



August 14, 2024  
Planning and Zoning  
Commission  
Meeting

7:00 p.m.



# August 14, 2024 P&Z MEETING

## 1. CALL TO ORDER

To access the meeting agenda packet in PDF format, please use the following link:



# August 14, 2024 P&Z MEETING

## 2. ROLL CALL



**James Davidson**  
Position 2



**Timothy R. Haney,**  
Chair



**John O'Malley**  
Vice-Chair



**Reginald Pearson**  
Secretary



**Daniel Silva**  
Position 4



**Shaizad (Sam) Chatriwala**  
Position 6



**Guy Sullaway**  
Position 7



**James R. (Bob) Bailey**  
Position 8

**Vacant**  
Position 1

To access the meeting agenda packet in PDF format, please use the following link:



# August 14, 2024 P&Z MEETING

## 3. READING OF MINUTES

- a. Consider approving the minutes of the June 12, 2024 Planning and Zoning Commission meeting.
- b. Consider approving the amended minutes of the May 8, 2024 Planning and Zoning Commission meeting.

To access the meeting agenda packet in PDF format, please use the following link:



# August 14, 2024 P&Z MEETING

## 4. COMMISSION REPORTS

- a. Chair of the Planning and Zoning Commission
- b. Planning and Zoning Commissioners

To access the meeting agenda packet in PDF format, please use the following link:



# August 14, 2024 P&Z MEETING

## 5. STAFF REPORTS

### a. Development Services

1. Director

~~2. Staff Report—Quarterly Development Activity (POSTPONED)~~

To access the meeting agenda packet in PDF format, please use the following link:



# August 14, 2024 P&Z MEETING

## 5. STAFF REPORTS

### b. Engineering

#### 1. City Engineer

#### ~~2. Staff Report – Capital Improvement Projects (CIP) (POSTPONED)~~

To access the meeting agenda packet in PDF format, please use the following link:



# August 14, 2024 P&Z MEETING

## 6. PUBLIC COMMENT

An opportunity for the public to address the Planning and Zoning Commission on agenda items or concerns not on the agenda—those wishing to speak must complete the blue comment form, present the comment form to the designated City staff representative prior to the beginning of the meeting, and observe a three-minute time limit per individual and ten-minute time limit per subject.

To access the meeting agenda packet in PDF format, please use the following link:





# August 14, 2024 P&Z MEETING

## 7. PLATS

### a. CONSENT AGENDA

*All consent agenda items are considered routine by the Planning and Zoning Commission and will be enacted by one motion. Each item will be approved as recommended in the corresponding staff report, which includes conditional approvals for plats. There will be no separate discussion of these items unless a Commission or Applicant so requests; in which event, the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda. Information concerning consent agenda items is available for public review.*

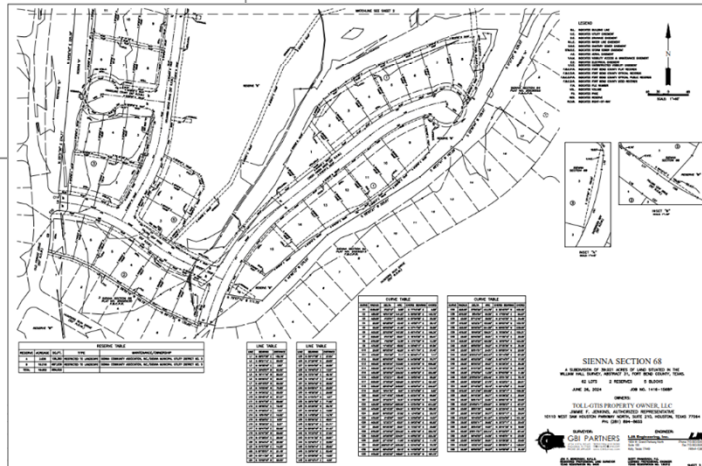
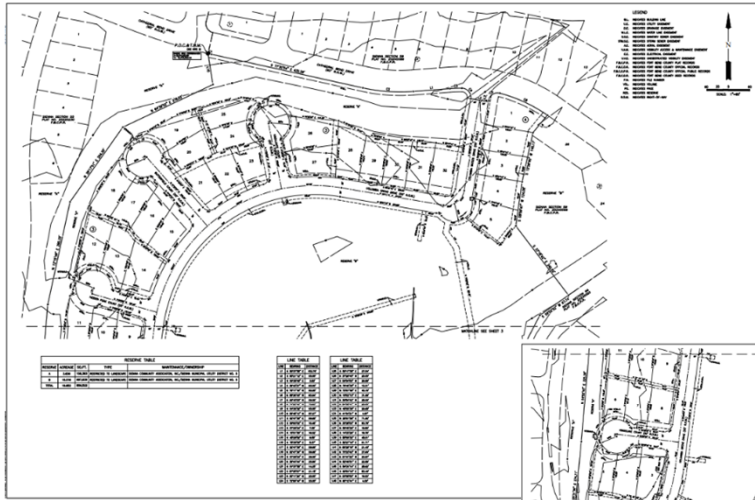
- 1) Consider an application of a preliminary plat of Sienna Section 83
- 2) Consider an application of a final plat Sienna Section 68
- 3) Consider an application of a final plat of Centerpoint Substation No. 2
- 4) Consider an application of a final plat of Lexington Village Section 2
- 5) Consider an application of an amending plat of Sienna Section 65

To access the meeting agenda packet in PDF format, please use the following link:





# August 14, 2024 P&Z MEETING



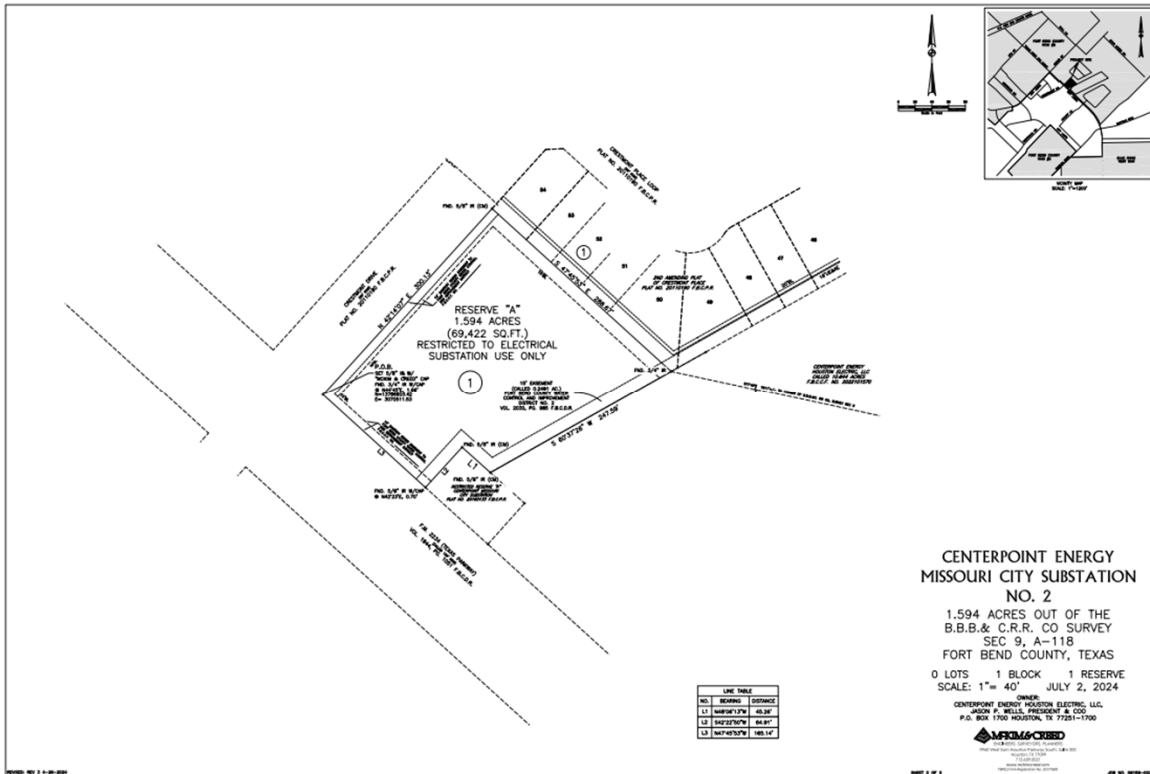
7.a.(2) Sienna Section 68 –  
Final Plat

Staff Recommendation:  
**Approve**

To access the meeting agenda packet in PDF format, please use the following link:



# August 14, 2024 P&Z MEETING



## 7.a.(3) Centerpoint Substation No. 2 – Final Plat

Staff Recommendation:  
**Approve**

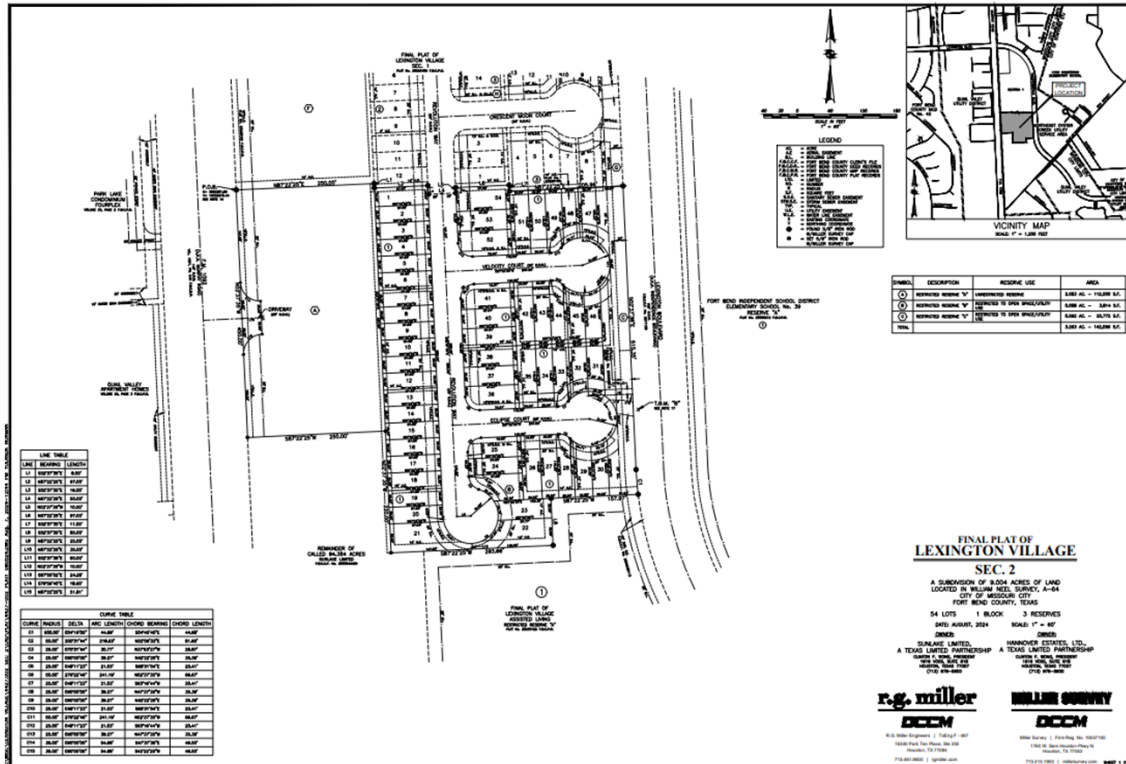
To access the meeting agenda packet in PDF format, please use the following link:



# August 14, 2024 P&Z MEETING

## 7.a.(4) Lexington Village Section 2 – Final Plat

Staff Recommendation:  
Approve



To access the meeting agenda packet in PDF format, please use the following link:



# August 14, 2024 P&Z MEETING

7.a.(5) Sienna Section 65 –  
Amending Plat

Staff Recommendation:  
Approve



To access the meeting agenda packet in PDF format, please use the following link:



# August 14, 2024 P&Z MEETING

## 7. PLATS

### b. PARKWAY CROSSING

- 1) Consider an application of a final plat of Parkway Crossing

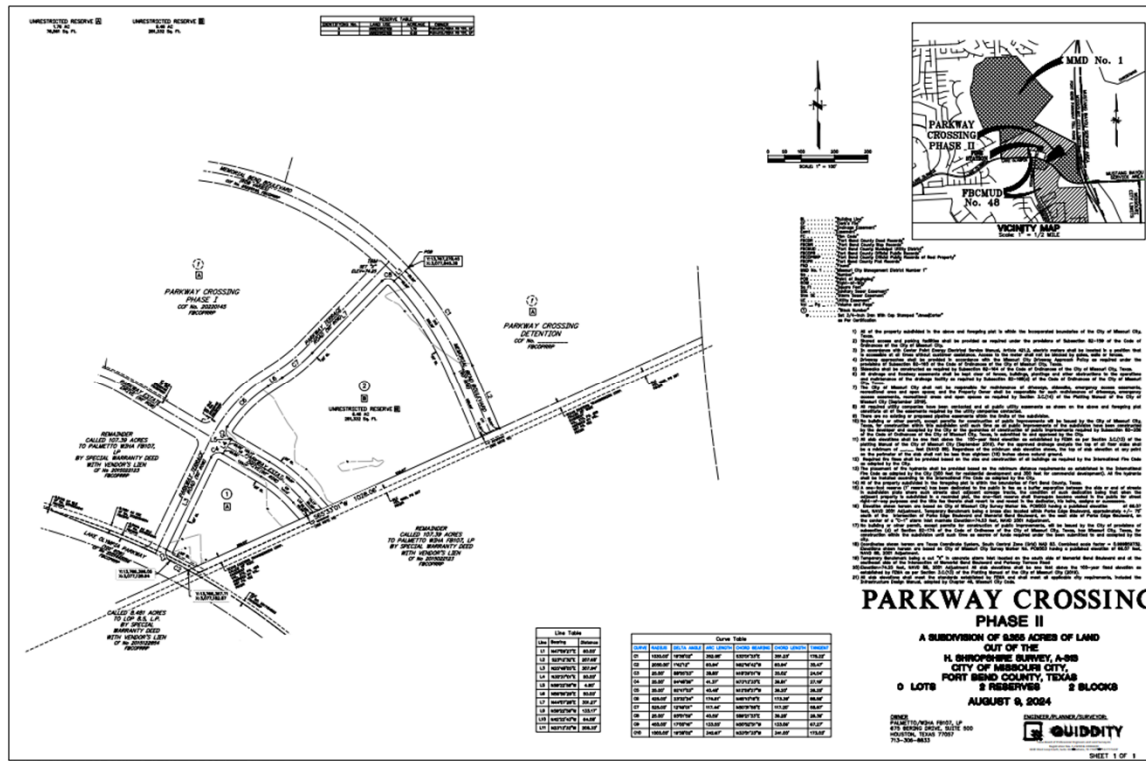
To access the meeting agenda packet in PDF format, please use the following link:



# August 14, 2024 P&Z MEETING

## 7.b.(1) Parkway Crossing Phase II –Final Plat

Staff Recommendation:  
Approve with Conditions



To access the meeting agenda packet in PDF format, please use the following link:





# August 14, 2024 P&Z MEETING

## 7. PLATS

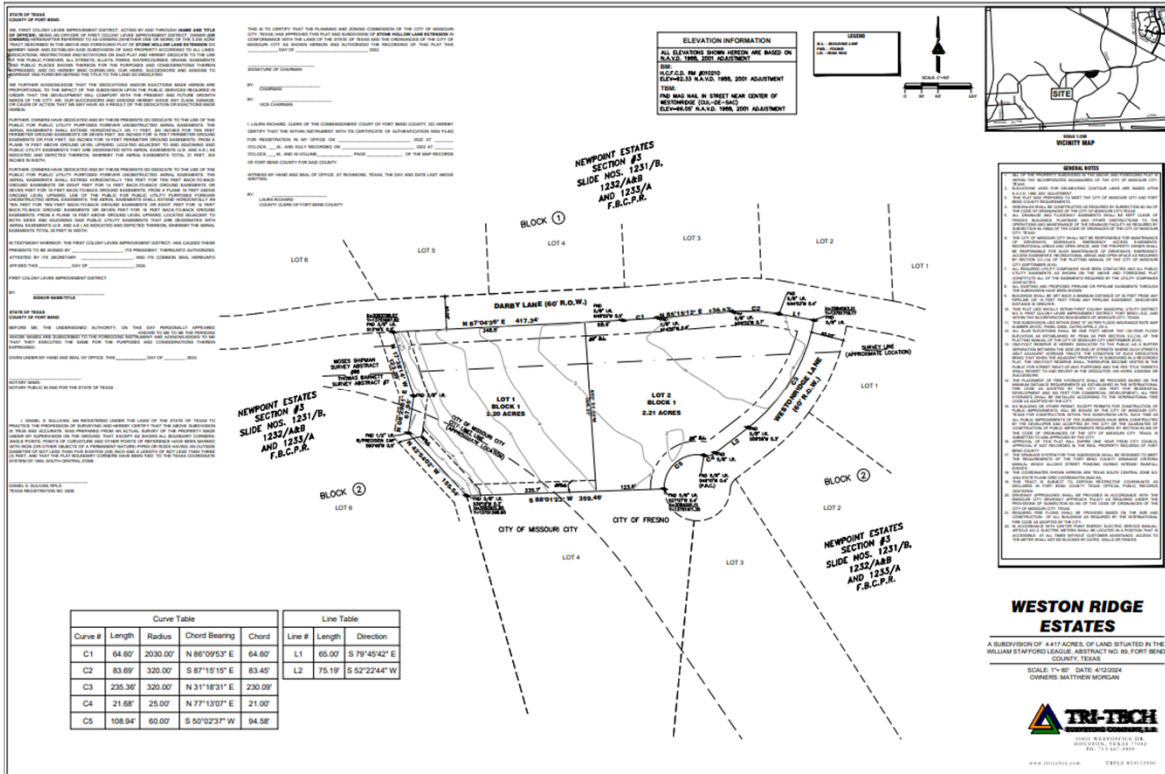
### C. Weston Ridge Estates

- 1) Consider a final plat of Weston Ridge Estates

To access the meeting agenda packet in PDF format, please use the following link:



# August 14, 2024 P&Z MEETING



7.c.(1) Weston Ridge –Final Plat

Staff Recommendation:  
 Approve with Conditions

To access the meeting agenda packet in PDF format, please use the following link:



# August 14, 2024 P&Z MEETING

## 8. ZONING MAP AMENDMENTS

a. None

To access the meeting agenda packet in PDF format, please use the following link:



# August 14, 2024 P&Z MEETING

## 9. ZONING TEXT AMENDMENTS

- a. None

To access the meeting agenda packet in PDF format, please use the following link:



# August 14, 2024 P&Z MEETING

## 10. OTHER MATTERS WITHIN THE JURISDICTION OF THE COMMISSION OR THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE.

### a. COMPREHENSIVE PLAN UPDATE

1. Staff Report – Comprehensive Plan Update Report
2. Public Comments – Comprehensive Plan Update Report
3. Planning & Zoning Commission Input and Discussion – Comprehensive Plan Update Report

To access the meeting agenda packet in PDF format, please use the following link:



# August 14, 2024 P&Z MEETING

## Comprehensive Plan Update - Purpose

1. Ensure recommendations of the 2017 Plan are still relevant
2. Reestablish a collective vision for the future development and redevelopment of remaining vacant land within the City
3. To examine implementation tools that create potential barriers for development in conformance with the collective vision (i.e., zoning, development standards, etc.)

To access the meeting agenda packet in PDF format, please use the following link:



# August 14, 2024 P&Z MEETING

## Comprehensive Plan Update – Study Areas

### Undeveloped Land

- Will be seeking to provide a vision for development potential or preservation of remaining land.

### Identified Corridors

- Key Corridors have been identified to consider development and redevelopment potential: Cartwright Road, Fifth Street / Independence Blvd, FM 1092, Fondren Road, Fort Bend Parkway, Gessner Road, Highway 6, Knight Road / Watts Plantation, Texas Parkway, Trammel Fresno Road

### Redevelopment Areas

- Will be taking a look at development potential in areas are largely built out.

To access the meeting agenda packet in PDF format, please use the following link:



# August 14, 2024 P&Z MEETING

## Comprehensive Plan Update – Timeline



To access the meeting agenda packet in PDF format, please use the following link:





# August 14, 2024 P&Z MEETING

## 11. 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.

To access the meeting agenda packet in PDF format, please use the following link:



# August 14, 2024 P&Z MEETING

## 12. RECONVENE

Reconvene into Regular Session and Consider Action, if any, on items discussed in executive session.

To access the meeting agenda packet in PDF format, please use the following link:





# August 14, 2024 Planning and Zoning Commission Meeting

## 13. Adjourn

