



**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 **October 14, 2015, at 7:00 p.m. at: City Hall, Council Chambers, 2nd Floor**, 1522 Texas Parkway, Missouri City, Texas, for the purpose of considering the following agenda items.

1. CALL TO ORDER

2. ROLL CALL

3. READING OF MINUTES

Consider approval of the minutes of the September 9, 2015, Planning & 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) Director of Development Services
- (2) Planning Representative – Scenic City Platinum Award, National Community Planning Month, Comprehensive Plan – 1st Public Symposium
- (3) City Engineer – Semi-annual Impact Fee recommendation

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

- (1) Consider approval of a preliminary plat for Harvest United Methodist Church
- (2) Consider approval of a preliminary plat for Cartwright Townhomes
- (3) Consider approval of a final plat for Villasenor
- (4) Consider approval of a final plat for Stonebrook at Riverstone Section Two
- (5) Consider approval of a final plat for Houston Community College
- (6) Consider approval of a final plat for Plaza at Sienna Ranch

B. CONCEPT PLAN – PARKS EDGE

- (1) Consider approval of a concept plan for Parks Edge

7. ZONING MAP AMENDMENTS

A. PUBLIC HEARING FOR A ZONING MAP AMENDMENT

- (1) Public hearing to receive comments for or against a request by Rubicon Realty Group, LLC., to rezone an approximate 0.4507 acre tract of land from SD, Suburban district to LC-3, Retail district; and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom. The subject site is located along Sienna Ranch Road; southeast of Sonic Drive-in restaurant and northeast of Children's Lighthouse day care facility.

- (2) Consideration of the approval of a Final report to City Council on item 7A(1) above.

B. PUBLIC HEARING FOR A ZONING MAP AMENDMENT

(1) Public hearing to receive comments for or against a request by Peter Boecher, KVi Planning and Melanie Folkert, KB Home to rezone an approximate 95.34 acre tract of land from SD, Suburban district to R-2, Single family residential district and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom. The subject site is located north of the Newpoint Estates residential subdivision, south and west of the Creekmont residential subdivision.

- (2) Consideration of the approval of a Final report to City Council on item 7B(1) above.

C. PUBLIC HEARING FOR A SPECIFIC USE PERMIT

(1) Public hearing to receive comments for or against a request by Dean King, Executive Pastor, River Pointe Church, for a Specific Use Permit for an approximate 18.896 acre tract of land to allow for the development of a church, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom. The subject site is located north of Knights Court; south of Colony Lakes residential subdivision; east of Elkins High School campus; and west of The Center at Knights Court shopping center.

- (2) Consideration of the approval of a Final report to City Council on item 7C(1) above.

8. ZONING TEXT AMENDMENTS

None

9. OTHER MATTERS WITHIN THE JURISDICTION OF THE COMMISSION OR THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE

A. PARKLAND DEDICATION FOR VILLASENOR

(1) Consider adoption of a recommendation to City Council regarding a Parkland Dedication proposal for Villasenor.

10. ADJOURN

In compliance with the Americans with Disabilities Act, the City of Missouri City will provide reasonable accommodations for persons attending Planning and Zoning Commission meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact Nancy Desobry, Development Department at 281-403-8541.

CERTIFICATION

I certify that a copy of the October 14, 2015, agenda of items to be considered by the Missouri City Planning and Zoning Commission was posted on the City Hall bulletin board on October 9, 2015.

Nancy Desobry
Office Manager
Development Services