



**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**CITY OF MISSOURI CITY, TEXAS**  
May 9, 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:**

Sonya Brown-Marshall  
Tim Haney  
Hugh Brightwell  
John O'Malley  
Reginald Pearson  
Courtney Johnson Rose

**Commissioners Absent:** Ramesh Anand, Douglas Parker

**Councilmembers Present:**

**Staff Present:**

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

**Others Present:**

Geoff Freeman, Marie Escue, Amanda Carriage, Jacob Burgus, Reggie Jacob, Joan Crason,  
Anil Patel, John Tomlinson

**3. READING OF MINUTES:**

Vice-Chairman Haney called for a motion to accept the April 11, 2018 Planning and Zoning Commission meeting minutes.

**Motion:** Approval of the April 11, 2018 meeting minutes

**Made By:** Commissioner Haney

**Second:** Commissioner Pearson

**AYES:** Commissioner O'Malley, Commissioner Pearson, Commissioner Haney, Commissioner Rose

**NAYES:** None

**ABSTENTIONS:** Commissioner Brown-Marshall, Commissioner Brightwell

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

Otis T. Spriggs reports that the CDBG Scholarship PY 2019 applications are open. College age students are welcome to apply. The deadline is May 31<sup>st</sup>, 2018.

Otis T. Spriggs reports that the general land office for CDBG will distribute disaster recovery funds to individual families that have outstanding issues pertaining to hurricane Harvey. There will be communication through the City of Missouri City website and newspapers for grant information. Application must be submitted to the general land office.

Otis T. Spriggs reports that Evelyn Kimeu is leaving her position on May 12, 2018. Evelyn Kimeu is the First Assistant City Attorney. She has been instrumental in representing and supporting staff.

(2) City Engineer

a. Assistant City Engineer – Jennifer Hobbs  
None

5. **PUBLIC COMMENTS:**  
None

6. **PLATS**

**A. CONSENT AGENDA**

- (1) Consider approval of a preliminary plat for Park Vista Dr
- (2) Consider approval of a final plat for Zephyr House
- (3) Consider approval of a final plat for Ravella At Sienna Plantation
- (4) Consider approval of a final plat for Plantation Ridge Plaza

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

**Made By:** Commissioner Haney  
**Second:** Commissioner Brightwell

Commissioner Brightwell rescinded his second motion in order to allow a resident to speak against the consideration of the final plat for Plantation Ridge Plaza.

**Motion:** The Planning and Zoning Commission grant the removal of consideration for item (4), final plat for Planation Ridge Plaza, from the Consent Agenda. The Planning and Zoning Commission grants conditional approval of the remaining items of the Consent Agenda.

**Made By:** Commissioner Haney  
**Second:** Commissioner Brightwell

**AYES:** Commissioner Haney, Commissioner Brown-Marshall, Commissioner O'Malley, Commissioner Pearson, Commissioner Rose, Commissioner Brightwell

**NAYES:** None

**ABSTENTIONS:** None

The motion passes.

**B. PLANTATION RIDGE PLAZA**

- (1) Consider approval of a final plat for Plantation Ridge Plaza

Thomas White presented this item. Thomas White informed that the property is located at the southwest intersection of Plantation Ridge Dr. and FM 1092. The zone district is PD-19 with three lots encumbering 3.8620 acres.

John Tomlinson, 2702 Trailridge Ct speaks against the final plat of Plantation Ridge Plaza. Mr. Tomlinson informed that his home is located behind the proposed location of the carwash. There was a meeting held in October. The majority of the neighborhood is against Plantation Ridge Plaza development. There is concern about the drainage and the buffering. The plat was not finalized. Mr. Tomlinson is concerned about the pipeline and flooding. Anything that comes from the development will increase water flow on the southern side of FM 1092. Traffic will increase current traffic issues. Mr. Tomlinson is concerned about the type of businesses that will occupy the plaza. Property values may decrease if the development is not properly buffered. Any approval of the plat to have the testing of the project completed, the community will need access to the testing to present to the environmental council.

Jennifer Hobbs informed that some of the drainage has been submitted. What is proposed is underground drainage. The draining will be through TxDot right-of-way. TxDot has granted the permission for the drainage. The Engineer Department has reviewed the calculations. The draining will not drain towards the neighborhood. It will drain away towards the regional detention facility in the northeast Oyster Creek watershed.

Jennifer Hobbs informed that a traffic study has not been completed. Staff Report 2(A) under Public Works Engineering comments states that the applicant has provided the proposed access easements. Driveway locations are permitted through the construction plan review process. A driveway will have to be justified with a T.I.A (Traffic Impact Analysis).

Commissioner Brown-Marshall states that there will be opportunities for those that are concerned to make sure that the project is developed according to City standards. The consideration is about the presentation of the proposed final plat for Plantation Ridge Plaza.

**Motion:** The Planning and Zoning Commissioner grants conditional approval of item (4) of the Consent Agenda

**Made By:** Commissioner Haney

**Second:** Commissioner Brightwell

**AYES:** Commissioner Brown-Marshall, Commissioner Haney, Commissioner O'Malley, Commissioner Rose, Commissioner Pearson, Commissioner Brightwell

**Nayes:** None

**ABSTENTIONS:** None

The motion passes.

**C. HAGERSON RD. TRACT**

(1) Consider approval of a revised concept plan for Hagerson Rd Tract

Thomas White presented this item. Mr. White informed that a revised concept plan has been previously reviewed. The property is located west of the LJ Parkway and north of Hagerson Rd. Located in the ETJ (Extra Territorial Jurisdiction). The property encumbrances 97.8 acres and 285 lots. The property is a gated community. The previous concept plan had 304 lots. The revised concept plan presents a reduction of lots to 285. The purpose of the revision is for the detention and changing of the section lines.

**Motion:** The Planning and Zoning Commission grants conditional approval of the revised concept plan

**Made By:** Commissioner Haney  
**Second:** Commissioner Pearson

**AYES:** Commissioner Brown-Marshall, Commissioner Haney, Commissioner O'Malley, Commissioner Rose, Commissioner Pearson, Commissioner Brightwell

**NAYS:** None  
**ABSTENTIONS:** None

The motion passes.

(2) Consider approval of a preliminary plat for Hagerson Rd. Tract Section One

Thomas White presented this item. Mr. White informed that the property is 12 acres with 35 lots and private streets.

**Motion:** The Planning and Zoning Commissioner grants conditional approval of the preliminary plat for Hagerson Rd. Tract Section One

**Made By:** Commissioner Haney  
**Second:** Commissioner O'Malley

**AYES:** Commissioner Brown-Marshall, Commissioner Haney, Commissioner O'Malley, Commissioner Rose, Commissioner Pearson, Commissioner Brightwell

**NAYES:** None  
**ABSTENTIONS:** None

The motion passes.

(3) Consider approval of a preliminary plat for Hagerson Rd. Tract Section Two

Thomas White presented this item. Mr. White informed that the property is a total of 35.2 acres with 75 lots.

**Motion:** The Planning and Zoning Commission grants conditional approval of the preliminary plat for Hagerson Rd. Tract Section Two

**Made By:** Commissioner Haney  
**Second:** Commissioner Brightwell  
**AYES:** Commissioner Brown-Marshall, Commissioner Haney,  
Commissioner O'Malley, Commissioner Rose, Commissioner  
Pearson, Commissioner Brightwell

**NAYES:** None  
**ABSTENTIONS:** None

The motion passes.

**D. AVALON AT SIENNA SECTIONS 3, 4, 5**

(1) Consider approval of a concept plan for Avalon at Sienna Section 3,4,5

Commissioner Brown-Marshall stated that the consideration of an approval will only be for sections 3 and 5. The developer requested that section 4 be removed for consideration at this time.

Jennifer Gomez presented this item. Ms. Gomez informed that the proposed site is in the northern portion of Sienna to the east and west of Sienna Parkway / Watts Plantation. There is a small section east, north of Watts Plantation with a small section to the west, south of the Fort Bend Toll Road. These are some of the remaining sections of the Avalon community. The project is subject to the Sienna Plantation development agreement with the City.

**Motion:** The Planning and Zoning Commission grants conditional approval of the concept plan for Avalon at Sienna sections 3 and 5.

**Made By:** Commissioner Haney  
**Second:** Commissioner Pearson

**AYES:** Commissioner Brown-Marshall, Commissioner Haney,  
Commissioner O'Malley, Commissioner Rose, Commissioner  
Pearson, Commissioner Brightwell

**NAYES:** None  
**ABSTENTIONS:** None

The motion passes.

(2) Consider approval of a preliminary plat for Avalon at Sienna Plantation Section 3

**Motion:** The Planning and Zoning Commission grants conditional approval of the preliminary plat for Avalon at Sienna Plantation section 3

**Made By:** Commissioner Haney  
**Second:** Commissioner Rose

**AYES:** Commissioner Brown-Marshall, Commissioner Haney,  
Commissioner O'Malley, Commissioner Rose, Commissioner  
Pearson, Commissioner Brightwell

**NAYES:** None

**ABSTENTIONS:** None

The motion passes.

**E. SIENNA PLANTATION 2D (SECTIONS 15A, 15B, 17A, 17B, 17C, 18)**

- (1) Consider approval of a concept plan for Sienna Plantation 2D Sections 15A, 15B, 17A, 17B, 17C, 18

Thomas White presented this item. Mr. White informed that the location of the project is west of Sienna Village of Destrehan, east of the Brazos River and south of Sienna Village of Waters Lake. The property is in the ETJ (Extra Territorial Jurisdiction). It is a total of 89.43 acres with a proposed 333 residential lots.

Jacob Burgus, TBG Partners – Land Planner, informed that the project is a new product of duplex lots for Sienna.

Amanda Carriage, LJA Engineer, informed that the builder has not been disclosed.

**Motion:** The Planning and Zoning Commission grants conditional approval of the concept plan for Sienna Plantation 2D sections 15A, 15B, 17A, 17B, 17C, 18

**Made By:** Commissioner Haney

**Second:** Commissioner Brightwell

**AYES:** Commissioner Brown-Marshall, Commissioner Haney,  
Commissioner O'Malley, Commissioner Rose, Commissioner  
Pearson, Commissioner Brightwell

**NAYS:** None

**ABSTENTIONS:** None

The motion passes.

- (2) Consider approval of a preliminary plat for Sienna Plantation Section 15A

Thomas White presented this item. Mr. White informed that the project is located west of Sienna Village of Destrehan, east of the Brazos River, south of Sienna Village of Waters Lake and is in the ETJ (Extra Territorial Jurisdiction). Mr. White informed that the development encumbrances 17.92 acres. There is a total of 51 proposed lots.

**Motion:** The Planning and Zoning Commission grants conditional approval of the preliminary plat for Sienna Plantation Section 15A

**Made By:** Commissioner Haney  
**Second:** Commissioner O'Malley

**AYES:** Commissioner Brown-Marshall, Commissioner Haney, Commissioner O'Malley, Commissioner Rose, Commissioner Pearson, Commissioner Brightwell

**NAYS:** None  
**ABSTENTIONS:** None

The motion passes.

(3) Consider approval of a preliminary plat for Sienna Plantation Section 17A

Thomas White presented this item. Mr. White informed that the project consist of 10.2 acres with a proposed 46 lots.

**Motion:** The Planning and Zoning Commission grants conditional approval of a preliminary plat for Sienna Plantation Section 17A

**Made By:** Commissioner Haney  
**Second:** Commissioner Brightwell

**AYES:** Commissioner Brown-Marshall, Commissioner Haney, Commissioner O'Malley, Commissioner Rose, Commissioner Pearson, Commissioner Brightwell

**NAYS:** None  
**ABSTENTIONS:** None

The motion passes.

**F. PUBLIC HEARING AND CONSIDERATION OF SIENNA PLANTATION SECTION 22 PARTIAL REPLAT NO.1**

(1) Consider approval of Sienna Plantation Section 22 Partial Replat No.1

Thomas White presented this item. Mr. White informed that the plat was recorded. The project is located south of the intersection of Steep Bank Chase and Sienna Parkway and south of Riverpoint High School. The revised portion is a total of 5.744 acres with a proposed 33 lots. The request is to reduce the front building line from 25ft to 20ft to establish a 35ft garage setback line and to remove a portion of the aerial easement from lot 14 block 2.

Geoff Freeman, LJA Engineer, informed that the developer is proposing a specific product. The face of the garage is set back from the face of the house. The product is deeper. The developer wants to reduce the front building line from 25ft to 20ft to bring the house closer so that the deep house does not impact the usable

backyard. The garage will be back 35ft for it not to impede the sidewalk and the street. It will be one structure.

Geoff Freeman informed that the easements in the northern part of the tracts is an aerial easement along the side of lot 14. The easement is not needed in that location. Mr. Freeman informed that the aerial easement will stop at a pole at the corner of the lot. The aerial designation to not impede on the visibility of the sidelines.

**Motion:** To Close the Public Hearing

**Made By:** Commissioner Haney

**Second:** Commissioner Pearson

**AYES:** Commissioner Brown-Marshall, Commissioner Haney, Commissioner O'Malley, Commissioner Rose, Commissioner Pearson, Commissioner Brightwell

**NAYS:** None

**ABSTENTIONS:** None

The motion passes.

**7. ZONING MAP AMENDMENTS**

None

**8. ZONING TEXT AMENDMENTS**

**A. CONSIDERATION FOR AMENDEMENTS REGARDING MURAL WALL ART**

- (1) Discuss possible amendments to the Zoning Ordinance regarding mural wall art.

Otis Spriggs presented this item. Mr. Spriggs informed that the item was introduced to Council during a Special Meeting in February of 2018. Mr. Spriggs presented examples of mural art work in different cities. The City's existing Ordinances that will be effected are section 7A, Architectural Design Standards; section 8, Planned Development Districts; and/or section 13, Sign Regulations.

Otis Spriggs informed that Ordinance section 7A provides for the types of materials, colors and percentage use of each for all exterior walls of nonresidential, multifamily or condominium developments. Generally, these standards require 100 percent masonry materials and allow for the use of an earth tone color palette for both primary and accent wall materials. Colors that are not specifically permitted are considered as business identity colors and are limited in use to no more than 5 percent of a total wall area.

Otis Spriggs informed that Ordinance section 8, through the creation of a PD, Planned Development District, could provide flexibility to allow for the placement and maintenance of artwork. However, this option would only provide flexibility on a site by site basis and would require a zoning process and applicable fee for each site seeking such option.

Otis Spriggs informed that Ordinance section 13 provides that wall signs must consist of white channel letters, a registered/nonregistered logo or trademark, or a pan sign (non-internally illuminated). Wall signage is limited in size based upon the linear frontage of a business. Wall signs in shopping centers/integrated business developments must be consistent in materials, location, illumination, construction and installation.

Otis Spriggs informed that except for the creation of Planned Development Districts, amendments to the regulation of the City's zoning ordinance would be required in order to allow for either of these business and property owners to locate exterior artwork and/or to consider such allowance citywide.

Otis Spriggs presents different cities mural arts and their Code of Ordinances that regulates them. Separate cities conducted studies on mural arts vs graffiti. Design Review Committees, the general community, the Courts, Zoning Departments, Architectural Review Boards, Office of Cultural Affairs, and The Landmark Preservation Commissions in different cities are consistent with their approach towards violations.

Otis Spriggs informed that two interests have been received from an HOA and a shopping center.

Anthony Snipes, City Manager, informed that public art over the past year has been mentioned. Artist have asked to donate art. Mr. Snipes informed that the Parks Director is currently working on creating a policy and review board panel of experts.

**Motion:** The Planning and Zoning Commission grants approval to discuss possible amendments to the Zoning Ordinance regarding mural wall art.

**AYES:** Commissioner Brown-Marshall, Commissioner Haney, Commissioner O'Malley, Commissioner Rose, Commissioner Brightwell, Commissioner Pearson

**NAYES:** None

**ABSTENTIONS:** None

The motion passes.

(2) Consider authorizing staff to call a public hearing.

**Motion:** The Planning and Zoning Commission decided to have a second discussion and not move forward with authorizing staff to call a public hearing.

**AYES:** Commissioner Brown-Marshall, Commissioner Haney, Commissioner O'Malley, Commissioner Rose, Commissioner Pearson, Commissioner Brightwell.

**NAYES:** None

**ABSTENTIONS:** None

The motion passes.

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

None

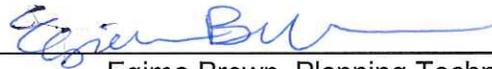
**10. CLOSED EXECUTIVE SESSION**

*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**



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Egima Brown, Planning Technician

