



**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**CITY OF MISSOURI CITY, TEXAS**  
February 14, 2018

**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  
Douglas Parker  
Hugh Brightwell  
Len Goff, Jr.  
Tim Haney  
John O'Malley  
Ramesh Anand

**Commissioners Absent:** Commissioner Rose, Commissioner Pearson

**Councilmembers Present:**

**Staff Present:**

Otis T. Spriggs, Director of Development Services  
Evelyn Kimeu, First Assistant City Attorney  
Jennifer Hobbs, Assistant City Engineer  
Jennifer Gomez, Planning Manager  
Thomas White, Planner II  
Jared DeFoore, Fire Marshal's office, Senior Investigator/Inspector  
Egima Brown, Planning Technician

**Others Present:**

Brannon Boozer, Junius Williams, Greg McKenzie, Shaun Minooe, Cindy Forney, Adrian Matteucci, SEM Services, Mary Ross, V. Perkins, Geoff Freeman, Jeff Glass, Sheri Glass, Wanda Benton

**3. READING OF MINUTES:**

- (1) Chairman Brown-Marshall called for a motion to accept the January 10, 2018 Planning and Zoning Commission meeting minutes.

**Motion:** Approval of the January 10, 2018 meeting minutes

**Made By:** Commissioner Goff, Jr

**Second:** Commissioner Haney

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

**NAYS:** None

**ABSTENTIONS:** Commissioner Anand

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) Development Services
- a. Director – Otis T. Spriggs  
Congratulated and thanked Commissioners for their service to the advancement of planning within the City of Missouri City and the ETJ. Announced new staff member, Mason Garcia, Planner I.
- (2) City Engineer
- a. Assistant City Engineer – Jennifer Hobbs  
Announced new staff member, Cliff Brouhard - Assistant Director of Public Works.

**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. Pursuant to the Texas Open Meetings Act, the Planning and Zoning Commission went into Executive Session at 7:04 p.m.*

**Texas Government Code, Section 551.071** – Consultation with attorney to seek or receive legal advice regarding pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the City under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act: Agenda item 7.A. – PD, Planned Development District No. 101.

**RECONVENE**

The Planning and Zoning Commission reconvened into Regular Session and Consider Action, if any, on items discussed, at 7:14 p.m.

**5. PUBLIC COMMENT**  
None

**6. PLATS**

**A. CONSENT AGENDA**

- (1) Consider approval of a preliminary plat for All Seasons Plaza
- (2) Consider approval of a final plat for Saint John Missionary Baptist Church
- (3) Consider approval of a final plat for Sienna Village of Anderson Springs Section 27B

**Motion:** The Planning and Zoning Commission grant conditional approval of the Consent Agenda

**Made By:** Commissioner Haney  
**Second:** Commissioner Parker

**AYES:** Chairman Brown-Marshall, Commissioner O'Malley, Commissioner Goff Jr, Commissioner Haney, Commissioner Anand, Commissioner Brightwell, Commissioner Parker

**NAYS:** None

**ABSTENTIONS:** None

The motion passed.

**B. PUBLIC HEARING AND CONSIDERATION OF A REPLAT OF THE TOWNSHIP**

- (1) Consider approval of a replat of The Township

**Motion:** To close the public hearing

**Made By:** Commissioner Haney  
**Second:** Commissioner Goff Jr

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

**NAYS:** None

**ABSTENTIONS:** None

The motion passed.

**Motion:** The Planning and Zoning Commission grant conditional approval of the replat of The Township.

**Made By:** Commissioner Haney

**Second:** Commissioner Brightwell

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

**NAYS:** None

**ABSTENTIONS:** None

The motion passed.

**C. PUBLIC HEARING AND CONSIDERATION OF ZUELTA TRUCK STOP BEING A PARTIAL REPLAT OF SOUTH MAIN GARDENS**

- (1) Consider approval of Zuelta Truck Stop being a partial replat of South Main Gardens

**Motion:** To close the public hearing

**Made By:** Commissioner Haney

**Second:** Commissioner Goff Jr

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

**NAYS:** None

**ABSTENTIONS:** None

The motion passed

**Motion:** The Planning and Zoning Commission grant conditional approval of Zuelta Truck Stop partial replat of South Main Gardens.

**Made By:** Commissioner Haney

**Second:** Commissioner Anand

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

**NAYS:** None

The motion passed.

**7. ZONING MAP AMENDMENTS**

**A. PUBLIC HEARING FOR A PLANNED DEVELOPMENT**

- (1) Public hearing to receive comments for or against a request by Stan Winter, Jones | Carter, to amend PD, Planned Development District No. 101 pertaining to the development of a single family residential subdivision; 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 north of the Newpoint Estates residential subdivision, south and west of the Creekmont residential subdivision

Mrs. Jennifer Gomez presented this item stating that PD No. 101 was approved in 2017 by City Council. The proposed amendments include (1) requiring minimum 60 foot width lots along the perimeter of the subdivision where adjacent to both the Creekmont and Newpoint Estates subdivisions; (2) reduce the maximum number of lots permitted to 274; (3) provide a minimum 20 foot buffer along the boundary of the proposed subdivision; (4) remove street connections into the Creekmont and Newpoint Estates subdivisions.

Staff recommends approval with the caveat that the homeowner's association or another entity is identified by deed restrictions to maintain the buffer area proposed. Additional open spaces, required by the ordinance, also requires the homeowner's association or another entity.

Mary Ross, 2507 Shadow Oaks, President of the Creekmont homeowner's association and Cindy Forney, 1919 Mossback Circle, president of the Newpoint Estates homeowner's association. Ms. Ross stated that she and Ms. Forney have partnered to come to a resolution on the amendments presented. The Creekmont and Newpoint Estates subdivisions are seeking a positive recommendation for the amendments presented. The Fire Marshal's input is valued and that both subdivisions are looking forward to the amendments being presented to the City Council to allow for a planned development that benefits all of the interested parties.

Jeff Glass, Everhart Terrace Drive, stated concerns about water and flooding.

**Motion:** To close the public hearing.

**Made By:** Chairman Brown-Marshall

**Second:** Commissioner Anand

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

**NAYS:** None

**ABSTENTATIONS:** None

The motion passed.

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

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

**Made By:** Commissioner Haney  
**Second:** Commissioner Goff Jr

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

**NAYS:** None  
**ABSTENTIONS:** None

The motion passed.

**8. ZONING TEXT AMENDMENTS**  
None.

**9. OTHER MATTERS WITHIN THE JURISDICTION OF THE COMMISSION OR THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE**  
None.

**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**



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Egima Brown  
Planning Technician