



**MINUTES  
PLANNING AND ZONING COMMISSION  
CITY OF MISSOURI CITY, TEXAS  
June 18, 2019**

**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 Commissioner O'Malley, at 7:00 PM.

**2. ROLL CALL**

**Commissioners Present:**

James G. Norcom III  
John O'Malley  
Gloria Lucas  
Douglas Parker  
James R. Bailey

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

**Councilmembers Present:** None.

**Staff Present:**

Otis T. Spriggs, Director of Development Services  
Jennifer Gomez, Planning Manager  
Cliff Brouhard, Assistant Public Works Director  
Jamilah Way, First Assistant City Attorney  
Thomas White, Planner II  
Egima Edwards, Planning Technician

**Others Present:** Laurie Chapa; LJA Engineering, Junious Williams; Ashton Woods, Robert Wheless; LPC (Logistics Property Company), David R. Glunt, Osagie J. Okpamen; Abounding Love, Berry Brazil

**3. READING OF THE MINUTES**

Commissioner O'Malley called for a motion to accept the May 8, 2019 Planning and Zoning Commission meeting minutes.

Quorum of May 8, 2019 Planning and Zoning Commission was not present for the motion. Motion to accept the May 8, 2019 meeting minutes was forwarded to the next meeting agenda.

#### **4. REPORTS**

##### **A. COMMISSION REPORTS**

(1) Chairperson of the Planning and Zoning Commission –  
None.

(2) Planning and Zoning Commissioners –  
None.

##### **B. STAFF REPORTS**

(1) Development Services  
a. Director – Otis T. Spriggs

Reported that CDBG, Community Development Block Grant program has opened a new application period. Mr. Spriggs asked the Commission to inform any known agencies that serve in the CDBG area, and city wide, that the application for non-profit agencies has opened; as well as the scholarship program. Applicants must qualify per HUD, Housing and Urban Development guidelines. Public agencies are able to apply for the municipal type activities and services. June 28, 2019 is the deadline for applications.

Commissioner O'Malley asked if the applications were available online.

Mr. Spriggs informed that the applications were available online. Applicants could visit the Development Services office for assistance.

(2) Engineering  
a. Assistant Public Works Director – Clifford Brouhard  
None

#### **5. PUBLIC COMMENT**

None.

#### **6. PLATS**

##### **A. CONSENT AGENDA**

(1) Consider approval of a preliminary plat for Lifetime Plaza

(2) Consider approval of a preliminary plat for Alpha Center

(3) Consider approval of a preliminary plat for Sienna Plantation Section 31

(4) Consider approval of a preliminary plat for Sienna Village of Destrehan Section 6B

(5) Consider approval of a final plat for Sienna Plantation Section 25

(6) Consider approval of a final plat for Avalon at Sienna Plantation Section 4

(7) Consider approval of a final plat for Parks Edge Lift Station

(8) Consider approval of a final plat for Parks Edge Section 12

- (9) Consider approval of a final plat for Dry Creek Village Section Two
- (10) Consider approval of a final plat for CityPark Logistics Center

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

**Made By:** Commissioner Lucas  
**Second:** Commissioner Parker

**AYES:** Commissioner O'Malley, Commissioner Lucas, Commissioner Parker, Commissioner Norcom III, Commissioner Bailey

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

The motion passed

7. **ZONING MAP AMENDMENTS**  
None.

8. **ZONING TEXT AMENDMENTS**  
None.

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

- (1) Reconsideration of a parkland dedication for Shipman's Cove

Planning Manager, Jennifer Gomez presented this item. Ms. Gomez informed that the Commission considered the parkland dedication during the previous meeting. However, the Parks Board had to reconsider, based on the posting of the agenda for the Parks Board meeting. It returned to the Parks Board at the beginning of June for the ratification of their vote. Ms. Gomez informed that what was being presented to the Commission was unchanged from the previous presentation of a 50% private parkland dedication; as shown in the packet, and 50% cash in lieu of.

**Motion:** The Planning and Zoning Commission forwards a positive recommendation to Council

**Made By:** Commissioner Norcom III  
**Second:** Commissioner Parker

**AYES:** Commissioner O'Malley, Commissioner Lucas, Commissioner Parker, Commissioner Norcom III, Commissioner Bailey

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

The motion passed



- (2) Consideration of the approval of a semi-annual 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 the Mustang Bayou Service Area.

Director of Development Services, Otis Spriggs reported on behalf of Shashi Kumar, City Engineer, no update or changes on the impact fees for the area.

**Motion:** The Planning and Zoning Commission forwards to Council with no recommended changes.

**Made By:** Commissioner Norcom III  
**Second:** Commissioner Parker

**AYES:** Commissioner O'Malley, Commissioner Lucas, Commissioner Parker, Commissioner Norcom III, Commissioner Bailey

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

The motion passed

**Motion:** To adjourn

**Made By:** Commissioner Lucas  
**Second:** Commissioner Norcom III (?)

**AYES:** Commissioner O'Malley, Commissioner Lucas, Commissioner Parker, Commissioner Norcom III, Commissioner Bailey

**NAYES:** None  
**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.*

**11. RECONVENE**

Reconvene into Regular Session and Consider Action, if any, on items discussed in executive session.

**12. ADJOURN**



Egima Edwards  
Planning Technician

