



**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 13, 2016, at 7:00 p.m. at: City Hall, Council Chambers, 2<sup>nd</sup> Floor**, 1522 Texas Parkway, Missouri City, Texas, for the purpose of considering the following agenda items.

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**1. CALL TO ORDER**

**2. ROLL CALL**

**3. READING OF MINUTES**

Consider approval of the minutes of the December 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) Introduction of City Manager, Anthony Snipes
- (2) Introduction of Interim Director of Development Services, Kelly Carpenter, AICP
- (3) Introduction of Interim Assistant Director of Development Services, Jennifer Gomez, AICP – Comprehensive Plan Update
- (4) 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**

- (1) Consider approval of a final plat for Cartwright Townhomes
- (2) Consider approval of a final plat for Sienna Timewise

**B. PUBLIC HEARING AND CONSIDERATION OF A FINAL PLAT OF VERIZON CYPRESS POINT – A PARTIAL REPLAT OF RESERVE N, QUAIL VALLEY SUBDIVISION, LA QUINTA SECTION**

Consider approval of a replat of Verizon Cypress Point

**C. PUBLIC HEARING AND CONSIDERATION OF A FINAL PLAT OF MSSL SIENNA CAMPUS – A PARTIAL REPLAT OF SIENNA RANCH ROAD RESERVES AND A PARTIAL REPLAT OF SIENNA RANCH MIDDLE SCHOOL**

Consider approval of replat of MSSL Sienna Campus

**D. PUBLIC HEARING AND A CONSIDERATION OF A FINAL PLAT OF PEBBLE BROOK – A PARTIAL REPLAT OF RESERVE A OF THE APOSTOLIC FAITH CHURCH SUBDIVISION AND A PARTIAL REPLAT OF THE FORT BEND INDEPENDENT SCHOOL DISTRICT COLUMBIA BLUE ELEMENTARY SCHOOL.**

Consider approval of replat of Pebble Brook.

**7. ZONING MAP AMENDMENTS**

**A. PUBLIC HEARING FOR A ZONING MAP AMENDMENT**

(1) Public hearing to receive comments for or against a request by Mark Musemeche to rezone an approximate 7.882 acre tract of land from LC-3, retail district to PD, Planned Development District to allow for the development of an age-restricted multifamily residential facility, 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 the west side of FM 1092 Road; southwest of the FM 1092 Road and 5<sup>th</sup> Street intersection, north of Casa Vaqueros Mexican Grill (formerly El Vaquero), west of Murphy Road Church of Christ, and east of The Brightwater residential subdivision.

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

**8. ZONING TEXT AMENDMENTS**

**A. PUBLIC HEARING FOR AMENDMENTS REGARDING EMERGENCY BASED SPECIAL EVENTS**

(1) Public hearing to receive comments for or against possible amendments to the Zoning Ordinance regarding Emergency based special events.

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

**A. PARKLAND DEDICATION FOR CARTWRIGHT TOWNHOMES**

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

**B. ELECTION OF A PLANNING AND ZONING COMMISSIONER TO SERVE ON THE CAPITAL IMPROVEMENTS PLAN (CIP) COMMITTEE**

**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 Services` Department at 281-403-8541.

**CERTIFICATION**

I certify that a copy of the January 13, 2016, agenda of items to be considered by the Missouri City Planning and Zoning Commission was posted on the City Hall bulletin board on January 8, 2016.

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Nancy Desobry  
Office Manager