



MINUTES
PLANNING AND ZONING COMMISSION
CITY OF MISSOURI CITY, TEXAS
September 9, 2020

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 Chair Brown-Marshall, at 7:00 PM.

2. ROLL CALL

Commissioners Present:

Sonya Brown-Marshall
Tim Haney
John O'Malley
Gloria Lucas
Karen Overton (arrived during the reading of the consent agenda)
Daniel Silva
Hugh Brightwell
James R. Bailey
Monica L. Rasmus

Staff Present:

Otis T. Spriggs, Director of Development Services
Jennifer Gomez, Planning Manager
Thomas White, Planner II
Gretchen Pyle, Interim Planning Specialist
Jeremy Davis, Assistant City Engineer, Public Works
Egima Edwards, Planning Technician
Jamilah Way, First Assistant City Attorney
Glen Martel, Assistant City Manager

Others Present:

David Sepulveda; Terra Associates
Ameena Padiath; Traffic Engineers, Inc
Austan Luper; Pape Dawson
Rachel White; PBK
Ron Bailey; PBK
Kyle Whitis; PKCE
Gaurav Agarwal; Design & Construction FBISD

Jake Burgus; TBG Partners
Geoff Freeman; LJA

3. READING OF THE MINUTES

- A. Consider approval of the minutes of the August 12, 2020 Planning and Zoning Commission Meeting.

Motion: Approval of the August 12, 2020 minutes.

Made By: Commissioner Brightwell

Second: Commissioner Lucas

AYES: Commissioners Brown-Marshall, Commissioner Haney, Commissioner O'Malley, Commissioner Bailey, Commissioner Silva, Commissioner Rasmus, Commissioner Lucas, Commissioner Brightwell

NAYES: None.

ABSTENTIONS: None.

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 Spriggs announced that it was not too late to take the Census 2020 and encouraged those that have not taken the census to do so by visiting my2020census.gov to respond. The census affects transportation, education as well as health care dollars received from the federal government.

Mr. Spriggs thanked those that had completed the 2020 Housing Study Survey, prepared by George Johnson Development. Encouragement was given for others to complete the survey which would affect the housing and future of Missouri City. The survey could be taken at georgejohnson@dev.com/survey.

- (1) Engineering
a. City Engineer –
None.

5. PUBLIC COMMENT

None.

6. PLATS

A. CONSENT AGENDA

- (1) Consider an application for a concept plan for Sienna 3D
- (2) Consider an application for a final plat for SRSC Missouri City
- (3) Consider an application for a final plat for Hagerson Road Tract Section 2
- (4) Consider an application for Three Corner Crossing Business Park Replat No. 1

Motion: To approve consent agenda items 6.A.1, 2, 3 and 4.

Made By: Commissioner Haney
Second: Commissioner Brightwell

AYES: Commissioner Brown-Marshall, Commissioner Haney, Commissioner O'Malley, Commissioner Bailey, Commissioner Silva, Commissioner Rasmus, Commissioner Lucas, Commissioner Brightwell, Commissioner Overton

NAYES: None.

ABSTENTIONS: None.

The motion passed

B. SIENNA 3A

- (1) Consider an application for a revised concept plan for Sienna 3A Sections 34A/B, 37, Heritage Parkway C/D, and FBISD School Site.

Thomas White, Planner II, presented the item. Mr. White stated that the site was located south of Sienna River Parkway, east of Brazos River, west of Waters Lake Boulevard, and is a part of the ETJ, Extra Territorial Jurisdiction. Subject site encompasses total acreage of 77.84 acres, proposed 10 blocks; 4 sections and 163 residential units, and public streets.

Staff's recommendation was to approve the concept plan.

Motion: To approve the revised concept plan of item 6.B.1

Made By: Commissioner Haney
Second: Commissioner Lucas

AYES: Commissioner Brown-Marshall, Commissioner Haney, Commissioner O'Malley, Commissioner Bailey, Commissioner Silva, Commissioner Rasmus, Commissioner Lucas, Commissioner Brightwell, Commissioner Overton

NAYES: None.
ABSTENTIONS: None.

The motion passed

- (2) Consider an application for a preliminary plat for Fort Bend ISD Elementary School No. 54

Thomas White, Planner II, presented the item. Mr. White stated that the site was located north of Heritage Park Drive, west of Sienna Oaks Drive and in the ETJ, Extra Territorial Jurisdiction. Subject site was a total acreage of 16.33 acres, proposed 2 reserves and 1 blocks, and located on a public street.

Staff's recommendation was to approve the plat.

Motion: To approve 6.B.2 Fort Bend ISD Elementary #54 preliminary plat

Made By: Commissioner Lucas
Second: Commissioner Rasmus

AYES: Commissioner Brown-Marshall, Commissioner Haney, Commissioner O'Malley, Commissioner Bailey, Commissioner Silva, Commissioner Rasmus, Commissioner Lucas, Commissioner Brightwell, Commissioner Overton

NAYES: None.
ABSTENTIONS: None.

The motion passed

C. FORT BEND PARKWAY BUSINESS PARK

- (1) Consider an application for an updated concept plan for Fort Bend Parkway Business Park

Thomas White, Planner II, presented the item. Mr. White stated that the site was located north of Trammel Fresno Road, south of Lake Olympia Parkway, east of Hurricane Lane and Fort Bend Toll Road, and in PD #88 (Planned Development District). Total acreage was 3.7 acres, located on public streets and 1 section and 4 reserves were proposed.

Staff's recommendation was to approve the updated concept plan.

Chair Brown-Marshall requested clarification of what shifted on the concept plan.

Mr. White stated the drainage plan.

Jennifer Gomez, Planning Manager, stated that the original concept laid out the areas of drainage and utilities for the developer to prepare the property for sale. The developer was conceptualizing a parcel that would be developed. The parcel

in the middle was for an anticipated user that would be going through the permitting process. The plan was being updated to show where that user would be located and how they would connect to the other reserves for use of utilities and drainage.

Motion: To approve item 6.C.1 for the updated concept plan of Fort Bend Parkway Business Park

Made By: Commissioner Brightwell
Second: Commissioner Haney

AYES: Commissioner Brown-Marshall, Commissioner Haney, Commissioner O'Malley, Commissioner Bailey, Commissioner Silva, Commissioner Rasmus, Commissioner Lucas, Commissioner Brightwell, Commissioner Overton

NAYES: None.

ABSTENTIONS: None.

The motion passed

- (2) Consider an application for a preliminary plat for Fort Bend Parkway Business Park Phase 2

Thomas White, Planner II, presented the item. Mr. White stated that the site was located as mentioned in agenda item 6.C.1. Total acreage was a total of 114 acres, 1 section, 4 reserves, and located on public streets.

Staff's recommendation was to approve the preliminary plat.

Motion: To approve item 6.C.2 preliminary plat for Fort Bend Parkway Business Park

Made By: Commissioner Haney
Second: Commissioner Lucas

AYES: Commissioner Brown-Marshall, Commissioner Haney, Commissioner O'Malley, Commissioner Bailey, Commissioner Silva, Commissioner Rasmus, Commissioner Lucas, Commissioner Brightwell, Commissioner Overton

NAYES: None.

ABSTENTIONS: None.

The motion passed

7. ZONING MAP AMENDMENTS

None.

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

None.

9. 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.

10. RECONVENE

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

11. ADJOURN

Motion: To adjourn

Made By: Commissioner Haney

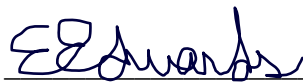
Second: Commissioner Overton

AYES: Commissioner Brown-Marshall, Commissioner Haney, Commissioner O'Malley, Commissioner Overton, Commissioner Lucas, Commissioner Silva, Commissioner Rasmus, Commissioner Bailey, Commissioner Brightwell

NAYES: None.

ABSTENTIONS: None.

The motion passed



Egima Edwards
Planning Technician