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THIS IS TO CERTIFY THAT I, C. L. DAVIS, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT ALL BLOCK CORNERS, ANGLE POINTS, AND POINTS OF CURVE WILL BE PROPERLY MARKED WITH 5/8" IRON RODS AND THAT THIS CORRECTLY REPRESENTS A SURVEY MADE BY ME.

  
C. L. DAVIS  
REGISTERED PROFESSIONAL LAND  
SURVEYOR, NO. 4464



PRELIMINARY PLAT  
OF  
MASUDA SUBDIVISION

9.9900 AC. BEING ALL OF LOT 52  
ALLISON RICHEY GULF COAST HOME CO. SUBD.  
SECTION 9 , H.T.&B. RR. CO. SURVEY A - 234  
( VOL. 2 , PG. 23 BCDR )  
PEARLAND , BRAZORIA COUNTY , TEXAS  
5 LOTS , 1 BLOCK  
JANUARY , 1992

SURVEYOR  
C. L. DAVIS & COMPANY  
506 E. BROADWAY, SUITE 103  
PEARLAND, TEXAS 77581  
(713) 482-9490

OWNER  
TOYOKO T. MASUDA  
No. 7 TANGER TRAIL  
WOODLANDS, TEXAS 77381  
CARLO VANEK  
3335 SOUTHWESTERN  
MANVEL , TEXAS 77578

THENCE N 33°52'17" W - 301.46' TO POINT;

THENCE N 00°19'18" E - 90.23' TO A POINT;

THENCE N 07°30'45" E - 253.05' TO A POINT FOR CORNER MARKING THE NORTHEAST CORNER;

THENCE N 88°51'30" W - PASSING AT 72.95' A SET 5/8" IRON ROD FOR REFERENCE AND CONTINUING FOR A TOTAL DISTANCE OF 393.48' TO A SET 5/8" IRON ROD FOR CORNER;

THENCE S 02°50'30" W - PASSING AT 632.98' A SET 5/8" IRON ROD MARKING THE NORTH RIGHT-OF-WAY LINE OF SAID 50' ROAD EASEMENT AND CONTINUING FOR A TOTAL DISTANCE OF 683.00' TO THE POINT OF BEGINNING AND CONTAINING 6.8651 ACRES (299,044 SQUARE FEET) OF LAND MORE OR LESS.

THIS IS TO CERTIFY THAT I, C. L. DAVIS, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT ALL BLOCK CORNERS, ANGLE POINTS, AND POINTS OF CURVE WILL BE PROPERLY MARKED WITH 5/8" IRON RODS AND THAT THIS CORRECTLY REPRESENTS A SURVEY MADE BY ME.



C. L. DAVIS  
REGISTERED PROFESSIONAL LAND  
SURVEYOR, NO. 4464

FINAL PLAT  
OF  
WORRALL ADDITION

BEING A 6.8651 ACRE TRACT OUT OF  
T. D. YOCUM SURVEY, A-399 &  
A.C.H. & B. SURVEY, A-147

1 LOT

1 BLOCK

MARCH , 1992.

SURVEYOR

C. L. DAVIS & COMPANY  
1506 E. BROADWAY, SUITE 103

OWNER

FRANK R. CRAPITTO  
2801 JOHN LIZER RD.  
PEARLAND, TEXAS 77581

**MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS HELD ON MARCH 17, 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
Vice Chairman	Helen Beckman
Commissioner	Mary Starr
Commissioner	Jack Womack
Commissioner	Emil Beltz
Staff Representative	Don Guynes
Asst. to City Secretary	Leslie Schroeder

**APPROVAL OF MINUTES**

It was moved by Mary Starr, seconded by Helen Beckman, that the minutes of the February 27, 1992 meeting be approved as submitted.

Motion passed 5 to 0.

It was moved by Mary Starr, seconded by Jack Womack, that the minutes of the March 2, 1992 meeting be approved as submitted.

Motion passed 4 to 0 with Helen Beckman abstaining.

**NEW BUSINESS**

**CHANGE IN THE ORDER OF BUSINESS**

**APPROVAL OF THE PLANNING AND ZONING COMMISSION'S RULES OF PROCEDURE.**

Commissioner Beltz suggested that under the title "Meetings", the day and time should be included. He also pointed out that under the title "Agenda" it reads "An agenda shall be prepared by the Planning and Zoning Secretary," he suggested this be changed to "An agenda shall be prepared by the person performing the duties of the City Secretary," in order to conform with the City Charter.

It was the consensus of the Commission to specify that the Planning and Zoning Commission meet on the first Tuesday of the month which is subject to adjustment if a conflict arises. They also agreed to change the aforementioned verbiage regarding the agenda.

After no further discussion, it was moved by Emil Beltz, seconded by Helen Beckman, that the rules and procedures be adopted subject to the amendments.

Motion passed 5 to 0.

**PRELIMINARY PLAT OF MASUDA SUBDIVISION, BEING ALL OF LOT 51 OF THE ALLISON RICHEY SUBDIVISION, SECTION 9, OF THE H.T.&B. RR CO. SURVEY A-234 VOL. 2, PG. 23, PEARLAND, BRAZORIA COUNTY, TEXAS.**

Chairman Lentz excused himself from the chair due to a possible conflict of interest.

Vice Chairman Beckman explained to the Commission that lot 52 of the Allison Richey subdivision is being subdivided into five lots.

Chuck Davis, surveyor, stated that they are dedicating 30' of right-of-way.

Staff Representative Guynes conveyed that the plat was in order and meets all the requirements.

After no further discussion, it was moved by Mary Starr, seconded by Jack Womack, that the preliminary plat of Masuda Subdivision be approved as submitted.

Motion passed 4 to 0 with Al Lentz abstaining.

**FINAL PLAT OF WORALL SUBDIVISION, BEING A 6.8651 ACRE TRACT OUT OF THE T.D. YOCUM SURVEY, A-399 & A.C.H.&B. SURVEY, A-147, PEARLAND, BRAZORIA COUNTY, TEXAS.**

Chairman Lentz excused himself from the chair due to a possible conflict of interest.

The Commission discussed items such as right-of-way, detention ponds and flood plain.

It was moved by Jack Womack, seconded by Mary Starr, that the final plat of Worall subdivision be approved as submitted.

Motion passed 4 to 0 with Al Lentz abstaining.

Chairman Lentz returned to the chair.

Chairman Lentz reported that the Commission has been inundated with letters from the residents of Green Tee. He stated that the Commission will take these letters under advisement as they consider the final plat of Green Tee Section VII.

**ADJOURN**

The meeting adjourned at 7:28 P.M.

Minutes of the meeting approved and/or corrected this 24<sup>th</sup> day  
of March, A.D., 1992.

  
Al Lentz  
Chairman

ATTEST:

  
Pat Jones  
City Secretary

**DRAFT**

**PLANNING AND ZONING COMMISSION**

**PEARLAND, TEXAS**

**RULES OF PROCEDURE**

**1.00 ORGANIZATION AND OFFICERS**

**1.01 ORGANIZATION**

The Planning and Zoning Commission shall consist of those members appointed by the City Council and shall be organized under the laws of the State of Texas, the City Charter, the Zoning Ordinance and Ordinance No. 509.

**1.02 OFFICERS**

A Chairman and Vice Chairman shall be elected at such time those offices may become vacant. If at any meeting of the Planning and Zoning Commission neither the Chairman nor Vice Chairman is present or abstaining from discussion, then those Commission members present shall elect one of their number to be the Chairman for conducting the meeting as provided herein.

**1.03 DUTIES**

The Chairman, or in the absence of the Chairman, the Vice Chairman or other member elected as temporary chairman, shall preside at meetings and shall decide all points of order or procedure.

**1.04 RULES OR ORDER**

Robert's Rules of Order, latest revision, shall be the Commission's final authority on all questions of procedure and parliamentary law not covered by these Rules of Procedure or the City's Charter.

**2.00 MEETINGS** - *date & time set monthly re*

**2.01 QUORUM**

A quorum shall consist of a majority of the members qualified and serving on the Commission.

**2.02 CALL TO ORDER**

The Chairman, or in his absence the Vice Chairman, shall preside at all meetings of the Commission. In the absence

of the Chairman and the Vice Chairman, any member elected by a majority of the Commission at such meeting may preside unless another member has been designated by the Chairman for such purpose. At the hour of the meeting, the Chairman or acting Chairman shall assume the chair and call the Commission to order.

## **2.03 AGENDA**

An agenda shall be prepared by the ~~Planning and Zoning Secretary~~ <sup>person performing duties of city secretary</sup> for each meeting of the Commission. The agenda shall include applications prepared and submitted according to ordinance and procedures provided herein.

## **2.04 CITIZEN'S RIGHT TO BE HEARD**

Any citizen shall have a reasonable opportunity to be heard at any and all regular and special meetings of the Commission. Persons wishing to speak shall sign up with the Secretary by 12:00 noon on Thursday prior to the meeting. The Commission requests that each speaker limit their presentation to three minutes. No member of the public shall be heard unless recognized by the Chairman. Any member of the public who interrupts the Commission proceedings, fails to abide by these rules of procedure in addressing, fails to abide by these rules of procedure in addressing the Commission, or is otherwise disruptive to the extent the Commission is unable to conduct its meeting in an orderly fashion, shall be subject to removal from the meeting place upon the direction of the Commission. Records relating to items before the Commission shall be available for public inspection at the City Hall.

## **3.00 CONDUCTION OF MEETINGS**

### **3.01 ORDER OF BUSINESS**

The Chairman shall call the Commission to order and the Secretary shall record the members present and absent; minutes of prior meetings shall be considered for approval; reports of the Chairman shall be received; the public in general shall be heard; and other items placed on the agenda shall be heard.

### **3.02 VOTE REQUIRED**

A majority of the Commissioners which constitute a quorum at any meeting shall be necessary to approve or disapprove items of business.

## **4.00 MINUTES**

The structure of the Minutes shall follow the order of the agenda as amended. The content of minutes shall recognize all information presented to the Commission whether by

staff, other public agencies or commissions, community groups, or interested parties. The minutes shall provide formal record of the Commission's actions, including the name of the mover and seconder by motions, the specific construction of motions, and the voting record.

PASSED, APPROVED, and ADOPTED by the Planning and Zoning Commission of the City of Pearland on this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 1992.

\_\_\_\_\_  
Al Lentz  
Chairman

ATTEST:

\_\_\_\_\_  
Pat Jones  
City Secretary

**AGENDA - SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS TO BE HELD MARCH 17, 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: Meetings of February 27, 1992 and March 2, 1992.
- III. NEW BUSINESS
  - A. CONSIDERATION AND POSSIBLE ACTION - PRELIMINARY PLAT OF MASUDA SUBDIVISION, BEING ALL OF LOT 52 ALLISON RICHEY SUBDIVISION, SECTION 9, OF THE H.T. & B RR. CO. SURVEY A-234 VOL. 2, PG. 23, PEARLAND, BRAZORIA COUNTY, TEXAS.
  - B. CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT OF WORALL SUBDIVISION, BEING A 6.8651 ACRE TRACT OUT OF THE T.D. YOCUM SURVEY, A-399 & A.C.H.&B. SURVEY, A-147, PEARLAND, BRAZORIA COUNTY, TEXAS.
  - C. CONSIDERATION AND POSSIBLE ACTION - APPROVAL OF THE PLANNING AND ZONING COMMISSIONS' RULES OF PROCEDURES.
- IV. ADJOURN

POSTED: 13<sup>TH</sup> DAY OF March, A.D., 1992 5:00 P.M.  
REMOVED: 18<sup>TH</sup> DAY OF March, 1992.