

**MINUTES OF A SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD MONDAY, FEBRUARY 7, 1994, AT 7:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

The meeting was called to order with the following present:

Chairman	Richard Tetens
Vice Chairman	Emil Beltz
Commissioner	Helen Beckman
Commissioner	Pat Lopez
Commissioner	Robert Larsen
Commissioner	Barbara Lenamon
Division Director - Planning, Public Works and Parks	Richard Burdine
City Engineer	John Hargrove
Secretary to the Commission	Wendy Standorf

Commissioner Jack Womack was absent.

### **APPROVAL OF MINUTES**

A motion to approve the minutes of the 1-31-94 meeting was made by Commissioner Emil Beltz with a correction to exclude the arrival and departure time as shown in the minutes. No second was made.

A second motion to approve the minutes of the 1-31-94 meeting, as recorded was made by Commissioner Barbara Lenamon, seconded by Pat Lopez.

**Motion Passed 5 to 0.** (Robert Larsen abstained)

### **NEW BUSINESS**

**Vacation of Subdivision Plat for Green Tee Terrace, Section 6.** Eddie Kirst representing Lentz Engineering for Golfcrest Country Club was present. He stated the vacation certificate was requested for tax purposes, (to have property taxed as acreage instead of lots), to eliminate any current restrictive covenants and to avoid the possibility of replatting the property twice.

Mr. Burdine stated the property was on the agenda for the February 14, 1994 Joint Public Hearing for a reclassification of zoning, regardless of what happens tonight. Vacating the plat would allow future development of the property to start fresh.

Vice Chairman Emil Beltz asked if there would be a conflict of interest if he voted on this matter. Mr. Burdine said he is not an attorney, and felt it would be alright if Mr. Beltz voted as long as he did not have a financial interest in the Golfcrest Country Club and did not own property within 200 feet.

Vice Chairman Emil Beltz made the motion, seconded by Pat Lopez to approve the vacation of the plat of Green Tee Terrace, Section 6 as proposed.

**Motion Passed 6 to 0.**

**Recommendation to City Council on Impact Fees.** Richard Burdine reviewed the changes on Table 15 - Impact Fee Calculations (Revised) from the Engineer's Study with the Commission.

Discussion among the Commission regarding: when would the impact fees be collected, would current water and sewer tap fees be included in the amount of the impact fees and what lots would be subject to the impact fees.

Commissioner Barbara Lenamon made the motion, seconded by Commissioner Robert Larsen, to give City Council the Commission's recommendation to adopt the Land Use Assumptions and Capital Improvements Plan Projects and set Impact Fees of \$1097, with time of collection being at building permit issuance. Lots which are subject to impact fees will pay the impact fee, a \$100-\$150 meter-set fee, and no \$550 water and sewer tap fees. During the first year, those lots not subject to impact fees will pay the \$550 water and sewer tap fees. The Commission's recommendation is shown on Table 15 - Impact Fee Calculation (Revised).

**Motion Passed 6 to 0.**

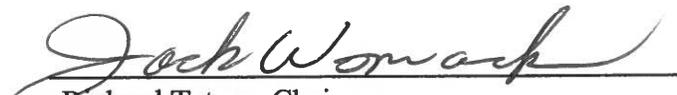
**Next Meeting Date:** A Regular Meeting is scheduled immediately following the Joint Public Hearing Monday, February 14, 1994 at 7:00 p.m.

**Director's Report:**

None.

**Adjourned: 8:12 p.m.**

Minutes approved as submitted and/or corrected this 14<sup>th</sup> day of February A.D., 1994.

  
Richard Tetens, Chairman  
Jack Womack, Acting Chairman

ATTEST:

  
Wendy Standorf, Secretary to the Commission

# LENTZ ENGINEERING

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CONSULTING CIVIL ENGINEERS AND PLANNERS

January 28, 1994

City of Pearland  
3519 Liberty Drive  
Pearland, Texas 77581

Attn: Mr. Richard Burdine  
Division Director, Parks, Public Works and Planning

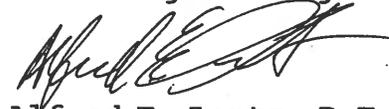
RE: Green Tee Terrace, Section 6  
LE # 91037

Dear Richard:

Please find attached a "Vacation Certificate" for the above mentioned plat. We would appreciate this being placed on the next available Planning Commission meeting agenda.

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

cc: Jonathan Shear, Manager  
Golfcrest Country Club

**VACATION CERTIFICATE**

STATE OF TEXAS

COUNTY OF HARRIS

WHEREAS, by mistake or error, a Plat by Golfcrest Country Club of a 4.6056 acre tract of land situated in the W.D.C. Hall Survey, Abstract No. 23, Harris County, Texas, being a portion of that certain tract conveyed by Thomas P. Alexander to Golfcrest Country Club by deed recorded in Volume 7259, Page 5, Deed Records, Harris County, Texas, was filed at Film Code No. 351111, Map Records, Harris County, Texas; and

WHEREAS, it is the desire of GOLFCREST COUNTRY CLUB, to vacate this Plat; and

NOW, Therefore, know all men by these presents;

THAT GOLFCREST COUNTRY CLUB, does hereby vacate the said Plat so that it shall no longer have any force or effect or any purpose.

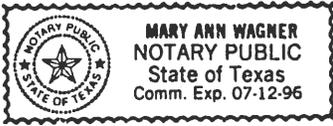
EXECUTED this the 27th day of January, 1994.

ATTEST: **GOLFCREST COUNTRY CLUB**

By: [Signature]  
Secretary

By: [Signature]  
President

Before me, the undersigned authority, on this day the 27th of January, 1994, did personally appear Becky Gregory Schow's Rountree, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged thereof. Given under my hand and seal of office as Notary Public this day the 27th of January, 1994.



[Signature]  
Notary Signature

My Commission expires 7/12/96

CITY OF PEARLAND

\_\_\_\_\_  
Date

\_\_\_\_\_  
Approved by Pearland City Attorney

\_\_\_\_\_  
Date

\_\_\_\_\_  
Approved by Pearland City Engineer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Approved by Pearland Planning & Zoning  
Commissioner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Vice Chairperson

\_\_\_\_\_  
Date

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Date

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EXECUTED this the 27th day of January, 1994.

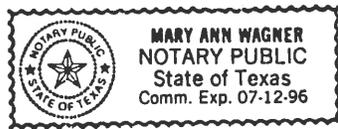
ATTEST:

**GOLFCREST COUNTRY CLUB**

By: [Signature]  
Secretary

By: [Signature]  
President

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[Signature]  
Notary Signature  
My Commission expires 7/12/96

2/8/94  
Date

[Signature]  
Approved by Pearland City Attorney

Feb. 7, 1994  
Date

[Signature]  
Approved by Pearland City Engineer

\_\_\_\_\_  
Date

Approved by Pearland Planning & Zoning  
Commissioner

Feb 7, 1994  
Date

[Signature]  
Chairman

\_\_\_\_\_  
Date

[Signature]  
Vice Chairperson

Feb. 7, 1994  
Date

[Signature]

\_\_\_\_\_  
Date

[Signature]

2-7-94  
Date

[Signature]

2-7-94  
Date

[Signature]

**AGENDA - SPECIAL MEETING OF THE PLANNING & ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MONDAY, FEBRUARY 7, 1994 AT 7:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

- I. CALL TO ORDER**
- II. APPROVAL OF MINUTES:** Minutes of January 31, 1994
- III. NEW BUSINESS**
  - A. CONSIDERATION AND POSSIBLE ACTION -** Vacation of subdivision plat for Green Tee Terrace, Section 6, a 4.6056 acre tract of land situated in the W. D. C. Hall Survey, Abstract No. 23, Harris County, Texas, being a portion of that certain tract conveyed by Thomas P. Alexander to Golfcrest Country Club by deed records in Volume 7259, Page 5, Deed Records, Harris County, Texas was filed at Film Code No. 351111, Map Records, Harris County, Texas; and
  - B. CONSIDERATION AND POSSIBLE ACTION -** Recommendation to the City Council on Impact Fees.
- IV. DIRECTOR'S REPORT**
- V. ADJOURNMENT**

Posted: 4<sup>th</sup> Day of February, A.D., 1994 3:08 P.M.  
Removed: 8<sup>th</sup> Day of February, A.D., 1994