



**MINUTES
PLANNING AND ZONING COMMISSION
CITY OF MISSOURI CITY, TEXAS
December 8, 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
Rodney Griffin
James Bailey

Commissioners Absent:

John O'Malley
Hugh Brightwell

Councilmembers Present:

None.

Staff Present:

Jennifer Gomez, Director, Development Services
Keehren Baah, Planning Manager
Mason Garcia, Planner II
Stori Nuri, Planner I
Gretchen Pyle, Development Review Coordinator
Egima Edwards, Planning Technician
Jeremy Davis, Assistant City Engineer
Todd Hoover, Assistant Director, Public Works
Joseph Quintal, Assistant City Attorney

Others Present:

See attached sign-in sheet

3. READING OF MINUTES

Chair Brown-Marshall called for a motion to accept the November 10, 2021 Planning and Zoning Commission meeting minutes.

Motion: Approval of the November 10, 2021 meeting minutes.

Made By: Commissioner Lucas

Second: Commissioner Griffin

AYES: Commissioner Brown-Marshall, Commissioner Haney, Commissioner Lucas, Commissioner Silva, Commissioner Overton, Commissioner Griffin, Commissioner Bailey

NAYES: None

ABSTENTIONS: None

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
Director –

Jennifer Thomas Gomez, Director, Development Services, recognized the Snowfest Parade held on December 4, 2021. As a tradition, in a holiday decorated Commissioner truck/float, Planning & Zoning Commissioners; Planning staff; and family members, participated in the parade.

(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 3H

(2) Consider an application for a preliminary plat for Sienna Apartments

- (3) Consider an application for a preliminary plat for Sienna Village of Bees Creek Section Thirty
- (4) Consider an application for a preliminary plat for Island Xpress
- (5) Consider an application for a preliminary plat for VU VN INC Development
- (6) Consider an application for a preliminary plat for Lexington Village Assisted Living
- (7) Consider an application for a final plat for Vicksburg Single Family Rentals
- (8) Consider an application for a final plat for Waters Lake Boulevard Street Dedication Phase 5

Agenda item 6.A.(3) was withdrawn by the applicant.

Motion: To approve consent agenda except for item 6.A.(3) as withdrawn.

Made By: Commissioner Haney

Second: Commissioner Griffin

AYES: Commissioner Brown-Marshall, Commissioner Haney, Commissioner Lucas, Commissioner Silva, Commissioner Overton, Commissioner Griffin, Commissioner Bailey

NAYES: None

ABSTENTIONS: None

The motion passed.

7. ZONING MAP AMENDMENTS

A. ZONING MAP AMENDMENT – FORT BEND MUNICIPAL UTILITY DISTRICT

- (1) Public hearing to receive comments for or against a request by Fort Bend County Municipal Utility District No. 26 to zone an approximate 6.69 acre tract of land to CF, community facilities to allow for the location of a public park; and to the extent such zoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

The site is located north of Court Road and the Bradford Village residential subdivision; south of the Quail Green West residential subdivision; east of Columbia Blue Drive and the Fort Bend Independent School District Glover Elementary School, and west of Texas Parkway and the Wells Fargo professional offices.

Jennifer Gomez, Director, Development Services, presented the agenda item. Ms. Gomez stated that Fort Bend County Municipal Utility District No. 26 purchased about 7 acres, of underdeveloped property at the intersection of Court Road and Columbia Blue Drive, near the Fort Bend Independent School District's Edgar Glover Elementary School.

Ms. Gomez stated that the property is currently zoned LC-2, local retail district. This zoning designation has been in place since the early 1980s. MUD No. 26 seeks to use this property to provide recreational opportunities for residents within the district as well as provide for a future water plant site.

The proposed development will be in phases. The first phase is planned to begin in the next few months. The water plant would be included in a future phase and would

require approval of a SUP, Specific Use Permit. The development of the park requires CF, Community facilities zoning designation.

Ms. Gomez summarized the conceptual site plans as submitted. A conceptual layout shows the possible location for the future water plant site; ballfields; playfields; a splash pad; possible restroom facilities; an outdoor trail; parking; and a masonry wall along the backside adjacent to residential properties. A decorative ornamental fence is proposed along the Court Road.

Staff recommends approval.

Vice Chair Haney inquired if the City will be responsible for the park.

Ms. Gomez replied the park would be funded and maintained by MUD #26.

Commissioner Overton inquired if the MUD purchased the property in 2020 and from whom.

Ms. Gomez replied from the private developer that owned it.

Commissioner Lucas inquired if the applicant would be able to move forward without partnership.

Ms. Gomez replied that Phase I would include parking, the playground, and small picnic area. The MUD may look for partnerships to fund construction of future phases including construction of restrooms, splash pads, and some of the playfields.

Chair Brown-Marshall inquired what would happen to the zoning if resources are not provided.

Ms. Gomez replied that the property is currently zoned for commercial. If it is not rezoned then commercial uses can be developed on the site.

Commissioner Silva inquired if neighbors voiced their opinion.

Ms. Gomez replied yes. One resident was present at the meeting to speak.

Leronia Boughton, 2331 Quail Place Drive, stated that she lives behind the site and thinks that the proposal is an excellent idea; and should be approved. Ms. Boughton hopes for the City and other partners to assist as there is not a park in the area and the space has been empty for a while.

Commissioner Silva asked Ms. Boughton about drainage.

Ms. Boughton replied she has lived in the area for 35 years. There has never been a problem.

Motion: To close the public hearing

Made By: Commissioner Haney

Second: Commissioner Griffin

AYES: Commissioner Brown-Marshall, Commissioner Lucas, Commissioner Silva, Commissioner Overton, Commissioner Griffin, 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 Haney
Second: Commissioner Griffin

AYES: Commissioner Brown-Marshall, Commissioner Lucas, Commissioner Silva, Commissioner Overton, Commissioner Griffin, Commissioner Haney, Commissioner Bailey

NAYES: Commissioner Lucas
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. SEMIANNUAL REPORT – IMPACT FEE CAPITAL IMPROVEMENT PLAN

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

Jeremy Davis, Assistant City Engineer, summarized the City's impact fees. The City has three impact fees that are adopted by ordinance; Lake Olympia Parkway \$236 per dwelling unit (roadway); Northeast Oyster Creek Sub-Watershed \$3,000 per acre (regional drainage); and Mustang Bayou Service Area (water and waste water). The report reflects a proposal for an increase to the Mustang Bayou Service Area impact fees.

Todd Hoover, Assistant Director, Public Works presented the semiannual report. Mr. Hoover stated that infrastructure improvements are needed to meet the rapidly growing demands within the Mustang Bayou Service Area. Impact fees are charged by the City of Missouri City for each new connection to the City's water and/or wastewater system to defray capital improvement costs. An Impact Fee update is required in accordance with state law.

Mr. Hoover summarized the requirements and the objectives of the study. The city's objectives consists of growth estimates in population within the geographical location; estimates of capital improvement costs of water and wastewater infrastructure to meet the service demands over projected 10 year period; and a calculations of the maximum allowable impact fees that may be assessed to new improvements to support the projected new development.

Mr. Hoover summarized current and proposed impact fees. Since 2015, current impact fees per connection are water (\$1,009.84) and wastewater (\$2,276.29). Proposed new impact fees per connection for 2022, if approved, would change water (\$2,460) and wastewater (\$5,090) to provide for 50 percent of the total projected cost of implementing the Capital Improvements Plan. A comparison to other cities was completed and presented.

Mr. Hoover summarized projections for 10-year growth rate from 2021 to 2031 to be an estimated 7,069 new water connections and 6,405 new wastewater connections. A total revenue of \$49,991,190 is expected over the next 10 years from this proposed increase.

Mr. Hoover summarized the Capital Improvement Projects for wastewater. Projects consists of Waste Water Treatment Plant expansion & rehabilitation Project; Waste Water Treatment Plant permanent plant expansion; and the Waste Water Collection System Extensions (gravity mains, lift stations & force mains). New projects costs total \$68,287,504 which is usually financed over 20 years.

Mr. Hoover summarized Capital Improvement Projects for water. Additional projects includes the Regional Surface Water Plat expansion project; Water Pumping Storage construction; Surface Water Transmission Main to Water Plant No. 1 and No. 2; and the water distribution extension to serve new developments. New water project costs total \$49,337,343, which is usually financed over 20 years.

Staff recommends approval to increase the Mustang Bayou Service Area impact fee.

Chair Brown-Marshall inquired if waiting 5 years keeps the City behind in being competitive with impact fees in comparison to other cities.

Mr. Hoover replied that every 5 years the impact fees are studied to determine if an increase is warranted. He agrees with a more frequent study to stay in line with fees. However, state statute requires a minimum of 5 year studies. Having low impact fees attracts development. However, not having infrastructure in place to support development confirms that the City needs to continue to move forward.

Chair Brown-Marshall stated she does not want to see the City underfunded.

Mr. Hoover stated staff is requesting only half of what the study calculates.

Commissioner Lucas asked for confirmation of fees being depleted.

Mr. Hoover clarified that no fees are depleted at this time. Mr. Davis replied that the capacity for wastewater is depleted.

Mr. Hoover stated that due to this, they have had to ask developers to wait until capacity availability is restored.

Commissioner Overton inquired if increased impact fees will be felt by MUD customers.

Mr. Hoover replied no. Impact fees are charged to developers.

Commissioner Overton inquired if the City will receive funding from the newly passed Infrastructure Bill.

Mr. Hoover replied the City may be allowed to retain some funding related to water / wastewater projects however the amount of funding is unknown at this time.

(2) Consider a final report and recommendation on item 9.A.(1)

Motion: To forward a final report and positive recommendation for agenda item 9.A.(1) to City Council

Made By: Commissioner Haney
Second: Commissioner Lucas

AYES: Commissioner Brown-Marshall, Commissioner Lucas, Commissioner Silva, Commissioner Griffin, Commissioner Haney, Commissioner Bailey

NAYES: Commissioner Overton
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.
None.

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 Lucas
Second: Commissioner Overton

AYES: Commissioner Brown-Marshall, Commissioner Lucas, Commissioner Silva, Commissioner Overton, Commissioner Griffin, Commissioner Haney, Commissioner Bailey

NAYES: None
ABSTENTIONS: None

The motion passed.