



**MINUTES
PLANNING AND ZONING COMMISSION
CITY OF MISSOURI CITY, TEXAS
October 13, 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
Gloria Lucas
Karen Overton
Daniel Silva
John O'Malley
Rodney Griffin
Hugh Brightwell

Commissioners Absent:

James Bailey
Timothy Haney

Councilmembers Present:

Mayor Robin J. Elackatt
Mayor Pro Tem Anthony Maroulis

Staff Present:

Jennifer Gomez, Director, Development Services
Mason Garcia, Planner II
Stori Nuri, Planner I
Gretchen Pyle, Development Review Coordinator
Egima Edwards, Planning Technician
James Santangelo, Assistant City Attorney
Therron W. Dieckmann, Assistant Director, Parks and Recreations
Shashi Kumar, P.E., City Engineer / Director, Public Works
Jeremy Davis, Assistant City Engineer
Brian Jackson-Taylor, Engineering Assistant
Gus Garcia, Acting Building Official

Others Present:

Josh Circorrceo
Roy & Paula Jones
Geoff Freeman, LJA Engineering
Farrah Sabouni, AutoArch
Mary Ross
Amy Pulliam, LJA Engineering
Darnell Hunter
Brittnay Austin
Rena Marshall

3. READING OF MINUTES

Chair Brown-Marshall called for a motion to accept the September 8, 2021 Planning and Zoning Commission meeting minutes.

Motion: Approval of the September 8, 2021 meeting minutes.
Made By: Commissioner Griffin
Second: Commissioner Lucas
AYES: Commissioner Lucas, Commissioner Silva, Commissioner Overton, Commissioner Griffin, Commissioner O'Malley,
NAYES: None
ABSTENTIONS: Commissioner Brown-Marshall, Commissioner Brightwell

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 - APC3-21, American Planning Association, Texas Chapter annual conference

Jennifer Thomas Gomez, Director, Development Services, reminded Commissioners about the upcoming APC3-21 American Planning Association, Texas Chapter annual conference, scheduled for November 1st – 3rd. Staff will attend virtually. Commissioners who were interested in attending virtually should contact staff. Attending the conference is a great

opportunity to learn of planning trends and to connect with other Commissioners in the region.

Ms. Gomez reported that October is National Planning Month. This is the time of year where the contributions made by the Commission and Planning staff for the City of Missouri City and across the country recognized. City Council recognized the work of the Commission and staff during the last regular Council meeting with a proclamation.

Ms. Gomez thanked the Planning & Zoning Commission for the work they do in moving the city forward.

Commissioner Lucas inquired if the APAC3*21 conference will be held locally.

Ms. Gomez replied that it will be physically held in Fort Worth, Texas; staff will attend remotely. If the Commission is interested in attending remotely, it is still an option.

- (2) Engineering
 - a. Assistant City Engineer
 - None

5. PUBLIC COMMENT

None

6. PLATS

A. CONSENT AGENDA

- (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~~
(Agenda item 6.A.(12) withdrawn by applicant)

Motion: To approve consent agenda

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: None

The motion passed.

B. PARKLAND DEDICATION

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

Mason Garcia, Planner II, presented the item. Mr. Mason stated that the subject site is located north of the Fort Bend Parkway, south of Highway 6, west of the Oakwood Forest subdivision, and east of a Firestone Auto Care.

Mr. Mason stated that the proposed development would consist of 176 single-family residential dwelling units. A preliminary plat was conditionally approved in July 2021, and just fully approved under the Consent Agenda. Based on the proposed total of dwelling units, a requirement of 1.76 acres was required.

The applicant proposes to provide for a payment of cash in lieu of parkland for 50 percent of the required dedication and in the amount of \$123,000; and provide .92 acres of private parkland within the development. The private parkland dedication is more than the minimum required.

Mr. Mason stated that this proposal was considered at the October 7, 2021 Parks Board meeting and that they voted to accept it.

Staff recommends that the Commission adopt this as its final report to approve the Parks Board recommendation following requirements of Section 82-174 of the city's subdivision ordinance.

Motion: To forward a positive recommendation for agenda item 6.B.(1) to City Council

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

NAYES: None

ABSTENTIONS: None

The motion passed.

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.

Stori Nuri, Planner I, presented the item. Ms. Nuri stated that staff recommends approval of the zoning amendment. The R-5 zoning regulations would allow for development of 317 residential lots, consisting of both attached and detached garden homes and townhouses. Development would include a clubhouse, pool, dog park, and picnic area for residents.

Ms. Nuri stated the proposed amendment is in conformance with the 2017 Comprehensive Plan, specifically in regards to encouraging multiple types of housing types and floor plans to offer a variety of housing choices to residents. Combinations of housing and lot sizes will promote housing opportunities in the community and will attract and retain both younger families and older residents.

Ms. Nuri stated regulations and requirements have no proposed changes outside of the base zoning requirements. The applicant will follow all requirements as applicable in the code of ordinances and public Infrastructure Design Manual. Proposed renderings of the development are included in the background materials.

Commissioner Brightwell inquired about whether the streets would be private and wanted to be sure the applicant would follow the city's regulations for streets.

Jeremy Davis, Assistant City Engineer, replied that they will ensure the applicant follows the City's design manual.

Commissioner Lucas inquired if the housing would be for purchase. Commissioner Griffin inquired about proposed rental costs.

Commissioner Griffin inquired about the number of single-family homes permitted in R-1, single-family district compared to townhouses.

Ms. Nuri replied that the current zoning allows for estate style homes, usually 1 acre lots. The proposed area is around 40 acres, providing for about 40 single-family residential lots.

Chair Brown-Marshall mentioned she believe Commissioner Griffin was inquiring about how many single-family lots would have been allowed if R-1 zoning remained stating that about 35-36 lots would be permitted.

Farrah Sabouni, Auto Architect, provided that the proposed would be garden style homes and would be for purchase.

Commissioner Lucas inquired about notice to buyers that streets will be private.

Ms. Sabouni replied that the design would be to provide for a gated community. Preliminary there will be about 300 units. When surveying, detention and parkland are accounted for, the developable area will be reduced.

Chair Brown-Marshall stated the Commission is only considering the rezoning of the land at the moment.

Commissioner Overton inquired about the number of lots being proposed.

Ms. Nuri replied that the site plan depicted 317 residential lots.

Commissioner Griffin inquired if in writing it will be stated that residential homes will be for purchase, not for lease. His concern was that rental properties were mentioned earlier in the presentation.

Ms. Sabouni presented an overview of the project. She summarized that the site is estimated at 40 acres gross with about 36 usable acres, located behind the intersection of Fort Bend Town Centers I, II, and III, on Fort Bend Tollway behind Knight's Court and Watts Plantation Road. Drainage easements run through the property. The survey will determine what type of detention would be required onsite. Proposal consists of attached and detached garden homes.

Ms. Sabouni summarized that there are proposed to be four access points into the development; amenities would include a clubhouse, pool, dog park, and detention with green space.

Chair Brown-Marshall inquired about elevators.

Ms. Sabouni replied that development may allow elevators to be installed.

Commissioner Griffin inquired about the number of stories (floors).

Ms. Sabouni replied, three.

Commissioner Lucas inquired about the nearest subdivision.

Ms. Sabouni replied the nearest subdivision is immediately behind the development.

Commissioner Brightwell stated, Silver Ridge.

Chair Brown-Marshall inquired about access off of the Fort Bend Tollway into the project.

Ms. Sabouni replied that conversations with the City are needed. In about a year or two, utilities will be added. They are working to design the development collaboratively and

want to understand projects happening within the area. At this point access off the Fort Bend Tollway is unknown. Access would benefit all development in the area.

Chair Brown-Marshall inquired about potential plans of the applicant to widen Watts Plantation Road from its current two-lane traffic.

Ms. Sabouni replied they could work with the City on the potential opportunity. With development being residential, a huge amount of traffic at the same time is not predicted. Widening the road is of the applicant's interest as well.

Commissioner O'Malley inquired about the applicant's experience in the type of development they are proposing.

Ms. Sabouni replied she has a lot of family whom live in such homes. As mentioned, design of the homes adds a different type of stock in terms of residential units available in the area and Sienna. By having different types of residential homes, the community has the ability to choose what is best for them in that moment of their life.

Commissioner Lucas inquired if Silver Ridge had one-story homes.

Jennifer Thomas Gomez, Director, Development Services, replied one to two-stories.

Commissioner Lucas inquired if Silver Ridge residents had comments about the development.

Ms. Gomez replied Silver Ridge received notice as part of the process. Currently the City had not received comments.

Commissioner Griffin asked at what point feedback cannot be offered.

Ms. Gomez replied feedback can be provided until City Council takes final action.

Commissioner Lucas inquired if notice was from the City or applicant.

Chair Brown-Marshall replied that it was from the City.

Ms. Gomez stated that a copy was provided in Commissioner background materials.

Mr. Davis stated during the platting process, a TIA (Traffic Impact Analysis) will be required. Improvements may be warranted. Widening the road in some places could be determined. From that point the applicant would move forward to collaborate with City Engineering staff to see what improvements would be required.

Shashi Kumar, Director, Public Works, added that Fort Bend County has a mobility project to resurface and widen Watts Plantation Road. Widening will not add lanes due to limited right-of-way, but 6 foot shoulders would be added. For any development, estimated traffic generated will be determined. What is being presented is just a concept.

Commissioner Overton inquired about how the proposed development deviates from the Comprehensive Plan and why.

Ms. Nuri replied that the Future Land Use Plan currently describes the area as an estate character, meaning it would follow R-1, single-family residential zoning. Given the increase of development to the area, such as Fort Bend Town Center, Amazon, and other improvements, there is no longer a concern. When reviewing the proposed change, it did make sense to bring in higher density to the area due to feasibility. Keeping an estate character may not be the best use any longer.

Commissioner O'Malley asked how undeveloped land is zoned.

Ms. Nuri replied it is zoned as SD, suburban district.

Ms. Gomez stated when land is added to the city, it is classified as SD until an appropriate zoning is determined.

Roy Jones, 3606 Watts Plantation, stated they have a severe drainage issue. They have lived in their home for 37 years. Wetlands and natural drainage exist. When Mr. Jones moved to the property, he was informed that he could not build nor fill near those areas. A concern is how runoff will be controlled. During Hurricane Harvey, 10 feet of water flooded their home.

Paula Jones, 3606 Watts Plantation, stated a concern is heavy traffic on Watts Plantation Road. Fort Bend Tollway has not helped; drivers are shortcutting through Watts Plantation Road.

Motion: To close the public hearing

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: None

The motion passed.

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

Mr. Davis stated a drainage impact analysis will be required.

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

Made By: Commissioner Brightwell

Second: Commissioner O'Malley

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

NAYES: Commissioner Lucas, Commissioner Overton,
ABSTENTIONS: None

The motion passed.

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.

Stori Nuri, Planner I, presented the item. Ms. Nuri stated the proposal is to rezone from LC-2, local retail district, to PD, Planned Development. Development to allow for the development of retail / commercial uses; restaurants / cafes; artist studios; indoor recreational facilities; mini storage; and mid-density residential uses.

Staff recommends approval of the PD, Planned Development to include all aforementioned uses.

Ms. Nuri stated that the development is located north and south of State Highway 6; east and west of Watts Plantation Drive; and east of North Creekmont Drive. Lovett Commercial originally submitted an application and a conceptual site plan in March 2021. Public hearings were held in April at the Planning & Zoning Commission meeting, May and June at the City Council meetings.

Ms. Nuri stated that Lovett Commercial met with residents of the Creekmont subdivision, which is adjacent to the proposed PD. A revised application and concept plan has been submitted in response to public concerns. A revised concept plan includes uses identified as LC-3, retail district, storage, and mid-density residential. Proposed use for the 13.6 acre tract located at the southwest intersection of Highway 6 and Watts Plantation Road is mid-density single-family residential development. The tract will follow R-6, condominium residential district restrictions. This will allow for a maximum of 15 dwelling units per platted acre, allowing approximately 202 units. The site plan provided only shows 116 units, cutting allowable density almost 50 percent.

Ms. Nuri summarized that the proposed use for the 9 acre tract situated south of Highway 6 between Watts Plantation Drive and South Creekmont Drive is a mix of office / retail spaces, as well as a restaurant or café. Proposed uses for the 8.5 acre tract of land located on the northeast corner of the project includes flex space and mini-storage to serve nearby residents. For the 9 acre tract located north of Highway 6 between Watts Plantation Drive and North Creekmont Drive, proposed

uses include office / retail spaces, restaurant / café, as well as an indoor recreational facilities.

Ms. Nuri summarized proposed uses for the 8.7 acre tract of land located on the northwest corner of Watts Plantation Drive will include a grocery store; dental care facility; office condos; artist studios; indoor recreational facility; and restaurant / cafes.

Ms. Nuri stated that if a positive recommendation is forwarded by the Planning & Zoning Commission, and adopted by City Council, the uses described in the Planned Development will follow the layout of the site plan and will not be relocated elsewhere. The proposed PD is in conformance with the multiple goals of the 2017 Comprehensive Plan, including providing a varied development to move beyond a bedroom community perception of Missouri City. Also included are variations of lifestyle amenities to be enjoyed locally, as well as encouraging multiple housing types and floor plans to offer a variety of housing choices to residents. Longevity of a neighborhood, especially in suburban neighborhoods, relies on proximity of both housing and amenities that benefits a variety of residence.

Ms. Nuri summarized development standards stating any cultural, recreational or similar organizational place of assembly should be permitted to locate a medium profile monument sign, utilizing a design similar to what is being presented. Wall signage is included. Architectural standards, ingress / egress, utilities, sidewalks, will follow regulations and requirements of Missouri City Code of Ordinances, as well as the Public Infrastructure Design Manual.

Mary Ross, 2507 Shadow Oaks, stated she is protesting the proposed development. Ms. Ross provided concerns about a blue square shown on the plan without sizes but described as a detention lake / city park. According to Missouri City, a lake and park cannot be the same. Ms. Ross expressed further concern about the number of residential units exceeding the allowable units for an R-5 residential district. Ms. Ross added that residents were not given measurements to determine if the conceptual plan meets Missouri City criteria. Ms. Ross shared concern that the tracts described on the site legal description map were not identified by the tract descriptions. Ms. Ross stated that that was unfair to residents. Ms. Ross requested the proposal not be approved due to there being development for additional residential on the north side of Highway 6 for condos that were not identified and that another approved plan west of the property will bring approximately 500 apartments on the same side of the Fort Bend County Toll Road, south of Highway 6.

Rena Marshall, 4510 S. Creekmont, stated that residents request that the rezoning is not approved. Ms. Marshall expressed concern with the loss of lives and accidents as a result of increased traffic. Ms. Ross indicated that the proposed plan does not show a traffic signal. Ms. Marshall stated that there is no lighting. Ms. Marshall expressed concern with the mix of uses in proximity to other business that are located in about two miles. Ms. Marshall stated that to be fair to residents, additional residential development should not decrease property values. Ms. Ross expressed that rental development would decrease property values and increases traffic. Ms. Marshall expressed that residents have

requested a traffic and feasibility study, as well as a drainage study.

Chair Brown-Marshall asked Ms. Marshall if the biggest concern was with rental property and if the LC-2 uses were okay.

Ms. Marshall replied that LC-2 is the current zoning and that the residents are asking that their neighborhood is protected from nuisance, noise and different types of businesses. Ms. Marshall indicated that zoning for residential purposes is not desired.

Commissioner O'Malley asked Ms. Marshall if she was involved in meetings with Lovett Commercial.

Ms. Marshall replied that she was and that they were supposed to meet again.

Commissioner O'Malley asked if it had an impact on her final assessment on what was being encouraged to propose the development. Commissioner O'Malley indicated that the density is a lot less than originally proposed. Commissioner O'Malley asked if that was a by-product of the meeting.

Ms. Marshall replied that she was not sure. Ms. Marshall indicated that residents had inquired about the types of businesses that would occupy spaces. Ms. Marshall indicated that the information that they received from developers was that the market value will determine the type of businesses and that their intentions were not shared.

Josh Circorreo, 4210 Driftwood Bend Court, stated he was not protesting nor supporting the proposed development at this time. He wanted to address his community to share why they should support it. Mr. Circorreo stated as a resident, he would be interested in being able to walk to a restaurant without having to drive. Mr. Circorreo indicated that the community is cutoff from everything and that getting to places involves traveling on Highway 6. Mr. Circorreo stated it would be great to have recreational activities within walking distance to enjoy the community more. In protesting, there is an instinctive desire to be against change. Mr. Circorreo asked his community to be more open to positive benefits to such development.

Andrea Metz, Lovett Commercial, stated a proposal was submitted in March 2021. The original proposal for track "A" was designated for apartments, which was then turned down by City Council. Creekmont and surrounding communities did not support the proposal for apartments. Lovett Commercial returned with a proposal for single-family rental or townhomes / condos. This was after a meeting with Creekmont Homeowners Association (HOA) on September 13, 2021 to hear additional feedback. The HOA proposed townhomes / condos; Lovett Commercial agreed to both developments, according to what the market dictates.

Ms. Metz stated that the City requires a drainage analysis and that any issues will need to be addressed. Ms. Metz reiterated that traffic will be a concern and that a traffic impact analysis will be conducted. Lovett Commercial will work with Texas Department of Transportation (TxDOT) for a possible traffic signal, and Missouri City to understand traffic regulations.

Ms. Metz stated in a meeting with the Creekmont HOA that discussion was had regarding the detention on track "D" on the south side, with retail backing up to residential homes. Ms. Metz provided that residents suggested to move the detention towards the back so that sound and activity could be mitigated. On track "B" Ms. Metz described that a grocery store was on the east side of the parcel but because residents had concerns the grocery store concept was then moved to track "E".

Jeremy Davis, Assistant City Engineer, stated that the Shipmans Cove development warranted a traffic signal and that it has been designed.

Chair Brown-Marshall inquired about the movement of the grocery store from behind residents on track "B" to behind residents on track "E".

Ms. Metz replied that they heard directly from residents behind track "B" and that they were trying to respond to their direct concern during that meeting. Ms. Metz provided that Lovett Commercial is happy to mitigate for sound and that they are unsure if the market will dictate a grocery store.

Chair Brown-Marshall inquired if the market is dictating rental homes.

Ms. Metz replied that they are unsure if the market calls for rental homes.

Commissioner Griffin inquired about the agreed upon combination of residential rental homes.

Ms. Metz replied that was a misunderstanding and that the discussion was not in regards to providing a combination of uses. Ms. Metz stated that what they proposed at the HOA meeting was single-family rental but that the feedback provided from resident's was a preference for townhomes / condos. Ms. Metz replied that those suggestions would be added to the plan for consideration but that the proposal would not be for a combination of single-family rentals, townhomes and condos.

Commissioner Lucas asked if residents behind track "E" had been contacted now that the grocery store moved to their area.

Jennifer Thomas Gomez, Director of Development Services, replied, yes. All residents within 200 feet received notice (a copy was provided in Commissioner packets) and all property owners within Creekmont also received the same notice.

Commissioner Overton asked for clarification if residents will receive notice or if they had received notice.

Ms. Gomez replied, had received.

Commissioner Overton inquired about any proposed apartments of a separate development to the west of the property.

Ms. Gomez replied that the other apartments referenced are conceptual as well

and do not yet exist. Apartments have been proposed as part of the Fort Bend Town Center III project at the intersection of Fort Bend Parkway and Highway 6, presented to the Commission early in 2021.

Commissioner Overton asked if 95 letters received were all in protest.

Ms. Gomez replied, as of 6:00 pm this evening, 95 letters had been received and it is believed they are in protest.

Commissioner Overton inquired if the three public speakers who just spoke were included in the 95 protest letters.

Ms. Gomez replied, at least two were.

Chair Brown-Marshall inquired if Lovett Commercial would consider not developing in one phase to see what the market dictates.

Ms. Metz replied that they are open to the possibility.

Commissioner Lucas inquired if Lovett Commercial would be interested in meeting with Creekmont residents again.

Ms. Metz replied that there may have been a misunderstanding on Lovett's end. Ms. Metz stated that following the September 13th, 2021 meeting with the HOA, there is not a recollection that they were to meet again. They do recall committing to follow-up on the questions asked during the meeting. Ms. Metz stated that they have responded to all questions and that they have emails showing their response to the Creekmont community.

Commissioner Lucas inquired if Lovett Commercial would agree to meet with residents in person again.

Ms. Metz responded, absolutely.

Commissioner Brightwell stated that the PD will allow flexibility in the future, even if Lovett Commercial could not develop. Commissioner Brightwell provided that it would allow the City to drive pure commercial districts in a different way. The Highway 6 corridor can bring walkable and flexible items that will meet goals for the City to invite other development to the area and that funding can be discussed. Commissioner Brightwell provided that a pedestrian bridge for crossing over Highway 6 could be possible through collaboration with TXDOT and that the proposed development is fantastic.

Commissioner Overton stated that the property will be developed. As a public servant, a concern she has a concern on the amount of residents that do not feel as if they are a part of the plan; residents want to be at the table to have a voice.

Motion: To close the public hearing

Made By: Commissioner Griffin

Second: Commissioner Silva

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

NAYES: None

ABSTENTIONS: None

The motion passed.

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

Chair Brown-Marshall inquired if the proposal will be presented before the Commission again.

Ms. Gomez replied, yes. If zoning is approved, platting will be the next process prior to development, which is not discretionary. Platting of properties will have to be in conformance with zoning of the property and other city codes / regulations. This includes the Infrastructure Design Manual.

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

Made By: Commissioner O'Malley

Second: Commissioner Brightwell

AYES: Commissioner Brown-Marshall, Commissioner Silva,
Commissioner O'Malley, Commissioner Brightwell

NAYES: Commissioner Lucas, Commissioner Overton,
Commissioner Griffin

ABSTENTIONS: None

The motion passed.

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.

James Santangelo, Assistant City Attorney, presented this item. Mr. Santangelo stated that the items was presented at the last Planning & Zoning Commission meeting and the meeting prior. The item is an amendment to Section 18 of the Subdivision Ordinance that requires updated per State law recently passed. In addition the item provides back sections that had been inadvertently removed. Much of that is derived from State law for the Zoning Board of Adjustments. It has little effect on operations of the Planning & Zoning Commission. For clarity, the recommendation is for the provisions to be added back into the Ordinance.

Motion: To close the public hearing

Made By: Commissioner Brightwell
Second: Commissioner Lucas

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

NAYES: None
ABSTENTIONS: None

The motion passed.

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

Motion: To approve a final report

Made By: Commissioner Lucas
Second: Commissioner Griffin

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

NAYES: None
ABSTENTIONS: None

The motion passed.

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

Motion: To adjourn

Made By: Commissioner Griffin
Second: Commissioner Lucas

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

NAYES: None

ABSTENTIONS: None

The motion passed.

Egima Edwards
Planning Technician