



**MINUTES
PLANNING AND ZONING COMMISSION
CITY OF MISSOURI CITY, TEXAS
February 10, 2021**

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 Vice Chairman Haney, at 7:00 PM.

2. ROLL CALL

Commissioners Present:

Tim Haney
Gloria Lucas
Karen Overton
Daniel Silva
Hugh Brightwell
John O'Malley
Monica Rasmus
James R. Bailey – Joined post roll call and approval of minutes.

Commissioners Absent: Sonya Brown-Marshall

Councilmembers Present: None.

Staff Present:

Jennifer Gomez, Interim Director, Development Services
Thomas White, Planner II
Gretchen Pyle, Development Review Coordinator
Egima Edwards, Planning Technician
Jeremy Davis, Assistant City Engineer
Joseph Quintal, Assistant City Attorney
Glen Martel, Assistant City Manager
Therron W. Dieckmann, Assistant Director of Parks and Recreations

Others Present:

Geoff Freeman, LJA Engineering
Laurie Chapa, LJA Engineering
Tom Duecker, Jones | Carter
Jacob Minter, LJA Engineering
Jake Burgus, TBG Partners

Mary Villareal, The Interfiled Group

3. READING OF MINUTES

Vice Chairman Haney called for a motion to accept the January 13, 2021 Planning and Zoning Commission meeting minutes.

Motion: Approval of the January 13, 2021 meeting minutes.

Made By: Commissioner Lucas

Second: Commissioner Silva

AYES: Commissioner Haney, Commissioner Lucas,
Commissioner O'Malley, Commissioner Silva,
Commissioner Overton, Commissioner Rasmus

NAYES: None.

ABSTENTIONS: Commissioner Brightwell

The motion passed.

4. REPORTS

A. COMMISSION REPORTS

(1) Chairman of the Planning and Zoning Commission
None.

(2) Planning and Zoning Commissioners
None

B. STAFF REPORTS

(1) Development Services

a. Interim Director – Jennifer Thomas Gomez

Jennifer Thomas Gomez introduced new Assistant Director of Parks and Recreation, Therron W. Dieckmann (TW).

Therron W. Dieckmann (TW), Assistant Director of Parks and Recreation, introduced himself by stating that he serves with Jason Mangum, Director of Parks and Recreations since mid-December 2020. Originally from a small farming community in Illinois, Mr. Dieckmann has been in Parks and Recreations for about 20 years, received his master's degree and traveled the country from east to west as he built his career. As Assistant Director of Parks and Recreations, Mr. Dieckmann oversees park planning and projects, while trying to fill the big shoes of Randy Troxell who served as Assistant Director of Parks and Recreations for about 25 plus years.

- (2) Engineering
 - a. City Engineer
 - None

5. PUBLIC COMMENT

None

6. PLATS

A. CONSENT AGENDA

- (1) Consider an application for a preliminary plat for Sienna Plantation Section 29B
- (2) Consider an application for a preliminary plat for Sienna Section 43
- (3) Consider an application for a final plat for Sienna Section 37
- (4) Consider an application for a final plat for Lexington Village Sec. 1
- (5) Consider an application for a final plat for Kurjee Plaza
- (6) Consider an application for final plat for Fort Bend County Municipal Utility District No. 46 Storm Water Pump Station

Vice Chair Haney pulled consent agenda item 6.A.(2).

Motion: To approve consent agenda items 6.A.(1), (3), (4), (5) and (6)

Made By: Commissioner Lucas
Second: Commissioner Rasmus

AYES: Commissioner Haney, Commissioner Lucas, Commissioner O'Malley, Commissioner Silva, Commissioner Overton, Commissioner Rasmus, Commissioner Brightwell, Commissioner Bailey

NAYES: None.

ABSTENTIONS: None.

The motion passed.

- (2) Consider an application for a preliminary plat for Sienna Section 43

Vice Chair Haney questioned staff's recommendations to disapprove the use of the word "Oaks" as proposed in the street name Cathedral Oaks because it was an overused word but to approve the plat.

Jennifer Thomas Gomez, Interim Director, Development Services, stated that recommendation to disapprove the street but approve the plat was because it is a preliminary plat and the applicant could propose a new street name with a final plat application.

Vice Chair Haney stated that he did not have an issue with the proposed street name.

Commissioner O'Malley stated that the next closest town with a street named, "Cathedral Oaks" was in Delton, TX and Conroe, TX; none are located in Houston. Commissioner O'Malley agreed that the street name should be approved as is.

Commissioner Lucas asked if the issue was the word "Oaks" and not "Cathedral".

Ms. Gomez replied that the staff recommendation was pertaining to the word "Oaks" but that Commissioner O'Malley had provided context that "Cathedral Oaks" taken together is a type of tree species.

Vice Chair Haney stated that it was an appropriate use of the name.

Commissioner Brightwell stated that his concern was that staff's recommendation on the street name was not a reason for disapproval of the plat or part of the conditions for approval so the report was open to accept the street name as is.

Commissioner Overton requested clarification of how many times the word "Oaks" had been used in a street name and what amount was excessive.

Ms. Gomez stated the established threshold is 20, any word used in 20 or more street names could be an overused word.

Commissioner Overton stated that she did not have a problem with it. Her concern was if given an exception to the current proposed name, the Commission would put itself in a position for the issue to be brought up again with another name in the same situation. If the proposed street name passed as is, would another applicant seek another name used 22 times, which is over the threshold. Commissioner Overton stated that consistency was needed with current guidelines.

Commissioner Lucas stated that she agreed with Commissioner Overton.

Commissioner Brightwell stated that his point was that taking a word as a whole and cherry picking Oaks out of it was overreaching. There were over 22 different types of oak trees.

Commissioner Silva stated he agreed with Commissioner O'Malley.

Commissioner Lucas stated that due to policy and staff recommendation, a word should not be used more than 20 times. The word "Oaks" has been used 22 times. Consistency is needed.

Vice Chair Haney stated the number 20 was fairly arbitrary and was a recommendation. In this particular case, the word "Oaks" should not be separated from the name. Every situation would have to stand on its own.

Commissioner Rasmus stated that valid points were made on both sides.

Motion: To approve agenda item 6.A.(2) with a street name change in compliance with staff recommendation.

Made By: Commissioner Overton
Second: Commissioner Lucas

AYES: Commissioner Lucas, Commissioner Silva, Commissioner Overton, Commissioner Rasmus, Commissioner Bailey

NAYES: Commissioner Haney, Commissioner O'Malley, Commissioner Brightwell

ABSTENTIONS: None.

The motion passed.

B. SIENNA

(1) Consider an application for a concept plan for Sienna 3E

Thomas White, Planner II, presented the item. Mr. White stated that there were two sections totaling 83 lots, approximately 16.17 acres, located east of Sienna Parkway, Scanlin Trace and Water Lakes Boulevard.

Staff recommended approval.

Motion: To approve consent agenda item 6.B.(1)

Made By: Commissioner Brightwell
Second: Commissioner O'Malley

AYES: Commissioner Haney, Commissioner Lucas, Commissioner Silva, Commissioner Overton, Commissioner Rasmus, Commissioner O'Malley, Commissioner Brightwell, Commissioner Bailey

NAYES: None.
ABSTENTIONS: None.

The motion passed.

(2) Consider an application for a preliminary plat for Sienna Section 45A

Thomas White, Planner II, presented the item. Mr. White stated that the site was situated in the concept plan, Sienna 3E. The proposed development consisted of 52 lots. Comments were provided to the applicant to address with the preliminary plat.

Staff recommended approval with conditions.

Vice Chair Haney stated that staff recommended disapproval of street names and inquired if it was covered by "approve with conditions" or to be addressed separately.

Jennifer Gomez, Interim Director of Development Services, stated that it would be covered under “approve with conditions”.

Vice Chair Haney inquired if the Commission was allowed to specify whether or not they were concerned with street names.

Ms. Gomez stated that they could. For this plat, a proper name was being proposed in a street name. Staff recommended that the Commission consider the disapproval of the name “Scanlin”.

Commissioner Lucas inquired if the condition was to change the name Scanlin.

Ms. Gomez summarized other conditions on the plat that would require revisions and clarification. If the Commission determined that the use of the street name including Scanlin should be disapproved, then the applicant should provide a new street name with the next plat application.

Vice Chair Haney inquired if other conditions were not a concern, would the street name be approved.

Commissioner Lucas inquired if the plat would be approved with the name “Scanlin”.

Ms. Gomez stated that the recommendation was that the Commission consider disapproving the street name. The Commission would have to make the determination that “Scanlin” should not be used. Other conditions for approval of the plat would also have to be met.

Commissioner O’Malley stated that “Scanlin” was a brand. Developers have marketing strategies based upon their branding. Commissioner O’Malley inquired if the Commission was to inform the developer that they could not use their brand, “Scanlin” or a word that reflects nature and a theme.

Commissioner Lucas inquired about a legal opinion.

Joseph Quintal, Assistant City Attorney, stated that in Section 82-175 in the City’s Code of Ordinances for proposed street names, the section that controls overuse of street names specifically states that the Commission may disapprove overused street names, not that they must; it is not mandatory. There is discretion for the Commission on whether or not to allow the use of a name.

Motion: To approve consent agenda item 6.B.(2) as written with the name “Scanlin” not to be changed.

Made By: Commissioner O’Malley
Second: Commissioner Brightwell

Commissioner Overton inquired about the history of the name “Scanlin”.

Ms. Gomez stated that research was pulled from the Fort Bend Independent School District’s history on Scanlin Oaks Elementary School. That use of the

name Scanlin for the school is from Thomas Scanlin who was a former Mayor of the City of Houston and who also had family that owned property in this area.

Commissioner Overton sought clarification that the ownership by the Scanlin family was of the land.

Vice Chair Haney stated that he believed the report mentioned that the property the school is located on was owned by the Scanlin family.

AYES: Commissioner Haney, Commissioner Lucas,
Commissioner Silva, Commissioner O'Malley,
Commissioner Brightwell, Commissioner Bailey

NAYES: Commissioner Rasmus, Commissioner Overton

ABSTENTIONS: None.

The motion passed.

C. DRY CREEK VILLAGE

(1) Reconsider an application for a final plat for Dry Creek Village Section Three

Thomas White, Planner II, presented the item. Mr. White stated the plat was presented and approved by the Commission on December 9, 2020. The applicant had confirmed that two landowners were omitted on the approved plat.

Commissioner Lucas requested clarification on the two landowners.

Mr. White stated that the two landowners that were omitted from the previously approved plat included Fort Bend County Municipal Utility District No. 48 and the City of Missouri City.

Staff recommended approval.

Motion: To approve consent agenda item 6.C.(1)

Made By: Commissioner Lucas

Second: Commissioner Rasmus

AYES: Commissioner Haney, Commissioner Lucas,
Commissioner Silva, Commissioner Overton,
Commissioner Rasmus, Commissioner O'Malley,
Commissioner Brightwell, Commissioner Bailey

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

Motion: To adjourn

Made By: Commissioner Lucas

Second: Commissioner Silva

AYES: Commissioner Haney, Commissioner Lucas, Commissioner Silva, Commissioner Overton, Commissioner Rasmus, Commissioner O'Malley, Commissioner Brightwell, Commissioner Bailey

NAYES: None

ABSTENTIONS: None

The motion passed

Egima Edwards
Planning Technician