



MINUTES
PLANNING AND ZONING COMMISSION
CITY OF MISSOURI CITY, TEXAS
December 12, 2018

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 call to order by Chair Brown-Marshall, at 7:00 PM.

2. ROLL CALL

Commissioners Present:

Sonya Brown-Marshall
Tim Haney
John O'Malley
Douglas Parker
James G. Norcom III
Ramesh Anand

Commissioners Absent: Courtney Johnson Rose, Hugh Brightwell

Councilmembers Present: Reginald Pearson

Staff Present:

Otis T. Spriggs, Director of Development Services
Jennifer Gomez, Planning Manager
Jennifer Hobbs, Assistant City Engineer
Jamilah Way, First Assistant City Attorney
Thomas White, Planner II
Mason Garcia, Planner I
Egima Brown, Planning Technician

Others Present:

Marie Escue / LJA, Kathy Fontenot / Survey 1

3. READING OF MINUTES:

Chair Brown-Marshal called for a motion to accept the November 14, 2018 Planning and Zoning Commission meeting minutes.

Motion: Approval of the November 14, 2018 meeting minutes

Made By: Commissioner Anand
Second: Commissioner Norcom

AYES: Commissioner Brown-Marshall, Commissioner Parker, Commissioner O'Malley, Commissioner Norcom III, Commissioner Haney, Commissioner Anand

NAYES: None

ABSTENTIONS: None

The motion passed.

4. REPORTS

A. COMMISSION REPORTS

(1) Chairman of the Planning and Zoning Commission
Asked Mr. Reginald Pearson, former Planning and Zoning Commissioner, to step to the podium. Chair Brown-Marshall publically congratulated Mr. Pearson on his appointment to City Council.

Reginald Pearson stated that it was an honor and a pleasure to serve on the Planning and Zoning Commission. Had it not been for the elevation, Mr. Pearson informed that he would want to continue to serve on the Commission and he wished the Commissioners a Merry Christmas and a happy New Year.

(2) Planning and Zoning Commissioners
None

B. STAFF REPORTS

(1) Development Services
a. Director- Otis T. Spriggs
Wished everyone a Merry Christmas, Happy Hanukkah, happy holiday season to all celebrations and a prosperous New Year. Mr. Spriggs presented the Commissioners with photo samples of the Commissioners and Planning staff that was taken prior to the start of the November 14, 2018 Planning and Zoning meeting. Staff will provide at least one frame copy of the photo to the Commissioners as a Christmas gift. Mr. Spriggs thanked the Communications Department for the taking of the photos.

(2) City Engineer
a. Assistant City Engineer of Public Works – Jennifer Hobbs
None

5. PUBLIC COMMENTS:

None

6. PLATS

A. CONSENT AGENDA

- (1) Consider approval of a preliminary plat for Broadstone Sienna
- (2) Consider approval of a preliminary plat for Sienna Parkway Swim School
- (3) Consider approval of a final plat for Sienna Plantation Section 24
- (4) Consider approval of a final plat for Sienna Plantation Section 40A

- (5) Consider approval of a final plat for Beltway Crossing West
- (6) Consider approval of a final plat for Pike Champions Subdivision
- (7) Consider approval of a final plat for Olympia Estates Sec. 11

Motion: The Planning and Zoning Commission grants conditional approval of the Consent Agenda.

Made By: Commissioner Haney
Second: Commissioner Parker

Chair Brown-Marshall asked for clarification of the reserves on item (4). The table on the plat showed three reserves, the plat itself showed five reserves and +- the description on the bottom of the plat showed six reserves.

Vice Chair Haney informed that the application also showed six reserves.

Chair Brown-Marshall informed that due to the plat being a final, clarification was needed.

Vice Chair Haney informed that reserve "E" could not be located. Reserve "F" was located.

Thomas White presented this item. Mr. White informed that in terms of the reserve, staff would need to ask the applicant about the reserve that was not identified.

Vice Chair Haney informed that independent of whether or not there were five or six reserves, the reserve table only showed three. The table needed to be updated to show the other two or other three reserves.

Jennifer Gomez informed that the preliminary plat showed the discrepancy. The note stating all the conditions on the preliminary plat had not been cleared. Ms. Gomez informed that the applicant would have to clear the comments between both plats with an explanation.

Chair Brown-Marshall informed that as long as staff was confident the discrepancy would be noted due to the plat being a final and the Commissioners would not see the plat again.

Ms. Gomez informed that the boundaries could not change with the final plat. What is depicted on the plat is the title block and application that would have to change to meet what was shown on the plat. The boundaries and lines could not change after the Commissioner's decision.

AYES: Commissioner Brown-Marshall, Commissioner O'Malley,
Commissioner Parker, Commissioner Norcom III, Commissioner
Haney, Commissioner Anand

NAYES: None
ABSTENTIONS: None

The motion passed.

**B. PUBLIC HEARING AND CONSIDERATION OF NEWPOINT ESTATES SECTION 3
PARTIAL REPLAT NO. 1**

- (1) Consider approval of Newpoint Estates Section 3 Partial Replat No. 1
- Thomas White presented this item. Mr. White informed that the replat was located south of Creekmont residential subdivision, east of Oyster Creek Country/Estates of Silver Ridge residential subdivision and zoning of R-1, single family residential district. Mr. White informed

that the plat consisted of 7.1308 acres. The applicant requested to replat into two lots. Lot. 1 would consist of 3.4608 acres and Lot. 2 would consist of 3.6700 acres. The applicant demonstrated the HOA, Home Owners Association's approval to move forward with the replat. Mr. White informed that the minutes had been received from the Parks Board approval of the applicant to pay \$1,400.00 for Parkland Dedication.

Mr. White informed that staff requested that the Planning and Zoning Commission grant approval of the replat conditioned on addressing the following deficiencies mentioned in the staff report.

Mr. White informed that the applicant was present for any questions.

Vice Chair Haney asked if it was Lot 6 being subdivided.

Mr. White replied, "Yes" and provided a copy of the previous plat.

Vice Chair Haney informed that the previous plat had been noted and needed confirmation of the lot being big enough to make up the difference.

Chair Brown-Marshall asked if only one lot could have a sanitary system, what would happen to the second lot not being able to have a sanitary system.

Jennifer Hobbs informed that it was not clear what the applicant had decided. Ms. Hobbs informed that the Engineer Department made the staff comment due to the ordinance, per the Fire Marshall and Public Works Departments, the denial to have two sanitary systems was usually provided. However, the applicant has rights to approach the Construction Board of Appeals if they wished to proceed with having a second well and sanitary system.

Otis Spriggs informed that otherwise the applicant would have to get approval for the capacity. The land was staying in the family ownership. With that information, Mr. Spriggs informed, the family would have to try to obtain approval to combine the capacity to possibly share the system.

Ms. Hobbs informed that that decision has been the City's stance for this type of request.

Kathy Fontenot, Survey 1, informed that they represent the property owners and prepared the plat. Ms. Fontenot informed that the property owners were two sisters who planned to keep the property in the family until they no longer could. Ms. Fontenot asked if the Commissioners had any other questions.

Chair Brown-Marshall replied, "No thank you."

Commissioner Parker asked if the property owners were seeking to only partition the lot.

Ms. Fontenot replied, "Yes."

Ms. Fontenot informed that they had met with the City about the replat. A feasibility study was conducted and could be provided if needed and that she could speak with the Construction Board about the septic system and the water well.

Chair Brown-Marshall informed that that sanitary sewer was her only question and that the replat was a great idea for the property owners.

Motion: To close the public hearing.

Made By: Commissioner O'Malley
Second: Commissioner Parker

AYES: Commissioner Brown-Marshall, Commissioner O'Malley,
Commissioner Norcom III, Commissioner Parker, Commissioner
Haney, Commissioner Anand

NAYES: None
ABSTENTIONS: None

The motion passed.

Motion: The Planning and Zoning Commission grants conditional
approval of Newpoint Estates Section 3 Partial Replat No. 1

Made By: Commissioner Haney
Second: Commissioner Anand

AYES: Commissioner Brown-Marshall, Commissioner O'Malley,
Commissioner Norcom III, Commissioner Parker, Commissioner
Haney, Commissioner Anand

NAYES: None
ABSTENTIONS: None

The motion passed.

7. **ZONING MAP AMENDMENTS**
None.

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**



Egima Brown
Planning Technician

