

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD SEPTEMBER 22, 1997, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3511 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. PURPOSE OF HEARING

APPLICATION NO. 222

Request of Nita Booth, Agent for John Alexander, Owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification General Business (GB) to Single Family Residential (R-4) or the following described property, to wit:

Lots 10-15, 25-26, and 35-38, Block 26 of Pearland Townsite according to plat recorded in Vol. 29, Pgs. 41-42, Brazoria County, TX (Grand Avenue)

III. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUESTS

IV. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUESTS

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing at 281-485-2411 prior to the meeting so that appropriate arrangements can be made.

Posted: 17th Day of September, A.D., 1997 3:30 A.M./P.M.

Removed: 23rd Day of September, A.D., 1997

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON SEPTEMBER 22, 1997, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3511 LIBERTY DRIVE, PEARLAND, TEXAS.

CALL TO ORDER

I. PURPOSE OF HEARING - APPLICATION NO. 223

Request of Nita Booth, Agent for Thomas P. Alexander, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification General Business (GB) to Single Family Residential (R-1) on the following described property, to wit:

Lots 27-34, 39-44 Block 26 of Pearland Townsite out of Plat recorded Volume 29, Pgs 41-42 Brazoria County, TX.

I. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST

I. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUEST

COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

I. ADJOURNMENT

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Started: 17th Day of September, A.D., 1997 3:30 A.M. (P.M.)

Adjourned: 23rd Day of September, A.D., 1997

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I. CALL TO ORDER

II. PURPOSE OF HEARING - APPLICATION NO. 225

Request of George E. Bibbs, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development (SD) to Single Family Residential (R-1) on the following described property, to wit:

Tract 26 of Westchester Estates, according to Jack C. McKnight survey, a partition in the H.T. & B. Railroad survey, Abstract 242, Brazoria Co., TX.

III. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST

IV. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

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I. CALL TO ORDER

II. PURPOSE OF HEARING - APPLICATION NO. 227

Request of Harold D. Gentry, Agent for Majestic Christian Center, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Single Family Residential (R-2) to General Business (GB) on the following described property, to-wit:

1.550 ac. tract being part of the south 225 ft. of the east 1/2 of the northeast 1/4 of the northeast 1/4 of the northeast 1/4, Section 14, of the H.T. and B. Survey, Abstract 509, Brazoria County, Texas (3512 McLeer Rd.)

III. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST

IV. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

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I. CALL TO ORDER

II. PURPOSE OF HEARING - APPLICATION NO. 228

Request of Sherry L. Applewhite, Agent for Ayrshire Corporation, owner for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development (SD) to Single Family Residential (R-1) on the following described property, to wit:

2.811 ac. of land in the W.D.C. Hall Survey, A-23, in Harris County Texas.

III. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST

IV. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

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I. CALL TO ORDER

II. PURPOSE OF HEARING - SPECIFIC USE NO. 58

Request of Southwestern Bell Companies, Peter S. Thompson, agent for Houston Pine Hollow Associates, Ltd., owner, for an amendment to the Land Use and Urban Development Ordinance of said City for Classification General Business (GB) to General Business Specific Use (GBS) on the following described property, to-wit:

.056 acre out of Lot 34 of George W. Jenkins Subdivision (located in James F. Perry/Emily M. Austin League Abstract 111), Brazoria County, TX.

III. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST

IV. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

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I. CALL TO ORDER

II. PURPOSE OF HEARING - APPLICATION NO. 223

Request of Nita Booth, Agent for Thomas P. Alexander, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification General Business (GB) to Single Family Residential (R-4) on the following described property, to wit:

Lots 27-34, 39-44 Block 26 of Pearland Townsite out of Plat recorded in Volume 29, Pgs 41-42 Brazoria County, TX.

III. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST

IV. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUEST

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CITY OF PEARLAND
ZONE CHANGE APPLICATION
revised 3/5/96

Change in Zoning Classification from: GB to: R4 - ~~NS~~ NB 8/14/97
JF. 8/5/97
____ Change in Regulations in Section #: _____
____ Specific Use for: * _____

Property address: Park Street

Lot: 27-34, 39-44 Block: 26 Subdivision: Pearland Townsite

Metes & Bounds Description:
(unplatted property only; attach survey)

Tax I.D. number:

Proposed use of land within requested designation: Single Family Homes
and/or Duplex

Record owner's name: Thomas Alexander

Owner's mailing address: N/A N.B.

Owner's telephone number: N/A N.B.

Agent's name: Nita Booth

Agent's mailing address: 5101 W. Broadway, Pearland, TX 77581

Agent's telephone number: 281-485-3295

PETITION: As owner/agent, I hereby petition the City for approval of the above described request as provided by the laws of the State of Texas and Ordinances of the City of Pearland. *On a Specific Use Permit request to allow a residential use in a business zone (OP, NS, GB), I acknowledge that such use may be incompatible with current and future uses on properties in my vicinity.

Owner's signature: <u>Thomas Alexander</u>	Agent's signature: <u>Nita Booth</u> <u>6/18/97</u>
Fees paid: \$ <u>0</u>	Date paid: <u>6/18/97</u>
Received by: <u>J. H. Siglerburga</u>	Application number: <u>223</u>



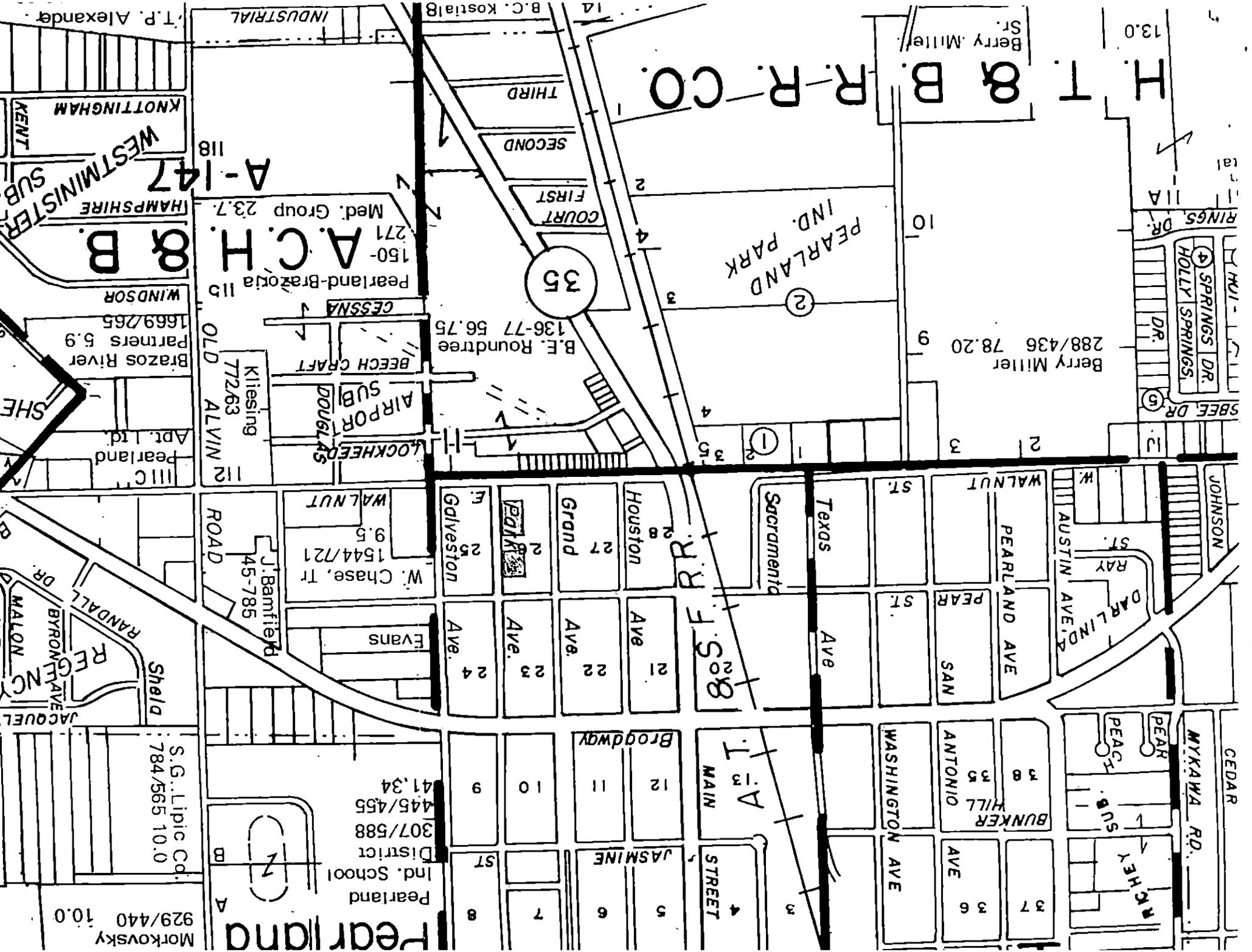
- R-4 MAXIMUM DENSITY SINGLE FAMILY DWELLING DISTRICT
- MF MULTI - FAMILY DWELLING DISTRICT
- GB GENERAL BUSINESS DISTRICT
- C COMMERCIAL DISTRICT

 City of Pearland, Texas		
THOMAS ALEXANDER		
ZONE CHANGE FROM GB TO R-4		
Job No.: Date: AUG 11, 1997 Drawn By: J.E.B. Check By: C.R. LONG	Scale: HORIZ: 1" = 200' VERT: 1" = 100' CAD FILE: 97-1058A	SHEET 1 OF 1



- R-4 MAXIMUM DENSITY SINGLE FAMILY DWELLING DISTRICT
- MF MULTI - FAMILY DWELLING DISTRICT
- GB GENERAL BUSINESS DISTRICT
- C COMMERCIAL DISTRICT

		
City of Pearland, Texas		
THOMAS ALEXANDER		
ZONE CHANGE FROM GB TO R-4		
Job No.:	Scale:	SHEET 1 OF 1
Date: AUG. 11, 1997	HORIZ: 1" = 200'	
Drawn By: J.E.B.	CAD FILE:	
Checked By: C.R. LONG	97-1058	



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S.G. Lipic Co. 784/565 10.0
Pearland Ind. School District 307/588
445/455
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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 SEPTEMBER 22, 1997, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. PURPOSE OF HEARING - APPLICATION NO. 225

Request of George E. Bibbs, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development (SD) to Single Family Residential (R-1) on the following described property, to wit:

Tract 26 of Westchester Estates, according to Jack C. McKnight survey, a partition in the H.T. & B. Railroad survey, Abstract 242, Brazoria Co., TX.

III. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST

IV. PERSONS WISHING TO SPEAK 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 at 485-2411 prior to the meeting so that appropriate arrangements can be made.

CITY OF PEARLAND
ZONE CHANGE APPLICATION
revised 3/5/96

Change in Zoning Classification from: SD to: SD R-19A

Change in Regulations in Section #: _____ RECEIVED JUL 10 1997

Specific Use for: * _____

Property address: 2701 WESTCHISTER CIR

Lot: 26 Block: _____ Subdivision: WESTCHISTER ESTATES

Metes & Bounds Description:
(unplatted property only; attach survey) See Attached Exhibit "A"

Tax I.D. number: N/A

Proposed use of land within requested designation: SINGLE FAMILY
DWELLING

Record owner's name: GEORGE E BIBBS

Owner's mailing address: 2701 WESTCHISTER CIR PEARLAND, TEX

Owner's telephone number: 485 3953

Agent's name: N/A

Agent's mailing address: N/A

Agent's telephone number: N/A

PETITION: As owner/agent, I hereby petition the City for approval of the above described request as provided by the laws of the State of Texas and Ordinances of the City of Pearland. *On a Specific Use Permit request to allow a residential use in a business zone (OP, NS, GB), I acknowledge that such use may be incompatible with current and future uses on properties in my vicinity.

Owner's signature: [Signature]

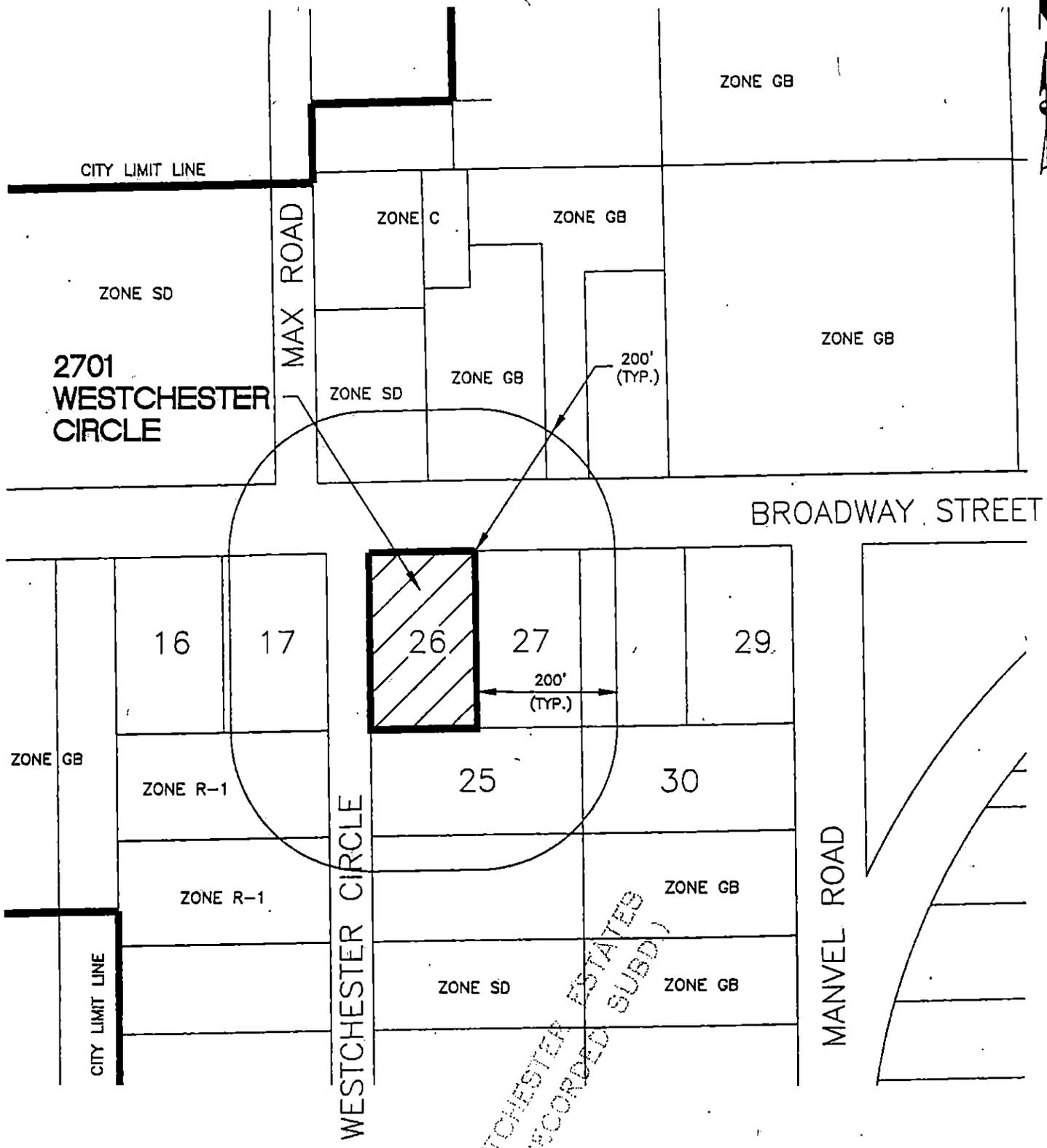
Agent's signature: N/A

Fees paid: \$ 0

Date paid: 7-10-97

Received by: JH

Application number: 225



WESTCHESTER ESTATES
 (UNRECORDED SUBD.)

- C COMMERCIAL DISTRICT
- R-1 LOW DENSITY SINGLE FAMILY DWELLING DISTRICT
- SD SUBURBAN DISTRICT
- GB GENERAL BUSINESS DISTRICT

 City of Pearland, Texas		
GEORGE E. BIBBS		
ZONE CHANGE FROM SD TO R-1		
Job No.	Scale:	SHEET 1 OF 1
Date: JULY, 1997	HORIZ: 1" = 200' VERT: 1" = 20'	
Drawn By: J.E.B.	CAD FILE:	
Checked By: P.P. LONG	07-105A	

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD SEPTEMBER 22, 1997, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. PURPOSE OF HEARING - APPLICATION NO. 227

Request of Harold D. Gentry, Agent for Majestic Christian Center, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Single Family Residential (R-2) to General Business (GB) on the following described property, to-wit:

1.550 ac. tract being part of the south 225 ft. of the east ½ of the northeast ¼ of the northeast ¼ of the northeast 1/4, Section 14, of the H.T. and B. Survey, Abstract 509, Brazoria County, Texas (3512 McLean Rd.)

III. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST

IV. PERSONS WISHING TO SPEAK 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 at 485-2411 prior to the meeting so that appropriate arrangements can be made.

CITY OF PEARLAND
ZONE CHANGE APPLICATION
REVISED 1/5/96

Change in Zoning Classification from: R-2 to: GB

Change in Regulations in Section #: _____

Specific Use for: * _____

Property address: 3512 McLean Rd.

Lot: N/A Block: N/A Subdivision: N/A

Metes & Bounds Description:
(unplatted property only; attach survey) See Attach

Tax I.D. number: 76-0397571

Proposed use of land within requested designation: DAY CARE / CHURCH

Record owner's name: Majestic Christian Center

Owner's mailing address: 3512 McLean Rd., Pearland, Tex 77584

Owner's telephone number: (281) 997-1242

Agent's name: Harold D. Gentry

Agent's mailing address: 3512 McLean Rd.; Pearland, Tex 77584

Agent's telephone number: (281) 997-1242

PETITION: As owner/agent, I hereby petition the City for approval of the above described request as provided by the laws of the State of Texas and Ordinances of the City of Pearland. *On a Specific Use Permit request to allow a residential use in a business zone (OP, NS, GB), I acknowledge that such use may be incompatible with current and future uses on properties in my vicinity.

Owner's signature: Harold D. Gentry

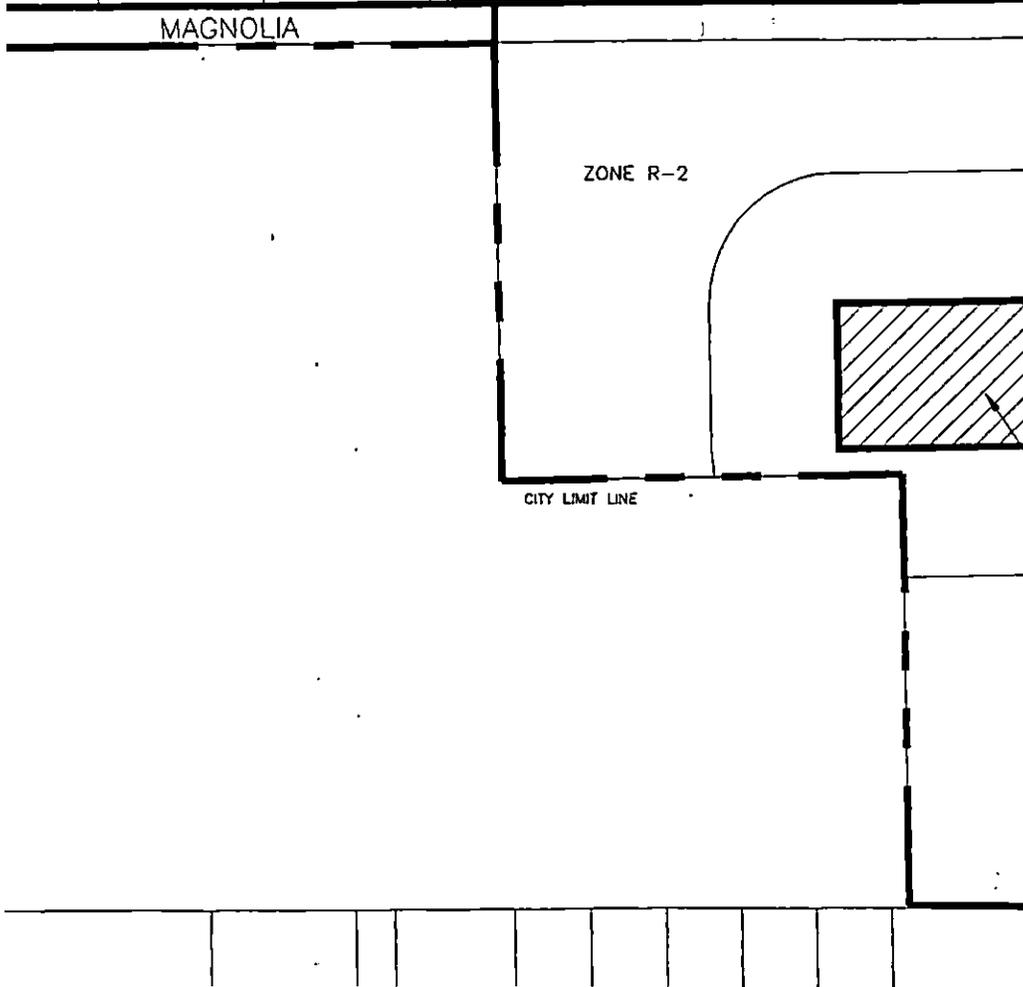
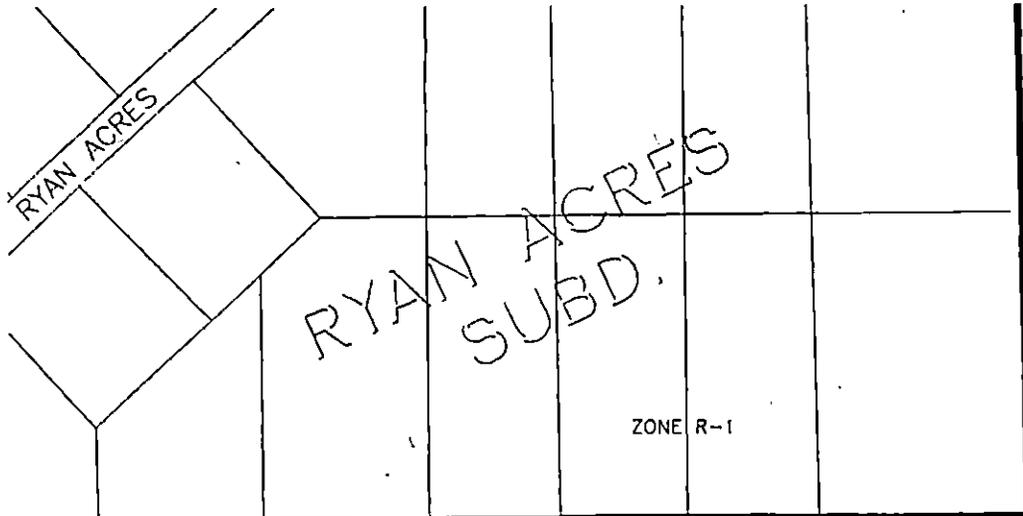
Agent's signature: Harold D. Gentry

Fees paid: \$ 250.00

Date paid: 8-12-97

Received by: M. Phipps

Application number: 227



- R-1 LOW DENSITY SINGLE FAMILY DWELLING DISTRICT
- R-2 MEDIUM DENSITY SINGLE FAMILY DWELLING DISTRICT
- GB GENERAL BUSINESS DISTRICT

 City of Pearland, Texas		
MAJESTIC CHRISTIAN CENTER		
ZONE CHANGE FROM R-2 TO GB		
Job No.:	Scale:	SHEET 1 OF 1
Date: AUG., 1997	HORIZ: 1" = 300'	
Des. By: J.E.B.	CAD FILE:	
Chkd By: C.R. LONG	97-1060	

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD SEPTEMBER 22, 1997, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. PURPOSE OF HEARING - APPLICATION NO. 228

Request of Sherry L. Applewhite, Agent for Ayrshire Corporation, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development (SD) to Single Family Residential (R-1) on the following described property, to wit:

2.811 ac. of land in the W.D.C. Hall Survey, A-23, in Harris County, Texas.

III. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST

IV. PERSONS WISHING TO SPEAK 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 at 485-2411 prior to the meeting so that appropriate arrangements can

**CITY OF PEARLAND
ZONE CHANGE APPLICATION
revised 3/5/96**

Change in Zoning Classification from: SD to: R-1
 Change in Regulations in Section #: NA
 Specific Use for: * NA

Property address: Not yet assigned; to be recorded plat.

Lot: 1-9 Block: 1 Subdivision: Green Tee Terrace, Sec. 8

Metes & Bounds Description: Being 2.811 ac. of land in the W.D.C. Hall Survey (unplatted property only; attach survey) ABS. 23, Harris County

Tax I.D. number: 74-1025421

Proposed use of land within requested designation: Single Family Residential Lots

Record owner's name: Ayrshire Corporation

Owner's mailing address: 2028 Buffalo Terrace, Houston 77019

Owner's telephone number: (713) 524-4676; FAX (713) 524-7213

Agent's name: Sherry L. Applewhite, V.P. and General Counsel

Agent's mailing address: Same as Above

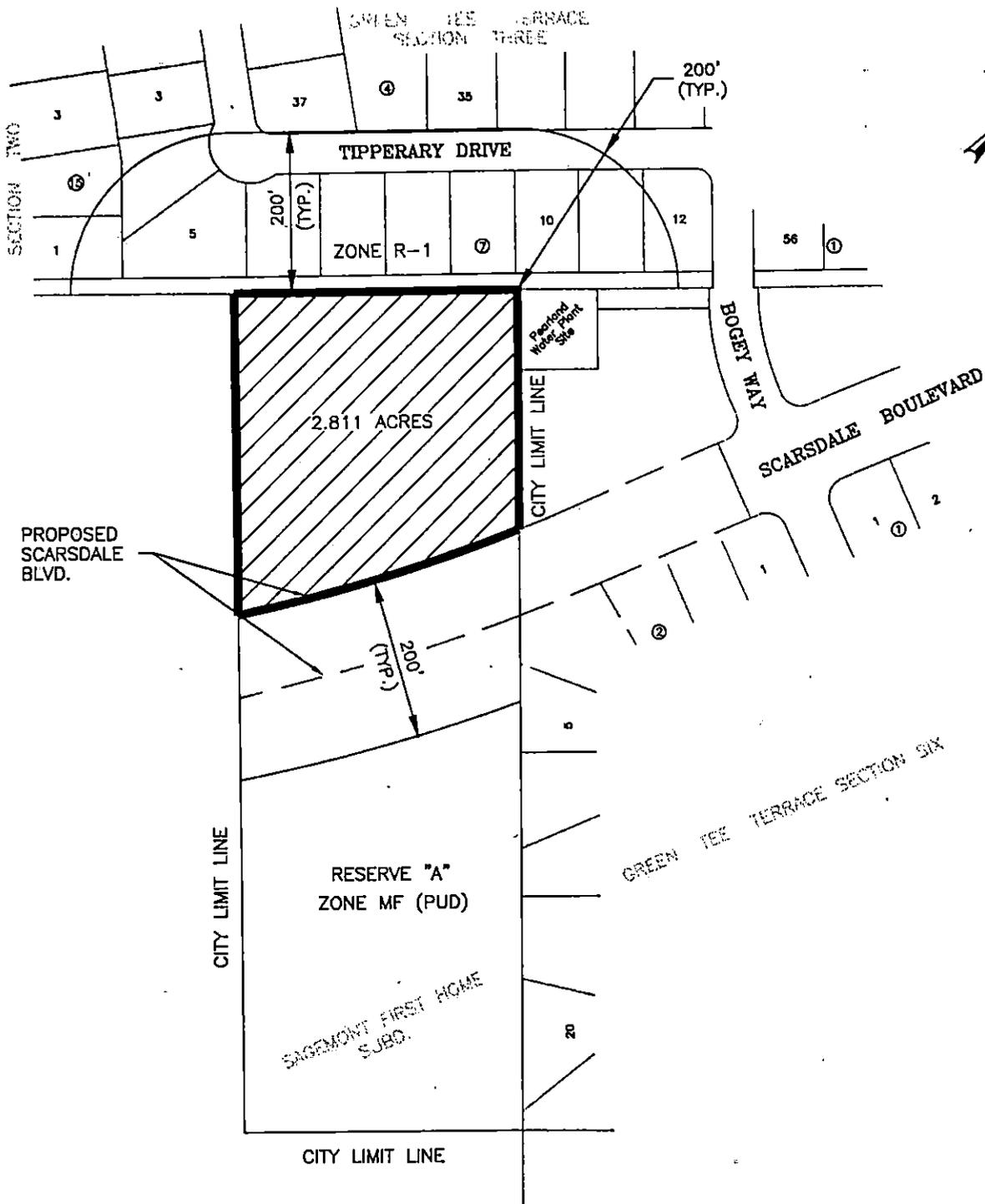
Agent's telephone number: Same as Above

PETITION: As owner/agent, I hereby petition the City for approval of the above described request as provided by the laws of the State of Texas and Ordinances of the City of Pearland. *On a Specific Use Permit request to allow a residential use in a business zone (OP, NS, GB), I acknowledge that such use may be incompatible with current and future uses on properties in my vicinity.

Owner's signature:  Agent's signature: 

Fees paid: \$ None Due; 1997 Annexation Date paid: 8-19-97

Received by:  Application number: 228



REVISED: AUGUST 20, 1997
 REVISED: JULY 30, 1997
 REVISED: JULY 2, 1997

 City of Pearland, Texas		
AYRSHIRE CORPORATION		
ZONE CHANGE FROM SD TO R-1		
Job No.:	Scale:	SHEET 1 OF 1
Date: JUNE, 1997	HORIZ: 1" = 200'	
Drawn By: J.E.B.	VERT: 1" =	
Checked By: C.R. LONG	CAD FILE: 97-1052	

- SD SUBURBAN DISTRICT
- R-1 LOW DENSITY SINGLE FAMILY DWELLING DISTRICT
- MF MULTI - FAMILY DWELLING DISTRICT
- PUD PLANNED UNIT DEVELOPMENT DISTRICT

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD SEPTEMBER 22, 1997, 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 NO. 58

Request of Southwestern Bell Companies, Peter S. Thompson, agent for Houston Pine Hollow Associates, Ltd., 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 (GBS) on the following described property, to-wit:

.056 acre out of Lot 34 of George W. Jenkins Subdivision (located in James F. Perry/Emily M. Austin League Abstract 111), Brazoria County, TX.

III. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST

IV. PERSONS WISHING TO SPEAK 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 at 485-2411 prior to the meeting so that appropriate arrangements can

CITY OF PEARLAND
ZONE CHANGE APPLICATION
revised 3/5/96

Change in Zoning Classification from: GB to: GBS

Change in Regulations in Section #: _____

Specific Use for: * TELECOMMUNICATIONS FACILITIES REMOTE TERMINAL BUILDING IN A GENERAL BUSINESS ZONE

Property address:

Lot: 34 Block: _____ Subdivision: George Jenkins

Metes & Bounds Description:
(unplatted property only; attach survey) SEE ATTACHMENTS

Tax I.D. number: N/A

Proposed use of land within requested designation: TELECOMMUNICATIONS FACILITIES

REMOVE TERMINAL BUILDINGS AND ACCESS DRIVEWAY ASSOCIATED THEREWITH

Record owner's name: HOUSTON PINE HOLLOW ASSOCIATES LIMITED

Owner's mailing address: 40 WEST DEVELOPMENT
2510 WESTMINSTER PEARLAND, TX 77581

Owner's telephone number: 281-997-1500

Agent's name: PETER S. THOMPSON SOUTHWESTERN BELL TELEPHONE CO.

Agent's mailing address: 14575 PRESIDIO SQUARE, SUITE 230 HOUSTON, TX 77083

Agent's telephone number: 281-561-4625

PETITION: As owner/agent, I hereby petition the City for approval of the above described request as provided by the laws of the State of Texas and Ordinances of the City of Pearland. *On a Specific Use Permit request to allow a residential use in a business zone (OP, NS, GB), I acknowledge that such use may be incompatible with current and future uses on properties in my vicinity.

Owner's signature: 

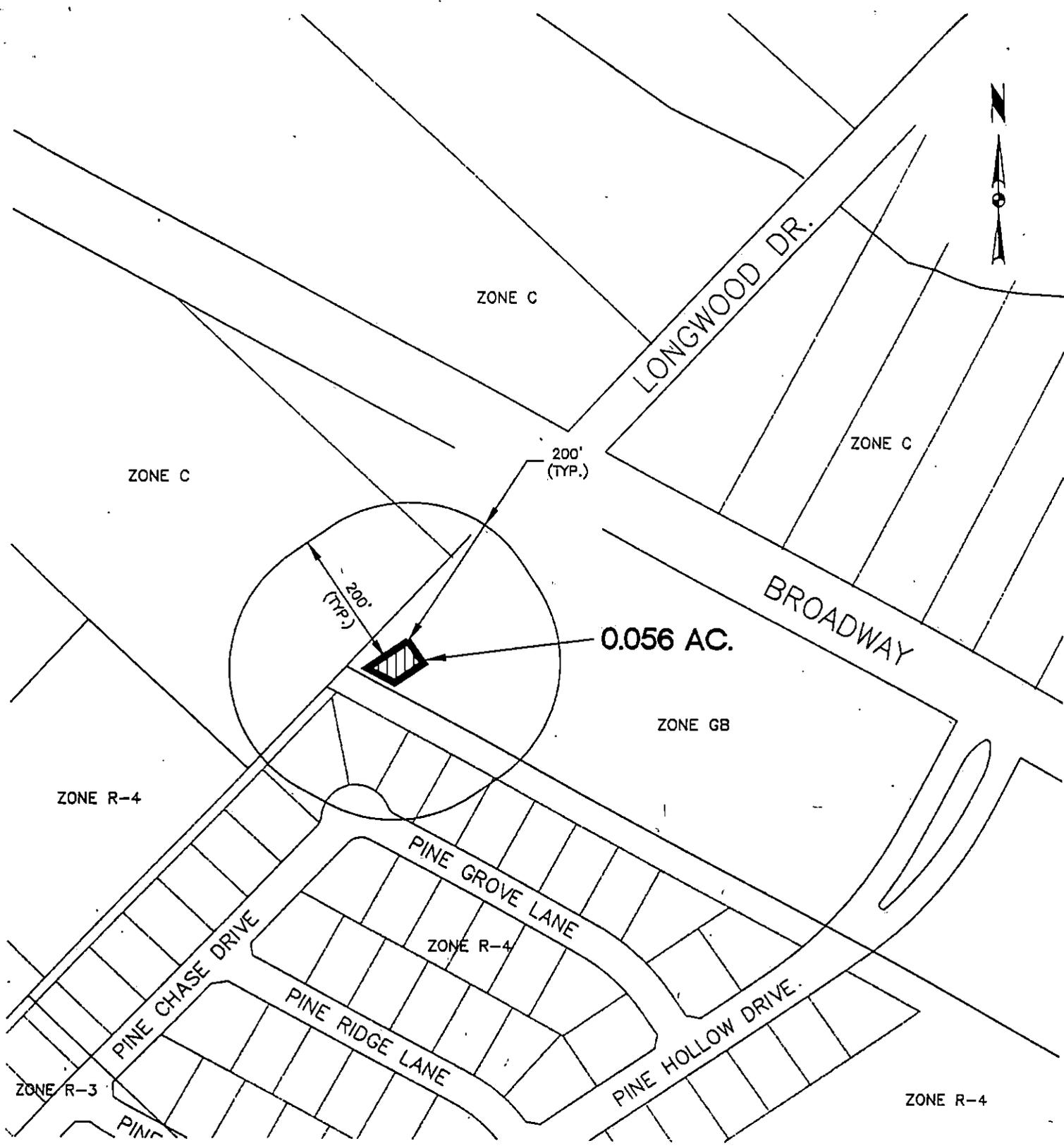
Agent's signature: 

Fees paid: \$

Date paid:

Received by:

Application number: SP 58



- R-3 MEDIUM DENSITY SINGLE FAMILY DWELLING DISTRICT
- R-4 MAXIMUM DENSITY SINGLE FAMILY DWELLING DISTRICT
- GB GENERAL BUSINESS DISTRICT
- C COMMERCIAL DISTRICT
- S SPECIFIC USE PERMIT

		
HOUSTON PINE HOLLOW		
ASSOCIATES LIMITED		
ZONE CHANGE FROM GB TO GB (S)		
Job No.:	Scale:	SHEET
Date: AUG., 1997	HORIZ. 1" = 200' VERT. 1" = 200'	1
Drawn By: J.E.B.	CAD FILE:	

Date: August 8, 1997

To: Ms. Renee L. West, for
West Development and
West Oaks Homeowners Association

From: Charlie Vatterott
Ph: 281/997-9671

C: Mr. Alexander, Mr. Barringer, Mr. Dilick

Re: 33 acre (+/-) multi-family development
on FM 518 next to O'Day's Hardware-Pearland, Texas

As requested please find enclosed a colored rendering of the building elevations and a colored layout of the site plan for the above referenced project. An aerial is also included.

The building design emulates the award winning *Huntington Woods Community* in Friendswood adjacent to Texas Commerce Bank and Quakers Landing on FM 518. This design received national recognition with the *Gold Nugget Award of Merit* as a Pillar of the Community. The architect, The Steinberg Collaborative, who received The National Grand Award by Builder Magazine is the same architect for the above referenced project.

The site plan as you note is arranged and oriented to take advantage of the water features of the lake. Each building in a measured distance is located and buffered from West Oaks by the drainage easement, green space and the lake. West Oaks location is further than other new residential developments and a majority of existing communities in Pearland near multi-family developments.

It was good to hear from conversations with Mr. Alexander and Mr. Dilick that you are supportive of the development. Please let us know after your presentation if you have any comments or questions. Thank you.

Date: August 8, 1997

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West Oaks Homeowners Association

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It was good to hear from conversations with Mr. Alexander and Mr. Dilick that you are supportive of the development. Please let us know after your presentation if you have any comments or questions. Thank you.

Georgian Apartments Emulate Area's Single-Family Homes

The most successful infill projects fit well into their surroundings.

That posed a challenge when creating the Belmont Apartments in Houston's West University area—a neighborhood where single-family houses sell for \$300,000 to \$500,000. The developer, Martin Fein Interests, and architect, the Steinberg Collaborative, chose Georgian architecture that was compatible with the local style.

So compatible, in fact, that no complaints were heard from the neighbors even though the density for Belmont was 37 units per acre on the 8-acre site. The typical density for suburban apartments in the Houston area ranges from 20 to 30 units per acre, according to Martin Fein. But land costs are not as high as the \$15,000 a unit at Belmont.

The buildings have an enclosed feel, according to Sanford Steinberg, but the residents enjoyed the closeness because it makes them feel more secure. The result was a fast lease-up for the apartments, which met a pent-up demand for luxury rental housing units inside the expressway loop around the city and near employment centers.

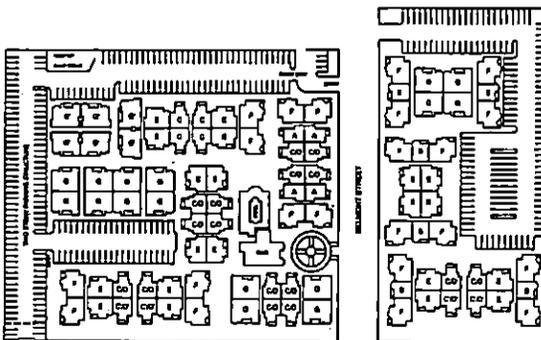
The units rented from \$695 for 706 square feet to \$1004 for 1282 square feet. Leasing reached 100% in five months mainly to professionals and some empty nesters.

The units, which were built by Davis Brothers, had hard construction costs of \$35 a square foot.

The owners of the land, BPH Inc., turned an eyesore—a vacant office building constructed in the 1950s—into an elegant set of apartments.

The result illustrates Martin Fein Interests' philosophy: Specialize in infill sites and build traditional architecture that will look good years later.

"We do not want the architecture of our buildings to be part of a fad," Fein says. □



The clubhouse on a circular entrance drive creates an elegant statement for this luxury rental apartment project on an infill site in Houston. Trees streetside are part of a landscape package by Landscape Development, which softens the density of 37 units per acre.

Photos: Rick Gardner

Date: September 17, 1997

To: Ms. Rene West
West Development Co., Inc.
West Oaks Homeowners Association

From: Charlie Vatterott

C: Frank D. Barringer
Tom Alexander

Re: Westlake Apartments -FM 518 at O'Days Hardware
Pearland, Texas

For your use enclosed please find an updated and revised site plan for the referenced project. The previous rendering and elevation sent has not been modified. Feel free to call me at 281/997-9671 if you need anything else. Thank you.

September 15, 1997

ATTN: Frank Barringer - Trustee

REF: Property located at 5120 FM. 518

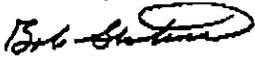
Dear Mr. Barringer:

We are the property owners, Mr. & Mrs. Bob Shotwell, at 6613 Fite, which joins this tract of land on the west side.

We understand that you would like to apply for new zoning to put in a multi-family complex on the referenced piece of property. We, as property owners for over 20 years, feel that the time has come for such an investment to be developed in this area. We definitely feel that this complex would be an asset to the community.

You have our whole hearted approval and if we can be of further assistance to you in any way please don't hesitate to contact us.

Sincerely,



Bob Shotwell

Date: September 17, 1997

To: Ms. Rene West
West Development Co., Inc.
West Oaks Homeowners Association

From: Charlie Vatterott

C: Frank D. Barringer
Tom Alexander

Re: Westlake Apartments -FM 518 at O'Days Hardware
Pearland, Texas

For your use enclosed please find an updated and revised site plan for the referenced project. The previous rendering and elevation sent has not been modified. Feel free to call me at 281/997-9671 if you need anything else. Thank you.



Smith Miller Rd. / FM 518

CARLESTON ELEM.