



CITY OF MISSOURI CITY  
PLANNING AND ZONING COMMISSION AGENDA

Notice is hereby given of a meeting of the Planning and Zoning Commission of the City of Missouri City to be held on **July 11, 2018 at 7:00 p.m. at: City Hall, Council Chambers, 2<sup>nd</sup> Floor**, 1522 Texas Parkway, Missouri City, Texas, for the purpose of considering the following agenda items. All agenda items are subject to action. The Planning and Zoning Commission reserves the right to meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

---

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. READING OF MINUTES**

Consider approval of the minutes of the June 13, 2018, Planning & Zoning Commission meeting.

**4. REPORTS**

**A. COMMISSION REPORTS**

- (1) Chairman of the Planning and Zoning Commission
- (2) Planning and Zoning Commissioners

**B. STAFF REPORTS**

- (1) Development Services
  - a. Director
- (2) Engineering
  - a. Assistant City Engineer

**5. PUBLIC COMMENT**

This is an opportunity for the public to address the Planning and Zoning Commission on items/concerns not on the agenda. Public comments shall be limited to three (3) minutes per individual and to ten (10) minutes per subject. Public comments may address items that are not on the agenda.

**6. PLATS**

**A. CONSENT AGENDA**

- (1) Consider approval of a preliminary plat for Beltway Crossing West
- (2) Consider approval of a preliminary plat for Olympia Estates Section 11
- (3) Consider approval of a preliminary plat for Oyster Creek Commerce Reserves A, B & C
- (4) Consider approval of a preliminary plat for Parks Edge Section Six
- (5) Consider approval of a preliminary plat for Parks Edge Section Seven

- (6) Consider approval of a final plat for All Seasons Plaza
- (7) Consider approval of a final plat for Avalon at Sienna Plantation Section 3
- (8) Consider approval of a final plat for Liberty Ridge Section 2
- (9) Consider approval of a final plat for Luka Sienna Plaza
- (10) Consider approval of a final plat for Parks Edge Section 4
- (11) Consider approval of a final plat for Parks Edge Section 5

**B. PUBLIC HEARING AND CONSIDERATION OF PARKS EDGE SECTION 2 PARTIAL REPLAT NO. 1**

- (1) Consider approval of Parks Edge Section 2 Partial Replat No. 1.

**C. PUBLIC HEARING AND CONSIDERATION OF THE CROSSING AT SIENNA RANCH RESERVE A**

- (1) Consider approval of a final plat for The Crossing at Sienna Ranch Reserve A, being a replat of The Crossing at Sienna Ranch, Unit Two, Reserve A-7.

**D. SUBDIVISION ORDINANCE VARIANCE - PIKE CHAMPIONS SUBDIVISION**

- (1) Consider a variance request from Section 82-159 of the City's Subdivision Ordinance pertaining to shared access and parking facilities for nonresidential tracts.

**7. ZONING MAP AMENDMENTS**

**A. PUBLIC HEARING FOR A SPECIFIC USE PERMIT**

- (1) Public hearing to receive comments for or against a request by Justin Jones, Skyway Towers LLC, for a Specific Use Permit to allow for the location of a telecommunications tower and associated equipment, 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 telecommunications site is proposed to be located within the Quail Valley Thunderbird North subdivision, within a neighborhood park, north of the intersection of Turtle Creek Drive and Southern Hills Drive and west of Roane Park.
- (2) Consideration of the approval of a final report to City Council on item 7A(1) above

**B. PUBLIC HEARING FOR A PLANNED DEVELOPMENT DISTRICT**

- (1) Public hearing to receive comments for or against a request by John Tsai to rezone an approximate 5.19 acre tract of land from R-1-A single family residential district to PD, Planned Development District to allow for the development of a child care facility and certain commercial uses including but not limited to educational and professional offices, specialized fitness, small food service, neighborhood and specialized retail uses, 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 Life Pointe Church, south of Olympia Estates, east of Olympia Estates and Vicksburg, Village of Sedona Creek and west of Vicksburg, Village of Cumberland.

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

**C. PUBLIC HEARING FOR A PLANNED DEVELOPMENT DISTRICT**

- (1) Public hearing to receive comments for or against a request by Justin Schrader, LJA, to rezone an approximate 24.45 acre tract of land from LC-3, retail district to PD, Planned Development District to allow for a mixed use commercial and residential development, 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 Excel Urgent Care, south of a Murphy Express gas station and Cube Smart self-storage, east of Quail Valley Thunderbird and a Public Storage, and west of Colony Lakes residential subdivision.
- (2) Consideration of the approval of a final report to City Council on item 7C(1) above

**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**

In compliance with the Americans with Disabilities Act, the City of Missouri City will provide reasonable accommodations for persons attending Planning and Zoning Commission meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact the Development Services Department at 281-403-8541.

**CERTIFICATION**

I certify that a copy of the July 11, 2018, agenda of items to be considered by the Missouri City Planning and Zoning Commission was posted on the City Hall bulletin board on July 6, 2018.



---

Egima Brown  
Planning Technician

