



CITY OF MISSOURI CITY PLANNING AND ZONING COMMISSION AGENDA

Notice is hereby given of a meeting of the Planning and Zoning Commission of the City of Missouri City to be held on **October 14, 2020 at 7:00 p.m. at City Hall, Council Chambers, 2nd Floor**, 1522 Texas Parkway, Missouri City, Texas, for the purpose of considering the following agenda items. All agenda items are subject to action. The Planning and Zoning Commission reserves the right to meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

NOTICE REGARDING PUBLIC PARTICIPATION

Due to the COVID 19 Disaster and the Centers for Disease Control's recommendation regarding social distancing measures, the public will not be allowed to be physically present at this meeting.

This meeting will be available to members of the public and allow for two-way communications for those desiring to participate. Any person interested in speaking on any item on the agenda must notify the City by one of the following methods before 4:00 p.m. on the day of the Planning and Zoning Commission meeting:

1. Email or call the Planning Division at planning@missouricitytx.gov or 281-403-8541; or,
2. Submit a "Public Comment Form" to the Planning and Zoning Commission from the following webpage: <https://bit.ly/39pw73Q>. (Search "Submit Public Comment Form" at www.missouricitytx.gov)

The request must include the speaker's name, address, email address, phone number and the agenda item number.

To livestream the meeting, the public may access the following link:
<https://www.missouricitytx.gov/780/MCTV>.

To access the meeting agenda packet in PDF format, the public may access the following link:
<https://www.missouricitytx.gov/381/Planning-Zoning>.

-
- 1. CALL TO ORDER**
 - 2. ROLL CALL**
 - 3. READING OF MINUTES**
 - A.** Consider approving the minutes of the September 9, 2020 Planning and Zoning Commission Meeting.
 - 4. REPORTS**
 - A. COMMISSION REPORTS**
 - (1) Chairman of the Planning and Zoning Commission
 - (2) Planning and Zoning Commissioners

B. STAFF REPORTS

- (1) Development Services
 - a. Director – National Community Planning Month
- (2) Engineering
 - a. City Engineer

5. PUBLIC COMMENT

This is an opportunity for the public to address the Planning and Zoning Commission on items/concerns not on the agenda. Public comments shall be limited to three (3) minutes per individual and to ten (10) minutes per subject. Public comments may address items that are not on the agenda.

6. PLATS

A. CONSENT AGENDA

All consent agenda items are considered routine by the Planning and Zoning Commission and will be enacted by one motion. Each item will be approved as recommended in the corresponding staff report, which includes conditional approvals for plats. There will be no separate discussion of these items unless a Commissioner or Applicant so requests; in which event, the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda. Information concerning consent agenda items is available for public review.

- (1) Consider an application for a preliminary plat for Sienna Section 26
- (2) Consider an application for a preliminary plat for Sienna Section 34B
- (3) Consider an application for a preliminary plat for Sienna Section 38
- (4) Consider an application for a preliminary plat for Sienna Section 42
- (5) Consider an application for a final plat for Alpha Center
- (6) Consider an application for a final plat for Fort Bend Business Park Phase 2
- (7) Consider an application for a final plat for Village of Sawmill Lake
- (8) Consider an application for a final plat for Fort Bend ISD Elementary School #54

B. PARKS EDGE

- (1) Consider an application for an updated concept plan for Parks Edge
- (2) Consider an application for a preliminary plat for Parks Edge Section 17

C. HERITAGE PARK DRIVE BRIDGE STREET DEDICATION

- (1) Reconsider an application for a final plat for Heritage Park Drive Bridge Street Dedication

D. FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 46

- (1) Consider a request for a variance to deviate from Section 82-91 of the City Subdivision Ordinance, allowing applicant to submit a final plat application to the commission for consideration without submitting a preliminary plat application.
- (2) Consider a request for a variance to deviate from Section 82-7.(b) of the City Subdivision Ordinance, allowing the issuance of a building, plumbing, electrical or mechanical permit prior to the approval of the final plat.
- (3) Consider an application for a final plat for Fort Bend County Municipal Utility District No. 46 Storm Water Pump Station

7. ZONING MAP AMENDMENTS

A. PUBLIC HEARING FOR A SPECIFIC USE PERMIT

- (1) To receive comments for or against a request by Geoff Freeman, LJA Engineering, Inc. for a SUP, Specific Use Permit on an approximate 34.66 acre tract of land to allow for the location of an aboveground storm water pump station for Fort Bend County Municipal Utility District No. 46; 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) Consider approving a final report on item 7.A.(1)

B. PUBLIC HEARING FOR A PLANNED DEVELOPMENT DISTRICT AMENDMENT

- (1) To receive comments for or against a request by William (Bill) H. Petticrew, to amend PD, Planned Development District No. 23, Ordinance O-08-28, to allow for the location of a pawn shop; 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) Consider approving a final report on item 7.B.(1)

C. PUBLIC HEARING FOR A PLANNED DEVELOPMENT DISTRICT

- (1) To receive comments for or against a request by H. Paul Dodd, NewQuest Properties to zone an approximate 75.58 acre tract of land to PD, Planned Development District to allow for a mixed use development to include retail, commercial and multi-family uses; 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) Consider approving a final report on item 7.C.(1)

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

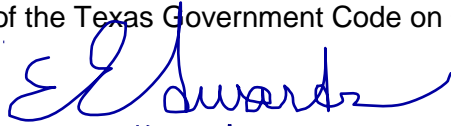
Reconvene into Regular Session and Consider Action, if any, on items discussed in executive session.

12. ADJOURN

In compliance with the Americans with Disabilities Act, the City of Missouri City will provide reasonable accommodations for persons attending Planning and Zoning Commission meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact the Development Services Department at 281-403-8541.

CERTIFICATION

I certify that a copy of the October 14, 2020 agenda of items to be considered by the Planning and Zoning Commission was posted in a place convenient to the public in compliance with Chapter 551 of the Texas Government Code on October 9, 2020.



Egima Edwards
Planning Technician