City of Pearland

3519 Liberty Drive • Pearland, Texas 77581-5416
(713) 485-2411 • Fax (713) 485-8764

MEMORANDUM

To: Planning and Zoning Commission

From: Richard Burdine, Division Director, Planning, Public Works and Parks

Subject: Subdivision Ordinance Section 27-4 (C)(5)

Date: March 18, 1994

The primary objective of the "planting screen easement" is to provide a visual (and noise) barrier between a residential areas and traffic on adjacent arteries. A second objective is to prevent driveway access to arteries. However, the ordinance contains no standard for what is to be placed in the easement to provide a barrier. Also, it is not clear whether the planting screen easement is to be part of the residential lots, inside the street right-of-way or a separate fee strip.

Wendy researched subdivision plats having lots backing to a thoroughfare or collector street. The attached summary shows little consistency. I reviewed options with John Hargrove and believe the following provisions will accomplish the above objectives and be workable for developers:

> "Double frontage, and reverse frontage lots, should be avoided except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages to topography and orientation. A planting screen **easement** reserve of at least ~~ten (10)~~ six (6) feet or a fencing reserve of at least two (2) feet, and across which there shall be no right of access, shall be provided along the line of lots abutting such a traffic artery or other disadvantageous use.
>
> Planting screen plans and specifications and fencing plans and specifications shall be submitted with construction plans to be approved by the City Engineer. Easements may cross planting screen reserves and fencing reserves but shall not run with the reserve. Maintenance of said reserves shall be the responsibility of the developer or the Homeowners Association and so indicated on the final plat."

Note: The next Planning and Zoning Commission meeting is April 4.

Printed on Recycled Paper

SUBDIVISION NAME	ADJACENT STREET	EASEMENT TYPE
Dixie Woods Section 1 Ph. 1	Dixie Farm Rd.	2' F.E.
Colony Park	Hatfield	10' B.L. and Screening Easement
Willowick Section 1	McLean	Nothing
Willowick Section 2	McLean	2' F.E.
Springfield	McLean	16' U.E. and 10 Street R.O.W.
Corrigan South	Fite	16' U.E.
Corrigan South	Hatfield	15' Street R.O.W. and 10' U.E.
Corrigan South	McLean	10' Street R.O.W. and 16' U.E.
Corrigan North	Woody	10' U.E.
Willowcrest	Orange	Nothing
Willowcrest	Mykawa	10' U.E.
West Oaks Section 1A	Fite	10' Common Area
West Oaks Section 2B	Harkey Road	6' Planting and Utility Easement
Oakbrook Res. A	Dixie Farm Rd.	10' U.E.
Oakbrook Res. A	Oakbrook Dr.	10' Planting and Screening Easement
Oakbrook Res. B	Dixie Farm Rd.	10' U.E.
Oakbrook Res. B	Oakbrook Dr.	10' Planting and Screening Easement

c:\wp51\memos\easement.typ

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION, OF THE CITY OF PEARLAND, TEXAS, HELD MONDAY, APRIL 4, 1994, AT 7:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

The meeting was called to order with the following present:

Chairman	Richard Tetens
Vice Chairman	Emil Beltz
Commissioner	Pat Lopez
Commissioner	Helen Beckman
Commissioner	Barbara Lenamon
Division Director - Planning, Public Works and Parks	Richard Burdine
City Engineer	John Hargrove
Secretary to the Commission	Wendy Standorf

Commissioner's Robert Larsen and Jack Womack were absent.

APPROVAL OF MINUTES

A motion to approve the minutes of the 3-7-94 meeting, was made by Commissioner Helen Beckman, seconded by Vice Chairman Emil Beltz.

Motion Passed 5 to 0.

NEW BUSINESS

Final Plat West Oaks Subdivision, Section 2-B. There was no one present representing West Development. Staff recommended approval of the Final Plat of West Oaks, Section 2-B with corrections as specified by the City Engineer.

Mr. Burdine stated it was not feasible to have a sidewalk on Harkey Road. There is not enough room and it is an open ditch section. The plat shows an access easement between Lots 6 & 7 of Block 2, which will be used primarily by the children in West Oaks Subdivision going to Carlston Elementary. Staff and the developer will get with the school district to discuss extending the sidewalk to the existing breezeway. Construction of a sidewalk along C.R. 91 from West Oaks

Blvd. to the southeast corner of the school property was recommended.

Vice Chairman Emil Beltz made the motion, seconded by Commissioner Pat Lopez to accept the final plat of West Oaks, Section 2-B with corrections as required by the City Engineer.

Motion Passed 5 to 0.

REQUIRED CORRECTIONS:

1. Require a 5' street light easement on Lots 24 & 25 of Block 2 and Lots 7 & 8 of Block 2.

2. 5' utility and access easement on Lots 6 & 7, Block 2 need to be combined to one 10' utility and access easement with the walkway centered.

3. 20' utility and access easement on the construction drawings need to be changed to a 10' utility and access easement with the walkway centered and extended into the school site to connect with an existing breezeway.

4. West Development to complete their portion of the sidewalk on C.R. 91 prior to subdivision acceptance by City Council.

Landscape Plan, Tri County Branch YMCA. There was no one present representing Tri County Branch YMCA. Mr. Burdine stated the landscape plan does meet the requirements of the Land Use and Urban Development Ordinance. It was the consensus of the Commission to act on this agenda item.

Commissioner Helen Beckman made the motion, seconded by Commissioner Barbara Lenamon to approve the landscape plan for the Tri County Branch YMCA, as submitted.

Motion Passed 5 to 0.

Final Plat Briarglen Section 2. John Garner representing Municipal Engineering was present requesting final approval of Briarglen Section 2 and a variance to allow a 25 foot to a 20 foot front yard building line on three (3) "knuckle" lots on George Street.

City Engineer John Hargrove recommended approval with corrections as specified.

Commissioner Barbara Lenamon made the motion, seconded by Vice Chairman Emil Beltz to approve the final plat of Briarglen Section 2, with the corrections as required by the City Engineer and to approve the variance as requested.

Motion Passed 5 to 0.

REQUIRED CORRECTIONS:

(1) Lots 1 & 2, Block 2, Section 2 need to include the dimensions on the west lot lines.

(2) Need current FEMA reference map number.

(3) Need year of adjustment on the benchmark.

(4) Block 2 needs to be identified as "Block 2".

Partial Replat of Briarwood Estates, Lot 2 & 3, Block 2. John Garner representing Municipal Engineering was present requesting approval of the partial replat of Briarwood Estates, Lots 2 & 3, Block 2. In order to build the houses square to the street it is necessary to shorten lot 2 and lengthen lot 3.

City Engineer Hargrove recommended approval with corrections as specified.

Commissioner Pat Lopez made the motion, seconded by Commissioner Helen Beckman to approve the partial replat of Briarwood Estates, Lot 2 & 3, Block 2, with the corrections as required by the City Engineer.

Motion Passed 5 to 0.

REQUIRED CORRECTIONS:

(1) Need seal and signature of the surveyor.

(2) Note iron rods that designate the boundaries of the plat.

Preliminary Plat Southwyck Section 6. Steve Gardner representing Bernard Johnson, Inc. was present requesting approval of the Preliminary Plat of Southwyck Section 6, and a variance to use a 20 foot building line in lieu of a 25 foot building line on the two cul-de-sacs and one "thumbnail" within Southwyck Section 6.

City Engineer recommended approval with corrections to be provided on the final plat as specified.

Commissioner Pat Lopez made the motion, seconded by Commissioner Barbara Lenamon to approve the preliminary plat of Southwyck Section 6, and to approve the variance as requested, with required corrections being provided on the final plat.

Motion Passed 5 to 0.

REQUIRED CORRECTIONS:

(1) 20' storm sewer easement, recording information must be placed on final plat.

(2) Need year of adjustment on the elevation.

Preliminary Plat Oakbrook Estates. Randy Riley representing Kerry R. Gilbert & Associates, Alan Bauer representing Amvest and Al Lentz representing Lentz Engineering were present requesting approval of the preliminary plat of Oakbrook Estates and three variances requesting (1) - to allow a 20' front building line setback on those lots which front onto the bulbs of the cul-de-sacs, (2) - to allow Oak Point Circle and Branch Hill Court to exceed the six hundred (600) foot limitation on cul-de-sac length by approximately one hundred (100) feet and (3) - to allow a 2' Fence reserve along Dixie Farm Road R.O.W. instead of the 10' Planting Easement. They were also available to answer questions that any of the homeowners in Oakbrook Subdivision had concerning the development of Oakbrook Estates.

Approximately one hundred residents of the Oakbrook Subdivision were present to voice their concerns with this new development as well as offer alternative suggestions.

The developers met with Oakbrook Homeowner Association Officers prior to the meeting, however, they were not satisfied with the outcome of the meeting and wanted to voice their opinions the Planning and Zoning Commission.

Those who spoke before the Commission are as follows:

Keith Traylor, President, Oakbrook Homeowner's Association, - 1815 Oak Gate Circle; Calvin Lawson - 3808 Oak Dale Dr.; John Lampson - 3918 Oak Dale Dr.; Holly Briscoe - 1806 Oak Gate Cir.; Joe Barnes - 1807 Oak Edge; Charles Schull - 1814 Oak Dale Dr.; Morris Grinell - 1808 Oak Edge; Debra Krause - 1806 Oakwood Dr. East; Lori Schull - 3814 Oak Dale Dr.; Michael Paylor - 1807 Oakwood Dr. East; Tim Briscoe - 1806 Oak Gate Cir.; Amy - 1803 Oakbrook Cir; John Delahousy - 3907 Oakwood Dr. North; Charlie Rizzo - 3910 Oak Dale Dr.

The homeowners main concerns being: the safety of their children with the increased traffic, both construction and residential; who will be responsible for enforcing construction traffic restrictions if they go through Oakbrook rather than use the designated temporary road; the safety of all residents of Oakbrook in the event of an emergency - only one access until Oakwick becomes a permanent outlet; the possibility of never having an additional outlet in the event the project goes "under" after the first phase like Oakbrook did; why can't the permanent road be put in instead of a temporary road; and drainage. They are not opposed to the development itself as much as the problems it will cause in the beginning without a second access into the subdivision.

Chairman Richard Tetens made the suggestion to the Commission that this item be tabled until the next meeting on Monday, April 11, 1994. Vice Chairman Emil Beltz made the motion, seconded by Commissioner Helen Beckman to table the approval of the preliminary plat of Oakbrook Estates.

Commissioner Pat Lopez asked for additional discussion. His position was that only preliminary plat approval was requested and the problem was not with the subdivision plat itself. The developer still has to get final plat approval and construction drawing approval, and the homeowner concerns can probably be worked out with the developer before that time comes. The Commission should consider acting on the preliminary plat tonight.

Vice Chairman Emil Beltz withdrew his motion to table this item, Commissioner Helen Beckman

agreed.

Commissioner Pat Lopez made the motion, seconded by Vice Chairman Emil Beltz to approve the preliminary plat of Oakbrook Estates as submitted with the three (3) requested variances, with corrections as required by City Engineer.

Motion Passed 4 to 1. (Commission Members Voting "Aye" Pat Lopez, Barbara Lenamon, Emil Belts and Helen Beckman; Commission Members Voting "No" Richard Tetens).

REQUIRED CORRECTIONS:

(1) Oakwick Drive to the north must be included in the boundary of the plat.

Discussion of Proposed Changes to the Subdivision Ordinance. A brief discussion of one proposed change (attached as Exhibit A) occurred. Staff informed the Commission that a draft of the entire ordinance would be provided.

Director's Report:

None.

Next Meeting Date: Monday, April 11, 1994, immediately following the 7:00 P.M. Joint Public Hearing.

Adjourned: 9:25 p.m.

Minutes approved as submitted and/or corrected this 11th day of April A.D., 1994.

Richard Tetens, Chairman

ATTEST:

Wendy Standorf, Secretary to the Commission

TRAVIS MANAGEMENT

February 9, 1994

Mr. Richard Burdine
City of Pearland
Division Manager Planning, Public Works & Parks
3519 Liberty Drive
Pearland, Texas 77581

Re: Oakbrook HOA - Oakwick Drive Completion

Dear Mr. Burdine:

The Oakbrook Homeowners Association is very concern, that the City of Pearland may allow the new subdivision being developed by Mr. Clinton Wong the right of ingress/egress through the Oakbrook Subdivision.

Early this year, I was given several reasons why the City of Pearland did not allow the completion of Oakwick Drive. One of the reasons given was to stop future developments from directing unnecessary traffic thru Oakbrook. Recently, I have been made aware that Mr. Wong does intent to request permission to complete Oakwick Drive, which would provide immediate access to his new subdivision.

Per our conservation this week, you stated that the City of Pearland has repeatedly informed Mr. Wong's group that they must provide access off of Dixie Farm Road <u>for all construction traffic.</u> And that no approval has been given to Mr. Wong because he has not submitted his plans to the Planning and Zoning Committee for Phase I..

The Oakbrook Homeowners' Association would like the City of Pearland to consider their concerns before making a decision that would give Mr. Wong the right to market his subdivision thru Oakbrook.

1. If the City only requires the construction traffic to enter off of Dixie Farm Road, does this mean you will allow the builders to market the new subdivision thru Oakbrook by giving them access thru Oakwick Drive?

2. Will Mr. Wong's Group be give permission to build a temporary road for construction traffic? If so what happens if this subdivision is never completed? Oakbrook already has a traffic problem due to having only one entrance and exist.

15235 Pasoo Del Roy, Houston, Texas 77083 • (713) 782-8634 • FAX (713) 530-0040

3. Would it not be considered deception by allowing the builders to market their product thru Oakbrook? It is our understanding that the lots and homes will be smaller and the prospective buyer might assume they are buying into Oakbrook in error.

4. By allowing this additional unwanted traffic thru the subdivision can the homeowners expect crime to be increased?

5. Does the present sign ordinance allow builders to keep their signs up forever. Even after a subdivision has been completed. Because with the completion of Phase III and Reserve B, Oakbrook HOA fully expects The Homemaker and General Homes to remove their signs, sell their models and move on.

6. We would also like to know what they will call their new subdivision. Hopefully, it will not be similar to Oakbrook. This would also make the public think the two subdivisions are related.

The Oakbrook Subdivision wants the City of Pearland to prosper from all the new homes. However, we feel it would be a large mistake to allow Mr. Wong's Group to start their development without putting in a permanent drive from Dixie Farm Road to the back of the his development. The homeowners of Oakbrook take great pride in their subdivision and pay large assessment fees to maintain it. The Oakbrook Homeowners Association does not feel, that future developers or builders should be allowed to use them as a marketing tool. Let them spend the required funds to create what every homeowner at Oakbrook has already paid for, through the purchase price of their homes. After two (2) years of construction, construction traffic, construction workers, and the enormous amounts of construction trash our homeowners are entitled to a little privacy.

The Oakbrook Homeowners Association hereby request that the City of Pearland formally notify us when the Planning and Zoning will meet concerning this issue. We would like to be put on the agenda the same night that City Council meets on this issue, so the council can hear from our homeowners directly. You may contact me at anytime at the following number (713) 782-8834.

Sincerely,

TRAVIS MANAGEMENT

Ms. Peggy Rougeou
President

cc: Board of Directors

CC: Hargrove

TRAVIS MANAGEMENT

8370 Westview, Ste A-3

HOUSTON, TEXAS 77055

(713) 782-8834

FAX COVER PAGE

****

DATE: February 11, 1994

FAX TO: Ms. Wendy Standorf

FAX NUMBER: (713) 485-8764

FAX FROM: PEGGY A. ROUGEOU

FAX NUMBER: (713) 782-8834

SUBJECT: Oakbrook Homeowners' Association, Inc. request for hearing at the Council meeting being held 2/28/94.

No. of pages faxed including cover page 2

2-11-94

Wendy,

you can reach me @ (713) 782-8834.

Peggy Rougeou

TRANSMIT CONFIRMATION REPORT

NO.	:	002
RECEIVER	:	7135300040
TRANSMITTER	:	CITY OF PEARLAND
DATE	:	MAR 28'94 11:11
DURATION	:	01'34
MODE	:	STD
PAGES	:	02
RESULT	:	OK

City of Pearland

3519 Liberty Drive • Pearland, Texas 77581-5416
(713) 485-2411 • Fax (713) 485-8764

February 14, 1994

Oakbrook Homeowners Association, Inc.
C/O Ms. Peggy Rougeou, President
Travis Management
8370 Westview, Suite A-3
Houston, TX 77055

Re: Request for Hearing at the 02/28/94 Council Meeting

Dear Ms. Rougeou:

Attached is a form to submit if you or someone else from the Oakbrook Homeowners Association wishes to address the City Council at some future date. You can use the same form if you wish to address the Planning and Zoning Commission.

As of this date, no agenda item has been scheduled at the Commission or Council level relating to development of the property immediately to the southwest of the Oakbrook Subdivision. When and if something comes up, I will send you a copy of the agenda.

Please do not hesitate to call me if you require additional information.

Sincerely yours,

Richard Burdine, Division Director
Planning, Public Works and Parks

cc: John Hargrove, City Engineer

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RECEIVED MAR 2 5 1994

KERRY R. GILBERT & ASSOCIATES, INC. Land Planning Consultar

15810 Park Ten Place
Suite 160
Houston, Texas 77084
(713) 579-0340

March 25, 1994

To: City of Pearland Planning and Zoning Commission Members

From: Kerry R. Gilbert & Associates, Inc.

Re: Oakbrook Estates

On behalf of Amvest Properties, Kerry R. Gilbert & Associates, Inc., respectfully submits the preliminary plat of Oakbrook Estates for your consideration and approval.

The preliminary plat contains approximately 63.8 acres of land and is located north of Dixie Farm Road and west of Oakbrook Sections One and Two and lies within the corporate limits of the City of Pearland.

Oakbrook Estates proposes to create 214 single family residential lots (65' x 110') and 68'x 110' typical lot size) along with twelve public street right of ways and seven restricted reserves.

With this submittal we request your favorable consideration on two variances which are contained within the preliminary plat. The specific variances are to allow a twenty (20) foot front building line setback on those lots which front onto the bulbs of the cul-de-sacs and to allow Oak Point Court and Branch Hill Court to exceed the allowed cul-de-sac length by approximately one hundred (100').

The rationale for requesting a five foot reduction of the front building line on lots which face the bulbs of the cul-de-sacs is based on exceeding the minimum separation requirements set forth within the subdivision regulations of the City of Pearland. Under the current regulations, there exists a minimum separation of one hundred (100) feet between the front of single family residential units. This separation is based on a street right of way of fifty (50) feet and front setback lines of twenty-five (25) feet respectively. The required design of a cul-de-sac (50' radius) automatically provides one hundred (100) foot of separation between the fronts of the single family lots and the 20' building line will provide an additional 40' of separation. By instituting a twenty-foot front setback on these lots we have increased the front unity separation to a total of one hundred and forty (140) feet respectively. The twenty (20') setback also provides adequate storage area for two vehicles in front of the garage without over hanging the sidewalk. Based on the above information, it is our opinion that the health safety and welfare of the future residents of Oakbrook Estates and the City of Pearland has not been compromised and, therefore, the variance is justified.

The second variance requested is to allow Oak Point Court and Branch Hill Court to exceed the six hundred (600) foot limitation on cul-de-sac length by approximately one hundred (100') foot. Our rationale for this request is based on overall lot yield and the traffic circulation patterns which will be established throughout the neighborhood.

Oak Point Court is planned to be approximately 695 feet in length and would service 16 single family residential lots while Branch Hill Court is planned to be approximately 700 feet in length and would service a total of 19 single family residential lots respectively. The purpose of the variance is to eliminate a second crossing of these pipeline easements, one of which transports natural gas while the remaining two transport crude oil.

The streets have been designed to contain "eyebrows" which have a radius of 50 feet which allows vehicular traffic a means of turning around prior to reaching the bulb end of the cul-de-sac. From a line of sight perspective, both streets can more readily identified as a non-through street to traffic not familiar with the street patterns within Oakbrook Estates.

Neither Branch Hill Court or Oak Point Court will serve any other adjoining lands or any other land uses than that of single family residential.

Based on this rationale, we seek your favorable consideration with respect to the variance requested for both Branch Hill Court and Oak Court Drive.

We will be present at the regularly scheduled planning and zoning commission meeting of April 4, 1994 to answer any questions that you may have with respect to the preliminary plat and its associated variances.

Sincerely,

Randall L. Riley
Vice-President

RLR/pk

enclosures

cc: Mr. Alan Bauer

re: N/82.dir/Oakbrook

TRAVIS MANAGEMENT

8370 Westview, Ste A-3

HOUSTON, TEXAS 77055

(713) 782-8834

FAX COVER PAGE

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DATE: March 27, 1994

FAX TO: Ms. Wendy Standorf

FAX NUMBER: (713 485-8764

FAX FROM: PEGGY A. ROUGEOU

FAX NUMBER: (713) 782-8834

SUBJECT: Oakbrook HOA

No. of pages faxed including cover page 2

CITY OF PEARLAND

CITIZEN'S REQUEST TO SPEAK BEFORE THE PLANNING

AND ZONING COMMISSION

Planning and Zoning Commission
City of Pearland
Pearland, Texas 77581

Ladies and Gentlemen:

In accordance with the provisions of applicable law(s) of the State of Texas and ordinance(s) of the City of Pearland, I (we) respectfully request audience with the Planning and Zoning Commission to submit for its consideration the following remonstrace(s) and/or petition(s):

We THE MEMBERS OF THE OAKBROOK HOMEOWNERS' ASSOCIATION, INC., hereby by notify the City of Pearland's Mayor, City Council Members and the Planning and Zoning Commission of our formal objection to the routing of traffic for construction or marketing through Oakbrook Section I., II., and III., to gain acess to an adjacent development, until the proposed roadway on the most westerly side of the existing Oakbrook Section II. is permanently imporved and accepted by the City of Pearland.

(713) 782-8834
Telephone Number

Keith Traylor Jr.
Signature of Applicant (s)

c/o Travis Management
Paseo Del Rey
Houston, Texas 77083

Address(s)

Mr. Keith Traylor/President
Oakbrook Homeowners' Assn., Inc.
Printed Name of Applicant (s)

March 27, 1994
Date

City of Pearland

P. O. Box 2068 • Pearland, Texas 77588-2068
(713) 485-2411 • Fax (713) 485-8764

FAX CORRESPONDENCE

DATE: 3-28-94

FROM: Wendy Standorf

TO: Peggy Rougeau - Oakbrook - HOA

NO. OF PAGES: 2 INCLUDING THIS COVER PAGE

SUBJECT: Citizen's Request to speak before the Planning & Zoning Commission.

Please call if you have any questions!

Thanks!
Wendy

CITY OF PEARLAND

CITIZEN'S REQUEST TO SPEAK BEFORE THE PLANNING

AND ZONING COMMISSION

Planning and Zoning Commission
City of Pearland
Pearland, Texas 77581

Ladies and Gentlemen:

In accordance with the provisions of applicable law(s) of the State of Texas and ordinance (s) of the City of Pearland, I (we) respectfully request audience with the Planning and Zoning Commission to submit for its consideration the following remonstrace(s) and/or petition(s):

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____ _____
Telephone Number Signature of Applicant (s)

_____ _____
Address Printed Name of Applicant (s)

_____
Date

KERRY R. GILBERT & ASSOCIATES, INC. Land Planning Consu

15810 Park Ten Place
Suite 160
Houston, Texas 77084
(713) 579-0340

April 4, 1994

Mr. Richard Burdine, AICP
Division Director
Department of Planning, Public Works and Parks
City of Pearland
Pearland, Texas 77588

Dear Mr. Burdine,

On behalf of Amvest Properties, Kerry R. Gilbert & Associates, Inc., respectfully requests a variance to Section 27-4(c)(5) of the City of Pearland Subdivision regulations to the preliminary plat of Oakbrook Estates which will go before the City of Pearland Planning and Zoning Commission on April 4, 1994.

This specific section requires that a planting screen easement of at least ten (10) feet be provided on lots that have double frontage on traffic arteries. The application of this requirement would address all of the lots within Oakbrook Estates that back to Dixie Farm Road, a designated major thoroughfare by the City of Pearland.

Our request for variance is to apply to standards the staff is currently attempting to include within an update to the Subdivision Regulations of the City of Pearland.

It is our understanding that Section 27-4(c)(5) is being revised to allow the useage of either a six (6) foot planting reserve or a two (2) foot fencing reserve to provide separation from a lot which backs onto a major thoroughfare or traffic artery.

It is our desire to utilize the new requirements in this case, as long as staff or the Commission has no objections to this standard, which has been identified on the face of the preliminary plat of Oakbrook Estates, in the form of a two (2) foot fence reserve.

Based on the above we look forward to receiving your favorable consideration of our request in this regard.

Sincerely,

Randall L. Riley
Vice-President

RLR/pk

n:\82\Oakbrook Estates

3-28-94 - 8:55am
notified Peggy of
P&Z mtg. on 4-4-94
Oakbrook Estates is
on agenda. faxed
request to speak
form to her.

Wendy —
Give copy of both
letters to Hargrove
and ask me about
sending a notice if
something comes up.
2/4/94

L.M. for
Peggy to call
me 3-25-94
782-8834 WS

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, APRIL 4, 1994, AT 7:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. APPROVAL OF MINUTES: Minutes of March 7, 1994

III. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT WEST OAKS SUBDIVISION SECTION 2-B, an 11.8744 acre tract of land out of a 67.88 acre tract of land as recorded on Vol. 1223, Pg. 730, Brazoria County Deed records in the H.T. & B. R.R. Survey, A-241, Pearland, Brazoria County, Texas.

B. CONSIDERATION AND POSSIBLE ACTION - LANDSCAPE PLAN, TRI COUNTY BRANCH YMCA, Phase II, Greater Houston Area YMCA, Pearland, Texas.

C. CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT BRIARGLEN SECTION 2, being a 10.7830 acre tract out of Lots A, B, C & D of the Hoidale and Coffman Subdivision as recorded in Vol. 3, Pg. 6, B.C.M.R. and located in the Perry & Austin League, A-111, Brazoria County, Texas.

(1) Variance request to allow from a 25 foot to a 20 foot front yard building line on the three (3) "knuckle" lots on George Street.

D. CONSIDERATION AND POSSIBLE ACTION - PARTIAL REPLAT OF BRIARWOOD ESTATES, LOT 2 & 3, BLOCK 2, a 0.5043 acre tract of land, being all of lots 2 & 3, Block 2, of the Briarwood Estates Subdivision as recorded in Vol. 19, Page 63 located in the James F. Perry & Emily Austin Survey, Abstract 111, in the City of Pearland, Brazoria County, Texas.

E. CONSIDERATION AND POSSIBLE ACTION - PRELIMINARY PLAT SOUTHWYCK SECTION SIX, a proposed subdivision of 24.0831 acres of land out of the H.T. &B. R.R. Company Survey, abstract No. 309, Section 21, located in Brazoria County, Texas.

(1) Variance request to use a twenty foot building line in lieu of a 25 foot building line on the two cul-de-sacs and one "thumbnail" within Southwyck Section 6.

F. **CONSIDERATION AND POSSIBLE ACTION** - PRELIMINARY PLAT OAKBROOK ESTATES SUBDIVISION, being 63.8 acres of land out of the W.D.C. Hall Survey, A-70, Pearland, Brazoria County, Texas.

(1) Variance request to allow a twenty (20) foot front building line setback on those lots which front onto the bulbs of the cul-de-sacs and to allow Oak Point Circle and Branch Hill Court to exceed the allowed cul-de-sac length by approximately one hundred (100').

(2) Variance request to allow Oak Point Circle and Branch Hill Court to exceed the six hundred (600) foot limitation on cul-de-sac length by approximately one hundred (100') foot.

G. **DISCUSSION** - PLANTING AND SCREENING EASEMENT and other Subdivision Ordinance revisions.

IV. DIRECTOR'S REPORT

V. ADJOURNMENT

Posted: 30th Day of March, A.D., 1994 4:55 P.M.

Removed: 5th Day of April, A.D., 1994