

S

(10 SQUARE FEET) MORE
CONVEYED BY THOMAS P.
RECORDED IN VOLUME
S. SAID 4.6056 ACRE
ACT NO. 23, HARRIS
DESCRIBED AS FOLLOWS:

IN THE NORTHEASTERLY
CORNER SECTION 1, SAID
COUNTRY CLUB DRIVE.

BOUNDARY LINE OF THE SAID
SECTION TO A FOUND 5/8

10.00 FEET TO A SET

33.00 FEET TO A SET

LESS A FOUND 5/8 INCH
IN SAID LOT 4, IN ALL
FROM BEGINNING AND
TO END OF LAND MORE OR

lentz 01-10-92
R.P.L.S. #2413

J.E. Hunt
01-10-92

PRELIMINARY PLAT
GREEN TEE TERRACE,
SECTION 6
23 LOTS 3 RESERVES
1 BLOCK
DECEMBER, 1991
REVISED: JANUARY 10, 1992
REVISED: JANUARY 20, 1992

A SUBDIVISION OF 4.6056 ACRES IN THE
W.D.C. HALL SURVEY, ABSTRACT NO. 23
HARRIS COUNTY, TEXAS

OWNER:
GOLFCREST COUNTRY CLUB
P.O. BOX 35
PEARLAND, TEXAS 77588
485-4323
JIM SMYTHE, PRESIDENT

ENGINEER AND SURVEYOR:
LENTZ ENGINEERING

FLOOD STATEMENT

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48201C0365 G, DATED SEPTEMBER 28, 1990, AND HAVE DETERMINED THAT THE TRACT HEREBY SURVEYED LIES WHOLLY WITHIN ZONE "X" OR AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. WARNING: THIS STATEMENT IS BASED ON SCALING THE LOCATION OF SAID SURVEY ON THE ABOVE REFERENCED MAP. THIS INFORMATION IS TO BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY, AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS.

PRELIMINARY PLAT
OF
GREEN TEE TERRACE
SECTION SIX

ON NORTH
SIDE OF K-MART
BASED ON 1973 DATUM

LINE OF
SUB DR.

BEING A 17.5905 ACRE TRACT OF LAND OUT OF LOTS 87-90 AND LOTS 104-107, OF THE ALLISON-RICHEY GULF COAST HOMES COMPANY SUBDIVISION, RECORDED IN VOL. 4, PG. 48, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, LYING WITHIN THE THOMAS J. GREEN SURVEY, ABSTRACT NO. 290, HARRIS COUNTY, TEXAS.

CONTAINING
5 BLOCKS 51 LOTS
1 RESERVE
AUGUST 28, 1991



SCALE: 1" = 100'

ENGINEER:
MUNICIPAL ENGINEERING CO., INC.
3301 FEDERAL RD.
PASADENA, TEXAS 77504
PHONE: (713) 941-8988

OWNER:
PEARLAND DEVELOPEMENT
P.O. BOX 262952
HOUSTON, TEXAS 77207

FINAL PLAT
GREEN TEE TERRACE,
SECTION 6

23 LOTS 3 RESERVES
1 BLOCK

DECEMBER, 1991
REVISED: JANUARY 10, 1992
REVISED: JANUARY 20, 1992

A SUBDIVISION OF 4.6056 ACRES IN THE
W.D.C. HALL SURVEY, ABSTRACT NO. 23
HARRIS COUNTY, TEXAS

OWNER:
GOLFCREST COUNTRY CLUB
P.O. BOX 35
PEARLAND, TEXAS 77588
485-4323
JIM SMYTHE, PRESIDENT

ENGINEER AND SURVEYOR:
LENTZ ENGINEERING

ULTIMATE 250' P.O.W.

LOT 62

LOT 61
PEARLAND DEVELOPEMENT

NIDAY

PROP. GRADED SWALE DITCH @ 0.10%

PEARL DEVE

S 46° 20' 00" W ~ 2140.00'

40' R

T.B.

PROP. FLOWLINE @ 0.10%

N 46° 20' 00" E ~ 2040.00'

T.B.

WOOD
LOT 78

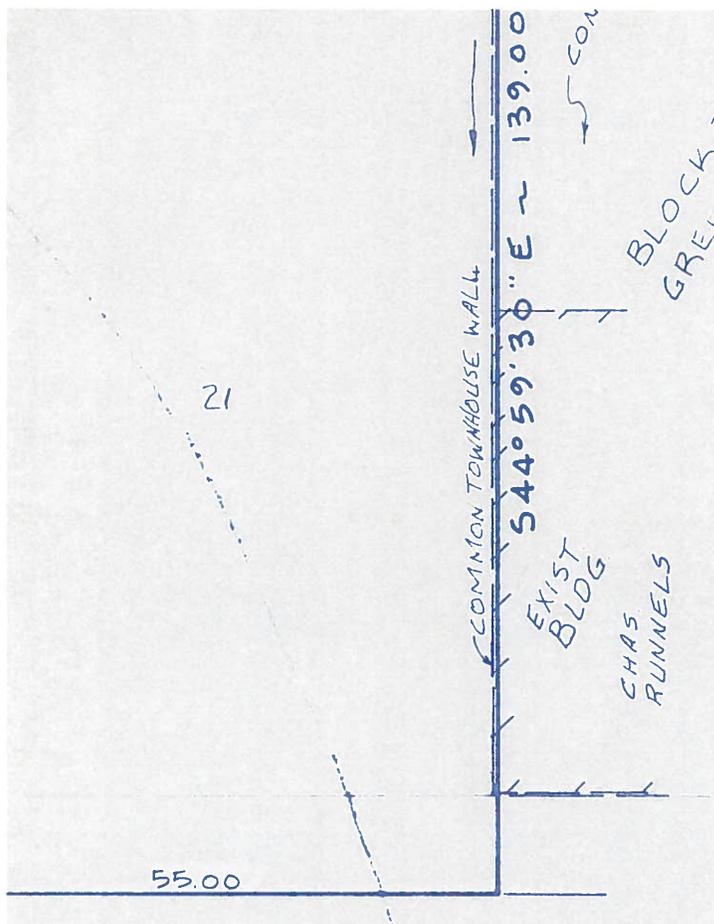
PEARLAND DEVELOPEMENT
LOT 77

-22.5

PEARLAN DEVELOPE

Lo

THOMAS J. GREEN SURVEY A
ALLISON - MICHEY GULF COAST I
SUBDIVISION
VOL 4, PG. 4B H.C.M.P.



BLOCK 7
GREEN TEE TERRACE
VOL 177
TOWNHOUSES
PG 6

PRELIMINARY PLAT
OF A PORTION
OF BLOCK 7 OF
GREEN TEE TERRACE
TOWNHOUSES

61,438 SQUARE FEET OUT OF BLOCK 7,
GREEN TEE TERRACE TOWNHOUSES, AS
RECORDED IN VOL. 177, PG. 60, OF THE
MAP RECORDS OF HARRIS COUNTY, TEXAS,
LOCATED IN THE W.D.C. HALL SURVEY, ABSTRACT 23,
CITY OF PEARLAND, HARRIS COUNTY, TEXAS.

8 LOTS

DECEMBER 11, 1991

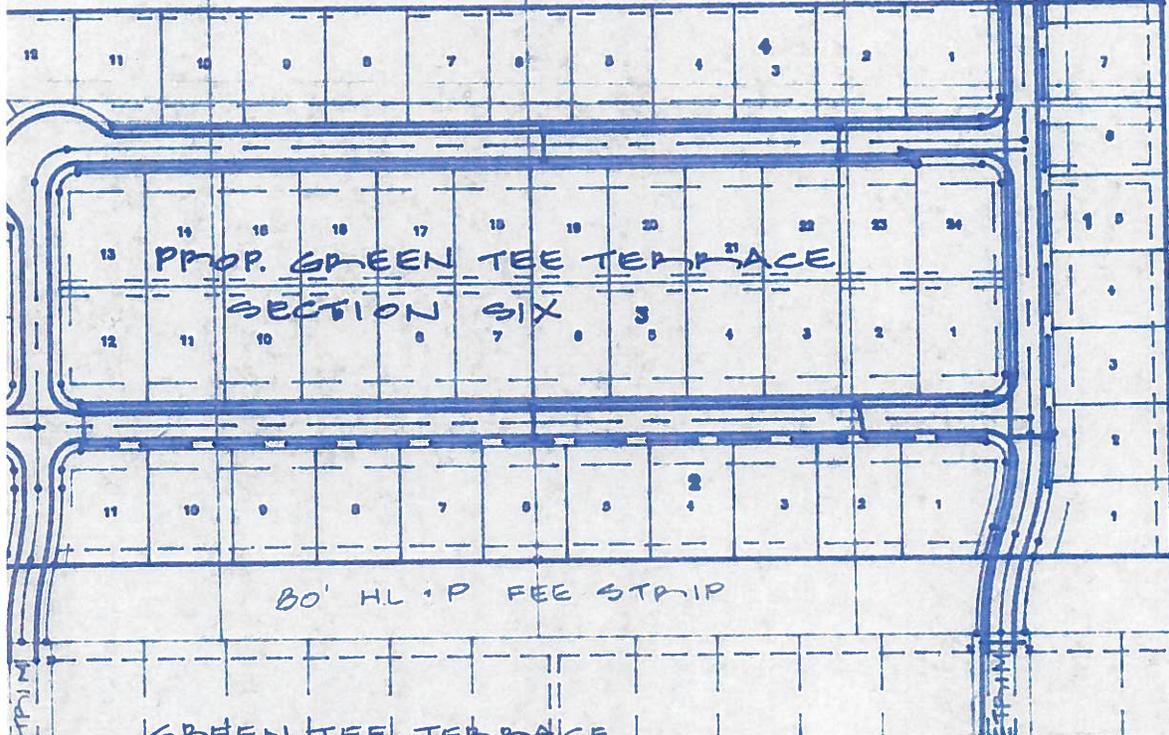
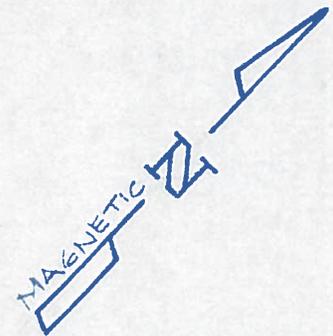
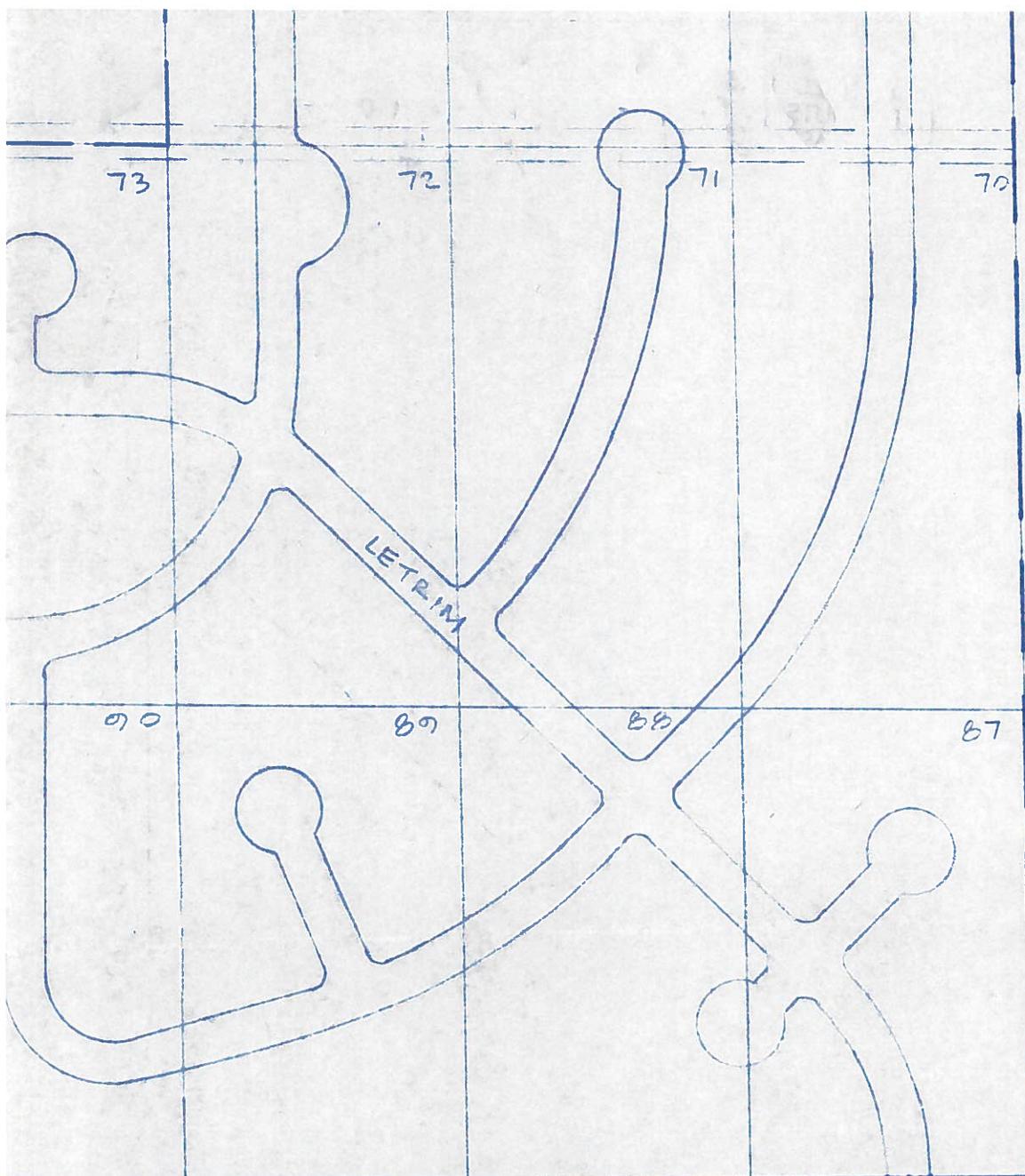


SCALE: 1" = 20'

OWNER:
RICHARD & LINDA LEMMON
10851 SCARSDALE BLVD., #740
HOUSTON, TEXAS 77089
PHONE: (713) 485-3037

ENGINEER:
MUNICIPAL ENGINEERING CO., INC.
3301 FEDERAL RD.
PASADENA TEXAS 77504





80' HLIP FEE STRIP

PRE-PRELIMINARY
OVERALL
MAP
SCALE: 1" = 200'

BENCHMARK

R.R. SPIKE IN POWER POLE ON NORTH
SIDE OF F.M. 518 & EAST SIDE OF K-MART
DRIVEWAY ELEV. 48.78
BASED ON 1973 DATUM

T.B.M.

TOP NUT OVER 6" NOZZLE ON FIRE
HYDRANT AT N.E. CORNER COUNTRY
CLUB DR. @ WEXFORD ST.
ELEV. 44.12

"X" IN CONC. AT CENTERLINE OF
LETRIM & COUNTRY CLUB
ELEV. 41.38

**FINAL PLAT
OF A PORTION
OF BLOCK 7 OF
GREEN TEE TERRACE
TOWNHOUSES
INTO LOTS 21-28**

61,438 SQUARE FEET OUT OF BLOCK 7,
GREEN TEE TERRACE TOWNHOUSES, AS
RECORDED IN VOL. 177, PG. 60, OF THE
MAP RECORDS OF HARRIS COUNTY, TEXAS,
LOCATED IN THE W.D.C. HALL SURVEY, ABSTRACT 23,
CITY OF PEARLAND, HARRIS COUNTY, TEXAS.

8 LOTS

JANUARY 14, 1992



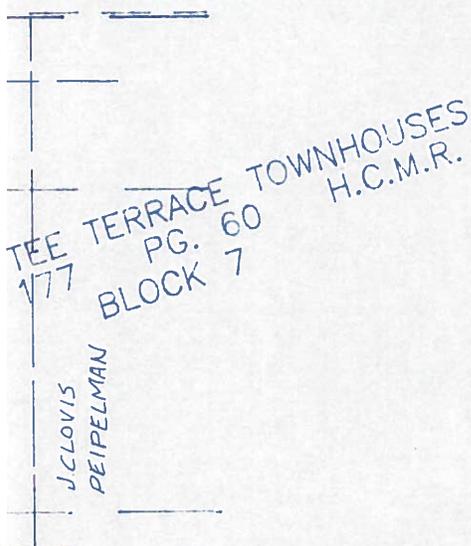
SCALE: 1" = 50'

OWNER:

RICHARD & LINDA LEMMON
10851 SCARSDALE BLVD., #740
HOUSTON, TEXAS 77089
PHONE: (713) 485-3037

ENGINEER:

MUNICIPAL ENGINEERING CO., INC.
3301 FEDERAL RD.
PASADENA, TEXAS 77504
PHONE: (713) 241-8088



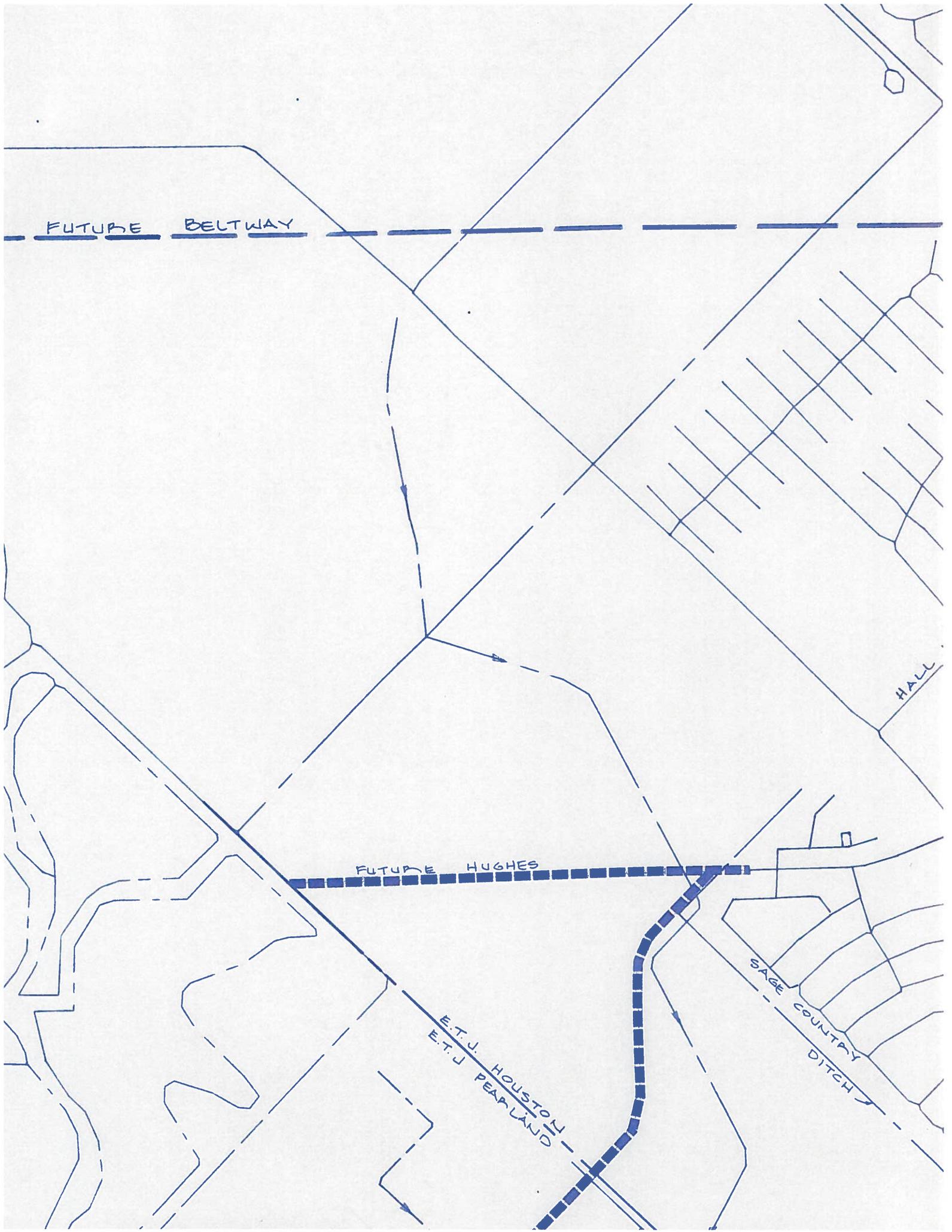
FUTURE BELTWAY

FUTURE HUGHES

E.T.J. HOUSTON
E.T.J. PEARLAND

SAGE COUNTRY
DITCH

HALL





HARRIS COUNTY FLOOD CONTROL DISTRICT

Arthur L. Storey, Jr., P. E.
Executive Director

December 26, 1991

Mr. John D. Garner, P.E.
Municipal Engineering Company, Inc.
3301 Federal Road
Pasadena, Texas 77504

RE: Green Tee Terrace, Section Six
City of Pearland Extraterritorial Jurisdiction
Harris County Flood Control Units A100-00-00
and A122-00-00, Clear Creek Watershed

Dear Mr. Garner:

Reference is made to your submittal dated November 5, 1991, proposing to intercept and detain a drainage area of approximately 24 acres without disturbing the existing drainageways that serve the surrounding properties. This is to be accomplished by piping the proposed drainage/detention facility beneath various existing drainageways, leaving them completely undisturbed. The Flood Control District will not object to this concept; however, we will not accept dedication of or maintenance responsibility for the proposed linear detention system.

Please address the following comments during final design:

1. No elevated berms should be placed along the banks of the proposed detention channel.
2. Submit sealed detention calculations verifying that the required detention volume and restricted outflow rate are attained. These detention calculations should be based on the total intercepted acreage of 24.22 acres and should be performed in accordance with the District's Design Criteria Manual.
3. Include detailed construction plans--plan, profile, and cross section views--demonstrating that the existing drainageways are to be left completely undisturbed and provided with some extra clearance.
4. All plans should be prepared in accordance with the District's Design Criteria Manual.

December 26, 1991
Mr. John D. Garner, P.E.
Municipal Engineering Company, Inc.

Page Two

Should you have any questions, please contact Mr. Herb Herndon of my staff.

Sincerely,



Tom A. Parker, P.E.
Watershed Department Mgr.

TAP:cr

LENTZ ENGINEERING

CONSULTING CIVIL ENGINEERS AND PLANNERS

January 29, 1992

Planning and Zoning Commission
City of Pearland

Re: Green Tee Terrace, Section 6
LE #91037

Ladies and Gentlemen:

MAY 1200

We are hereby requesting a variance for the above mentioned plat regarding Block Length. The 1433 foot length exceeds the maximum as required by Ordinance. However, these lots back upon the golf course and a stub street or right-of-way would not be extended across the course.

We appreciate your consideration on this matter. If you have any questions or require any additional information, please do not hesitate to call. I remain,

Very truly yours,
Lentz Engineering



Alfred E. Lentz, P.E., R.P.L.S.
President

Municipal Engineering Company, Inc.

CONSULTING ENGINEERS

3301 Federal Road Pasadena, Texas 77504

Telephone 713/941-8988

FAX: 713/941-0495

January 22, 1992

City of Pearland
P.O. Box 2068
Pearland, Texas 77588-2068

Attn: Don

Gentlemen & Ladies:

We respectfully request that a variance be granted to allow from a 25 foot to a 10 foot Building Line along Country Club Drive on the plat that is under consideration for a portion of Block 7 of Green Tee Terrace Townhouse Reserve.

Thank you for your consideration.

Sincerely,

John D. Garner/lu
John D. Garner

JDG/lu

MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF THE CITY OF PEARLAND, TEXAS, HELD ON FEBRUARY 4, 1992, AT 7:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

The meeting was called to order at 7:05 P.M. with the following members present:

Chairman	Al Lentz
Commissioner	Pat Courtin
Commissioner	James Garner
Commissioner	Emil Beltz
Commissioner	Jack Womack
Staff Representative	Don Guynes
Asst. to City Secretary	Leslie Schroeder

Commissioners Beckman and Starr had an excused absence.

APPROVAL OF MINUTES

It was moved by Emil Beltz, seconded by Pat Courtin, that the Minutes of the January 21, 1991 meeting be approved as submitted.

Motion passed 5 to 0.

NEW BUSINESS

INFORMAL DISCUSSION WITH MR. ANDY HEMPHILL, REGARDING PROPERTY LOCATED ON HATFIELD ROAD.

Mr. Hemphill explained to the Commission that he owns approximately 12.754 acres of land. Out of that 12.754 acres he is going to finance three acres in order to build a house.

The Commission explained to Mr. Hemphill that he is subdividing his land which will be considered a subdivision.

It was determined that a survey has been completed. The Commission conveyed to Mr. Hemphill that he should get his surveyor to produce a preliminary and final plat on the 3 acres. At that time he can appear before the Commission for approval.

PRELIMINARY PLAT OF GREEN TEE TERRACE, SECTION VI, BEING A SUBDIVISION OF 4.6056 ACRES IN THE W.D.C. HALL SURVEY, ABSTRACT NO. 23, HARRIS COUNTY, TEXAS.

Mr. Lentz excused himself from the Chair at this time due to a possible conflict of interest.

As Vice Chairman Beckman was absent, it was the consensus of the commission that James Garner be acting Chairman on this agenda item.

Don Guynes, staff representative, presented a letter from Lentz Engineering requesting a variance to the block length. The length is 1433 feet which exceeds the maximum 1200 feet required by Ordinance.

It was determined by the Commission that there are no stub outs on the opposite side of the golf course.

It was moved by Pat Courtin, seconded by Jack Womack, that the variance be granted to extend the block length.

Motion passed 4 to 0, with Al Lentz not voting.

The Commission then discussed approval of the plat. Mr. Lentz, Engineer on this plat, stated that the Drainage District had signed the preliminary plat.

It was the consensus of the Commission that everything on the plat was in order.

It was moved by Jack Womack, seconded by Pat Courtin, that the Preliminary Plat of Green Tee Terrace Section VI, be approved as submitted.

Motion passed 4 to 0 with Al Lentz not voting.

FINAL PLAT OF GREEN TEE TERRACE, SECTION VI, BEING A SUBDIVISION OF 4.6056 ACRES IN THE W.D.C. HALL SURVEY, ABSTRACT NO. 23, HARRIS COUNTY, TEXAS.

Mr. Lentz stated that the original plat had been signed by the Harris County Drainage District.

Staff Representative, Don Guynes, reported that the plat was in compliance.

After no further discussion, it was moved by Pat Courtin, seconded by Jack Womack, that the final plat of Green Tee Terrace, Section VI, be approved as submitted.

Motion passed 4 to 0 with Al Lentz not voting.

Commissioner Lentz returned to the Chair.

REQUEST FOR A VARIANCE TO REDUCE THE 25' BUILDING LINE TO 10' ALONG COUNTRY CLUB DRIVE, ON THE PLAT UNDER CONSIDERATION FOR A PORTION OF BLOCK 7.

Al Lentz conveyed to the Commission that similar requests have been granted for other plats in the townhouse reserve.

James Garner made a motion to grant the variance in order to stay consistent with the existing lots. The motion was seconded by Pat Courtin.

Motion passed 5 to 0.

PRELIMINARY PLAT OF A PORTION OF BLOCK 7 OF GREEN TEE TERRACE TOWNHOUSES, BEING 61,438 SQUARE FEET OUT OF BLOCK 7, AS RECORDED IN VOL. 177, PG. 60 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, LOCATED IN THE W.D.C. HALL SURVEY, ABSTRACT 23, CITY OF PEARLAND, HARRIS COUNTY, TEXAS.

Al Lentz explained to the Commission that a preliminary plat of a portion of Block 7 had previously been approved by the Commission. It was determined that it was submitted by a different party.

John Garner, Engineer, suggested that in order to differentiate between the two plats he would note the lot numbers 21-28 on his plat.

Staff Representative Don Guynes stated that the plat was in order. However, he pointed out that there would be an accessibility problem in relation to the driveways should the construction start in the middle of the tract.

It was moved by Pat Courtin, seconded by James Garner, that the preliminary plat be approved as submitted.

Motion passed 5 to 0.

FINAL PLAT OF A PORTION OF BLOCK 7 OF GREEN TEE TERRACE TOWNHOUSES INTO LOTS 21-28, BEING 61,438 SQUARE FEET OUT OF BLOCK 7, AS RECORDED IN VOL. 177, PG. 60 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, LOCATED IN THE W.D.C. HALL SURVEY, ABSTRACT 23, CITY OF PEARLAND, HARRIS COUNTY, TEXAS.

Don Guynes stated that the preliminary drainage plan had been approved by the Harris County Flood Control. However, the District did not approve the final plat because it lacked proper verbiage that the Flood Control District felt was necessary for its approval.

It was the consensus of the Commissioners that they would act on this plat. However, in the future plats would not be considered unless they were approved by the Harris County Flood Control District.

It was moved by Pat Courtin, seconded by James Garner, that the final plat be approved contingent upon approval from the Harris County Drainage District.

Commissioner Garner inquired about the 20' access easement on a particular lot. Chairman Lentz explained that in order for

construction to begin on the lot, the owners would have to go before the City Council for abandonment.

After further discussion, it was suggested that the motion be amended to provide rear pavement access because it was determined that in order to have access the homes would have to be built systematically.

The maker and the seconder agreed to amend the motion accordingly.

Motion passed 5 to 0.

Meeting Recessed at 8:00 P.M.

Meeting Reconvened at 8:10 P.M.

CONCEPTUAL PLAN OF GREEN TEE TERRACE SECTION VII.

The Commission reviewed the pre-preliminary overall plat and discussed items such as street widths, ingress and egress into the subdivision, right-of way, and traffic.

Chairman Lentz conveyed to the Commission that the only problem he foresees in the overall plat is the right-of-way width of Wexford Road. He stated that if Wexford Road is going to be the collector street with the egress to the future Westminster, then the right-of-way should be changed to 70' with a 40' roadway to accommodate the flow of traffic.

It was moved by James Garner, seconded by Pat Courtin, that the pre-preliminary conceptual plan be approved contingent upon changing the right-of-way to 70' on Wexford Road with a 40' paved road.

Motion passed 5 to 0.

PRELIMINARY PLAT OF GREEN TEE TERRACE SECTION VII, BEING A 17.5905 ACRE TRACT OF LAND OUT OF LOTS 87-90 AND LOTS 104-107, OF THE ALLISON-RICHEY GULF COAST HOMES CO. SUBDIVISION, RECORDED IN VOL. 4, PG. 48, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, LYING WITHIN THE THOMAS J. GREEN SURVEY, ABSTRACT NO. 290, HARRIS COUNTY, TEXAS.

Chairman Lentz informed the Commission that the plat had been presented to them at the last meeting. He stated that it was approved contingent upon making Letrim Road a 70' right-of-way with a 40' roadway. Based upon the conceptual plan previously reviewed, Letrim Road right-of-way will not need to be changed.

Don Guynes was informed by John Garner, Harris County will not abandon the right-of-way until the plat is accepted by the Planning & Zoning Commission. This is to protect the County in case changes are made after the abandonment.

Don Guynes conveyed to the Commission that the plat shows a 20' building line but, due to the size of the lot, a 25' building line is required.

It was moved by Pat Courtin, seconded by Jack Womack, that the preliminary plat of Green Tee Terrace Section VII be approved contingent upon approval of the right-of-way abandonment by the County, the setback line be changed to 25' and the wording on the plat to be changed to read Green Tee Terrace Section VII.

ADJOURN:

The meeting adjourned at 8:57 P.M.

Minutes approved as submitted and/or corrected this 25TH day of February, A.D., 1992.



Al Lentz
Chairman

ATTEST:



Pat Jones
City Secretary

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD FEBRUARY 4, 1992, AT 7:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. APPROVAL OF MINUTES: Regular Meeting of December 21, 1992

III. NEW BUSINESS

1. INFORMAL DISCUSSION - REGARDING PROPERTY LOCATED ON HATFIELD ROAD, MR. ANDY HEMPHILL.
2. CONSIDERATION AND POSSIBLE ACTION - PRELIMINARY PLAT OF GREEN TEE TERRACE, SECTION 6, BEING A SUBDIVISION OF 4.6056 ACRES IN THE W.D.C. HALL SURVEY, ABSTRACT NO. 23, HARRIS COUNTY, TEXAS.
3. CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT OF GREEN TEE TERRACE, SECTION 6, BEING A SUBDIVISION OF 4.6056 ACRES IN THE W.D.C. HALL SURVEY, ABSTRACT NO. 23, HARRIS COUNTY, TEXAS.
4. CONSIDERATION AND POSSIBLE ACTION - REQUEST FOR A VARIANCE TO REDUCE THE 25' BUILDING LINE TO 10' ALONG COUNTRY CLUB DRIVE, ON THE PLAT UNDER CONSIDERATION FOR A PORTION OF BLOCK 7.
5. CONSIDERATION AND POSSIBLE ACTION - PRELIMINARY PLAT OF A PORTION OF BLOCK 7 OF GREEN TEE TERRACE TOWNHOUSES, BEING 61,438 SQUARE FEET OUT OF BLOCK 7, AS RECORDED IN VOL. 177, PG. 60 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, LOCATED IN THE W.D.C. HALL SURVEY, ABSTRACT 23, CITY OF PEARLAND, HARRIS COUNTY, TEXAS.
6. CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT OF A PORTION OF BLOCK 7 OF GREEN TEE TERRACE TOWNHOUSES INTO LOTS 21-28, BEING 61,438 SQUARE FEET OUT OF BLOCK 7, AS RECORDED IN VOL. 177, PG. 60 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, LOCATED IN THE W.D.C. HALL SURVEY, ABSTRACT 23, CITY OF PEARLAND, HARRIS COUNTY, TEXAS.
7. CONSIDERATION AND POSSIBLE ACTION - CONCEPTUAL PLAN OF GREEN TEE TERRACE SECTION VII.
8. CONSIDERATION AND POSSIBLE ACTION - PRELIMINARY PLAT OF GREEN TEE TERRACE SECTION VII, BEING A 17.5905 ACRE TRACT OF LAND OUT OF LOTS 87-90 AND LOTS 104-107, OF THE ALLISON-RICHEY GULF COAST HOMES CO. SUBDIVISION, RECORDED IN VOL. 4, PG. 48, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, LYING WITHIN THE THOMAS J. GREEN SURVEY, ABSTRACT NO. 290, HARRIS COUNTY, TEXAS.

9. INFORMAL DISCUSSION OF VARIOUS ZONING ISSUES.

IV. ADJOURN

POSTED: 31ST DAY OF January, A.D., 1992 5:00 P.M.
REMOVED: 7TH DAY OF February, 1992.