

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, JUNE 16, 1997, 6:00 P.M. IN THE SECOND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. APPROVAL OF MINUTES: Minutes of June 9, 1997

III. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION - Preliminary Plat of Fairway Village, Section 2, Phase 1 at Silverlake. A subdivision of 20.6233 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.

B. CONSIDERATION AND POSSIBLE ACTION - Preliminary Plat of West Oaks Recreation Center. Being a 1.7915 Acre tract of land located in the H.T. & B. R.R. Company Survey, A-241, Pearland, Brazoria County, Texas and also being out of a called 160 acre tract as recorded in Vol. 708, Pg. 109 B.C.D.R, Brazoria County, Texas.

C. CONSIDERATION AND POSSIBLE ACTION - Discussion item to review the proposed changes to Subdivision Ordinance.

D. CONSIDERATION AND POSSIBLE ACTION - Discussion item to review the CO- Corridor Overlay District.

IV. NEXT MEETING DATE: Monday, June 23, 1997, 6:30 p.m.
Joint Public Hearing

V. ADJOURNMENT

Posted: 12th Day of June, A.D., 1997
10:00 (A.M./P.M.)

Removed: 20th Day of June, A.D., 1997



JONES & CARTER, INC.

Consulting Engineers

6335 Gulton, Suite 200
Houston, Texas 77081-1169

713/777-5337
Fax 713/777-5976

RECEIVED JUN 02 1997

November 25, 1996

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

Re: Variance Request
Fairway Village 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 Fairway Village 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:

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.

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

Sincerely,

Catherine B. Mitchell

Catherine Garza Mitchell

CGM/dmw

ENGICGPEARLAND\VAR-FV2.DOC