



## **CITY OF MISSOURI CITY PLANNING AND ZONING COMMISSION AGENDA**

Notice is hereby given of a meeting of the Planning and Zoning Commission of the City of Missouri City to be held on **January 12, 2022, at 7:00 p.m. at City Hall Complex, Missouri City Community Center**, 1522 Texas Parkway, Missouri City, Texas 77489 for the purpose of considering the following agenda items. All agenda items are subject to action. The Planning and Zoning Commission reserves the right to meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

To livestream the meeting, the public may access the following link:  
<https://www.missouricitytx.gov/780/MCTV>.

To access the meeting agenda packet in PDF format, the public may access the following link: <https://www.missouricitytx.gov/381/Planning-Zoning>.

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- 1. CALL TO ORDER**
  - 2. ROLL CALL**
  - 3. READING OF MINUTES**
    - A. Consider approving the minutes of the December 8, 2021 Planning and Zoning Commission meeting.
  - 4. REPORTS**
    - A. COMMISSION REPORTS**
      - (1) Chairman of the Planning and Zoning Commission
      - (2) Planning and Zoning Commissioners
    - B. STAFF REPORTS**
      - (1) City Administration
        - a. City Manager: Introduction of City Manager Charles “Tink” Jackson
      - (2) Development Services
        - a. Director
      - (3) Engineering
        - a. Assistant City Engineer

**5. PUBLIC COMMENT**

This is an opportunity for the public to address the Planning and Zoning Commission on items/concerns not on the agenda. Public comments shall be limited to three (3) minutes per individual and to ten (10) minutes per subject. Public comments may address items that are not on the agenda.

**6. PLATS**

**A. CONSENT AGENDA**

*All consent agenda items are considered routine by the Planning and Zoning Commission and will be enacted by one motion. Each item will be approved as recommended in the corresponding staff report, which includes conditional approvals for plats. There will be no separate discussion of these items unless a Commissioner or Applicant so requests; in which event, the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda. Information concerning consent agenda items is available for public review.*

- (1) Consider an application for a revised concept plan for Sienna 3E
- (2) Consider an application for a concept plan for Sienna 4A
- (3) Consider an application for a preliminary plat for Sienna Village of Bees Creek Section Thirty
- (4) Consider an application for a preliminary plat for Modera Missouri City
- (5) Consider an application for a final plat for Sienna Section 57
- (6) Consider an application for a final plat for Sienna Section 64
- (7) Consider an application for a final plat for Sienna Section 66
- (8) Consider an application for a final plat for Sienna Apartments
- (9) Consider an application for a final plat for Industrial Business Park At Pike and Gessner
- (10) Consider an application for a final plat for Greyden Estates
- (11) Consider an application for Amending Plat of Lots 7 & 8, Block 1, Rustlers Crossing

**B. PARKLAND DEDICATION**

- (1) Consider an application for a parkland dedication for Modera Missouri City

**7. ZONING MAP AMENDMENTS**

**A. PLANNED DEVELOPMENT DISTRICT – BRAKE CHECK, SIENNA**

- (1) Public hearing to receive comments for or against a request to zone an approximate 0.8153 acre tract of land to PD, planned development district to allow for the location of an automobile service business; 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 Highway 6; south of The Enclave at Lakeshore Harbor residential subdivision; east of Kitty Hollow Park, and west of a previous Goodwill location.

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

**8. ZONING TEXT AMENDMENTS**

**A. USE DISTRICTS**

- (1) Discuss possible amendments to Section 5. Establishment of Districts and Boundaries and Section 7. Use Districts contained within the City of Missouri City Zoning Ordinance.

**B. SIGN REGULATIONS**

- (1) Discuss possible amendments to Section 13. Sign Regulations contained within the City of Missouri City Zoning Ordinance.

**C. VIOLATIONS AND PENALTIES**

- (1) Discuss possible amendments to Section 22. Violations and Penalties contained within the City of Missouri City Zoning Ordinance.

**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**

**In compliance with the Americans with Disabilities Act, the City of Missouri City will provide for reasonable accommodations for persons attending Planning & Zoning Commission meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact Michael Tubbs, Facilities and Fleet Manager, at 281.403.8500.**

**CERTIFICATION**

I certify that a copy of the January 12, 2022 agenda of items to be considered by the Planning and Zoning Commission was posted in a place convenient to the public in compliance with Chapter 551 of the Texas Government Code on January 7, 2022.

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Egima Edwards  
Planning Technician