



**MINUTES  
PLANNING AND ZONING COMMISSION  
CITY OF MISSOURI CITY, TEXAS  
May 12, 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:**

Sonya Brown-Marshall  
Tim Haney  
Gloria Lucas  
Karen Overton  
Monica Rasmus  
Hugh Brightwell

**Commissioners Absent:** John O'Malley, Daniel Silva, James R. Bailey

**Councilmembers Present:** None.

**Staff Present:**

Jennifer Gomez, Director, Development Services  
Gretchen Pyle, Development Review Coordinator  
Egima Edwards, Planning Technician  
Mason Garcia, Planner II  
Jeremy Davis, Assistant City Engineer  
Shashi Kumar, Director of Public Works  
Joseph Quintal, Assistant City Attorney  
James Santangelo, Assistant City Attorney

**Others Present:**

Geoff Freeman, LJA Engineering; Laurie Chapa, LJA Engineering; Ameen, Iraq Alaradi; Dang La Architecture (DLA) Houston, Liem Dang; Dang La Architecture (DLA) Houston, Ameen (Last name not available)

### 3. READING OF MINUTES

Chairwoman Brown-Marshall called for a motion to accept the April 14, 2021 Planning and Zoning Commission meeting minutes.

**Motion:** Approval of the April 14, 2021 meeting minutes.

**Made By:** Commissioner Rasmus  
**Second:** Commissioner Lucas

**AYES:** Commissioner Brown-Marshall, Commissioner Lucas, Commissioner Overton, Commissioner Rasmus, Commissioner Brightwell

**NAYES:** None.  
**ABSTENTIONS:** Commissioner Haney

The motion passed.

### 4. REPORTS

#### A. COMMISSION REPORTS

(1) Chairman of the Planning and Zoning Commission

Chair Brown-Marshall informed that the Commission would return to in person meetings at the request of City Council beginning in June 2021. Arrangements are being made for social distancing, wearing of masks is requested.

Chair Brown-Marshall stated her concern is the gathering of too many people where social distancing is not possible. Until that time comes, the Commission will move forward to meeting in person. Any Commissioners having concerns are encouraged to reach out to the Chair to ensure concerns are heard and expressed.

Chair Brown-Marshall informed that in of July 2021, a workshop will be held for Commissioners. A definitive date is not set; staff will reach out to the Commission. Two items will be covered; actions of the Commission and procedures.

Chair Brown-Marshall informed that Jennifer Thomas Gomez is no longer the *Interim* Director of Development Services; she is the Director. The Chair congratulated Ms. Gomez.

(2) Planning and Zoning Commissioners None

#### B. STAFF REPORTS

- (1) Development Services
  - a. Director – Jennifer Thomas Gomez

Jennifer Thomas Gomez thanked Chair Brown-Marshall for her acknowledgement and expressed looking forward to working with the Commission in her new capacity.

Ms. Gomez introduced two new staff Planners; Mason Garcia rejoined the Planning team as Planner II, and Stori Nuri; Planner I (not present in the meeting). Staff is excited about new opportunities the new Planners bring to Missouri City.

Chair Brown-Marshall welcomed back Mason Garcia.

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

**5. PUBLIC COMMENT**  
None

**6. PLATS**

**A. CONSENT AGENDA**

- (1) Consider an application for a preliminary plat for Industrial Business Park At Pike And Gessner
- (2) Consider an application for a preliminary plat for Sienna Parkway Section 5 Street Dedication
- (3) Consider an application for a preliminary plat for Heritage Park Drive Phase 4 and Waters Lake Boulevard Phase 4 Street Dedication
- (4) Consider an application for a final plat for Greens Landing
- (5) Consider an application for a final plat for Himcimcin of Swan Isle

**Motion:** To approve consent agenda

**Made By:** Commissioner Haney  
**Second:** Commissioner Brightwell

**AYES:** Commissioner Brown-Marshall, Commissioner Haney,  
Commissioner Lucas, Commissioner Overton,  
Commissioner Rasmus, Commissioner Brightwell

**NAYES:** None.  
**ABSTENTIONS:** None.

The motion passed

**7. ZONING MAP AMENDMENTS**  
**A. PLANNED DEVELOPMENT DISTRICT**

- (1) To receive comments for or against a request by Iraq Alaradi, Dang La Architecture (DLA), to zone an approximate 0.67 acre tract of land to PD, Planned Development District to allow for the development of a lease space building and to consider flexibility in regulations to allow for such 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.

Jennifer Thomas Gomez, Director, Development Services, presented this item. Ms. Gomez stated the property is located along the intersection of FM 1092 and Fifth Street, currently zoned LC-3, retail district / regional commercial. The applicant is seeking to maximize area within the property to develop a lease space center.

Ms. Gomez provided a preliminary site plan showing a layout of the building, as well as associated parking and landscaping items.

Ms. Gomez summarized staff recommendations to include approval for the PD and applying all standards of the LC-3 retail district regulations, except where called out to provide variances for development.

Ms. Gomez summarized exceptions provided in the report to include height and area standards, providing for a reduced rear yard, allowing the building to be within proximity to both the eastern and southern property line provided in the layout. Part of staff's recommendation is not to allow for a trash encroachment within the rear yard setback. The applicant would need to relocate the trash enclosure to allow a connection to be made to the adjacent property.

Ms. Gomez summarized that additional staff recommendations included prohibiting outside placement storage, sales and services due to variances being considered to reduce some areas that makes for less developable area on the site. For landscaping, recommendations include decreasing the transitional buffer yard, typically on the street sides of the property. Based on the configuration of the land, the applicant is seeking to decrease the width to provide for parking and the building footprint. Staff recommends approval to decrease the width, minimum of 5 feet, providing sufficient room for trees as well as shrubs. Recommendations are to allow for planting islands and diamonds to meet requirements of landscaping within a parking lot. Included are requirements of landscape screening along the southern property lines on the backside of the building.

Ms. Gomez summarized staff recommendations for signs to prohibit permanent signage within the reduced transitional buffer yard along Fifth Street, restricting monument signs. A monument sign can be placed at the corridor of Fifth Street and FM 1092 on the property.

Vice Chair Haney inquired about a staff not regarding drainage and if it was an ongoing issue moving forward, or if it was only a concern for the project.

Ms. Gomez replied that it is a note going forward concerning the Northeast Oyster Creek Watershed. The City and Quail Valley have been collaborating on the drainage capacity in the area as it relates to new development. Quail Valley Utility District has requested additional coordination with the City, particularly the rezoning of properties and change pertaining to assumptions of land uses. In this

case the existing underlying zoning is LC-3. The district should have that factored into the land use assumptions. The Commission should be aware of the matter; there will be more conversations as impact fees and drainage facilities are analyzed for the area.

Chair Brown-Marshall inquired about the relocating of the trash enclosure.

Ms. Gomez replied it will be difficult due to property size...

Vice Chair Haney stated the site plan shows extra parking, exceeding what is required.

Commissioner Overton asked for clarification of staff analyzing potential flood issues.

Ms. Gomez replied the comment on capacity is for existing facilities in the Northeast Oyster Creek district. Quail Valley MUD is at capacity with those facilities and is working with the City's Utility division and Public Works department for solutions, and where it would impact development activities and assumptions for projections of future needs. The comment in the report is in correlation with zoning. In coordination with Quail Valley Utility District and the city Utility division, land use change assumptions will be analyzed to ensure Quail Valley Utility District's planning and projections are on target as well.

Commissioner Overton inquired if MUD directors would have to provide approval to extend capacity.

Ms. Gomez replied for this particular development, as the property is platted based on square footage and development, the applicant would have to request capacity from the City.

Iraq Alaradi, Dang La Architecture (DLA), stated the property is tight; they will try to relocate the dumpster.

Vice Chair Haney stated as long as the applicant agrees to recommendations, he did not see any issues. The real concern is location of the trash enclosure.

**Motion:** To close public hearing

**Made By:** Commissioner Haney

**Second:** Commissioner Brightwell

**AYES:** Commissioner Brown-Marshall, Commissioner Haney, Commissioner Lucas, Commissioner Overton, Commissioner Rasmus, Commissioner Brightwell

**NAYES:** None.

**ABSTENTIONS:** None.

The motion passed

(2) Consider approving a final report on item 7.A.(1)

**Motion:** To forward staff recommendations as presented

**Made By:** Commissioner Haney

**Second:** Commissioner Rasmus

Commissioner Brightwell inquired if Fire access to the back of the development would be an issue.

Ms. Gomez replied that it would be the hose reach within 200 – 300 feet. Fire access will probably be off of Fifth Street or portion of FM 1092. A pre-application meeting was held and the Fire Department provided feedback, not including technical analysis.

Commissioner Brightwell asked for clarification of drainage being in within the Northeast Oyster Creek Watershed for regional detention.

Ms. Gomez replied yes.

**AYES:** Commissioner Brown-Marshall, Commissioner Haney, Commissioner Lucas, Commissioner Rasmus, Commissioner Brightwell,

**NAYES:** Commissioner Overton

**ABSTENTIONS:** None.

The motion passed

**B. PLANNED DEVELOPMENT DISTRICT (Withdrawn by Applicant)**

(1) To receive comments for or against a request by Katy Harris, LJA Engineering to zone an approximate 19.39 acre tract of land to PD, Planned Development District to allow for the development of a horizontal multifamily project; 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 a final report and recommendation on item 7.B.(1)

**B. ZONING TEXT AMENDMENTS**

None

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

None.

**D. 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.*

**E. RECONVENE**

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

**F. ADJOURN**

**Motion:** To adjourn

**Made By:** Commissioner Haney

**Second:** Commissioner Lucas

**AYES:** Commissioner Brown-Marshall, Commissioner Haney, Commissioner Lucas, Commissioner Overton, Commissioner Rasmus, Commissioner Brightwell

**NAYES:** None

**ABSTENTIONS:** None

The motion passed

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Egima Edwards  
Planning Technician