



MINUTES
PLANNING AND ZONING COMMISSION
CITY OF MISSOURI CITY, TEXAS
April 11, 2018

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 call to order by Vice-Chairman Haney, at 7:00 PM.

2. ROLL CALL

Commissioners Present:

Tim Haney
Douglas Parker
John O'Malley
Reginald Pearson
Ramesh Anand

Commissioners Absent: Sonya Brown-Marshall, Hugh Brightwell, Courtney Johnson Rose

Councilmembers Present:

Staff Present:

Otis T. Spriggs, Director of Development Services
Evelyn Kimeu, First Assistant City Attorney
Shashi Kumar, City Engineer / Public Works Director
Jennifer Gomez, Planning Manager
Mason Garcia, Planner I
Jonathan Scroggins, Communications
Egima Brown, Planning Technician

Others Present:

Carlos Fraga, BGE / KGA; Mallory Martin; Sunny Thomas

3. READING OF MINUTES:

Vice-Chairman Haney called for a motion to accept the March 14, 2018 Planning and Zoning Commission meeting minutes.

Motion: Approval of the March 14, 2018 meeting minutes

Made By: Commissioner O'Malley

Second: Commissioner Pearson

AYES: Commissioner Parker, Commissioner O'Malley, Commissioner Pearson,

NAYES: None

ABSTENTIONS: Commissioner Anand, Commissioner Haney

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

a. Director- Otis T. Spriggs

For the purpose of the minutes and Commissioners, Mr. Spriggs reported minor revisions in the Staff reports for the plats and replats. The issues have been addressed. The revised reports have been distributed to the Commission for consideration.

Mr. Spriggs announced the presentation of 50 years of the Fair Housing Act. Staff is celebrating the adoption of Fair Housing Act by the Federal Government. The community provides fair housing opportunities through the zoning codes and evaluation of the City Ordinances within the City limits. Mr. Spriggs introduced LaToya Ricketts, Community Development Coordinator to speak on fair housing.

b. LaToya Ricketts announced the 50th year of the National Fair Housing Act. The purpose of the act is to eliminate discrimination and allow access of fair housing for everyone. All individuals have the opportunity to live free from discrimination based on race, color, religion, national origin, sex, familial status, and disability. Individuals have access to live, work and play in the neighborhoods of their choice. Ms. Ricketts announced the 50th anniversary of the assassination of Dr. Martin Luther King. Dr. Martin

Luther King fought to eliminate discrimination in housing and to create opportunities for everyone in the community. The Fair Housing Act is Title VIII of the Civil Rights Act of 1968. Through the department of HUD (Housing and Urban Development), two million instances of housing discrimination are estimated to take place each year across the nation. Two percent of those instances are reported as renters and homebuyer discriminations. Ms. Ricketts informed the Commission that it is against the law and policy to discriminate against individuals renting an apartment or house, homeowner's insurance and real estate sales. The Act relates to local officials who enact laws and policies in land use ordinances, development and building codes, to be reminded of the Fair Housing Act. Homeowner Associations, utility districts, landlords, real estate brokers, and mortgage companies are to participate in affectively furthering fair housing. Denying access to members for housing or public facility is against the Fair Housing Act. The City is furthering the Fair Housing Act by implementing and maintaining a Fair Housing Plan. The City is undergoing the impediments to fair housing study, and have hired a consultant. The draft will be available to the public once completed. Ms. Ricketts informed that complaints of discrimination are forwarded to HUD. Education of fair housing is shared with the public. The City incorporates fair housing in the Comprehensive Plan, CDBG Consolidation Plan, Fair Housing Study, periodic presentations and public hearings, and informational brochures and assistance. Resources were provided including information on a video by Mr. Michael Allen. Ms. Ricketts reported that the City receives federal funding provided by DOT (Department of Transportation), DOJ (Department of Justice), and CDBG (Community Development Block Grant) / HUD, whereby the City is required to comply with the Fair Housing Act. Mayor Allen Owen presented a proclamation at the Council Meeting on April 2, 2018 emphasizing the furthering of fair housing.

(2) City Engineer

a. City Engineer – Shashi Kumar
None

5. **PUBLIC COMMENTS:**
None

6. **PLATS**

A. **CONSENT AGENDA**

- (1) Consider approval of a preliminary plat for Jaffar Enterprises Missouri City
- (2) Consider approval of a preliminary plat for Parks Edge Section Five
- (3) Consider approval of a preliminary plat for MAA Development
- (4) Consider approval of a final plat for Calvary Indian Fellowship Church

Motion: The Planning and Zoning Commission grants conditional approval of the Consent Agenda

Made By: Commissioner Anand
Second: Commissioner Pearson

AYES: Commissioner Haney, Commissioner Anand, Commissioner O'Malley, Commissioner Pearson, Commissioner Parker

NAYES: None

ABSTENTIONS: None

The motion passed.

B. PUBLIC HEARING AND CONSIDERATION OF DSM ADDITION BEING A PARTIAL REPLAT OF SOUTH MAIN GARDENS

(1) Consider approval of DSM Addition being a partial replat of South Main Gardens

Ms. Jennifer Gomez presented this item as a replat combining two lots into one, by the removal of the interior property line. Recommended conditions were provided in the revised staff report. No major or substantial items need to be corrected. Minor conditions and information need to be provided on the plat.

Motion: To close the public hearing.

Made By: Commissioner O'Malley
Second: Commissioner Anand

AYES: Commissioner Haney, Commissioner Anand, Commissioner O'Malley, Commissioner Pearson, Commissioner Parker

NAYES: None

ABSTENTIONS: None

The motion passed.

Motion: The Planning and Zoning Commission grants conditional approval of DSM Addition, being a partial replat of South Main Gardens

Made By: Commissioner O'Malley
Second: Commissioner Pearson

AYES: Commissioner Haney, Commissioner Anand, Commissioner O'Malley, Commissioner Pearson, Commissioner Parker,

NAYES: None

ABSTENTIONS: None

The motion passed.

C. PUBLIC HEARING AND CONSIDERATION OF A PARTIAL REPLAT OF RESERVE "D" RIVERSTONE PLACE SHOPPING CENTER

- (1) Consider approval of a partial replat of Reserve "D" Riverstone Place Shopping Center

Mason Garcia presented this item as a partial replat dividing the original reserve into reserve "D1" and "D". The property is located at the southwest corner of Highway 6 and Riverstone Blvd. Staff recommends conditional approval.

Motion: To close Public Hearing

Made By: Commissioner O'Malley
Second: Commissioner Parker

AYES: Commissioner Haney, Commissioner Anand, Commissioner O'Malley, Commissioner Pearson, Commissioner Parker

NAYS: None

ABSTENTIONS: None

The motion passes.

Motion: The Planning and Zoning Commission grants conditional approval of the partial replat of Reserve "D" Riverstone Place Shopping Center

Made By: Commissioner Pearson
Second: Commissioner O'Malley

AYES: Commissioner Haney, Commissioner Anand, Commissioner O'Malley, Commissioner Pearson, Commissioner Parker

NAYS: None

ABSTENTIONS: None

The motion passed

D. PUBLIC HEARING AND CONSIDERATION OF A REPLAT OF LAREDO HOLDINGS CREEKMONT COMMERCIAL RESERVE "B"

- (1) Consider approval of a replat of Laredo Holdings Creekmont Commercial Development Reserve "B"

Mason Garcia presented this item informing the Commission that the replat subdivides this property into three parcels, "B1", "B2" and "B3". The property is located south of Highway 6 at the intersection of South Creekmont, east of Stripes. Staff recommends conditional approval.

Motion: To close Public Hearing

Made By: Commissioner O'Malley

Second: Commissioner Parker

AYES: Commissioner Haney, Commissioner Anand, Commissioner O'Malley, Commissioner Pearson, Commissioner Parker

NAYS: None

ABSTENTIONS: None

The motion passes.

Motion: The Planning and Zoning Commission grants conditional approval of the replat of Laredo Holdings Creekmont Commercial Development Reserve "B"

Made By: Commissioner Anand

Second: Commissioner Pearson

AYES: Commissioner Haney, Commissioner Anand, Commissioner O'Malley, Commissioner Pearson, Commissioner Parker

NAYS: None

ABSTENTIONS: None

The motion passes.

7. ZONING MAP AMENDMENTS

None

8. ZONING TEXT AMENDMENTS

A. PUBLIC HEARING FOR AMENDMENTS REGARDING ENFORCEMENT FINES, VIOLATION AND PENALTIES

- (1) Public hearing to receive comments for or against proposed amendments to the Zoning Ordinance regarding enforcement fines, violations and penalties.

Mr. Otis Spriggs appeared before the Commission giving the timeline of previous discussions and hearings. The proposed amendments would affect repeat offenders of certain violations of the City's zoning ordinance, including those involving accessory buildings and structures in residentially zoned areas; parking, storage or use of major recreational or utility equipment; portable storage units in suburban and residential districts; outside placement, storage, sales and services of materials, merchandise and equipment in commercial, business park and industrial districts; and fences.

With the exception of trash screening, which would carry a minimum fine of \$50 for first time offenders, this proposed amendment sets the fine for

these violations at \$100 for the first, \$250 for the second, and \$500 for the third and subsequent offenses within the same twelve-month period.

Motion: To close the Public Hearing.

Made By: Commissioner Anand
Second: Commissioner Pearson

AYES: Commissioner Anand, Commissioner O'Malley, Commissioner Pearson, Commissioner Haney, Commissioner Parker,

NAYES: None
ABSTENTIONS: None

The motion passed

(2) Consideration of the approval of a final report to City Council on item 8A(1) above.

Motion: The Planning and Zoning Commission grant approval of the final report and forward it to Council for final adoption.

Made By: Commissioner O'Malley
Second: Commissioner Anand

AYES: Commissioner Anand, Commissioner Parker, Commissioner Haney, Commissioner O'Malley, Commissioner Pearson,

NAYES: None
ABSTENTIONS: None

The motion passed

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**



Egima Brown, Planning Technician

