



**MINUTES
PLANNING AND ZONING COMMISSION
CITY OF MISSOURI CITY, TEXAS
February 13, 2019**

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 called to order by Chairman Brown-Marshall, at 7:15 PM.

2. ROLL CALL

Commissioners Present:

Sonya Brown-Marshall
Tim Haney
Hugh Brightwell
James G. Norcom III
Gloria Lucas
Ramesh Anand
Douglas Parker

Commissioners Absent: Courtney Johnson Rose, John O'Malley

Gloria Lucas was sworn in as Planning and Zoning Commissioner - District A, by Tracy Hanes, Notary Public.

Councilmembers Present: None.

Staff Present:

Otis T. Spriggs, Director of Development Services
Jennifer Gomez, Planning Manager
Cliff Brouhard, Assistant Public Works Director
Jamilah Way, First Assistant City Attorney
Thomas White, Planner II
Mason Garcia, Planner I
Egima Edwards, Planning Technician
Bill Atkins, Assistant City Manager

Others Present:

Marie Escue / LJA Engineers, Jake Burgus / TBG Partners

3. READING OF THE MINUTES

Chairman Brown-Marshall called for a motion to accept the January 9, 2019 Planning and Zoning Commission meeting minutes.

Motion: Approval of the January 9, 2019 meeting minutes.

Made By: Commissioner Brightwell
Second: Commissioner Norcom

AYES: Commissioner Brown-Marshall, Commissioner Haney, Commissioner Norcom, Commissioner Brightwell

NAYES: None
ABSTENTIONS: Commissioner Parker, Commissioner Anand, Commissioner Lucas

The motion passed.

4. REPORTS

A. COMMISSION REPORTS

- (1) Chairman of the Planning and Zoning Commission – No report
- (2) Planning and Zoning Commissioners – No report

B. STAFF REPORTS

- (1) Development Services
 - a. Director – Otis T. Spriggs
Re-introduced Clifford Brouhard, who will temporarily represent the Engineering Division.

Planning Manager – Jennifer Gomez
Informed that she was going to delay the 2018 Planning and Zoning Commission case summary recap report on the agenda. Staff will have the report available for the next Planning and Zoning.

Ms. Gomez informed that this would be the last Planning and Zoning meeting for Mason Garcia, Planner I. Mason Garcia had been promoted in a sense and would be working with another City. Staff thanks Mason Garcia for his work and job at the City of Missouri City. He will be missed.
- (2) Engineering
 - a. Assistant Public Works Director – Clifford Brouhard – No report

5. PUBLIC COMMENT
None.

6. PLATS

A. CONSENT AGENDA

- (1) Consider approval of a preliminary plat for Sienna Plantation Section 25
- (2) Consider approval of a final plat for Sienna Plantation Section 15B
- (3) Consider approval of a final plat for Broadstone Sienna
- (4) Consider approval of a final plat for Liberty Ridge Section 2
- (5) Consider approval of a final plat for MAA Development

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

Made By: Commissioner Haney
Second: Commissioner Brightwell

AYES: Commissioner Brown-Marshall, Commissioner Haney, Commissioner Anand, Commissioner Brightwell, Commissioner Lucas, Commissioner Norcom

NAYES: None
ABSTENTIONS: Commissioner Parker

The motion passed

B. SIENNA PLANTATION 2E

- (1) Consider approval of a concept plan for Sienna Plantation 2E Sections 17C, 18, 19, 28, 29A/B, 30, 31, 32A/B, Heritage Parkway A/B, Sienna Oaks Drive A

Thomas White presented this item. Mr. White informed that the item was a concept plan for Sienna Plantation Section 2E. It consist of 171.09 acres, 598 lots, 37 blocks and 13 sections. The development is located south of Scanlin Trace, east of the Brazos River and west of Sienna Parkway. The developers were proposing single family homes. Staff recommends that the Planning and Zoning Commission grant approval of the concept plan conditioned on addressing the following deficiencies.

Chair Brown-Marshall questioned the vicinity map.

Vice Chair Haney informed that the vicinity map was unreadable.

Motion: The Planning and Zoning Commission grant conditional approval of the concept plan.

Made By: Commissioner Haney

Second: Commissioner Norcom

AYES: Commissioner Brown-Marshall, Commissioner Haney,
Commissioner Lucas, Commissioner Brightwell,
Commissioner Anand, Commissioner Norcom,
Commissioner Parker

NAYES: None
ABSTENTIONS: None

The motion passed

C. HAGERSON ROAD TRACT

(1) Consider approval of a revised concept plan for Hagerson Rd. Tract

Thomas White presented this item. Mr., White informed that the development is located in the ETJ, Extra Territorial Jurisdiction, north of Hagerson Rd., east of the Brazos River, and west of the LJ Parkway. It consist of 97.8 acres. The previous plat demonstrated 163 lots. The current concept plan demonstrated 161 lots. The developer asked to move section lines, which was the revision.

Motion: The Planning and Zoning Commission grants conditional approval of the concept plan.

Made By: Commissioner Haney
Second: Commissioner Norcom

AYES: Commissioner Brown-Marshall, Commissioner Haney,
Commissioner Lucas, Commissioner Brightwell,
Commissioner Anand, Commissioner Norcom,
Commissioner Parker

NAYES: None
ABSTENTIONS: None

The motion passed

(2) Consider approval of a final plat for Hagerson Road Tract Section 1

Motion: The Planning and Zoning Commission grant conditional approval of the final plat.

Made By: Commissioner Anand
Second: Commissioner Parker

AYES: Commissioner Brown-Marshall, Commissioner Haney,
Commissioner Lucas, Commissioner Brightwell,
Commissioner Anand, Commissioner Norcom,
Commissioner Parker

NAYES: None
ABSTENTIONS: None

The motion passed

D. PUBLIC HEARING AND CONSIDERATION OF A REPLAT

- (1) Consider approval of a final plat for Mustang Trails Section 3 being a replat of "Reserve D", Mustang Trails Section 1B.

Mason Garcia presented this item. Mr. Garcia informed that the item was a final plat of Mustang Trails Section 3, located south of Cartwright, near the Foodarama. The development is zoned R-4, Patio Cluster Residential, 21.24 acres, 115 lots, with 1 reserve and 1 block. The average lot size was 45 x 110. Staff recommended that the Planning and Zoning Commission grant approval of the final plat, conditioned on addressing the stated deficiencies.

Vice Chair Haney asked staff if the reason for the replat was due to the developers platting as reserves and now wanted to plat as lots.

Mr. Garcia informed that the developers platted as reserves to clear out the old Park Gate previous plat. The current replat was to create the new lot lines.

Motion: To close the public hearing

Made By: Commissioner Haney
Second: Commissioner Anand

AYES: Commissioner Brown-Marshall, Commissioner Haney, Commissioner Lucas, Commissioner Brightwell, Commissioner Anand, Commissioner Norcom, Commissioner Parker

NAYES: None
ABSTENTIONS: None

The motion passed

Motion: The Planning and Zoning Commission grants conditional approval of the final plat being a replat.

Made By: Commissioner Haney
Second: Commissioner Parker

AYES: Commissioner Brown-Marshall, Commissioner Haney, Commissioner Lucas, Commissioner Brightwell, Commissioner Anand, Commissioner Norcom, Commissioner Parker

NAYES: None
ABSTENTIONS: None

The motion passed

7. **ZONING MAP AMENDMENTS**
None.

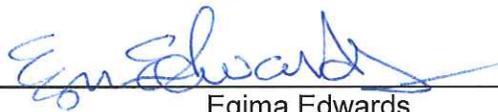
8. **ZONING TEXT AMENDMENTS**
None.

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 Edwards
Planning Technician