

Municipal Engineering Company, Inc.

CONSULTING ENGINEERS

3301 Federal Road Pasadena, Texas 77504

Telephone 713/941-8988

January 24, 1989

City of Pearland
Planning Commission
P.O. Box 2068
Pearland, Texas 77588-2068

ATTENTION: MR. ERNIE BUENROSTRO

Dear Sir,

Our firm is preparing the Preliminary and Final plats for the new Pearland School tract. This will be a one lot subdivision; however, the tract is too large to fit a standard size sheet of paper at a scale of 1" = 100 ft. Therefore we request a variance to draw the plats at a scale of 1" = 200 ft.

Sincerely,



John D. Garner, P.E.

JDG/gr

April 20, 1989

Honorable Mayor and Councilmembers
City Hall
Pearland, Texas 77581

Dear Members:

Due to an unexpected turn of events, I will not be moving to Florida and now plan to remain in Pearland. Therefore, I would like to withdraw my letter of resignation from the Planning and Zoning Commission dated April 6, 1989.

Sincerely yours,



Benny J. Frank
2212 Willow Boulevard
Pearland, Texas 77581



City of Pearland

P. O. Box 2068 • Pearland, Texas 77588-2068 • 485-2411

TO: RONALD J. WICKER, CITY MANAGER
FROM: ERNESTO BUENROSTRO, CODE ENFORCEMENT OFFICER
SUBJECT: PLANNING & ZONING MEETING OF MAY 2, 1989
DATE: MAY 11, 1989

At their regular meeting of May 2, 1989, the Commission considered the preliminary plat of the new Pearland school. It was moved by Benny Frank, seconded by Mary Starr, that the preliminary plat of Pearland School be approved. Motion passed 7 to 0.

It was moved by Clyde Starns, seconded by Benny Frank, that the request of John Garner of Municipal Engineering, Inc. for a variance to draw the plats at a scale of 1" = 200 ft. be approved. Motion passed 7 to 0.

The Commission also considered the final plat of the Pearland school. It was moved by Clyde Starns, seconded by Mary Starr, that the final plat of Pearland School be approved subject to the relocation of the 25' building line and the addition of volume and page number to the 60' r-o-w. Motion passed 7 to 0.

This is submitted for your information.

xc: Bill Thomasset
Public Works Director

Dick Qualtrough
Engineering Div.



City of Pearland

P. O. Box 2068 • Pearland, Texas 77588-2068 • 485-2411

TO: Al Lentz, Chairman, Planning and Zoning Commission

FROM: Bill Thomasset, Director of Public Works

A handwritten signature in black ink, appearing to read 'Bill Thomasset', is written over the printed name.

DATE: May 2, 1989

SUBJECT: Access to and from new High School

The most recent proposal for access to and from the new high school site, as described below, is considered to be adequate to provide for the safety of vehicles entering and leaving the site. With the exception of those vehicles using the visitor's loop driveway in front of the school building, all traffic will enter the site at a signalized 3-lane driveway located on Highway 35 at the southern corner of the site. This driveway will have one entrance lane and two exit lanes (one right turn and one left turn). Except for the school buses, all traffic will exit by way of this driveway. The school buses, which will loop around the back of the site on their own dedicated driveway, will exit onto Highway 35 to the north adjacent to the southern side of the school building, right turn only.

It is recognized that the ultimate solution is the construction of the proposed street along the southern boundary of the site, with access to the site taken off that street. Since the funds for the construction of this street are not available at this time, the above proposal will provide a similar degree of safety, although it does not reduce traffic on Highway 35 as would the street if it were extended to the Liberty/John Lizer intersection.

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON MAY 2, 1989, AT 7:30 P. M. IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

The meeting was called to order with the following present:

Chairman	Al Lentz
Vice Chairman	Leroy Savoie
Member	Benny Frank
Member	Helen Beckman
Member	Mary Starr
Member	Clyde Starns
Member	James Garner
Public Works Director	Bill Thomasset
Code Enforcement Officer	Ernesto Buenrostro
Assistant City Secretary	Pat Vaught

APPROVAL OF MINUTES

It was moved by Mary Starr, seconded by Helen Beckman, that the Minutes of the Regular Meeting of April 4, 1989, be approved as submitted.

Motion passed 6 to 0, with Leroy Savoie abstaining.

NEW BUSINESS

PRELIMINARY PLAT OF PEARLAND SCHOOL, BEING A 83.3700 ACRE TRACT OF LAND OUT OF THE A.C.H. & B. RAILROAD SURVEY, A-507, AND BEING PART OF LOTS 11, 12, 13, 14, 15 & 16 OF THE L. W. MURDOCK SUBDIVISION AS RECORDED IN VOLUME 29, PAGE 174 OF THE DEED RECORDS OF BRAZORIA COUNTY (3775 S. MAIN)

Chairman Al Lentz recognized from the audience Dick Wagoner, Nigel Harrison and Glenn Chaney of the Pearland School Board and Preston Bullard, Superintendent of Pearland Schools.

Chairman Lentz read the following letter into the records:

January 24, 1989

City of Pearland
Planning Commission
P. O. Box 2068
Pearland, Texas 77588-2068

ATTENTION: MR. ERNIE BUENROSTRO

Dear Sir:

Our firm is preparing the Preliminary and Final Plats for the new Pearland School tract. This will be a one lot subdivision; however, the tract is too large to fit a standard size sheet of paper at a scale of 1" = 100 ft. Therefore we request a variance to draw the plats at a scale of 1" = 200 ft.

Sincerely,

/s/ John D. Garner, P. E.

JDG/gr

The Commission discussed lines on the plat delineating existing or proposed drainage. Code Enforcement Officer Ernesto Buenrostro presented the drainage plan showing contours, elevations and ditches which was reviewed by the Commission.

The Commission expressed a desire that the 60' right-of-way page and volume, if available, be put on when the plat is recorded and discussed whether the 60' r-o-w should be part of the school's access plan.

Chairman Lentz read the following letter into the records:

TO: AL LENTZ, CHAIRMAN, PLANNING & ZONING COMMISSION
FROM: BILL THOMASSET, DIRECTOR OF PUBLIC WORKS
SUBJECT: ACCESS TO AND FROM NEW HIGH SCHOOL
DATE: MAY 2, 1989

The most recent proposal for access to and from the new high school site, as described below, is considered to be adequate to provide for the safety of vehicles entering and leaving the site. With the exception of those vehicles using the visitor's loop driveway in front of the school building, all traffic will enter the site at a signalized 3-lane driveway located on Highway 35 at the southern corner of the site. This driveway will have one entrance lane and two exit lanes (one right turn and one left turn). Except for the school buses, all traffic will exit by way of this driveway. The school buses, which will loop around the back of the site on their own dedicated driveway, will exit onto Highway 35 to the north adjacent to the southern side of the school building, right turn only.

It is recognized that the ultimate solution is the construction of the proposed street along the southern boundary of the site, with access to the site taken off that street. Since the funds for the construction of this street are not available at this time, the above proposal will provide a similar degree of safety, although it does not reduce traffic on Highway 35 as would the street if it were extended to the

Liberty/John Lizer intersection.

The Commission discussed the signalization of the highway and the State's involvement in this, construction and safety of the driveways which, hopefully, will allow free flowing traffic, and the State's and the City's jurisdiction over these areas of concern.

Public Works Director Bill Thomasset stated he felt there would be no problem in working with the State. Superintendent Preston Bullard presented a drawing and said he and the architect had met with the State and they had approved the plans for the drainage and culverts and the sizes of the driveways.

Mr. Thomasset said the signalization requested from the State will include a left turn lane and installation will be done during the completion of the school.

Vice Chairman Leroy Savoie inquired if the City Staff had been given any guidance concerning the setting aside of funds in escrow for the ultimate construction of the adjacent street. There followed a lengthy discussion concerning the acquisition of the property by the school, the present lack of funds by either entity to provide this roadway, the obligation of future adjacent developers, and the premature dedication of this 60' roadway easement by the seller, Mrs. Nesbitt.

The Commission inquired if the City Council had accepted this dedication and gave much consideration to the future provision for this roadway which will provide access to the school from the east. Chairman Lentz said the subdivision ordinance had not been followed in this transaction and the property had been sold by metes and bounds which was also in violation of State law.

While having concerns about the future roadway, the Commission realized the urgency for the new high school and felt plans were adequate for now. They discussed setting precedents and their powers to grant variances and felt these concerns were not necessarily a part of the preliminary plat but might have to be addressed in their consideration of the final plat.

It was moved by Benny Frank, seconded by Mary Starr, that the preliminary plat of Pearland School be approved as presented.

Motion passed 7 to 0.

It was moved by Clyde Starns, seconded by Benny Frank, that the request of John Garner of Municipal Engineering, Inc. for a variance to draw the plats at a scale of 1" = 200 ft. be approved.

Motion passed 7 to 0.

FINAL PLAT OF PEARLAND SCHOOL, BEING A 83.3700 ACRE TRACT OF LAND OUT OF THE A.C.H. & B. RAILROAD SURVEY, A-507, AND BEING PART OF LOTS 11, 12, 13, 14, 15, & 16 OF THE L. W. MURDOCK SUBDIVISION AS RECORDED IN VOLUME 29, PAGE 174 OF THE DEED RECORDS OF BRAZORIA COUNTY (3775 S. MAIN)

Location of drainage and utility easements on the final plat was discussed as well as whether there will be a need for 1/2 of a utility easement down the east side. Public Works Director Bill Thomasset said it would depend on how the site was being developed and HL&P, having eminent domain, would take what they needed.

Chairman Lentz commented that the volume and page number are needed on the 60' right-of-way and that perhaps, it would be advantageous for future consideration to show that it is supposed to be a 70' right-of-way even though this right-of-way is off the property being platted.

Concerning the setting aside of funds in escrow for the roadway, the Commission discussed the School District as a taxing entity and the provisions of the subdivision ordinance pertaining to developers.

The Commission questioned the Staff and was told the City has no problems with the drainage plans and they are in the process of reviewing the building plans. The request for a variance by the School District for reduction in required parking spaces at the new school site was discussed but has not been resolved by the Zoning Board of Adjustment after having tabled the matter until a future meeting.

Code Enforcement Officer Ernesto Buenrostro pointed out that the 25' building line was not relocated after the right-of-way dedication and he would, with the Commission's consent, have the engineer re-draw it prior to filing of the final plat.

It was moved by Clyde Starns, seconded by Mary Starr, that the final plat of Pearland School be approved subject to the relocation of the 25' building line.

Motion passed 7 to 0.

ADJOURN

The meeting adjourned at 8:38 P. M.

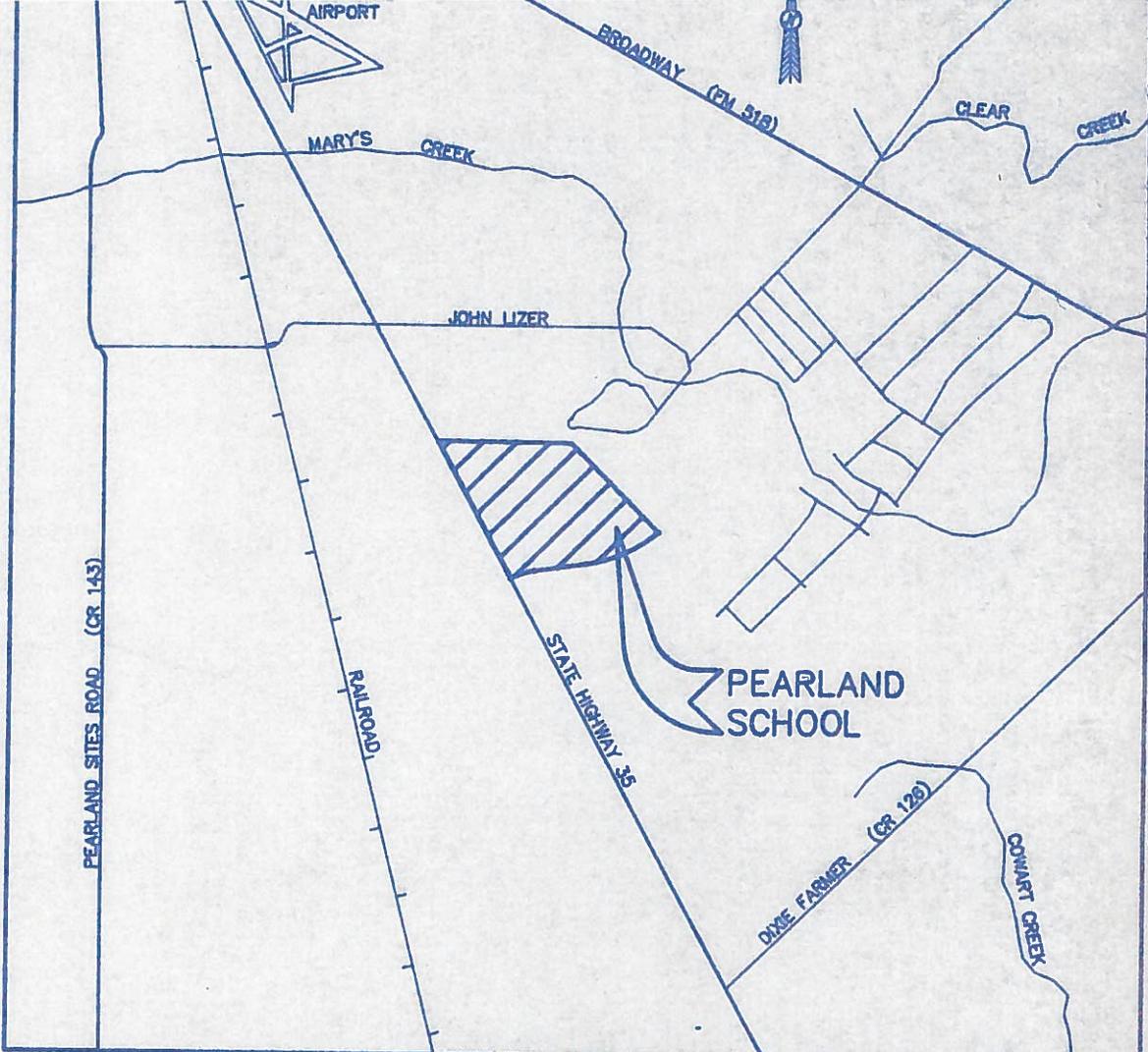
Minutes approved as submitted and/or corrected this 20 day of June, A. D., 1989.


Chairman

ATTEST:


Assistant City Secretary

IN THIS
ROADWAY.
NOT BE
BIT FREE
ASSESSMENT
MENT
MAP



VICINITY MAP

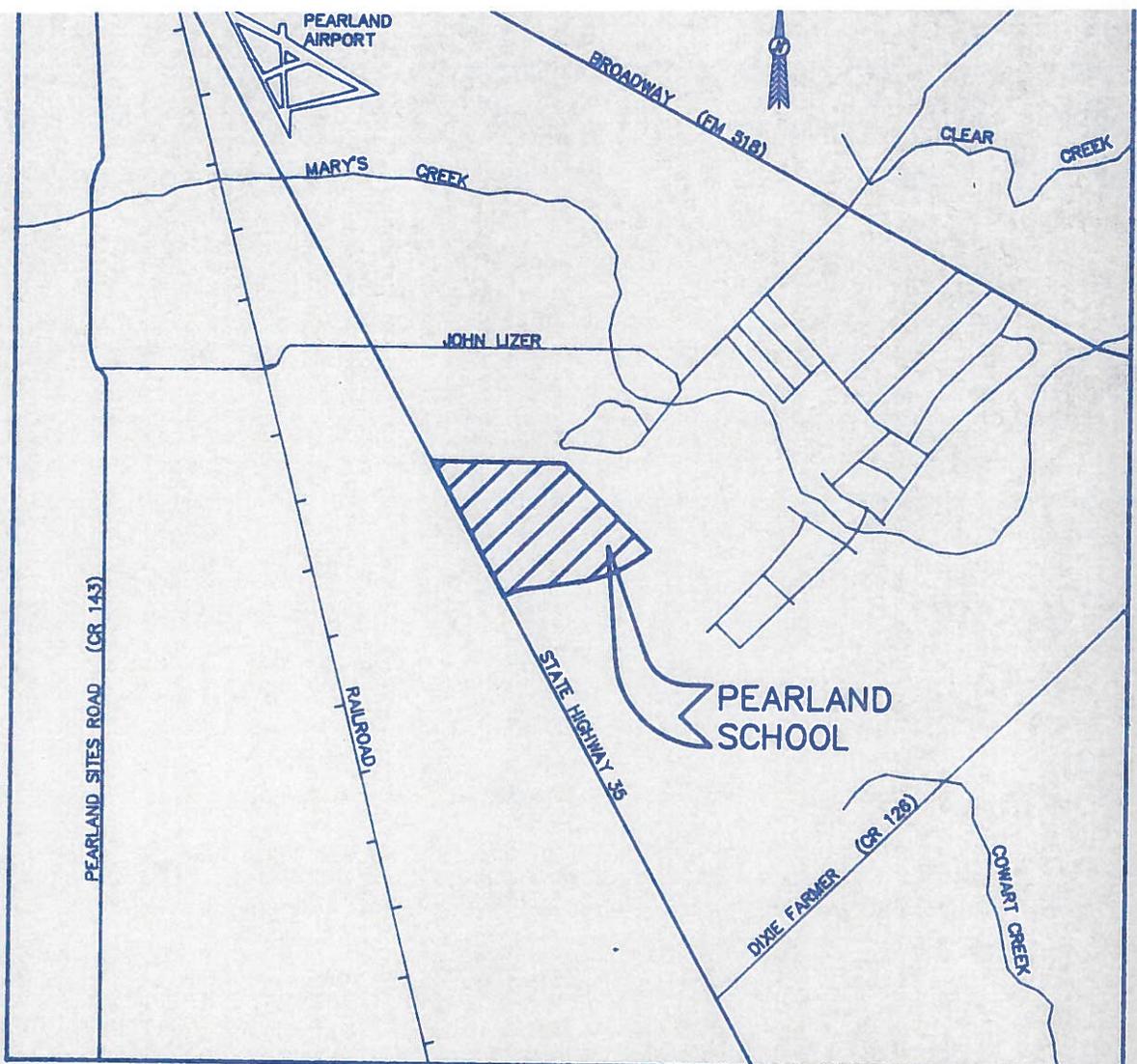
SCALE: 1" = 1/2 MILE

CITY OF PEARLAND 1979 B.M. #8-S
BRASS DISK IN CONCRETE POST AT
THE NORTHEAST CORNER OF STATE
HIGHWAY 35 AND JOHN LIZER ROAD
ELEVATION 46.69
(TOPO BY OTHERS)

PRELIMINARY PLAT
OF
PEARLAND SCHOOL

BEING A 83.3700 ACRE TRACT OF LAND OUT OF THE
A. C. H. & B. RAILROAD SURVEY, A-507, AND BEING
PART OF LOTS 11, 12, 13, 14, 15, & 16 OF THE L. W.
MURDOCK SUBDIVISION AS RECORDED IN VOLUME 29,

IN THIS
DADWAY.
NOT BE
IBIT FREE
ASEMENT
NMENT
MAP
WITH



VICINITY MAP

SCALE: 1" = 1/2 MILE

CITY OF PEARLAND 1979 B.M. #8-S
BRASS DISK IN CONCRETE POST AT
THE NORTHEAST CORNER OF STATE
HIGHWAY 35 AND JOHN LIZER ROAD
ELEVATION 46.69
(TOPO BY OTHERS)

FINAL PLAT
OF
PEARLAND SCHOOL

BEING A 83.3700 ACRE TRACT OF LAND OUT OF THE
A. C. H. & B. RAILROAD SURVEY, A-507, AND BEING
PART OF LOTS 11, 12, 13, 14, 15, & 16 OF THE L. W.
MURDOCK SUBDIVISION AS RECORDED IN VOLUME 29

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MAY 2, 1989, AT 7:30 P. M. IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. APPROVAL OF MINUTES: Meeting of April 4, 1989

III. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION - PRELIMINARY PLAT OF PEARLAND SCHOOL, BEING A 83.3700 ACRE TRACT OF LAND OUT OF THE A.C.H. & B. RAILROAD SURVEY, A-507, AND BEING PART OF LOTS 11, 12, 13, 14, 15 & 16 OF THE L. W. MURDOCK SUBDIVISION AS RECORDED IN VOLUME 29, PAGE 174 OF THE DEED RECORDS OF BRAZORIA COUNTY. (3775 S. MAIN)

B. CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT OF PEARLAND SCHOOL, BEING A 83.3700 ACRE TRACT OF LAND OUT OF THE A.C.H. & B. RAILROAD SURVEY, A-507, AND BEING PART OF LOTS 11, 12, 13, 14, 15, & 16 OF THE L. W. MURDOCK SUBDIVISION AS RECORDED IN VOLUME 29, PAGE 174 OF THE DEED RECORDS OF BRAZORIA COUNTY. (3775 S. MAIN)

IV. ADJOURN

POSTED: 28 DAY OF April, A. D., 1989, 5:00 P.M.
REMOVED: 3 DAY OF May, A. D., 1989.