



## **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 **December 8, 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 November 10, 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 – Introduce Keehren Baah, Planning Manager
      - (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 3H
- (2) Consider an application for a preliminary plat for Sienna Apartments
- (3) Consider an application for a preliminary plat for Sienna Village of Bees Creek Section Thirty
- (4) Consider an application for a preliminary plat for Island Xpress
- (5) Consider an application for a preliminary plat for VU VN INC Development
- (6) Consider an application for a preliminary plat for Lexington Village Assisted Living
- (7) Consider an application for a final plat for Vicksburg Single Family Rentals
- (8) Consider an application for a final plat for Waters Lake Boulevard Street Dedication Phase 5

**7. ZONING MAP AMENDMENTS**

**A. ZONING MAP AMENDMENT – FORT BEND MUNICIPAL UTILITY DISTRICT**

- (1) Public hearing to receive comments for or against a request by Fort Bend County Municipal Utility District No. 26 to zone an approximate 6.69 acre tract of land to CF, community facilities to allow for the location of a public park; 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 of Court Road and the Bradford Village residential subdivision; south of the Quail Green West residential subdivision; east of Columbia Blue Drive and the Fort Bend Independent School District Glover Elementary School, and west of Texas Parkway and the Wells Fargo professional offices.

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

**8. ZONING TEXT AMENDMENTS**

None.

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

**A. SEMIANNUAL REPORT – IMPACT FEE CAPITAL IMPROVEMENT PLAN**

- (1) Consider approving a semiannual report to the City Council on the land use assumptions and capital improvements plan for the Northeast Oyster Creek Sub-watershed, Lake Olympia Parkway

Extension and Mustang Bayou Service Area.

**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 December 8, 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 December 3, 2021.

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Egima Edwards  
Planning Technician