



## **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 **November 10, 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 October 13, 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
      - (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 preliminary plat for Modera Missouri City
- (2) Consider an application for a preliminary plat for Sienna Apartments
- (3) Consider an application for a preliminary plat for Sienna Section 55
- (4) Consider an application for a preliminary plat for Sienna Section 57
- (5) Consider an application for a preliminary plat for Sienna Section 64
- (6) Consider an application for a preliminary plat for Sienna Section 66
- (7) Consider an application for a preliminary plat for Island Xpress
- (8) Consider an application for a preliminary plat for Ft. Bend Logistics Center
- (9) Consider an application for a final plat for Greyden Estates
- (10) Consider an application for a final plat for Crestmont Corner
- (11) Consider an application for a final plat for Industrial Business Park At Pike and Gessner

**7. ZONING MAP AMENDMENTS**

**A. PLANNED DEVELOPMENT DISTRICT – THE SHED**

- (1) Public hearing 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.A.(1)

**B. ZONING MAP AMENDMENT – ROYAL LIVING AT FORT BEND**

- (1) Public hearing 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 Road, north of the Manors of Silver Ridge subdivision, south of the Fort Bend Parkway, east of Sienna Parkway

and west of Knights Road.

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

**C. ZONING MAP AMENDMENT – ROYAL LIVING AT SIENNA**

- (1) Public hearing to receive comments for or against a request by Farrah Sabouni, AutoArch Architects to zone approximately 11 acres of land from LC-3, retail district 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 north and west of the Waterbrook residential subdivision, south and east of the intersection of Watts Plantation Road and Sienna Parkway.

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

**D. ZONING MAP AMENDMENT – ROYAL LIVING AT LAKE OLYMPIA**

- (1) Public hearing to receive comments for or against a request by Farrah Sabouni, AutoArch Architects to zone approximately 11 acres of land from LC-2, retail district 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 location includes multiple tracts of land to the southwest and southeast of the intersection of Lake Olympia Parkway and Peninsulas Drive.

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

**E. ZONING MAP AMENDMENT – VRINDAVAN**

- (1) Public hearing to receive comments for or against a request by Trimcos Engineering, LLC to zone approximately 13.67 acres of land from PD, Planned Development No. 105 (Ordinance O-18-01) to R-2 single-family 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 Staffordshire Road, north of the Knanaya residential subdivision and west of the Hunters Green residential subdivision.

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

**F. SPECIFIC USE PERMIT – AYESHA COMMUNITY CENTER**

- (1) Public hearing to receive comments for or against a request by Tamim Artani for a SUP, Specific Use Permit to allow for the location of a place of assembly, community center; 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 Watts Plantation Road and the Manors at Silver Ridge residential subdivision, south of the Fort Bend Parkway, east of Sienna Parkway and west of Knight Road.

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

**G. SPECIFIC USE PERMIT – CENTERPOINT ENERGY**

- (1) Public hearing to receive comments for or against a request by CenterPoint Energy Houston Electric, LLC, to zone approximately 1.588 acres of land to SUP, Specific Use Permit to allow for the location of development utilities; 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 located north of an existing CenterPoint utility easement and facility, south of Adams Street, east of Texas Parkway and west of the Crestmont Place residential neighborhood.

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

**H. PLANNED DEVELOPMENT DISTRICT – CRAVENS INDUSTRIAL DEVELOPMENT**

- (1) Public hearing to receive comments for or against a request by Rollins Turner, Johnson Development Associates, Inc., to zone approximately 17.58 acres of land to PD, Planned Development District to allow for the development of office/warehouse 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 along S Cravens Drive, north of a CenterPoint utility easement and a Fort Bend Water Control & Improvement District Wastewater Treatment Plant No. 2, south of the Transwestern Southwest Commerce Center, east of Echo Creek Drive and west of the Park 8Ninety business park.

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

**I. PLANNED DEVELOPMENT DISTRICT – TOWNSHIP SQUARE**

- (1) Public hearing to receive comments for or against a request by KM Township Square, LLC to rezone an approximate 6.28 acre tract of land to PD, Planned Development District to allow for flexibility and innovation in design allowing for the redevelopment of an existing commercial retail center; 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 north of Township Lane; south of Raoul Wallenberg Lane; east of Williamsburg Lane; and west of FM 1092 at 3334, 3340, 3424, and 3434 FM 1092.

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

**8. ZONING TEXT AMENDMENTS**

None.

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

**A. Watershed Master Plan**

- (1) Consider a final report to City Council on the Missouri City Drainage Master Plan Update

**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 November 10, 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 November 5, 2021.

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Egima Edwards  
Planning Technician