

**AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD FEBRUARY 5, 2007 AT 6:30 P.M., IN THE 2<sup>ND</sup> FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES**                      January 15, 2007 – Regular Meeting

**III. NEW BUSINESS**

**A. CONSIDERATION & POSSIBLE ACTION – Conditional Use Permit No. CUP 2007-01**

A request by Cisneros Design Group and James Elmore, applicant for Silver Sky Investments LLC and Hung Ngo, owners, for approval of a Conditional Use Permit for a "Minor Auto Repair" facility in the General Business Retail District (GB), on the property Located on the North Side of FM 518 (Broadway Street), and Approximately 600 Feet West of Cullen Boulevard

**B. CONSIDERATION & POSSIBLE ACTION – Conditional Use Permit No. CUP 2007-02**

A request by James P. Dey, applicant for AT&T, owner, for approval of a Conditional Use Permit for a "Telephone Exchange Switching Relay and Transmitting Equipment" facility in the General Business Retail District (GB), on the property located on the East Side of McLean Road, and Approximately 1,400 Feet North of Bailey Road

**C. CONSIDERATION & POSSIBLE ACTION – Zone Change No. 2007-02Z**

A request by Julio Lybrand, applicant for James and Debora Bailey, owners, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Single Family Estate District (RE) to Neighborhood Service District (NS), on the property located on the North Side of County Road 59, and on the West Side of future Kirby Drive

**D. CONSIDERATION & POSSIBLE ACTION – Zone Change No. 2007-03Z**

A request by the City of Pearland, owner, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Cullen Mixed Use District (C-MU) to

General Business Retail District (GB), on the property located on the East Side of Cullen Boulevard, and Approximately 800 Feet North of FM 518 (Broadway Street)

**E. CONSIDERATION & POSSIBLE ACTION – Replat of Wells Fargo at Shadow Creek Ranch**

No action necessary. Extension approved until 3-12-07.

A request by Erika Lopez, GeoSolutions, LTD., for Lasco Shadow Creek, Ltd., owner, for approval of a replat of 2.637 acres zoned PUD into two lots for commercial use. The property is located at the southeast corner of Shadow Creek Parkway and Kirby Drive in Shadow Creek Ranch and is described as follows:

2.637 acres of land located in the T.C.R.R. Co. Survey Sec. 4, Abstract 675, and the T.C.R.R. Co. Survey Sec. 3, Abstract 678 and being a replat of Restricted Lot "A" of CVS Shadow Creek Ranch, City of Pearland, Brazoria County, Texas.

**F. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch SF-61**

Submitted 12-18-06. 1st extension granted 1-15-07.

A request by Jason R. Banda, LJA Engineering & Surveying, Inc., for Pearland Investments, L.P., owner, for approval of a Final Plat subdivision of 24.794 acres zoned PUD into 84 residential lots for single-family use including 6 reserves for landscape/open space/power lines/pipelines/drainage purposes. The property is located along the east side of F.M. 521 in Shadow Creek Ranch and is described as follows:

24.794 acres of land out of the F. Hooper Survey, Abstract 198, the George MacDonald Survey, Abstract 557, and the H.T. & B. R.R. Co. Survey, Section 83, Abstract 761, City of Pearland, Fort Bend County, Texas.

**G. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch SF-62**

Submitted 12-18-06. 1st extension granted 1-15-07.

A request by Jason R. Banda, LJA Engineering & Surveying, Inc., for Pearland Investments, L.P., owner, for approval of a Final Plat subdivision of 9.656 acres zoned PUD into 30 residential lots for single-family use including 3 reserves for landscape/open space/power lines. The property is located along the east side of F.M. 521 in Shadow Creek Ranch and is described as follows:

9.656 acres of land out of the F. Hooper Survey, Abstract 198 and the George MacDonald Survey, Abstract 557 City of Pearland, Fort Bend County, Texas.

**H. CONSIDERATION & POSSIBLE ACTION – Master Plat of Riverstone Ranch Phase One**

No action necessary. Extension approved until 3-19-07.

A request by Jason Banda, LJA Engineering & Surveying, Inc. for SHS Partners, Ltd., owner, for approval of a master plat subdivision of 104.519 acres into 237 residential lots for single-family residential use including 2 reserves for detention/amenity/drainage. The property is located between Clear Creek and the Pearland City Limits northwest of Green Tee Terrace and is described as follows:

104.518 acres of land out of the T.J. Green Survey, Abstract 290, in the City of Pearland, Harris County, Texas.

**I. CONSIDERATION & POSSIBLE ACTION – Final Plat of Avalon Terrace Section Three**

Submitted 12-14-07. 1st extension granted until 2-19-07.

A request by Scott Wright, Jones & Carter, Inc., for MHI Partnership, Ltd., owner, for approval of a final plat subdivision of 24.9311 acres into 111 lots for single-family residential use including 3 reserves for landscape/open space/drainage. The property is located north of Broadway (F.M. 518) between Stone Road and Max Road and is described as follows:

24.9311 acres of land out of the H.T. & B. R.R. Co. Survey, Abstract 505, Brazoria County, Texas.

**J. DISCUSSION ITEM:**

Next Meeting & Upcoming Events:

March 5, 2007	Regular Meeting
April 14-18, 2007	National APA Conference – Philadelphia, PA
April 30, 2007	JPH & Regular P&Z (in lieu of 4/16/07)
February 21, 2007	ULI Houston
P&Z Procedures	

**VI. ADJOURNMENT**

**This site is accessible to disabled individuals. For special assistance, please call Young Lorfing, City Secretary, at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.**

