



**MINUTES
PLANNING AND ZONING COMMISSION
CITY OF MISSOURI CITY, TEXAS**

October 11, 2017

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
Reginald Pearson
Ramesh Anand
Hugh Brightwell
Douglas Parker
Len Goff, Jr.
Courtney Johnson Rose
Tim Haney

Commissioners Absent: John O'Malley

Councilmembers Present: None

Staff Present:

Otis T. Spriggs, Director of Development Services
Shashi Kumar, City Engineer/Director of Public Works
Evelyn Kimeu, Assistant City Attorney
Jennifer Hobbs, Assistant City Engineer
Thomas White, Planner II
Nancy Desobry, Office Manager

Others Present:

Geoff Freeman

Llarance Turner

Katherine Edwards

3. READING OF MINUTES:

- (1) Chairman Brown-Marshall called for any corrections or additions to the September 13, 2017, regular Planning and Zoning Commission meeting minutes.

Motion: Approval of the September 13, 2017, meeting minutes

Made By: Commissioner Brightwell
Second: Commissioner Pearson

AYES: Chairman Brown-Marshall, Commissioner Brightwell,
Commissioner Pearson, Commissioner Anand,
Commissioner Parker, Commissioner Goff

NAYS: None

ABSTENTIONS: Commissioner Haney, Commissioner Rose

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
None
- (2) City Engineer
 - a. Assistant City Engineer
None

5. PUBLIC COMMENT

None

6. PLATS

A. CONSENT AGENDA

- (1) Consider approval of a preliminary plat for Murphy Village
- (2) Consider approval of a final plat for Doctors Enterprise Dental Office
- (3) Consider approval of a final plat for Sienna Plantation Section 4 Street Dedication

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

Made By: Commissioner Haney
Second: Commissioner Parker

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

NAYS: None
ABSTENTIONS: None

The motion passed.

Geoff Freeman, LJA, noted that consent agenda item 3, Sienna Plantation Section 4 Street Dedication, should read Sienna Parkway Section 4 Street Dedication.

Motion: Amend motion.
Made By: Commissioner Anand
Second: Commissioner Haney
AYES: Chairman Brown-Marshall, Commissioner Brightwell, Commissioner Pearson, Commissioner Anand, Commissioner Parker, Commissioner Goff, Commissioner Haney, Commissioner Rose
NAYS: None
ABSTENTIONS: None

The motion passed

Motion: The Planning Commission pull consent agenda item 3.
Made By: Commissioner Haney
Second: Commissioner Parker
AYES: Chairman Brown-Marshall, Commissioner Brightwell, Commissioner Pearson, Commissioner Anand, Commissioner Parker, Commissioner Goff, Commissioner Haney, Commissioner Rose
NAYS: None
ABSTENTIONS: None

The motion passed.

Motion: The Planning Commission grant conditional approval of the consent agenda items 1 and 2
Made By: Commissioner Haney
Second: Commissioner Parker
AYES: Chairman Brown-Marshall, Commissioner Brightwell, Commissioner Pearson, Commissioner Anand, Commissioner Parker, Commissioner Goff, Commissioner Haney, Commissioner Rose
NAYS: None
ABSTENTIONS: None

The motion passed.

Motion: The Planning Commission grant conditional approval of consent agenda 3 with ratification on the November 8, 2017 meeting agenda.

Made By: Commissioner Haney
Second: Commissioner Rose

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

NAYS: 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 DEDICATIONS

Consider adoption of a recommendation to City Council regarding a Parkland Dedication proposal for Jubilee at Texas Parkway and Gala at Texas Parkway.

Mr. Otis Spriggs and Chairman Brown-Marshall presented this item stating the Jubilee at Texas Parkway and the Gala at Texas Parkway are two proposed age restricted multifamily developments to be located on Texas Parkway, south of Cartwright Road. The developments will be located to the east and the west of an existing church (Christian Bible Baptist) campus. A Planned Development District, PD #102, was approved in January 2017 to allow for a mixed use development to include these residential uses, PD #102 allows for a maximum of 240 age restricted dwelling units. The developer is seeking to provide cash in lieu of parkland. The subject sites are located within Park Zone #7. The Parks Board considered the proposal on September 7, 2017 and recommended unanimously to forward a positive recommendation.

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

Made By: Commissioner Haney
Second: Commissioner Pearson

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

NAYS: None
ABSTENTIONS: None

The motion passed.

B. IMPACT FEES

Receive the report on the review of the Northeast Oyster Creek Subwatershed Land Use Assumptions, Capital Improvements Plan, and Impact Fee.

Ms. Jennifer Hobbs, Assistant City Engineer, presented this item stating the City has adopted three impact fees by ordinance or resolution: (1) Lake Olympia Parkway Extension; (2) Mustang Bayou; and (3) Northeast Oyster Creek Sub-Watershed. Every five years the land use assumptions and capital improvements plan related to each of these impact fees must be updated. The five year review is required in order for the City to continue to assess an impact fee. The Northeast Oyster Creek Sub-Watershed (NEOCSW) impact fee was adopted in 1992. This impact fee is assessed against new development only, at the time of final platting, to reimburse the City for past capital improvement expenditures. The Commission last considered an update to the NEOCSW land use assumptions, impact fee, and capital improvement plan in October 2012. In 2017 the City contracted with Walter P. Moore to provide an analysis on the status of the NEOCSW capital improvement plan and land use changes. This report recommends amending the impact fee assessment from the current \$3,000 per acre to \$5,333 per acre to recoup the cost incurred by the City on drainage infrastructure improvements in the watershed. This higher impact fee is due to dividing the capital costs by the remaining acreage to be developed rather than the original amount of undeveloped acreage (a larger number). This was done to establish the amount required to completely recover the City's expenditures in the watershed. Staff recommends that the impact fee remain at the currently \$3,000 per acre. This stays consistent with the impact fees paid by other undeveloped property in the watershed and avoids putting additional burdens on the remaining property to be developed. This does mean that approximately \$332,219.20 will be uncovered upon full development of the watershed.

Mr. Shashi Kumar, City Engineer, clarified that \$5.1M in improvements have already been completed.

Staff recommends that the Commission as the Capital Improvement Advisory Committee review the 2017 Northeast Oyster Creek Watershed Impact Fee Update report prior to the consideration of a final report to City Council.

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 Desobry