

**ALLEN OWEN**  
Mayor

**VASHAUNDR A EDWARDS**  
Councilmember at Large Position No. 1

**CHRIS PRESTON**  
Councilmember at Large Position No. 2



**REGINALD PEARSON**  
Councilmember District A  
**JEFFREY L. BONEY**  
Councilmember District B  
**ANTHONY G. MAROULIS**  
Councilmember District C  
**FLOYD EMERY**  
Councilmember District D

## **CITY COUNCIL MEETING MINUTES**

The City Council of the City of Missouri City, Texas, met in regular session on **Monday, December 3, 2018**, at the City Hall, Council Chamber, 2<sup>nd</sup> Floor, 1522 Texas Parkway, Missouri City, Texas, 77489, at **7:00 p.m.** to consider the following:

### **1. ROLL CALL**

Mayor Owen called the meeting to order at 7:01 p.m.

Those also present: Councilmembers Edwards, Preston, Pearson, Boney, Maroulis, and Emery; City Manager Snipes, City Attorney Iyamu, and City Secretary Jackson.

Mayor Owen requested a moment of silence for the passing of former United States President George H.W. Bush.

### **2. The PLEDGE OF ALLEGIANCE** was led by Boy Scout Troop 140.

Newly elected Fort Bend County Judge KP George introduced himself to the City of Missouri City.

### **3. PRESENTATIONS AND RECOGNITIONS**

Mayor Owen and City Manager Snipes recognized Assistant City Manager Scott Elmer on his retirement and over 23 years of service with the City of Missouri City. Mayor Owen recognized Junior Tennis players Jasmine Escamos, Jastine Escamos, Aly Ham, Pratik Sahajwan, and Kendall Wu for winning the 2018 United States Tennis Association (USTA) Fall Sectional Championship.

### **4. PUBLIC COMMENTS**

**Bruce Zaborowski**, 7915 Chancel, spoke of his concerns with the Fonmeadow subdivision.

### **5. STAFF REPORTS**

City Manager Snipes reminded everyone that December 4 was the last day for early voting for the runoff election and that both the Quail Valley Fund Office and the Community Center would be open from 7 a.m. through 7 p.m. Runoff Election information would be shared with the media, residents, and stakeholders. Snipes invited everyone to the following upcoming events: the annual Snowfest Festival on December 7, the Snowfest Shuffle on December 8, Leadership Luncheon on December 13, Senior Holiday Party on December 13, Toy Drive Tennis Tournament on December 15, and Breakfast with Santa on December 15. A public hearing to receive input on the CDBG Comprehensive Annual Performance and Evaluation Report was set for December 17. Snipes highlighted the following: the Employee Recognition Committee who coordinated the annual Employee Holiday Party on December 1, the Junior Tennis Players who won the United States Tennis Association State Championship, and Scott Elmer who served the City for more than 23 years. Mayor Owen, upon request from Councilmembers Boney and Emery, appointed a Freedom Tree Ad Hoc Committee.

### **6. CONSENT AGENDA**

- (a) Consider approving the minutes of the special City Council meeting of November 16, 2018, and the special and regular City Council meetings of November 19, 2018.

- (b) Consider amending the special City Council meeting minutes of April 2, 2018.
- (c) Consider accepting the Capital Improvements Advisory Committee's (CIAC) report on capital improvement impact fees.

Councilmember Boney moved to approve the Consent Agenda pursuant to recommendations by City Staff. Councilmember Maroulis seconded. **MOTION PASSED UNANIMOUSLY.**

## **7. PUBLIC HEARINGS AND RELATED ACTIONS**

### **(a) Zoning Public Hearings and Ordinances**

- (1) Public hearing to receive comments for or against a request to rezone an approximate 5.19-acre tract of land from R-1-A single family residential district to PD Planned Development District to allow for the development of a child care facility and certain commercial uses, including, but not limited to, educational and professional offices and neighborhood and specialized retail uses; providing for an amendment to the Comprehensive Plan; providing a penalty; and consider the related ordinance on the first of two readings. The subject site is located north of Life Pointe Church, south of Olympia Estates, east of Olympia Estates and Vicksburg, Village of Sedona Creek and west of Vicksburg, Village of Cumberland.

Planning Manager Gomez presented on an application submitted to provide development and design standards for a multiple phase, mixed use development. Gomez noted there were two additional support letters included in the packet. City Attorney Iyamu added that a super majority vote by City Council would not be required.

**Steve Hawkins**, 11050 S. Auden Circle, spoke in support of the request.

**John Davis**, 2818 Argos Drive, spoke against the request.

**Jim Klimek**, 2739 Prichard Court, spoke against the request.

**Pamela Zachary**, 2727 Prichard Court, spoke against the request.

**William Jacobs**, 3230 Woods Canyon Court, spoke against the request.

**Kathleen Jacobs**, 3230 Woods Canyon Court, spoke against the request.

**Carl Questa**, 3726 Auburn Grove Circle, spoke in support of the request.

**Kim Gies and Keith Derington**, 3003 Tecumseh Court, spoke against the request.

**Rocio Anton**, 19 Cloud Brook Drive, spoke in support of the request.

**Radielle Maurdis**, 3419 Phoenix Court, spoke in support of the request.

**MaryLee W. Vandervoort**, 2718 Prichard Court, spoke against the request.

**Travis Huehlefeld**, 2500 Fannin Street, spoke in support of the request.

Councilmember Boney moved to approve the request. Councilmember Maroulis seconded.

Councilmember Emery asked if the café would be open to the public. Cally Serrano, owner, stated it would be a small coffee shop open to the public and no alcoholic beverages would be served. Councilmember Maroulis inquired about the need of grease traps. Serrano stated they would serve prepackaged

sandwiches. Councilmember Boney asked about the possibility of Serrano meeting with the community. Serrano stated he made a previous presentation to the HOA's but was not allowed to answer questions.

Councilmember Boney asked if he had the opportunity to meet with the stakeholders or if he would be amenable to suggested changes from the community. Serrano stated he would. Jerry Wyatt stated the project pertained to land use.

Councilmember Emery asked if the café would be a separate building. Serrano stated the coffee shop and the multi-use room would be one building.

Councilmember Boney noted the Planning and Zoning Commission looked into this development and submitted a positive recommendation. He added today, three individuals changed their concerns and submitted support letters. Boney noted more dialogue would be needed and requested to postpone the request in order to meet with both parties. Mayor Owen agreed with Councilmember Boney about having both parties meet and work through the rezoning request.

Travis Huehlefeld, Serrano's attorney, requested City Council to proceed and, if approved, they could address any other concerns within the next two weeks. Mayor Owen stated the property owner could withdraw the application and give the community more time to discuss their concerns with them. Serrano stated he met with plenty of the property owners and does not believe they would change their minds. Councilmember Edwards stated the importance of building a relationship with the residents. Councilmember Pearson also recommended a dialogue between both parties. Councilmember Boney stated he would be happy to attend the HOA meeting with the applicant to help facilitate the dialogue. Mayor Owen inquired where the stop sign would be placed and requested another traffic study to be performed. Director of Public Works Kumar stated another traffic analysis would be performed, should City Council approve the request. Councilmember Boney stated a land use workshop on the development of the proposed rezoning request at the intersection of Truesdale and Vicksburg would be held on Monday, December 10 and questions to the property owner should be directed to Planning Manager Gomez.

Councilmember Boney moved to postpone agenda item 7a1. Councilmember Maroulis seconded. **MOTION PASSED UNANIMOUSLY.**

There were no **Public Hearings and related actions.**

## **8. APPOINTMENTS**

- (a) Consider appointing a City representative to the Groundwater Reduction Plan Oversight Committee pursuant to the Groundwater Reduction Plan participation agreements.

Councilmember Pearson moved to appoint Bill Atkinson as the primary representative and Shashi Kumar as the alternate representative to the committee. Councilmember Emery seconded. **MOTION PASSED UNANIMOUSLY.**

## **9. AUTHORIZATIONS**

- (a) Consider authorizing the city manager to negotiate and execute an agreement for the construction of the Beltway 8 connector project.

Councilmember Boney moved to authorize the negotiation and execution of the agreement. Councilmember Maroulis seconded. **MOTION PASSED UNANIMOUSLY.**

There were no **ORDINANCES.**

**11. RESOLUTIONS**

- (a) Consider a resolution selecting a representative and an alternate to the Houston-Galveston Area Council 2019 Transportation Policy Council and selecting a representative and an alternate to the Houston-Galveston Area Council 2019 Technical Advisory Committee.

Councilmember Emery moved to appoint Shashi Kumar as the primary representative and Clifford Brouhard as the alternate representative to the 2019 Houston-Galveston Area Council Transportation Policy Council and Technical Advisory Committee. Councilmember Pearson seconded. **MOTION PASSED UNANIMOUSLY.**

- (b) Consider a resolution of the City Council of the City of Missouri City, Texas, authorizing the City Manager to negotiate and execute an economic development agreement between the City of Missouri City, Texas, and Citypark I, LLC, Citypark II, LLC, Citypark III, LLC, and Citypark IV, LLC, pertaining to certain road improvements located in the City of Missouri City, Texas.

Councilmember Pearson moved to approve the resolution. Councilmember Emery seconded. **MOTION PASSED UNANIMOUSLY.**

**12. CITY COUNCIL ANNOUNCEMENTS**

Councilmember Pearson thanked the Mayor and City Council for voting him in as the new District A representative. Councilmember Boney welcomed Councilmember Pearson to City Council and requested a moment of silence for the passing of former TIRZ Board member Bobby Merchant.

**13. ADJOURN**

The regular City Council meeting adjourned at 8:59 p.m.

*ATTEST:*

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Yolanda Ford, Mayor

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Maria Jackson, City Secretary