MINUTES
PLANNING AND ZONING COMMISSION
CITY OF MISSOURI CITY, TEXAS
February 12, 2020

1. CALL TO ORDER

The Notice of the Meeting and Agenda having been duly posted in accordance with the legal requirements and a quorum being present, the meeting was called to order by Chair Brown-Marshall, at 7:00 PM.

2. ROLL CALL

Commissioners Present:
Sonya Brown-Marshall
Tim Haney
John O'Malley
James R. Bailey
Gloria Lucas
Hugh Brightwell
Monica L. Rasmus

Commissioners Absent:
Courtney Johnson Rose
James G. Norcom III

Councilmembers Present: None

Staff Present:
Otis T. Spriggs, Director of Development Services
Jennifer Gomez, Planning Manager
James Santangelo, Assistant City Attorney
Jamilah Way, First Assistant City Attorney
Thomas White, Planner II
Gretchen Pyle, Interim Planning Specialist
Clifford Brouhard, Assistant Director of Public Works
Egima Edwards, Planning Technician
Glen Martel, Assistant City Manager

Others Present: Troy Nixon/RG. Miller, Jake Burgus/TBG Partners, J. De La Rosa/Costello, Inc

3. READING OF THE MINUTES

A. Consider approval of the minutes of the January 8, 2020 Planning and Zoning Commission Meeting.

Motion:	Approval of the January 8, 2019 minutes.
Made By:	Commissioner Lucas
Second:	Commissioner O'Malley
AYES:	Commissioner Brown-Marshall, Commissioner Haney, Commissioner O'Malley, Commissioner Bailey, Commissioner Lucas
NAYES:	None
ABSTENTIONS:	Commissioner Rasmus, Commissioner Brightwell

The motion passed.

4. REPORTS

A. COMMISSION REPORTS

(1) Chairperson of the Planning and Zoning Commission
None

(2) Planning and Zoning Commissioners
None.

B. STAFF REPORTS

(1) Development Services
a. Director – Otis T. Spriggs
Mr. Spriggs informed Commissioners attending the American Planning Association national conference to contact Egima Edwards for registration details.

(2) Engineering
a. Assistant City Engineer – Clifford Brouhard
None

5. PUBLIC COMMENT
None

6. PLATS

A. CONSENT AGENDA

(1) Consider approving a concept plan for Lexington Village
(2) Consider approving a preliminary plat for Kurjee Plaza
(3) Consider approving a final plat for Hagerson Road Tract Section 2
(4) Consider approving a final plat for Three Corner Crossing Business Park

(5) Consider approving a final plat for Heritage Park Drive Bridge Street Dedication
(6) Consider approving a final plat for Sienna Section 17B and 17C
(7) Consider approving a replat for Estates of Waterford Section Two Partial Replat No. 1

Items (1), (4) and (7) were pulled from the consent agenda for a separate discussion.

Motion:	To approve the Consent Agenda with the exception of items (1), (4) and (7).
Made By:	Commissioner Haney
Second:	Commissioner O'Malley
AYES:	Commissioner Brown-Marshall, Commissioner Haney, Commissioner O'Malley, Commissioner Bailey, Commissioner Rasmus, Commissioner Lucas, Commissioner Brightwell
NAYES:	None
ABSTENTIONS:	None

The motion passed

(1) Consider approving a concept plan for Lexington Village

Gretchen Pyle, Interim Planning Specialist, presented the item. Ms. Pyle informed that a revised staff report was presented due to staff being able to work with the applicant on the conditions. The only remaining condition left was the parkland dedication. Applicant acknowledge that they would submit a proposal prior to final plat submittal.

Vice Chair Haney asked if all conditions were resolved.

Ms. Pyle stated that everything was resolved except the parkland dedication.

Motion:	To approve Consent Agenda item 6.A.(1).
Made By:	Commissioner Haney
Second:	Commissioner Rasmus
AYES:	Commissioner Brown-Marshall, Commissioner Haney, Commissioner O'Malley, Commissioner Bailey, Commissioner Rasmus, Commissioner Lucas, Commissioner Brightwell
NAYES:	None
ABSTENTIONS:	None

The motion passed

(4) Consider approving a final plat for Three Corner Crossing Business Park

Gretchen Pyle, Interim Planning Specialist, presented the item. Ms. Pyle informed that comments were addressed by the applicant. The applicant was working with the municipal utility district for tax certificates and dedication documents. The documents will be submitted with the mylar when ready for signatures and prior to plat recordation.

Chair Brown-Marshall asked if that would mean the plat is "approved with conditions".

Jennifer Gomez, Planning Manager, stated that the documents would not impact the form of the plat. The County would not allow them to record the plat into the records unless taxes are current. The plat can be approved so it would not have to go back through the Planning and Zoning Commission. The cross access easement is shown on the plat and would be recorded by separate instrument. Ms. Gomez informed that the comment referred to the provision of copies of the separate instrument to be submitted with the mylar.

Motion:	To approve Consent Agenda item 6.A.(4).
Made By:	Commissioner Haney
Second:	Commissioner Lucas
AYES:	Commissioner Brown-Marshall, Commissioner Haney, Commissioner O'Malley, Commissioner Bailey, Commissioner Rasmus, Commissioner Lucas, Commissioner Brightwell
NAYES:	None
ABSTENTIONS:	None

The motion passed

(7) Consider approving a replat for Estates of Waterford Section Two Partial Replat No. 1

Gretchen Pyle, Interim Planning Specialist, presented the item. Ms. Pyle informed that the applicant did not address the conditions prior to the meeting. All conditions remained on the report and a written response would need to be submitted.

Motion:	To approve with conditions Consent Agenda item 6.A.(7).
Made By:	Commissioner Haney
Second:	Commissioner Lucas
AYES:	Commissioner Haney, Commissioner O'Malley, Commissioner Bailey, Commissioner Rasmus, Commissioner Lucas, Commissioner Brightwell
NAYES:	None
ABSTENTIONS:	Commissioner Brown-Marshall

The motion passed

B. SIENNA 3C

(1) Consider approving a concept plan for Sienna 3C Sienna Sections 26, 29A, 32A/B, 33B/C/D, 38, 39A/B

Thomas White, Planner II, presented the item. Mr. White informed that the comments provided on the staff report had been addressed.

Commissioner Brightwell asked if the population density was being requested even though lots were being shown.

Otis Spriggs, Director of Development Services, stated that customarily that was how it had been expressed. It is a condition in the plat manual. The applicant reflected it with the number of units and acreages listed.

Motion:	To approve item 6.B.(1)
Made By:	Commissioner Haney
Second:	Commissioner Bailey
AYES:	Commissioner Brown-Marshall, Commissioner Haney, Commissioner O'Malley, Commissioner Bailey, Commissioner Rasmus, Commissioner Lucas, Commissioner Brightwell
NAYES:	None
ABSTENTIONS:	None

The motion passed

(2) Consider approving a preliminary plat for Sienna Sections 32A & 32B

Thomas White, Planner II, presented the item. Mr. White informed that staff recommends approval and that all comments provided on the staff report had been addressed.

Vice Chair Haney asked if the comments about the right-of-ways were addressed.

Mr. White provided that they were indicated on the plat.

Motion:	To approve item 6.B.(2).
Made By:	Commissioner Haney
Second:	Commissioner Rasmus
AYES:	Commissioner Brown-Marshall, Commissioner Haney, Commissioner O'Malley, Commissioner Bailey, Commissioner Rasmus, Commissioner Lucas, Commissioner Brightwell
NAYES:	None
ABSTENTIONS:	None

The motion passed

(3) Consider approving a preliminary plat for Sienna Section 33B

Thomas White, Planner II, presented the item. Mr. White informed that staff recommends approval and that all comments provided on the staff report had been addressed.

Motion:	To approve item 6.B.(3).

Made By:	Commissioner Haney
Second:	Commissioner O'Malley
AYES:	Commissioner Brown-Marshall, Commissioner Haney, Commissioner O'Malley, Commissioner Bailey, Commissioner Rasmus, Commissioner Lucas, Commissioner Brightwell
NAYES:	None
ABSTENTIONS:	None

The motion passed

(4) Consider approving a preliminary plat for Sienna Section 33D

Thomas White, Planner II, presented the item. Mr. White informed that staff recommends approval and that all comments provided on the staff report had been addressed.

Motion:	To approve item 6.B.(4).
Made By:	Commissioner Haney
Second:	Commissioner Bailey
AYES:	Commissioner Brown-Marshall, Commissioner Haney, Commissioner O'Malley, Commissioner Bailey, Commissioner Rasmus, Commissioner Lucas, Commissioner Brightwell
NAYES:	None
ABSTENTIONS:	None

The motion passed

(5) Consider approving a preliminary plat for Sienna Section 39A

Thomas White, Planner II, presented the item. Mr. White informed that staff recommends approval and that all comments provided on the staff report had been addressed.

Motion:	To approve item 6.B.(5).
Made By:	Commissioner Haney
Second:	Commissioner O'Malley
AYES:	Commissioner Brown-Marshall, Commissioner Haney, Commissioner O'Malley, Commissioner Bailey, Commissioner Rasmus, Commissioner Lucas, Commissioner Brightwell
NAYES:	None
ABSTENTIONS:	None

The motion passed

7. ZONING MAP AMENDMENTS
None

8. ZONING TEXT AMENDMENTS

A. ZONING BOARD OF ADJUSTMENT

(1) Public hearing to receive comments for or against possible amendments to Section 18, Board of Adjustment, of Appendix A, Zoning of the City Code of the City of Missouri City, Texas.

James Santangelo, Assistant City Attorney, presented the item. Mr. Santangelo informed that no changes had been made to last month's draft presented to the Commission for compliance with State law.

Motion: To close the public hearing.

Made By: Commissioner Lucas
Second: Commissioner Rasmus

AYES: Commissioner Brown-Marshall, Commissioner Haney, Commissioner O'Malley, Commissioner Bailey, Commissioner Rasmus, Commissioner Lucas, Commissioner Brightwell

NAYES: None
ABSTENTIONS: None

The motion passed

(2) Consider approving a final report on item 8.A.(1).

Motion: The Planning and Zoning Commission forwards a positive report to Council.

Made By: Commissioner Haney
Second: Commissioner Brightwell

AYES: Commissioner Brown-Marshall, Commissioner Haney, Commissioner O'Malley, Commissioner Bailey, Commissioner Rasmus, Commissioner Lucas, Commissioner Brightwell

NAYES: None
ABSTENTIONS: None

The motion passed

B. UTILITY EQUIPMENT

(1) Discuss an amendment to Subsection 9.6.B.3.e.of Appendix A, Zoning of the City Code of the City of Missouri City, Texas, regarding the outside storage of major recreational or utility equipment.

Jamilah Way, First Assistant City Attorney, presented the item. Ms. Way informed that staff is recommending approval of the preliminary report. Staff will bring forward to the Commission a final report.

Chair Brown-Marshall asked if the item was to make a correction.

Ms. Way indicated that it is.

Motion:	To close the public hearing.
Made By:	Commissioner Haney
Second:	Commissioner Lucas
AYES:	Commissioner Brown-Marshall, Commissioner Haney, Commissioner O'Malley, Commissioner Bailey, Commissioner Rasmus, Commissioner Lucas, Commissioner Brightwell
NAYES:	None
ABSTENTIONS:	None

The motion passed

(2) Consider approving a preliminary report on item 8.B.(1).

Motion:	The Planning and Zoning Commission adopts a preliminary report and calls for a second public hearing.
Made By:	Commissioner O'Malley
Second:	Commissioner Haney
AYES:	Commissioner Brown-Marshall, Commissioner Haney, Commissioner O'Malley, Commissioner Bailey, Commissioner Rasmus, Commissioner Lucas, Commissioner Brightwell
NAYES:	None
ABSTENTIONS:	None

The motion passed

9. OTHER MATTERS WITHIN THE JURISDICTION OF THE COMMISSION OR THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE.

A. IMPACT FEES

(1) Consider approving a semiannual report to the City Council on the land use assumptions and capital improvements plan for the Northeast Oyster Creek Sub-watershed, Lake Olympia Parkway Extension and Mustang Bayou Service Area.

Clifford Brouhard, Assistant Director of Public Works, presented the item. Mr. Brouhard informed the City collects three impact fees, Northeast Oyster Creek; Mustang Bayou; and Lake Olympia Parkway Extension. Staff proposes no changes to the fees at this time.

Commissioner Brightwell asked if the bridge was part of the extension.

Mr. Brouhard stated that his understanding was that the fees were based on the road improvements that are already built. The bridge is supposed to be built with the Park Edge development.

Motion:	Approve a semiannual report to City Council on item 9.A.(1) above.
Made By:	Commissioner Lucas
Second:	Commissioner Brightwell
AYES:	Commissioner Brown-Marshall, Commissioner Haney, Commissioner O'Malley, Commissioner Bailey, Commissioner Rasmus, Commissioner Lucas, Commissioner Brightwell
NAYES:	None
ABSTENTIONS:	None

The motion passed

10. CLOSED EXECUTIVE SESSION

The Planning and Zoning Commission may go into Executive Session regarding any item posted on the Agenda as authorized by Chapter 551 of the Texas Government Code.

11. RECONVENE

Reconvene into Regular Session and Consider Action, if any, on items discussed in executive session.

12. ADJOURN

Motion:	To adjourn
Made By:	Commissioner Haney
Second:	Commissioner Rasmus
AYES:	Commissioner Brown-Marshall, Commissioner Haney, Commissioner O'Malley, Commissioner Bailey, Commissioner Rasmus, Commissioner Lucas, Commissioner Brightwell
NAYES:	None
ABSTENTIONS:	None

The motion passed

Egima Edwards
Planning Technician