



MINUTES
PLANNING AND ZONING COMMISSION
CITY OF MISSOURI CITY, TEXAS
March 9, 2016

1. CALL TO ORDER

The Notice of Meeting and Agenda having been duly posted in accordance with legal requirements and a quorum being present, the meeting was called to order by Chairman Brown-Marshall, at 7:00 PM.

2. ROLL CALL

Commissioners Present:

Sonya Brown-Marshall
Tim Haney (arrived late at 7:15 PM)
Ramesh Anand
Douglas Parker
Hugh Brightwell
John O'Malley

Commissioners Absent: Commissioner Rose, Commissioner Gaspar, Commissioner Goff

Councilmembers Present:

Staff Present:

Scott Elmer, Assistant City Manager
Jennifer Thomas Gomez, Interim Assistant Director
Evelyn Kimeu, Assistant City Attorney
Jose Abraham, Planner I
Nancy Desobry, Office Manager

Others Present:

Arun Mathew
Jijimon Varughese
Bruce Land

Bindy Philip
Kevin Polasek
James Bell

Jipson Mathew
Martin Mendoza

3. READING OF MINUTES:

Chairman Brown-Marshall called for any corrections or additions to the February 10, 2016, regular Planning and Zoning Commission meeting minutes.

Motion: Approval of the February 10, 2016, meeting minutes

Made By: Commissioner Brightwell

Second: Commissioner O'Malley

AYES: Chairman Brown-Marshall, Commissioner O'Malley, Commissioner Brightwell, Commissioner Park

NAYS: None

ABSTENTIONS: Commissioner Anand

The motion passed

Chairman Brown-Marshall noted that Councilmember Maroulis had attended the February 10, 2016, meeting.

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. Interim Assistant Director

Ms. Jennifer Thomas Gomez, Interim Assistant Director, stated that applications for public service agencies are available for CDBG funds. Scholarship applications for qualified students are available. Ms. Gomez presented an overview of the Comprehensive Plan Symposium held on February 18, 2016, including photos. Approximately 300 people participated and provided feedback on information boards. Information boards will also be located throughout the city. Ms. Gomez commended the Communications Department for setting up the event, and Soto's Kitchen, Rich Food Products, and HEB for providing refreshments. Scanlin Signs helped with the signs posted around the city. The symposium was very well received.

(2) City Engineer
None

5. PUBLIC COMMENT

None.

6. PLATS

A. CONSENT AGENDA

- (1) Consider approval of a final plat for Avalon at Sienna Plantation Section 2

Motion: The Planning and Zoning Commission grant conditional approval of the consent agenda.

Made By: Commissioner Brightwell

Second: Commissioner O'Malley

AYES: Chairman Brown-Marshall, Commissioner O'Malley,
Commissioner Brightwell, Commission Anand, Commissioner
Parker

NAYS: None

The motion passed.

7. ZONING MAP AMENDMENTS

A. PUBLIC HEARING FOR A ZONING MAP AMENDMENT

- (1) Public hearing to receive comments for or against a request by Jiju Thomas to amend the regulations and restrictions of PD, Planned Development District #11 to allow for LC-2, local retail district uses within a 0.845 acre tract of land which is presently restricted to restaurant use 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. PD #11 is located north of the intersection of Highway 6 and Lake Olympia Parkway intersection, south of the Quail Valley Thunderbird residential subdivision. The subject site is located at 6855 Highway 6, southeast of a State Farm Agency, northwest of the FBISD bus barn, southwest of a Public Storage facility, and northeast of Excel Urgent Care.

Mr. Jose Abraham, Planner I, stated PD #11, presently consists of four tracts of land, was established in 1998 to allow for a self-storage facility, a restaurant, and LC-2 uses. PD #11 includes a Public Storage facility, State Farm Insurance Agency, a commercial shopping center, and an unoccupied restaurant building on the subject site. PD #11 identifies the subject site as the "restaurant tract" and allows it to be developed only for the operation of a restaurant. The applicant intends to purchase the subject site and use the existing building for a proposed grocery store and cafeteria. The applicant is requesting to amend the regulations pertaining to PD #11 to allow for LC-2, Local retail district uses within the subject site. Proposed amendment would allow uses such as grocery stores, restaurants, cafeterias, banks, jewelry stores and other similar uses within the subject site. The applicant has not proposed any other changes to the regulations and restrictions pertaining to PD #11. Outside storage, screening, and landscaping would fall under the LC-2 regulations. Staff recommends approval of the amendment to PD #11 to allow for LC-2, Local retail district uses within the subject site.

Mr. Arun Mathew, stated they hoped to start the renovations in May and be completed in two months.

Motion: To close the public hearing

Made By: Commissioner O'Malley
Second: Commissioner Anand

AYES: Chairman Brown-Marshall, Commissioner O'Malley,
Commissioner Brightwell, Commissioner Parker,
Commissioner Anand

NAYS: None

The motion passed.

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

Motion: The Planning and Zoning Commission adopt this as a Final report and forward to City Council with a positive recommendation.

Made By: Commissioner O'Malley
Second: Commissioner Anand

AYES: Chairman Brown-Marshall, Commissioner O'Malley, Commissioner Brightwell, Commissioner Parker, Commissioner Anand

NAYS: None

The motion passed.

Commissioner Haney arrives (7:15 PM).

B. PUBLIC HEARING FOR A PLANNED DEVELOPMENT AMENDMENT

- (1) Public hearing to receive comments for or against a request by Kevin Polasek, P. E. Terra Associates, Inc., to rezone an approximate 1.483 acre tract of land from LC-2, local retail district to PD, Planned Development District; 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 north of a Unity Bank, south of the Little School of Elohim, east of the proposed Houston Community College – Texas Parkway campus, and west of the Hunters Glen Section 1 residential subdivision.

Ms. Jennifer Thomas Gomez, Interim Assistant Director, presented this item stating the applicant is seeking to rezone the subject site on behalf of Discount Tire to allow for a new retail store. Discount Tire has more than 900 stores in over 31 states. As its name implies, Discount Tire provides tire and automobile accessory sales and services. The company, which was founded in 1960, describes itself as the "world's largest independent tire and wheel retailer." Discount Tire has two stores in this area including one store which opened recently in Missouri City at 9440 Highway 6 near the Sienna master planned community. This proposed Texas Parkway Discount Tire retail store would be an approximate 7,421 square foot, single story

development. The applicant has submitted a conceptual site plan, landscape plan, color building elevations and a conceptual sign plan for review. This is an odd-shaped tract. The site plan indicates a minimum 43 foot transitional bufferyard along the areas adjacent to single family residential lots and an 8 foot tall wooden fence. The applicant has been encouraged to work with the adjacent property owners regarding the fence. Generally, the proposed development is consistent with the City's zoning regulations except for the proposed land use and minor site development regulations. The subject site is one of several vacant commercial sites along the Texas Parkway corridor that has remained inactive over many years. Staff recommends approval.

Commissioner O'Malley commented on a masonry wall as a sound buffer as the technicians wear ear plugs. He informed the applicant to contact the corporate office regarding this; however, discussion continued concerning a utility easement which inhibits the construction of a masonry wall.

Mr. Kevin Polasek, Terra Associates, presented an overview of the site commenting on the utility easement.

Mr. Martin Mendoza, Discount Tire, described the bay set up stating the last bay nearest the adjacent residential area is rarely used. All of the bays will be facing south. Regarding the site on Highway 6, there have never been any noise complaints as they comply with the noise ordinance.

Motion: To close the public hearing

Made By: Commissioner Haney
Second: Commissioner Parker

AYES: Commissioner Brightwell, Commissioner Haney, Commissioner Anand, Chairman Brown-Marshall, Commissioner O'Malley, Commissioner Parker

NAYS: None

The motion passed.

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

Motion: The Planning and Zoning Commission adopt this as a final report and forward to City Council with a positive recommendation.

Made By: Commissioner Haney
Second: Commissioner Brightwell

AYES: Commissioner Brightwell, Commissioner Haney, Commissioner Anand, Chairman Brown-Marshall, Commissioner O'Malley, Commissioner Parker

NAYS:

The motion passed.

8. ZONING TEXT AMENDMENTS

None.

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

Nancy K. Desobry
Department Office Manager