



**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**CITY OF MISSOURI CITY, TEXAS**  
May 13, 2015

**1. CALL TO ORDER**

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

**2. ROLL CALL**

**Commissioners Present:**

Sonya Brown-Marshall  
Hugh Brightwell  
Tim Haney  
Douglas Parker  
Jeff Gaspar  
Len Goff, Jr. (arrived at 7:03)  
Courtney Rose  
Ramesh Anand

**Commissioners Absent:** Commissioner O'Malley

**Councilmembers Present:** None

**Staff Present:**

Gary Smith, Director of Development Services  
Robert Upton, City Engineer  
Jennifer Thomas Gomez, Senior Planner  
E. Joyce Iyamu, Assistant City Attorney  
Jose Abraham, Planner I  
Samin Bazargan, Planning Intern  
Nancy Desobry, Office Manager

**Others Present:**

James Brown  
Mabel Simpson

Troy Nixon  
June Chelsea

Amanda Carriage

**3. READING OF MINUTES:**

Chairman Brown-Marshall called for any corrections or additions to the April 8, 2015, regular Planning and Zoning Commission meeting minutes.

**Motion:** Approval of the April 8, 2015, meeting minutes

**Made By:** Commissioner Brightwell

**Second:** Commissioner Anand

**AYES:** Chairman Brown-Marshall, Commissioner Parker, Commissioner Brightwell, Commissioner Haney, Commissioner Gaspar, Commissioner Rose, Commissioner Anand

**NAYS:** None

The motion passed

**4. REPORTS**

**A. COMMISSION REPORTS**

- (1) Chairman of the Planning and Zoning Commission  
None
- (2) Planning and Zoning Commissioners  
None

**B. STAFF REPORTS**

- (1) Director of Development Services  
Mr. Gary Smith commented on the delivery of mylars to the County stating this is being coordinated with Fort Bend County
- (2) Planning Representative  
Ms. Jennifer Thomas Gomez commented on the new format for staff's reports
- (3) City Engineer  
None

**5. PUBLIC COMMENT**

None.

**6. PLATS**

**A. CONSENT AGENDA**

- (1) Consider approval of a preliminary plat for Sienna Plantation Section 13A
- (2) Consider approval of a preliminary plat for Sienna Plantation Section 13B
- (3) Consider approval of a final plat for Sienna Plantation Section 10
- (4) Consider approval of a final plat for Sienna Plantation Section 11
- (5) Consider approval of a final plat for Sienna Plantation Section 12
- (6) Consider approval of a final plat for Gideon Ranch
- (7) Consider approval of a final plat for Lake Shore Harbour Section 6
- (8) Consider approval of a final plat for Kwik Kar at Oyster Creek
- (9) Consider approval of a final plat for Durham Tract

- Motion:** The Planning and Zoning Commission grant conditional approval of the consent agenda.
- Made By:** Commissioner Rose  
**Second:** Commissioner Goff
- AYES:** Chairman Brown-Marshall, Commissioner Parker, Commissioner Gaspar, Commissioner Brightwell, Commissioner Haney, Commissioner Anand, Commissioner Goff, Commissioner Rose
- NAYS:** None

The motion passed.

## 7. ZONING MAP AMENDMENTS

### A. PUBLIC HEARING FOR A ZONING MAP AMENDMENT

(1) Public hearing to receive comments for or against a request by Bill Odle, TBG Partners to rezone an approximate 1.321 acre tract of land from LC-3, retail district to R-2, single family residential district; and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom. The subject site is located southwest of the intersection of Oilfield Road and State Highway 6.

Ms. Thomas Gomez presented this item stating this is an application to rezone an approximate 1.321 acre tract of land from LC-3 retail district to R-2, single family residential district. Newmark Homes Houston LLC is seeking to purchase the subject site to develop additional residential lots to the proposed Pebble Creek at Riverstone single family residential subdivision. The subject site was originally included as a portion of Reserve F on the final plat of Pebble Creek at Riverstone. This reserve was proposed to be dedicated for the purpose of drainage and open space to support residential development in addition to the development of the commercial frontage along Highway 6. After additional engineering analyses were conducted to account for the residential and commercial buildout, it was determined that sufficient drainage capacity would exist within another designated area (Reserve C) within the Pebble Creek subdivision. As such, the developer now seeks to repurpose the subject site to allow for the construction of additional single family residential lots.

Ms. Thomas Gomez stated that a proposed medical office is planned to be located adjacent to the subject site. The property owner has coordinated with Newmark Homes Houston LLC, the developer of the medical office and Riverstone to ensure that sufficient land area remains outside of the subject site to provide for the required transitional buffer yards between any commercial and residential uses. Such buffer yard is proposed to consist of the minimum landscape strip, twenty feet in depth, and associated masonry wall and vegetation.

Mr. James Brown, LJA Engineering, stated this rezoning would create seven residential lots as the reserve is not necessary for drainage.

Ms. June Chelsea, Riverstone, stated there are four tracts of commercial, with two for the medical offices and one proposed retail at the corner of Oilfield Road and Highway 6.

- Motion:** To close the public hearing
- Made By:** Commissioner Haney  
**Second:** Commissioner Parker
- AYES:** Chairman Brown-Marshall, Commissioner Parker, Commissioner Gaspar, Commissioner Brightwell, Commissioner Haney, Commissioner Anand, Commissioner Goff, Commissioner Rose
- NAYS:** None

The motion passed.

- (2) Consideration of the approval of a Final report to City Council on item 7A(1) above.

- Motion:** The Planning and Zoning Commission adopt this a final report and forward to City Council with a positive recommendation.
- Made By:** Commissioner Haney  
**Second:** Commissioner Gaspar
- AYES:** Chairman Brown-Marshall, Commissioner Parker, Commissioner Gaspar, Commissioner Brightwell, Commissioner Haney, Commissioner Anand, Commissioner Goff, Commissioner Rose
- NAYS:** None

The motion passed.

**B. PUBLIC HEARING FOR A SPECIFIC USE PERMIT**

(1) Public hearing to receive comments for or against a request by Bill Odle, TBG Partners for an SUP, Specific Use Permit to allow for the continued use of a temporary construction equipment yard; and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom. The subject site is located southeast of the intersection of McKeever Road and Sienna Parkway; north of the Sienna Steep Bank Village residential subdivision; east of the Sienna Market & Deli (Exxon) and west of the Silver Ridge residential subdivision.

Ms. Thomas Gomez presented this item stating Bill Odle, TBG Partners has made this application for an SUP, Specific Use Permit to allow for the continued use of a temporary construction equipment yard. The temporary construction equipment yard has continuously been used by various contractors and home builders to locate offices which support the construction activity within the Sienna community. An SUP was originally approved in 1997 to allow for such use on approximately 2.05 acres of the subject site. This SUP expired in 2000. In 2001, Ordinance O-01-26 was approved for an SUP to continue the use. This SUP included approximately 34.177 acres and expired in June 2008.

Ms. Thomas Gomez stated the subject site consists of 15 spaces designated for trailers or modular office buildings and a trash disposal and storage area. This site is enclosed to an existing chain link fence with heavy vegetation. Staff recommends approving the request for an SUP to allow for the continued location of a temporary construction equipment yard. Such SUP

should be valid for a period not to exceed 15 years from the date the ordinance is approved. The SUP should be subject to the regulations and restrictions of Ordinance O-01-26.

- Motion:** To close the public hearing
- Made By:** Commissioner Haney  
**Second:** Commissioner Parker
- AYES:** Chairman Brown-Marshall, Commissioner Parker, Commissioner Gaspar, Commissioner Brightwell, Commissioner Haney, Commissioner Anand, Commissioner Goff, Commissioner Rose
- NAYS:** None

The motion passed.

- (2) Consideration of the approval of a Final report to City Council on item 7B(1) above.

- Motion:** The Planning and Zoning Commission adopt this a final report and forward to City Council with a positive recommendation.
- Made By:** Commissioner Haney  
**Second:** Commissioner Brightwell
- AYES:** Chairman Brown-Marshall, Commissioner Parker, Commissioner Gaspar, Commissioner Brightwell, Commissioner Haney, Commissioner Anand, Commissioner Goff, Commissioner Rose
- NAYS:** None

The motion passed.

**8. ZONING TEXT AMENDMENTS**  
None

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

**A. PARKLAND DEDICATION FOR GIDEON RANCH**

- (1) Consider adoption of a recommendation to City Council regarding a Parkland Dedication proposal for Gideon Ranch.

Mr. Gary Smith presented this item stating the Parks Board had approved the applicant's proposal at their May 7, 2015 meeting and recommended 10-0 that the plan be approved as proposed of cash payment of \$1,400 in lieu of land dedication due to the size of the project. The development will have only one dwelling unit.

- (2) Consideration of the approval of a Final report to City Council on item 9A(1) above.

**Motion:** The Planning and Zoning Commission adopt this a final report and forward to City Council with a positive recommendation.

**Made By:** Commissioner Brightwell  
**Second:** Commissioner Gaspar

**AYES:** Chairman Brown-Marshall, Commissioner Parker, Commissioner Gaspar, Commissioner Brightwell, Commissioner Haney, Commissioner Anand, Commissioner Goff, Commissioner Rose

**NAYS:** None

The motion passed.

**B. IMPACT FEES**

- (1) Consideration of an updated report on the land use assumptions and capital improvements plan for the Northeast Oyster Creek Subwatershed, Lake Olympia Parkway Extension and Mustang Bayou Service Area.

Mr. Robert Upton, City Engineer, presented this item stating these plans have been reviewed and recommends that no changes be made to the land use assumptions, capital improvements plan, or the impact fees for the Lake Olympia Parkway Extension and the Northeast Oyster Creek Subwatershed. The new impact fees for the Mustang Bayou service area has been implemented as recently adopted by City Council.

- (2) Consideration of the approval of a Final report to City Council on item 9B(1) above.

**Motion:** The Planning and Zoning Commission adopt this a final report and forward to City Council with a positive recommendation.

**Made By:** Commissioner Rose  
**Second:** Commissioner Goff

**AYES:** Chairman Brown-Marshall, Commissioner Parker, Commissioner Gaspar, Commissioner Brightwell, Commissioner Haney, Commissioner Anand, Commissioner Goff, Commissioner Rose

**NAYS:** None

The motion passed.

**10. ADJOURN**

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Nancy K. Desobry  
Department Office Manager