



**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 **July 14, 2021 at 7:00 p.m. at City Hall Complex, Missouri City Community Center**, 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.

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>.

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- 1. CALL TO ORDER**
 - 2. ROLL CALL**
 - 3. READING OF MINUTES**
 - A.** Consider approving the minutes of the June 9, 2021 Planning and Zoning Commission Meeting.
 - 4. REPORTS**
 - A. COMMISSION REPORTS**
 - (1) Chairman of the Planning and Zoning Commission
 - a. Recognition of former Planning and Zoning Commissioner, Dr. Monica Rasmus
 - (2) Planning and Zoning Commissioners
 - B. STAFF REPORTS**
 - (1) Development Services
 - a. Director of Development Services
 - (2) Engineering
 - 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 final plat for Heritage Park Drive Phase 4 and Waters Lake Boulevard Phase 4 Street Dedication
- (2) Consider an application for a final plat for Sienna Parkway Section 5 Street Dedication
- (3) Consider an application for a final plat for Oyster Creek Farms Estates on Underwood

B. GREYDEN ESTATES

- (1) Consider an application for a preliminary plat for Greyden Estates

C. 1255 FM 1092

- (1) Consider an application for a preliminary plat for 1255 FM 1092

D. ARCADIA

- (1) Consider an application for a preliminary plat for Arcadia

E. SIENNA

- (1) Reconsider an application for a concept plan for Sienna 3F
- (2) Consider an application for a preliminary plat for Sienna Section 44
- (3) Consider an application for a preliminary plat for Sienna Section 46
- (4) Consider an application for a preliminary plat for Sienna Section 49
- (5) Consider an application for a preliminary plat for Sienna Section 52
- (6) Consider an application for a preliminary plat for Sienna Section 53
- (7) Consider an application for a preliminary plat for Crescent Spring Drive Street Dedication Section 1
- (8) Consider an application for a preliminary plat for Waters Lake Boulevard Street Dedication Phase 5

7. ZONING MAP AMENDMENTS

A. PLANNED DEVELOPMENT DISTRICT

- (1) To receive comments for or against a request by Cannon Capital Company, LLC to amend Planned Development District #85 to allow for MF-2, multifamily residential 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. The site location is to the north of the Pine Meadows residential subdivision, south of US 90A, east of Bull Lane, and west of S Cravens Road
- (2) Consider a final report and recommendation on item 7.A.(1)

8. ZONING TEXT AMENDMENTS

A. ZONING BOARD OF ADJUSTMENT

- (1) Discuss amendments to Section 18, Board of Adjustment, of the City of Missouri City Zoning Ordinance.

B. OUTDOOR COOKING AND SEATING

- (1) Discuss possible amendments to the City of Missouri City Zoning Ordinance to allow for outdoor cooking and seating services.

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 July 14, 2021 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 July 9, 2021.

Egima Edwards
Planning Technician