



## **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 13, 2021, at 7:00 p.m. at City Hall Complex, Missouri City Community Center**, 1522 Texas Parkway, Missouri City, Texas, 77489 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 September 8, 2021 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 - APC3-21, American Planning Association, Texas Chapter annual conference
      - (2) Engineering
        - a. Assistant 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 concept plan for Sienna 3G
- (2) Consider an application for a preliminary plat for Sienna Village of Bees Creek Section Thirty
- (3) Consider an application for a preliminary plat for Lexington Village Assisted Living
- (4) Consider an application for a preliminary plat for Vicksburg Single-Family Rentals
- (5) Consider an application for a preliminary plat for Parkway Crossing
- (6) Consider an application for a final plat for Oyster Creek Farms Estates on Underwood
- (7) Consider an application for a final plat for Crestmont Corner
- (8) Consider an application for a final plat for Sienna Section 48
- (9) Consider an application for a final plat for Sienna Section 19
- (10) Consider an application for a final plat for Sienna Section 39B
- (11) Consider an application for a final plat for Sienna Lakes Drive and Owen Bend Street Dedication
- (12) Consider an application for a final plat for Fort Bend Logistics Center

### B. PARKLAND DEDICATION

- (1) Consider an application for a parkland dedication for Vicksburg Single-Family Rentals

## 7. ZONING MAP AMENDMENTS

### A. TOWNHOUSE RESIDENTIAL DISTRICT

- (1) To receive comments for or against a request by Farrah Sabouni, AutoArch Architects to zone approximately 40 acres of land from R-1, single-family residential, to R-5 townhouse residential; 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 is located on Watts Plantation Rd, north of the Manors of Silver Ridge subdivision, south of Fort Bend Parkway, east of Sienna Parkway and west of Knights Road.

- (2) Consider a final report and recommendation on item 7.A.(1)

### B. PLANNED DEVELOPMENT DISTRICT

- (1) To receive comments for or against a request by Andrea Metz, Lovett Commercial, to zone approximately 50 acres of land to PD, Planned Development District to allow for a mixed use development to include retail, commercial uses including restaurants and cafes; flex spaces; artist studios; outdoor gathering spaces; indoor recreational facilities, ministorage and residential; 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 includes multiple tracts of land located north and south of State Highway 6, east and west of Watts Plantation Drive, and east of North Creekmont Drive.

- (2) Consider a final report and recommendation on item 7.B.(1)

**8. ZONING TEXT AMENDMENTS**

**A. ZONING BOARD OF ADJUSTMENT**

- (1) Public hearing to receive comments for or against amendments to Section 18, Board of Adjustment, of the City of Missouri City Zoning Ordinance.

- (2) Consider a final report on item 8.A.(1).

**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 for reasonable accommodations for persons attending Planning & Zoning Commission meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact Michael Tubbs, Facilities and Fleet Manager, at 281.403.8500.**

**CERTIFICATION**

I certify that a copy of the October 13, 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 October 8, 2021.

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Egima Edwards  
Planning Technician