AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, NOVEMBER 3, 1997, 6:00 P.M. IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. APPROVAL OF MINUTES: Minutes of October 20, 1997

III. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION - Final Plat of Cambridge Cove, Section 2 at Silverlake. A subdivision of 9.2195 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 lots fronting the bulb portion of cul-de-sacs.

2. Use of 5 foot side lot building line setbacks.

B. CONSIDERATION AND POSSIBLE ACTION - Final Plat of Sedgefield Section 2 at Silverlake. A subdivision of 15.3531 acres of land out of the John W. Maxey Survey, Abstract No. 721, and the G.C. Smith Survey, Abstract No. 548 Brazoria County, Texas.

Variance Request:

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.

Discussion: Extension of Morgan Road to County Road 90.

C. CONSIDERATION AND POSSIBLE ACTION - Final Plat of Silverlake Commercial Park, Phase II. A subdivision of 14.2476 acres of land out of the R.B. Lyle Survey, Abstract No. 539 Brazoria County, Texas.

IV. NEXT MEETING DATE: Monday, November 10, 1997, 6:30 p.m.
Joint Public Hearing

V. ADJOURNMENT

Posted: 29th Day of October, A.D., 1997
1130 A.M./P.M.

Removed: Nov 7 Day of November, A.D., 1997

JONES & CARTER, INC.
Consulting Engineers
6335 Gulfton, Suite 200
Houston, Texas 77081-1169
713/777-5337
Fax 713/777-5976

RECEIVED OCT 2 3 1997

July 14, 1997

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

Re: Variance Request
Cambridge Cove Sec. 2 at Silverlake

Dear Members:

On behalf of New Southwyck, L.P., we hereby request a variance to Section 27-4 (D)(1)(a) of the Subdivision Ordinance on the following items within Cambridge Cove Sec. 2 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.

Our request is based on the following considerations:

<u>20-foot building line setbacks on cul-de-sacs</u>

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.

<u>5-foot side lot building line setback</u>

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.

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

Sincerely,

Catherine G. Mitchell

Catherine Garza Mitchell

CGM/rh
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RECEIVED OCT 2 3 1997

July 14, 1997

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

Re: Variance Request
Sedgefield Sec. 2 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 Sedgefield 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:

<u>20-foot building line setbacks on cul-de-sacs</u>

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.

<u>5-foot side lot building line setback</u>

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-sacs longer than 600-feet

1. There are two cul-de-sacs which measure 835 feet and 638 feet in length respectively. The longer cul-de-sacs accommodate an efficient land plan, and are extensions of existing streets.

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

Sincerely,

Catherine G. Mitchell

Catherine Garza Mitchell

CGM/rh
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JONES & CARTER, INC.
Consulting Engineers
6335 Gulfton, Suite 200
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713/777-5337
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October 29, 1997

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

Re: Variance Request
Silverlake Commercial Park Phase II

Dear Members:

On behalf of New Southwyck, L.P., we respectfully request a variance to Section 27-4 (E)(2) of the Subdivision Ordinance to waive the use of rear lot and side lot utility easements (UE's) in the Silverlake Commercial Park Phase II.

Our request is based on the following considerations:

1. The private utility companies (electricity, gas, telephone, and cable television) have been given the opportunity to review and comment on this plat. All furnished letters stating that they had no objections to the easement locations and dimensions as shown.

2. Access to water, sanitary and drainage facilities will not be hindered by the absence of these easements. Access to water will be provided along FM 518 and CR 94. Access to sanitary sewer will be provided along CR 94 and within the 16' UE along the southern boundary of the 25-foot Reciprocal Access Easement. All onsite storm sewer will be private and will outfall to the existing Central Branch Ditch Northwest.

3. The addition of 16' UE's along the common boundaries of the Reserves and the southern boundary of Reserve "D" will render these reserves unbuildable given the types of developments currently planned.

4. The existing Central Branch Ditch Northwest has been constructed to its ultimate section in accordance with the master drainage plan for Silverlake, and no future widening of this ditch will be necessary. Therefore, a 16' UE along the southern boundary of Reserve "D" to accommodate future ditch widening is not necessary.

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

Sincerely,

Catherine G. Mitchell

Catherine Garza Mitchell

CGM/rlp
ENG\CG\PEARLAND\VAR-SHL.DOC