

**MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON MONDAY, MARCH 16, 1998, 6:00 P.M. IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**I. CALL TO ORDER**

The meeting was called to order at 6:00 p.m. with the following present:

Vice Chairman	Emil Beltz
Commissioner	Nghiem Doan
Commissioner	Jack D. Mathis
Commissioner	Tommy Scott
Commissioner	Don Baker
City Engineer	John Hargrove
Director of Planning and Development	Dennis Smith
Project Coordinator	Alan Mueller
Secretary	Judy Highburger

Chairman Pat Lopez and Commissioner Mary Starr were absent.

**II. APPROVAL OF MINUTES:**

Minutes of March 9, 1998.

Commissioner Jack D. Mathis made a motion, seconded by Commissioner Tommy Scott to approve the Minutes of March 9, 1998.

**Motion passed to approve 5 to 0.**

Commissioner Baker was ill and left the meeting at 6:02 p.m.

**III. NEW BUSINESS**

- A. CONSIDERATION AND POSSIBLE ACTION - Final Plat of West Oaks Village Section Two. Being a 28.7349 acre tract of land located in the H.T. & B. R.R. Company Survey, A-241, Pearland, Brazoria County, Texas.**

Variance Request:

Request for 12.5 foot sideyard aggregate

Mr. John English and Mr. Rick Gadd were present representing the owner, R. West Development Company.

Mr. John Hargrove recommended approval of the plat as presented. He went on to say that the property was recently annexed and the zoning request would be on the Joint Public Hearing agenda March 23rd..

A motion was made by Commissioner Scott to approve the Final Plat of West Oaks Village, Section Two with the requested variances, and was seconded by Commissioner Nghiem Doan.

**Motion to approve passed 4 to 0.**

**B. CONSIDERATION AND POSSIBLE ACTION - Preliminary Plat of Woodbend Section 1 at Silverlake. A subdivision of 32.6379 acres of land out of the R.B. Lyle Survey, Abstract No. 539, Brazoria County, Texas.**

Variance Request:

1. Use of 20 foot building line setbacks on lot fronting the bulb portion of cul-de-sacs.
2. Use of 5 foot side lot building line setbacks.
3. Use of cul-de-sacs greater than 600 feet in length.

Ms. Cathy Mitchell was present representing the owner, New Southwyck, L.P..

Mr. Hargrove said the variances follow the previous requests in Silverlake, and County Road 94 would be completed south to serve the next section. He went on to recommend approval of the plat.

Mr. Hargrove would like the engineer on the final plat to rotate the vicinity map to the upper right on the plat and move the title block to the lower right hand corner, as well as change the font to decrease the title print. He also said that the text signatures need changing.

A motion was made by Commissioner Mathis and seconded by Commissioner Doan to approve the Preliminary Plat of Woodbend, Section 1 at Silverlake with the requested comments by Mr. Hargrove.

**Motion to approve passed 4 to 0.**

**C. CONSIDERATION AND POSSIBLE ACTION - Final Plat of Southdown, Section Nine. 8.5667 acres of land out of the J. Crawley Survey, Abstract 174,**

Brazoria County, Texas.

Variance Request:

1. To use extra long cul-de-sacs.
2. To use 20 foot building lines on all lots.

Mr. Jaime Salinas and Mr. Steve Gardner were present representing the owner, Lennar Homes of Texas, Inc..

Mr. Hargrove recommended approval of the plat as presented, and has no objection to the long cul-de-sacs. He said the City needs a copy of the signed construction drawings.

Commissioner Mathis asked if a clearer definition than "extra long", on cul-de-sacs was needed, and Mr. Hargrove said the Ordinance states 600'; however, it would be better to say "in excess of 600".

A motion was made by Commissioner Mathis to approve the Final Plat of Southdown, Section Nine with a note of cul-de-sacs "longer than 600". Motion was seconded by Commissioner Doan.

**Motion to approve passed 4 to 0.**

Director of Planning and Development Dennis Smith left the meeting at 6:15 p.m.

**D. CONSIDERATION AND POSSIBLE ACTION - Final Plat of Southwyck Section Three, Phase Four containing 22.3360 acres, George C. Smith Survey, A-547.**

Variance Request:

1. A 20 foot building line on cul-de-sac and thumbnail lots.
2. A 5 foot side building setback.

**Discussion Item:** Southfork Drive right-of-way dedication and road construction contribution.

Mr. Gardner was present representing the owner, Southwyck Three, Ltd..

Mr. Hargrove said blank space for the B.C.D.D. information for right-of-way of South Fork Drive extension should be on the plat, and sheet two has a signature block for lien holders that needs to be removed.

Project Coordinator Alan Mueller said there is an agreement between the developers, City Council, and Brazoria County Commissioners that before approval of the final plat that a check for

\$110,825.00 will be deposited with the City for the contribution of South Fork Drive, and this has not been done. He went on to say he has been working on the right-of-way and the piece dedicated is west of the property, and the other piece is not dedicated yet.

A motion was made by Commissioner Scott and seconded by Commissioner Mathis to approve the Final Plat of Southwyck Section Three, Phase Four to include the requested variances, and conditional upon receipt of \$110,825.00 per agreement with City Council.

**Motion passed to approve 4 to 0.**

- E. CONSIDERATION AND POSSIBLE ACTION** - Final Plat of Sunset Lakes, Section 3. A subdivision of 30.693 acres in the James E. Perry and Emily Austin League, Abstract A-111, in Brazoria County, Texas.

Variance Request:

Use of 20 foot building setback lines.

Mr. Chuck Davis, Mr. Tom Langford, and Mr. Tracy Goza were present representing the owner, Sunset Lakes Ltd. Partnership.

Mr. Hargrove said staff recommended approval of the plat.

A motion was made by Commissioner Mathis and seconded by Commissioner Scott to approve the Final Plat of Sunset Lakes, Section 3, with the requested variances.

**Motion passed to approve 4 to 0.**

- F. CONSIDERATION AND POSSIBLE ACTION** - Final Plat of Houston Memorial Gardens Cemetery. A 20.0737 acre tract of land being Lots 13 and 29, and part of Lot 12, of the Allison Richey Gulf Coast Home Company Subdivision, Section 19, and being situated in the H.T.& B. R.R. Company survey, Abstract 243, Brazoria County, Texas.

Mr. Tim Nelson, Mr. John Garner, and Mr. B. Howard were present representing the owner, Houston Memorial Gardens, Inc.

Mr. Hargrove said efforts to obtain the quit claim deed from the Cullen Group have not been successful due to a deceased trustee, and the Group is in the process of appointing another trustee which will take approximately six weeks. He also said this could affect the legality of the sales of the cemetery plots; however, there is assurance the deed will be forthcoming.

Mr. Hargrove recommended approval of the plat, and has concerns with the quality of the mylar, which will be returned to the engineering firm, and presented to the Commissioners to sign at the next meeting. He requests the plat contain a surveyors certified statement, Commissioners names

printed on the plat, city limits and city map be included, and shaded text changed to darker text. He suggested that the county engineers may not accept the plat without signatures of Brazoria Drainage District #4; however, the City does not need it.

Vice Chair Beltz asked if the City could incur problems without the quit claim deed if plots are sold, and Mr. Mueller said no one will be damaged with the old easement. Mr. Garner said it would be approximately a year before the plots would be used.

A motion was made by Commissioner Mathis and seconded by Commissioner Doan to approve the Final Plat of Houston Memorial Gardens Cemetery, and withhold signatures until receipt of the resolution easement and the addition of the Brazoria Drainage District signatures.

Mr. Mathis amended his motion to include withholding of the City Engineer and City Attorney signatures until all requests of Mr. Hargrove are made.

**Motion to approve passed 4 to 0.**

**G. CONSIDERATION AND DISCUSSION - Formal PUD application for The Enclave at Mary's Creek apartment project as submitted by Bomasada Group, Inc.**

Mr. Paul Henry and Mr. Bob Lewis were present representing the owners Bomasada Group, Inc.

Mr. Mueller had a few comments to make regarding the submitted application. He and Mr. Smith reviewed the application and in general, everything conforms to regulations except for the following:

1. Tab 1, page 3 land area is noted as 13.06 acres with site density as 18.38 units per acre; but a drawing in back of the binder states 12 acres and density of 19.6 units. The former is correct and the drawing needs to be modified.
2. Tab 2, page 1, paragraph 5 "landscape materials may include ..." the word "may" needs to be stricken.
3. Tab 2, page 1, paragraph 6 "some type of fencing materials that is yet to be determined" needs to be more specific.
4. End of tab 2 contains a drawing of the facade that needs to be updated to show a brick facade.
5. 200' of right-of-way dedicated along Mary's Creek should not be limited to drainage.

Mr. Mueller said if there are no specific questions, he asks for a positive recommendation subject to the requested changes. He went on to say the recommendation will go to City Council as an amendment to the current MF zoning on the property.

Vice Chair Beltz asked if all 72 garages are singles, and does it matter the size of the apartment as to how many garages are for each unit. Mr. Paul Henry replied all garages are singles and rented separately with other parking available.

Commissioner Mathis made a motion for a positive recommendation with the corrections of Mr. Mueller, and was seconded by Commissioner Scott.

**Motion passed to approve 4 to 0.**

**IV. NEXT MEETING DATE:** Monday, March 23, 1998, 6:30 p.m.  
Joint Public Hearing

**V. ADJOURNED** 6:50 p.m.

Minutes approved as submitted this 23 day of MARCH  
A.D., 1998.

  
\_\_\_\_\_  
Pat Lopez, Chairman

ATTEST:

  
\_\_\_\_\_  
Judy Highburger, Secretary

**MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION, OF THE CITY OF PEARLAND, TEXAS, HELD MONDAY, MARCH 9, 1998, IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING IN THE SECOND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**I. CALL TO ORDER**

The meeting was called to order at 7:12 p.m. with the following present:

Chairman	Pat Lopez
Vice Chairman	Emil Beltz
Commissioner	Nghiem Doan
Commissioner	Jack D. Mathis
Commissioner	Mary Starr
Director of Planning and Development	Dennis Smith
Secretary	Judy Highburger

City Engineer John Hargrove, Project Coordinator Alan Mueller, and Commissioners Don Baker and Tommy Scott were absent.

**II. APPROVAL OF MINUTES: March 2, 1998**

A motion was made by Vice Chair Emil Beltz and seconded by Commissioner Mary Starr to approve the Minutes of March 2, 1998.

**Motion passed to approve 5 to 0.**

**III. NEW BUSINESS**

**A. CONSIDERATION AND POSSIBLE ACTION - ZONING APPLICATION NO. 231**

Request of Mr. and Mrs. Victor Loya, Jr., owners, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to Single Family Residential (R-1) on the following described property, to wit:

Tract 16 in the Sandoval Subdivision located in the west  $\frac{1}{2}$  of the northwest  $\frac{1}{4}$  of the northeast  $\frac{1}{4}$  of Section 15, H.T. & B. R.R. Co. Survey, A-241, Brazoria County, TX (2743 Morenci).

A motion was made by Vice Chairman Beltz and seconded by Commissioner Starr to approve Zoning Application No. 231.

**Motion passed to approve 5 to 0.**

**B. CONSIDERATION AND POSSIBLE ACTION - ZONING APPLICATION NO. 256**

Request of Mr. Larry J. Ball, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to Commercial District (C) on the following described property, to wit:

Being 4.00 acres of land, more or less, out of the T.C.R.R. Co. Survey, No. 3 A-768, and being a portion of Lot 2, Block 8, Allison Richey Gulf Coast Home Co. Suburban Garden Subdivision according to the Deed Records, Brazoria Co., TX (10655 McHard Road).

Commissioner Starr said the property does not front on McHard Road even though the survey indicates it does.

Director of Planning and Development Dennis Smith said that the Land Use Comprehensive Plan will be looking at Commercial zoning north of Clear Creek; however, he feels that mini-storage facilities could be zoned General Business. The current ordinance puts them in as Commercial, though. This may not be the most appropriate use.

A motion was made by Vice Chair Beltz to approve Zoning Application No. 256, and was seconded by Commissioner Jack Mathis.

**Motion passed to approve 5 to 0.**

**C. CONSIDERATION AND POSSIBLE ACTION - SPECIFIC USE PERMIT APPLICATION NO. 61**

Request of Ausmus Homes, agent for Black Base, Inc., owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification General Business (GB) to General Business - Specific Use (GB-SU) on the following described property-to-wit:

Lots 1 through 6, Block 8 of the Pearland Townsite as recorded in Vol. 29 pg 41-42 of the Brazoria County Map Records (S.E. corner of Plum & Park)

Mr. Smith stated that Black Base, Inc., did not apply for a Planned Unit Development (PUD); therefore, have no formal plans for approval. He has seen renderings and Ausmus Homes is aware of the setbacks on the alleyways.

Commissioner Starr said that townhouses are single family units with zero lot lines and are not multi-family units. Commissioner Mathis asked if Mr. Ausmus was aware of Mr. Jesse Faulk's 24 lots that were changed into 12. Mr. Smith said the proposed townhouses are to be built in an older Victorian style to fit into the surrounding area.

Chairman Pat Lopez said that hopefully, the Old Town Site Historical Committee will make headway, but is concerned that various sizes of housing will be built instead of maintaining

conformity throughout. He went on to say that it comes down to the proper use of the land. Mr. Smith said that the Old Town Site is zoned Multi-Family and General Business, and the committee is looking into setting aside the facade ordinance to have the look of an old Texas town.

Vice Chair Beltz asked if the Historical Committee can oversee the building in the Old Town Site, and Mr. Smith replied, yes, that its members number 5-9 and can be officially appointed by Council to oversee its actions.

The Commission recessed at 7:30 p.m.

The Commission reconvened at 7:34 p.m.

A motion was made by Commission Starr to approve the Specific Use Permit No. 61, and was seconded by Commissioner Nghiem Doan.

**Motion passed to approve 5 to 0.**

**IV. NEXT MEETING DATE:** March 16, 1998, 6:00 p.m.

**V. ADJOURNED:** 7:37 p.m.

Minutes approved as submitted this 16<sup>th</sup> day of March  
A.D., 1998.

*Pat Lopez*  
Pat Lopez, Chairman  
*Vice*

ATTEST:

*Judy Highburger*  
Judy Highburger, Secretary

**AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, MARCH 16, 1998, IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES:** Minutes of March 9, 1998

**III. NEW BUSINESS**

- A. CONSIDERATION AND POSSIBLE ACTION** - Final Plat of West Oaks Village Section Two. Being a 28.7349 acre tract of land located in the H.T. & B. R.R. Company Survey, A-241, Pearland, Brazoria County, Texas.

**Variance Request:**

Request for 12.5 foot sideyard aggregate

- B. CONSIDERATION AND POSSIBLE ACTION** - Woodbend Section 1 at Silverlake. A subdivision of 32.6379 acres of land out of the R.B. Lyle Survey, Abstract No. 539, Brazoria County, Texas.

**Variance Request:**

1. Use of 20 foot building line setbacks on lot fronting the bulb portion of cul-de-sacs.
2. Use of 5 foot side lot building line setbacks.
3. Use of cul-de-sacs greater than 600 feet in length.

- C. CONSIDERATION AND POSSIBLE ACTION** - Final Plat of Southdown, Section Nine. 8.5667 acres of land out of the J. Crawley Survey, Abstract 174, Brazoria County, Texas.

**Variance Request:**

1. To use extra long cul-de-sacs.
2. To use 20 foot building lines on all lots.

**D. CONSIDERATION AND POSSIBLE ACTION - Final Plat of Southwyck Section Three, Phase Four containing 22.3360 acres, George C. Smith Survey, A-547.**

Variance Request:

1. A 20 foot building line on cul-de-sac and thumbnail lots.
2. A 5 foot side building setback.

**Discussion Item:** Southfork Drive right-of-way dedication and road construction contribution.

**E. CONSIDERATION AND POSSIBLE ACTION - Final Plat of Sunset Lakes, Section 3. A subdivision of 30.693 acres in the James E. Perry and Emily Austin League, Abstract A:111, in Brazoria County, Texas.**

Variance Request:

Use of 20 foot building setback lines.

**F. CONSIDERATION AND POSSIBLE ACTION - Final Plat of Houston Memorial Gardens Cemetery. A 20.0737 acre tract of land being Lots 13 and 29, and part of Lot 12, of the Allison Richey Gulf Coast Home Company Subdivision, Section 19, and being situated in the H.T.& B. R.R. Company survey, Abstract 243, Brazoria County, Texas.**

**G. CONSIDERATION AND DISCUSSION - Formal PUD application for The Enclave at Mary's Creek apartment project as submitted by Bomasada Group, Inc.**

**IV. NEXT MEETING DATE:** March 23, 1998, 6:30 p.m.

**V. ADJOURNMENT**

Posted: \_\_\_\_\_ Day of \_\_\_\_\_, A.D., 1998  
\_\_\_\_\_ P.M.

Removed: \_\_\_\_\_ Day of \_\_\_\_\_, A.D., 1998

**ENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE  
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**CALL TO ORDER**

**APPROVAL OF MINUTES:** Minutes of March 9, 1998

**NEW BUSINESS**

- A. CONSIDERATION AND POSSIBLE ACTION - Final Plat of West Oaks Village Section Two. Being a 28.7349 acre tract of land located in the H.T. & B. R.R. Company Survey, A-241, Pearland, Brazoria County, Texas.**

**Variance Request:**

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1. To use extra long cul-de-sacs.
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**D. CONSIDERATION AND POSSIBLE ACTION - Final Plat of Southwyck Section Three, Phase Four containing 22.3360 acres, George C. Smith Survey, A-547.**

Variance Request:

1. A 20 foot building line on cul-de-sac and thumbnail lots.
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**Discussion Item:** Southfork Drive right-of-way dedication and road construction contribution.

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Variance Request:

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**F. CONSIDERATION AND POSSIBLE ACTION - Final Plat of Houston Memorial Gardens Cemetery. A 20.0737 acre tract of land being Lots 13 and 29, and part of Lot 12, of the Allison Richey Gulf Coast Home Company Subdivision, Section 19, and being situated in the H.T.& B. R.R. Company survey, Abstract 243, Brazoria County, Texas.**

**G. CONSIDERATION AND DISCUSSION - Formal PUD application for The Enclave at Mary's Creek apartment project as submitted by Bomasada Group, Inc.**

**IV. NEXT MEETING DATE:** March 23, 1998, 6:30 p.m.

**V. ADJOURNMENT**

Posted: 13th Day of March, A.D., 1998  
2:00 P.M.

Removed: \_\_\_\_\_ Day of \_\_\_\_\_, A.D., 1998

March 6, 1998

Mr. John W. Hargrove, P.E.  
City Engineer  
City of Pearland  
3519 Liberty Drive  
Pearland, Texas 77581

Re: Sunset Lakes Section 3 Variance Request

Dear Mr. Hargrove:

We are proceeding with preparing the proposed Final Plat of Sunset Lakes Section Three. The adjacent subdivisions of Sunset Lakes Section Two and Sunset Meadows both consist of 20' front building setback line. We have conducted site observations through both subdivisions to ensure the continuity and theme of the alignment of the existing homes. The continuation of the established 20' front building setback line through out Sunset Lakes Section 3 will extend this alignment.

Through the recording of the proposed plat, we are requesting a variance to the City of Pearland Subdivision Ordinance No. 27-4(D) (1) (C) Zoning Ordinance 7.4 (2) a.

We believe this variance request is only a continuation of the previous recorded subdivision plats. By allowing future homes to align with the existing homes in the adjacent subdivision, this will reinforce the existing continuity of the entire subdivision, Sunset Lakes. Further, it will relieve any potential conflicts between adjacent property owners regarding structures out of alignment. Based on our extensive experience dealing with subdivision residences, we have found property owners are very sensitive about the placement of future homes and the theme and flow of their subdivision.

Granting the requested variance for a 20' building setback line for the proposed plat, will relieve any potential property conflicts and support the existing theme of the overall subdivision.

We appreciate your careful review and consideration of our request. If you would like to schedule a meeting to discuss this issue in further detail or require any additional information, please contact me at 281 480-9600.

Thank you,

A handwritten signature in black ink, appearing to read 'Tracy Goza', with a long horizontal flourish extending to the right.

Tracy Goza  
Vice-President  
LinGo Properties



March 5, 1998

Mr. John Hargrove, P.E.  
City Engineer  
P.O. Box 2068  
Pearland, Texas 77588-2068

Reference: Southwyck Three Ltd.  
Southwyck Section Three, Phase Four  
FSI JO 94014-38

Dear Mr. Hargrove:

On behalf of Southwyck Three Ltd., we hereby request a variance on the following items for Southwyck Section Three, Phase Four:

1. A 20 foot building line on cul-de-sac and thumbnail lots.
2. A 5 foot side building setback.

The request is based on the following considerations:

**Twenty Foot Front Building Line**

1. Lots that front on a cul-de-sac or thumbnail will have a greater distance between houses than the 100 foot (50'+25'+25') that occurs on the typical 50 foot right-of-way with a 25 foot building line on both sides. With a 20 foot building line, the separation between houses across the cul-de-sac will be 140 feet (100+20+20) and will lessen the appearance of the houses being crowded.
2. The 20 foot building line outside the right-of-way provides adequate space to park a car without blocking the sidewalk.
3. Cul-de-sacs typically crowd the depth available for building a house. A 20 foot building line provides more space toward the front of the lot to position a house and provide a back yard.
4. All previous sections of Southwyck Subdivision have requested and used the 20 foot front building line.



Mr. John Hargrove, P.E.  
March 5, 1998  
Page 2

**Five Foot Side Building Setback**

1. All previous sections of Southwyck Subdivision have been developed with the five foot side building setback. This side setback along with the developer deed restriction has provided for a uniform development so that the lots do not appear crowded.

Based on these considerations, we request the variance request be approved.

Sincerely,

Jaime Salinas

cc: Mr. Ken Caffey



March 5, 1998

Mr. John Hargrove, P.E.  
City of Pearland -  
3519 Liberty Drive  
Pearland, Texas 77581

Reference: Friendswood Land Development Company  
Southdown Section Nine (9)  
FSI JO 94010-90

Variance Request

Dear Mr. Hargrove:

On behalf of Friendswood Land Development Co., we hereby request a variance to use extra long cul-de-sacs in Southdown Section Nine (9)

In the 1980's, this Section was first intended for commercial use. Instead, it will be used for residential use. Due to the limited space, a street along the center of the tracts with cul-de-sacs at each end is the best layout. Access to County Road 94 will be through Lambeth Drive. No direct access to County Road 94 will be allowed.

Based on this consideration, we request approval of this variance.

Sincerely,

Jaime Salinas

cc: Keith Schoonover  
J:\ALLDATA\SD\PEARLAND-LONG CUL-DE-SAC VARIANCE Final Plat.doc



**JONES & CARTER, INC.**

*Consulting Engineers*

6335 Gulfton, Suite 200  
Houston, Texas 77081-1169

713/777-5337  
Fax 713/777-5976

*Rec'd 3/10/98*

March 6, 1998

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

Re: Variance Request  
**Woodbend Sec. 1 at Silverlake**

Dear Members:

On behalf of New Southwyck, L.P., we hereby request a variance to Section 27-4 (D)(1)(a) and Section 27-4 (A)(3)(m)(1) of the Subdivision Ordinance on the following items within Woodbend Sec. 1 at Silverlake:

1. Use of 20-foot building line setbacks on lots fronting the bulb portion of cul-de-sacs.
2. Use of 5-foot side lot building line setbacks.
3. Use of cul-de-sacs greater than 600 feet in length.

Our request is based on the following considerations:

20-foot building line setbacks on cul-de-sacs

1. Lots fronting a cul-de-sac will have a greater distance between houses than lots on a standard 50-foot ROW street.
2. A 20-foot building line setback provides adequate space for a car in a driveway without blocking the sidewalk.
3. A 20-foot building line setback will allow the cul-de-sac lot size to be closer to the standard lot size in a section.

5-foot side lot building line setback

1. The 5-foot side lot building line setback with a 10-foot separation between structures is in accordance with the approved Master Preliminary Plat of the Southwyck/Silverlake development.

Cul-de-sac longer than 600-feet

1. There is one cul-de-sac in this section which measures 760 feet in length. This longer cul-de-sac length accommodates an efficient land plan.

Should you have any questions or require additional information, please contact me at (713)777-5337.

Sincerely,

*Catherine B. Mitchell*

Catherine Garza Mitchell

CGM/kfb

ENG\CG\PEARLAND\VAR-WDB1.DOC

RECEIVED MAR - 6 1998



# REKHA ENGINEERING, INC.

CONSULTING ENGINEERS

Planning and Zoning Committee  
City of Pearland c/o  
Mr. John Hargrove  
City Engineer  
**City of Pearland**  
3519 Liberty Drive  
Pearland, Texas 77281

March 5, 1998

RE: **Proposed West Oaks Village II - Variance Request (1)  
Final Subdivision Plat**

Dear Mr. Hargrove:

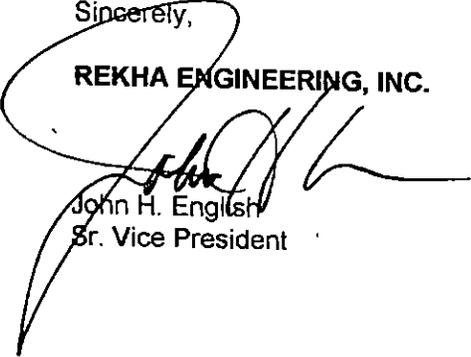
The purpose of this letter is to respectfully request a Variance to:

1. allow 12.5' sideyard aggregate setback line instead of 15' per ordinance. This variance was granted for West Oaks Village Section One, and due to the fact of the developer are using the same builders, we would like to maintain the same housing project with this setback line variance request. This variance was approved by the Commission in the Preliminary Plat approval process in early January, 1998. The Final Subdivision plat of West Oaks Village Section Two was approved in the regular Planning and Zoning Meeting on March 2, 1998 without the variance request.

Please review all and if you have any questions, please call.

Sincerely,

**REKHA ENGINEERING, INC.**

  
John H. English  
Sr. Vice President