



MINUTES
PLANNING AND ZONING COMMISSION
CITY OF MISSOURI CITY, TEXAS
November 11, 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
Tim Haney
Douglas Parker
John O'Malley
Len Goff, Jr.
Courtney Johnson Rose

Commissioners Absent: Commissioner Gaspar, Commissioner Anand, Commissioner Brightwell

Councilmembers Present: None

Staff Present:

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

Others Present:

Jorge DeLaRosa	Noe Escobar	Juan Serna
Sean Williams	Bryant Cook	Glenn Murray

3. READING OF MINUTES:

Chairman Brown-Marshall called for any corrections or additions to the October 14, 2015, regular Planning and Zoning Commission meeting minutes.

Motion: Approval of the October 14, 2015, meeting minutes

Made By: Commissioner Goff

Second: Commissioner Rose

AYES: Chairman Brown-Marshall, Commissioner Parker, Commissioner Goff, Commissioner O'Malley, Commissioner Haney, Commissioner Rose

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 reported that item 7(B) St. John Church, has been removed from the agenda at the request of the developer.
- (2) Planning Representative
None
- (3) City Engineer
None

5. PUBLIC COMMENT

None.

6. PLATS

A. CONSENT AGENDA

- (1) Consider approval of a preliminary plat for Parks Edge Boulevard
- (2) Consider approval of a preliminary plat for Pebble Creek (Court Road and Columbia Blue)
- (3) Consider approval of a preliminary plat for Creekstone Assisted Living Center
- (4) Consider approval of a final plat for Waters Lake Boulevard Section 1 Street Dedication
- (5) Consider approval of a final plat for Waters Lake Boulevard Section 2 Street Dedication
- (6) Consider approval of a final plat for St. Angela Merici Catholic Church Reserve "B"
- (7) Consider approval of a final plat for Bees Creek Commercial Park Phase Two Replat No. 3

Commissioner Parker requested that item 6A(2) preliminary plat for Pebble Creek taken off the consent agenda for discussion.

Motion: The Planning and Zoning Commission grant conditional approval of consent agenda items (1), (3), (4), (5), (6) and (7)

Made By: Commissioner Haney

Second: Commissioner Rose

AYES: Chairman Brown-Marshall, Commissioner Parker, Commissioner O'Malley, Commissioner Goff, Commissioner Rose, Commissioner Haney

NAYS: None

The motion passed.

6A(2) Consider approval of a preliminary plat for Pebble Creek (Court Road and Columbia Blue).

Commissioner Parker expressed concern about traffic issues for this project on Court Road and Columbia Blue, commenting on the current traffic situation. Mr. Robert Upton, City Engineer, stated the entrance to the subdivision would be on Columbia Blue and this condition will be improved with the proposed extension of Independence Boulevard and upgrades to Staffordshire Road. In response to another inquiry, Mr. Upton stated the drainage would be improved for the entire area with the redirection of drainage flows. It was noted Glover Elementary had been identified as Columbia Blue in error in staff's report.

Motion: The Planning and Zoning Commission grant conditional approval of consent agenda item (2) with changing the name of Glover Elementary from Columbia Blue in staff's report.

Made By: Commissioner Haney
Second: Commissioner Parker

AYES: Chairman Brown-Marshall, Commissioner Parker, Commissioner O'Malley, Commissioner Goff, Commissioner Rose, Commissioner Haney

NAYS: None

The motion passed.

B. CONCEPT PLANS

(1) Consider approval of a concept plan for Olympia Estates Sections 9, 10 and 11

Motion: The Planning and Zoning Commission grant conditional approval of a concept plan for Olympia Estates Sections 9, 10 and 11

Made By: Commissioner Haney
Second: Commissioner Goff

AYES: Chairman Brown-Marshall, Commissioner Parker, Commissioner O'Malley, Commissioner Goff, Commissioner Rose, Commissioner Haney

NAYS: None

The motion passed.

(2) Consider approval of a concept plan for Sienna Plantation Section 2A Sections 14-17

Motion: The Planning and Zoning Commission grant conditional approval of a concept plan for Sienna Plantation Section 2A Sections 14-17

Made By: Commissioner Haney
Second: Commissioner Parker

AYES: Chairman Brown-Marshall, Commissioner Parker, Commissioner O'Malley, Commissioner Goff, Commissioner Rose, Commissioner Haney

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 Sean Williams, McKim & Creed to rezone an approximate 8.68 acre tract of land from LC-2, local retail district to LC-3, retail 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 at the southwest corner of Lake Olympia Parkway and Vicksburg Boulevard, north and west of the Olympia Estates residential subdivision and south of the future Parks Edge planned development.

Ms. Jennifer Thomas Gomez, Senior Planner, presented this item stating the applicant seeks to rezone the subject site from LC-2, local retail district to LC-3, retail district to expand upon the types of commercial and retail uses which could be permitted on the subject site. The LC-3 district is described

as the "most permissive of the retail districts . . . [having] a citywide or regional service area . . . This district should be located at intersections of major thoroughfares or highways in order to lessen traffic congestion and safety hazards." As the Commission is aware, the extension of Vicksburg Boulevard is presently under construction to provide access to Lake Olympia Parkway. Upon completion, the subject site would be at the southwest corner of the intersection of these major thoroughfares.

Although the LC-3 district would allow for certain uses such as gas stations or lounges, any development within the subject site would be required to conform to the City's development standards including architectural design, parking, landscaping/screening and signage. Additionally, while the LC-3 district generally does not provide a height limitation, any development within the subject site that is built within 150 feet of a residential district would be limited to the same building height as the adjacent residential district or a ratio based upon one foot of height for every 1.75 feet of distance.

Ms. Thomas Gomez stated in considering this rezoning request, the Commission should make note of the conceptual plan presented for the future sections of Olympia Estates. A section of this future development is proposed to be adjacent to the subject site along the western boundary. If this development occurs there will be residential lots that back up to the subject site. South of the subject tract, the residential lots would be buffered by a drainage channel. Staff believes that when the subject site is considered at the intersection of two major thoroughfares, the location would provide greater opportunity for expanded nonresidential development. The minimum requirements to limit building height in closer proximity to residential areas, the considerations for architectural design standards as well as the provision of landscaping/screening and restrictions on signage should help to reduce any potential negative impacts of development on the subject site with the adjacent areas.

Ms. Thomas Gomez stated there are 2 corners located in PD 96 to the north with LC-3 zoning. PD 95 on the other corner allows LC-2 uses. This tract is not included in PD 96 and would not be subject to the requirements of either PD. There are certain protections built into the LC-3 district, but these protections would not require the site to match what is developed on the other three corners.

Mr. Sean Williams, McKim & Creed, stated there are no proposed tenants at this time. They have looked at Walgreens, CVS, and gas station possibly.

Mr. Glenn Murray, 3510 Cresswell Court, expressed concern with buffers and uses in an LC-3 district and wants neighborhood protections and aesthetics.

Ms. Thomas Gomez stated a gas station would not be permitted in an LC-2 district, however, would be permitted in an LC-3 district. LC-3 are retail type uses, commercial uses that pull from a larger area than LC-2. Anything permitted in a lesser intensity zone is permitted as the district is intensified. Anything permitted in LC-2 would be permitted in LC-3, and LC-3 has additional uses that could be permitted there. Usually gas stations are one of the biggest distinctions between the two districts. Regarding the architectural standards, the other three corners might have more uniformity not required on this tract, possibly a different look. They would all have to meet City standards.

Mr. Gary Smith related some of the uses in LC-3 districts and LC-2 districts.

Commissioner Rose stated her biggest concern is that this is a residential corridor and with what is being added will be additional homes, but what is being planned at the Ft. Bend Tollroad and Lake Olympia Parkway, that is where the major commercial should go. She expressed concern about the uniformity and going more hardcore commercial such as a gas station, etc., when this is the corridor the residents consider still to be a part of their neighborhood.

Motion: To close the public hearing

Made By: Commissioner Haney

Second: Commissioner Goff

AYES: Chairman Brown-Marshall, Commissioner Parker, Commissioner Haney,
Commissioner O'Malley, 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 Goff

AYES: Commissioner Haney, Commissioner Goff

NAYS: Chairman Brown-Marshall, Commissioner Parker, Commissioner O'Malley,
Commissioner Rose

The motion failed.

Commissioner O'Malley commented on the LC-3 uses and was told a service station use could include a mechanic shop. The other three corners under Planned Developments reflect the same brand and standards. He recalled that during the consideration of PD 95 and PD 96 there was discussion regarding the criteria that needed to be met in terms of number of lots that are sold, number of rooftops that are occupied on the development before the commercial side turns the page, especially on the frontage of the Ft. Bend Tollway. When there are commercial sections, the three other areas that are part of the Planned Development, it was all under the same brand that was protected by this. He is concerned about service station which could be a mechanic shop, just about anything could be justified on that corner, and that corridor where there is investment in the City, they are investing in this process. They are investing in the fact that the standards meet the practice of the past, and giving developers good return. He stated he did not see that standard when we allow something to be different than an established brand across the street.

B. PUBLIC HEARING FOR A SPECIFIC USE PERMIT

- (1) Public hearing to receive comments for or against a request by Gabriel Cuellar, Associate AIA on behalf of St. John Missionary Baptist Church for an SUP, Specific Use Permit to allow for the continued location of a church and to allow for the restoration of an existing building and other site improvements; 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 at 6731 Oilfield Road, north of the Creekstone Village residential subdivision, south and east of the Colony Lakes residential subdivision.

ITEM 7B(1) WAS REMOVED FROM THE AGENDA AT THE REQUEST OF THE APPLICANT

8. ZONING TEXT AMENDMENTS

None.

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

None.

10. ADJOURN

Nancy K. Desobry
Department Office Manager