



MINUTES

Regular City Council Meeting

7:00 PM - Monday, December 6, 2021

Missouri City Community Center

1522 Texas Parkway, Missouri City, Texas, 77489

The Regular City Council of Missouri City, Texas met on **Monday, December 6, 2021**, at **7:00 PM** at the **Missouri City Community Center**, 1522 Texas Parkway, Missouri City, Texas, 77489, to consider the following:

1. ROLL CALL

PRESENT: Robin J. Elackatt, Mayor

Vashaundra Edwards, Councilmember at Large, Position 1

Lynn Clouser, Councilmember at Large, Position 2

Cheryl Sterling, Councilmember District A

Jeffrey L. Boney, Councilmember District B

Anthony G. Maroulis, Mayor Pro Tem / Councilmember District C

Floyd Emery, Councilmember District D

STAFF: Vickie Berglund, Interim City Secretary

Bill Atkinson, Interim City Manager

E. Joyce Iyamu, City Attorney

Martin Russell, Director of Human Resource

Todd Hoover, Utilities Manager

Jason Mangum, Director of Parks and Recreation

Allena Portis, Director of Financial Services

Mason Garcia, Planner II

Jennifer Thomas Gomez, Director of Development

Stori Nuri, Planner I

Mario Partida, Fire Chief

Aubrey Nettles, Director of Economic Development

Shashi Kumar, Director of Public Works

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Allena Portis, Director of Financial Services.

3. PRESENTATIONS AND RECOGNITIONS

There were no presentations and recognitions.

4. PUBLIC COMMENTS

Rhonda Jones, 8403 Bird Meadow Lane, spoke regarding the opening of Edgehaven Street, in Quail Glen, without notice to residents. Ms. Jones also addressed concerns regarding traffic

and flooding issues and the drainage report which has not been received from either the City of Missouri City or the City of Houston.

Patty Newton, 4710 Beekman Drive, expressed great displeasure of the proposed Royal Living at Fort Bend and the Royal Living at Sienna. Ms. Newton's first concern is safety, specifically regarding the street Watts Plantation. She stated that the street is a dimly lit country road and even though there is ongoing development there is only one way in and out. She also explained that Watts Plantation Road is being used as a cut through from Sienna Plantation to Knight Road and fears further increase of traffic with the development of Fort Bend Town Center.

Robin Jerauld, 9119 Hwy 6S, expressed concerns that the city is becoming over developed. He stated that everything is looking the same with too many neighborhoods and development.

5. STAFF REPORTS

There were no staff reports.

6. CONSENT AGENDA

- (a) Consider approving the minutes of the special and regular City Council meetings of November 15, 2021, the special meeting minutes of November 22, 2021, and November 30, 2021.

Councilmember Boney moved to approve, Councilmember Clouser seconded, and Motion Passed 7 - 0.

- (b) Consider an ordinance granting a franchise to CenterPoint Energy Houston Electric, LLC to use the public rights-of-way within Missouri City, Texas, for electricity services; and consider the ordinance on the third and final reading.

Councilmember Boney moved to approve, Councilmember Clouser seconded, and Motion Passed 7 - 0.

- (c) Consider an ordinance authorizing the crediting of updated service credits in the Texas Municipal Retirement System for certain City of Missouri City employees who have membership in such system; providing for increased annuities for certain City of Missouri City employees; and consider the ordinance on the second and final reading.

Councilmember Boney moved to approve, Councilmember Clouser seconded, and Motion Passed 7 - 0.

- (d) Consider an ordinance amending the Comprehensive Plan of the City of Missouri City, Texas; adopting a new drainage master plan; containing other provisions related thereto; and consider the ordinance on the second and final reading.

Councilmember Boney moved to approve, Councilmember Clouser seconded, and Motion Passed 7 - 0.

- (e) Consider authorizing the city manager to negotiate and execute an amendment to the City's agreement for public safety sidewalk reconstruction and repair services.

Councilmember Boney moved to approve, Councilmember Clouser seconded, and Motion Passed 7 - 0.

- (f) Consider authorizing the execution of an agreement for the purchase of furnishings for Missouri City Fire Station No. 6 and administrative offices.

Councilmember Boney moved to approve, Councilmember Clouser seconded, and Motion Passed 7 - 0.

7. PUBLIC HEARINGS AND RELATED ACTIONS

(a) Zoning Public Hearings and Ordinances

- (1) Planned Development District - Cravens Industrial Development. 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; and consider a related ordinance on the first of two readings. The subject 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.

Mayor Pro Tem Maroulis motioned to open the public hearing. The motion was seconded by Councilmember Boney.

Presented by Mason Garcia, Planner II, and noting the confirmation and Planning and Zoning Commission approval.

With no discussion, Councilmember Emery motioned to close the public hearing and was seconded by Councilmember Clouser.

Motion by Mayor Pro Tem Maroulis to approve the ordinance on first reading. Motion seconded by Councilmember Boney. Discussion ensued with Mayor Pro Tem Maroulis noting that as he was driving by the location he noticed it had minimal street signage and striping. Director of Public Works Kumar confirmed funding was available and on schedule. Mayor Pro Tem Maroulis also requested review of current truck traffic and the impact of the potential increase to the area.

Motion passed 7 - 0.

- (2) Specific Use Permit - Missouri City Substation Centerpoint. 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; and consider a related ordinance on the first of two readings.

Councilmember Clouser moved to open and Councilmember Emery seconded.

With no public comments, Councilmember Boney motioned to close public hearing; seconded by Councilmember Sterling. Mason Garcia, Planner II, presented.

Councilmember Boney motioned to approve ordinance on first reading Boney, which was seconded by Mayor Pro Tem Maroulis.

Discussion ensued. Handouts were given to council showing proposed drawings received after the initial Planning and Zoning meeting. Planning requested for Council to send applicant back to Planning and Zoning Commission to request further approval of revisions of proposal with letters notifying impacted residents/neighbors for comments. Mayor asked why the ordinance was brought forth at this time. Planning Director Thomas-Garza stated CenterPoint representative Heather Camonika was present and spoke. She stated CenterPoint desired for the request to go back to Planning and Zoning to approve the new changes to the application. Councilmember Emery reinforced the Council goal to make Texas Parkway more attractive to visitors with the CenterPoint representative confirming their goal was to have reliable electricity.

Councilmember Boney made motion to withdraw approval of ordinance as recommended by staff. This was seconded by Mayor Pro Tem Maroulis. **Motion passed 7 - 0.**

- (3) Planned Development District - KM Township Square, LLC. 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; and consider a related ordinance on the first of two readings.

Director of Development Services Thomas-Gomez presented that the new owners of Township Square desire a complete remodel of four existing buildings which house restaurants and commercial businesses. Ms. Thomas noted the use of the property is not changing but that the rezoning is to allow for better signage of the properties due to the current sign regulations not allowing for these requested changes. The ordinance would adopt a master sign plan to allow for site layout changes where needed. Planning and Zoning Commission approved the request with staff in agreement.

Mayor Pro Tem Maroulis motioned to open public hearing. Councilmember Clouser seconded.

With no public comments motion was made to close by Councilmember Emery and seconded by Mayor Pro Tem Maroulis. **Motion passed 7 - 0.**

Discussion further ensued regarding this amendment ordinance allows for future signage regarding future projects. Ms. Thomas-Gomez stated this was a single phase project with one project to be started and finished one at a time and current tenants have been informed.

Motion made by Mayor Pro Tem Maroulis to approve the ordinance as presented by staff with second by Councilmember Emery. **Motion passed 7 - 0.**

- (4) Zoning Map Amendment – Vrindavan. Public Hearing to receive comments for or against a request by Trimcos Engineering, LLC, to zone approximately 13.68 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; and consider a related ordinance on the first of two readings.

Planner I Nuri presented the zoning map amendment request from PD to R-2 for single family, gated residential community building and park with private street.

Motion to open public hearing by Councilmember Emery and seconded by Councilmember Sterling.

Motion to close public hearing by Councilmember Boney and seconded by Councilmember Sterling.

Motion to approve the ordinance on first reading by Councilmember Clouser and seconded by Councilmember Boney.

Discussion ensued with developer regarding submission of proposed site plan who estimated at this time 60 houses, but noted it is subject to change to meet city zoning regulations. Ms. Thomas-Gomez explained this a concept plan submittal to council for a particular use of the property.

- (5) 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.

Stori Nuri, Planner I, presented regarding the zoning to allow a mixed use development including residential, retail and commercial, which would include restaurants and cafes, storage, and indoor restaurants.

Motion to open public hearing by Mayor Pro Tem Maroulis and was seconded by Councilmember Vashaundra Edwards.

Public comments were made by Mary Ross, 2507 Shadow Oaks Drive, who spoke in protest of the developer and proposed use of the property.

Mark Lloyd, 2803 Everhart Terrace Drive, a Creekmont Board member, noted that the community has lack of trust in the developer and is asking for Council to not move forward.

Ms. Ross spoke again at the Mayor's request stating she did not understand how Planning and Zoning Commission was allowed to disapprove the developer request, go into executive session, and come back with a favorable decision.

Motion to close the public hearing by Councilmember Boney and seconded by Councilmember Sterling.

Motion made by Mayor Pro Tem Maroulis to open public hearing for further discussion with the developer. Motion seconded by Councilmember Emery.

Andrea Metz from Lovett Commercial stated the community desired for proposed senior living or for sale single family attached townhomes, condominiums, single family detached

duplexes, patio or clusters, single family dwellings. Councilmember Emery asked of any other changes and the developer responded that the residents desired for the lake to be at the back of the development for more distance between the homes. Councilmember Boney stated at the Creekmont HOA meeting he attended that there was further discussion with the developer and all residential was to be for sale properties, not rental, and this was agreed in writing between the developer and the HOA.

Ms. Thomas-Gomez further explained to Council the current ordinance as is does allow for condominiums, but if the developer is stating that condominiums are not part of the proposed residential, then Council can amend the ordinance to remove them as one of the proposed uses.

Councilmember Boney made a motion to approve the ordinance with an amendment to exclude condominiums as recommended by staff and as printed in the Planning and Zoning Commission report. Councilmember Emery seconded. Councilmember Boney expressed his gratitude to Lovett Commercial in meeting with the HOA and residents in development of this project allowing for "quality of life." **Motion passed 7 - 0.**

- (6) Specific Use Permit - Ayesha Community Center. 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; and consider a related ordinance on the first of two readings.

Planner I Nuri presented regarding an application for an SUP to allow for the location of a place of assembly, new church, with a positive recommendation from the Planning and Zoning Commission.

Motion to open the public hearing made by Councilmember Clouser and seconded by Councilmember Sterling. **Motion passed 7-0.**

Shaizad Chatriwala, 2506 Plantation Creek Court, spoke positively of the need for the community center.

Aymin Kabire, 3110 Eastside Street, President of the Islamic Society of Greater Houston, spoke in favor of this being the first center in the Missouri City area. Mr. Kabire expressed that the Missouri City center could even be used as needed during weather events such as a hurricane shelter and a warming center.

Tamim Artzni, 1519 Trammel Lane, spoke in favor of the community center being in Missouri City.

Mr. Nayaf, 3414 Volterra Lake Lane, spoke in support of the community center.

Muhammad Irfan, 3931 Siderno Drive, spoke positively of the need for the community center.

Muddaser Zaheer, 5502 Pecan Hollow Drive, spoke in favor of the community center.

Motion to close the public hearing by Councilmember Emery and seconded by Mayor Pro Tem Maroulis. **Motion carried 7-0.**

Motion to approve the ordinance as recommended by city staff made by Councilmember Boney and second by Councilmember Clouser.

Mayor Pro Tem Maroulis noted that the original request was for a 9,000 square feet to the now 1,500 square feet building and asked the governance of the occupancy. Ms. Thomas-Gomez said the Fire Code adopted by the City will determine the occupancy of the structure accordingly. Mayor Pro Tem Maroulis confirmed that if 9,000 square feet is requested they will have to start the process all over to do so; Ms. Thomas-Gomez agreed.

Ms. Nuri confirmed the driveway is off of Watts Plantation and that there is only one way in and out of the property and that there is no future traffic concerns at this time. Public Works Director Kumar stated the driveway is currently one way in and out but the location will be assessed when future plans arise to reconstruct Watts Plantation arises.

Motion was made by Councilmember Boney to approve the ordinance on first reading and seconded by Councilmember Clouser. **Motion carried 7 - 0.**

(b) Public Hearings and related actions

- (1)** Public hearing to receive comments for or against an amendment to the City of Missouri City, Texas Tax Increment Reinvestment Zone No. 2 (TIRZ No. 2) Project and Financing Plan; and consider a related ordinance on the first of two readings.

Motion by Councilmember Emery to open the public hearing. Second by Councilmember Boney.

Economic Development Executive Director Nettles presented regarding the future development of Fort Bend Town Center in relation to the amendment need to the project plan. With no further public comments the hearing was closed with motion made by Councilmember Boney and second by Councilmember Emery. **Motion passed 7-0.**

8. APPOINTMENTS

There were no appointments.

9. AUTHORIZATIONS

- (a)** Consider authorizing the execution of a contract for city manager services and appointing Charles Jackson as City Manager.

Councilmember Clouser made a motion to authorize the execution of a contract for city manager services with an amendment to change the effective date from December 20, 2021, to December 13, 2021, and appoint Charles Jackson as City Manager. Councilmember Clouser moved, seconded by Councilmember Emery.

Motion Passed 7 - 0.

- (b)** Consider authorizing the City Manager to execute an amendment to the agreement for the construction of the Veterans Memorial Project.

Parks Director Mangum presented and stated this authorization was needed to clean up and amend the contract for completion of the construction project. Councilmember Boney moved, seconded by Councilmember Emery. **Motion Passed 7 - 0.**

10. ORDINANCES

- (a) Consider an ordinance consenting to the reduction of the extraterritorial jurisdiction of the City of Missouri City, Texas, by releasing approximately 1,333.53 acres of land located east of Farm to Market Road 521; and consider the ordinance on the first of two readings. Presenter: E. Joyce Iyamu.
Councilmember Boney moved to consider the ordinance on first reading and Mayor Pro Tem Maroulis seconded.
Motion Passed 7 - 0.

11. RESOLUTIONS

- (a) Consider a resolution casting votes for the election of members of the Board of Directors of the Fort Bend Central Appraisal District for the two-year term commencing on January 1, 2022; and containing other provisions related thereto.

Mayor Pro Tem Maroulis moved to allot the designation 100 votes to 20 votes each to proposed candidates. Motion was seconded by Councilmember Boney.
Motion Passed 7 - 0.
- (b) Consider a resolution casting a vote for the election of a member of the board of directors of the Harris County Appraisal District for a two-year term commencing on January 1, 2022; and containing other provisions related thereto. Motion made by Mayor Pro Tem Maroulis to cast designated one vote to candidate Mike Sullivan to the Harris County Central Appraisal District. Motion seconded by Councilmember Emery. **Motion passed 7-0.**

12. CITY COUNCIL ANNOUNCEMENTS

Councilmember Sterling welcomed the new city manager and thanked the Fire Chief and his staff regarding a recent minor home fire incident. Councilmember Sterling also stated that she participated in a Thanksgiving food distribution, the City Stuff the Fire Truck event, and the wonderful Snowfest event.

Councilmember Edwards noted attending the Veterans Memorial dedication and her family's attending the . Camp Expo giving kudos to the Parks Department. She also noted participating in the Stuff the Firetruck event, the City Manager Meet & Greet, the Snowfest parade, and to providing groceries to a needy family in the community.

Councilmember Clouser welcomed the new City Manager and the interim City Secretary. She thanked everyone who worked putting together Snowfest and that she also attended Commissioner Prestage's Christmas Feast, the 11th annual Wassel Celebration, VFW Veterans Lunch, and reminded the audience of the upcoming Town Hall Meeting on December 14.

Councilmember Emery welcomed Charles Jackson and thanked Bill Atkinson as Interim City Manager. Mr. Emery also thanked Jason and the crew for the wonderful Snowfest event.

Councilmember Boney asked for prayers for his family during a difficult time and thanked the entire city staff for all the hard work and dedication given to the City. Mr. Boney also gave thanks for being a part of the Mayor's Youth Commission event, the Thanksgiving luncheon, the 93rd birthday celebration of Rosemary St. Cyr Smith, the City Manager Meet & Greet, and the Texas Parkway and Cartwright Committee meeting including the Precinct 2 holiday event, and the Snowfest Parade.

Mayor Pro Tem Maroulis extended thanks to Parks, Public Works, and Public Safety for their work to keep us safe, and all the great things happening here tonight noting without staff helping us to do so. Mr. Maroulis welcomed the new City Manager and gave thanks to Bill Atkinson for his service as the Interim City Manager.

Mayor Elackatt thanked all departments for the Snowfest Parade, and gave appreciation for staff members assisting in moving this ship, aka City, forward. Mayor Elackatt also thanked Council for their work and welcomed Charles Jackson as the new City Manager.

13. CLOSED EXECUTIVE SESSION

There was no executive session.

14. RECONVENE

15. ADJOURN

The regular City Council meeting adjourned at 9:26 p.m.

Vickie Berglund, Interim City Secretary