MINUTES
PLANNING AND ZONING COMMISSION
City of Missouri City
October 13, 2010

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 Ron Lee at approximately 7:00 p.m.

2. ROLL CALL

COMMISSIONERS IN ATTENDANCE:	STAFF:
Ron Lee, Chairman	Scott Elmer, Director of Public Works & City Engineer
Sonya Brown-Marshall, Vice Chairperson	Jennifer Thomas, AICP, Planner II
Hugh Brightwell	Jing Chen, Assistant City Engineer
Chris Connolly	Travis Huff, Planner I
Jeff Gaspar	E. Joyce Iyamu, Assistant City Attorney
Len Goff, Jr.	Millie Holifield, Utilities Coordinator
Timothy Haney	Sharon Valiente, Asst. Director of Public Works
	Marissa Morgan, Permit Services Representative
	Paul McKeever, Code Enforcement Officer
	Betty Collins, Administrative Assistant

Commissioners not in attendance: Bill McCrea and John O'Malley

Council Members in attendance: Bobby Marshall

Others Present: James Brown, Jorge L. Dela Rosa, Noe Escobar, Alvin San Miguel, Josh Purvis and David Rivera

3. READING OF THE NATIONAL PLANNING MONTH PROCLAMATION

Chairman Ron Lee read the proclamation which was signed by the Mayor proclaiming October 2010 as National Planning Month.

4. PRESENTATIONS AND RECOGNITION

The city of Missouri City has been recognized by Scenic Texas as one of the ten top municipalities in the State for its implementation of high-quality development standards of its public spaces. Chairman Lee and Ms. Jennifer Thomas narrated a slide show presentation showing scenic sites in the City. The City was presented with a plaque and street signs and both were on display for viewing.

5. READING OF MINUTES

Motion:	To approve the minutes as written
Made by:	Commissioner Haney
Seconded:	Commissioner Goff
Vote:	**7-0**

Commissioner Brown-Marshall: On page 5 Commissioner Connolly asked about the study of a 4-way stop sign as a temporary measure. Did we get some feedback in regards to that?

Mrs. Jing Chen, Asst. City Engineer: We looked into that issue and we are in the process of coordinating with the Fort Bend County Engineering Dept. on that because it is within their jurisdiction.

Commissioner Brown-Marshall: On page 15, in regards to the day-care centers, we had asked about information as it pertained to a provision where we could only make that provision be allocated towards day-care centers only. I want to find out what the outcome was on that.

Ms. Jennifer Thomas, AICP: Sonya, are you speaking about the research?

Ms. E. Joyce Iyamu, Asst. City Attorney: A memo was provided. The outcome was that the City could set a time limit by which certain uses such as day cares could expire. That was in the report that was presented to Council. If you would like additional information on the legal considerations we could probably set up an executive session at which time we could talk about that; but that was considered and an opinion was reported back to the Commission as well as Council. So it was considered.

6. REPORTS

No reports

7. STAFF REPORTS

a) Mr. Scott Elmer, Director of Public Works & City Engineer: I want to take this time to inform the Commission of some organizational changes that have taken place at the City. Ornita Green, the Director of Planning, is no longer employed by the City. I am serving as the Acting Planning Department Director. I want to let you all know that operations will continue as they always have. And Ms. Jennifer Thomas is the Planning Department representative and will be the day-to-day contact for most of the planning operations in regards to interaction with the Commissioners. Of course, I am always available and Jennifer and I talk with each other quite frequently. Lalo Flores, the Chief Building Inspector is running the Inspections and Permitting Division and Paul McKeever is in charge of the Code Enforcement Division for the time being. The City is looking at current planning operations and taking a look at what improvements we can make to facilitate growth in the City. If you all have any questions you can contact me directly or you can contact Jennifer or Jing Chen. I just want to let the Commission know that I am the official person in charge and responsible for the Planning Department for the future. Thank you.

b) Mrs. Jing Chen, Assistant City Engineer, had no report.

8. PUBLIC COMMENTS

No comments from the audience.

9. CONSENT AGENDA

(a) Consideration of the approval of a preliminary plat for Watermark at Sienna Plantation.
(b) Consideration of the approval of a final plat for Nandina @ Riverstone.

Motion:	To approve the Consent Agenda
Made by:	Commissioner Haney
Seconded:	Commissioner Gaspar
Vote:	**7-0**

10. CONSIDERATION OF THE APPROVAL OF A CONCEPTUAL PLAN FOR SIENNA VILLAGE OF ANDERSON SPRINGS SECTION S14-21

Ms. Jennifer Thomas, AICP: This is the concept plan for remaining sections of Sienna Village of Anderson Springs which will be south of Sienna Springs Boulevard and west of Sienna Ranch Road and tie into some other sections of Anderson Springs that have come before the Commission before. This is for sections 14-21 for a total of roughly 190 dwelling units. It could be a little more or less as they go into the specifics of each section. Staff has forwarded conditional approval based upon the comments listed in the staff report.

Motion:	To give conditional approval on item 10 above.
Made by:	Commissioner Haney
Seconded:	Commissioner Goff
Vote:	**7-0**

11. CONSIDERATION OF THE APPROVAL OF A PRELIMINARY PLAT FOR SIENNA VILLAGE OF ANDERSON SPRINGS SECTION 14

Ms. Jennifer Thomas, AICP: This is the first section of the concept plan that you just conditionally approved and it's for 23 lots. Staff is recommending conditional approval based upon the comments listed in the staff report.

Motion:	To give conditional approval on item 11 above.
Made by:	Commissioner Haney
Seconded:	Commissioner Brown-Marshall
Vote:	**7-0**

Commissioner Connolly: I have a question that is not directly related to this. Along Sienna Ranch Road between Sienna Springs and coming back towards Hwy. 6 there is a sidewalk. About halfway down the sidewalk stops. There is no shoulder on that road just like there's no shoulder and no sidewalk for Sienna Pkwy. At what point is the developer required to put a sidewalk in?

Ms. Thomas: It's as development occurs in those areas. There is a levy that bisects the two areas that you're talking about but as more commercial comes online adjacent to Sonic then they will develop sidewalks along that side. As the Anderson Springs sections come online sidewalks will be developed. And on that side of the road it is planned to be a part of an 8 ft. wide sidewalk trail along the length of Sienna Ranch Road.

12. CONSIDERATION OF THE APPROVAL OF A PRELIMINARY PLAT FOR SIENNA VILLAGE OF ANDERSON SPRINGS SECTION 17A

Ms. Jennifer Thomas, AICP: This is another preliminary plat that is part of the concept plan you just conditionally approved for a total of 20 lots. Staff recommends conditional approval based upon the comments in the staff report.

Motion: To give conditional approval on item 12 above.

Made by: Commissioner Haney
Seconded: Commissioner Brightwell
Vote: **7-0**

13. CONSIDERATION OF THE APPROVAL OF A PRELIMINARY PLAT FOR SIENNA VILLAGE OF ANDERSON SPRINGS SECTION 18A

Ms. Jennifer Thomas, AICP: This is the last preliminary plat for the concept plan that was previously conditionally approved. It is for a total of 16 lots. Staff recommends conditional approval based upon the comments in the staff report.

Chairman Ron Lee: I'd like to make one comment here. As we've discussed recently, the last four here involving Sienna Village of Anderson Springs, in the application part the mathematics need to be adjusted.

Ms. Thomas, AICP: And we will continue to work with the applicant and also make sure that the applicant is clear in terms of what it is that we need to see.

Motion: To give conditional approval on item 13 above.

Made by: Commissioner Haney
Seconded: Commissioner Gaspar
Vote: **7-0**

14. PUBLIC HEARING AND CONSIDERATION OF A SPECIFIC USE PERMIT

(a) Public hearing to receive comments for or against a request by David Petrakovitz of the T-Mobile West Corporation for a Specific Use Permit to locate a 104-foot high monopole tower on a 1600 sq. ft. tract of land located in a LC-3, Retail District.

Mr. Travis Huff, Planner I. The applicant is looking to set up a SUP for a 1600 sq. ft. tract of land directly behind the Fort Bend ISD Design and Construction building at the Progressive School located at Texas Pkwy and Independence Blvd. The applicant is requesting a 104-ft. tower including the lightning rod on top. Staff is recommending approval on the use. The only thing requested that is slightly different from what we presented is that the applicant is requesting to use chain link fencing with beige vinyl slats around the 1600 sq. ft. site and staff is recommending that they use wood to screen because the perimeter fencing surrounding the school site is wrought iron and able to be seen through. To try to provide as much screening as we can to the neighborhood, we are requesting wood.

Commissioner Haney: In the report you said they have eight towers and you have in parenthesis five. Is five the right number?

Mr. Huff: Right. The discrepancy is that originally in 2008 they had eight. They have since sold some.

Commissioner Haney: The towers are there but they don't own them?

Mr. Huff: Correct. They are still co-located on them but they are no longer the owners.

PUBLIC HEARING

Mr. David Petrakovitz of the T-Mobile West Corporation, Two Greenway Plaza – Houston, Texas, stepped to the podium: This is a photo simulation (illustration) of what the tower will look like. It is a standard pole of what you've seen in the area. Due to the nature of this site staff has agreed that a regular monopole will be all right. You'll find that we'll have another site come before you in a while that we will propose as a stealth site. We did try to work with the neighborhood on the aesthetics. I think it was a pretty comprehensive report. The real estate manager with T-Mobile is here and we are agreeable to doing any landscaping screening that you desire.

Commissioner Brown-Marshall: Is there any opportunity of that being made to look like the simulation of a flag pole instead of just the big teepee type thing?

Mr. Petrakovitz: That can be done and we're designing one like that. We have one like that in town. You'll find that when we do that we lose a certain amount of efficiency because we're limited with the type of antennas we can use. We do those where they fit with the environment. You'll find that in industry our first request is to separate our antennas 4-6 ft. apart to get much better service – much better technology. That's why most requests are that way.

Commissioner Brown-Marshall: The reason I ask is that everything I read lately indicates that the Texas Parkway Corridor is to have some type of enhancement to make it look better. I thought that would be a nice addition that you could bring into that area of the City. I understand that the line-of-sight from me being very close to it, I probably would not see it. When I'm driving coming from Hwy 90 in that direction - that would be in my immediate sight.

Mr. Petrakovitz: I don't think this would be seen from Hwy. 90. There are lots of light poles in this area. That's the reason we asked for permission to do this one, because there is lots of visual in the area.

Commissioner Brown-Marshall: I don't mean seen from Hwy 90. I mean as I'm driving down FM 2234 coming from the direction of Hwy 90 the closer I get to it that's what I'm going to see.

Mr. Petrakovitz: This one is in a parking lot with other similar lights with things hanging off of it. That's why we thought it would blend in. It is possible to do those. You will find when applicants come before you there is limited technology to do the flag pole type deals. We lose signal capacity. We can't handle as many calls with the nature of what we have to do. This design works the best for us that's why we're asking for it.

Commissioner Brown-Marshall: Is that the only site you researched?

Mr. Petrakovitz: Actually, we had several other sites in the area. We were prepared to come before the Commission about two years ago. The storage unit facility south of that is in a PD and one land owner would not agree. He wanted some up front financial to make that change and we weren't able to make that happen. In the meantime we have been dealing with the School District and they said come on in we want to talk to you. If you will recall, those of you who were on the board when you approved the tower at Clements High School, we used an existing light pole and we put some lights on it. We went back to the Association and changed that design. In that process the School District said they like these ideas and now they look at the individual campuses. They came back to us and said would you sit down with us and show us what you need and we'll see what you can use. We looked across the street where the movie theatre is and looked at virtually every commercial property in the movie theatre area but it was too close to the residential area.

Motion: To close the Public Hearing

Made by: Commissioner Haney
Seconded: Commissioner Goff
Vote: **7-0**

(b) Consideration of the approval of a Final Report to City Council on item 14a above.

Motion: To submit a positive recommendation to City Council on item 14a above.

Made by:	Commissioner Haney
Seconded:	Commissioner Gaspar
Vote:	**7-0**

15. ADJOURNED