ 493,750	$ 207,375	$ 701,125	2010	$ 837,180
2010	Country Club Drive	Green Tree Drive	Broadway Street	Major	Collector	Road Bonds	100%	Major Collector Streets - Sufficient Width	0.33	1.34	Undivided	$ -	$ 1,047,552	$ 439,972	$ 1,487,524	2010	$ 1,776,182
2010	Cullen Blvd	Beltway 8	Clear Creek	Major	Thoroughfare	Participation		Widen 2-lane to 4-lane divided roadway (Urban)	0.91	3.62	Divided	$ 152,947	$ 4,046,842	$ 1,699,674	$ 5,899,463	2010	$ 7,044,267
2010	Cullen Blvd	Clear Creek	Brookside Road	Major	Thoroughfare	Participation		Widen 2-lane to 4-lane divided roadway (Urban)	0.26	1.04	Divided	$ 41,376	$ 1,175,608	$ 493,755	$ 1,710,740	2010	$ 2,042,713
2010	Enclave Lake Lane	Kirby Drive	Clear Lake Loop	Major	Collector	Participation		Major Collector Streets - To Be Acquired	0.23	0.92	Undivided	$ -	$ 718,093	$ 301,599	$ 1,019,693	2010	$ 1,217,566
2010	Fite Road	Old Chocolate Bayou Road	Meadowhurst Drive	Major	Collector	Road Bonds	100%	Widen 2-lane to 4-lane undivided roadway (Urban)	0.29	1.18	Undivided	$ 14,754	$ 921,314	$ 386,952	$ 1,323,020	2010	$ 1,579,755
2010	Fite Road	Meadowhurst Drive	Covey Lane	Major	Collector	Road Bonds	100%	Widen 2-lane to 4-lane undivided roadway (Urban)	0.39	1.57	Undivided	$ 45,690	$ 1,230,219	$ 516,692	$ 1,792,600	2010	$ 2,140,459
2010	Garden Road	Brookside Road	City Limits	Major	Collector	Participation	100%	Major Collector Streets - To Be Widened	0.08	0.32	Undivided	$ -	$ 249,734	$ 104,888	$ 354,623	2010	$ 423,438
2010	Garden Road	City Limits	McHard Road	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Widened	0.40	1.60	Undivided	$ -	$ 1,251,998	$ 525,839	$ 1,777,838	2010	$ 2,122,831
2010	Garden Road	McHard Road	Hughes Ranch Road	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Widened	0.77	3.07	Undivided	$ -	$ 2,387,052	$ 1,002,562	$ 3,389,613	2010	$ 4,047,376
2010	Halfmoon Bay	Broadway Street	Clear Lake Loop	Secondary	Thoroughfare	Participation		Secondary Thoroughfares - To Be Acquired	0.22	0.88	Divided	$ -	$ 995,987	$ 418,315	$ 1,414,302	2010	$ 1,688,750
2010	Hatfield Road	Brookside Road	City Limits	Major	Collector	Participation	100%	Major Collector Streets - To Be Widened	0.04	0.15	Undivided	$ -	$ 118,388	$ 49,723	$ 168,112	2010	$ 200,734
2010	Hatfield Road	City Limits	McHard Road	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Widened	0.38	1.53	Undivided	$ -	$ 1,196,330	$ 502,459	$ 1,698,789	2010	$ 2,028,442
2010	Hatfield Road	McHard Road	Orange Street	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Widened	0.78	3.10	Undivided	$ -	$ 2,413,080	$ 1,013,494	$ 3,426,573	2010	$ 4,091,508
2010	Hooks Road	Hughes Ranch Road	Broadway Street	Major	Collector	Participation	50%	Major Collector Streets - To Be Acquired	0.97	3.89	Undivided	$ -	$ 3,018,436	$ 1,267,743	$ 4,286,179	2010	$ 5,117,922
2010	Hughes Ranch Road	Stone Road	Max Road	Major	Collector	Participation	100%	Major Collector Streets - To Be Acquired	0.40	1.61	Undivided	$ -	$ 1,262,461	$ 530,234	$ 1,792,695	2010	$ 2,140,571
2010	Hughes Ranch Road	Max Road	Roy Road	Major	Collector	Participation	50%	Major Collector Streets - To Be Acquired	0.38	1.51	Undivided	$ -	$ 1,178,630	$ 495,025	$ 1,673,655	2010	$ 1,998,431
2010	Hughes Ranch Road	Roy Road	Garden Road	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Acquired	0.41	1.65	Undivided	$ -	$ 1,293,312	$ 543,191	$ 1,836,503	2010	$ 2,192,881
2010	Hughes Ranch Road	2200 Ft W. of Kirby Drive	State Highway 288	Secondary	Thoroughfare	Road Bonds	100%	Secondary Thoroughfares - Sufficient Width	0.15	0.59	Divided	$ -	$ 663,616	$ 278,719	$ 942,335	2010	$ 1,125,197
2010	Hughes Ranch Road	Kirby Drive	2300 Ft W. of Kirby Drive	Secondary	Thoroughfare	Participation		Secondary Thoroughfares - To Be Acquired	0.45	1.80	Divided	$ -	$ 2,024,277	$ 850,196	$ 2,874,473	2010	$ 3,432,271
2010	Hughes Ranch Road	Smith Ranch Road	North Hampton Drive	Secondary	Thoroughfare	Road Bonds	100%	Widen 2-lane to 4-lane undivided roadway (Urban)	1.19	4.76	Undivided	$ 351,689	$ 3,675,928	$ 1,543,890	$ 5,571,506	2010	$ 6,652,670
2010	Industrial Drive	2800 Ft W. of SH 35	State Highway 35	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Widened	0.54	2.17	Undivided	$ -	$ 1,694,354	$ 711,629	$ 2,405,983	2010	$ 2,872,869
2010	Kirby Drive	1800 Ft N. of CR 59	CR 59	Secondary	Thoroughfare	Participation	75%	New alignment 4-lane divided w/raised median	0.30	1.21	Divided	$ -	$ 1,360,957	$ 571,602	$ 1,932,559	2010	$ 2,307,577
2010	Max Road	City Limits	McHard Road	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Widened	0.14	0.55	Undivided	$ -	$ 429,028	$ 180,192	$ 609,220	2010	$ 727,441
2010	Max Road	Brookside Road	City Limits	Major	Collector	Participation	100%	Major Collector Streets - To Be Widened	0.35	1.41	Undivided	$ -	$ 1,106,395	$ 464,686	$ 1,571,082	2010	$ 1,875,954
2010	Max Road	McHard Road	Hughes Ranch Road	Major	Thoroughfare	Road Bonds	100%	Major Thoroughfares - To Be Widened	0.69	2.77	Divided	$ -	$ 3,104,279	$ 1,303,797	$ 4,408,076	2010	$ 5,263,473
2010	McHard Road	West Country Place	Peach Hollow	Major	Thoroughfare	Participation	100%	New 4-lane divided roadway (Urban)	0.52	2.07	Divided	$ -	$ 2,319,867	$ 974,344	$ 3,294,211	2010	$ 3,933,461
2010	Mykawa Road	Orange Street	Broadway Street	Secondary	Thoroughfare	Participation	100%	Secondary Thoroughfares - To Be Widened	0.49	1.95	Undivided	$ -	$ 1,524,517	$ 640,297	$ 2,164,814	2010	$ 2,584,901
2010	Mykawa Road	Beltway 8	Clear Creek	Secondary	Thoroughfare	Participation	40%	Widen 2-lane to 4-lane undivided roadway (Urban)	0.25	1.00	Undivided	$ -	$ 787,399	$ 330,708	$ 1,118,106	2010	$ 1,335,078

CITY OF PEARLAND
2020 CIP - ROAD MASTER PLAN
Construction Cost Estimating Workbook
Order of Magnitude

PROJECT NUMBER :
SCENARIO :
SERVICE AREA :
SUBAREA:
PROJECT COST: $576,800,555
ESTIMATE DATE: 14-Jul-04

KIRST KOSMOSKI, INC.
Civil/Consulting Engineers
2630 Fountainview, Ste. 318; Hou., Tx. 77057

ENR Construction Cost Index:	Dec-03	6782
ENR Construction Cost Index:	May-04	7065
Construction Cost Adjustment:		4.2%
Number of Years:		0.33

Present Value Factors

Average Inflation Rate:	3.0%
Municipal Bond Rate:	4.0%
Period in Years:	50
Difficulty Factor:	1.00

Program Year	Facility Location			Functional Classification				Scope of Work				Right of Way Cost ($)	Construction Cost ($)	Cost Adjstments	Capital Cost (2004 $'s)	Construction Year	Capital Cost At Construction ($)
	At / Along	From	To	Class	Type	Funding Source	City of Pearland %	Description	Length (miles)	Lane-Miles	Section			Eng., Legal & Admin., CM, Cont.			
2010	Old Airline Road	Clear Creek	Shadow Creek Parkway (FM 2234)	Secondary	Thoroughfare	Road Bonds	100%	Secondary Thoroughfares - To Be Widened	0.43	1.70	Divided	$ -	$ 1,909,758	$ 802,098	$ 2,711,856	2010	$ 3,238,098
2010	Old Airline Road	Shadow Creek Parkway (FM 2234)	Broadway Street	Secondary	Thoroughfare	Participation		Secondary Thoroughfares - To Be Widened	1.51	9.04	Divided	$ -	$ 9,962,490	$ 4,184,246	$ 14,146,735	2010	$ 16,891,942
2010	Palmetto Road	500 Ft W. Gaynor Avenue	Vermont	Secondary	Thoroughfare	Participation	100%	Secondary Thoroughfares - To Be Acquired	0.13	0.53	Divided	$ -	$ 592,335	$ 248,781	$ 841,115	2010	$ 1,004,336
2010	Palmetto Road	Vermont	Woodfin Road	Secondary	Thoroughfare	Participation	100%	Secondary Thoroughfares - To Be Acquired	0.51	2.06	Divided	$ -	$ 2,309,682	$ 970,066	$ 3,279,748	2010	$ 3,916,191
2010	Palmetto Road	Almeda Road	500 Ft W. Gaynor Avenue	Secondary	Thoroughfare	Participation	100%	Secondary Thoroughfares - To Be Widened	0.38	1.52	Divided	$ -	$ 1,705,239	$ 716,201	$ 2,421,440	2010	$ 2,891,326
2010	Pearland Parkway	Dixie Farm Road	Galveston County Line	Major	Thoroughfare	Participation	20%	New 4-lane divided roadway (Urban)	2.43	9.71	Divided	$ 1,076,521	$ 10,678,527	$ 4,484,981	$ 16,240,029	2010	$ 19,391,444
2010	Roy Road	Brookside Road	City Limits	Major	Collector	Participation	100%	Major Collector Streets - To Be Widened	0.19	0.75	Undivided	$ -	$ 589,910	$ 247,762	$ 837,673	2010	$ 1,000,225
2010	Roy Road	City Limits	McHard Road	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Widened	0.32	1.27	Undivided	$ -	$ 991,790	$ 416,552	$ 1,408,341	2010	$ 1,681,633
2010	Roy Road	McHard Road	Hughes Ranch Road	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Widened	0.68	2.71	Undivided	$ -	$ 2,111,517	$ 886,837	$ 2,998,354	2010	$ 3,580,191
2010	Sapphire Bay Drive	Kirby Drive	Clear Lake Loop	Major	Collector	Participation		Major Collector Streets - To Be Acquired	0.19	0.74	Undivided	$ -	$ 582,645	$ 244,711	$ 827,356	2010	$ 987,907
2010	Smith Ranch Road	McHard Road	Hughes Ranch Road	Major	Thoroughfare	Participation	100%	Major Thoroughfares - Proposed Frontage Road	0.71	1.41	Undivided	$ -	$ 1,104,291	$ 463,802	$ 1,568,093	2010	$ 1,872,385
2010	Southfork Drive	Morgan Road	Old Chocolate Bayou Road	Secondary	Thoroughfare	Road Bonds	100%	Complete 2nd Half of 4-Lane Divided Roadway (Urban)	0.57	1.13	Divided	$ -	$ 1,272,325	$ 534,376	$ 1,806,701	2010	$ 2,157,296
2010	Southfork Drive	Old Chocolate Bayou Road (CR 89)	Glenwood Drive	Secondary	Thoroughfare	Road Bonds	100%	New alignment 4-lane divided w/raised median	0.51	2.05	Divided	$ 1,353	$ 2,300,792	$ 966,332	$ 3,268,477	2010	$ 3,902,733
2010	Stone Road	Brookside Road	McHard Road	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Widened	0.42	1.68	Undivided	$ -	$ 1,313,988	$ 551,875	$ 1,865,863	2010	$ 2,227,938
2010	Stone Road	McHard Road	Hughes Ranch Road	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Widened	0.77	3.07	Undivided	$ -	$ 2,390,297	$ 1,003,925	$ 3,394,221	2010	$ 4,052,878
2010	TBN - Industrial Loop	State Highway 35	City Limits	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Acquired	2.08	8.32	Undivided	$ -	$ 6,341,659	$ 2,663,497	$ 9,005,156	2010	$ 10,752,627
2010	TBN Shadow Creek Ranch	Clear Lake Loop		Major	Collector	Participation		Major Collector Streets - To Be Acquired	0.38	1.53	Undivided	$ -	$ 1,197,272	$ 502,854	$ 1,700,127	2010	$ 2,030,040
2010	TBN Shadow Creek Ranch			Major	Collector	Participation		Major Collector Streets - To Be Acquired	0.28	1.14	Undivided	$ -	$ 891,005	$ 374,222	$ 1,265,227	2010	$ 1,510,747
2010	TBN Shadow Creek Ranch			Major	Collector	Participation		Major Collector Streets - To Be Acquired	0.42	1.67	Undivided	$ -	$ 1,309,068	$ 549,809	$ 1,858,877	2010	$ 2,219,596
2010	TBN Shadow Creek Ranch			Secondary	Thoroughfare	Participation		Secondary Thoroughfares - To Be Acquired	0.20	0.79	Divided	$ -	$ 889,055	$ 373,403	$ 1,262,458	2010	$ 1,507,441
2010	West Service Drive 288	Broadway Street	Southfork Drive	Major	Thoroughfare	Road Bonds	100%	Major Thoroughfares - Proposed Frontage Road	0.72	1.45	Undivided	$ -	$ 1,132,732	$ 475,747	$ 1,608,479	2010	$ 1,920,608
2010	Woodfin Road	500 Ft N. of Broadway	Broadway Street	Secondary	Thoroughfare	Participation	100%	Secondary Thoroughfares - To Be Acquired	0.11	0.44	Divided	$ -	$ 497,474	$ 208,939	$ 706,412	2010	$ 843,493
2010	Woodfin Road	Broadway Street	Airline-Fort Bend	Secondary	Thoroughfare	Participation	100%	Secondary Thoroughfares - To Be Acquired	1.03	4.11	Divided	$ -	$ 4,592,926	$ 1,929,029	$ 6,521,956	2010	$ 7,787,556
2010	Woody Road	Brookside Road	City Limits	Major	Collector	Participation	100%	Major Collector Streets - To Be Widened	0.06	0.24	Divided	$ -	$ 269,138	$ 113,038	$ 382,176	2010	$ 456,338
2010	Woody Road	City Limits	McHard Road	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Widened	0.33	1.32	Divided	$ -	$ 1,482,982	$ 622,853	$ 2,105,835	2010	$ 2,514,477
2010	Woody Road	McHard Road	Orange Street	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Widened	0.80	3.22	Divided	$ -	$ 3,598,581	$ 1,511,404	$ 5,109,985	2010	$ 6,101,590
2015	Almeda School Road	Riley Road	Clear Creek	Secondary	Thoroughfare	Participation	100%	Secondary Thoroughfares - To Be Widened	0.59	2.36	Divided	$ -	$ 2,650,278	$ 1,113,117	$ 3,763,395	2015	$ 5,209,419
2015	Almeda School Road	Beltway 8	Riley Road	Secondary	Thoroughfare	Road Bonds	100%	Secondary Thoroughfares - To Be Widened	0.31	1.23	Divided	$ -	$ 1,384,363	$ 581,432	$ 1,965,795	2015	$ 2,721,120
2015	Chocolate-Airline Road	North of Clear Creek	South of Clear Creek	Major	Thoroughfare	Road Bonds	100%	Major Thoroughfares - Proposed Frontage Road	0.15	0.31	Undivided	$ -	$ 242,129	$ 101,694	$ 343,823	2015	$ 475,932
2015	Garden Road	Hughes Ranch Road	Broadway Street	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Widened	0.70	2.82	Undivided	$ -	$ 2,194,666	$ 921,760	$ 3,116,426	2015	$ 4,313,862
2015	Hatfield Road	Orange Street	Broadway Street	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Widened	0.71	2.83	Undivided	$ -	$ 2,204,168	$ 925,751	$ 3,129,919	2015	$ 4,332,540
2015	Industrial Drive	State Highway 35	2200 Ft E. of SH 35	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Widened	0.41	1.65	Undivided	$ -	$ 1,287,907	$ 540,921	$ 1,828,827	2015	$ 2,531,525
2015	Max Road	Hughes Ranch Road	2600 Ft S. of Hughes Ranch	Major	Thoroughfare	Road Bonds	100%	Major Thoroughfares - To Be Widened	0.49	1.95	Divided	$ -	$ 2,189,500	$ 919,590	$ 3,109,090	2015	$ 4,303,708
2015	Old Alvin Road	Orange Street	Broadway Street	Major	Collector	Road Bonds	100%	Major Collector Streets - Sufficient Width	0.51	2.04	Undivided	$ -	$ 1,592,712	$ 668,939	$ 2,261,651	2015	$ 3,130,654

CITY OF PEARLAND
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Construction Cost Estimating Workbook
Order of Magnitude

PROJECT NUMBER :
SCENARIO :
SERVICE AREA :
SUBAREA:
PROJECT COST: $576,800,555
ESTIMATE DATE: 14-Jul-04

KIRST KOSMOSKI, INC.
Civil/Consulting Engineers
2630 Fountainview, Ste. 318; Hou., Tx. 77057

ENR Construction Cost Index:	Dec-03	6782
ENR Construction Cost Index:	May-04	7065
Construction Cost Adjustment:		4.2%
Number of Years:		0.33
Present Value Factors		
Average Inflation Rate:		3.0%
Municipal Bond Rate:		4.0%
Period in Years:		50
Difficulty Factor:		1.00

Program Year	Facility Location			Functional Classification				Scope of Work				Right of Way Cost ($)	Construction Cost ($)	Cost Adjstments	Capital Cost (2004 $'s)	Construction Year	Capital Cost At Construction ($)
	At / Along	From	To	Class	Type	Funding Source	City of Pearland %	Description	Length (miles)	Lane-Miles	Section			Eng., Legal & Admin., CM, Cont.			
2015	Old Alvin Road	Walnut Street	Hampshire	Major	Collector	Road Bonds	100%	Major Collector Streets - Sufficient Width	0.30	1.21	Undivided	$ -	$ 945,220	$ 396,992	$ 1,342,212	2015	$ 1,857,935
2015	Old Alvin Road	McHard Road	Halik Road	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Widened	0.36	1.45	Undivided	$ -	$ 1,130,433	$ 474,782	$ 1,605,215	2015	$ 2,221,993
2015	Old Alvin Road	Hampshire	State Highway 35	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Widened	0.55	2.20	Undivided	$ -	$ 1,712,818	$ 719,384	$ 2,432,202	2015	$ 3,366,737
2015	Old Alvin Road	Halik Road	Orange Street	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Widened	0.55	2.19	Undivided	$ -	$ 1,707,912	$ 717,323	$ 2,425,234	2015	$ 3,357,092
2015	Old Alvin Road	Knapp Road	McHard Road	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Widened	0.60	2.39	Undivided	$ -	$ 1,861,322	$ 781,755	$ 2,643,077	2015	$ 3,658,637
2015	Orange Street	Woody Road	Mykawa Road	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Widened	0.52	2.06	Undivided	$ -	$ 1,608,875	$ 675,727	$ 2,284,602	2015	$ 3,162,424
2015	Riley Road	Chris Road	State Highway 288	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Acquired	0.55	2.22	Undivided	$ -	$ 1,727,895	$ 725,716	$ 2,453,611	2015	$ 3,396,371
2015	Riley Road	Almeda Road	Old Airline Road	Major	Collector	Participation	100%	Major Collector Streets - To Be Widened	0.66	2.65	Undivided	$ -	$ 2,066,539	$ 867,946	$ 2,934,485	2015	$ 4,062,013
2015	Riley Road	Airline Road	Woods Road	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Widened	1.00	4.01	Undivided	$ -	$ 3,104,367	$ 1,303,834	$ 4,408,201	2015	$ 6,101,982
2015	Roy Road	Hughes Ranch Road	Broadway Street	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Widened	0.81	3.23	Undivided	$ -	$ 2,507,128	$ 1,052,994	$ 3,560,121	2015	$ 4,928,040
2015	Smith Ranch Road	North of Clear Creek	South of Clear Creek	Major	Thoroughfare	Road Bonds	100%	Major Thoroughfares - Proposed Frontage Road	0.16	0.32	Undivided	$ -	$ 255,128	$ 107,154	$ 362,281	2015	$ 501,482
2015	State Highway 35	Broadway Street	City Limits	Major	Thoroughfare	Participation		Major Thoroughfares - Sufficient Width	4.87	34.12	Undivided	$ -	$ 23,439,131	$ 9,844,435	$ 33,283,567	2015	$ 46,072,240
2015	Walnut Street	Galveston Avenue	Old Alvin Road	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Widened	0.26	1.03	Undivided	$ -	$ 808,173	$ 339,433	$ 1,147,605	2015	$ 1,588,554
2015	Walnut Street	South Grand Blvd	Galveston Avenue	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Widened	0.13	0.52	Undivided	$ -	$ 409,703	$ 172,075	$ 581,779	2015	$ 805,318
2015	Walnut Street	State Highway 35	South Grand Blvd	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Widened	0.12	0.49	Undivided	$ -	$ 384,527	$ 161,501	$ 546,028	2015	$ 755,831
2015	Walnut Street	Old Alvin Road	Broadway Street	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Widened	0.20	0.81	Undivided	$ -	$ 637,294	$ 267,663	$ 904,957	2015	$ 1,252,672
2015	Woody Road	Orange Street	Broadway Street	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Widened	0.64	2.58	Divided	$ -	$ 2,889,681	$ 1,213,666	$ 4,103,347	2015	$ 5,679,992
2020	Airline Road	Airline-Fort Bend (CR 59)	State Highway 6	Major	Thoroughfare	Participation	50%	Major Thoroughfares - To Be Widened	3.67	22.05	Divided	$ -	$ 23,454,944	$ 9,851,077	$ 33,306,021	2020	$ 53,446,386
2020	Amie Lane	Harkey Road	Veterans Drive	Major	Collector	Participation	100%	Major Collector Streets - To Be Acquired	1.00	4.00	Undivided	$ -	$ 3,101,050	$ 1,302,441	$ 4,403,491	2020	$ 7,066,310
2020	Bailey Road	Airline Road	State Highway 288	Major	Thoroughfare	Participation	50%	Major Thoroughfares - To Be Acquired	1.78	7.12	Divided	$ -	$ 7,880,151	$ 3,309,664	$ 11,189,815	2020	$ 17,956,368
2020	Broadway Street	Southwyck Blvd	Manvel Road	Major	Thoroughfare	Participation		Major Thoroughfares - To Be Widened	2.25	13.48	Undivided	$ -	$ 10,074,092	$ 4,231,119	$ 14,305,211	2020	$ 22,955,663
2020	Broadway Street	State Highway 288	Southwyck Blvd	Major	Thoroughfare	Participation		Major Thoroughfares - To Be Widened	1.16	6.96	Undivided	$ -	$ 5,329,747	$ 2,238,494	$ 7,568,241	2020	$ 12,144,806
2020	Broadway Street	Max Road	State Highway 35	Major	Thoroughfare	Participation		Major Thoroughfares - To Be Widened	2.78	16.70	Undivided	$ -	$ 12,320,349	$ 5,174,547	$ 17,494,895	2020	$ 28,074,171
2020	Broadway Street	State Highway 35	Galveston County Line	Major	Thoroughfare	Participation		Major Thoroughfares - To Be Widened	4.40	26.43	Undivided	$ -	$ 18,746,688	$ 7,873,609	$ 26,620,297	2020	$ 42,717,761
2020	Chocolate Bayou Road	Southfork Drive	Bailey Road	Secondary	Thoroughfare	Participation	100%	Secondary Thoroughfares - To Be Widened	0.83	3.33	Divided	$ -	$ 3,725,883	$ 1,564,871	$ 5,290,754	2020	$ 8,490,108
2020	CR 58	2000 Ft W. of Woodfin Road	Airline Road (CR 48)	Major	Thoroughfare	Participation	100%	Major Thoroughfares - To Be Widened	0.91	3.64	Divided	$ -	$ 4,063,731	$ 1,706,767	$ 5,770,498	2020	$ 9,259,955
2020	CR 58	Airline Road (CR 48)	State Highway 288	Major	Thoroughfare	Participation	100%	Major Thoroughfares - To Be Widened	1.72	6.87	Divided	$ -	$ 7,616,877	$ 3,199,088	$ 10,815,966	2020	$ 17,356,450
2020	CR 58	Fort Bend County Line	Woodfin Road	Major	Thoroughfare	Participation		Major Thoroughfares - To Be Widened	0.35	1.42	Divided	$ -	$ 1,594,116	$ 669,529	$ 2,263,644	2020	$ 3,632,484
2020	CR 58	Woodfin Road	2000 Ft W. of Woodfin Road	Major	Thoroughfare	Participation		Major Thoroughfares - To Be Widened	0.39	1.55	Divided	$ -	$ 1,739,767	$ 730,702	$ 2,470,469	2020	$ 3,964,378
2020	Dixie Farm Road	City Limits	State Highway 35	Major	Thoroughfare	Road Bonds	100%	Major Thoroughfares - To Be Acquired	0.87	3.49	Divided	$ -	$ 3,906,924	$ 1,640,908	$ 5,547,832	2020	$ 8,902,641
2020	Dixie Farm Road	State Highway 288	Chocolate Bayou Road	Major	Thoroughfare	Road Bonds	100%	Major Thoroughfares - To Be Acquired	2.66	10.63	Divided	$ -	$ 11,659,217	$ 4,896,871	$ 16,556,088	2020	$ 26,567,661
2020	Harkey Road	Broadway Street	Fite Road	Secondary	Thoroughfare	Road Bonds	100%	Secondary Thoroughfares - To Be Widened	0.50	1.99	Divided	$ -	$ 2,236,660	$ 939,397	$ 3,176,057	2020	$ 5,096,639
2020	Harkey Road	Fite Road	Magnolia Street	Secondary	Thoroughfare	Road Bonds	100%	Secondary Thoroughfares - To Be Widened	0.47	1.89	Divided	$ -	$ 2,126,311	$ 893,051	$ 3,019,362	2020	$ 4,845,190
2020	Harkey Road	Magnolia Street	Bailey Road	Secondary	Thoroughfare	Road Bonds	100%	Secondary Thoroughfares - To Be Widened	1.02	4.07	Divided	$ -	$ 4,547,635	$ 1,910,007	$ 6,457,641	2020	$ 10,362,618

CITY OF PEARLAND
2020 CIP - ROAD MASTER PLAN
Construction Cost Estimating Workbook
Order of Magnitude

PROJECT NUMBER :
SCENARIO :
SERVICE AREA :
SUBAREA:
PROJECT COST: $576,800,555
ESTIMATE DATE: 14-Jul-04

KIRST KOSMOSKI, INC.
Civil/Consulting Engineers
2630 Fountainview, Ste. 318; Hou., Tx. 77057

ENR Construction Cost Index:	Dec-03	6782
ENR Construction Cost Index:	May-04	7065
Construction Cost Adjustment:		4.2%
Number of Years:		0.33
Present Value Factors		
Average Inflation Rate:		3.0%
Municipal Bond Rate:		4.0%
Period in Years:		50
Difficulty Factor:		1.00

Program Year	Facility Location			Functional Classification				Scope of Work				Right of Way Cost ($)	Construction Cost ($)	Cost Adjstments	Capital Cost (2004 $'s)	Construction Year	Capital Cost At Construction ($)
	At / Along	From	To	Class	Type	Funding Source	City of Pearland %	Description	Length (miles)	Lane-Miles	Section			Eng., Legal & Admin., CM, Cont.			
2020	Harkey Road	McKeever Road	Hastings Cannon Road	Secondary	Thoroughfare	Participation	100%	Secondary Thoroughfares - To Be Widened	1.00	3.99	Divided	$ -	$ 4,456,477	$ 1,871,720	$ 6,328,197	2020	$ 10,154,899
2020	Harkey Road	Bailey Road	McKeever Road	Secondary	Thoroughfare	Participation	100%	Secondary Thoroughfares - To Be Widened	1.00	4.01	Divided	$ -	$ 4,473,488	$ 1,878,865	$ 6,352,353	2020	$ 10,193,662
2020	Hastings Cannon Road	State Highway 35	City Limits	Major	Thoroughfare	Participation	100%	Major Thoroughfares - To Be Acquired	0.68	2.72	Divided	$ -	$ 3,045,672	$ 1,279,182	$ 4,324,855	2020	$ 6,940,122
2020	Hastings Cannon Road	CR 285	Pearland Parkway	Major	Thoroughfare	Participation	100%	Major Thoroughfares - To Be Widened	1.20	4.79	Divided	$ -	$ 5,336,781	$ 2,241,448	$ 7,578,228	2020	$ 12,160,832
2020	Hastings Cannon Road	1000 Ft E. of Harkey Road	Harkey Road	Major	Thoroughfare	Participation	50%	Major Thoroughfares - To Be Widened	0.16	0.63	Divided	$ -	$ 712,388	$ 299,203	$ 1,011,591	2020	$ 1,623,307
2020	Hastings Cannon Road	Harkey Road	Veterans Drive	Major	Thoroughfare	Participation	50%	Major Thoroughfares - To Be Widened	1.50	5.98	Divided	$ -	$ 6,645,260	$ 2,791,009	$ 9,436,269	2020	$ 15,142,441
2020	Hastings Cannon Road	Pearland Sites Road	State Highway 35	Major	Thoroughfare	Participation	50%	Major Thoroughfares - To Be Widened	2.49	9.96	Divided	$ -	$ 10,944,025	$ 4,596,491	$ 15,540,516	2020	$ 24,937,965
2020	Hastings Fields Road	CR 285	CR 430	Major	Collector	Participation	100%	Major Collector Streets - To Be Acquired	0.12	0.50	Undivided	$ -	$ 391,719	$ 164,522	$ 556,240	2020	$ 892,603
2020	Hastings Fields Road	State Highway 35	Pearland Parkway	Major	Collector	Participation	100%	Major Collector Streets - To Be Acquired	0.76	3.02	Undivided	$ -	$ 2,349,045	$ 986,599	$ 3,335,644	2020	$ 5,352,730
2020	Hastings Fields Road	3800 Ft W. of SH 35	State Highway 35	Major	Collector	Participation	100%	Major Collector Streets - To Be Widened	0.72	2.88	Undivided	$ -	$ 2,240,045	$ 940,819	$ 3,180,864	2020	$ 5,104,353
2020	Industrial Drive	2200 Ft E. of SH 35	Pearland Parkway	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Acquired	0.27	1.06	Undivided	$ -	$ 831,221	$ 349,113	$ 1,180,334	2020	$ 1,894,089
2020	Kincaid Road	Woodfin Road	Airline Road	Major	Thoroughfare	Participation	100%	Major Thoroughfares - To Be Acquired	1.01	4.05	Divided	$ -	$ 4,517,736	$ 1,897,449	$ 6,415,185	2020	$ 10,294,489
2020	Kincaid Road	Almeda Road	Woodfin Road	Major	Thoroughfare	Participation	100%	Major Thoroughfares - To Be Acquired	1.25	5.00	Divided	$ -	$ 5,572,903	$ 2,340,619	$ 7,913,522	2020	$ 12,698,880
2020	Kirby Drive	Airline-Fort Bend	1000' S. Airline-Fort Bend	Secondary	Thoroughfare	Road Bonds	100%	Secondary Thoroughfares - To Be Acquired	0.18	0.73	Divided	$ -	$ 826,853	$ 347,278	$ 1,174,132	2020	$ 1,884,137
2020	Manvel Road	Broadway Street	Fite Road	Major	Thoroughfare	Participation	50%	Major Thoroughfares - To Be Widened	0.50	2.00	Divided	$ -	$ 2,248,333	$ 944,300	$ 3,192,633	2020	$ 5,123,238
2020	Manvel Road	Fite Road	Southfork Drive	Major	Thoroughfare	Participation	50%	Major Thoroughfares - To Be Widened	0.70	2.80	Divided	$ -	$ 3,131,754	$ 1,315,337	$ 4,447,090	2020	$ 7,136,275
2020	Manvel Road	Southfork Drive	Bailey Road	Major	Thoroughfare	Participation	50%	Major Thoroughfares - To Be Widened	0.80	3.18	Divided	$ -	$ 3,559,381	$ 1,494,940	$ 5,054,321	2020	$ 8,110,702
2020	Massey Ranch Road	Old Chocolate Bayou Road	Masters Road	Major	Thoroughfare	Participation	100%	Major Thoroughfares - To Be Acquired	0.97	3.88	Divided	$ -	$ 4,333,571	$ 1,820,100	$ 6,153,671	2020	$ 9,874,835
2020	Masters Road	Bailey Road	McKeever Road	Major	Thoroughfare	Participation		Major Thoroughfares - To Be Widened	1.00	4.00	Divided	$ -	$ 4,467,124	$ 1,876,192	$ 6,343,315	2020	$ 10,179,159
2020	Masters Road	McKeever Road (Massey Ranch Road)	1000 Ft S. of Massey Ranch Road	Major	Thoroughfare	Participation		Major Thoroughfares - To Be Widened	0.20	0.79	Divided	$ -	$ 893,530	$ 375,283	$ 1,268,813	2020	$ 2,036,072
2020	McKeever Road	Veterans Drive	City Limits	Major	Thoroughfare	Participation	100%	Major Thoroughfares - To Be Widened	0.97	3.87	Divided	$ -	$ 4,326,822	$ 1,817,265	$ 6,144,087	2020	$ 9,859,456
2020	McKeever Road	Harkey Road	Veterans Drive	Major	Thoroughfare	Participation	100%	Major Thoroughfares - To Be Widened	1.50	5.99	Divided	$ -	$ 6,651,477	$ 2,793,621	$ 9,445,098	2020	$ 15,156,609
2020	McKeever Road	Manvel Road	Harkey Road	Major	Thoroughfare	Participation	100%	Major Thoroughfares - To Be Widened	1.00	3.98	Divided	$ -	$ 4,447,689	$ 1,868,029	$ 6,315,718	2020	$ 10,134,874
2020	McLean Road	Bailey Road	Veterans Drive	Major	Collector	Participation	100%	Major Collector Streets - To Be Widened	1.00	4.00	Divided	$ -	$ 4,465,321	$ 1,875,435	$ 6,340,755	2020	$ 10,175,051
2020	Northfork Drive	Foxden Drive	Manvel Road	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Acquired	0.46	1.85	Undivided	$ -	$ 1,447,208	$ 607,827	$ 2,055,035	2020	$ 3,297,729
2020	Old Chocolate Bayou Road	Bailey Road	McKeever Road	Secondary	Thoroughfare	Participation	50%	Secondary Thoroughfares - To Be Widened	1.00	3.99	Divided	$ -	$ 4,459,874	$ 1,873,147	$ 6,333,021	2020	$ 10,162,640
2020	Pearland Sites Road	Hastings Cannon Road	2000 Ft S. of Hasting Cannon	Secondary	Thoroughfare	Road Bonds		Secondary Thoroughfares - To Be Widened	0.38	1.51	Divided	$ -	$ 1,698,953	$ 713,560	$ 2,412,514	2020	$ 3,871,377
2020	Post Road	Almeda Road	ETJ Limits	Major	Thoroughfare	Participation	100%	Major Thoroughfares - To Be Acquired	0.51	2.05	Divided	$ -	$ 2,298,548	$ 965,390	$ 3,263,939	2020	$ 5,237,664
2020	Post Road	ETJ Limits	ETJ Limits	Major	Thoroughfare	Participation	100%	Major Thoroughfares - To Be Widened	0.48	1.91	Divided	$ -	$ 2,139,498	$ 898,589	$ 3,038,088	2020	$ 4,875,239
2020	Riley Road	Woods Road	Chris Road	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Widened	0.25	1.00	Undivided	$ -	$ 787,379	$ 330,699	$ 1,118,078	2020	$ 1,794,187
2020	Shadow Creek Parkway	Brazoria/Fort Bend County Line	State Highway 288	Major	Thoroughfare	Participation		Widen 2-lane to 4-lane divided roadway (Urban)	2.76	16.56	Divided	$ -	$ 17,888,022	$ 7,512,969	$ 25,400,991	2020	$ 40,761,133
2020	State Highway 6	Almeda Road	State Highway 288	Major	Thoroughfare	Participation		Major Thoroughfares - Sufficient Width	3.96	31.67	Undivided	$ -	$ 21,982,678	$ 9,232,725	$ 31,215,402	2020	$ 50,091,557
2020	State Highway 6	State Highway 288	1600 Ft W. of SH 288	Major	Thoroughfare	Participation		Major Thoroughfares - Sufficient Width	0.30	2.40	Undivided	$ -	$ 1,870,875	$ 785,767	$ 2,656,642	2020	$ 4,263,130
2020	TBN - Industrial Loop	City Limits	South Hastings Fields Rd	Major	Collector	Participation	100%	Major Collector Streets - To Be Acquired	1.00	4.00	Undivided	$ -	$ 3,098,154	$ 1,301,225	$ 4,399,379	2020	$ 7,059,712

CITY OF PEARLAND
2020 CIP - ROAD MASTER PLAN
Construction Cost Estimating Workbook
Order of Magnitude

PROJECT NUMBER :
SCENARIO :
SERVICE AREA :
SUBAREA:
PROJECT COST: $576,800,555
ESTIMATE DATE: 14-Jul-04

KIRST KOSMOSKI, INC.
Civil/Consulting Engineers
2630 Fountainview, Ste. 318; Hou., Tx. 77057

ENR Construction Cost Index:	Dec-03	6782
ENR Construction Cost Index:	May-04	7065
Construction Cost Adjustment:		4.2%
Number of Years:		0.33

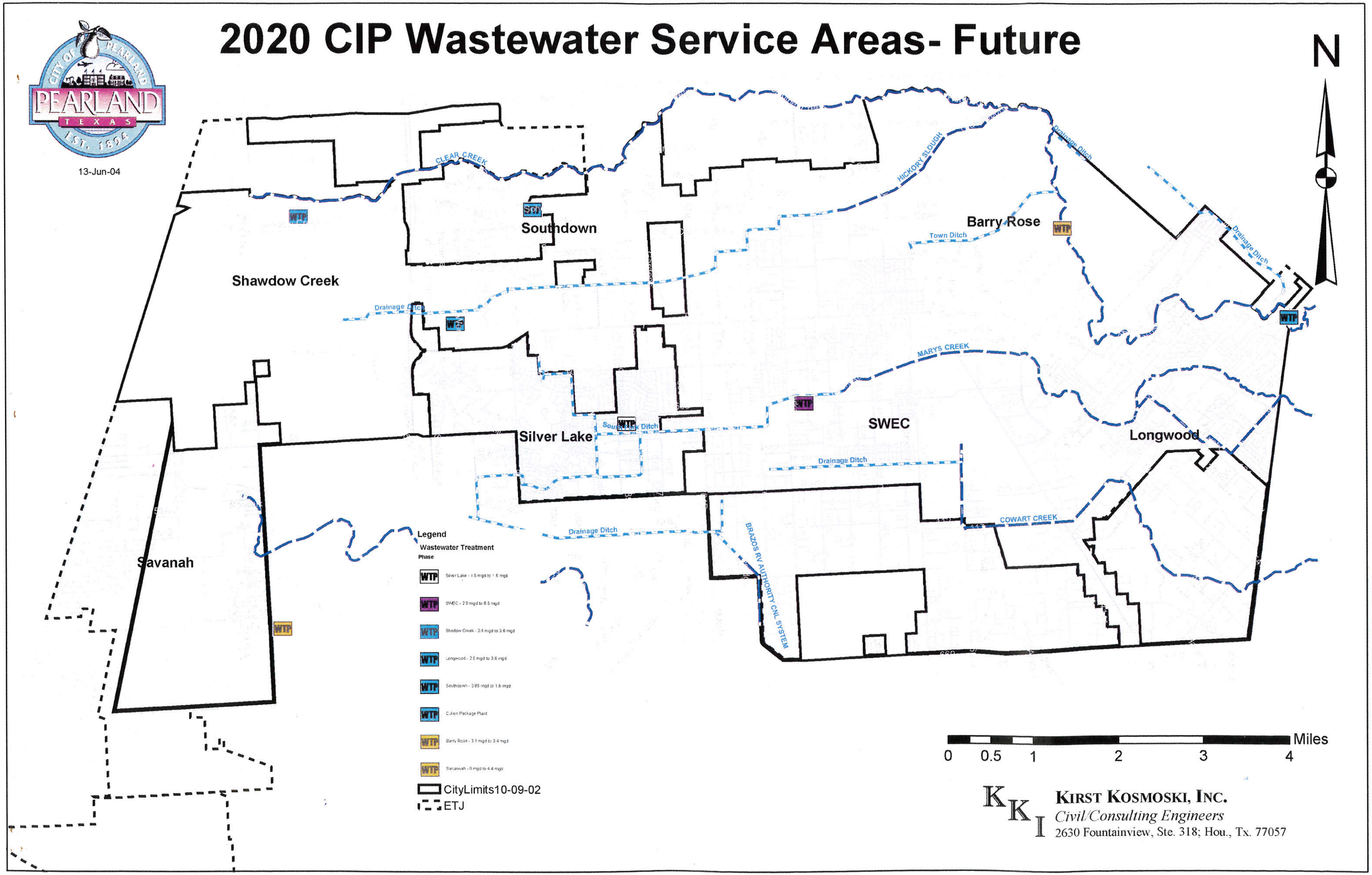
Present Value Factors

Average Inflation Rate:	3.0%
Municipal Bond Rate:	4.0%
Period in Years:	50
Difficulty Factor:	1.00

Program Year	Facility Location			Functional Classification				Scope of Work				Right of Way Cost ($)	Construction Cost ($)	Cost Adjstments	Capital Cost (2004 $'s)	Construction Year	Capital Cost At Construction ($)
	At / Along	From	To	Class	Type	Funding Source	City of Pearland %	Description	Length (miles)	Lane-Miles	Section			Eng., Legal & Admin., CM, Cont.			
2020	Veterans Drive	City Limits	Massey Ranch Road	Secondary	Thoroughfare	Participation	100%	Secondary Thoroughfares - To Be Widened	0.56	2.26	Divided	$ -	$ 2,531,590	$ 1,063,268	$ 3,594,858	2020	$ 5,768,691
2020	Veterans Drive	Bailey Road	City Limits	Secondary	Thoroughfare	Participation	100%	Secondary Thoroughfares - To Be Widened	0.43	1.74	Divided	$ -	$ 1,953,570	$ 820,499	$ 2,774,069	2020	$ 4,451,566
2020	Veterans Drive	Massey Ranch Road	Hastings Cannon Road	Secondary	Thoroughfare	Participation	100%	Secondary Thoroughfares - To Be Widened	1.00	4.01	Divided	$ -	$ 4,475,015	$ 1,879,506	$ 6,354,521	2020	$ 10,197,141
2020	Wells Drive	McKeever Road	Hastings Cannon Road	Major	Collector	Participation	100%	Major Collector Streets - To Be Acquired	0.96	3.85	Undivided	$ -	$ 2,985,732	$ 1,254,008	$ 4,239,740	2020	$ 6,803,538
2020	Wells Drive	City Limits	McKeever Road	Major	Collector	Participation	100%	Major Collector Streets - To Be Acquired	0.60	2.42	Undivided	$ -	$ 1,883,824	$ 791,206	$ 2,675,031	2020	$ 4,292,639
2020	Wells Drive	Bailey Road	City Limits	Major	Collector	Road Bonds	100%	Major Collector Streets - To Be Acquired	0.54	2.14	Undivided	$ -	$ 1,673,558	$ 702,894	$ 2,376,453	2020	$ 3,813,509
2020	Williams Street	McLean Road	Veterans Drive	Major	Collector	Participation	100%	Major Collector Streets - To Be Widened	0.50	1.99	Undivided	$ -	$ 1,556,067	$ 653,548	$ 2,209,616	2020	$ 3,545,785
2020	Woodfin Road	Post Road	State Highway 6	Secondary	Thoroughfare	Participation		Secondary Thoroughfares - To Be Acquired	0.98	3.93	Divided	$ -	$ 4,384,713	$ 1,841,579	$ 6,226,292	2020	$ 9,991,371
2020	Woodfin Road	Kincaid Road	Airline Road	Secondary	Thoroughfare	Participation		Secondary Thoroughfares - To Be Acquired	1.09	4.34	Divided	$ -	$ 4,844,485	$ 2,034,684	$ 6,879,169	2020	$ 11,039,046
2020	Woodfin Road	Airline-Fort Bend	Kincaid Road	Secondary	Thoroughfare	Participation	100%	Secondary Thoroughfares - To Be Widened	1.00	3.98	Divided	$ -	$ 4,447,228	$ 1,867,836	$ 6,315,063	2020	$ 10,133,823
2020	Yost Blvd	City Limits	Sleepy Hollow Drive	Secondary	Thoroughfare	Participation	100%	Secondary Thoroughfares - To Be Acquired	0.93	3.72	Divided	$ -	$ 4,159,221	$ 1,746,873	$ 5,906,093	2020	$ 9,477,546
								TOTAL:	138.99	607.15		$ 2,326,214	$ 576,800,555	$ 242,256,233	$ 821,383,002		$ 1,142,567,573
								2000	17.59	62.85		$ 46,402	$ 69,811,234	$ 29,320,718	$ 99,178,354		$ 88,118,683
								2005	3.49	13.96		$ 595,483	$ 15,487,475	$ 6,504,739	$ 22,587,697		$ 23,265,328
								2010	34.32	130.91		$ 1,684,330	$ 123,001,030	$ 51,660,433	$ 176,345,792		$ 210,566,098
								2015	16.17	78.66		$ -	$ 60,941,868	$ 25,595,584	$ 86,537,452		$ 119,788,072
								2020	67.42	320.78		$ -	$ 307,558,948	$ 129,174,758	$ 436,733,707		$ 700,829,391

2020 CIP Wastewater Service Areas- Future

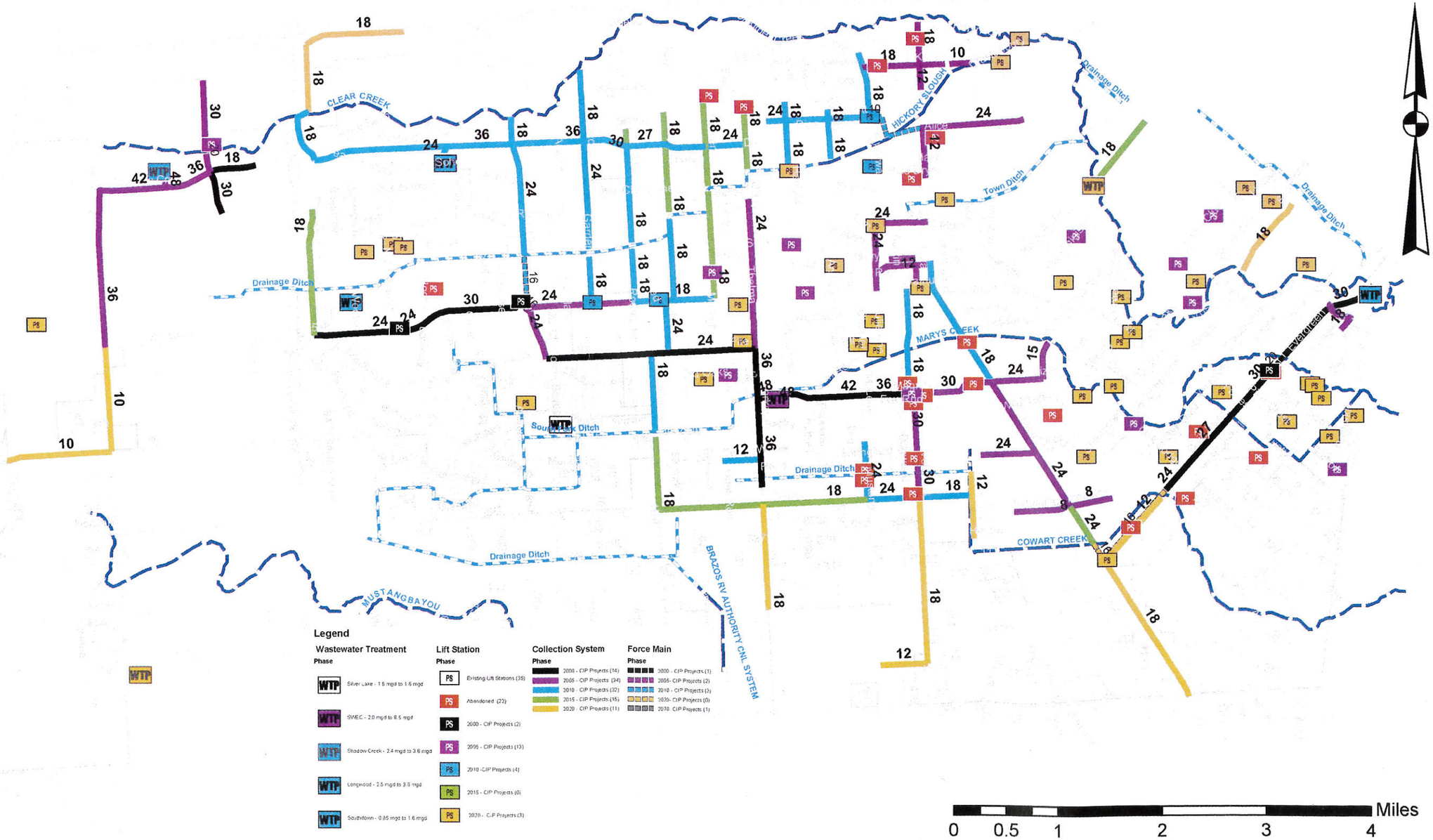
13-Jun-04



KIRST KOSMOSKI, INC.
Civil/Consulting Engineers
2630 Fountainview, Ste. 318; Hou., Tx. 77057

2020 CIP Wastewater Master Plan - Future

13-Jun-04



TOTAL CAPITAL COST = $225.1M

KIRST KOSMOSKI, INC.
Civil/Consulting Engineers
2630 Fountainview, Ste. 318; Hou., Tx. 77057

CITY OF PEARLAND
2020 - CIP WASTEWATER MASTER PLAN
Construction Cost Estimating Workbook
Order of Magnitude

PROJECT NUMBER :
SCENARIO :
SERVICE AREA :
Subbasin :
PROJECT COST:
ESTIMATE DATE: 13-Jun-04

KIRST KOSMOSKI, INC.
Civil/Consulting Engineers
2630 Fountainview, Ste. 318; Hou., Tx. 77057

Construction Costs Adjustment

ENR Construction Cost Index:	Dec-03	6782
ENR Construction Cost Index:	May-04	7065
Construction Cost Adjustment:		0.0%
Number of Years:		0.33

Present Value Factors

Average Inflation Rate:	3.0%
Municipal Bond Rate:	4.0%
Period in Years:	25
Difficulty Factor:	1.00

Program Year	Facility Location: At/Along	Facility Location: From	Facility Location: To	Funding / Category	Facility Description	Diameter (inches)	Length (feet)	Construction Cost ($)	Engineering and Related Costs ($)	Capital Cost (2004 $'s)	Construction Year	Capital Cost At Construction ($)
Treatment Plants												
2005	SWEC 1			Impact Fee	WWTP			$ 8,748,301	$ 4,024,219	$ 13,064,929	2005	$ 13,456,877
2010	Cullen Package Unit			Impact Fee	WWTP			$ 4,023,114	$ 1,850,633	$ 6,054,376	2010	$ 7,229,241
2010	Longwood 1			Impact Fee	WWTP			$ 6,291,974	$ 2,894,308	$ 9,424,640	2010	$ 11,253,513
2010	Shadow Creek 1			Impact Fee	WWTP			$ 6,291,974	$ 2,894,308	$ 9,424,640	2010	$ 11,253,513
2010	SWEC 2			Impact Fee	WWTP			$ 8,748,301	$ 4,024,219	$ 13,064,929	2010	$ 15,600,209
2015	South Down 1			Bond Funds	WWTP			$ 3,576,635	$ 1,645,252	$ 5,389,809	2015	$ 7,460,756
2020	Savannah 1			Bond Funds	WWTP			$ 14,549,727	$ 6,692,874	$ 21,643,463	2020	$ 34,731,405
2020	SWEC 3			Impact Fee	WWTP			$ 8,748,301	$ 4,024,219	$ 13,064,929	2020	$ 20,965,376
							Treatment Plant Subtotal:	**$ 60,978,327**	**$ 28,050,030**	**$ 91,131,716**		**$ 121,950,891**
Lift Stations												
2000	LS38 - Oakbrook			Bond Funds	New Lift Station			$ 194,823	$ 89,618	$ 375,917	2000	$ 333,997
2000	LS70 - Broadway Street and Yorkshire			Bond Funds	New Lift Station			$ 300,129	$ 138,059	$ 529,665	2000	$ 470,600
2000	LS71 - Cullen			Bond Funds	New Lift Station			$ 467,369	$ 214,990	$ 773,834	2000	$ 687,542
2000	LS72 - Dixie Farm Road	300' S. of Broadway Street		Bond Funds	New Lift Station			$ 803,258	$ 369,499	$ 1,294,725	2000	$ 1,150,346
2005	LS13 - Hatfield #1			Bond Funds	New Lift Station			$ 215,223	$ 99,002	$ 405,701	2005	$ 417,872
2005	LS14 - Hatfield #2			Bond Funds	New Lift Station			$ 173,560	$ 79,838	$ 344,873	2005	$ 355,220
2005	LS18 - Garden Rd			Bond Funds	New Lift Station			$ 151,126	$ 69,518	$ 312,120	2005	$ 321,484
2005	LS22 - West Oaks II			Bond Funds	New Lift Station			$ 151,126	$ 69,518	$ 312,120	2005	$ 321,484
2005	LS27 - Mary's Creek			Bond Funds	New Lift Station			$ 133,191	$ 61,268	$ 285,935	2005	$ 294,513
2005	LS30 - Green Tee I			Bond Funds	New Lift Station			$ 215,223	$ 99,002	$ 405,701	2005	$ 417,872
2005	LS34 - Green Tee V			Bond Funds	New Lift Station			$ 300,129	$ 138,059	$ 529,665	2005	$ 545,555
2005	LS35 - Green Tee VII			Bond Funds	New Lift Station			$ 300,129	$ 138,059	$ 529,665	2005	$ 545,555
2005	LS42 - Sunset Meadows			Bond Funds	New Lift Station			$ 139,303	$ 64,080	$ 294,859	2005	$ 303,705
2005	LS47 - Tower Bridge			Bond Funds	New Lift Station			$ 126,914	$ 58,381	$ 276,771	2005	$ 285,074
2005	LS73 - Veterans			Impact Fee	New Lift Station			$ 931,193	$ 428,349	$ 1,481,510	2005	$ 1,525,955
2005	LS79 - Kirby			Bond Funds	New Lift Station			$ 619,195	$ 284,830	$ 1,025,992	2005	$ 1,056,772
2010	LS09 - Scott and Mykawa			Bond Funds	New Lift Station			$ 244,593	$ 112,513	$ 448,582	2010	$ 535,630
2010	LS10 - Shank and Mykawa			Bond Funds	New Lift Station			$ 139,303	$ 64,080	$ 294,859	2010	$ 352,077
2010	LS53 - Albertson's			Bond Funds	New Lift Station			$ 582,253	$ 267,836	$ 972,057	2010	$ 1,160,687
2010	LS58 - Westgate			Bond Funds	New Lift Station			$ 427,403	$ 196,605	$ 715,484	2010	$ 854,325
2020	LS01 - Walnut			Bond Funds	Lift Station Retirement			$ 286,634	$ 131,851	$ 418,485	2020	$ 671,546
2020	LS02 - Super K-Mart			Bond Funds	Lift Station Retirement			$ 45,006	$ 20,703	$ 65,708	2020	$ 105,442
2020	LS05 - Twin Creek			Bond Funds	Lift Station Retirement			$ 190,532	$ 87,645	$ 278,177	2020	$ 446,393
2020	LS11 - Orange and Mykawa			Bond Funds	Lift Station Retirement			$ 49,528	$ 22,783	$ 72,311	2020	$ 116,038
2020	LS12 - Woody			Bond Funds	Lift Station Retirement			$ 35,620	$ 16,385	$ 52,005	2020	$ 83,453
2020	LS16 - West Oaks			Bond Funds	Lift Station Retirement			$ 35,620	$ 16,385	$ 52,005	2020	$ 83,453
2020	LS17 - Willowwick Section 2			Bond Funds	Lift Station Retirement			$ 21,367	$ 9,829	$ 31,196	2020	$ 50,060
2020	LS25 - Independence Park			Bond Funds	Lift Station Retirement			$ 32,696	$ 15,040	$ 47,736	2020	$ 76,602
2020	LS26 - Parkview			Bond Funds	Lift Station Retirement			$ 25,617	$ 11,784	$ 37,401	2020	$ 60,017
2020	LS28 - Liberty			Bond Funds	Lift Station Retirement			$ 53,079	$ 24,416	$ 77,495	2020	$ 124,357
2020	LS29 - Pirates Alley			Bond Funds	Lift Station Retirement			$ 59,165	$ 27,216	$ 86,382	2020	$ 138,617

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KIRST KOSMOSKI, INC.
Civil/Consulting Engineers
2630 Fountainview, Ste. 318; Hou., Tx. 77057

Construction Costs Adjustment

ENR Construction Cost Index:	Dec-03	6782
ENR Construction Cost Index:	May-04	7065
Construction Cost Adjustment:		0.0%
Number of Years:		0.33

Present Value Factors

Average Inflation Rate:	3.0%
Municipal Bond Rate:	4.0%
Period in Years:	25
Difficulty Factor:	1.00

Program Year	Facility Location: At/Along	Facility Location: From	Facility Location: To	Funding / Category	Facility Description	Diameter (inches)	Length (feet)	Construction Cost ($)	Engineering and Related Costs ($)	Capital Cost (2004 $'s)	Construction Year	Capital Cost At Construction ($)
2020	LS31 -			Bond Funds	Lift Station Retirement			$ 33,459	$ 15,391	$ 48,851	2020	$ 78,391
2020	LS32 -			Bond Funds	Lift Station Retirement			$ 33,459	$ 15,391	$ 48,851	2020	$ 78,391
2020	LS36 - Belavita			Bond Funds	Lift Station Retirement			$ 109,943	$ 50,574	$ 160,516	2020	$ 257,581
2020	LS41 - Windmill			Bond Funds	Lift Station Retirement			$ 49,528	$ 22,783	$ 72,311	2020	$ 116,038
2020	LS43 - Riverwalk			Bond Funds	Lift Station Retirement			$ 62,579	$ 28,786	$ 91,365	2020	$ 146,615
2020	LS44 - Barnet East			Bond Funds	Lift Station Retirement			$ 33,459	$ 15,391	$ 48,851	2020	$ 78,391
2020	LS45 - Barnet West			Bond Funds	Lift Station Retirement			$ 33,459	$ 15,391	$ 48,851	2020	$ 78,391
2020	LS46 - Whispering Winds			Bond Funds	Lift Station Retirement			$ 35,620	$ 16,385	$ 52,005	2020	$ 83,453
2020	LS48 - Twin Woods			Bond Funds	Lift Station Retirement			$ 25,617	$ 11,784	$ 37,401	2020	$ 60,017
2020	LS50 - Oakbrook Estates			Bond Funds	Lift Station Retirement			$ 35,620	$ 16,385	$ 52,005	2020	$ 83,453
2020	LS51 - Sunset Lakes			Bond Funds	Lift Station Retirement			$ 89,990	$ 41,395	$ 131,385	2020	$ 210,834
2020	LS52 - Centennial Park			Bond Funds	Lift Station Retirement			$ 33,459	$ 15,391	$ 48,851	2020	$ 78,391
2020	LS55 - Hatfield #3			Bond Funds	Lift Station Retirement			$ 51,665	$ 23,766	$ 75,431	2020	$ 121,045
2020	LS56 - Somersetshire			Bond Funds	Lift Station Retirement			$ 33,459	$ 15,391	$ 48,851	2020	$ 78,391
2020	LS57 - Village of Edgewater			Bond Funds	Lift Station Retirement			$ 79,069	$ 36,372	$ 115,440	2020	$ 185,247
2020	LS59 - Pine Hollow			Bond Funds	Lift Station Retirement			$ 94,796	$ 43,606	$ 138,403	2020	$ 222,096
2020	LS60 - Ashton Park			Bond Funds	Lift Station Retirement			$ 29,710	$ 13,667	$ 43,377	2020	$ 69,607
2020	LS61 - Willow Lakes			Bond Funds	Lift Station Retirement			$ 36,582	$ 16,828	$ 53,410	2020	$ 85,707
2020	LS62 - South Hampton			Bond Funds	Lift Station Retirement			$ 37,539	$ 17,268	$ 54,806	2020	$ 87,948
2020	LS64 - Clear Creek Park			Bond Funds	Lift Station Retirement			$ 35,233	$ 16,207	$ 51,440	2020	$ 82,547
2020	LS65 - West Oaks Village			Bond Funds	Lift Station Retirement			$ 45,006	$ 20,703	$ 65,708	2020	$ 105,442
2020	LS67 - Autumn Lakes			Bond Funds	Lift Station Retirement			$ 83,063	$ 38,209	$ 121,272	2020	$ 194,607
2020	LS68 - Town Lakes			Bond Funds	Lift Station Retirement			$ 94,796	$ 43,606	$ 138,403	2020	$ 222,096
2020	LSS3 -			Bond Funds	Lift Station Retirement			$ 33,459	$ 15,391	$ 48,851	2020	$ 78,391
							Lift Stations:	**$ 8,680,878**	**$ 3,993,204**	**$ 14,625,569**		**$ 16,775,312**
Force Mains												
2000	Dixie Farm Road	300' S. of Broadway Street	Rayburn Lane	Bond Funds	Force Main LS72	20	1,100	$ 295,161	$ 135,774	$ 458,435	2000	$ 407,314
2005	Broadway Street	Cullen Blvd	Old Chocolate Bayou	Bond Funds	Force Main LS71	16	665	$ 127,680	$ 58,733	$ 203,038	2005	$ 209,129
2005	Kirby Drive	North of Clear Creek	South of Clear Creek	Bond Funds	Force Main LS79	20	357	$ 95,793	$ 44,065	$ 148,783	2005	$ 153,246
2010	Broadway Street	Yorkshire Blvd	100 West of Yorkshire	Bond Funds	Force Main LS70	12	140	$ 17,432	$ 8,019	$ 28,946	2010	$ 34,563
2010	Cullen Blvd	Broadway Street	Slough Bayou	Bond Funds	Force Main LS71	16	2,676	$ 513,792	$ 236,344	$ 817,036	2010	$ 975,584
2010	McHard Road	Mykawa Road	State Highway 35	Bond Funds	Force Main LS9	10	3,517	$ 333,652	$ 153,480	$ 575,057	2010	$ 686,648
2020	Dixie Farm Road	State Highway 35	Cowart Creek	Bond Funds	Force Main LS77	16	4,541	$ 871,872	$ 401,061	$ 1,386,458	2020	$ 2,224,858
2020	State Highway 35	Dixie Farm	Cowart Creek	Bond Funds	Force Main LS77	16	963	$ 184,896	$ 85,052	$ 294,023	2020	$ 471,821
							Force Main Subtotal:	**$ 2,440,278**	**$ 1,122,528**	**$ 3,911,776**		**$ 5,163,163**
Collection System												
2000	Broadway Street	Yorkshire Blvd	Sunrise Blvd	Bond Funds		24	1,945	$ 247,288	$ 113,752	$ 385,352	2000	$ 342,381
2000	Broadway Street	Smith Ranch Road	CR-90	Bond Funds	IMM05(c)	24	4,389	$ 629,096	$ 289,384	$ 973,346	2000	$ 864,805
2000	Broadway Street	Sunrise Blvd	Cullen Blvd	Bond Funds		30	4,274	$ 636,433	$ 292,759	$ 982,617	2000	$ 873,042
2000	Dixie Farm Road	Cowart Creek	Bestin Oaks Drive	Bond Funds		24	1,966	$ 227,268	$ 104,543	$ 356,387	2000	$ 316,645
2000	Dixie Farm Road	Bestin Oaks Drive	Willow Lake Drive	Bond Funds		27	3,660	$ 558,792	$ 257,044	$ 861,586	2000	$ 765,508

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Construction Cost Adjustment:		0.0%
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Present Value Factors

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Difficulty Factor:	1.00

Program Year	Facility Location: At/Along	Facility Location: From	Facility Location: To	Funding / Category	Facility Description	Diameter (inches)	Length (feet)	Construction Cost ($)	Engineering and Related Costs ($)	Capital Cost (2004 $'s)	Construction Year	Capital Cost At Construction ($)
2000	Dixie Farm Road	Willow Lake Drive	300' S. of Broadway Street	Bond Funds		30	2,630	$ 432,635	$ 199,012	$ 664,521	2000	$ 590,419
2000	Dixie Farm Road	Rayburn Lane	Longwood WTP	Bond Funds		30	5,525	$ 890,867	$ 409,799	$ 1,369,728	2000	$ 1,216,986
2000	Fite Road	Old Chocolate Bayou	Harkey Road	Bond Funds		24	10,572	$ 1,410,810	$ 648,973	$ 2,191,933	2000	$ 1,947,504
2000	Harkey Road	Fite Road	Magnolia Street	Bond Funds		36	2,583	$ 463,845	$ 213,369	$ 709,501	2000	$ 630,382
2000	Harkey Road	Ravenswood Drive	Magnolia Street	Bond Funds		36	4,385	$ 791,024	$ 363,871	$ 1,209,707	2000	$ 1,074,809
2000	Kirby Drive	Emerald Bay	Shadow Creek Parkway	Bond Funds		30	2,146	$ 364,454	$ 167,649	$ 558,921	2000	$ 496,594
2000	Magnolia Street	State Highway 35	Veterans Drive	Bond Funds		30	4,215	$ 592,810	$ 272,693	$ 918,196	2000	$ 815,805
2000	Magnolia Street	Veterans Drive	McLean Road	Bond Funds		36	2,414	$ 431,287	$ 198,392	$ 659,854	2000	$ 586,271
2000	Magnolia Street	McLean Road	Audubon Place	Bond Funds		42	2,303	$ 425,332	$ 195,653	$ 649,773	2000	$ 577,314
2000	Magnolia Street	Audubon Place	SWEC WWTP	Bond Funds		48	2,007	$ 326,013	$ 149,966	$ 501,067	2000	$ 445,191
2000	Magnolia Street	Harkey Road	SWEC WWTP	Bond Funds		48	1,022	$ 189,436	$ 87,140	$ 289,351	2000	$ 257,085
2000	Shadow Creek Parkway	Kirby Drive	WWTP	Bond Funds	CBOUT011(a)	18	2,342	$ 264,832	$ 121,823	$ 415,929	2000	$ 369,548
2005	Broadway Street	Mykawa Road	State Highway 35	Bond Funds	EX10002(a)	12	2,580	$ 132,982	$ 61,172	$ 226,407	2005	$ 233,200
2005	Easement	Austin Avenue	Fite Road	Bond Funds		24	7,607	$ 963,225	$ 443,083	$ 1,501,396	2005	$ 1,546,438
2005	Hopper Road	Fruge Road	Shadow Creek Parkway	Bond Funds	CBOUT011(d)	18	4,694	$ 542,238	$ 249,429	$ 850,339	2005	$ 875,850
2005	Industrial Road	State Highway 35	East on Industrial Road	Bond Funds	CBOUT002(c)	8	2,846	$ 239,227	$ 110,045	$ 384,851	2005	$ 396,397
2005	Industrial Road	State Highway 35	West on Industrial Road	Bond Funds	CBOUT002(d)	8	2,154	$ 179,773	$ 82,696	$ 289,393	2005	$ 298,075
2005	John Lizer Road	Pearland Parkway	State Highway 35	Impact Fee	CBOUT004(e)	24	2,633	$ 391,468	$ 180,075	$ 604,454	2005	$ 622,588
2005	Kirby Drive	Clear Creek	Shadow Creek Parkway	Bond Funds		30	922	$ 148,066	$ 68,110	$ 227,701	2005	$ 234,532
2005	Kirby Drive	Riley Road	Clear Creek	Bond Funds		30	3,402	$ 432,007	$ 198,723	$ 673,255	2005	$ 693,452
2005	Knapp Road	Glenda	Bobby	Bond Funds	EX10001	10	1,055	$ 108,708	$ 50,006	$ 171,902	2005	$ 177,059
2005	Knapp Road	Old Alvin Road	Mykawa Road	Bond Funds		18	4,179	$ 475,520	$ 218,739	$ 746,500	2005	$ 768,895
2005	Longwood Drive	Paul Drive	McDonald Drive	Impact Fee	EX01	18	806	$ 42,827	$ 19,701	$ 72,602	2005	$ 74,780
2005	Magnolia Street	State Highway 35	Veterans Drive	Bond Funds		30	4,215	$ 799,859	$ 367,935	$ 1,220,487	2005	$ 1,257,101
2005	McDonald Drive	Willits Drive	Longwood Drive	Bond Funds	EX01	18	1,604	$ 175,082	$ 80,538	$ 275,672	2005	$ 283,942
2005	McHard Road	State Highway 35	Pearland Parkway	Bond Funds	CBOUT002(b)	24	5,244	$ 771,113	$ 354,712	$ 1,191,375	2005	$ 1,227,116
2005	Mykawa Road	Orange Street	West Walnut Street	Bond Funds	CBOUT004(b)	24	3,395	$ 454,662	$ 209,144	$ 706,248	2005	$ 727,436
2005	O'Day Road	Bulter Road	Broadway Street	Bond Funds	CBOUT002(b)	24	5,244	$ 782,983	$ 360,172	$ 1,208,706	2005	$ 1,244,967
2005	Oiler Drive (Future)	Railroad	State Highway 35	Bond Funds	CBOUT002(f)	24	2,823	$ 460,516	$ 211,837	$ 707,637	2005	$ 728,866
2005	Old Airline - Shadow Creek	Broadway Street	WWTP Access Road	Bond Funds		36	8,246	$ 1,495,449	$ 687,907	$ 2,286,431	2005	$ 2,355,024
2005	Old Chocolate Bayou Road	Broadway Street	Fite Road	Bond Funds	IMM05(b)	24	2,506	$ 284,531	$ 130,884	$ 446,740	2005	$ 460,142
2005	Orange Street	State Highway 35	Mykawa Road	Bond Funds	CBOUT004(a)	24	2,701	$ 340,020	$ 156,409	$ 530,191	2005	$ 546,097
2005	Pearland Parkway	Mary's Creek	John Lizer Road	Bond Funds	CBOUT002(e)	15	1,869	$ 107,393	$ 49,401	$ 180,155	2005	$ 185,559
2005	Scott Lane	O'Day Road	Mykawa Road	Bond Funds		18	5,204	$ 648,206	$ 298,175	$ 1,011,437	2005	$ 1,041,780
2005	Shadow Creek Parkway	2500 Feet East of Kirby Avenue	Kirby Avenue	Bond Funds	CBOUT011(b)	18	2,342	$ 292,307	$ 134,461	$ 456,043	2005	$ 469,724
2005	Shadow Creek Parkway	Kirby Drive	WWTP Access Road	Bond Funds		36	2,414	$ 392,658	$ 180,623	$ 603,455	2005	$ 621,559
2005	Shadow Creek Parkway	Old Airline Road	WWTP Access Road	Bond Funds		42	2,570	$ 519,058	$ 238,767	$ 789,949	2005	$ 813,648
2005	South Texas Avenue	Broadway Street	West Walnut Street	Bond Funds	EX10002(b)	12	1,172	$ 92,296	$ 42,456	$ 149,402	2005	$ 153,884
2005	State Highway 35	Clear Creek	Knapp Road	Bond Funds		18	2,135	$ 260,021	$ 119,610	$ 406,314	2005	$ 418,504
2005	State Highway 35	Cemetery Property	Knapp Road	Bond Funds		12	1,259	$ 110,914	$ 51,020	$ 177,676	2005	$ 183,007
2005	State Highway 35	Rice Dryer Road	McHard Road	Bond Funds		12	2,466	$ 255,221	$ 117,402	$ 403,452	2005	$ 415,555
2005	State Highway 35	Industrial Road	Magnolia Street	Bond Funds		24	7,414	$ 851,941	$ 391,893	$ 1,336,504	2005	$ 1,376,599
2005	Veterans Drive	Springfield Avenue	Magnolia Street	Bond Funds		30	3,247	$ 534,726	$ 245,974	$ 821,283	2005	$ 845,922
2005	Veterans Drive	Bailey Road	Canterbury Park Subdivision	Bond Funds	IMM08(b)	30	2,017	$ 259,992	$ 119,597	$ 404,804	2005	$ 416,948
2005	WWTP Access Road	Shadow Creek	WWTP	Bond Funds		48	812	$ 172,663	$ 79,425	$ 262,237	2005	$ 270,105
2010	Bailey Road	Wells Drive	Veterans Drive	Bond Funds	CBOUT003(a)	18	2,656	$ 338,528	$ 155,723	$ 527,447	2010	$ 629,799
2010	Bailey Road	McLean Road	Veterans Drive	Bond Funds	IMM08(c)	24	2,626	$ 335,931	$ 154,528	$ 523,285	2010	$ 624,830

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Program Year	Facility Location: At/Along	Facility Location: From	Facility Location: To	Funding / Category	Facility Description	Diameter (inches)	Length (feet)	Construction Cost ($)	Engineering and Related Costs ($)	Capital Cost (2004 $'s)	Construction Year	Capital Cost At Construction ($)
2010	Brookside Road	Stone Road	Cullen Blvd	Bond Funds	CBOUT009(c)	36	3,614	$ 498,984	$ 229,532	$ 773,690	2010	$ 923,826
2010	Brookside Road (Future)	Cullen Blvd	MUD 5 WWTP	Bond Funds	CBOUT009(a)	36	4,497	$ 628,320	$ 289,027	$ 973,557	2010	$ 1,162,478
2010	Cullen Blvd	Clear Creek	Brookside Road	Bond Funds	CBOUT008(e)	18	1,365	$ 185,930	$ 85,528	$ 288,514	2010	$ 344,501
2010	Cullen Blvd	Broadway Street	Brookside Road	Bond Funds	CBOUT009(b)	24	5,502	$ 638,055	$ 293,505	$ 1,000,338	2010	$ 1,194,456
2010	Manvel Road	Mary's Creek	Fite Road	Bond Funds	CBOUT007	18	3,953	$ 446,882	$ 205,566	$ 701,857	2010	$ 838,054
2010	Max Road	Hickory Slough	Broadway Street	Bond Funds	IMM09(a)	18	2,674	$ 337,651	$ 155,319	$ 526,392	2010	$ 628,539
2010	Max Road	Hickory Slough	McHard Road	Bond Funds	CBOUT008(i)	18	4,863	$ 393,513	$ 181,016	$ 635,317	2010	$ 758,602
2010	McHard Road	State Highway 288	MUD 5 WWTP	Bond Funds	ETJBOUT003(a)	24	6,752	$ 921,473	$ 423,878	$ 1,429,755	2010	$ 1,707,203
2010	McLean Road	Confederate Drive	Bailey Road	Bond Funds	ETJBOUT001(c)	24	2,943	$ 391,851	$ 180,251	$ 608,887	2010	$ 727,043
2010	Mykawa Road	Ella	Scott Lane	Bond Funds		18	3,299	$ 420,241	$ 193,311	$ 654,783	2010	$ 781,845
2010	Piper Road	Broadway Street	Fite Road	Bond Funds	CBOUT008	24	2,648	$ 299,003	$ 137,542	$ 469,644	2010	$ 560,780
2010	Roy Road	Hickory Slough	Broadway Street	Bond Funds	CBOUT008b)	18	4,079	$ 441,176	$ 202,941	$ 695,110	2010	$ 829,998
2010	Smith Ranch Road	Beltway 8	McHard Road	Bond Funds	ETJBOUT003(b)	18	3,059	$ 300,898	$ 138,413	$ 477,548	2010	$ 570,218
2010	State Highway 35	Broadway Street	Magnolia Street	Bond Funds	CBOUT004(d)	18	6,955	$ 918,482	$ 422,502	$ 1,427,926	2010	$ 1,705,018
2010	Stone Road	Clear Creek	Brookside Road	Bond Funds	CBOUT009(f)	18	1,351	$ 132,814	$ 61,094	$ 210,790	2010	$ 251,694
2010	Stone Road	Hickory Slough	Broadway Street	Bond Funds	IMM09(b)	18	2,373	$ 291,363	$ 134,027	$ 455,054	2010	$ 543,358
2010	Stone Road	Hickory Slough	McHard Road	Bond Funds	CBOUT009(d)	24	5,471	$ 789,441	$ 363,143	$ 1,220,968	2010	$ 1,457,900
2010	Stone Road	Brookside Road	Brookside Road	Bond Funds	CBOUT009(f)	30	2,214	$ 277,643	$ 127,716	$ 433,039	2010	$ 517,071
2010	Terrell	Quail Run Drive	Harkey Road	Bond Funds		12	1,981	$ 196,176	$ 90,241	$ 311,179	2010	$ 371,564
2010	Veterans Drive	West Walnut Street	Mary's Creek	Bond Funds	CBOUT005(a)	18	3,198	$ 348,246	$ 160,193	$ 548,415	2010	$ 654,836
2010	Veterans Drive	Mary's Creek	Magnolia Street	Bond Funds	CBOUT005(b)	18	2,113	$ 203,528	$ 93,623	$ 323,565	2010	$ 386,354
2010	Woody Road	City Limits	Scott Lane	Bond Funds		18	439	$ 47,793	$ 21,985	$ 75,265	2010	$ 89,870
2010	Woody Road	Hickory Slough	Scott Lane	Bond Funds		18	2,015	$ 246,320	$ 113,307	$ 384,808	2010	$ 459,481
2015	Bailey Road	Manvel Road	McLean Road	Bond Funds	ETJBOUT001(d)	18	10,540	$ 1,371,892	$ 631,070	$ 2,134,715	2015	$ 2,954,945
2015	Barry Rose Road	City Limits	Barry Rose WWTP	Impact Fee	ETJBOUT002(a)	18	4,605	$ 458,174	$ 210,760	$ 726,491	2015	$ 1,005,634
2015	FM 1128	Mary's Creek	Bailey Road	Impact Fee		18	3,662	$ 353,006	$ 162,383	$ 561,166	2015	$ 776,786
2015	Garden Road	Hickory Slough	McHard Road	Bond Funds	CBOUT008(g)	18	1,985	$ 192,191	$ 88,408	$ 305,411	2015	$ 422,760
2015	Garden Road	Clear Creek	McHard Road	Bond Funds	CBOUT008(j)	18	2,221	$ 213,074	$ 98,014	$ 338,851	2015	$ 469,049
2015	Hatfield Road	Hickory Slough	Scott Lane	Bond Funds		18	2,360	$ 229,477	$ 105,560	$ 364,532	2015	$ 504,598
2015	Hatfield Road	City Limits	Scott Lane	Bond Funds		18	921	$ 89,768	$ 41,293	$ 142,574	2015	$ 197,356
2015	Max Road	Martin	McHard Road	Bond Funds	CBOUT008(i)	18	725	$ 68,290	$ 31,413	$ 108,766	2015	$ 150,557
2015	McHard Road	Max Road	Garden Road	Bond Funds	CBOUT008(f)	27	4,029	$ 409,900	$ 188,554	$ 648,816	2015	$ 898,113
2015	McHard Road	Max Road	Stone Road	Bond Funds		30	2,219	$ 302,295	$ 139,056	$ 469,089	2015	$ 649,329
2015	O'Day Road	City Limits	McHard Road	Bond Funds		18	2,194	$ 267,992	$ 123,276	$ 418,693	2015	$ 579,570
2015	O'Day Road	Hickory Slough	McHard Road	Bond Funds	CBOUT008(e)	18	1,241	$ 151,021	$ 69,470	$ 236,003	2015	$ 326,684
2015	Roy Road	Hickory Slough	McHard Road	Bond Funds	CBOUT008(h)	18	6,121	$ 658,317	$ 302,826	$ 1,037,653	2015	$ 1,436,354
2015	Smith Ranch Road	Broadway Street	Lambeth Drive	Bond Funds	IMM05(d)	18	6,388	$ 722,453	$ 332,328	$ 1,134,629	2015	$ 1,570,592
2015	State Highway 35	Cowart Creek	Industrial Road	Bond Funds	ETJBOUT001(a)	24	2,245	$ 252,720	$ 116,251	$ 397,034	2015	$ 549,587
2020	Beltway 8	Harris County	State Highway 288	Bond Funds	ETJBOUT003(c)	18	5,048	$ 488,042	$ 224,499	$ 775,641	2020	$ 1,244,676
2020	Country Road 935	West on Country Road 935	Veterans Drive	Bond Funds	CBOUT003(d)	12	2,398	$ 189,159	$ 87,013	$ 306,141	2020	$ 491,266
2020	CR-59	CR-564	Old Airline Road	Bond Funds	CBOUT012(B)	10	5,015	$ 357,053	$ 164,245	$ 583,990	2020	$ 937,133
2020	Dixie Farm Road	Cowart Creek	State Highway 35	Bond Funds		12	4,202	$ 271,465	$ 124,874	$ 448,864	2020	$ 720,295
2020	Garden Road	Hickory Slough	Broadway Street	Bond Funds	CBOUT008(c)	18	5,389	$ 616,211	$ 283,457	$ 967,031	2020	$ 1,551,801
2020	Harkey Road	County Road 100	Bailey Road	Impact Fee	ETJBOUT001(e)	18	5,303	$ 603,816	$ 277,755	$ 947,854	2020	$ 1,521,027
2020	McHard Road	Midlane Drive	Garden Road	Bond Funds	IMM04(c)	27	2,026	$ 244,573	$ 112,504	$ 382,407	2020	$ 613,651
2020	Old Airline Road	CR-59	Broadway Street	Bond Funds	CBOUT012(a)	10	5,282	$ 427,106	$ 196,469	$ 689,596	2020	$ 1,106,599
2020	Scarsdale Blvd	City Limits North	Clear Creek	Bond Funds	ETJBOUT002(b)	18	4,197	$ 515,376	$ 237,073	$ 804,909	2020	$ 1,291,643

CITY OF PEARLAND
2020 - CIP WASTEWATER MASTER PLAN
Construction Cost Estimating Workbook
Order of Magnitude

PROJECT NUMBER :
SCENARIO :
SERVICE AREA :
Subbasin :
PROJECT COST:
ESTIMATE DATE: 13-Jun-04

KIRST KOSMOSKI, INC.
Civil/Consulting Engineers
2630 Fountainview, Ste. 318; Hou., Tx. 77057

Construction Costs Adjustment

ENR Construction Cost Index:	Dec-03	6782
ENR Construction Cost Index:	May-04	7065
Construction Cost Adjustment:		0.0%
Number of Years:		0.33

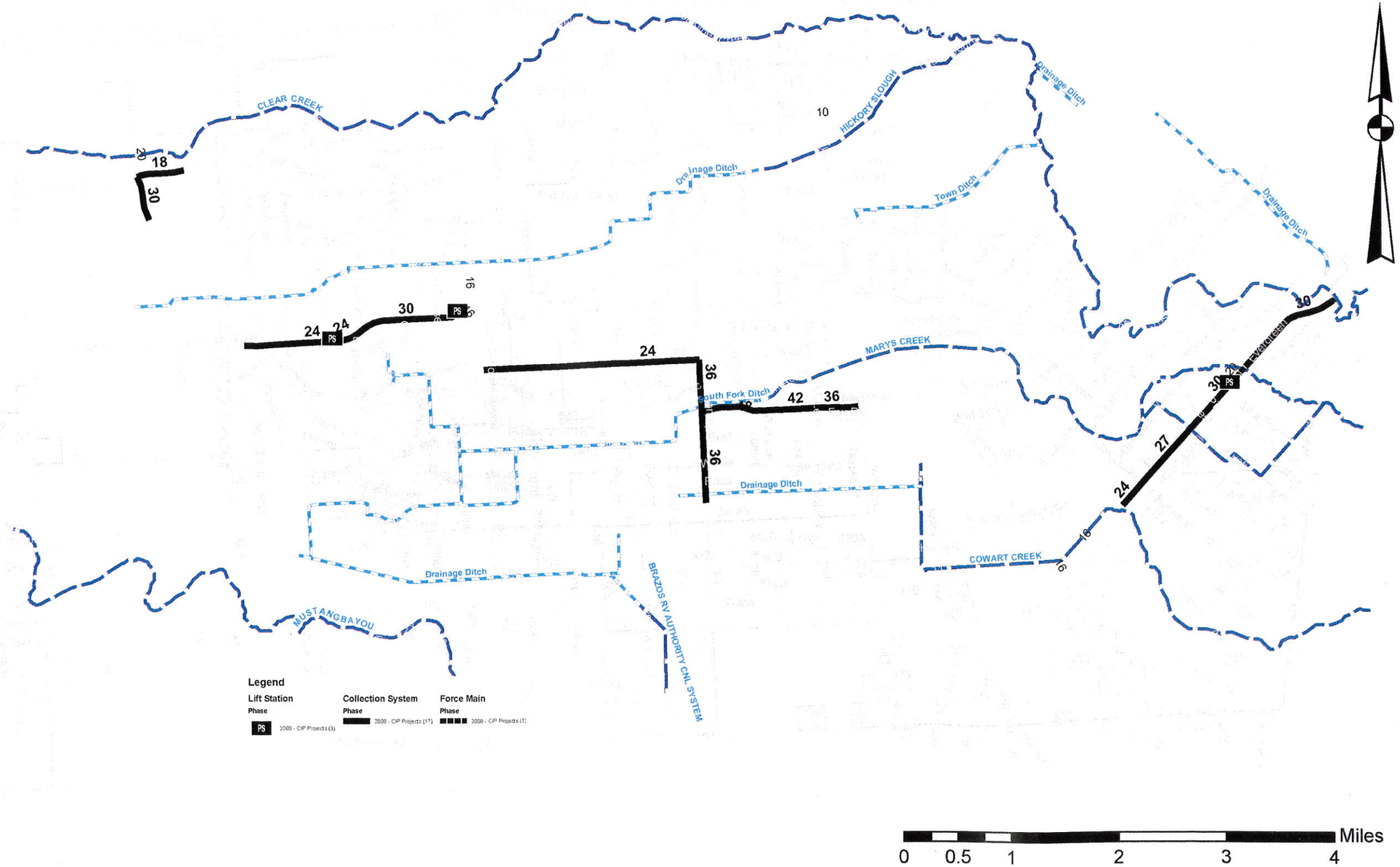
Present Value Factors

Average Inflation Rate:	3.0%
Municipal Bond Rate:	4.0%
Period in Years:	25
Difficulty Factor:	1.00

Program Year	Facility Location: At/Along	Facility Location: From	Facility Location: To	Funding / Category	Facility Description	Diameter (inches)	Length (feet)	Construction Cost ($)	Engineering and Related Costs ($)	Capital Cost (2004 $'s)	Construction Year	Capital Cost At Construction ($)
2020	Smith Ranch Road	Sam Houston Tollway	McHard Road	Bond Funds		18	3,489	$ 380,118	$ 174,855	$ 598,586	2020	$ 960,554
2020	State Highway 35	City Limits	Dixie Farm Road	Impact Fee	ETJOUT001(g)	18	8,099	$ 933,361	$ 429,346	$ 1,463,948	2020	$ 2,349,207
2020	Veterans Drive	County Road 936	Bailey Road	Impact Fee	CBOUT003(c)	18	8,397	$ 940,108	$ 432,450	$ 1,477,521	2020	$ 2,370,987
2020	Wells Drive	Herbert Drive - Springfield Avenue (Future)	Bailey Road	Bond Funds	CBOUT003(b)	12	3,395	$ 296,008	$ 136,164	$ 474,615	2020	$ 761,617
							Collection System Subtotal:	$ 44,633,078	$ 20,531,216	$ 69,645,426		$ 81,266,725
							TOTAL:	$ 116,732,561	$ 53,696,978	$ 179,314,488		$ 225,156,091
							2000	$ 10,942,959	$ 5,033,761	$ 17,130,345		$ 15,220,089
							2005	$ 26,145,739	$ 12,027,040	$ 40,946,660		$ 42,175,060
							2010	$ 37,644,030	$ 17,316,254	$ 57,497,740		$ 68,655,308
							2015	$ 9,317,206	$ 4,285,915	$ 14,414,233		$ 19,952,669
							2020	$ 32,682,628	$ 15,034,009	$ 49,325,511		$ 79,152,965

2020 CIP Wastewater Master Plan - 2000

13-Jun-04



TOTAL CAPITAL COST = $15.2M

KIRST KOSMOSKI, INC.
Civil/Consulting Engineers
2630 Fountainview, Ste. 318; Hou., Tx. 77057

CITY OF PEARLAND
2020 - CIP WASTEWATER MASTER PLAN
Construction Cost Estimating Workbook
Order of Magnitude

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PROJECT COST:
ESTIMATE DATE: 13-Jun-04

KIRST KOSMOSKI, INC.
Civil/Consulting Engineers
2630 Fountainview, Ste. 318; Hou., Tx. 77057

Construction Costs Adjustment

ENR Construction Cost Index:	Dec-03	6782
ENR Construction Cost Index:	May-04	7065
Construction Cost Adjustment:		0.0%
Number of Years:		0.33

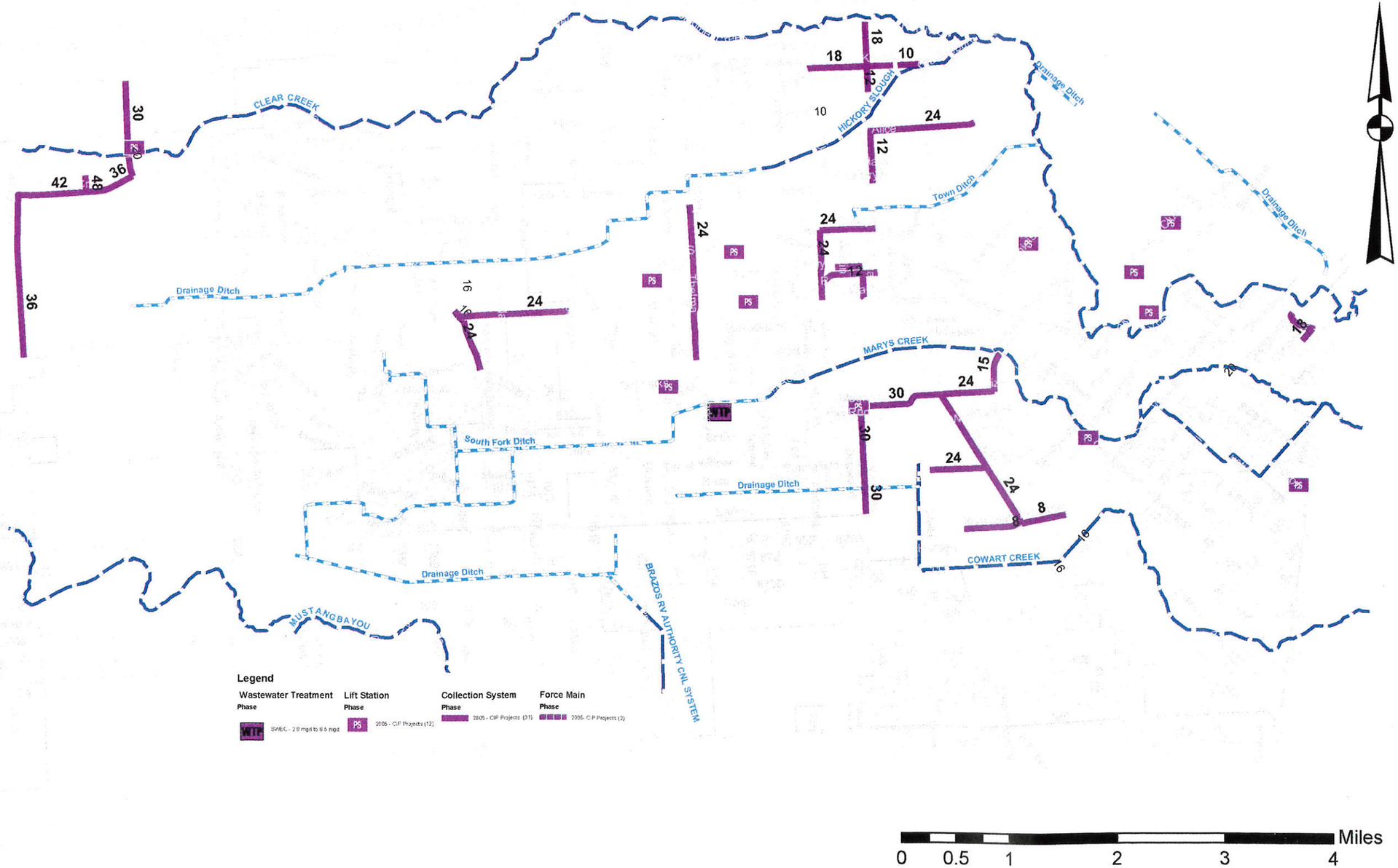
Present Value Factors

Average Inflation Rate:	3.0%
Municipal Bond Rate:	4.0%
Period in Years:	25
Difficulty Factor:	1.00

Program Year	Facility Location: At/Along	Facility Location: From	Facility Location: To	Funding / Category	Facility Description	Diameter (inches)	Length (feet)	Construction Cost ($)	Engineering and Related Costs ($)	Capital Cost (2004 $'s)	Construction Year	Capital Cost At Construction ($)
Treatment Plants												
							Treatment Plant Subtotal:	$ -	$ -	$ -		$ -
Lift Stations												
2000	LS38 - Oakbrook			Bond Funds	New Lift Station			$ 194,823	$ 89,618	$ 375,917	2000	$ 333,997
2000	LS70 - Broadway Street and Yorkshire			Bond Funds	New Lift Station			$ 300,129	$ 138,059	$ 529,665	2000	$ 470,600
2000	LS71 - Cullen			Bond Funds	New Lift Station			$ 467,369	$ 214,990	$ 773,834	2000	$ 687,542
2000	LS72 - Dixie Farm Road	300' S. of Broadway Street		Bond Funds	New Lift Station			$ 803,258	$ 369,499	$ 1,294,725	2000	$ 1,150,346
							Lift Stations:	$ 1,765,578	$ 812,166	$ 2,974,141		$ 2,642,485
Force Mains												
2000	Dixie Farm Road	300' S. of Broadway Street	Rayburn Lane	Bond Funds	Force Main LS72	20	1,100	$ 295,161	$ 135,774	$ 458,435	2000	$ 407,314
							Force Main Subtotal:	$ 295,161	$ 135,774	$ 458,435		$ 407,314
Collection System												
2000	Broadway Street	Yorkshire Blvd	Sunrise Blvd	Bond Funds		24	1,945	$ 247,288	$ 113,752	$ 385,352	2000	$ 342,381
2000	Broadway Street	Smith Ranch Road	CR-90	Bond Funds	IMM05(c)	24	4,389	$ 629,096	$ 289,384	$ 973,346	2000	$ 864,805
2000	Broadway Street	Sunrise Blvd	Cullen Blvd	Bond Funds		30	4,274	$ 636,433	$ 292,759	$ 982,617	2000	$ 873,042
2000	Dixie Farm Road	Cowart Creek	Bestin Oaks Drive	Bond Funds		24	1,966	$ 227,268	$ 104,543	$ 356,387	2000	$ 316,645
2000	Dixie Farm Road	Bestin Oaks Drive	Willow Lake Drive	Bond Funds		27	3,660	$ 558,792	$ 257,044	$ 861,586	2000	$ 765,508
2000	Dixie Farm Road	Willow Lake Drive	300' S. of Broadway Street	Bond Funds		30	2,630	$ 432,635	$ 199,012	$ 664,521	2000	$ 590,419
2000	Dixie Farm Road	Rayburn Lane	Longwood WTP	Bond Funds		30	5,525	$ 890,867	$ 409,799	$ 1,369,728	2000	$ 1,216,986
2000	Fite Road	Old Chocolate Bayou	Harkey Road	Bond Funds		24	10,572	$ 1,410,810	$ 648,973	$ 2,191,933	2000	$ 1,947,504
2000	Harkey Road	Fite Road	Magnolia Street	Bond Funds		36	2,583	$ 463,845	$ 213,369	$ 709,501	2000	$ 630,382
2000	Harkey Road	Ravenswood Drive	Magnolia Street	Bond Funds		36	4,385	$ 791,024	$ 363,871	$ 1,209,707	2000	$ 1,074,809
2000	Kirby Drive	Emerald Bay	Shadow Creek Parkway	Bond Funds		30	2,146	$ 364,454	$ 167,649	$ 558,921	2000	$ 496,594
2000	Magnolia Street	State Highway 35	Veterans Drive	Bond Funds		30	4,215	$ 592,810	$ 272,693	$ 918,196	2000	$ 815,805
2000	Magnolia Street	Veterans Drive	McLean Road	Bond Funds		36	2,414	$ 431,287	$ 198,392	$ 659,854	2000	$ 586,271
2000	Magnolia Street	McLean Road	Audubon Place	Bond Funds		42	2,303	$ 425,332	$ 195,653	$ 649,773	2000	$ 577,314
2000	Magnolia Street	Audubon Place	SWEC WWTP	Bond Funds		48	2,007	$ 326,013	$ 149,966	$ 501,067	2000	$ 445,191
2000	Magnolia Street	Harkey Road	SWEC WWTP	Bond Funds		48	1,022	$ 189,436	$ 87,140	$ 289,351	2000	$ 257,085
2000	Shadow Creek Parkway	Kirby Drive	WWTP	Bond Funds	CBOUT011(a)	18	2,342	$ 264,832	$ 121,823	$ 415,929	2000	$ 369,548
							Collection System Subtotal:	$ 8,882,220	$ 4,085,821	$ 13,697,769		$ 12,170,290
							TOTAL:	$ 10,942,959	$ 5,033,761	$ 17,130,345		$ 15,220,089

2020 CIP Wastewater Master Plan - 2005

13-Jun-04



TOTAL CAPITAL COST = $42.2M

KIRST KOSMOSKI, INC.
Civil/Consulting Engineers
2630 Fountainview, Ste. 318; Hou., Tx. 77057

CITY OF PEARLAND
2020 - CIP WASTEWATER MASTER PLAN
Construction Cost Estimating Workbook
Order of Magnitude

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PROJECT COST:
ESTIMATE DATE: 13-Jun-04

KIRST KOSMOSKI, INC.
Civil/Consulting Engineers
2630 Fountainview, Ste. 318; Hou., Tx. 77057

Construction Costs Adjustment

ENR Construction Cost Index:	Dec-03	6782
ENR Construction Cost Index:	May-04	7065
Construction Cost Adjustment:		0.0%
Number of Years:		0.33

Present Value Factors

Average Inflation Rate:	3.0%
Municipal Bond Rate:	4.0%
Period in Years:	25
Difficulty Factor:	1.00

Program Year	Facility Location: At/Along	Facility Location: From	Facility Location: To	Funding / Category	Facility Description	Diameter (inches)	Length (feet)	Construction Cost ($)	Engineering and Related Costs ($)	Capital Cost (2004 $'s)	Construction Year	Capital Cost At Construction ($)
	Treatment Plants											
2005	SWEC 1			Impact Fee	WWTP			$ 8,748,301	$ 4,024,219	$ 13,064,929	2005	$ 13,456,877
							Treatment Plant Subtotal:	**$ 8,748,301**	**$ 4,024,219**	**$ 13,064,929**		**$ 13,456,877**
	Lift Stations											
2005	LS13 - Hatfield #1			Bond Funds	New Lift Station			$ 215,223	$ 99,002	$ 405,701	2005	$ 417,872
2005	LS14 - Hatfield #2			Bond Funds	New Lift Station			$ 173,560	$ 79,838	$ 344,873	2005	$ 355,220
2005	LS18 - Garden Rd			Bond Funds	New Lift Station			$ 151,126	$ 69,518	$ 312,120	2005	$ 321,484
2005	LS22 - West Oaks II			Bond Funds	New Lift Station			$ 151,126	$ 69,518	$ 312,120	2005	$ 321,484
2005	LS27 - Mary's Creek			Bond Funds	New Lift Station			$ 133,191	$ 61,268	$ 285,935	2005	$ 294,513
2005	LS30 - Green Tee I			Bond Funds	New Lift Station			$ 215,223	$ 99,002	$ 405,701	2005	$ 417,872
2005	LS34 - Green Tee V			Bond Funds	New Lift Station			$ 300,129	$ 138,059	$ 529,665	2005	$ 545,555
2005	LS35 - Green Tee VII			Bond Funds	New Lift Station			$ 300,129	$ 138,059	$ 529,665	2005	$ 545,555
2005	LS42 - Sunset Meadows			Bond Funds	New Lift Station			$ 139,303	$ 64,080	$ 294,859	2005	$ 303,705
2005	LS47 - Tower Bridge			Bond Funds	New Lift Station			$ 126,914	$ 58,381	$ 276,771	2005	$ 285,074
2005	LS73 - Veterans			Impact Fee	New Lift Station			$ 931,193	$ 428,349	$ 1,481,510	2005	$ 1,525,955
2005	LS79 - Kirby			Bond Funds	New Lift Station			$ 619,195	$ 284,830	$ 1,025,992	2005	$ 1,056,772
							Lift Stations:	**$ 3,456,313**	**$ 1,589,904**	**$ 6,204,913**		**$ 6,391,060**

CITY OF PEARLAND
2020 - CIP WASTEWATER MASTER PLAN
Construction Cost Estimating Workbook
Order of Magnitude

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PROJECT COST:
ESTIMATE DATE: 13-Jun-04

KIRST KOSMOSKI, INC.
Civil/Consulting Engineers
2630 Fountainview, Ste. 318; Hou., Tx. 77057

Construction Costs Adjustment

ENR Construction Cost Index:	Dec-03	6782
ENR Construction Cost Index:	May-04	7065
Construction Cost Adjustment:		0.0%
Number of Years:		0.33

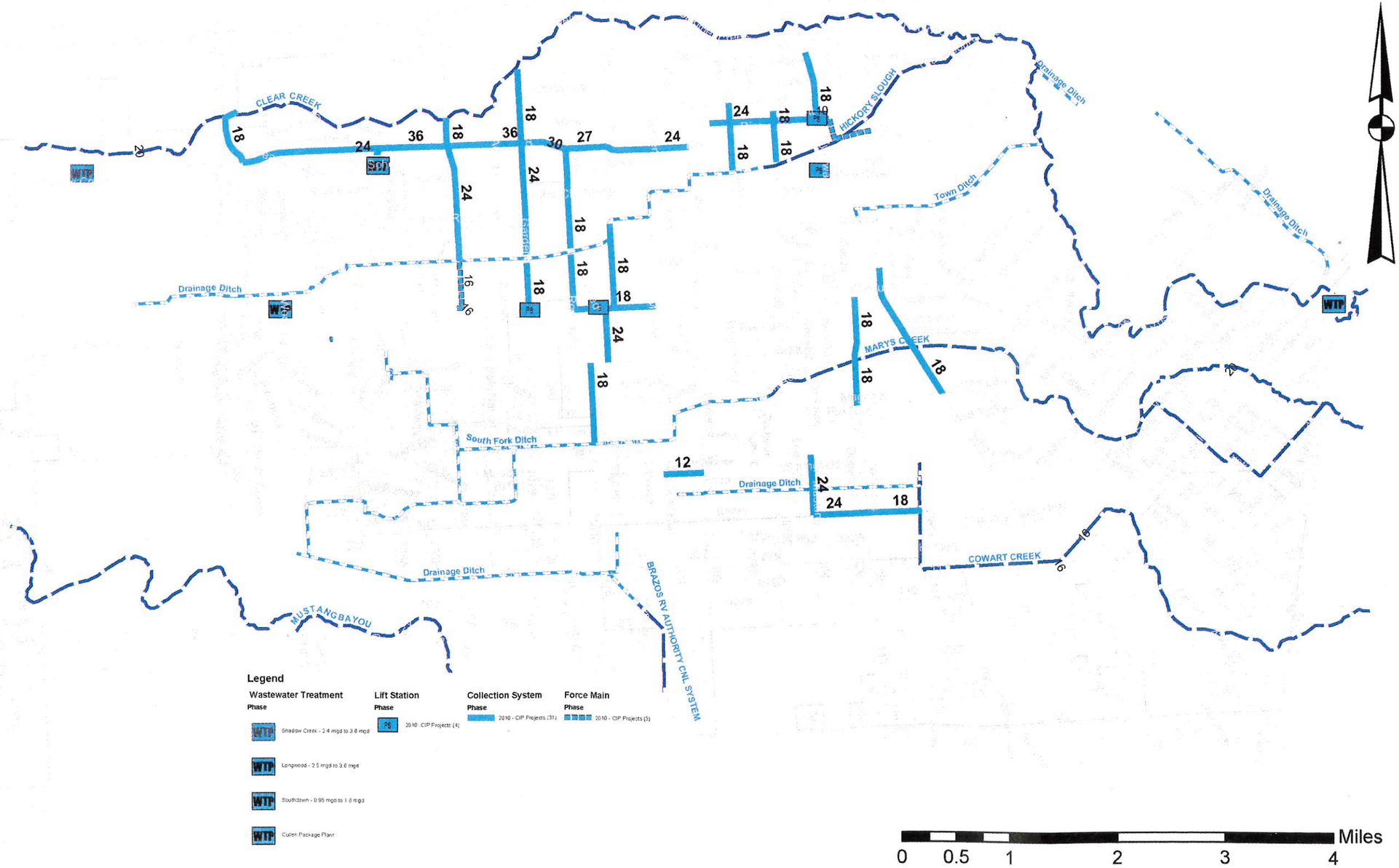
Present Value Factors

Average Inflation Rate:	3.0%
Municipal Bond Rate:	4.0%
Period in Years:	25
Difficulty Factor:	1.00

Program Year	Facility Location: At/Along	Facility Location: From	Facility Location: To	Funding / Category	Facility Description	Diameter (inches)	Length (feet)	Construction Cost ($)	Engineering and Related Costs ($)	Capital Cost (2004 $'s)	Construction Year	Capital Cost At Construction ($)
Force Mains												
2005	Broadway Street	Cullen Blvd	Old Chocolate Bayou	Bond Funds	Force Main LS71	16	665	$ 127,680	$ 58,733	$ 203,038	2005	$ 209,129
2005	Kirby Drive	North of Clear Creek	South of Clear Creek	Bond Funds	Force Main LS79	20	357	$ 95,793	$ 44,065	$ 148,783	2005	$ 153,246
							Force Main Subtotal:	**$ 223,473**	**$ 102,798**	**$ 351,821**		**$ 362,375**
Collection System												
2005	Broadway Street	Mykawa Road	State Highway 35	Bond Funds	EX10002(a)	12	2,580	$ 132,982	$ 61,172	$ 226,407	2005	$ 233,200
2005	Easement	Austin Avenue	Fite Road	Bond Funds		24	7,607	$ 963,225	$ 443,083	$ 1,501,396	2005	$ 1,546,438
2005	Hopper Road	Fruge Road	Shadow Creek Parkway	Bond Funds	CBOUT011(d)	18	4,694	$ 542,238	$ 249,429	$ 850,339	2005	$ 875,850
2005	Industrial Road	State Highway 35	East on Industrial Road	Bond Funds	CBOUT002(c)	8	2,846	$ 239,227	$ 110,045	$ 384,851	2005	$ 396,397
2005	Industrial Road	State Highway 35	West on Industrial Road	Bond Funds	CBOUT002(d)	8	2,154	$ 179,773	$ 82,696	$ 289,393	2005	$ 298,075
2005	John Lizer Road	Pearland Parkway	State Highway 35	Impact Fee	CBOUT004(e)	24	2,633	$ 391,468	$ 180,075	$ 604,454	2005	$ 622,588
2005	Kirby Drive	Clear Creek	Shadow Creek Parkway	Bond Funds		30	922	$ 148,066	$ 68,110	$ 227,701	2005	$ 234,532
2005	Kirby Drive	Riley Road	Clear Creek	Bond Funds		30	3,402	$ 432,007	$ 198,723	$ 673,255	2005	$ 693,452
2005	Knapp Road	Glenda	Bobby	Bond Funds	EX10001	10	1,055	$ 108,708	$ 50,006	$ 171,902	2005	$ 177,059
2005	Knapp Road	Old Alvin Road	Mykawa Road	Bond Funds		18	4,179	$ 475,520	$ 218,739	$ 746,500	2005	$ 768,895
2005	Longwood Drive	Paul Drive	McDonald Drive	Impact Fee	EX01	18	806	$ 42,827	$ 19,701	$ 72,602	2005	$ 74,780
2005	Magnolia Street	State Highway 35	Veterans Drive	Bond Funds		30	4,215	$ 799,859	$ 367,935	$ 1,220,487	2005	$ 1,257,101
2005	McDonald Drive	Willits Drive	Longwood Drive	Bond Funds	EX01	18	1,604	$ 175,082	$ 80,538	$ 275,672	2005	$ 283,942
2005	McHard Road	State Highway 35	Pearland Parkway	Bond Funds	CBOUT002(b)	24	5,244	$ 771,113	$ 354,712	$ 1,191,375	2005	$ 1,227,116
2005	Mykawa Road	Orange Street	West Walnut Street	Bond Funds	CBOUT004(b)	24	3,395	$ 454,662	$ 209,144	$ 706,248	2005	$ 727,436
2005	O'Day Road	Bulter Road	Broadway Street	Bond Funds	CBOUT002(b)	24	5,244	$ 782,983	$ 360,172	$ 1,208,706	2005	$ 1,244,967
2005	Oiler Drive (Future)	Railroad	State Highway 35	Bond Funds	CBOUT002(f)	24	2,823	$ 460,516	$ 211,837	$ 707,637	2005	$ 728,866
2005	Old Airline - Shadow Creek	Broadway Street	WWTP Access Road	Bond Funds		36	8,246	$ 1,495,449	$ 687,907	$ 2,286,431	2005	$ 2,355,024
2005	Old Chocolate Bayou Road	Broadway Street	Fite Road	Bond Funds	IMM05(b)	24	2,506	$ 284,531	$ 130,884	$ 446,740	2005	$ 460,142
2005	Orange Street	State Highway 35	Mykawa Road	Bond Funds	CBOUT004(a)	24	2,701	$ 340,020	$ 156,409	$ 530,191	2005	$ 546,097
2005	Pearland Parkway	Mary's Creek	John Lizer Road	Bond Funds	CBOUT002(e)	15	1,869	$ 107,393	$ 49,401	$ 180,155	2005	$ 185,559
2005	Scott Lane	O'Day Road	Mykawa Road	Bond Funds		18	5,204	$ 648,206	$ 298,175	$ 1,011,437	2005	$ 1,041,780
2005	Shadow Creek Parkway	2500 Feet East of Kirby Avenue	Kirby Avenue	Bond Funds	CBOUT011(b)	18	2,342	$ 292,307	$ 134,461	$ 456,043	2005	$ 469,724
2005	Shadow Creek Parkway	Kirby Drive	WWTP Access Road	Bond Funds		36	2,414	$ 392,658	$ 180,623	$ 603,455	2005	$ 621,559
2005	Shadow Creek Parkway	Old Airline Road	WWTP Access Road	Bond Funds		42	2,570	$ 519,058	$ 238,767	$ 789,949	2005	$ 813,648
2005	South Texas Avenue	Broadway Street	West Walnut Street	Bond Funds	EX10002(b)	12	1,172	$ 92,296	$ 42,456	$ 149,402	2005	$ 153,884
2005	State Highway 35	Clear Creek	Knapp Road	Bond Funds		18	2,135	$ 260,021	$ 119,610	$ 406,314	2005	$ 418,504
2005	State Highway 35	Cemetery Property	Knapp Road	Bond Funds		12	1,259	$ 110,914	$ 51,020	$ 177,676	2005	$ 183,007
2005	State Highway 35	Rice Dryer Road	McHard Road	Bond Funds		12	2,466	$ 255,221	$ 117,402	$ 403,452	2005	$ 415,555
2005	State Highway 35	Industrial Road	Magnolia Street	Bond Funds		24	7,414	$ 851,941	$ 391,893	$ 1,336,504	2005	$ 1,376,599
2005	Veterans Drive	Springfield Avenue	Magnolia Street	Bond Funds		30	3,247	$ 534,726	$ 245,974	$ 821,283	2005	$ 845,922
2005	Veterans Drive	Bailey Road	Canterbury Park Subdivision	Bond Funds	IMM08(b)	30	2,017	$ 259,992	$ 119,597	$ 404,804	2005	$ 416,948
2005	WWTP Access Road	Shadow Creek	WWTP	Bond Funds		48	812	$ 172,663	$ 79,425	$ 262,237	2005	$ 270,105
							Collection System Subtotal:	**$ 13,717,651**	**$ 6,310,120**	**$ 21,324,997**		**$ 21,964,747**
							TOTAL:	**$ 26,145,739**	**$ 12,027,040**	**$ 40,946,660**		**$ 42,175,060**

2020 CIP Wastewater Master Plan - 2010

13-Jun-04



TOTAL CAPITAL COST = $68.7M

KIRST KOSMOSKI, INC.
Civil/Consulting Engineers
2630 Fountainview, Ste. 318; Hou., Tx. 77057

CITY OF PEARLAND
2020 - CIP WASTEWATER MASTER PLAN
Construction Cost Estimating Workbook
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PROJECT COST:
ESTIMATE DATE: 13-Jun-04

KIRST KOSMOSKI, INC.
Civil/Consulting Engineers
2630 Fountainview, Ste. 318; Hou., Tx. 77057

Construction Costs Adjustment

ENR Construction Cost Index:	Dec-03	6782
ENR Construction Cost Index:	May-04	7065
Construction Cost Adjustment:		0.0%
Number of Years:		0.33

Present Value Factors

Average Inflation Rate:	3.0%
Municipal Bond Rate:	4.0%
Period in Years:	25
Difficulty Factor:	1.00

Program Year	Facility Location: At/Along	Facility Location: From	Facility Location: To	Funding / Category	Facility Description	Diameter (inches)	Length (feet)	Construction Cost ($)	Engineering and Related Costs ($)	Capital Cost (2004 $'s)	Construction Year	Capital Cost At Construction ($)
Treatment Plants												
2010	Cullen Package Unit			Impact Fee	WWTP			$ 4,023,114	$ 1,850,633	$ 6,054,376	2010	$ 7,229,241
2010	Longwood 1			Impact Fee	WWTP			$ 6,291,974	$ 2,894,308	$ 9,424,640	2010	$ 11,253,513
2010	Shadow Creek 1			Impact Fee	WWTP			$ 6,291,974	$ 2,894,308	$ 9,424,640	2010	$ 11,253,513
2010	SWEC 2			Impact Fee	WWTP			$ 8,748,301	$ 4,024,219	$ 13,064,929	2010	$ 15,600,209
							Treatment Plant Subtotal:	**$ 25,355,363**	**$ 11,663,467**	**$ 37,968,585**		**$ 45,336,476**
Lift Stations												
2010	LS09 - Scott and Mykawa			Bond Funds	New Lift Station			$ 244,593	$ 112,513	$ 448,582	2010	$ 535,630
2010	LS10 - Shank and Mykawa			Bond Funds	New Lift Station			$ 139,303	$ 64,080	$ 294,859	2010	$ 352,077
2010	LS53 - Albertson's			Bond Funds	New Lift Station			$ 582,253	$ 267,836	$ 972,057	2010	$ 1,160,687
2010	LS58 - Westgate			Bond Funds	New Lift Station			$ 427,403	$ 196,605	$ 715,484	2010	$ 854,325
							Lift Stations:	**$ 1,393,552**	**$ 641,034**	**$ 2,430,981**		**$ 2,902,719**

CITY OF PEARLAND
2020 - CIP WASTEWATER MASTER PLAN
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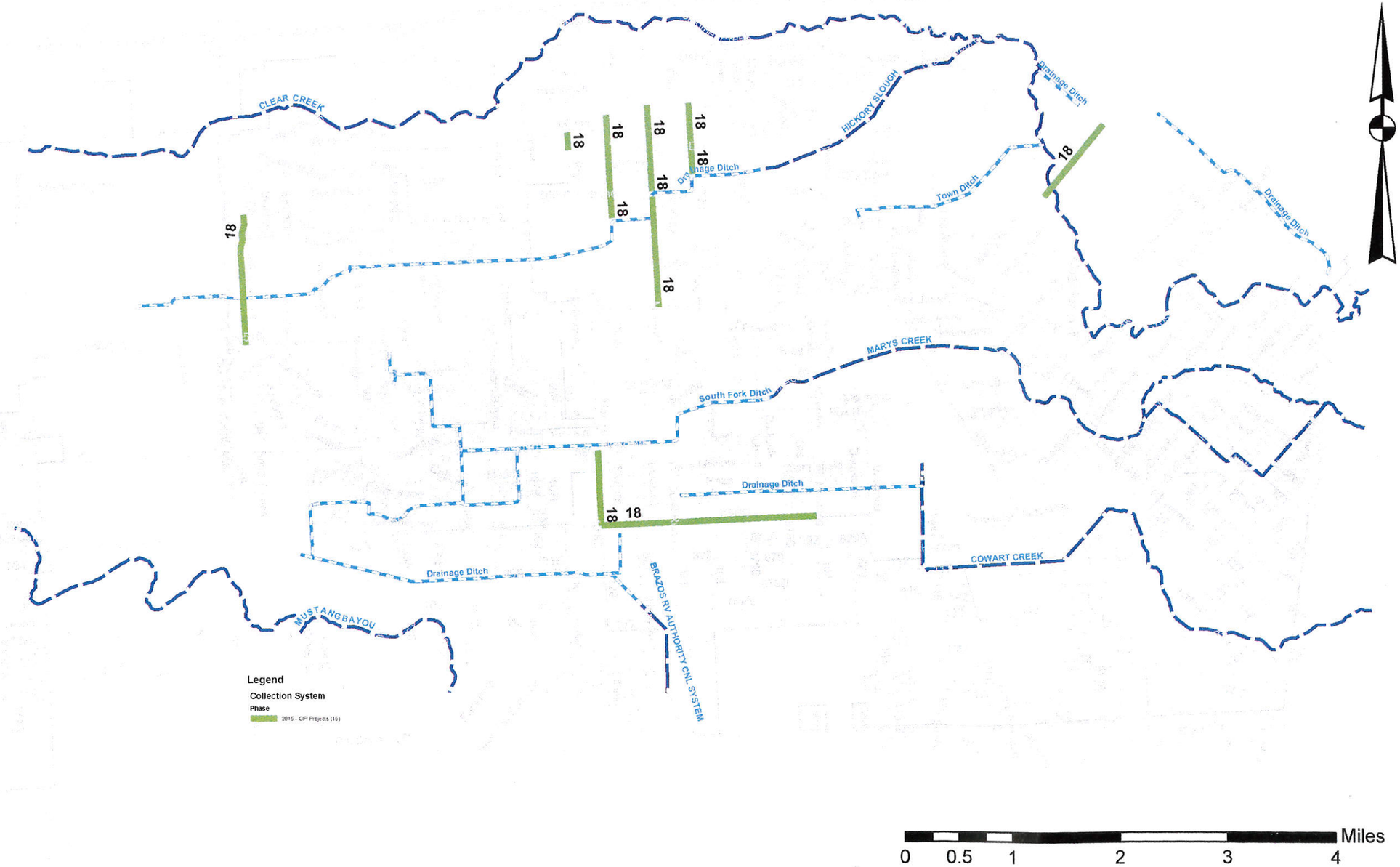
Program Year	Facility Location: At/Along	Facility Location: From	Facility Location: To	Funding / Category	Facility Description	Diameter (inches)	Length (feet)	Construction Cost ($)	Engineering and Related Costs ($)	Capital Cost (2004 $'s)	Construction Year	Capital Cost At Construction ($)
	Force Mains											
2010	Broadway Street	Yorkshire Blvd	100 West of Yorkshire	Bond Funds	Force Main LS70	12	140	$ 17,432	$ 8,019	$ 28,946	2010	$ 34,563
2010	Cullen Blvd	Broadway Street	Slough Bayou	Bond Funds	Force Main LS71	16	2,676	$ 513,792	$ 236,344	$ 817,036	2010	$ 975,584
2010	McHard Road	Mykawa Road	State Highway 35	Bond Funds	Force Main LS9	10	3,517	$ 333,652	$ 153,480	$ 575,057	2010	$ 686,648
							Force Main Subtotal:	**$ 864,876**	**$ 397,843**	**$ 1,421,039**		**$ 1,696,795**
	Collection System											
2010	Bailey Road	Wells Drive	Veterans Drive	Bond Funds	CBOUT003(a)	18	2,656	$ 338,528	$ 155,723	$ 527,447	2010	$ 629,799
2010	Bailey Road	McLean Road	Veterans Drive	Bond Funds	IMM08(c)	24	2,626	$ 335,931	$ 154,528	$ 523,285	2010	$ 624,830
2010	Brookside Road	Stone Road	Cullen Blvd	Bond Funds	CBOUT009(c)	36	3,614	$ 498,984	$ 229,532	$ 773,690	2010	$ 923,826
2010	Brookside Road (Future)	Cullen Blvd	MUD 5 WWTP	Bond Funds	CBOUT009(a)	36	4,497	$ 628,320	$ 289,027	$ 973,557	2010	$ 1,162,478
2010	Cullen Blvd	Clear Creek	Brookside Road	Bond Funds	CBOUT008(e)	18	1,365	$ 185,930	$ 85,528	$ 288,514	2010	$ 344,501
2010	Cullen Blvd	Broadway Street	Brookside Road	Bond Funds	CBOUT009(b)	24	5,502	$ 638,055	$ 293,505	$ 1,000,338	2010	$ 1,194,456
2010	Manvel Road	Mary's Creek	Fite Road	Bond Funds	CBOUT007	18	3,953	$ 446,882	$ 205,566	$ 701,857	2010	$ 838,054
2010	Max Road	Hickory Slough	Broadway Street	Bond Funds	IMM09(a)	18	2,674	$ 337,651	$ 155,319	$ 526,392	2010	$ 628,539
2010	Max Road	Hickory Slough	McHard Road	Bond Funds	CBOUT008(i)	18	4,863	$ 393,513	$ 181,016	$ 635,317	2010	$ 758,602
2010	McHard Road	State Highway 288	MUD 5 WWTP	Bond Funds	ETJBOUT003(a)	24	6,752	$ 921,473	$ 423,878	$ 1,429,755	2010	$ 1,707,203
2010	McLean Road	Confederate Drive	Bailey Road	Bond Funds	ETJBOUT001(c)	24	2,943	$ 391,851	$ 180,251	$ 608,887	2010	$ 727,043
2010	Mykawa Road	Ella	Scott Lane	Bond Funds		18	3,299	$ 420,241	$ 193,311	$ 654,783	2010	$ 781,845
2010	Piper Road	Broadway Street	Fite Road	Bond Funds	CBOUT008	24	2,648	$ 299,003	$ 137,542	$ 469,644	2010	$ 560,780
2010	Roy Road	Hickory Slough	Broadway Street	Bond Funds	CBOUT008b)	18	4,079	$ 441,176	$ 202,941	$ 695,110	2010	$ 829,998
2010	Smith Ranch Road	Beltway 8	McHard Road	Bond Funds	ETJBOUT003(b)	18	3,059	$ 300,898	$ 138,413	$ 477,548	2010	$ 570,218
2010	State Highway 35	Broadway Street	Magnolia Street	Bond Funds	CBOUT004(d)	18	6,955	$ 918,482	$ 422,502	$ 1,427,926	2010	$ 1,705,018
2010	Stone Road	Clear Creek	Brookside Road	Bond Funds	CBOUT009(f)	18	1,351	$ 132,814	$ 61,094	$ 210,790	2010	$ 251,694
2010	Stone Road	Hickory Slough	Broadway Street	Bond Funds	IMM09(b)	18	2,373	$ 291,363	$ 134,027	$ 455,054	2010	$ 543,358
2010	Stone Road	Hickory Slough	McHard Road	Bond Funds	CBOUT009(d)	24	5,471	$ 789,441	$ 363,143	$ 1,220,968	2010	$ 1,457,900
2010	Stone Road	Brookside Road	Brookside Road	Bond Funds	CBOUT009(f)	30	2,214	$ 277,643	$ 127,716	$ 433,039	2010	$ 517,071
2010	Terrell	Quail Run Drive	Harkey Road	Bond Funds		12	1,981	$ 196,176	$ 90,241	$ 311,179	2010	$ 371,564
2010	Veterans Drive	West Walnut Street	Mary's Creek	Bond Funds	CBOUT005(a)	18	3,198	$ 348,246	$ 160,193	$ 548,415	2010	$ 654,836
2010	Veterans Drive	Mary's Creek	Magnolia Street	Bond Funds	CBOUT005(b)	18	2,113	$ 203,528	$ 93,623	$ 323,565	2010	$ 386,354
2010	Woody Road	City Limits	Scott Lane	Bond Funds		18	439	$ 47,793	$ 21,985	$ 75,265	2010	$ 89,870
2010	Woody Road	Hickory Slough	Scott Lane	Bond Funds		18	2,015	$ 246,320	$ 113,307	$ 384,808	2010	$ 459,481
							Collection System Subtotal:	**$ 10,030,239**	**$ 4,613,910**	**$ 15,677,134**		**$ 18,719,318**
							TOTAL:	**$ 37,644,030**	**$ 17,316,254**	**$ 57,497,740**		**$ 68,655,308**

2020 CIP Wastewater Master Plan - 2015

13-Jun-04



TOTAL CAPITAL COST = $20.0M

KIRST KOSMOSKI, INC.
Civil/Consulting Engineers
2630 Fountainview, Ste. 318; Hou., Tx. 77057

CITY OF PEARLAND
2020 - CIP WASTEWATER MASTER PLAN
Construction Cost Estimating Workbook
Order of Magnitude

PROJECT NUMBER :
SCENARIO :
SERVICE AREA :
Subbasin :
PROJECT COST:
ESTIMATE DATE: 13-Jun-04

KIRST KOSMOSKI, INC.
Civil/Consulting Engineers
2630 Fountainview, Ste. 318; Hou., Tx. 77057

Construction Costs Adjustment

ENR Construction Cost Index:	Dec-03	6782
ENR Construction Cost Index:	May-04	7065
Construction Cost Adjustment:		0.0%
Number of Years:		0.33

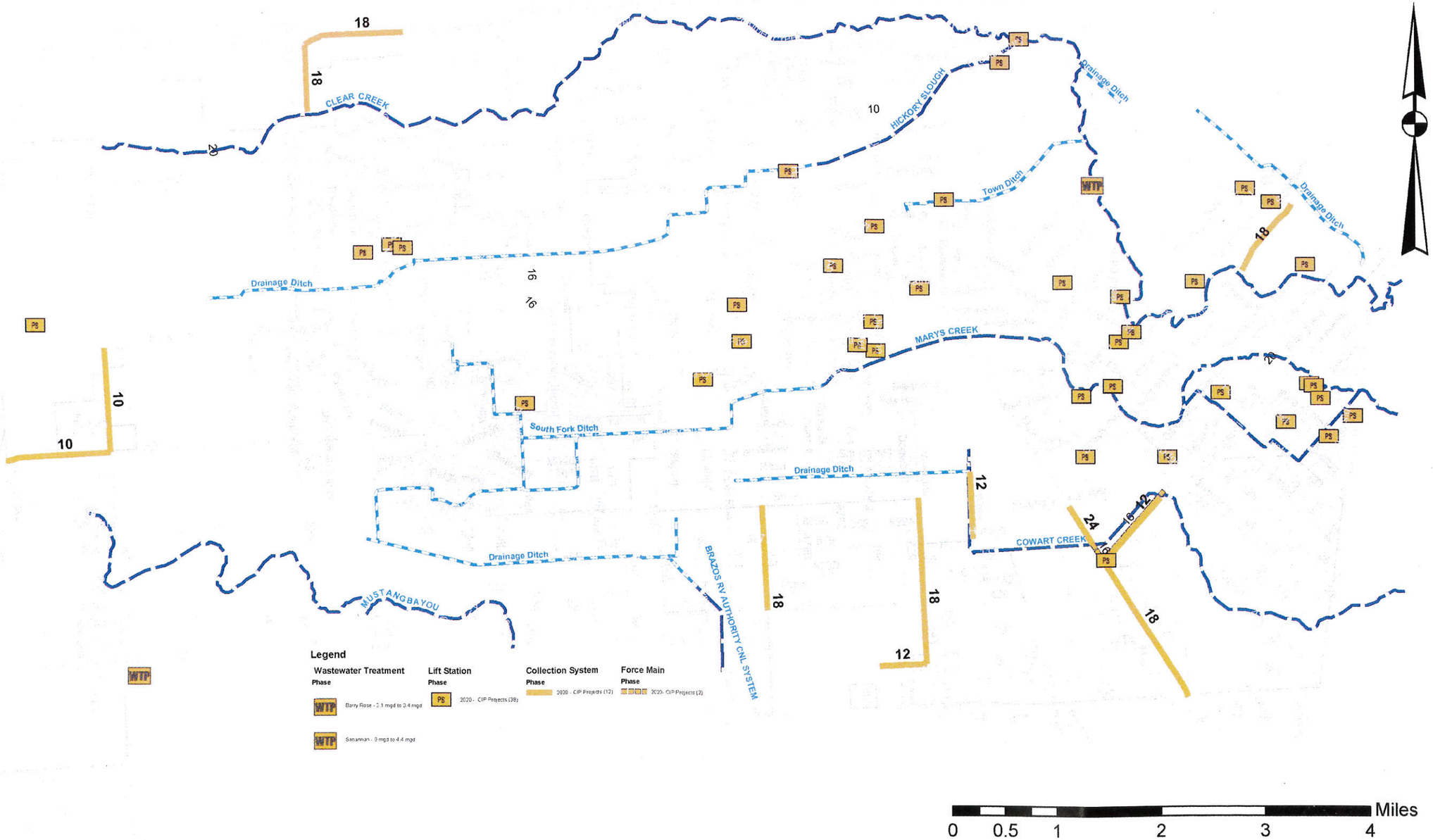
Present Value Factors

Average Inflation Rate:	3.0%
Municipal Bond Rate:	4.0%
Period in Years:	25
Difficulty Factor:	1.00

Program Year	Facility Location: At/Along	Facility Location: From	Facility Location: To	Funding / Category	Facility Description	Diameter (inches)	Length (feet)	Construction Cost ($)	Engineering and Related Costs ($)	Capital Cost (2004 $'s)	Construction Year	Capital Cost At Construction ($)
Treatment Plants												
2015	South Down 1			Bond Funds	WWTP			$ 3,576,635	$ 1,645,252	$ 5,389,809	2015	$ 7,460,756
							Treatment Plant Subtotal:	$ 3,576,635	$ 1,645,252	$ 5,389,809		$ 7,460,756
Lift Stations												
							Lift Stations:	$ -	$ -	$ -		$ -
Force Mains												
							Force Main Subtotal:	$ -	$ -	$ -		$ -
Collection System												
2015	Bailey Road	Manvel Road	McLean Road	Bond Funds	ETJBOUT001(d)	18	10,540	$ 1,371,892	$ 631,070	$ 2,134,715	2015	$ 2,954,945
2015	Barry Rose Road	City Limits	Barry Rose WWTP	Impact Fee	ETJBOUT002(a)	18	4,605	$ 458,174	$ 210,760	$ 726,491	2015	$ 1,005,634
2015	FM 1128	Mary's Creek	Bailey Road	Impact Fee		18	3,662	$ 353,006	$ 162,383	$ 561,166	2015	$ 776,786
2015	Garden Road	Hickory Slough	McHard Road	Bond Funds	CBOUT008(g)	18	1,985	$ 192,191	$ 88,408	$ 305,411	2015	$ 422,760
2015	Garden Road	Clear Creek	McHard Road	Bond Funds	CBOUT008(j)	18	2,221	$ 213,074	$ 98,014	$ 338,851	2015	$ 469,049
2015	Hatfield Road	Hickory Slough	Scott Lane	Bond Funds		18	2,360	$ 229,477	$ 105,560	$ 364,532	2015	$ 504,598
2015	Hatfield Road	City Limits	Scott Lane	Bond Funds		18	921	$ 89,768	$ 41,293	$ 142,574	2015	$ 197,356
2015	Max Road	Martin	McHard Road	Bond Funds	CBOUT008(i)	18	725	$ 68,290	$ 31,413	$ 108,766	2015	$ 150,557
2015	McHard Road	Max Road	Garden Road	Bond Funds	CBOUT008(f)	27	4,029	$ 409,900	$ 188,554	$ 648,816	2015	$ 898,113
2015	McHard Road	Max Road	Stone Road	Bond Funds		30	2,219	$ 302,295	$ 139,056	$ 469,089	2015	$ 649,329
2015	O'Day Road	City Limits	McHard Road	Bond Funds		18	2,194	$ 267,992	$ 123,276	$ 418,693	2015	$ 579,570
2015	O'Day Road	Hickory Slough	McHard Road	Bond Funds	CBOUT008(e)	18	1,241	$ 151,021	$ 69,470	$ 236,003	2015	$ 326,684
2015	Roy Road	Hickory Slough	McHard Road	Bond Funds	CBOUT008(h)	18	6,121	$ 658,317	$ 302,826	$ 1,037,653	2015	$ 1,436,354
2015	Smith Ranch Road	Broadway Street	Lambeth Drive	Bond Funds	IMM05(d)	18	6,388	$ 722,453	$ 332,328	$ 1,134,629	2015	$ 1,570,592
2015	State Highway 35	Cowart Creek	Industrial Road	Bond Funds	ETJBOUT001(a)	24	2,245	$ 252,720	$ 116,251	$ 397,034	2015	$ 549,587
							Collection System Subtotal:	$ 5,740,571	$ 2,640,662	$ 9,024,424		$ 12,491,913
							TOTAL:	$ 9,317,206	$ 4,285,915	$ 14,414,233		$ 19,952,669

2020 CIP Wastewater Master Plan - 2020

13-Jun-04



TOTAL CAPITAL COST = $79.2M

KIRST KOSMOSKI, INC.
Civil/Consulting Engineers
2630 Fountainview, Ste. 318; Hou., Tx. 77057

CITY OF PEARLAND
2020 - CIP WASTEWATER MASTER PLAN
Construction Cost Estimating Workbook
Order of Magnitude

PROJECT NUMBER :
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PROJECT COST:
ESTIMATE DATE: 13-Jun-04

KIRST KOSMOSKI, INC.
Civil/Consulting Engineers
2630 Fountainview, Ste. 318; Hou., Tx. 77057

Construction Costs Adjustment

ENR Construction Cost Index:	Dec-03	6782
ENR Construction Cost Index:	May-04	7065
Construction Cost Adjustment:		0.0%
Number of Years:		0.33

Present Value Factors

Average Inflation Rate:	3.0%
Municipal Bond Rate:	4.0%
Period in Years:	25
Difficulty Factor:	1.00

Program Year	Facility Location: At/Along	Facility Location: From	Facility Location: To	Funding / Category	Facility Description	Diameter (inches)	Length (feet)	Construction Cost ($)	Engineering and Related Costs ($)	Capital Cost (2004 $'s)	Construction Year	Capital Cost At Construction ($)
	Treatment Plants											
2020	Savannah 1			Bond Funds	WWTP			$ 14,549,727	$ 6,692,874	$ 21,643,463	2020	$ 34,731,405
2020	SWEC 3			Impact Fee	WWTP			$ 8,748,301	$ 4,024,219	$ 13,064,929	2020	$ 20,965,376
							Treatment Plant Subtotal:	**$ 23,298,028**	**$ 10,717,093**	**$ 34,708,393**		**$ 55,696,781**
	Lift Stations											
2020	LS01 - Walnut			Bond Funds	Lift Station Retirement			$ 286,634	$ 131,851	$ 418,485	2020	$ 671,546
2020	LS02 - Super K-Mart			Bond Funds	Lift Station Retirement			$ 45,006	$ 20,703	$ 65,708	2020	$ 105,442
2020	LS05 - Twin Creek			Bond Funds	Lift Station Retirement			$ 190,532	$ 87,645	$ 278,177	2020	$ 446,393
2020	LS11 - Orange and Mykawa			Bond Funds	Lift Station Retirement			$ 49,528	$ 22,783	$ 72,311	2020	$ 116,038
2020	LS12 - Woody			Bond Funds	Lift Station Retirement			$ 35,620	$ 16,385	$ 52,005	2020	$ 83,453
2020	LS16 - West Oaks			Bond Funds	Lift Station Retirement			$ 35,620	$ 16,385	$ 52,005	2020	$ 83,453
2020	LS17 - Willowwick Section 2			Bond Funds	Lift Station Retirement			$ 21,367	$ 9,829	$ 31,196	2020	$ 50,060
2020	LS25 - Independence Park			Bond Funds	Lift Station Retirement			$ 32,696	$ 15,040	$ 47,736	2020	$ 76,602
2020	LS26 - Parkview			Bond Funds	Lift Station Retirement			$ 25,617	$ 11,784	$ 37,401	2020	$ 60,017
2020	LS28 - Liberty			Bond Funds	Lift Station Retirement			$ 53,079	$ 24,416	$ 77,495	2020	$ 124,357
2020	LS29 - Pirates Alley			Bond Funds	Lift Station Retirement			$ 59,165	$ 27,216	$ 86,382	2020	$ 138,617
2020	LS31 -			Bond Funds	Lift Station Retirement			$ 33,459	$ 15,391	$ 48,851	2020	$ 78,391
2020	LS32 -			Bond Funds	Lift Station Retirement			$ 33,459	$ 15,391	$ 48,851	2020	$ 78,391
2020	LS36 - Belavita			Bond Funds	Lift Station Retirement			$ 109,943	$ 50,574	$ 160,516	2020	$ 257,581
2020	LS41 - Windmill			Bond Funds	Lift Station Retirement			$ 49,528	$ 22,783	$ 72,311	2020	$ 116,038
2020	LS43 - Riverwalk			Bond Funds	Lift Station Retirement			$ 62,579	$ 28,786	$ 91,365	2020	$ 146,615
2020	LS44 - Barnet East			Bond Funds	Lift Station Retirement			$ 33,459	$ 15,391	$ 48,851	2020	$ 78,391
2020	LS45 - Barnet West			Bond Funds	Lift Station Retirement			$ 33,459	$ 15,391	$ 48,851	2020	$ 78,391
2020	LS46 - Whispering Winds			Bond Funds	Lift Station Retirement			$ 35,620	$ 16,385	$ 52,005	2020	$ 83,453
2020	LS48 - Twin Woods			Bond Funds	Lift Station Retirement			$ 25,617	$ 11,784	$ 37,401	2020	$ 60,017
2020	LS50 - Oakbrook Estates			Bond Funds	Lift Station Retirement			$ 35,620	$ 16,385	$ 52,005	2020	$ 83,453
2020	LS51 - Sunset Lakes			Bond Funds	Lift Station Retirement			$ 89,990	$ 41,395	$ 131,385	2020	$ 210,834
2020	LS52 - Centennial Park			Bond Funds	Lift Station Retirement			$ 33,459	$ 15,391	$ 48,851	2020	$ 78,391
2020	LS55 - Hatfield #3			Bond Funds	Lift Station Retirement			$ 51,665	$ 23,766	$ 75,431	2020	$ 121,045
2020	LS56 - Somersetshire			Bond Funds	Lift Station Retirement			$ 33,459	$ 15,391	$ 48,851	2020	$ 78,391
2020	LS57 - Village of Edgewater			Bond Funds	Lift Station Retirement			$ 79,069	$ 36,372	$ 115,440	2020	$ 185,247
2020	LS59 - Pine Hollow			Bond Funds	Lift Station Retirement			$ 94,796	$ 43,606	$ 138,403	2020	$ 222,096
2020	LS60 - Ashton Park			Bond Funds	Lift Station Retirement			$ 29,710	$ 13,667	$ 43,377	2020	$ 69,607
2020	LS61 - Willow Lakes			Bond Funds	Lift Station Retirement			$ 36,582	$ 16,828	$ 53,410	2020	$ 85,707
2020	LS62 - South Hampton			Bond Funds	Lift Station Retirement			$ 37,539	$ 17,268	$ 54,806	2020	$ 87,948
2020	LS64 - Clear Creek Park			Bond Funds	Lift Station Retirement			$ 35,233	$ 16,207	$ 51,440	2020	$ 82,547
2020	LS65 - West Oaks Village			Bond Funds	Lift Station Retirement			$ 45,006	$ 20,703	$ 65,708	2020	$ 105,442
2020	LS67 - Autumn Lakes			Bond Funds	Lift Station Retirement			$ 83,063	$ 38,209	$ 121,272	2020	$ 194,607
2020	LS68 - Town Lakes			Bond Funds	Lift Station Retirement			$ 94,796	$ 43,606	$ 138,403	2020	$ 222,096
2020	LSS3 -			Bond Funds	Lift Station Retirement			$ 33,459	$ 15,391	$ 48,851	2020	$ 78,391
							Lift Stations:	**$ 2,065,434**	**$ 950,100**	**$ 3,015,534**		**$ 4,839,047**

CITY OF PEARLAND
2020 - CIP WASTEWATER MASTER PLAN
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ESTIMATE DATE: 13-Jun-04

KIRST KOSMOSKI, INC.
Civil/Consulting Engineers
2630 Fountainview, Ste. 318; Hou., Tx. 77057

Construction Costs Adjustment

ENR Construction Cost Index:	Dec-03	6782
ENR Construction Cost Index:	May-04	7065
Construction Cost Adjustment:		0.0%
Number of Years:		0.33

Present Value Factors

Average Inflation Rate:	3.0%
Municipal Bond Rate:	4.0%
Period in Years:	25
Difficulty Factor:	1.00

Program Year	Facility Location: At/Along	Facility Location: From	Facility Location: To	Funding / Category	Facility Description	Diameter (inches)	Length (feet)	Construction Cost ($)	Engineering and Related Costs ($)	Capital Cost (2004 $'s)	Construction Year	Capital Cost At Construction ($)
	Force Mains											
2020	Dixie Farm Road	State Highway 35	Cowart Creek	Bond Funds	Force Main LS77	16	4,541	$ 871,872	$ 401,061	$ 1,386,458	2020	$ 2,224,858
2020	State Highway 35	Dixie Farm	Cowart Creek	Bond Funds	Force Main LS77	16	963	$ 184,896	$ 85,052	$ 294,023	2020	$ 471,821
						Force Main Subtotal:		**$ 1,056,768**	**$ 486,113**	**$ 1,680,481**		**$ 2,696,679**
	Collection System											
2020	Beltway 8	Harris County	State Highway 288	Bond Funds	ETJBOUT003(c)	18	5,048	$ 488,042	$ 224,499	$ 775,641	2020	$ 1,244,676
2020	Country Road 935	West on Country Road 935	Veterans Drive	Bond Funds	CBOUT003(d)	12	2,398	$ 189,159	$ 87,013	$ 306,141	2020	$ 491,266
2020	CR-59	CR-564	Old Airline Road	Bond Funds	CBOUT012(B)	10	5,015	$ 357,053	$ 164,245	$ 583,990	2020	$ 937,133
2020	Dixie Farm Road	Cowart Creek	State Highway 35	Bond Funds		12	4,202	$ 271,465	$ 124,874	$ 448,864	2020	$ 720,295
2020	Garden Road	Hickory Slough	Broadway Street	Bond Funds	CBOUT008(c)	18	5,389	$ 616,211	$ 283,457	$ 967,031	2020	$ 1,551,801
2020	Harkey Road	County Road 100	Bailey Road	Impact Fee	ETJBOUT001(e)	18	5,303	$ 603,816	$ 277,755	$ 947,854	2020	$ 1,521,027
2020	McHard Road	Midlane Drive	Garden Road	Bond Funds	IMM04(c)	27	2,026	$ 244,573	$ 112,504	$ 382,407	2020	$ 613,651
2020	Old Airline Road	CR-59	Broadway Street	Bond Funds	CBOUT012(a)	10	5,282	$ 427,106	$ 196,469	$ 689,596	2020	$ 1,106,599
2020	Scarsdale Blvd	City Limits North	Clear Creek	Bond Funds	ETJBOUT002(b)	18	4,197	$ 515,376	$ 237,073	$ 804,909	2020	$ 1,291,643
2020	Smith Ranch Road	Sam Houston Tollway	McHard Road	Bond Funds		18	3,489	$ 380,118	$ 174,855	$ 598,586	2020	$ 960,554
2020	State Highway 35	City Limits	Dixie Farm Road	Impact Fee	ETJOUT001(g)	18	8,099	$ 933,361	$ 429,346	$ 1,463,948	2020	$ 2,349,207
2020	Veterans Drive	County Road 936	Bailey Road	Impact Fee	CBOUT003(c)	18	8,397	$ 940,108	$ 432,450	$ 1,477,521	2020	$ 2,370,987
2020	Wells Drive	Herbert Drive - Springfield Avenue (Future)	Bailey Road	Bond Funds	CBOUT003(b)	12	3,395	$ 296,008	$ 136,164	$ 474,615	2020	$ 761,617
						Collection System Subtotal:		**$ 6,262,398**	**$ 2,880,703**	**$ 9,921,103**		**$ 15,920,457**
						TOTAL:		**$ 32,682,628**	**$ 15,034,009**	**$ 49,325,511**		**$ 79,152,965**