



**MINUTES  
PLANNING AND ZONING COMMISSION  
CITY OF MISSOURI CITY, TEXAS  
November 10, 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 Chairman Brown-Marshall, at 7:00 PM.

**2. ROLL CALL**

**Commissioners Present:**

Sonya Brown-Marshall  
Timothy Haney  
Gloria Lucas  
Karen Overton  
Daniel Silva  
John O'Malley  
Rodney Griffin  
Hugh Brightwell  
James Bailey

**Commissioners Absent:**

None.

**Councilmembers Present:**

None.

**Staff Present:**

Jennifer Gomez, Director, Development Services  
Mason Garcia, Planner II  
Stori Nuri, Planner I  
Gretchen Pyle, Development Review Coordinator  
Egima Edwards, Planning Technician  
Shashi Kumar, P.E., City Engineer / Director, Public Works  
Jeremy Davis, Assistant City Engineer  
Joseph Quintal, Assistant City Attorney  
Gus Garcia, Acting Building Official

**Others Present:**

See attached sign-in sheet

**3. READING OF MINUTES**

Chair Brown-Marshall called for a motion to accept the October 13, 2021 Planning and Zoning Commission meeting minutes.

**Motion:** Approval of the October 13, 2021 meeting minutes.

**Made By:** Commissioner Brightwell

**Second:** Commissioner Griffin

**AYES:** Commissioner Brown-Marshall, Commissioner Lucas,  
Commissioner Silva, Commissioner Overton,  
Commissioner Griffin, Commissioner O'Malley,  
Commissioner Brightwell

**NAYES:** None

**ABSTENTIONS:** Commissioner Bailey, Commissioner Haney

The motion passed.

**4. REPORTS**

**A. COMMISSION REPORTS**

(1) Chairman of the Planning and Zoning Commission  
None.

(2) Planning and Zoning Commissioners  
None.

**B. STAFF REPORTS**

(1) Development Services  
a. Director  
None

(2) Engineering  
a. Assistant City Engineer  
None

**5. PUBLIC COMMENT**

John Bertram, 4406 Crow Valley Drive, commented on the city's recently approved bond providing that it would develop many areas in Missouri City. Mr. Bertram commented on traffic lights that could be added in Lake Olympia as a result of the bond. Mr. Bertram shared concerns that the city should consider round-a-bouts instead, commenting that they are less expensive to install; would save thousands on maintenance; and would

maintain the suburban feel in Lake Olympia. Mr. Bertram requested direction on how to proceed with their request.

Chair Brown-Marshall replied that hopefully the city's Engineering division will be able to follow-up with a response.

## 6. PLATS

### A. CONSENT AGENDA

- (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

Chair Brown-Marshall requested a motion to pull agenda item 6.A.(7) for further discussion.

**Motion:** To pull agenda item 6.A.(7).

**Made By:** Commissioner Brightwell

**Second:** Commissioner Lucas

**AYES:** Commissioner Brown-Marshall, Commissioner Lucas, Commissioner Silva, Commissioner Overton, Commissioner Griffin, Commissioner O'Malley, Commissioner Brightwell, Commissioner Haney, Commissioner Bailey

**NAYES:** None

**ABSTENTIONS:** None

The motion passed.

**Motion:** To approve consent agenda, less agenda item 6.A.(7)

**Made By:** Commissioner Haney

**Second:** Commissioner Lucas

**AYES:** Commissioner Brown-Marshall, Commissioner Lucas, Commissioner Silva, Commissioner Overton, Commissioner Griffin, Commissioner O'Malley, Commissioner Brightwell, Commissioner Haney, Commissioner Bailey

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

The motion passed.

Jennifer Gomez, Director, Development Services, presented agenda item 6.A.(7). The Commission can approve; approve with conditions; or disapprove plat applications. An incomplete application is subject to disapproval; staff's recommendation disapproval of this incomplete plat application. Staff had made attempts to acquire missing items over the review period; however a response was not received.

Commissioner Brightwell asked if a list of missing items had been provided to the applicant. Ms. Gomez confirmed that a checklist had been provided.

Commissioner Overton asked for confirmation on if the applicant had been or will be notified. Ms. Gomez replied that staff has been working with the applicant and will continue to do so.

**Motion:** To approve agenda item 6.A.(7) as disapproved

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

**AYES:** Commissioner Brown-Marshall, Commissioner Lucas,  
Commissioner Silva, Commissioner Overton,  
Commissioner Griffin, Commissioner O'Malley,  
Commissioner Brightwell, Commissioner Haney,  
Commissioner Bailey

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

The motion passed.

Chair Brown-Marshall called for a motion to enter into an Executive Session.

**Motion:** To move into an Executive Session

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

**AYES:** Commissioner Brown-Marshall, Commissioner Lucas,  
Commissioner Silva, Commissioner Overton,  
Commissioner Griffin, Commissioner O'Malley,  
Commissioner Brightwell, Commissioner Haney,  
Commissioner Bailey

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

The motion passed.

The Planning & Zoning Commission entered into an executive session at 7:20 pm.

## 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.

Stori Nuri, Planner I, presented the item. Ms. Nuri stated that the application was presented to the Commission last month on October 13, 2021 and that the Commission voted to send a positive recommendation to City Council.

Ms. Nuri summarized the subject site and stated that since last month's presentation, the developers had met with local residents and made changes to residential uses. Ms. Stori summarized the changes to consist of limiting residential uses to age restricted senior living or single-family attached style homes (condominiums, patio-cluster, duplexes, and single-family dwellings).

Staff recommends approval to include all mentioned uses.

Mary Ross, 2507 Shadow Oaks, stated that she is against the item as it exist. Ms. Ross commented that during the last P&Z meeting, she believes that the developers made claims that were not completely what was said during meetings with the homeowners association (HOA) board. Ms. Ross referenced an additional meeting that was held with about six residents besides the HOA and that she appreciated the ability to be able to speak with the developers. Ms. Ross stated that they had asked for an agreement with the developers not to have any residential outside of the R-2, single-family zoning and that there was no need for the rezoning.

Ms. Ross referenced proposed future developments for rental units within 1/8 of a mile of the subject site and another 600 units on the north side of Highway 6. Ms. Ross stated that there was no need for an additional 119 rental units. Ms. Ross stated that the developers agreed to consider senior living. Ms. Ross restated previous concerns.

Mark Lloyd, 2803 Everhart Terrace Drive, stated he is the president of the Creekmont HOA and that they have met several times with the developer. Mr. Lloyd referenced Section "A" as depicted on the conceptual site plan as being their main concern. Mr. Lloyd stated his understanding that the community is not against the development however that they are concerned that once there is an agreement, the developer will not honor the agreement and the community will not have a voice. Mr. Lloyd provided

concern that Creekmont may not look as it was 15 years ago. Mr. Lloyd indicated that the developers had agreed that the residential units would be townhomes. Mr. Lloyd stated that the community could support as long as the agreement is for townhomes or senior living facilities. Mr. Lloyd requested the proposal not be approved, unless mentioned changes are made.

**Motion:** To close the public hearing

**Made By:** Commissioner Lucas

**Second:** Commissioner Brightwell

**AYES:** Commissioner Brown-Marshall, Commissioner Lucas, Commissioner Silva, Commissioner Overton, Commissioner Griffin, Commissioner O'Malley, Commissioner Brightwell, Commissioner Haney, Commissioner Bailey

**NAYES:** None

**ABSTENTIONS:** None

The motion passed.

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

**Motion:** To forward a positive recommendation for agenda item 7.A.(1) to City Council

**Made By:** Commissioner Brightwell

**Second:** Commissioner O'Malley

Vice Chair Haney inquired about the development schedule.

Jennifer Thomas Gomez, Director, Development Services, replied that the next step of the development process would have to begin within five years if the zoning is approved. The next step in this case could be platting to prepare for development. The development schedule the Commission recommends to adopt would be the five year span.

Vice Chair Haney stated his interpretation of the report is that the phases are spread out over five years. What is not clear is if the phases are parallel or consecutively, which they would bump up against the fifth year for Phase 4, the main area of concern.

Ms. Gomez replied that the belief is that that schedule is not timed out. State law guides the timeline.

Commissioner Griffin requested confirmation that drainage and egress / ingress will be reviewed.

Jeremy Davis, Assistant City Engineer provided that both a Traffic Impact Analysis (TIA) as well as a Drainage Impact Analysis (DIA) would be required to be

submitted as part of the development process. The DIA would dictate mitigations needed for drainage.

Chair Brown-Marshall inquired if that analysis would be for each tract.

Mr. Davis replied typically for something like this, a master report would be provided to possibly save time.

Vice Chair Haney inquired if per plat all calculations would be conducted, for example drainage.

Mr. Davis replied a lot of times what happens is larger developments would have a master drainage plan / impact analysis. Each individual plat will have its own drainage plan. This is the same for both DIA and TIAs.

Shashi Kumar, Director, Public Works, addressed the concern regarding drainage and provided that a comprehensive drainage analysis would have to be conducted for the entire proposed development. Mr. Kumar provided that a drainage impact analysis for that phase only will be required and that at this time only a concept has been provided.

Mr. Kumar addressed concerns regarding traffic and reiterated that driveways as shown are conceptual as well. Mr. Kumar provided that both staff and Texas Department Of Transportation (TxDOT) would have to approve driveway location prior to construction.

Commissioner Overton inquired about the development's impact on the city if zoning is approved.

Ms. Gomez replied that the submitted request is for a unified development and that if development occurred today under the current zoning, the site could be subdivided; sold off; and developed in pieces. At this time, the developer is proposing to combine the project into a unified development.

**AYES:** Commissioner Brown-Marshall, Commissioner Silva,  
Commissioner Griffin, Commissioner O'Malley,  
Commissioner Brightwell, Commissioner Lucas,  
Commissioner Haney

**NAYES:** Commissioner Griffin, Commissioner Overton

**ABSTENTIONS:** None

The motion passed.

**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.

Stori Nuri, Planner I, presented the item. Ms. Nuri stated that the applicant has submitted three separate applications for the same product type to be located in three areas. The presentation provides an overview of the product type and the next few agenda items include the consideration for each location.

Chair Brown-Marshall stated though the aforementioned projects were presented together, the Commission will vote on each one separately.

Ms. Nuri stated the product type is being called, Royal Living. The first location is the proposed Royal Living at Fort Bend that was presented to the Commission during the October 13, 2021 meeting and the Commission voted to forward a positive recommendation to the City Council.

Ms. Nuri summarized that the Royal Living at Fort Bend is conceptually shown to consist of 317 residential lots containing amenities such as a clubhouse; pool; dog park; and picnic area for residents.

Farrah Sabouni, AutoArch Architects, stated that they are seeking to develop attached / detached single-family homes eventually; garden homes. Ms. Sabouni provided that the homes would be for sale.

Chair Brown-Marshall inquired if the developers anticipated 45 foot homes.

Ms. Sabouni replied that right now they are in the preliminary phases. They are looking to do combinations of two and three-stories and the idea is to offer a mixture. Ms. Sabouni provided that if the building height becomes an issue the three-stories can be built in the center of the property.

Chair Brown-Marshall inquired if developers would agree to comply with results of a Traffic Impact Analysis (TIA).

Ms. Sabouni replied, absolutely and that initial meetings with the City have started. Ms. Sabouni provided that they want to be great neighbors, not just good neighbors.

Roy Jones, 3606 Watts Plantation, stated that the property is wetlands and that drainage would be seriously impacted. Mr. Jones expressed concerns with traffic and any widening of Watts Plantation.

Kevin Turini, 5019 South Hampton, the Manors at Silver Ridge HOA board member, stated that the proposed development is not in keeping with the neighborhood. Mr. Turini expressed concern that traffic would increase and that property values will decrease. Mr. Turini provided that he believed the proposal would only benefit the developers and not residents of the community. Mr. Turini restated concerns previously mentioned and provided that the proposed number of residential units is six times that of the existing homes. Mr. Turini provided that the applicant should have a burden of proof to make a change to zoning. Mr. Turini



provided that the HOA was not contacted by the applicant to provide information.

Diane Williams, 4018 Knight Road, stated that the street, Watts Plantation, is named after her grandmother and that a family cemetery exists where the townhomes would be developed. Ms. Williams indicated concern for what would happen to the cemetery. Ms. Williams provided that the site is historical and that she is not aware of developers surveying the land nor did they contact owners of the property. Ms. Williams provided history that the cemetery has existed since the 1800s and that slaves, fallen soldiers, parents and siblings have been laid in there. Ms. Williams stated her family has opened their cemetery to families who cannot afford a burial; that the site is cared for; and that they should know what the plans for development are.

**Motion:** To close the public hearing

**Made By:** Commissioner Haney

**Second:** Commissioner Lucas

**AYES:** Commissioner Brown-Marshall, Commissioner Lucas,  
Commissioner Silva, Commissioner Overton,  
Commissioner Griffin, Commissioner O'Malley,  
Commissioner Brightwell, Commissioner Haney,  
Commissioner Bailey

**NAYES:** None

**ABSTENTIONS:** None

The motion passed.

Chair Brown-Marshall inquired about the number that triggers action to be taken as a result of a TIA.

Jeremy Davis, Assistant City Engineer, replied that the Infrastructure Design Manual has three categories of Traffic Impact Analysis. It begins with 750 trips per day, then increases to a category three, the most stringent. The proposed development would fall under a category three.

Chair Brown-Marshall encouraged the applicant to contact Diane Williams' family to explain what will happen to the cemetery; and reiterated that the flooding concerns were understood. Chair Brown-Marshall encouraged property owners to contact city staff for additional follow-up.

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

**Motion:** To forward a negative recommendation for agenda item 7.B.(1) to City Council

**Made By:** Commissioner Lucas

**Second:** Commissioner Griffin

Commissioner Bailey inquired about the proposal not completely

complying with policy recommendations of the Future Land Use Plan per staff's report.

Jennifer Thomas Gomez, Director, Development Services, replied that the Future Land Use Plan adopted in 2017 described the estate character for areas north and south of Watts Planation Road. This characterization was provided based upon the use of private utilities and the lack of public utilities available within proximity to the area. Since the Plan's adoption, development activity has occurred closer and the availability for public utility service is changing.

Staff's recommendation on the Future Land Use Plan is to reevaluate the potential for development in the area based on those considerations.

Chair Brown-Marshall read a portion of staff's report that stated the cemetery would remain with development around it.

Commissioner Overton asked for clarification that the cemetery would not be disturbed.

Chair Brown-Marshall confirmed.

**AYES:** Commissioner Griffin, Commissioner Lucas

**NAYES:** Commissioner Brown-Marshall, Commissioner Silva, Commissioner O'Malley, Commissioner Brightwell, Commissioner Haney, Commissioner Bailey, Commissioner Overton

**ABSTENTIONS:** None

The motion failed.

**Motion:** To forward a positive recommendation for agenda item 7.B.(1) to City Council

**Made By:** Commissioner Haney

**Second:** Commissioner Brightwell

**AYES:** Commissioner Brown-Marshall, Commissioner Silva, Commissioner O'Malley, Commissioner Brightwell, Commissioner Haney, Commissioner Bailey, Commissioner Overton

**NAYES:** Commissioner Griffin, Commissioner Lucas

**ABSTENTIONS:** None

The motion passed.

**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.

Stori Nuri, Planner I, presented the item. Ms. Nuri summarized the project site as being the second proposed location for the Royal Living product type; this location is conceptually shown to consist of 95 residential lots with similar onsite amenities as the other two locations; a clubhouse; pool; park; and running trail.

Kevin Turini, 5019 South Hampton, the Manors at Silver Ridge Homeowners Association board member, stated that traffic; flooding; the character of the community are concerns and that developer has not been all that helpful. Mr. Turini provided that there is no reason to recommend approval.

**Motion:** To close the public hearing

**Made By:** Commissioner Haney

**Second:** Commissioner Silva

**AYES:** Commissioner Brown-Marshall, Commissioner Lucas, Commissioner Silva, Commissioner Overton, Commissioner Griffin, Commissioner O'Malley, Commissioner Brightwell, Commissioner Haney, Commissioner Bailey

**NAYES:** None

**ABSTENTIONS:** None

The motion passed.

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

**Motion:** To forward a positive recommendation for agenda item 7.C.(1) to City Council

**Made By:** Commissioner Haney

**Second:** Commissioner Bailey

**AYES:** Commissioner Brown-Marshall, Commissioner Silva, Commissioner Griffin, Commissioner O'Malley, Commissioner Brightwell, Commissioner Lucas, Commissioner Haney, Commissioner Bailey

**NAYES:** Commissioner Overton

**ABSTENTIONS:** None

The motion passed.

**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.

Stori Nuri, Planner I, presented the item. Ms. Nuri summarized the project site as being the third proposed location for the Royal Living product type; this location is conceptually shown to consist of 65 residential lots with similar onsite amenities as the other two locations; a clubhouse; pool; and a park.

Chair Brown-Marshall inquired if two-story homes could be at a height of over 30 feet.

Ms. Nuri replied that for the R-2, single-family residential the maximum building height is up to 35 feet.

Commissioner Lucas requested clarity for a three-story building being 45 feet in height if the maximum height is 35 feet.

Ms. Nuri replied that the R-2, single-family residential district allows for a maximum height of 2 ½ stories or 35 feet. If this property is zoned R-5, then the maximum height would change to three-stories or 45 feet.

John Bertrum, 4406 Crow Valley Drive, stated that he does not appreciate a height allowance of 35 feet for homes as most of the houses in Lake Olympia average between 20 – 25 feet in height. Mr. Bertrum commented that the current zoning would allow for daycares and not gas stations. Mr. Bertrum referenced the Future Land Use Plan that identifies the tract as suburban character providing for more horizontal, spread out development that focuses on being green and having an open field. Mr. Bertrum stated that the proposed development is horizontally challenged. Mr. Bertrum expressed concern with traffic on Lake Olympia Parkway and commented on the submitted Traffic Impact worksheet. Mr. Bertrum commented that 11 acres of absorption would be disturbed; that the area previously flooded; and that the environment of nature's habitat would be disturbed.

Clarence Hartman, 411 Wild Peach Place, stated he has helped neighbors clean out their homes due to flooding and that the proposed development would make it worse. Mr. Hartman provided that only stop signs exist at the intersection and that he does not support the rezoning.

Marie Moore, 419 Jewel Landing, stated that she is speaking as a resident and not with any affiliations she may have. Ms. Moore provided that the community has beautiful lakes, trees and nature and that this particular development would be in the middle of the community versus on the outside. Ms. Moore restated the

lack of communication with the developers and that opinions of residents should have been requested. Ms. Moore stated that she is against this development.

Lawrence Bell, 1723 Corona Del Mar Drive, restated concerns of increased traffic and the proposed height of residential homes, adding concern for water capacity and parking for the pool area.

Jonathan Winfile, 7902 Myrtle Lane, President of Lake Olympia Civic Association, stated that there are 1,800 homes in the Lake Olympia community, which constitutes a large voting block. Mr. Winfile expressed similar concerns with traffic, drainage, building height, and aesthetics.

Chair Brown-Marshall asked Mr. Winfile what type of development he would like to see.

Mr. Winfile replied, a park...something, not a gas station or residential.

James Yokley, 2622 Turning Row Lane, stated that his backyard and fence faces the proposed development and that he would be directly impacted. Mr. Yokley stated that he is protesting the proposed project. Mr. Yokley questioned why the zoning should be changed for another use and that sewage has increasingly become an issue. Mr. Yokley stated that he did not support the rezoning.

Aдриene Barker, 2707 Lakeside Village, stated that the type of development the community envisioned are uses where people would visit during the day and not stay overnight. Ms. Barker indicated that resident's consideration was not for high density housing.

**Motion:** To close the public hearing

**Made By:** Commissioner Haney

**Second:** Commissioner Overton

**AYES:** Commissioner Brown-Marshall, Commissioner Lucas, Commissioner Silva, Commissioner Overton, Commissioner Griffin, Commissioner O'Malley, Commissioner Brightwell, Commissioner Lucas, Commissioner Bailey

**NAYES:** None

**ABSTENTIONS:** None

The motion passed.

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

**Motion:** To forward a negative recommendation for agenda item 7.D.(1) to City Council

**Made By:** Commissioner Overton

**Second:** Commissioner Griffin

Commissioner Bailey stated that there are 39 uses currently permitted without having to be presented to the Commission. Some types of uses consists of book store; child care; professional offices; car wash; restaurants; and radio station.

Commissioner Bailey stated that in regards to flooding; development is development, and inquired if the current zoning uses would be better versus what is being proposed.

Mr. Davis replied that a drainage impact analysis would be reviewed. Less impervious area means less mitigations. More concrete would require more mitigations.

**AYES:** Commissioner Lucas, Commissioner Griffin, Commissioner Overton, Commissioner O'Malley,

**NAYES:** Commissioner Haney, Commissioner Bailey, Commissioner Brightwell, Commissioner Silva

**ABSTENTIONS:** Commissioner Brown-Marshall

Chair Brown-Marshall asked the Legal division for guidance due to a tied vote.

Joseph Quintal, Assistant City Attorney, replied that the motion goes to Council with a positive recommendation.

Mr. Quintal returned to correct his opinion; and provided that in order to give a positive recommendation, there has to be a majority vote. Since there was not a majority vote, it must be a negative recommendation.

The motion passed.

**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.

Stori Nuri, Planner I, presented the item. Ms. Nuri summarized the project site, stating current that the zoning allows for MF-2, multi-family residential with an age restriction of 55 years and older. A zoning change to R-2 would allow a single-family residential development, consisting of a community building and park with an onsite detention feature. The community would be gated with private streets.

Staff recommends approval.

Ms. Nuri stated that the proposed amendment is in conformance with the Comprehensive Plan and the Future Land Use Plan and there that no deviations are requested to the zoning ordinance.

Vice Chair Haney inquired if a new concept plan was being presented. Ms. Nuri replied, yes.

Commissioner O'Malley inquired about a parkland dedication.

Jennifer Gomez, Director, Development Services, stated that green space in the center was provided on the previous plan and that the current site plan enhances that previous plan.

**Motion:** To close the public hearing

**Made By:** Commissioner O'Malley

**Second:** Commissioner Lucas

**AYES:** Commissioner Brown-Marshall, Commissioner Lucas, Commissioner Silva, Commissioner Overton, Commissioner Griffin, Commissioner O'Malley, Commissioner Brightwell, Commissioner Haney, Commissioner Bailey

**NAYES:** None

**ABSTENTIONS:** None

The motion passed.

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

**Motion:** To forward a positive recommendation for agenda item 7.E.(1) to City Council

**Made By:** Commissioner Haney

**Second:** Commissioner O'Malley

**AYES:** Commissioner Brown-Marshall, Commissioner Silva, Commissioner Brightwell, Commissioner O'Malley, Commissioner Lucas, Commissioner Overton, Commissioner Griffin, Commissioner Bailey, Commissioner Haney

**NAYES:** None

**ABSTENTIONS:** None

The motion passed.

**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.

Stori Nuri, Planner I, presented the item. Ms. Nuri summarized the project site, stating that a revised site plan had been submitted to allow for the location of a place of assembly on an approximate 5 acre tract of land. The original application was considered by the Commission in April 2021. The applicant has since revised the site plan and clarified the scale of the proposed development.

Ms. Nuri stated the proposed development would consist of a main building, approximately 1,500 square feet, with maximum capacity of 100 attendees. Conformance with the Comprehensive Plan has been met.

Staff recommends approval.

Commissioner Lucas inquired if the plans changed.

Ms. Stori replied, yes. The previous plan consisted of a 9,000 square foot building; it decreased to 1,500 square feet. The change was based off comments made during the April 2021 meeting.

Vice Chair Haney stated during the last meeting, the number of occupants was a concern.

Ms. Nuri confirmed that the proposed number of occupants dropped to 100 and that the maximum capacity would only be on certain days.

Kevin Turini, 5019 South Hampton, stated that though the size of the building decreased, there is nothing limiting expansion. Mr. Turini stated that the traffic volume would not decrease. Mr. Turini stated that the applicant had been utilizing the site as a meeting site and town hall facility and that multiple outstanding zoning issues existed including being noted on "See Click Fix". Mr. Turini stated that he does not support the proposal; that he believes the applicant has not been good neighbors.

Nayef Shaban, 2414 Volterra Lake Drive, stated that he is the architect of the project and that based on a study, the size of the building decreased, and is set back approximately 1,000 feet away from the street. Mr. Shaban provided that the typical occupancy would be between 10 to 15 people and that traffic would not increase significantly.

Aimen Kabire, President, Islamic Society of Greater Houston, stated that they have heard and addressed the concerns raised in April 2021. Mr. Kabire, provided that the plans were revised and that the facility would not be designed to accommodate a larger program. Families could use facilities in Stafford and Sugar Land for larger gatherings. The proposed center is scaled down to accommodate smaller gatherings for those living in closer proximity to the facility. The proposed plan has taken into account the preservation of greenery and wildlife.



Mr. Kabire stated that during Hurricane Harvey, their facilities were staging centers and shelters for the community at-large. Their facilities offer free medical service, scouting programs, and warming centers during cold temperatures, as well as additional services to the entire community. Mr. Kabire stated that services are not only for the Muslim community, but rather to each and every citizen that lives around that community center. Revised plans will serve community members in the Watts Plantation area and the surrounding neighborhoods for daily prayers, as well as the community as a whole for other needs. Architectural updates are to cater to the needs of the community as suggested by property owners in April. Mr. Kabire requested a favorable motion.

Tamim Artani, 4210 Monarch Drive, member of Islamic Society of Greater Houston, stated that he was initially involved in the previous hearing and design and that considerations given by the Commission were taken into account. Mr. Artani seeks approval and extended an arm of friendship to the neighbors and the community at-large. Mr. Artani provided that they are open to discussions with the community at any time.

Mudasser Zaheer, 5502 Pecan Hollow Drive, stated he is an 18 year resident of Missouri City. They engaged with the Islamic Society of Greater Houston, an engineering firm, and completed outreach to work hard on addressing all concerns. Mr. Zaheer provided that there would be about 8 to 10 cars, four times a day on average. A facility was designed to preserve the ecology of Watts Plantation. Traffic flow will be minimum, once in a while there will be full attendance, does not happen often. Mr. Zaheer stated they will connect with the Police Department for assistance with traffic, as they do at other locations, during times of full attendance. The property site is maintained, \$200 was spent on mowing the area. They are not using the facility and have not been notified of a single violation. There is a center near the proposed site that is active. The presented center will have a positive impact.

A property owner (name and address not captured; see recording) addressed the Commission to inform that he lives within 200 feet of the subject site. He is unsure why people are saying they are not good neighbors. The proposed project will be the first Islamic center in the City of Missouri City. Each day consist of five daily prayers from 5:30 am to 8:30 pm. The amount of cars was restated. The property owner stated he has been a resident of Missouri City for seven years and would like to remain so for additional years to come.

**Motion:** To close the public hearing

**Made By:** Commissioner Haney  
**Second:** Commissioner O'Malley

**AYES:** Commissioner Brown-Marshall, Commissioner Lucas, Commissioner Silva, Commissioner Overton, Commissioner Griffin, Commissioner O'Malley, Commissioner Brightwell, Commissioner Haney, Commissioner Bailey

**NAYES:** None

**ABSTENTIONS:** None

The motion passed.

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

**Motion:** To forward a positive recommendation for agenda item 7.F.(1) to City Council

**Made By:** Commissioner O'Malley  
**Second:** Commissioner Haney

**AYES:** Commissioner Brown-Marshall, Commissioner Silva, Commissioner Brightwell, Commissioner O'Malley, Commissioner Lucas, Commissioner Overton, Commissioner Griffin, Commissioner Bailey, Commissioner Haney

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

The motion passed.

**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.

Jennifer Gomez, Director, Development Services, presented this item. Ms. Gomez stated the subject site is located in front of the Crestmont Place subdivision. An existing substation is south of the site. Centerpoint is seeking to acquire additional land to locate a new substation. The existing substation will be demolished to provide an update that will enhance electrical service to the area.

Ms. Gomez stated that the potential screening is shown as a 10 foot masonry wall, an upgrade from the current chain-link fence. The 10 foot wall is a condition in the staff report. Other conditions are typical for properties along street frontage like transitional buffer yards.

Staff recommends approval.

Commissioner Griffin asked what would happen to the existing substation.

Ms. Gomez replied it would be demolished.

Chair Brown-Marshall asked how long the current substation has existed.

David (last name not captured), Civil Engineer, Centerpoint Energy, replied the existing substation was installed in 1955. Aging infrastructure will be upgraded. They are seeking to move adjacent to the current facility to energize while upgrading. The main driver of the project is reliability for the area.

Chair Brown-Marshall inquired if the upgrade will help with rolling blackouts currently being experienced.

Mr. David replied it is part of it. They cannot guarantee rolling blackouts will not occur. The infrastructure is very old; improvement is key. There is not enough room to shift current equipment up and down due to gas and transmission lines.

Commissioner Griffin inquired if radiation will decrease or increase.

Mr. David replied the equipment will be the same size as current as far as footprint. The proposed 10 foot wall will help to mitigate sound from the substation. There is no knowledge regarding radiation.

Commissioner Lucas asked what areas will be serviced.

Mr. David replied it is all interacted with the grid; immediate areas will be serviced.

Commissioner Griffin asked if electrical equipment will be replaced.

Mr. David replied the electrical portion is not his expertise. Two or three transformers will need to be replaced.

Vice Chair Haney inquired if the existing substation will remain while the new one is being built.

Mr. David replied correct. Existing site will remain until new site is operational.

Commissioner Overton inquired about the project's time table.

Mr. David replied a normal time table is roughly about 8 to 12 months.

Commissioner Overton inquired if Centerpoint Energy would maintain the 10 foot wall.

Mr. David replied yes. They will own and maintain the wall.

Commissioner Brightwell inquired if trucks will be stored onsite.

Mr. David replied it will only be a non-manned facility. Green space will replace the old subdivision; Centerpoint will still own the existing right-of-way as they accumulate more.

Commissioner Haney stated the staff report provided that construction will have a timeline of three months.

Mr. David replied he does not believe construction will begin in 2022; there are no actual dates. The project will take 8 to 12 months to build.

Commissioner Griffin inquired if green space from the old equipment will be developed.

Mr. David replied no.

**Motion:** To close the public hearing

**Made By:** Commissioner O'Malley  
**Second:** Commissioner Brightwell

**AYES:** Commissioner Brown-Marshall, Commissioner Lucas, Commissioner Silva, Commissioner Overton, Commissioner Griffin, Commissioner O'Malley, Commissioner Brightwell, Commissioner Haney, Commissioner Bailey

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

The motion passed.

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

**Motion:** To forward a positive recommendation for agenda item 7.G.(1) to City Council

**Made By:** Commissioner Griffin  
**Second:** Commissioner O'Malley

**AYES:** Commissioner Brown-Marshall, Commissioner Silva, Commissioner Brightwell, Commissioner O'Malley, Commissioner Lucas, Commissioner Overton, Commissioner Griffin, Commissioner Bailey, Commissioner Haney

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

The motion passed.

#### 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.

Jennifer Gomez, Director, Development Services, presented this item. Ms. Gomez stated a preliminary concept plan provides the configuration of the site. A detention area is shown on the Echo Creek Drive side of the property. Residential homes abut the opposing side of Echo Creek Drive. Staff recommends conditions for site development similar to the Transwestern building, including buffer yard and masonry wall along Echo Creek Drive and additional site regulations that will allow accommodations for onsite parking.

Staff recommends approval.

Chair Brown-Marshall inquired about the width of the buffer yard.

Ms. Gomez replied requirement per the report is standard 20 feet.

Chair Brown-Marshall asked Andy Halligan if a discussion regarding a brick wall would be needed.

Andy Halligan, Johnson Development, replied no.

Chair Brown-Marshall responded good, then one will be provided [by developer].

<b>Motion:</b>	To close the public hearing
<b>Made By:</b>	Commissioner O'Malley
<b>Second:</b>	Commissioner Griffin
<b>AYES:</b>	Commissioner Brown-Marshall, Commissioner Lucas, Commissioner Silva, Commissioner Overton, Commissioner Griffin, Commissioner O'Malley, Commissioner Brightwell, Commissioner Haney, Commissioner Bailey
<b>NAYES:</b>	None
<b>ABSTENTIONS:</b>	None

The motion passed.

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

**Motion:** To forward a positive recommendation for agenda item 7.G.(1) to City Council

**Made By:** Commissioner Lucas

**Second:** Commissioner Griffin

**AYES:** Commissioner Brown-Marshall, Commissioner Silva, Commissioner Brightwell, Commissioner O'Malley, Commissioner Lucas, Commissioner Overton, Commissioner Griffin, Commissioner Bailey, Commissioner Haney

**NAYES:** None

**ABSTENTIONS:** None

The motion passed.

**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.

Jennifer Gomez, Director, Development Services, presented this item. Ms. Gomez stated the applicant is seeking to refresh the existing center. Today the shopping center has a village character; uniform signage; a clock tower; and gathering spaces. Presented is a revised concept plan showing four buildings and clock tower with a courtyard.

Ms. Gomez summarized images provided by the applicant to introduce the public to their ideas. Elements show a trend of outdoor uses / space, art, and alternative designs. Intentions are not to replace existing businesses in the center. The Planned Development District will allow signage uniformity standards / flexibility that does not currently exist. The developer submitted a master sign plan; Commissioners received a copy.

Ms. Gomez stated staff comments have been addressed by the applicant to reflect changes to areas that were identified. One change not made is the issue of monument signs. Staff recommendation is to be consistent with City's current monument sign standards, referring to encasement around signs. Developer has stated they will reuse the sign structures existing; refreshing / modernization is the proposal. The applicant's appeal is that the design of the sign replacement be approved as submitted as opposed to designing it to include an encasement.

Commissioner Bailey asked if the owner is new.

Ms. Gomez replied yes.

Commissioner Lucas asked if the sign on the canopy will not exist.

Ms. Gomez replied the PD will allow for a sign designed to be on a canopy as presented. If the PD is not adopted, per current sign regulations, the City will not be able to approve such sign.

**Motion:** To close the public hearing

**Made By:** Commissioner O'Malley  
**Second:** Commissioner Brightwell

**AYES:** Commissioner Brown-Marshall, Commissioner Lucas, Commissioner Silva, Commissioner Overton, Commissioner Griffin, Commissioner O'Malley, Commissioner Brightwell, Commissioner Haney, Commissioner Bailey

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

The motion passed.

**Motion:** To forward a positive recommendation for agenda item 7.I.(1) to City Council

**Made By:** Commissioner Haney  
**Second:** Commissioner Griffin

Commissioner Overton asked if existing businesses would have to sign a different agreement.

Ms. Gomez replied leases are between businesses and developers. Developers informed they are trying to enhance the center to bring in additional new tenants.

Commissioner Lucas asked if that includes existing businesses.

Ms. Gomez replied yes.

Commissioner Overton asked if the developer has worked with existing businesses.

Ms. Gomez replied yes.

**AYES:** Commissioner Brown-Marshall, Commissioner Silva, Commissioner Brightwell, Commissioner O'Malley, Commissioner Lucas, Commissioner Overton, Commissioner Griffin, Commissioner Bailey, Commissioner Haney

**NAYES:** None

**ABSTENTIONS:** None

The motion passed.

**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

Jeremy Davis, Assistant City Engineer, presented this item. Mr. Davis stated a presentation of the Watershed master Plan was given at September 2021 Planning & Zoning Commission meeting.

Mr. Davis summarized major goals for the Watershed Master Plan (WMP); to include (1) understanding the city's roles and responsibilities; (2) complement other on-going studies: Fort Bend County; (3) provide a high level update of watershed master plans; (4) under the Brazos River backwater impacts and inundation mapping; and (5) evaluate Atlas 14 updates to design criteria. The City has roles and responsibilities in approximately 20 percent of the drainage facilities in the city.

Mr. Davis stated that a stakeholder's workshop was held on August 25, 2020. Participants included: Fort Bend County Drainage District; Harris County Flood Control District; MUDs (Municipal Utility District); and LIDs (Levee Improvement District).

Mr. Davis summarized the roles and responsibilities for MUDs / LIDs. MUDs are to plan; permit; and maintain areas. Most MUDs maintain local drainage-storm drainage, ditches and detention ponds. LIDs are to reclaim flood hazards areas for development; construct and maintain flood protection levees; maintain pump stations and other related facilities; and develop and implement emergency action plans.

Mr. Davis summarized citizen comments. Twelve comments and concerns were received during the comment period that ended in February 2020. Comments referenced backwater impacts from Brazos River; street ponding; and Quail Valley (QV) Golf Course Drainage.

Mr. Davis presented the city watersheds and summarized the inundation mapping information. Inundation maps provide various scenarios ranging from 4 inches in one hour to Harvey-like multi-day extreme events; city staff will have information on potential flooding conditions for various scenarios; and valuable tools for emergency preparedness and response.

Mr. Davis summarized the Brazos River Backwater Inundation Mapping study. The flood state in the Brazos River can cause backwater impacts to



certain areas of the City.

Mr. Davis summarized Atlas 14 updates. Atlas 14 is a study of rainfall statistics in Texas released by National Oceanic and Atmosphere Administration (NOAA) in September 2018. The study suggests that the Greater Houston Area receives more rainfall and more frequently than previous estimates or studies. Developers are having to mitigate more water than previous; detention ponds now require different designs.

Mr. Davis stated currently the City is updating its Infrastructure Design Manual. Proposed updates consist of using Atlas 14 rainfall criteria in the design of new developmental projects / drainage infrastructure; and consider upgrading existing drainage infrastructure to new criteria where feasible.

Shashi Kumar, Director, Public Works stated that Atlas 14 came subsequent to Hurricane Harvey. Rainfall intensity has increased. The hundred year rainfall was generally around 12 ½ inches; now outputs are 16 plus inches. Communities are adopting the new standards. New standards will be enforced on newer development projects, not on existing drainage systems.

Mr. Kumar stated that Harris County has adopted Atlas 14 standards. Fort Bend County has issued interim guidelines while in the process of adoption. Once P&Z recommends adoption of new standards, and Council adopts, next steps are to revise drainage standards to reflect Atlas 14.

Mr. Kumar thanked Jeremy Davis for the work he did on the Watershed Master Plan update. It was a long arduous process with some public hearings. Mr. Davis did a fabulous job in carrying the project.

Commissioner Bailey inquired about the time period of capturing rainfall.

Mr. Davis replied 24 hour period.

Chair Brown-Marshall inquired if the same measuring tools are available for the Brazos River.

Mr. Davis replied the tool being used is a GIS based tool that can be used to measure water levels anywhere in the city limits.

Mr. Kumar stated gages exist on the Brazos River. The main gage is located at the Richmond site. Based on that, forecasting of water levels is provided. Recently a gage at the 59 Highway crossing at the Brazos River in Sugarland was installed. Warnings issued by NOAA comes from the Richmond gage; the benchmark for the region.

**Motion:** To approve a final report

**Made By:** Commissioner Haney

**Second:** Commissioner Lucas

**AYES:** Commissioner Brown-Marshall, Commissioner Silva,  
Commissioner Brightwell, Commissioner O'Malley, Commissioner  
Lucas, Commissioner Overton, Commissioner Griffin,  
Commissioner Haney, Commissioner Bailey

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

The motion passed.

**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.*

After proper notice was given pursuant the Texas Open Meetings Act, Planning & Zoning Commission went into an Executive Session at 7:20 p.m.

**(a) Texas Government Code, Section 551.071** – Consultation with Attorney to seek or receive legal advice regarding pending or contemplated litigation; or a settlement offer; or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.

**11. RECONVENE**

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

Regular Session reconvened at 7:25 p.m.

**12. ADJOURN**

**Motion:** To adjourn

**Made By:** Commissioner Haney

**Second:** Commissioner Brightwell

**AYES:** Commissioners Brown-Marshall, Commissioner  
Lucas, Commissioner Silva, Commissioner Overton,  
Commissioner Griffin, Commissioner O'Malley,  
Commissioner Brightwell, Commissioner Haney,  
Commissioner Bailey

**NAYES:** None

**ABSTENTIONS:** None

The motion passed.