



**MINUTES
PLANNING AND ZONING COMMISSION
CITY OF MISSOURI CITY, TEXAS
November 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 Chair Brown-Marshall, at 7:00 PM.

2. ROLL CALL

Commissioners Present:

Sonya Brown-Marshall
Tim Haney
James R. Bailey
Courtney Johnson Rose
James G. Norcom III
Gloria Lucas

Commissioners Absent: Hugh Brightwell, Monica L. Rasmus, John O'Malley

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
Gretchen Pyle, Interim Planning Specialist
Jeremy Davis, Assistant City Engineer
Egima Edwards, Planning Technician
Glen Martel, Assistant City Manager

Others Present: Geoff Freeman/LJA Engineering; Santosh Mukerj, Sourav Mukerji

3. READING OF THE MINUTES

- A. Consider approval of the minutes of the October 9, 2019 Planning and Zoning Commission Meeting.
- B. Consider approval of the minutes of the October 30, 2019 Planning and Zoning Commission Special Meeting.

Motion: Approval of the October 9, 2019 Meeting.

Made By: Commissioner Johnson Rose
Second: Commissioner Norcom III

AYES: Commissioner Brown-Marshall, Commissioner Bailey,
Commissioner Norcom III, Commissioner Lucas,
Commissioner Johnson Rose

NAYES: None
ABSTENTIONS: Commissioner Haney

The motion passed.

Motion: Approval of the October 30, 2019 Special Meeting minutes.

Made By: Commissioner Haney
Second: Commissioner Lucas

AYES: Commissioner Brown-Marshall, Commissioner Bailey,
Commissioner Norcom III, Commissioner Lucas,
Commissioner Johnson Rose, Commissioner Haney

NAYES: None
ABSTENTIONS: None

The motion passed.

4. REPORTS

A. COMMISSION REPORTS

- (1) Chairperson of the Planning and Zoning Commission—
None
- (2) Planning and Zoning Commissioners—
None

B. STAFF REPORTS

- (1) Development Services

a. Director – Otis T. Spriggs

Reported that the Planning staff had an opportunity to travel to Waco (TX) for the APA (American Planning Association) state chapter conference; had an opportunity to update continuing educational credits; worked with other planners around the state, and one of the hot topics was the 86th legislator changes that had been presented to the Commission. Staff was able to collaborate with individuals within the profession and will bring back information for commissioner’s and staff’s toolkit. It was advised that planners in attendance would consult with their local attorneys; due to the bill not being written in a clear manner, other cities are having the same challenges.

(2) Engineering

- a. Assistant City Engineer – Jeremy Davis
None

5. PUBLIC COMMENT

None

6. PLATS

A. CONSENT AGENDA

- (1) Consider approval of a preliminary plat for Hagerson Road Tract Section Two
- (2) Consider approval of a preliminary plat for Waffle House of Missouri City
- (3) Consider approval of a preliminary plat for Vrindavan Resorts
- (4) Consider approval of a final plat for Sunandas Performing Arts
- (5) Consider approval of a final plat for Dry Creek Village Section 3
- (6) Consider approval of a final plat for Sienna Section 35A
- (7) Consider approval of a final plat for Sienna Section 27
- (8) Consider approval of a final plat for Sienna Section 17B and 17C
- (9) Consider approval of Sienna Plantation Section 15B Amending Replat No. 1

Items (1) and (5) were pulled for discussion.

Motion: To approve the Consent Agenda less those two.

Made By: Commissioner Haney

Second: Commissioner Norcom III

AYES: Commissioner Brown-Marshall, Commissioner Bailey, Commissioner Norcom III, Commissioner Lucas, Commissioner Johnson Rose, Commissioner Haney

NAYES: None

ABSTENTIONS: None

The motion passed

- (1) Consider approval of a preliminary plat for Hagerson Road Tract Section Two

Thomas White, Planner II, presented the item. Mr. White informed that revisions were received by the applicant. Modifications were made in regards to identifying streets within the 200 feet boundary of the subject property; which showed Kipling Glen Court. Right-of-way was provided for Hagerson Road, as well as Pecan Shores. Engineering comments were also addressed.

Motion: The Planning and Zoning Commission grants approval of item 6A.1 of the Consent Agenda.

Made By: Commissioner Haney
Second: Commissioner Johnson Rose

AYES: Commissioner Brown-Marshall, Commissioner Bailey, Commissioner Norcom III, Commissioner Lucas, Commissioner Johnson Rose, Commissioner Haney

NAYES: None
ABSTENTIONS: None

The motion passed

(5) Consider approval of a final plat for Dry Creek Village Section 3

Thomas White, Planner II, presented the item. Mr. White informed that there were conditions pertaining to parkland dedication; calling out Reserve "C" for the trails. However, plat note 27 was added to call out the location of the trails. Engineering comments were addressed on a previous staff report prior to the revision.

Motion: The Planning and Zoning Commission grants approval of item 6A.5 of the Consent Agenda.

Made By: Commissioner Haney
Second: Commissioner Lucas

AYES: Commissioner Brown-Marshall, Commissioner Bailey, Commissioner Norcom III, Commissioner Lucas, Commissioner Johnson Rose, Commissioner Haney

NAYES: None
ABSTENTIONS: None

The motion passed

7. ZONING MAP AMENDMENTS

A. PUBLIC HEARING FOR A PLANNED DEVELOPMENT DISTRICT

- (1) To receive comments for or against a request by Cynthia Ramirez, STOA Architects to amend PD, Planned Development District No. 106 (Ordinance O-18-20) to allow for a mixed use, commercial and residential development; and to the extent such zoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.
- (2) Consideration of the approval of a final report to City Council on item 7A(1) above

This item was postponed upon the applicant's request.

7. ZONING TEXT AMENDMENTS

A. Discuss possible amendments to the Zoning Ordinance regarding food trucks.

Otis Spriggs, Director of Development Services, presented this item. Mr. Spriggs informed that the Commission discussed food trucks during the last meeting, as requested by City

Council. Council asked for the food truck ordinance to be reviewed again; most recent statistics and demand for food trucks are being considered. The current ordinance allows food trucks in industrial and business park areas; limitations on duration exist during lunch hours, and based on shifts with business ownership permission. Food trucks are allowed in all zoning districts where construction projects are taking place on the property or the construction or at permit locations of at least three new dwelling units on the property. Mobile food units are allowed by special events permit issuance, which has frequency limitations. Anything beyond the frequency limits would require City Council approval. Safety, parking and signage restraints are included. Mr. Spriggs informed that food trucks are allowed in park areas by permission of the Parks Director; also for City hosted events.

Mr. Spriggs presented food truck/mobile unit ordinances and photos of neighboring cities such as Sugar Land; Pearland; Stafford; Houston; Old Town Tomball, and Waco.

Mr. Spriggs informed that the food truck ordinance would be presented to the Commission on December 11, 2019 as a preliminary report; possibly a final report in January, and move to Council in February for a final adoption.

Mr. Spriggs informed that some restaurants own food trucks and would like to have flexibility in what the code currently allows. Restaurants would like to operate during the periods of lunch hours, between 10 a.m. to 3 p.m.; however, current parking constraints and frequency duration do not allow the restaurants to operate on a daily basis, and over a period of time.

Mr. Spriggs informed that the previously recommended pilot study would have allowed staff to look at particular sites, such as a vacant parking lot, and in the business park areas that would be utilized by food trucks. Routine inspections would still be required.

Chair Brown-Marshall informed that the Commission would want a food truck reservation policy and limitation on time (of operation).

Chair Brown-Marshall asked, pertaining to the overtime of staff to inspect the food trucks, if the cost of the permits helped to defer that overtime.

Mr. Spriggs informed that currently a fee study was being conducted to introduce to Council for adoption.

Chair Brown-Marshall informed that the Commission was interested in adding homeowner associations, property owners and for individual single family homes.

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

None.

9. 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.

10. RECONVENE

Reconvene into Regular Session and Consider Action, if any, on items discussed in executive session.

11. ADJOURN

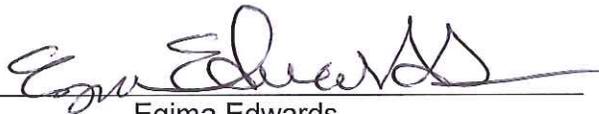
Motion: To adjourn

Made By: Commissioner Haney
Second: Commissioner Norcom III

AYES: Commissioner Brown-Marshall, Commissioner Bailey,
Commissioner Norcom III, Commissioner Lucas,
Commissioner Johnson Rose, Commissioner Haney

NAYES: None
ABSTENTIONS: None

The motion passed



Egima Edwards
Planning Technician