



**MINUTES
PLANNING AND ZONING COMMISSION
CITY OF MISSOURI CITY, TEXAS
May 11, 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
Douglas Parker
Hugh Brightwell
Len Goff, Jr.
Courtney Rose

Commissioners Absent: Commissioner Anand, Commissioner Gaspar, and Commissioner O'Malley

Councilmembers Present: None

Staff Present:

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

Others Present:

Randy McClendon
Brett Dodd

Kevin Reidy

Destiny Sagredo

3. READING OF MINUTES:

Chairman Brown-Marshall called for any corrections or additions to the April 13, 2016, regular Planning and Zoning Commission meeting minutes.

Motion: Approval of the April 13, 2016, meeting minutes

Made By: Commissioner Haney

Second: Commissioner Brightwell

AYES: Chairman Brown-Marshall, Commissioner Brightwell,
Commissioner Parker, Commissioner Haney,
Commissioner Goff

NAYS: None

ABSTENTIONS:

The motion passed

Commissioner Rose arrives (7:05)

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, commented that the City has been honored to be recognized as an "All American City", a recognition of 10 communities annually, and the City is one of 20 finalists that will be competing in mid-June.

(2) City Engineer

None

5. PUBLIC COMMENT

None.

6. PLATS

A. CONSENT AGENDA

- (1) Consider approval of a final plat for Fort Bend ISD Elementary School No. 48 and Middle School No. 15
- (2) Consider approval of a final plat for Olympia Estates Section 9

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

Made By: Commissioner Haney
Second: Commissioner Goff

AYES: Chairman Brown-Marshall, Commissioner Brightwell, Commissioner Parker, Commissioner Goff, Commissioner Rose, Commissioner Haney

NAYS: None

The motion passed.

In response to Chairman Brown-Marshall, Ms. Gomez stated that staff is currently working on the parkland dedication for Olympia Estates Section 9 as it is part of a continuation of Olympia Estates.

B. PUBLIC HEARING AND CONSIDERATION OF A REPLAT OF OYSTER CREEK CROSSING SECTION ONE, RESERVE B

Consider approval of a replat of Oyster Creek Crossing Section One, Reserve B

Mr. Jose Abraham, Planner I, briefed the Commission on this item, stating there is an unplatted acreage adjoining the existing reserve and the applicant wants to reduce the acreage of the reserve so that the remaining tract in combination with the adjoining unplatted tract can be used as a developable tract of land.

Motion: To close the public hearing

Made By: Commissioner Haney
Second: Commissioner Brightwell

AYES: Chairman Brown-Marshall, Commissioner Brightwell, Commissioner Parker, Commissioner Goff, Commissioner Haney, Commissioner Rose

NAYS: None

The motion passed.

Motion: The Planning and Zoning Commission grant conditional approval of a replat of Oyster Creek Crossing Section One, Reserve B

Made By: Commissioner Haney
Second: Commissioner Goff

AYES: Chairman Brown-Marshall, Commissioner Brightwell, Commissioner Parker, Commissioner Goff, Commissioner Haney, Commissioner Rose

NAYS: None

The motion passed.

C. PUBLIC HEARING AND CONSIDERATION OF PARTIAL REPLAT NO. 1 OYSTER CREEK RESERVES

Consider approval of partial replat No. 1 Oyster Creek Reserves

Mr. Abraham briefed the Commission on this item stating presently part of the reserve is developed and there is a vacant part. This replat is proposing to create a separate reserve for the vacant part and the developed part.

Motion: To close the public hearing

Made By: Commissioner Haney
Second: Commissioner Goff

AYES: Chairman Brown-Marshall, Commissioner Brightwell, Commissioner Parker, Commissioner Goff, Commissioner Haney, Commissioner Rose

NAYS: None

The motion passed.

Motion: The Planning and Zoning Commission grant conditional approval of a partial replat No. 1 Oyster Creek Reserves

Made By: Commissioner Haney
Second: Commissioner Parker

AYES: Chairman Brown-Marshall, Commissioner Brightwell, Commissioner Parker, Commissioner Goff, Commissioner Haney, Commissioner Rose

NAYS: None

The motion passed.

D. PUBLIC HEARING AND CONSIDERTION OF A REPLAT OF SIENNA VALLEY COMMUNITY CHURCH RESERVE A

Consider approval of replat of Sienna Valley Community Church Reserve A

Ms. Gomez presented this item stating most recently the 10 acre tract was rezoned to a Planned Development District to allow for commercial/retail and possibly the location of a gymnastics studio. This is a replat to actually create a new boundary line out of that larger reserve. This would be subdividing into two acres, one of which would be reserved for drainage and detention. The other one would be used for the development of the site.

Motion: To close the public hearing

Made By: Commissioner Haney

Second: Commissioner Len

AYES: Chairman Brown-Marshall, Commissioner Brightwell, Commissioner Parker, Commissioner Goff, Commissioner Haney, Commissioner Rose

NAYS: None

The motion passed.

Motion: The Planning and Zoning Commission grant conditional approval of a replat of Sienna Valley Community Church Reserve A

Made By: Commissioner Haney

Second: Commissioner Parker

AYES: Chairman Brown-Marshall, Commissioner Brightwell, Commissioner Parker, Commissioner Goff, Commissioner Haney, Commissioner Rose

NAYS: None

The motion passed.

Assistant City Manager Elmer stated the drainage is split. Reserve A-1 is going to be the developed area and A-2, which includes the pond area, 120' drainage easement and includes area south of the 120' drainage easement. Basically, there are going to be a lot of cuts in the area of the 120' wide drainage easement, add it to A-1. The drainage will be expanded to go into that area. The City will be working with the applicant on a right of encroachment for the water onto that and put that as a plat note. The applicant will be in charge of maintenance.

E. CENTERPOINT MISSOURI CITY SUBSTATION

- (1) Consider a variance to Section 82-122(1) of the City's Code of Ordinances to allow for approval of the abbreviated platting process for Centerpoint Missouri City Substation.

Ms. Gomez stated this is a request for approval of a variance to allow for the waiving of a preliminary plat. The plat as submitted qualifies with the exception of the linear frontage along Texas Parkway. Centerpoint is expanding the Smartgrid system. This is actually property that

Centerpoint owns that is adjacent to a larger HL&P easement that contains their power poles today. It is a smaller tract that they are platting for the purpose of building a tower to add to the grid system. The zoning was completed about a year or two ago. This is the plat ahead of Centerpoint submitting plans for construction of that tower.

Motion: The Planning and Zoning Commission grant approval of this Variance Request and allow for the abbreviated platting procedure for the subdivision of Centerpoint Missouri City Substation

Made By: Commissioner Brightwell
Second: Commissioner Haney

AYES: Chairman Brown-Marshall, Commissioner Brightwell, Commissioner Parker, Commissioner Goff, Commissioner Haney, Commissioner Rose

NAYS: None

The motion passed.

(2) Consider approval of a final plat for Centerpoint Missouri City Substation

Motion: The Planning and Zoning Commission grant conditional approval of a final plat for Centerpoint Missouri City Substation

Made By: Commissioner Haney
Second: Commissioner Brightwell

AYES: Chairman Brown-Marshall, Commissioner Brightwell, Commissioner Parker, Commissioner Goff, Commissioner Haney, Commissioner, Commissioner Rose

NAYS: 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. IMPACT FEES

- (1) Consideration of an updated report on the land use assumptions and capital improvements plan for the Northeast Oyster Creek Subwatershed, Lake Olympia Parkway Extension and Mustang Bayou Service Area.
- (2) Consideration of the approval of a Semi-Annual Report to City Council

Mr. Elmer stated the City of Missouri City has adopted three impact fees; one for the Lake Olympia Parkway Extension that goes to reimburse the City for expenditures in construction of

two lanes of Lake Olympia Parkway from the Mustang Bayou diversion channel to the Fort Bend Parkway. There is the Mustang Bayou utility service area. There is also the Northeast Oyster Creek subwatershed which is drainage improvements in the area of Lexington and 1092 all of the way down 1092 to about Cartwright Road. The Mustang Bayou and Northeast Oyster Creek, this is the standard every six months review which are routine, no changes in any of the land use assumptions or other requirements are recommended. The Lake Olympia Parkway extension, specifically this is the five year update. One of the requirements is that a hearing be held, but also that as the Advisory Board, that any comments the Commission may have on that impact fee be entered into record and a recommendation to City Council be made. In regards to the Lake Olympia Parkway impact fee, there have been a couple of changes, primarily due to the change in the number of residential units that are planned for that area. Previous impact fee was \$313/DU. Because the number of dwelling units has increased the proposal is to decrease this fee to \$236/DU and that a conversion factor be adopted where the 255 square feet of retail space would be equivalent to one dwelling unit. There was not a conversion factor for non-residential because that was not a major component previously in this land use, but with the new PD 95 and PD 96, with the Town Centre concept, that has increased as a percentage of land use so it is recommended that a commercial equivalency factor be adopted. [The Capital Improvements Advisory Committee did not have any comments on the updated report on the land use assumptions and capital improvements plan for the Lake Olympia Parkway extension.](#)

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

Made By: Commissioner Brightwell
Second: Commissioner Haney

AYES: Chairman Brown-Marshall, Commissioner Brightwell, Commissioner Parker, Commissioner Goff, Commissioner Haney, Commissioner Rose

NAYS: 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