



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 **October 14, 2020 at 7:00 p.m. at City Hall, Council Chambers, 2nd 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.

NOTICE REGARDING PUBLIC PARTICIPATION

Due to the COVID 19 Disaster and the Centers for Disease Control's recommendation regarding social distancing measures, the public will not be allowed to be physically present at this meeting.

This meeting will be available to members of the public and allow for two-way communications for those desiring to participate. Any person interested in speaking on any item on the agenda must notify the City by one of the following methods before 4:00 p.m. on the day of the Planning and Zoning Commission meeting:

1. Email or call the Planning Division at planning@missouricitytx.gov or 281-403-8541; or,
2. Submit a "Public Comment Form" to the Planning and Zoning Commission from the following webpage: <https://bit.ly/39pw73Q>. (Search "Submit Public Comment Form" at www.missouricitytx.gov)

The request must include the speaker's name, address, email address, phone number and the agenda item number.

To livestream the meeting, the public may access the following link:
<https://www.missouricitytx.gov/780/MCTV>.

To access the meeting agenda packet in PDF format, the public may access the following link:
<https://www.missouricitytx.gov/381/Planning-Zoning>.

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- 1. CALL TO ORDER**
 - 2. ROLL CALL**
 - 3. READING OF MINUTES**
 - A.** Consider approving the minutes of the September 9, 2020 Planning and 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 – National Community Planning Month
- (2) Engineering
 - a. 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

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 Commissioner 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 for a preliminary plat for Sienna Section 26
- (2) Consider an application for a preliminary plat for Sienna Section 34B
- (3) Consider an application for a preliminary plat for Sienna Section 38
- (4) Consider an application for a preliminary plat for Sienna Section 42
- (5) Consider an application for a final plat for Alpha Center
- (6) Consider an application for a final plat for Fort Bend Business Park Phase 2
- (7) Consider an application for a final plat for Village of Sawmill Lake
- (8) Consider an application for a final plat for Fort Bend ISD Elementary School #54

B. PARKS EDGE

- (1) Consider an application for an updated concept plan for Parks Edge
- (2) Consider an application for a preliminary plat for Parks Edge Section 17

C. HERITAGE PARK DRIVE BRIDGE STREET DEDICATION

- (1) Reconsider an application for a final plat for Heritage Park Drive Bridge Street Dedication

D. FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 46

- (1) Consider a request for a variance to deviate from Section 82-91 of the City Subdivision Ordinance, allowing applicant to submit a final plat application to the commission for consideration without submitting a preliminary plat application.
- (2) Consider a request for a variance to deviate from Section 82-7.(b) of the City Subdivision Ordinance, allowing the issuance of a building, plumbing, electrical or mechanical permit prior to the approval of the final plat.
- (3) Consider an application for a final plat for Fort Bend County Municipal Utility District No. 46 Storm Water Pump Station

7. ZONING MAP AMENDMENTS

A. PUBLIC HEARING FOR A SPECIFIC USE PERMIT

- (1) To receive comments for or against a request by Geoff Freeman, LJA Engineering, Inc. for a SUP, Specific Use Permit on an approximate 34.66 acre tract of land to allow for the location of an aboveground storm water pump station for Fort Bend County Municipal Utility District No. 46; and to the extent such zoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.
- (2) Consider approving a final report on item 7.A.(1)

B. PUBLIC HEARING FOR A PLANNED DEVELOPMENT DISTRICT AMENDMENT

- (1) To receive comments for or against a request by William (Bill) H. Petticrew, to amend PD, Planned Development District No. 23, Ordinance O-08-28, to allow for the location of a pawn shop; and to the extent such zoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.
- (2) Consider approving a final report on item 7.B.(1)

C. PUBLIC HEARING FOR A PLANNED DEVELOPMENT DISTRICT

- (1) To receive comments for or against a request by H. Paul Dodd, NewQuest Properties to zone an approximate 75.58 acre tract of land to PD, Planned Development District to allow for a mixed use development to include retail, commercial and multi-family uses; and to the extent such zoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.
- (2) Consider approving a final report on item 7.C.(1)

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 October 14, 2020 agenda of items to be considered by the Planning and Zoning Commission was posted in a place convenient to the public in compliance with Chapter 551 of the Texas Government Code on October 9, 2020.



Egima Edwards
Planning Technician



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: October 14, 2020
AGENDA ITEM SUBJECT: Preliminary Plat of Sienna Section 26
AGENDA ITEM NUMBER: 6.A.(1)
PROJECT PLANNER: Thomas K. White Jr., Planner II
APPROVAL:  **Otis T. Spriggs, AICP**, Director, Development Services
 **Shashi K. Kumar, P.E., CFM**, City Engineer/Public Works Director

PERMIT NUMBER: PLAT 2000303
TYPE OF APPLICATION:
 Initial application
 Written Response application
PROPERTY ID: 8119-91-000-0060-907 (Fort Bend Central Appraisal District)
LOCATION: North and east of the Sienna Parkway, east of Ridge Point High School (FBISD High School No. 11) and west of Waters Lake Boulevard
ZONING DISTRICT DESIGNATION: ETJ, Extraterritorial Jurisdiction
DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: The subject site is located within Tract B which is governed by the provisions of the provisions of the 8th amendment to the Sienna Plantation Joint Development Agreement.

RECOMMENDED ACTION:

The Planning and Zoning Commission should:

- | |
|--|
| <input checked="" type="checkbox"/> APPROVE WITH CONDITIONS: An applicant may submit a written response to an initial application that satisfies each condition contained within this report. |
|--|

A. REASON FOR DISAPPROVAL:

None

B. CONDITIONS FOR APPROVAL:

A preliminary plat application must be in the form and contain the information and documents as required by the Platting Manual of the City of Missouri City, as adopted in September 2019 and in accordance with Section 82-65 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Platting Manual are referenced in the comments below, except where indicated otherwise.

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - a. The legal description of the property, including the name of the county and the survey abstract number, shall be indicated in accordance with Section 2.D(2). **The plat appears to be a replat of Reserve F, Sienna Plantation Section 13A and 13B Partial Replat No. 1. The legal description should include this description. If the Commission approves a final plat for the subject section, notice of the replat is required to be sent to property owners within the preceding subdivision in accordance with Sec. 212.015.(f), Subchapter A, Chapter 212, Subtitle A, Title 7 of the Texas Local Government Code.**
 - b. The total number of **acres, lots, blocks, AND reserves** shall be indicated in accordance with Section 2.D(3). **The plat application, the title block on Sheet 1 of 2 and the plat indicates five reserves; Sheet 2 of 2 and the reserve table indicates 3 reserves. Please revise Sheet 2 of 2 and the reserve table accordingly.**
 - c. Building lines shall be labeled in accordance with Section 2.D(17). The 25 foot front building lines and the 20 foot front building lines around the curve of the cul-de-sac are not shown. **Please demonstrate the front building lines on all lots.**
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
None
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
None

C. PROPOSED STREET NAMES:

An alphabetized list of street names for a plat shall be considered by the Commission in accordance with Section 82-175, Chapter 82. Subdivisions, City Code of Ordinances. The Commission may disapprove a proposed street name that does not meet the requirements contained within the section.

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division

- a. The commission may disapprove a proposed public street if the commission determines that such name may be rejected pursuant to the guidelines of the city's naming program, as set forth in section 16-5, article I, chapter 16, City Code of Ordinance. **The applicant was provided a New Street Name(s) Checklist to submit the origins and theme of the proposed street names. A completed checklist is required for a complete review of the proposed street names.**
- b. The commission may disapprove a street name that consists of the proper name of a person, geographical area, event, or activity that has not had a significant impact on the city or that has not contributed to the cultural, economic, educational, intellectual, political, or scientific vitality of the community or made an extraordinary contribution in the service of humanity in accordance with Section 82-175.(f) Code of Ordinances. **A completed New Street Name(s) Checklist is required for a complete review of the proposed street names.**

2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
None

3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
None

D. CHECKLIST ITEMS FOR SUBSEQUENT APPLICATIONS:

In accordance with Section 82-10.(d), Chapter 82. Subdivisions, City Code of Ordinances, a plat application shall contain the information and documents required by the Platting Manual. In addition to the requirements of the Submittal Checklist, the following items are required to be provided.

None

-----**END OF REPORT**-----



DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division
 1522 Texas Parkway
 Missouri City, Texas 77489
 281-403-8600 (Office) ■ 281-403-8962 (Fax)
 www.missouricitytx.gov

APPLICATION FOR PLAT APPROVAL
(Initial Applications Only)

A complete application for plat approval must be accompanied by an application checklist, associated documents and applicable fee.

Application Type:

- AMENDING PLAT** **FINAL PLAT** **PRELIMINARY PLAT**
 CONCEPTUAL PLAN (INCLUDING REPLAT)
 LARGE ACREAGE PLAT

1. NAME OF PLAT: SIENNA SECTION 26		
2. NAME OF CONCEPTUAL PLAN OR PRELIMINARY PLAT, THAT PRECEDES THIS PLAT (IF APPLICABLE): Sienna 3C		
3. LANDOWNER'S NAME (IF COMPANY OR CORPORATION, LIST CHIEF OFFICER): Toll GTIS Property Owner, LLC (Jimmie Jenkins)		
MAILING ADDRESS: 10110 W. Sam Houston Pkwy N, Suite 250 - Houston, Texas 77064		
PHONE NO.:	281 894-8655	EMAIL:
4. APPLICANT'S NAME (CHECK APPLICABLE ROLE): LJA ENGINEERING INC./ LAURIE CHAPA- PLATTING COORDINATOR		
<input type="checkbox"/> ARCHITECT <input type="checkbox"/> ENGINEER <input type="checkbox"/> PLANNER <input type="checkbox"/> SURVEYOR <input checked="" type="checkbox"/> OTHER:		
MAILING ADDRESS: 1904 W. GRAND PARKWAY N., SUITE 100, KATY, TEXAS 77449		
PHONE NO.:	713.953.5173	EMAIL:
5. IS PLAT LOCATED INSIDE THE CITY LIMITS OR CITY'S ETJ? (CIRCLE ONE): CITY LIMITS ETJ (IF LOCATED INSIDE OF THE CITY LIMITS, COMPLETE ROW 6; IF NOT MOVE TO ROW 7)		
6. ZONING DISTRICT (CIRCLE ONE OR MORE):		
GENERAL: SD SUP PD		
RESIDENTIAL: R R-1 R-1-A R-2 R-3 R-4 R-5 R-6 MF-1 MF-2 MH		
NONRESIDENTIAL: LC LC-O LC-1 LC-2 LC-3 LC-4 BP I CF		
7. LAND DISTRIBUTION (IN ACRES)		
PRIVATE STREETS: _____	PUBLIC STREETS: 3.651	RESIDENTIAL LOTS: 13.756
LAKES/PONDS (NON-RECREATIONAL): _____	IRRIGATION/DRAINAGE CANALS: _____	RECREATIONAL USES: _____
UTILITY EASEMENTS: _____	PUBLIC PARKLAND: _____	(ACRES): 2.725
OTHER (EXPLAIN): RESERVES		
TOTAL ACREAGE: 20.132		
8. ESTIMATED # OF SECTIONS: 1	BLOCKS: 3	RESERVES: 5
9. ESTIMATED # OF SINGLE FAMILY RESIDENTIAL LOTS / MULTIFAMILY DWELLING UNITS: 41		
10. TYPE OF STREETS (CIRCLE ONE): PUBLIC PRIVATE COMBINATION		
11. TYPE OF WATER SYSTEM (CIRCLE ONE): PUBLIC INDIVIDUAL WATER WELLS OTHER (ATTACH EXPLANATION, IF OTHER)		
12. TYPE OF SANITARY SYSTEM (CIRCLE ONE): PUBLIC INDIVIDUAL SEPTIC TANKS OTHER (ATTACH EXPLANATION, IF OTHER)		
13. MUNICIPAL UTILITY DISTRICT OR PUBLIC IMPROVEMENT DISTRICT: SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT No. 6		

STATE OF TEXAS
COUNTY OF FORT BEND

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PRELIMINARY PLAT OF SIENNA SECTION 26 IN CONFORMANCE WITH SECTION 2.D., PLATTING MANUAL OF THE CITY OF MISSOURI CITY, TX. THIS PLAT IS NOT IN RECORDABLE FORM.

THIS _____ DAY OF _____, 2020.

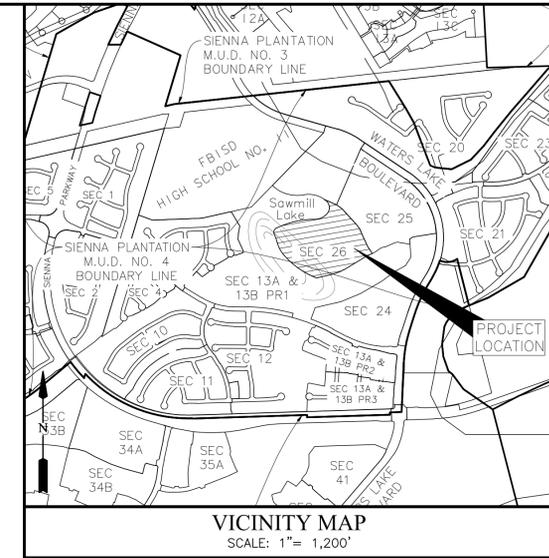
SONYA BROWN-MARSHALL
CHAIR

TIMOTHY R. HANEY
VICE CHAIR

NOTES:

- BENCHMARK: FOUND 4 INCH BRASS DISC LOCATED IN A POURED CONCRETE POST IN THE GRASSY AREA IN FRONT OF MISSOURI CITY FIRE STATION NUMBER 5 16.5 FEET FROM THE SIDE WALK. SURVEY MARKER NO. PCM-011 ELEV. = 59.97 (NAVD88 2001 ADJUSTMENT)
- T.B.M. INDICATES TEMPORARY BENCHMARK SET, 5/8 INCH IRON ROD WITH CAP MARKED "GBI PARTNERS" ELEV. = 56.14 (NAVD88, 2001 ADJUSTMENT)
- ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83), COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A FACTOR OF 0.999867651
- THIS PLAT WAS PREPARED TO MEET CITY OF MISSOURI CITY AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. _____ DATED _____ 20____ THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4, SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE ETJ OF THE CITY OF MISSOURI CITY AND FORT BEND COUNTY.
- BY GRAPHICAL PLOTTING THE SUBJECT TRACT LIES WITHIN ZONE "X" (SHADED ON THE FIRM MAP), ZONE "X" (SHADED) IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD". "NOTE 1" READS AS FOLLOWS: "THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1-PERCENT-ANNUAL-CHANCE OR GREATER FLOOD HAZARD BY LEVEE SYSTEM OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE." AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 48157C 0435L, MAP REVISED APRIL 2, 2014. "LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS".
- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THIS SUBDIVISION.
- FIVE-EIGHTHS (5/8) INCH IRON RODS WITH PLASTIC CAP MARKED "GBI PARTNERS" AND THREE (3) FEET IN LENGTH WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS AND/OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
- THE TOP OF ALL FLOORS SLABS SHALL BE A MINIMUM OF 55.50 FEET ABOVE MEAN SEA LEVEL (NAD83 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ALL LOT LINES SHALL HAVE A MINIMUM FIVE (5) FOOT SIDE YARD SETBACK.
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACE AND RESERVES.
- SIDEWALK SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5- FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
- SIDEWALKS SHALL BE BUILT AS REQUIRED BY SECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- DRIVEWAY LOCATION - FOR THE LOTS ON THE INSIDE OF A KNUCKLE OR 90 DEGREE TURN, DRIVEWAY MUST BE PLACED ON THE LOT FRONTAGE ALONG THE INSIDE APPROACH LANE PRIOR TO THE RIGHT TURN, TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
- ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED AT THE TIME OF PLATTING.
- GAS METER LOCATION: GAS METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION PLEASE CONTACT SIENERGY AT 281-778-6250.
- ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE ETJ BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
- NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
- PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY, ALL BLOCK CORNERS AND STREET RIGHT-OF-WAY WILL BE MONUMENTED.
- ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.
- REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500FT. FOR RESIDENTIAL DEVELOPMENT AND 300FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- STREET LIGHTING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MISSOURI CITY INFRASTRUCTURE DESIGN MANUAL, CHAPTER 4 STREET LIGHTING AND OVERHEAD UTILITIES. THE INSTALLATION, OPERATION, AND MAINTENANCE OF ORNAMENTAL STREET LIGHTS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MISSOURI CITY, EXCEPT AS PROVIDED THEREIN.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE RESERVES AND CHANNELS IS VESTED IN THE SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF LANDSCAPE RESERVES IS VESTED IN THE HOMEOWNERS ASSOCIATION (HOA).
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES WITHIN THE SECTIONS IS VESTED IN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES ALONG BOULEVARDS AND MAJOR THOROUGHFARES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4.
- IN ACCORDANCE WITH CENTERPOINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.

- THE TEMPORARY DRAINAGE EASEMENT AND RIGHT-OF-WAY SHALL EXPIRE AND TERMINATE AT SUCH TIME AS OTHER DRAINAGE IMPROVEMENTS HAVE BEEN CONSTRUCTED WITHIN PERMANENT EASEMENTS OR RIGHT-OF-WAY IN SUCH MANNER AS TO PROVIDE AN ALTERNATE ROUTE OF DRAINAGE OF STORM WATER FLOWING FROM PORTIONS OF SIENNA PLANTATION. AT SUCH TIME AS SUCH ALTERNATE DRAINAGE ROUTE IS PROVIDED AND CONSTRUCTED, THE TEMPORARY EASEMENT AND RIGHT-OF-WAY SHALL AUTOMATICALLY CEASE, AND TERMINATE AS PER DEED RECORDED IN VOLUME 2077, PAGES 216-232, FORT BEND COUNTY DEED RECORDS. THE ABOVE REFERENCED EASEMENT WILL DISSOLVE ONCE THE PLAT IS RECORDED.
- THIS PLAT IS SUBORDINATED BY: U.S. BANK NATIONAL ASSOCIATION D/B/A HOUSING CAPITAL COMPANY, AS RECORDED IN FILE NO. _____ OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
- THIS PLAT LIES WITHIN LIGHTING ZONE 2.
- THIS PLAT IS SUBJECT TO VARIOUS BLANKET EASEMENTS AS SET FORTH BY THE RESTRICTIVE COVENANTS RECORDED UNDER F.N. 2015009259, F.B.C.O.R.
- U.V.E. INDICATES UNOBSTRUCTED VIEW EASEMENT. FORT BEND COUNTY SHALL BE RESPONSIBLE FOR ENFORCING U.V.E. REQUIREMENTS WITHIN THE PUBLIC RIGHT-OF-WAY AND SIENNA PLANTATION COMMUNITY ASSOCIATION, INC. SHALL ENFORCE AREAS OUTSIDE OF RIGHT-OF-WAY.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.



I, J. STACY SLAWINSKI, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS' COURT. HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

J. STACY SLAWINSKI, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS,
THIS _____ DAY OF _____, 2020.

VINCENT M. MORALES, JR.
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE
COUNTY JUDGE

W.A. (ANDY) MEYERS
PRECINCT 3, COUNTY COMMISSIONER

KEN R. DEMERCHANT
PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2020 AT _____ O'CLOCK _____ M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS. THE DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

By: _____
DEPUTY

PRELIMINARY PLAT OF SIENNA SECTION 26

A SUBDIVISION OF 20.132 ACRES OF LAND SITUATED IN THE
DAVID FITZGERALD LEAGUE, ABSTRACT 25, FORT BEND COUNTY, TEXAS.

41 LOTS 5 RESERVES (2.725 ACRES) 3 BLOCKS
OCTOBER 1, 2020 JOB NO. 1414-1526P

TOLL-GTIS PROPERTY OWNER, LLC
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE
10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 210, HOUSTON, TEXAS 77064
PH. (281) 894-8655

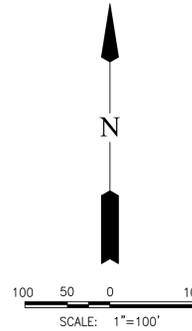
SURVEYORS:
LJA ENGINEERS, L.P.
LAND SURVEYING CONSULTANTS
4724 VISTA ROAD • PASADENA, TX 77075
PHONE: 281-489-4539 • GBlurvey@GBlurvey.com
TBRLS FIRM #10130300 • www.GBlurvey.com

JON BORDOVSKY, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6405

ENGINEER:
LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

SCOTT FRANKOVICH, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 130312

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	0.101	4,386	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.)
B	0.108	4,687	RESTRICTED TO DRAINAGE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4
C	2.517	109,631	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.)
TOTAL	2.726	118,704		



- LEGEND**
- B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - D.E. INDICATES DRAINAGE EASEMENT
 - W.L.E. INDICATES WATER LINE EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
 - F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
 - F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
 - F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
 - INDICATES STREET NAME CHANGE
 - F.N. INDICATES FILE NUMBER
 - RES. INDICATES RESERVE
 - U.V.E. INDICATES UNOBSTRUCTED VIEW EASEMENT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 66°43'56" E	195.90'
L2	S 53°11'04" E	83.80'
L3	S 33°49'17" E	134.76'
L4	S 33°25'27" E	104.91'
L5	N 54°06'08" W	26.94'
L6	S 23°12'37" E	37.70'
L7	N 43°04'52" W	51.03'
L8	N 77°51'47" W	11.00'
L9	S 11°48'24" E	34.14'
L10	N 23°12'37" W	32.69'
L11	N 23°12'37" W	17.30'
L12	S 62°31'48" W	48.87'
L13	S 89°31'51" E	69.71'
L14	S 58°48'04" E	72.70'
L15	S 36°43'07" E	78.88'
L16	S 19°02'06" E	90.91'
L17	N 83°55'26" W	39.41'
L18	N 83°55'26" W	20.00'
L19	N 47°17'18" W	33.16'
L20	N 47°17'18" W	36.94'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	469.52	4°29'49"	36.85	S 66°40'55" W	36.84
C2	530.47	9°59'38"	92.53	S 63°56'01" W	92.41
C3	469.52	17°12'26"	141.01	S 67°32'25" W	140.48
C4	69.52	35°43'59"	43.36	N 85°59'23" W	42.66
C5	1169.52	26°27'49"	540.18	N 54°53'28" W	535.39
C6	469.52	27°00'11"	221.28	N 28°09'28" W	219.24
C7	530.48	11°40'32"	108.10	N 20°29'39" W	107.91
C8	69.52	90°38'34"	109.98	N 18°59'23" E	98.87
C9	1246.80	25°42'45"	559.53	N 77°10'02" E	554.84
C10	230.48	46°55'28"	188.76	N 66°33'41" E	183.53
C11	130.48	97°12'06"	221.36	N 05°30'06" W	195.25
C12	900.00	32°15'55"	506.82	S 52°46'39" W	500.15
C13	50.00	92°07'14"	80.39	S 22°51'00" W	72.01
C14	450.00	98°31'27"	773.81	S 72°28'20" E	681.93
C15	50.00	92°48'14"	80.99	N 11°51'49" E	72.42
C16	800.00	8°32'35"	119.28	N 38°48'35" W	119.17
C17	450.00	7°55'52"	62.29	S 23°30'16" E	62.24
C18	450.00	15°39'48"	123.02	S 19°38'18" E	122.64
C19	930.00	7°16'03"	117.96	S 40°17'03" W	117.88
C20	25.00	86°49'11"	37.88	S 00°30'29" W	34.36
C21	825.00	8°21'49"	120.43	S 38°43'12" E	120.32
C22	25.00	27°29'46"	12.00	S 48°17'10" E	11.88
C23	50.00	150°55'33"	131.71	S 13°25'43" W	96.80
C24	25.00	30°37'33"	13.36	S 73°34'43" W	13.20
C25	475.00	98°31'27"	816.80	N 72°28'20" W	719.82
C26	25.00	47°56'19"	20.92	N 47°10'46" W	20.31
C27	50.00	157°26'29"	137.39	N 07°34'19" E	98.07
C28	25.00	17°22'56"	7.58	N 77°36'05" E	7.56
C29	870.00	32°16'16"	490.02	N 52°46'29" E	483.57
C30	25.00	87°12'06"	38.05	S 86°28'44" E	34.48
C31	775.00	8°20'23"	112.81	S 38°42'29" E	112.71
C32	25.00	92°48'14"	40.49	S 11°51'49" W	36.21
C33	425.00	12°47'56"	94.94	S 64°39'54" W	94.74
C34	25.00	94°57'22"	41.43	N 61°27'27" W	36.85
C35	475.00	13°29'26"	111.84	N 20°43'29" W	111.58
C36	425.00	0°41'09"	5.09	N 27°07'37" W	5.09
C37	25.00	90°38'21"	39.55	N 18°32'08" E	35.55
C38	930.00	13°56'05"	226.18	N 56°53'16" E	225.62
C39	25.00	85°01'12"	37.10	S 68°34'47" E	33.79
C40	475.00	1°24'01"	11.61	S 26°46'12" E	11.61
C41	425.00	12°55'56"	95.93	S 21°00'14" E	95.72
C42	25.00	99°58'39"	43.62	S 35°27'03" W	38.30
C43	425.00	71°21'01"	529.25	N 58°53'07" W	495.71
C44	25.00	92°07'14"	40.20	N 22°51'00" E	36.00



**PRELIMINARY PLAT OF
SIENNA SECTION 26**

A SUBDIVISION OF 20.132 ACRES OF LAND SITUATED IN THE
DAVID FITZGERALD LEAGUE, ABSTRACT 25, FORT BEND COUNTY, TEXAS.

41 LOTS 3 RESERVES (2.775 ACRES) 3 BLOCKS
OCTOBER 1, 2020 JOB NO. 1414-1526P

TOLL-GTIS PROPERTY OWNER, LLC
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE
10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 210, HOUSTON, TEXAS 77064
PH. (281) 894-8655

SURVEYORS:
LJA Engineering, L.P.
LAND SURVEYING CONSULTANTS
4724 VISTA ROAD • PASADENA, TX 77055
PHONE: 817-489-4533 • CBAurvey@GIBsurvey.com
TBP&S FORM #101303000 • www.GIBsurvey.com

ENGINEER:
LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
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TEXAS REGISTRATION NO. 6405

SCOTT FRANKOVICH, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 130312



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: October 14, 2020
AGENDA ITEM SUBJECT: Preliminary Plat of Sienna Section 34B
AGENDA ITEM NUMBER: 6.A.(2)
PROJECT PLANNER: Thomas K. White Jr., Planner II
APPROVAL:  Otis T. Spriggs, AICP, Director, Development Services
 Shashi K. Kumar, P.E., CFM, City Engineer/Public Works Director

PERMIT NUMBER: PLAT2000276
TYPE OF APPLICATION:
 Initial application
 Written Response application
PROPERTY ID: 0031-00-000-3081-907 / 0031-00-000-3048-907 / 0031-00-000-3038-907
LOCATION: North of Heritage Park Drive, south of Sienna Parkway, east of the Brazos River and west of Sienna Oaks Drive

ZONING DISTRICT DESIGNATION: ETJ, Extraterritorial Jurisdiction
DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: The subject site is located within Tract B which is governed by the provisions of the 8th amendment to the Sienna Plantation Joint Development Agreement.

RECOMMENDED ACTION:
The Planning and Zoning Commission should:

<input checked="" type="checkbox"/> APPROVE:

A. CONDITIONS FOR APPROVAL:

A preliminary plat application must be in the form and contain the information and documents as required by the Platting Manual of the City of Missouri City, as adopted in September 2019 and in accordance with Section 82-65 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Platting Manual are referenced in the comments below, except where indicated otherwise.

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
None
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
None
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
None

-----**END OF REPORT**-----



APPLICATION FOR PLAT APPROVAL
(Initial Applications Only)

A complete application for plat approval must be accompanied by an application checklist, associated documents and applicable fee.

Application Type:

- AMENDING PLAT** **FINAL PLAT** **PRELIMINARY PLAT**
 CONCEPTUAL PLAN (INCLUDING REPLAT)
 LARGE ACREAGE PLAT

1. NAME OF PLAT: SIENNA SECTION 34B		
2. NAME OF CONCEPTUAL PLAN OR PRELIMINARY PLAT, THAT PRECEDES THIS PLAT (IF APPLICABLE): SIENNA PLANTATION 3A		
3. LANDOWNER'S NAME (IF COMPANY OR CORPORATION, LIST CHIEF OFFICER): Toll GTIS Property Owner, LLC (Jimmie Jenkins)		
MAILING ADDRESS: 10110 W. Sam Houston Pkwy N, Suite 250 - Houston, Texas 77064		
PHONE NO.:	281 894-8655	EMAIL: jjenkin@tollbrothers.com
4. APPLICANT'S NAME (CHECK APPLICABLE ROLE): LJA ENGINEERING INC./ LAURIE CHAPA- PLATTING COORDINATOR		
<input type="checkbox"/> ARCHITECT <input type="checkbox"/> ENGINEER <input type="checkbox"/> PLANNER <input type="checkbox"/> SURVEYOR <input checked="" type="checkbox"/> OTHER:		
MAILING ADDRESS: 1904 W. GRAND PARKWAY N., SUITE 100, KATY, TEXAS 77449		
PHONE NO.:	713.953.5173	EMAIL: lchapa@lja.com
5. IS PLAT LOCATED INSIDE THE CITY LIMITS OR CITY'S ETJ? (CIRCLE ONE): CITY LIMITS ETJ (IF LOCATED INSIDE OF THE CITY LIMITS, COMPLETE ROW 6; IF NOT MOVE TO ROW 7)		
6. ZONING DISTRICT (CIRCLE ONE OR MORE):		
GENERAL: SD SUP PD		
RESIDENTIAL: R R-1 R-1-A R-2 R-3 R-4 R-5 R-6 MF-1 MF-2 MH		
NONRESIDENTIAL: LC LC-O LC-1 LC-2 LC-3 LC-4 BP I CF		
7. LAND DISTRIBUTION (IN ACRES)		
PRIVATE STREETS: _____	PUBLIC STREETS: <u>2.632</u>	RESIDENTIAL LOTS: <u>12.023</u>
LAKES/PONDS (NON-RECREATIONAL): _____	IRRIGATION/DRAINAGE CANALS: _____	RECREATIONAL USES: _____
UTILITY EASEMENTS: _____	PUBLIC PARKLAND: _____	(ACRES): <u>1.926</u>
OTHER (EXPLAIN): <u>Reserves</u>		
TOTAL ACREAGE: <u>16.581</u>		
8. ESTIMATED # OF SECTIONS: <u>1</u>	BLOCKS: <u>2</u>	RESERVES:
9. ESTIMATED # OF SINGLE FAMILY RESIDENTIAL LOTS / MULTIFAMILY DWELLING UNITS: <u>51</u>		
10. TYPE OF STREETS (CIRCLE ONE): PUBLIC PRIVATE COMBINATION		
11. TYPE OF WATER SYSTEM (CIRCLE ONE): PUBLIC INDIVIDUAL WATER WELLS OTHER (ATTACH EXPLANATION, IF OTHER)		
12. TYPE OF SANITARY SYSTEM (CIRCLE ONE): PUBLIC INDIVIDUAL SEPTIC TANKS OTHER (ATTACH EXPLANATION, IF OTHER)		
13. MUNICIPAL UTILITY DISTRICT OR PUBLIC IMPROVEMENT DISTRICT: SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT No. 6		



DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division
 1522 Texas Parkway
 Missouri City, Texas 77489
 281-403-8600 (Office) ■ 281-403-8962 (Fax)
 www.missouricitytx.gov

WRITTEN RESPONSE APPLICATION

*An applicant may submit a **written response** to a plat that has been Approved with Conditions or Disapproved after the initial action on a plat application. A written response application must address each condition of approval or each reason for disapproval. Failure to adequately address each condition may result in the disapproval of the plat application.*

APPLICATION TYPE:

- | | |
|---|---|
| <input type="checkbox"/> AMENDING PLAT | <input type="checkbox"/> LARGE ACREAGE PLAT |
| <input type="checkbox"/> CONCEPTUAL PLAN | <input checked="" type="checkbox"/> PRELIMINARY PLAT |
| <input type="checkbox"/> FINAL PLAT (INCLUDING REPLAT) | |

1. NAME OF PLAT: SIENNA SECTION 34B
2. DATE INITIAL PLAT APPLICATION FILED FOR APPROVAL: 07/17/2020
3. PLAT APPLICATION PLAN NUMBER: 20000277
4. APPLICANT NAME (ENGINEER, PLANNER, ARCHITECT, ETC.): LJA Engineering Inc./Laurie Chapa
5. ATTACH A RESPONSE FOR EACH CONDITION OF APPROVAL OR REASON FOR DISAPPROVAL. <p style="text-align: center;">SEE ATTACHED RESPONSE</p>

Good Day Thomas,

Please accept this letter as my written response for the City of Missouri City's staff report comments for the preliminary plat of SIENNA SECTION 34B, agenda date of August 12, 2020.

Comment 1.a.:

A revised conceptual plan for Sienna Section 3A is required to be submitted for consideration on a Commission agenda and may not be approved as revisions submitted administratively. The updated layout between all affected sections should be shown accordingly and the boundaries of all concept pans shown within view should be designated.

- Revised conceptual plan for Sienna Section 3A was submitted for consideration on September 9, 2020 Commission agenda and approved.*

Please let me know if you have any questions or additional comments.

STATE OF TEXAS
COUNTY OF FORT BEND

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PRELIMINARY PLAT OF SIENNA SECTION 34B IN CONFORMANCE WITH SECTION 2.D., PLATTING MANUAL OF THE CITY OF MISSOURI CITY, TX. THIS PLAT IS NOT IN RECORDABLE FORM.

THIS _____ DAY OF _____, 2020.

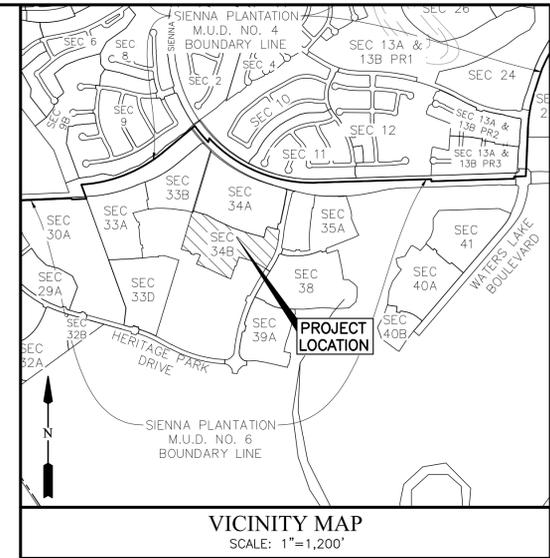
SONYA BROWN-MARSHALL
CHAIR

TIMOTHY R. HANEY
VICE CHAIR

NOTES:

- BENCHMARK: FOUND 4 INCH BRASS DISC LOCATED IN A POURED CONCRETE POST IN THE GRASSY AREA IN FRONT OF MISSOURI CITY FIRE STATION NUMBER 5 16.5 FEET FROM THE SIDE WALK.
SURVEY MARKER NO. PCM-011
ELEV. = 59.97 (NAVD88 2001 ADJUSTMENT)
- T.B.M. INDICATES TEMPORARY BENCHMARK
SET, 5/8 INCH IRON ROD WITH CAP MARKED "GBI SURVEYING" IN BLOCK 2 LOT 26.
ELEV. = 52.85 (NAVD 88, 2001 ADJ.)
- ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83), COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.999867651.
- THIS PLAT WAS PREPARED TO MEET CITY OF MISSOURI CITY AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. _____ DATED _____ THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE ETJ OF THE CITY OF MISSOURI CITY AND FORT BEND COUNTY, AND SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6.
- IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48157C 0435L, REVISED DATE APRIL 2, 2014, PROPERTY LIES WITHIN SHADED ZONE "X" DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD. THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1% ANNUAL CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- THERE ARE NO EXISTING OR PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "GBI PARTNERS" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 55.50 FEET ABOVE MEAN SEA LEVEL. FEMA REGULATIONS SECTION 82-97(11) REQUIRES THE MINIMUM SLAB ELEVATION SHALL BE SET ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION. THE CITY OF MISSOURI CITY CODE OF ORDINANCES SECTION 42, ARTICLE III REQUIRES THE MINIMUM SLAB ELEVATION SHALL BE ELEVATED TO OR ABOVE A HEIGHT WHICH IS HIGHER OF EIGHTEEN INCHES ABOVE HIGHEST ADJACENT GRADE, OR TWELVE INCHES ABOVE THE MAXIMUM ONE PERCENT ANNUAL FLOOD RISK FLOODPLAIN PONDING ELEVATION IN THE NEAREST DRAINAGE SYSTEM. FORT BEND COUNTY FLOODPLAIN REGULATIONS ARTICLE 5, SECTION B REQUIRES THAT THE MINIMUM SLAB BE SET AT AN ELEVATION EIGHTEEN INCHES ABOVE THE BASE FLOOD ELEVATION WHICH IS MORE STRINGENT AND THEREFORE USED TO DETERMINE THE MINIMUM SLAB ELEVATION. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.
- ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ALL LOT LINES SHALL HAVE A MINIMUM FIVE (5) FOOT SIDE YARD SETBACK.
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACE AND RESERVES.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5- FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
- SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- IN ACCORDANCE WITH CENTERPOINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
- ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED AT THE TIME OF PLATTING.
- GAS METER LOCATION: GAS METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION PLEASE CONTACT SIENERGY AT 281-778-6250.
- ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE ETJ BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
- NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
- PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY, ALL BLOCK CORNERS AND STREET RIGHT-OF-WAY WILL BE MONUMENTED.
- ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.
- REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500FT. FOR RESIDENTIAL DEVELOPMENT AND 300FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE DRIVEWAY FOR ANY LOT ON THE INSIDE OF A KNUCKLE MUST BE PLACED ALONG THE FRONTAGE PRIOR TO THE RIGHT TURN ON THE INSIDE APPROACH LANE TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
- STREET LIGHTING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MISSOURI CITY INFRASTRUCTURE DESIGN MANUAL, CHAPTER 4 STREET LIGHTING AND OVERHEAD UTILITIES. THE INSTALLATION, OPERATION, AND MAINTENANCE OF ORNAMENTAL STREET LIGHTS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MISSOURI CITY, EXCEPT AS PROVIDED THEREIN.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE RESERVES AND CHANNELS IS VESTED IN THE SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF LANDSCAPE RESERVES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5.

- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES WITHIN THE SECTIONS IS VESTED IN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES ALONG BOULEVARDS AND MAJOR THOROUGHFARES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6.
- THIS PLAT IS SUBORDINATED BY:
U.S. BANK NATIONAL ASSOCIATION D/B/A HOUSING CAPITAL COMPANY, AS RECORDED IN FILE NO. _____ OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
- THIS PLAT LIES WITHIN LIGHTING ZONE 2.
- ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED PURSUANT TO A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- THIS PLAT IS SUBJECT TO VARIOUS BLANKET EASEMENTS AS SET FORTH BY THE RESTRICTIVE COVENANTS RECORDED UNDER F.N. 2015009259, F.B.C.O.R.



I, J. STACY SLAWINSKI, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS' COURT. HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

J. STACY SLAWINSKI, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS,
THIS _____ DAY OF _____, 2020.

VINCENT M. MORALES, JR.
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE
COUNTY JUDGE

W.A. (ANDY) MEYERS
PRECINCT 3, COUNTY COMMISSIONER

KEN R. DEMERCHANT
PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2020 AT _____ O'CLOCK _____ M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS. THE DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

PRELIMINARY PLAT OF SIENNA SECTION 34B

A SUBDIVISION OF 16.581 ACRES OF LAND SITUATED IN THE
WILLIAM HALL SURVEY, ABSTRACT 31, FORT BEND COUNTY, TEXAS.

51 LOTS 2 RESERVES (1.926 ACRES) 3 BLOCKS
October 2, 2020 JOB NO. 1416-1534BP

OWNERS:
TOLL-GTIS PROPERTY OWNER, LLC
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE
10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 210, HOUSTON, TEXAS 77064
PH. (281) 894-8655

SURVEYORS:
GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
4724 VICTA ROAD • HOUSTON, TX 77060
PHONE: 281-489-4532 • GBSurvey@GBISurvey.com
TBPLS FIRM #10150300 • www.GBISurvey.com

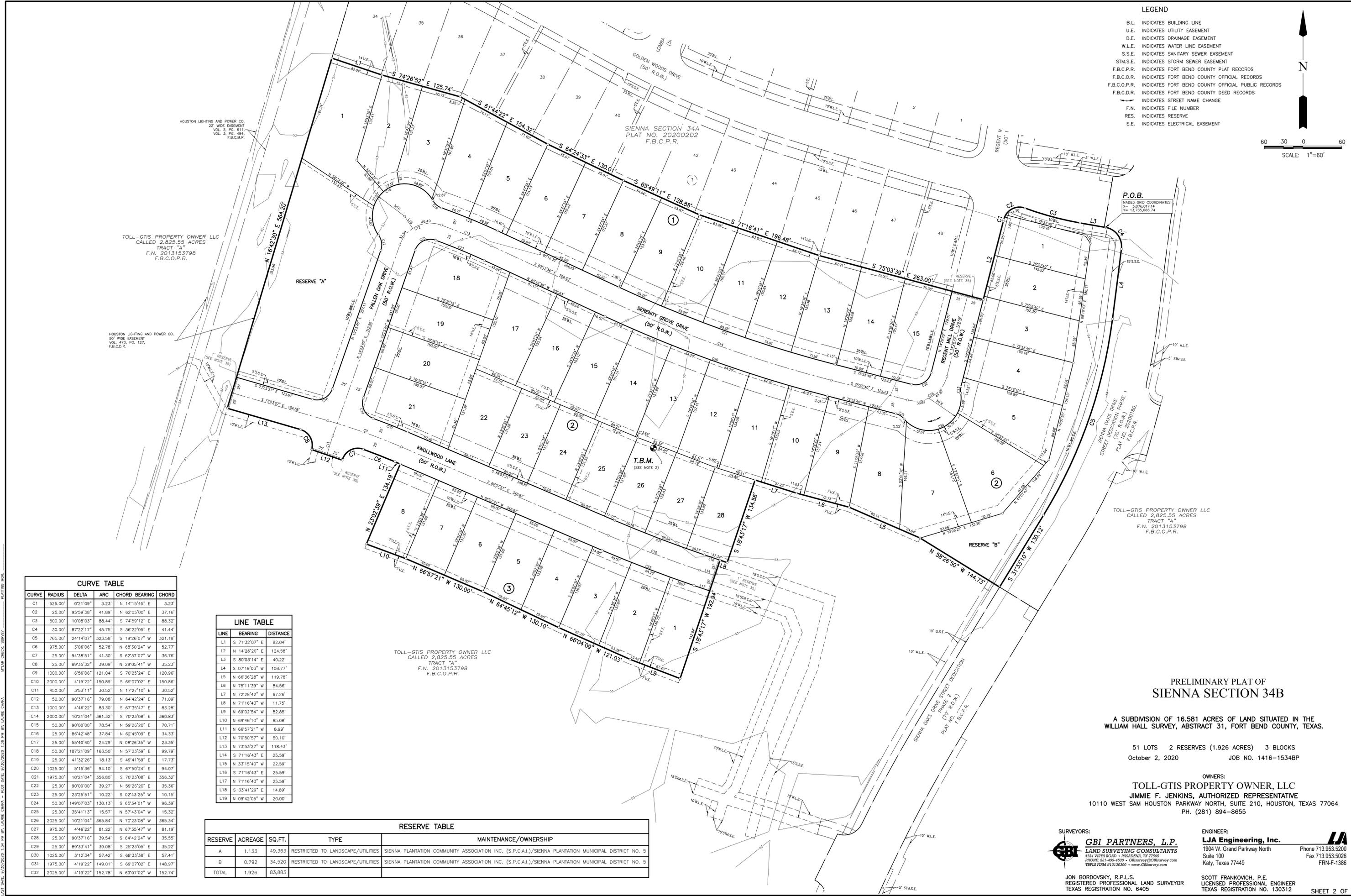
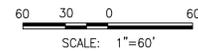
JON BORDOVSKY, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6405

ENGINEER:
LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

SCOTT FRANKOVICH, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 130312

LEGEND

- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- D.E. INDICATES DRAINAGE EASEMENT
- W.L.E. INDICATES WATER LINE EASEMENT
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- STM.S.E. INDICATES STORM SEWER EASEMENT
- F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
- F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
- F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
- F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
- INDICATES STREET NAME CHANGE
- F.N. INDICATES FILE NUMBER
- RES. INDICATES RESERVE
- E.E. INDICATES ELECTRICAL EASEMENT



HOUSTON LIGHTING AND POWER CO.
22' WIDE EASEMENT
VOL. 3, PG. 611,
VOL. 3, PG. 494,
F.B.C.M.R.

TOLL-GTIS PROPERTY OWNER LLC
CALLED 2,825.55 ACRES
TRACT "A"
F.N. 2013153798
F.B.C.O.P.R.

HOUSTON LIGHTING AND POWER CO.
50' WIDE EASEMENT
VOL. 473, PG. 127,
F.B.C.D.R.

P.O.B.
NAD83 GRID COORDINATES
X = 3,076,917.14
Y = 13,735,666.74

TOLL-GTIS PROPERTY OWNER LLC
CALLED 2,825.55 ACRES
TRACT "A"
F.N. 2013153798
F.B.C.O.P.R.

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	525.00'	0°21'09"	3.23'	N 14°15'45" E	3.23'
C2	25.00'	95°59'38"	41.89'	N 62°05'00" E	37.16'
C3	500.00'	10°08'03"	88.44'	S 74°59'12" E	88.32'
C4	30.00'	87°22'17"	45.75'	S 36°22'05" E	41.44'
C5	765.00'	24°14'07"	323.58'	S 19°26'07" W	321.18'
C6	975.00'	3°06'06"	52.78'	N 68°30'24" W	52.77'
C7	25.00'	94°38'51"	41.30'	S 62°37'07" W	36.76'
C8	25.00'	89°35'32"	39.09'	N 29°05'41" W	35.23'
C9	1000.00'	6°56'06"	121.04'	S 70°25'24" E	120.96'
C10	2000.00'	4°19'22"	150.89'	S 69°07'02" E	150.88'
C11	450.00'	3°53'11"	30.52'	N 17°27'10" E	30.52'
C12	50.00'	90°37'16"	79.08'	N 64°42'24" E	71.09'
C13	1000.00'	4°46'22"	83.30'	S 67°35'47" E	83.28'
C14	2000.00'	10°21'04"	361.32'	S 70°23'08" E	360.83'
C15	50.00'	90°00'00"	78.54'	N 59°26'20" E	70.71'
C16	25.00'	86°42'48"	37.84'	N 62°45'09" E	34.33'
C17	25.00'	55°40'40"	24.29'	N 08°26'35" W	23.35'
C18	50.00'	187°21'09"	163.50'	N 57°23'39" E	99.79'
C19	25.00'	41°32'26"	18.13'	S 49°41'59" E	17.73'
C20	1025.00'	5°15'36"	94.10'	S 67°50'24" E	94.07'
C21	1975.00'	10°21'04"	356.80'	S 70°23'08" E	356.32'
C22	25.00'	90°00'00"	39.27'	N 59°26'20" E	35.36'
C23	25.00'	23°25'51"	10.22'	S 02°42'25" W	10.15'
C24	50.00'	149°07'03"	130.13'	S 65°34'01" W	96.39'
C25	25.00'	35°41'13"	15.57'	N 57°43'04" W	15.32'
C26	2025.00'	10°21'04"	365.84'	N 70°23'08" W	365.34'
C27	975.00'	4°46'22"	81.22'	N 67°35'47" W	81.19'
C28	25.00'	90°37'16"	39.54'	S 64°42'24" W	35.55'
C29	25.00'	89°33'41"	39.08'	S 25°23'05" E	35.22'
C30	1025.00'	3°12'34"	57.42'	S 68°33'38" E	57.41'
C31	1975.00'	4°19'22"	149.01'	S 69°07'02" E	148.97'
C32	2025.00'	4°19'22"	152.78'	N 69°07'02" W	152.74'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 71°32'07" E	82.04'
L2	N 14°26'20" E	124.58'
L3	S 80°03'14" E	40.22'
L4	S 07°19'03" W	108.77'
L5	N 66°36'28" W	119.78'
L6	N 75°11'39" W	84.56'
L7	N 72°28'42" W	67.28'
L8	N 71°16'43" W	11.75'
L9	N 69°02'54" W	82.85'
L10	N 69°46'10" W	65.08'
L11	N 66°57'21" W	8.99'
L12	N 70°50'57" W	50.10'
L13	N 73°53'27" W	118.43'
L14	S 71°16'43" E	25.59'
L15	N 33°15'40" W	22.59'
L16	S 71°16'43" E	25.59'
L17	N 71°16'43" W	25.59'
L18	S 33°41'29" E	14.89'
L19	N 09°42'05" W	20.00'

TOLL-GTIS PROPERTY OWNER LLC
CALLED 2,825.55 ACRES
TRACT "A"
F.N. 2013153798
F.B.C.O.P.R.

RESERVE TABLE

RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	1.133	49,363	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.)/SIENNA PLANTATION MUNICIPAL DISTRICT NO. 5
B	0.792	34,520	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.)/SIENNA PLANTATION MUNICIPAL DISTRICT NO. 5
TOTAL	1.926	83,883		

PRELIMINARY PLAT OF
SIENNA SECTION 34B

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WILLIAM HALL SURVEY, ABSTRACT 31, FORT BEND COUNTY, TEXAS.

51 LOTS 2 RESERVES (1.926 ACRES) 3 BLOCKS
October 2, 2020 JOB NO. 1416-1534BP

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SURVEYORS:
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LAND SURVEYING CONSULTANTS
4724 VICTA ROAD • PASADENA, TX 77069
PHONE: 281-498-4539 • CBI Surveying@GBIPartners.com
TBPRL FIRM #10130300 • www.GBISurvey.com

ENGINEER:
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TEXAS REGISTRATION NO. 6405

SCOTT FRANKOVICH, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 130312



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: October 14, 2020
AGENDA ITEM SUBJECT: Preliminary Plat of Sienna Section 38
AGENDA ITEM NUMBER: 6.A.(3)
PROJECT PLANNER: Thomas K. White Jr., Planner II
APPROVAL:  **Otis T. Spriggs, AICP**, Director, Development Services
 **Shashi K. Kumar, P.E., CFM**, City Engineer/Public Works Director

PERMIT NUMBER: PLAT2000298
TYPE OF APPLICATION:
 Initial application
 Written Response application
PROPERTY ID: 0031-00-000-3048-907
LOCATION: East of the Sienna Parkway, West of Waters Lake Boulevard
ZONING DISTRICT DESIGNATION: ETJ, Extraterritorial Jurisdiction

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: The subject site is located within Tract B which is governed by the provisions of the provisions of the 8th amendment to the Sienna Plantation Joint Development Agreement.

RECOMMENDED ACTION:

The Planning and Zoning Commission should:

- | |
|---|
| <input checked="" type="checkbox"/> APPROVE WITH CONDITIONS: An applicant may submit a written response to an initial application that satisfies each condition contained within this report |
|---|

A. REASON FOR DISAPPROVAL:

None

B. CONDITIONS FOR APPROVAL:

A preliminary plat application must be in the form and contain the information and documents as required by the Platting Manual of the City of Missouri City, as adopted in September 2019 and in accordance with Section 82-65 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Platting Manual are referenced in the comments below, except where indicated otherwise.

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
None
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
None
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
None

C. PROPOSED STREET NAMES:

An alphabetized list of street names for a plat shall be considered by the Commission in accordance with Section 82-175, Chapter 82. Subdivisions, City Code of Ordinances. The Commission may disapprove a proposed street name that does not meet the requirements contained within the section.

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - a. The commission may disapprove a proposed public street if the commission determines that such name may be rejected pursuant to the guidelines of the city's naming program, as set forth in section 16-5, article I, chapter 16, City Code of Ordinance. **The New Street Name(s) Checklist indicates that there isn't a theme for the proposed street names. Please provide the origins for the proposed names.**
 - b. The commission may disapprove a street name that consists of the proper name of a person, geographical area, event, or activity that has not had a significant impact on the city or that has not contributed to the cultural, economic, educational, intellectual, political, or scientific vitality of the community or made an extraordinary contribution in the service of humanity in accordance with Section 82-175.(f) Code of Ordinances. **The New Street Name(s) Checklist indicates that there isn't a theme for the proposed street names. Please provide the origins for the proposed names.**
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
None

3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
None

D. CHECKLIST ITEMS FOR SUBSEQUENT APPLICATIONS:

In accordance with Section 82-10.(d), Chapter 82. Subdivisions, City Code of Ordinances, a plat application shall contain the information and documents required by the Platting Manual. In addition to the requirements of the Submittal Checklist, the following items are required to be provided.

None

-----**END OF REPORT**-----



DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division
 1522 Texas Parkway
 Missouri City, Texas 77489
 281-403-8600 (Office) ■ 281-403-8962 (Fax)
www.missouricitytx.gov

Citizen Self Service link: <https://permits.missouricitytx.gov/energoproduct/selfservice#/home>

NEW STREET NAME(S) SUBMITTAL APPLICATION

In accordance with Section 82-180, City Subdivision Ordinance, an alphabetized list of newly proposed street names shall be provided for review. A newly proposed street name may be disapproved if not in compliance with the applicable provisions of the subdivision ordinance, platting manual and infrastructure design manual. Newly proposed street names shall be listed below and support documentation provided as referenced in the accompanying New Street Name(s) Checklist.

NAME OF PLAT: Sienna Section 38				
APPLICATION TYPE		<input type="checkbox"/> CONCEPTUAL PLAN <input type="checkbox"/> FINAL PLAT <input checked="" type="checkbox"/> PRELIMINARY PLAT		
APPLICANT'S NAME (ENGINEER, PLANNER, ARCHITECT, ETC.): Laurie Chapa, LJA				
PROPOSED STREET NAMES (ALPHABETICAL ORDER): *REQUIRED <small>ATTACH ADDITIONAL SHEETS AS NECESSARY</small>				
Pre-Direction <small>(If applicable)</small>	Primary name*	Suffix	Post Direction <small>(If applicable)</small>	Private Street Designation <small>(If applicable)</small> "PRIVATE" or "PVT"
	Mariner Oaks	Dr		
	Stela Oak	Dr		
	Regal Water	Dr		
	Regatta Shore	Dr		
<i>I hereby certify that the above proposed street name(s) are not prohibited by a legal or contractual mandate and do not violate federal, state, or local law. (Sec. 16-5.(8), (9); article I, City Code of Ordinances)</i>				
Laurie Chapa Applicant Printed Name		Laurie Chapa Signature		10/4/20 Date

Notice of Appeal. If a street name(s) is disapproved by the Planning and Zoning Commission, an applicant may appeal the disapproval by filing a notice of appeal with the director of development services within 10 days following the disapproval and in accordance with Sec. 82-180.(j), City Subdivision Ordinance. Such appeal will be considered by the city council following a public hearing.



**DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division**

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NEW STREET NAME(S) CHECKLIST

The following checklist is required to be completed and submitted with a New Street Name Submittal Application. An application containing false or misleading information or omissions is subject to disapproval in accordance with Sec. 16-5.(1), article I, chapter 16, City Code of Ordinances.

Information/Document Required

a. **Theme.** Please describe the theme, if any, of proposed street name(s) for subject plat.
A street name may not advocate a political party or religion; be unsuitable for publication; promote an illegal activity or violence; demean, intimidate, or maliciously portray any gender, racial or ethnic group or other protected class; violate federal, state or local law; or bring disrepute upon the city. (See Sec. 16-5, article I, chapter 16, City Code of Ordinances)
Attach additional information, if needed.

N/A

b. **Proper names.** For any proper name(s) proposed as a primary street name, please describe relevant contribution to the city or humanity and provide documentation to support such contribution.
A proper name of a person, geographical area, event or activity may only be used if such has had a significant positive impact on the city or contributed to the cultural, economic, educational, intellectual, political, or scientific vitality of the community or made an extraordinary contribution in the service of humanity. (See Sec. 82-180.(f))
Attach additional information, if needed.

N/A

I hereby certify that the above information is true and correct.

Applicant Printed Name: Laurie Chapa Signature: Laurie Chapa Date: 10/4/20

Notice of Appeal. If a street name(s) is disapproved by the Planning and Zoning Commission, an applicant may appeal the disapproval by filing a notice of appeal with the director of development services within 10 days following the disapproval and in accordance with Sec. 82-180.(j), City Subdivision Ordinance. Such appeal will be considered by the city council following a public hearing.

STATE OF TEXAS
COUNTY OF FORT BEND

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PRELIMINARY PLAT OF SIENNA SECTION 38 IN CONFORMANCE WITH SECTION 2.D., PLATTING MANUAL OF THE CITY OF MISSOURI CITY, TX. THIS PLAT IS NOT IN RECORDABLE FORM.

THIS _____ DAY OF _____, 2020.

SONYA BROWN-MARSHALL
CHAIR

TIMOTHY R. HANEY
VICE CHAIR

NOTES:

- BENCHMARK: FOUND 4 INCH BRASS DISC LOCATED IN A POURED CONCRETE POST IN THE GRASSY AREA IN FRONT OF MISSOURI CITY FIRE STATION NUMBER 5 16.5 FEET FROM THE SIDE WALK.
SURVEY MARKER NO. PCM-011
ELEV. = 59.97 (NAVD88 2001 ADJUSTMENT)
- T.B.M. INDICATES TEMPORARY BENCHMARK
SET 5/8 INCH IRON ROD WITH CAP MARKED "GBI SURVEYING"
ELEV. = 54.71 (NAVD 88, 2001 ADJUSTMENT)
- ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.999867651.
- THIS PLAT WAS PREPARED TO MEET CITY OF MISSOURI CITY AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. _____ DATED _____, 2020. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE ETJ OF THE CITY OF MISSOURI CITY AND FORT BEND COUNTY, AND SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6.
- IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48157C 0435L, REVISED DATE APRIL 2, 2014, PROPERTY LIES WITHIN SHADED ZONE "X" DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD. THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1% ANNUAL CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- THERE ARE NO EXISTING OR PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "GBI PARTNERS" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 55.50 FEET ABOVE MEAN SEA LEVEL (NAVD88 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12" ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ALL LOT LINES SHALL HAVE A MINIMUM FIVE (5) FOOT SIDE YARD SETBACK.
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACE AND RESERVES AND THE SIENNA PLANTATION COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR SUCH MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACES AS REQUIRED BY SECTION 3.C.(14) OF THE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (SEPTEMBER 2019).
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5- FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
- SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- IN ACCORDANCE WITH CENTERPOINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
- ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED AT THE TIME OF PLATTING.
- GAS METER LOCATION: GAS METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION PLEASE CONTACT SIENERGY AT 281-778-6250.
- ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE ETJ BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
- NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
- PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY. ALL BLOCK CORNERS AND STREET RIGHT-OF-WAY WILL BE MONUMENTED.
- ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.
- REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500FT. FOR RESIDENTIAL DEVELOPMENT AND 300FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE DRIVEWAY FOR ANY LOT ON THE INSIDE OF A KNUCKLE MUST BE PLACED ALONG THE FRONTAGE PRIOR TO THE RIGHT TURN ON THE INSIDE APPROACH LANE TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
- STREET LIGHTING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MISSOURI CITY INFRASTRUCTURE DESIGN MANUAL, CHAPTER 4 STREET LIGHTING AND OVERHEAD UTILITIES. THE INSTALLATION, OPERATION, AND MAINTENANCE OF ORNAMENTAL STREET LIGHTS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MISSOURI CITY, EXCEPT AS PROVIDED THEREIN.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE RESERVES AND CHANNELS IS VESTED IN THE SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF LANDSCAPE RESERVES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES WITHIN THE SECTIONS IS VESTED IN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES ALONG BOULEVARDS AND MAJOR THOROUGHFARES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5.
- THIS PLAT IS SUBORDINATED BY:
U.S. BANK NATIONAL ASSOCIATION D/B/A HOUSING CAPITAL COMPANY, AS RECORDED IN FILE NO. _____ OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.

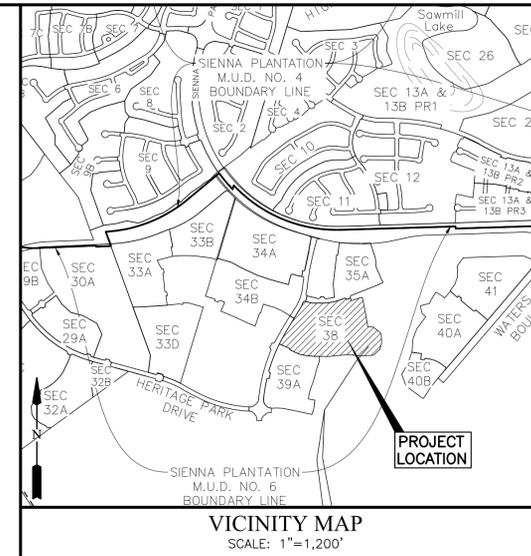
34. THIS PLAT LIES WITHIN LIGHTING ZONE 2.

35. ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED PURSUANT TO A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

36. U.V.E. INDICATES UNOBSTRUCTED VIEW EASEMENT. FORT BEND COUNTY SHALL BE RESPONSIBLE FOR ENFORCING U.V.E. REQUIREMENTS WITHIN THE PUBLIC RIGHT-OF-WAY AND SIENNA PLANTATION COMMUNITY ASSOCIATION, INC. SHALL ENFORCE AREAS OUTSIDE OF RIGHT-OF-WAY.

37. THIS PLAT IS SUBJECT TO VARIOUS BLANKET EASEMENTS AS SET FORTH BY THE RESTRICTIVE COVENANTS RECORDED UNDER F.N. 2015009259, F.B.C.O.R.

38. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.



I, J. STACY SLAWINSKI, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS' COURT. HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

J. STACY SLAWINSKI, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS,
THIS _____ DAY OF _____, 2020.

VINCENT M. MORALES, JR.
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE
COUNTY JUDGE

W.A. (ANDY) MEYERS
PRECINCT 3, COUNTY COMMISSIONER

KEN R. DEMERCHANT
PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2020 AT _____ O'CLOCK _____ M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.
WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS. THE DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

PRELIMINARY PLAT OF
SIENNA SECTION 38

A SUBDIVISION OF 20.318 ACRES OF LAND SITUATED IN THE
WILLIAM HALL SURVEY, ABSTRACT 31, FORT BEND COUNTY, TEXAS.

40 LOTS 4 RESERVES (2.078 ACRES) 2 BLOCKS
SEPTEMBER 17, 2020 JOB NO. 1416-1538P

OWNERS:
TOLL-GTIS PROPERTY OWNER, LLC
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE
10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 210, HOUSTON, TEXAS 77064
PH. (281) 894-8655

SURVEYORS:
GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
4724 VISTA ROAD • PASADENA, TX 77069
PHONE: 281-499-4539 • GBSurvey@GBISurvey.com
TBPUS FIRM #10130300 • www.GBISurvey.com

JON BORDOVSKY, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6405

ENGINEER:
LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

SCOTT FRANKOVICH, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 130312



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: October 14, 2020

AGENDA ITEM SUBJECT: Preliminary Plat of Sienna Section 42

AGENDA ITEM NUMBER: 6.A.(4)

PROJECT PLANNER: Thomas K. White Jr., Planner II

APPROVAL:  **Otis T. Spriggs, AICP**, Director, Development Services
 **Shashi K. Kumar, P.E., CFM**, City Engineer/Public Works Director

PERMIT NUMBER: PLAT2000302

TYPE OF APPLICATION:

Initial application

Written Response application

PROPERTY ID: 0031-00-000-3038-907 / 0031-00-000-3048-907

LOCATION: South of Heritage Park Drive and east of the Brazos River

ZONING DISTRICT DESIGNATION: ETJ, Extraterritorial Jurisdiction

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: The subject site is located within Tract B which is governed by the provisions of the provisions of the 8th amendment to the Sienna Plantation Joint Development Agreement.

RECOMMENDED ACTION:

The Planning and Zoning Commission should:

- | |
|---|
| <input checked="" type="checkbox"/> APPROVE WITH CONDITIONS: An applicant may submit a written response to an initial application that satisfies each condition contained within this report |
|---|

A. REASON FOR DISAPPROVAL:

None

B. CONDITIONS FOR APPROVAL:

A preliminary plat application must be in the form and contain the information and documents as required by the Platting Manual of the City of Missouri City, as adopted in September 2019 and in accordance with Section 82-65 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Platting Manual are referenced in the comments below, except where indicated otherwise.

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - a. Building lines shall be labeled in accordance with Section 2.D(17). **Please label the front building line for lot 24, block 3.**
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
None
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
None

C. PROPOSED STREET NAMES:

An alphabetized list of street names for a plat shall be considered by the Commission in accordance with Section 82-175, Chapter 82. Subdivisions, City Code of Ordinances. The Commission may disapprove a proposed street name that does not meet the requirements contained within the section.

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - a. The commission may disapprove a proposed public street if the commission determines that such name may be rejected pursuant to the guidelines of the city's naming program, as set forth in section 16-5, article I, chapter 16, City Code of Ordinance. **The New Street Name(s) Checklist indicates that there isn't a theme for the proposed street names. Please provide the origins for the proposed names.**
 - b. The commission may disapprove a street name that consists of the proper name of a person, geographical area, event, or activity that has not had a significant impact on the city or that has not contributed to the cultural, economic, educational, intellectual, political, or scientific vitality of the community or made an extraordinary contribution in the service of humanity in accordance with Section 82-175.(f) Code of Ordinances. **The New Street Name(s) Checklist indicates that there isn't a theme for the proposed street names. Please provide the origins for the proposed names.**
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
None

3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
None

D. CHECKLIST ITEMS FOR SUBSEQUENT APPLICATIONS:

In accordance with Section 82-10.(d), Chapter 82. Subdivisions, City Code of Ordinances, a plat application shall contain the information and documents required by the Platting Manual. In addition to the requirements of the Submittal Checklist, the following items are required to be provided.

None

-----**END OF REPORT**-----



**DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division**

1522 Texas Parkway
Missouri City, Texas 77489
281-403-8600 (Office) ■ 281-403-8962 (Fax)
www.missouricitytx.gov

Citizen Self Service link: <https://permits.missouricitytx.gov/energoproduct/selfservice#/home>

NEW STREET NAME(S) SUBMITTAL APPLICATION

In accordance with Section 82-180, City Subdivision Ordinance, an alphabetized list of newly proposed street names shall be provided for review. A newly proposed street name may be disapproved if not in compliance with the applicable provisions of the subdivision ordinance, platting manual and infrastructure design manual. Newly proposed street names shall be listed below and support documentation provided as referenced in the accompanying New Street Name(s) Checklist.

NAME OF PLAT: Sienna Section 42				
APPLICATION TYPE		<input type="checkbox"/> CONCEPTUAL PLAN <input type="checkbox"/> FINAL PLAT <input checked="" type="checkbox"/> PRELIMINARY PLAT		
APPLICANT'S NAME (ENGINEER, PLANNER, ARCHITECT, ETC.): Laurie Chapa, LJA				
PROPOSED STREET NAMES (ALPHABETICAL ORDER): *REQUIRED <small>ATTACH ADDITIONAL SHEETS AS NECESSARY</small>				
Pre-Direction <i>(If applicable)</i>	Primary name*	Suffix	Post Direction <i>(If applicable)</i>	Private Street Designation <i>(If applicable)</i> "PRIVATE" or "PVT"
	Crystal Stream	Dr		
	Harvest Bay	Ct		
	Rustling Creek	Dr		
	Starlight Oak	Dr		
<i>I hereby certify that the above proposed street name(s) are not prohibited by a legal or contractual mandate and do not violate federal, state, or local law. (Sec. 16-5.(8), (9); article I, City Code of Ordinances)</i>				
Laurie Chapa Applicant Printed Name		Laurie Chapa Signature		October 1, 2020 Date

Notice of Appeal. *If a street name(s) is disapproved by the Planning and Zoning Commission, an applicant may appeal the disapproval by filing a notice of appeal with the director of development services within 10 days following the disapproval and in accordance with Sec. 82-180.(j), City Subdivision Ordinance. Such appeal will be considered by the city council following a public hearing.*



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NEW STREET NAME(S) CHECKLIST

The following checklist is required to be completed and submitted with a New Street Name Submittal Application. An application containing false or misleading information or omissions is subject to disapproval in accordance with Sec. 16-5.(1), article I, chapter 16, City Code of Ordinances.

Information/Document Required

- a. **Theme.** Please describe the theme, if any, of proposed street name(s) for subject plat.
 A street name may not advocate a political party or religion; be unsuitable for publication; promote an illegal activity or violence; demean, intimidate, or maliciously portray any gender, racial or ethnic group or other protected class; violate federal, state or local law; or bring disrepute upon the city. (See Sec. 16-5, article I, chapter 16, City Code of Ordinances)
Attach additional information, if needed.

N/A

- b. **Proper names.** For any proper name(s) proposed as a primary street name, please describe relevant contribution to the city or humanity and provide documentation to support such contribution.
 A proper name of a person, geographical area, event or activity may only be used if such has had a significant positive impact on the city or contributed to the cultural, economic, educational, intellectual, political, or scientific vitality of the community or made an extraordinary contribution in the service of humanity. (See Sec. 82-180.(f))
Attach additional information, if needed.

N/A

I hereby certify that the above information is true and correct.

Laurie Chapa

Applicant Printed Name

Laurie Chapa

Signature

October, 2020

Date

Notice of Appeal. If a street name(s) is disapproved by the Planning and Zoning Commission, an applicant may appeal the disapproval by filing a notice of appeal with the director of development services within 10 days following the disapproval and in accordance with Sec. 82-180.(j), City Subdivision Ordinance. Such appeal will be considered by the city council following a public hearing.

PLATTING MGR. SURVEY CHECK: MTLAR
 DATE: 10/17/2020 12:35 PM BY: LAURIE CHARA
 PLOT DATE: 10/17/2020 12:35 PM BY: LAURIE CHARA
 DATA SOURCE: NAD83 PLANITING 141635155 SIENNA 42.310



LEGEND

- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- D.E. INDICATES DRAINAGE EASEMENT
- W.L.E. INDICATES WATER LINE EASEMENT
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- ST.M.S.E. INDICATES STORM SEWER EASEMENT
- A.E. INDICATES AERIAL EASEMENT
- V.A.M. INDICATES VISIBILITY ACCESS & MAINTENANCE EASEMENT
- E.E. INDICATES ELECTRICAL EASEMENT
- U.V.E. INDICATES UNOBSTRUCTED VISIBILITY EASEMENT
- F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
- F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
- F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
- F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
- F.N. INDICATES FILE NUMBER
- VOL. INDICATES VOLUME
- PG. INDICATES PAGE
- 0 INDICATES ZERO LOT LINE
- INDICATES STREET NAME CHANGE
- RES. INDICATES RESERVE

50 25 0 50
 SCALE: 1" = 50'

LINE TABLE			CURVE TABLE					
LINE	BEARING	DISTANCE	CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
L1	S 74°38'01" E	101.20'	C1	30.00'	100°24'31"	52.57'	S 24°25'46" E	46.10'
L2	S 64°13'31" E	84.59'	C2	315.00'	4°47'26"	26.34'	N 28°21'03" E	26.33'
L3	N 53°48'06" W	66.89'	C3	30.00'	81°00'24"	42.41'	N 66°27'32" E	38.97'
L4	N 46°38'15" W	50.00'	C4	1470.00'	6°25'08"	164.69'	S 69°49'42" E	164.60'
L5	S 54°02'51" W	44.81'	C5	50.00'	22°46'50"	19.88'	N 17°00'09" W	19.75'
L6	S 50°15'28" W	55.66'	C6	25.00'	48°11'23"	21.03'	N 29°42'25" W	20.41'
L7	S 79°45'44" W	20.00'	C7	25.00'	83°56'33"	36.63'	S 84°13'37" W	33.44'
L8	S 54°02'51" W	44.81'	C8	625.00'	1°06'24"	12.07'	S 42°48'33" W	12.07'
L9	S 35°57'09" E	1.66'	C9	575.00'	1°50'52"	18.54'	S 44°17'11" W	18.54'
L10	S 24°45'42" W	14.00'	C10	2975.00'	1°03'47"	55.19'	S 54°34'45" W	55.19'
L11	S 29°24'56" E	13.17'	C11	25.00'	90°00'00"	39.27'	S 09°02'51" W	35.36'
L12	S 38°20'45" W	3.89'	C12	50.00'	64°36'00"	56.37'	N 42°32'16" W	53.44'
L13	S 65°14'18" E	33.78'	C13	450.00'	32°09'01"	252.51'	S 44°30'34" W	249.21'
L14	N 65°14'18" W	7.09'	C14	3000.00'	6°32'13"	342.27'	S 57°18'58" W	342.09'
L15	S 49°10'30" W	5.71'	C15	50.00'	90°00'00"	78.54'	S 09°02'51" W	70.71'
L16	N 53°48'06" W	27.41'	C16	450.00'	19°34'24"	153.73'	S 55°27'06" E	152.98'
L17	N 54°02'51" E	66.46'	C17	450.00'	24°23'11"	191.53'	S 41°36'31" E	190.09'
L18	N 28°04'08" W	14.18'	C18	600.00'	5°01'00"	52.53'	S 40°51'15" W	52.52'
L19	N 72°53'49" W	44.63'	C19	315.00'	13°17'05"	73.04'	S 37°23'18" W	72.87'
L20	N 67°07'00" W	53.43'	C20	25.00'	97°42'49"	42.64'	S 04°49'34" E	37.65'
L21	N 59°10'31" W	56.68'	C21	425.00'	11°33'19"	85.71'	S 59°27'38" E	85.57'
L22	S 75°50'26" W	14.15'	C22	25.00'	31°25'26"	13.71'	S 80°57'01" E	13.54'
L23	N 77°52'41" E	20.00'	C23	50.00'	27°24'19"	238.01'	S 39°42'26" W	69.00'
L24	S 44°21'37" E	20.00'	C24	25.00'	61°18'53"	26.75'	N 34°34'51" W	25.50'
L25	N 78°29'55" E	20.00'	C25	475.00'	13°59'56"	116.06'	N 58°14'20" W	115.77'
L26	S 44°58'50" E	20.00'	C26	25.00'	79°35'09"	34.73'	S 88°58'04" W	32.00'
L27	N 83°59'53" W	48.60'	C27	475.00'	11°24'35"	94.59'	S 54°52'47" W	94.43'
L28	N 45°10'36" E	19.87'	C28	25.00'	95°17'01"	41.58'	S 12°56'34" W	36.95'
L29	S 18°34'46" E	7.69'	C29	425.00'	19°06'10"	141.70'	S 44°15'01" E	141.04'
L30	N 45°29'49" E	20.00'	C30	25.00'	48°11'23"	21.03'	S 77°53'48" E	20.41'
L31	S 19°36'28" E	6.76'	C31	50.00'	276°22'46"	241.19'	S 36°11'54" W	66.67'
L32	N 73°19'30" W	7.77'	C32	25.00'	97°09'52"	42.40'	N 05°13'11" W	37.50'
L33	S 74°38'01" E	101.20'	C33	475.00'	20°07'25"	166.83'	N 43°44'24" W	165.97'
L34	S 25.00'	86°35'51"	C34	25.00'	86°35'51"	37.79'	N 76°58'37" W	34.29'
L35	2975.00'	5°40'36"	C35	2975.00'	5°40'36"	294.75'	S 56°53'09" W	294.63'
L36	50.00'	144°19'56"	C36	50.00'	144°19'56"	125.95'	N 02°40'18" W	95.19'
L37	25.00'	152°26'48"	C37	25.00'	152°26'48"	6.74'	N 61°46'15" E	6.72'
L38	3025.00'	6°32'13"	C38	3025.00'	6°32'13"	345.13'	N 57°18'58" E	344.94'
L39	305.00'	38°46'06"	C39	305.00'	38°46'06"	206.37'	N 41°12'01" E	202.46'
L40	300.00'	3°57'31"	C40	300.00'	3°57'31"	20.73'	N 23°47'44" E	20.72'

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.245	10,681	RESTRICTED TO LANDSCAPE
B	0.019	812	RESTRICTED TO LANDSCAPE
C	0.192	8,369	RESTRICTED TO LANDSCAPE
D	0.019	810	RESTRICTED TO LANDSCAPE
E	0.139	6,044	RESTRICTED TO LANDSCAPE
F	0.112	4,895	RESTRICTED TO DRAINAGE/UTILITIES
G	0.100	4,360	RESTRICTED TO LANDSCAPE
TOTAL	0.826	35,972	

TOLL-GTIS
 PROPERTY OWNER LLC
 CALLED 2808.323 ACRES
 FILE NO. 2013153798
 F.B.C.O.P.R.

**PRELIMINARY PLAT OF
SIENNA SECTION 42**

A SUBDIVISION OF 9.750 ACRES OF LAND SITUATED IN THE WILLIAM HALL LEAGUE, ABSTRACT 31, FORT BEND COUNTY, TEXAS.

68 LOTS 7 RESERVES (0.826 ACRES) 3 BLOCKS
 OCTOBER 1, 2020 JOB NO. 1416-1542P

OWNERS:
TOLL-GTIS PROPERTY OWNER, LLC
 JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE
 10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 210, HOUSTON, TEXAS 77064
 PH. (281) 894-8655

SURVEYORS: **GBI PARTNERS, L.P.**
 LAND SURVEYING CONSULTANTS
 4724 VISTA ROAD • PASADENA, TX 77059
 PHONE: 281-499-4339 • GBSurvey@GBISurvey.com
 TBPPLS FIRM #10130300 • www.GBISurvey.com

ENGINEER: **LJA Engineering, Inc.**
 1904 W. Grand Parkway North
 Suite 100
 Katy, Texas 77449
 Phone 713.953.5200
 Fax 713.953.5026
 FRN-F-1386

JON BORDOVSKY, R.P.L.S.
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6405

SCOTT FRANKOVICH, P.E.
 LICENSED PROFESSIONAL ENGINEER
 TEXAS REGISTRATION NO. 130312

SHEET 2 OF 2

SIENNA PLANTATION SECTION 32A



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: October 14, 2020
AGENDA ITEM SUBJECT: Final Plat of Alpha Center
AGENDA ITEM NUMBER: 6.A.(5)
PROJECT PLANNER: Gretchen M. Pyle, Interim Planning Specialist
APPROVAL:  Otis T. Spriggs, AICP, Director, Development Services
 Shashi K. Kumar, P.E., CFM, City Engineer/Public Works Director

PERMIT NUMBER: PLAT2000296
TYPE OF APPLICATION:
 Initial application
 Written Response application

PROPERTY ID: 0064-00-000-2800-907

LOCATION: 2-acre tract of land located near the intersection of Fifth Street & Independence Boulevard

ZONING DISTRICT DESIGNATION: SUP No. 205 (Ordinance O-18-36); LC-2, local restricted retail district / LC-3, retail district.

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: None

RECOMMENDED ACTION:

The Planning and Zoning Commission should:

<p>X APPROVE: In accordance with Section 82-36 of the Code of Ordinances of the City of Missouri City, after the commission has approved a final plat, such final plat shall be recorded into the applicable county plat records. Following recordation, final recorded documents shall be submitted to the city in accordance with the schedule of required copies.</p>

A. REASON FOR DISAPPROVAL:

None

B. CONDITIONS FOR APPROVAL:

A final plat application must be in the form and contain the information and documents as required by the Platting Manual of the City of Missouri City, as adopted in September 2019 and in accordance with Section 82-95 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Platting Manual are referenced in the comments below, except where indicated otherwise.

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
None
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
None
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
None

C. PROPOSED STREET NAMES:

An alphabetized list of street names for a plat shall be considered by the Commission in accordance with Section 82-175, Chapter 82. Subdivisions, City Code of Ordinances. The Commission may disapprove a proposed street name that does not meet the requirements contained within the section.

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
N/A – No proposed street names.
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
N/A – No proposed street names.
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
N/A – No proposed street names.

D. CHECKLIST ITEMS FOR SUBSEQUENT APPLICATIONS:

In accordance with Section 82-10.(d), Chapter 82. Subdivisions, City Code of Ordinances, a plat application shall contain the information and documents required by the Platting Manual. In addition to the requirements of the Submittal Checklist, the following items are required to be provided.

1. **Provide with mylar for signature:**
 - a. Confirmation for payment of Stafford Run – Middle Oyster Creek – Flat Bank Creek Service Area drainage impact fees

-----**END OF REPORT**-----

STATE OF TEXAS
COUNTY OF FORT BEND

WE, ALPHA MINISTRIES INT'L INC., ACTING BY AND THROUGH OSAS MICHAEL OKPAMEN, PRESIDENT AND CHRISTY OKPAMAN, VICE PRESIDENT BEING OFFICERS OF ALPHA MINISTRIES INT'L INC., OWNERS HERINAFTER REFERRED TO AS OWNERS OF THE 2.0006 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF ALPHA CENTER, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

WE FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTION MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMFORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; WE, OUR SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OR EXACTION MADE HEREIN.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN 11 FEET, SIX INCHES FOR TEN FEET PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES FOR 14 FEET PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES FOR 16 FEET PERIMETER GROUND EASEMENTS FROM A PLANE SIXTEEN FEET ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED THEREON, WHEREBY THE AERIAL EASEMENTS TOTAL 21 FEET, SIX INCHES (21'6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN TEN FEET FOR TEN FEET BACK-TO-BACK GROUND EASEMENTS OR EIGHT FEET FOR 14 FEET BACK-TO-BACK GROUND EASEMENTS, OR SEVEN FEET FOR 16 FEET BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE 16 FEET ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED THEREON, WHEREBY THE AERIAL EASEMENTS TOTAL 30 FEET IN WIDTH.

IN TESTIMONY WHEREOF, THE ALPHA MINISTRIES INT'L INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY OSAS MICHAEL OKPAMEN, IT'S PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY IT'S VICE PRESIDENT, CHRISTY OKPAMAN, AND IT'S COMMON SEAL HERUNTO AFFIXED THIS ____ DAY OF ____ 20__

ALPHA MINISTRIES INT'L INC.

BY: OSAS MICHAEL OKPAMEN
PRESIDENT

ATTEST:

BY: CHRISTY OKPAMAN
VICE PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED OSAS MICHAEL OKPAMEN, PRESIDENT AND CHRISTY OKPAMEN, VICE PRESIDENT KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF ____ 20__

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF ALPHA CENTER IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS ____ DAY OF ____ 20__

BY: SONYA BROWN-MARSHALL
CHAIRMAN

BY: TIMOTHY R. HANEY
VICE-CHAIRMAN

STATE OF TEXAS
COUNTY OF FORT BEND

I, LAURA RICHARD, CLERK OF THE COMMISSIONERS' COURT OF FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON ____ 20__ AT ____ O'CLOCK ____ M., AND DULY RECORDED ON ____ O'CLOCK ____ M. AND IN VOLUME ____ PAGE ____ OF THE MAP RECORDS OF FORT BEND COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD, CLERK OF THE COMMISSIONERS' COURT
FORT BEND COUNTY, TEXAS

BY: DEPUTY

LEGEND:

- 1. B. L. -INDICATES BUILDING LINE.
- 2. U. E. -INDICATES UTILITY EASEMENT.
- 3. W. L. E. -INDICATES WATER LINE EASEMENT.
- 4. STM. SWR. ESMT. -INDICATES STORM SEWER EASEMENT.
- 5. A. E. -INDICATES AERIAL EASEMENT.
- 6. SANL. SWR. ESMT. -INDICATES SANITARY SEWER EASEMENT.
- 7. F. B. C. P. R. -INDICATES FORT BEND COUNTY PLAT RECORDS
- 8. F. B. C. O. R. -INDICATED FORT BEND COUNTY OFFICIAL RECORDS
- 9. T. B. M. -INDICATES TEMPORARY BENCHMARK

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD LENGTH
C1	1,250.00'	231.39'	10°36'22"	N 34°05'31" W	231.06'
C2	1,250.00'	168.89'	07°44'29"	N 43°15'57" W	168.74'

I, GINA A. NELSON, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

GINA A. NELSON, P.E.
TEXAS REGISTRATION No. 97324

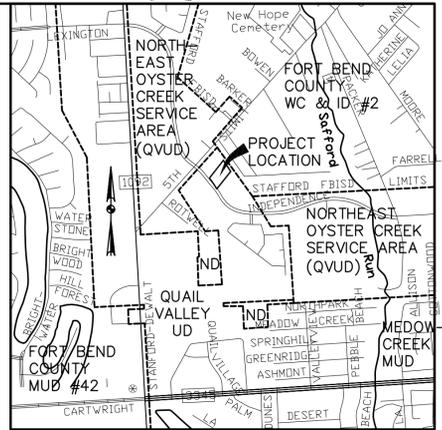
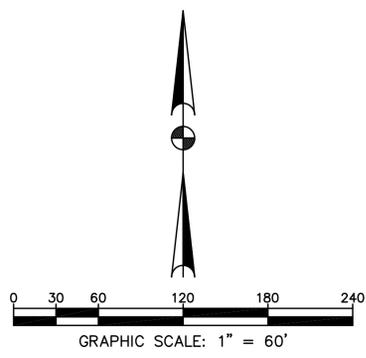
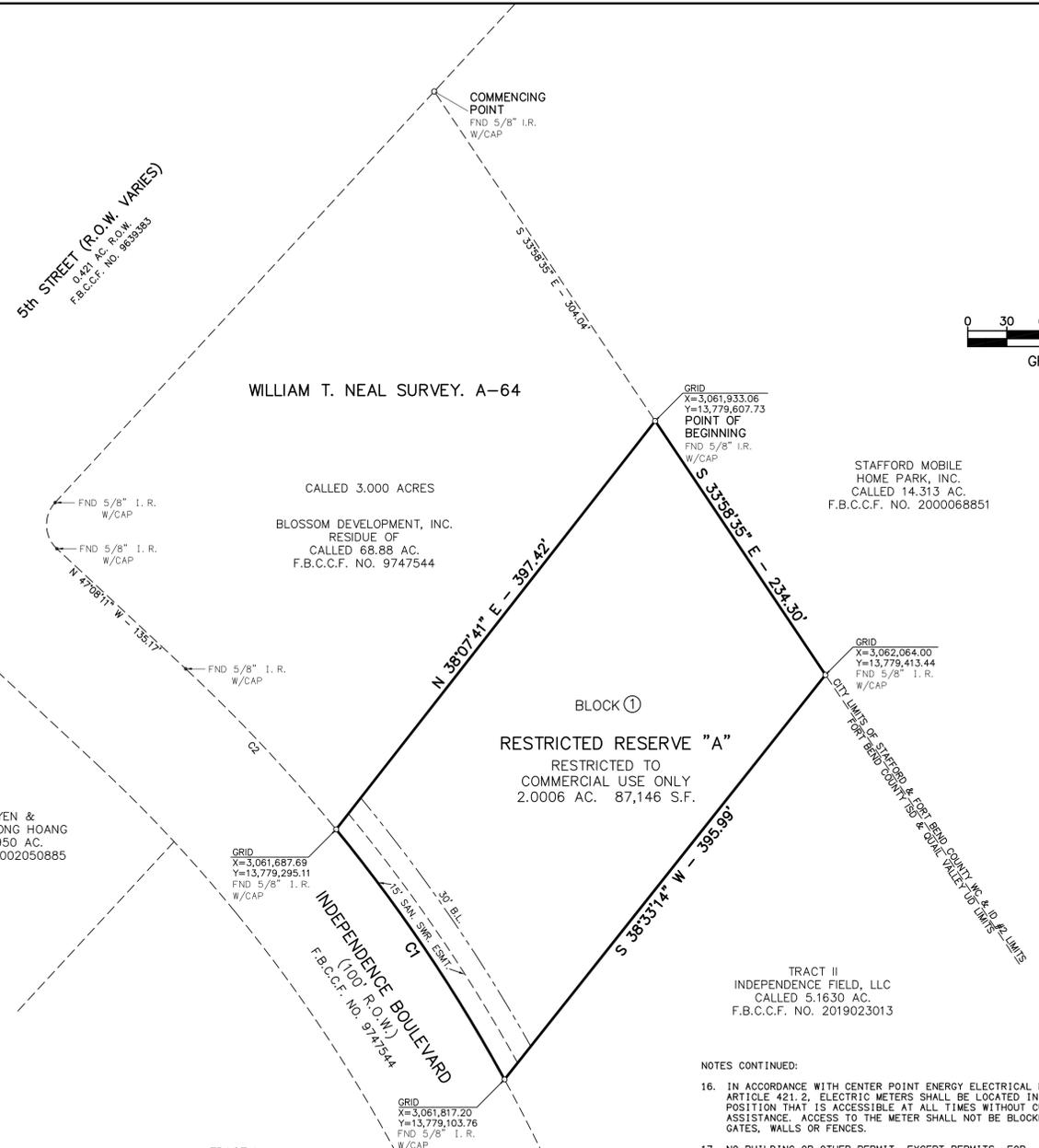


I, MICHAEL A. ZUMSTEG, R.P.L.S., DO HEREBY CERTIFY THAT ALL EXISTING ENCUMBRANCES, SUCH AS VARIOUS TYPES OF EASEMENTS BOTH PUBLIC AND PRIVATE, FEE STRIPS AND ALL SIGNIFICANT TOPOGRAPHIC FEATURES WHICH WOULD AFFECT THE PHYSICAL DEVELOPMENT OF THE PROPERTY ILLUSTRATED ON THIS PLAT ARE ACCURATELY IDENTIFIED AND LOCATED AND FURTHER CERTIFY THAT THIS PLAT REPRESENTS ALL OF THE CONTIGUOUS LAND WHICH THE (OWNER OR SUBDIVIDER) OWNS OR HAS A LEGAL INTEREST IN. (IN THOSE INSTANCES WHERE THE OWNER OR SUBDIVIDER OWNS OR HAS A LEGAL INTEREST IN ANY ADJACENT PROPERTY, THIS PARAGRAPH MUST BE MODIFIED TO REFLECT THE EXTENT OF SUCH OWNERSHIP AND A BOUNDARY DESCRIPTION OF THE LAND INVOLVED MUST BE PROVIDED.)

MICHAEL A. ZUMSTEG, R.P.L.S.

I, MICHAEL A. ZUMSTEG, AM AUTHORIZED (OR REGISTERED) UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE-QUARTER INCH AND A LENGTH OF NOT LESS THAN THREE FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

MICHAEL A. ZUMSTEG, R.P.L.S.
TEXAS REGISTRATION No. 5127



- NOTES:
- BENCHMARK: MISSOURI CITY SURVEY CONTROL MONUMENT NO. PCM-001 IS A 4-INCH BRASS DISK SET IN CONCRETE STAMPED PCM-001 LOCATED AT THE NORTHWESTERN CORNER OF THE INTERSECTION OF TEXAS PARKWAY (FM 2234) AND MISSOURI CITY DR. 23.4 FEET EAST OF MARKERS 34.0 FEET WEST OF SWC TRAFFIC CONTROL BOX AND 11.3 FEET NORTH OF THE EDGE OF PAVEMENT. ELEVATION = 72.96 FEET NAVD1988 2001 ADJUSTMENT
 - THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE 74.5 FEET NAVD88 DATUM. 2001 ADJ. THE 100-YEAR BASE FLOOD ELEVATION IS UNDETERMINED WITH THE AREA BEING OUTSIDE THE LIMIT OF DETAILED STUDY AND IS DESIGNATED ZONE "X" (UNSHADED) BEING PROTECTED FROM THE 100-YEAR FLOOD BY LEVEE DATED APRIL 2, 2014 PANEL NO. 4815700285 L.
 - ALL COORDINATES (GRID) ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING BY A COMBINED ADJUSTMENT FACTOR OF 0.99987439.
 - THERE ARE NO EXISTING PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
 - ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT, IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
 - SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY THE CITY OF MISSOURI CITY AND AS REQUIRED BY SECTION 82-164 OF THE CODE OF ORDINANCES FOR THE CITY OF MISSOURI CITY.
 - THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACE, AND THE OWNER SHALL BE RESPONSIBLE FOR SUCH MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACES AS REQUIRED BY SECTION 3.C.(14) OF THE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (SEPTEMBER 2019).
 - ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES.
 - THIS PLAT LIES WITHIN QUAIL VALLEY UTILITY DISTRICT.
 - SHARED ACCESS AND PARKING FACILITIES SHALL BE PROVIDED AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-159 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
 - DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
 - REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
 - THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500 FT. FOR RESIDENTIAL AND 300 FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
 - ALL DRAINAGE & FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
 - ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- NOTES CONTINUED:
- IN ACCORDANCE WITH CENTER POINT ENERGY ELECTRICAL MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
 - NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
 - ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 3.C.(13) OF THE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (SEPTEMBER 2019)

PLAT OF ALPHA CENTER

BEING A SUBDIVISION OF 2.0006 ACRES
LOCATED IN THE WILLIAM T. NEAL SURVEY,
A-64, FORT BEND COUNTY, TEXAS.

0 LOTS 1 BLOCK 1 RESERVE

DATE: SEPTEMBER 28, 2020 SCALE: 1" = 60'

OWNER:
ALPHA MINISTRIES INT'L INC.
P.O. BOX 710307, HOUSTON, TEXAS 77271

SURVEYOR:
CENTURY ENGINEERING, INC.
3030 S. GESSNER ROAD, SUITE 100, HOUSTON, TX 77063
(713) 780-8871 FAX: (713) 780-7662
email: dmasalle@centuryengineering.com

T.B.P.E. FIRM REGISTRATION NO. F-380 T.B.P.L.S. FIRM REGISTRATION NO. F-100965-0

Place Holder

Agenda Item 6.A.(6)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, FLC PARKWAY, LLP, A TEXAS LIMITED LIABILITY PARTNERSHIP, ACTING BY AND THROUGH ROCKY LAI, PRESIDENT, BEING AN OFFICER OF FLC PARKWAY, LLP, A TEXAS LIMITED LIABILITY PARTNERSHIP AND THE CITY OF MISSOURI CITY, ACTING BY AND THROUGH YOLANDA FORD, MAYOR, BEING AN OFFICER OF THE CITY OF MISSOURI CITY, OWNERS HERINAFTER REFERRED TO AS OWNERS OF THE 114.404 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF FORT BEND PARKWAY BUSINESS PARK PHASE 2, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

WE, FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; WE, OUR SUCCESSORS AND ASSIGNEES HEREBY WAIVE ANY CLAIM, DAMAGE OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OR EXACTIONS MADE HEREIN.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSERVED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSERVED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

IN TESTIMONY WHEREOF, THE FLC PARKWAY, LLP, A TEXAS LIMITED LIABILITY PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROCKY LAI, ITS PRESIDENT, THEREUNTO AUTHORIZED.

THIS _____ DAY OF _____, 2020.

FLC PARKWAY, LLP,
A TEXAS LIMITED LIABILITY PARTNERSHIP

BY: _____
ROCKY LAI, PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROCKY LAI, PRESIDENT OF FLC PARKWAY, LLP, A TEXAS LIMITED LIABILITY PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

IN TESTIMONY WHEREOF, THE CITY OF MISSOURI CITY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY YOLANDA FORD, ITS MAYOR, THEREUNTO AUTHORIZED.

THIS _____ DAY OF _____, 2020.

THE CITY OF MISSOURI CITY

BY: _____
YOLANDA FORD, MAYOR

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED YOLANDA FORD, MAYOR OF THE CITY OF MISSOURI CITY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, GARY D. NUTTER, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLES, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTHS (5/8) INCH WITH PLASTIC CAP MARKED "LJA SURVEY" AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

GARY D. NUTTER, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5659

I, JORGE GONZALEZ, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

JORGE GONZALEZ, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 131606

STATE OF TEXAS
COUNTY OF FORT BEND

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF FORT BEND PARKWAY BUSINESS PARK PHASE 2 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT

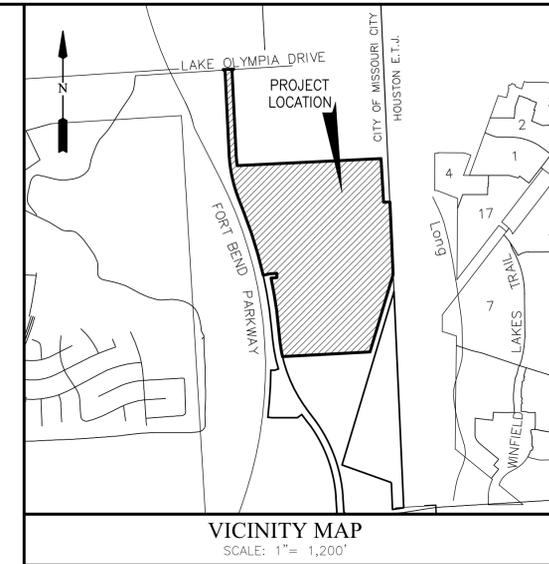
THIS _____ DAY OF _____, 2020.

SONYA BROWN-MARSHALL, CHAIRMAN

TIMOTHY R. HANEY, VICE CHAIRMAN

NOTES:

- BENCHMARK -- PCM-003 4 INCH BRASS DISC SET IN CONCRETE LOCATED ON THE SOUTHWESTERN CORNER OF THE INTERSECTION OF SIENNA PARKWAY AND TRAMMEL-FRESNO ROAD.
ELEV.= 66.07 FEET (NAVD88, 2001 ADJUSTMENT)
- TBM: MISSOURI CITY SURVEY SECONDARY BENCHMARK NO. SCM-11021A BRASS DISK STAMPED "C.O.M.C. SCM-11021" LOCATED ON THE TOP OF A CURB INLET ON THE WESTERLY SIDE OF HURRICANE LANE, APPROXIMATELY 3,070 FEET (0.6 MILES) NORTH OF TRAMMEL FRESNO ROAD.
ELEV.= 68.18 FEET (NAVD88, 2001 ADJUSTMENT)
- ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.9998720820.
- THIS PLAT WAS PREPARED TO MEET THE CITY OF MISSOURI CITY AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. 2020-0290 DATED AUGUST 31, 2020. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN THE CITY OF MISSOURI CITY, FORT BEND COUNTY.
- ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 3.C.(11) OF THE ADMINISTRATIVE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (JUNE 2014).
- IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48157C 0295L AND 48157C 0315L, REVISED DATE APRIL 2, 2014, PROPERTY LIES WITHIN UNSHADED ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD. THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1% ANNUAL CHANCE OR GREATER FLOOD PLAN. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- ALL EXISTING AND PROPOSED PIPELINES OR PIPELINE EASEMENTS THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THE CITY OF MISSOURI CITY WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF THE DRAINAGE FACILITIES (INCLUDING SWALES, DRAINAGE PONDS, OUTFALL PIPES, ETC.), THE CITY OF MISSOURI CITY MANAGEMENT DISTRICT NO. 2 WILL ULTIMATELY BE RESPONSIBLE FOR MAINTENANCE OF THE DRAINAGE FACILITIES (INCLUDING SWALES, DRAINAGE PONDS, OUTFALL PIPES, ETC.) AS REQUIRED BY SECTION 3.C (12) OF THE ADMINISTRATIVE PLATTING MANUAL OF THE CITY OF MISSOURI CITY. (JUNE 2014)
- SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- IN ACCORDANCE WITH CENTER POINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
- ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED AT THE TIME OF PLATTING.
- GAS METER LOCATION: GAS METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION PLEASE CONTACT SIENERGY AT 281-778-6250.
- NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
- PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY, ALL BLOCK CORNERS AND STREET RIGHT-OF-WAY WILL BE MONUMENTED.
- ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.
- REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500FT. FOR RESIDENTIAL DEVELOPMENT AND 300FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- STREET LIGHTING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MISSOURI CITY INFRASTRUCTURE DESIGN MANUAL, CHAPTER 4 STREET LIGHTING AND OVERHEAD UTILITIES. THE INSTALLATION, OPERATION, AND MAINTENANCE OF ORNAMENTAL STREET LIGHTS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MISSOURI CITY, EXCEPT AS PROVIDED THEREIN.
- NO BUILDINGS OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS, WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THE SUBDIVISION UNTIL SUCH TIME AS {THE ESCROW OF FUNDS REQUIRED UNDER THE PROVISIONS OF SUBSECTION (C)} OR {THE PAYMENT OF MONEY IN LIEU OF PARKLAND REQUIRED UNDER THE PROVISION OF SUBSECTION (E)} OF SECTION 82-174 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS HAS BEEN SUBMITTED AND ACCEPTED BY THE CITY.
- ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
- BUILDINGS SHALL BE SET BACK A MINIMUM DISTANCE OF 30 FEET FROM ANY PIPELINE OR 15 FEET FROM ANY PIPELINE EASEMENT, WHICHEVER DISTANCE IS GREATER.
- SHARED ACCESS AND PARKING FACILITIES SHALL BE PROVIDED AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-159 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 71.25 FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.
- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJUT ADJACENT PROPERTY. THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.



VICINITY MAP
SCALE: 1"= 1,200'
KEY MAP NO. 610V&Z

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2020 AT _____ O'CLOCK _____M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS. THE DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

FINAL PLAT OF FORT BEND PARKWAY BUSINESS PARK PHASE 2

A SUBDIVISION OF 114.404 ACRES OF LAND SITUATED IN THE ELIJAH ROARK LEAGUE, ABSTRACT 77, CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS

0 LOTS 4 RESERVES (107.581 ACRES) 1 BLOCK
OCTOBER 6, 2020 JOB NO. 2088-3002

OWNERS:
FLC PARKWAY, LLP.
A TEXAS LIMITED LIABILITY PARTNERSHIP
ROCKY LAI, PRESIDENT
3217 MONTROSE BOULEVARD, SUITE 222, HOUSTON, TEXAS 77006
PH: (281) 888-1919

THE CITY OF MISSOURI CITY
YOLANDA FORD, MAYOR
1522 TEXAS PARKWAY, MISSOURI CITY, TEXAS 77489
PH: (281) 403-8500

SURVEYOR: _____ ENGINEER: _____

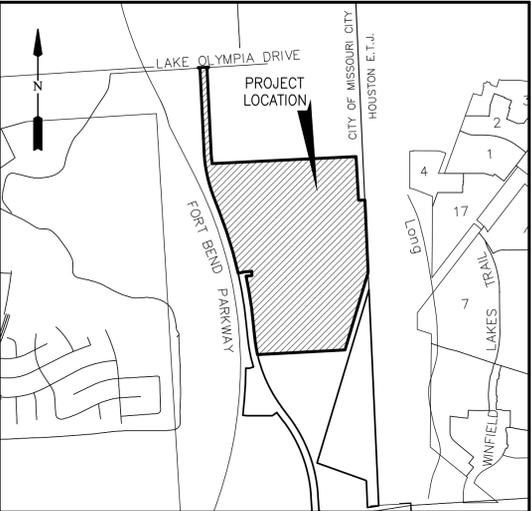
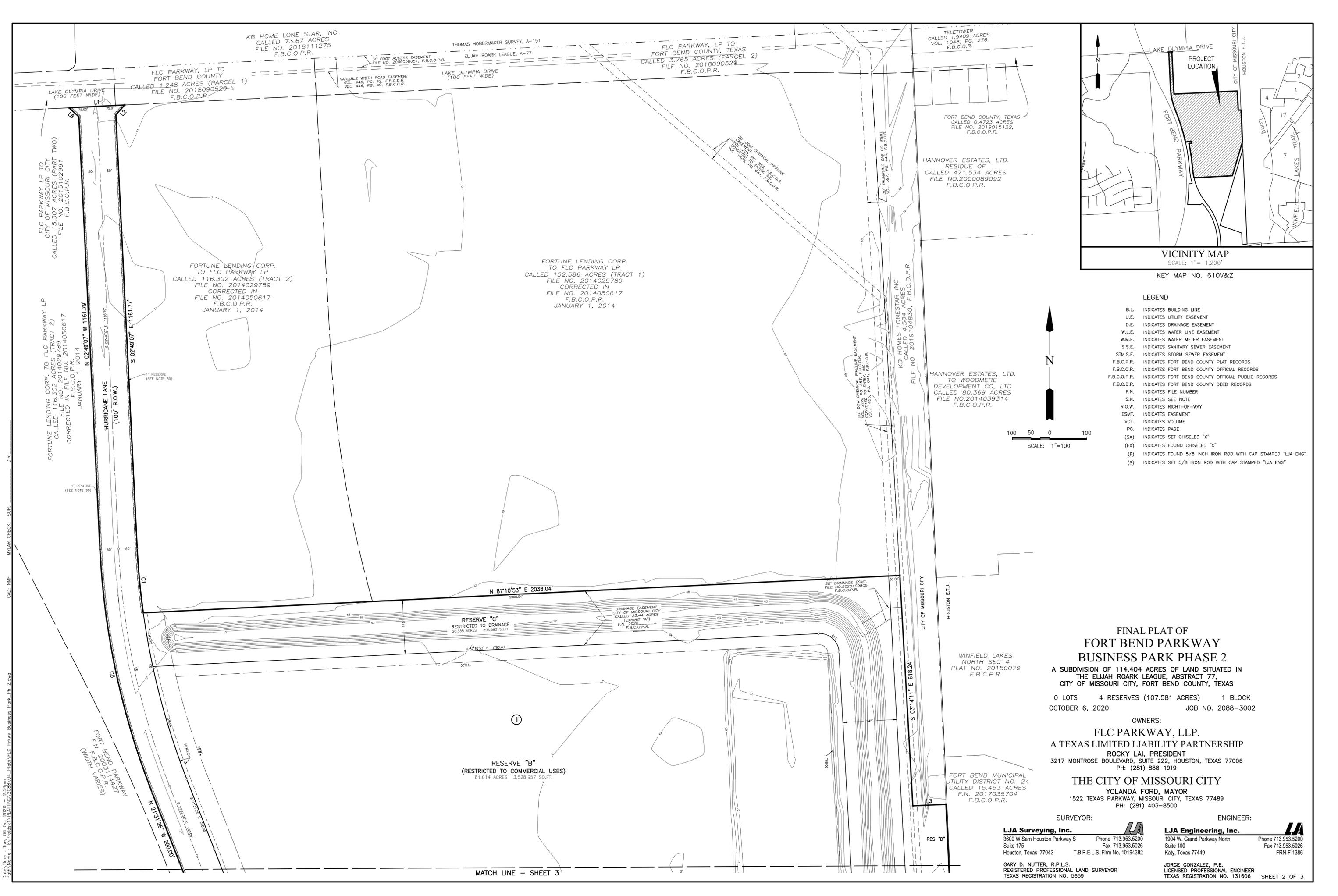
LJA Surveying, Inc.
3600 W Sam Houston Parkway S Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382

LJA Engineering, Inc.
1904 W. Grand Parkway North Phone 713.953.5200
Suite 100 Fax 713.953.5026
Katy, Texas 77449 FRN-F-1386

GARY D. NUTTER, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5659

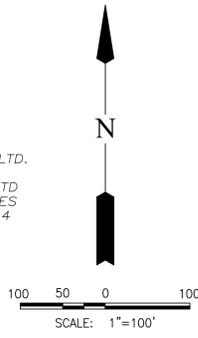
JORGE GONZALEZ, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 131606

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MFCAR CHECK: SUR.
CAD: NMF



VICINITY MAP
SCALE: 1" = 1,200'
KEY MAP NO. 610V&Z

- LEGEND**
- B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - D.E. INDICATES DRAINAGE EASEMENT
 - W.L.E. INDICATES WATER LINE EASEMENT
 - W.M.E. INDICATES WATER METER EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
 - F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
 - F.B.C.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
 - F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
 - F.N. INDICATES FILE NUMBER
 - S.N. INDICATES SEE NOTE
 - R.O.W. INDICATES RIGHT-OF-WAY
 - ESMT. INDICATES EASEMENT
 - VOL. INDICATES VOLUME
 - PG. INDICATES PAGE
 - (SX) INDICATES SET CHISELED "X"
 - (FX) INDICATES FOUND CHISELED "X"
 - (F) INDICATES FOUND 5/8 INCH IRON ROD WITH CAP STAMPED "LJA ENG"
 - (S) INDICATES SET 5/8 IRON ROD WITH CAP STAMPED "LJA ENG"



**FINAL PLAT OF
FORT BEND PARKWAY
BUSINESS PARK PHASE 2**

A SUBDIVISION OF 114.404 ACRES OF LAND SITUATED IN
THE ELIJAH ROARK LEAGUE, ABSTRACT 77,
CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS

0 LOTS 4 RESERVES (107.581 ACRES) 1 BLOCK
OCTOBER 6, 2020 JOB NO. 2088-3002

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PH: (281) 403-8500

SURVEYOR:
LJA Surveying, Inc.
3600 W Sam Houston Parkway S Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382

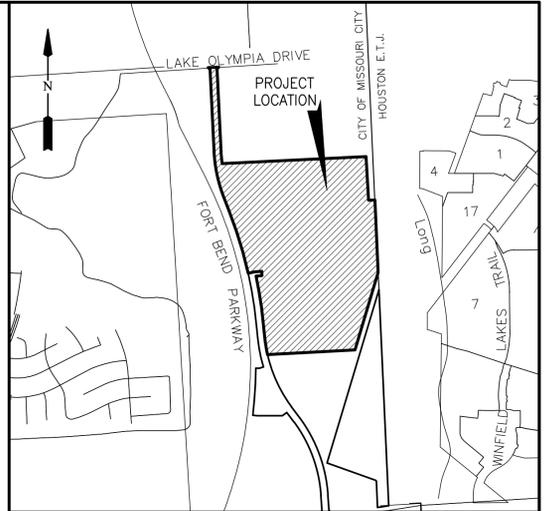
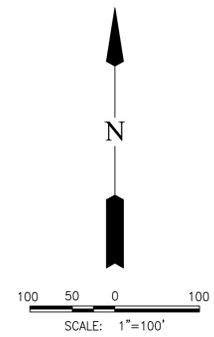
ENGINEER:
LJA Engineering, Inc.
1904 W. Grand Parkway North Phone 713.953.5200
Suite 100 Fax 713.953.5026
Katy, Texas 77449 FRN-F-1386

GARY D. NUTTER, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5659

JORGE GONZALEZ, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 131606

MATCH LINE - SHEET 3

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 MFCAR CHECK: SUR.
 DIR:



VICINITY MAP
SCALE: 1" = 1,200'
KEY MAP NO. 610V&Z

LINE	BEARING	DISTANCE
L1	N 87°10'51" E	150.01'
L2	S 42°10'42" W	35.37'
L3	N 87°22'44" E	89.37'
L4	N 87°10'53" E	85.00'
L5	N 02°49'07" W	60.00'
L6	S 87°10'53" W	95.06'
L7	S 77°22'20" W	100.00'
L8	N 47°49'07" W	35.36'
L9	N 37°08'22" E	43.05'

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	1950.00'	5°07'23"	174.36'	S 05°22'49" E	174.30'
C2	1950.00'	7°12'02"	245.06'	N 09°12'43" W	244.90'
C3	6014.59'	6°26'11"	675.67'	N 08°49'48" W	675.31'
C4	5914.59'	8°53'46"	918.35'	N 17°04'33" W	917.43'
C5	2050.00'	18°42'19"	669.28'	N 12°10'17" W	666.29'
C6	2000.00'	18°42'19"	652.93'	S 12°10'17" E	650.04'
C7	5964.59'	8°53'46"	926.11'	S 17°04'33" E	925.18'
C8	1950.00'	18°42'19"	636.61'	S 12°10'17" E	633.79'
C9	6014.59'	8°53'46"	933.87'	S 17°04'33" E	932.94'
C10	6149.59'	6°13'56"	668.90'	S 08°43'40" E	666.57'
C11	52.50'	89°34'56"	82.08'	S 48°01'39" E	73.98'
C12	362.50'	19°58'09"	126.34'	S 06°44'53" W	125.70'
C13	507.50'	19°58'09"	176.88'	S 06°44'53" W	175.98'

RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE
A	2.501	108,937	RESTRICTED TO DRAINAGE	MISSOURI CITY MANAGEMENT DISTRICT NO. 2
B	81.014	3,528,957	RESTRICTED TO COMMERCIAL	
C	20.585	896,693	RESTRICTED TO DRAINAGE	MISSOURI CITY MANAGEMENT DISTRICT NO. 2
D	3.481	151,624	RESTRICTED TO OPEN SPACE	
TOTAL	107.581	4,686,211		

FINAL PLAT OF
FORT BEND PARKWAY
BUSINESS PARK PHASE 2

A SUBDIVISION OF 114.404 ACRES OF LAND SITUATED IN THE ELIJAH ROARK LEAGUE, ABSTRACT 77, CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS

0 LOTS 4 RESERVES (107.581 ACRES) 1 BLOCK
OCTOBER 6, 2020 JOB NO. 2088-3002

OWNERS:
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A TEXAS LIMITED LIABILITY PARTNERSHIP
ROCKY LAI, PRESIDENT
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PH: (281) 888-1919

THE CITY OF MISSOURI CITY
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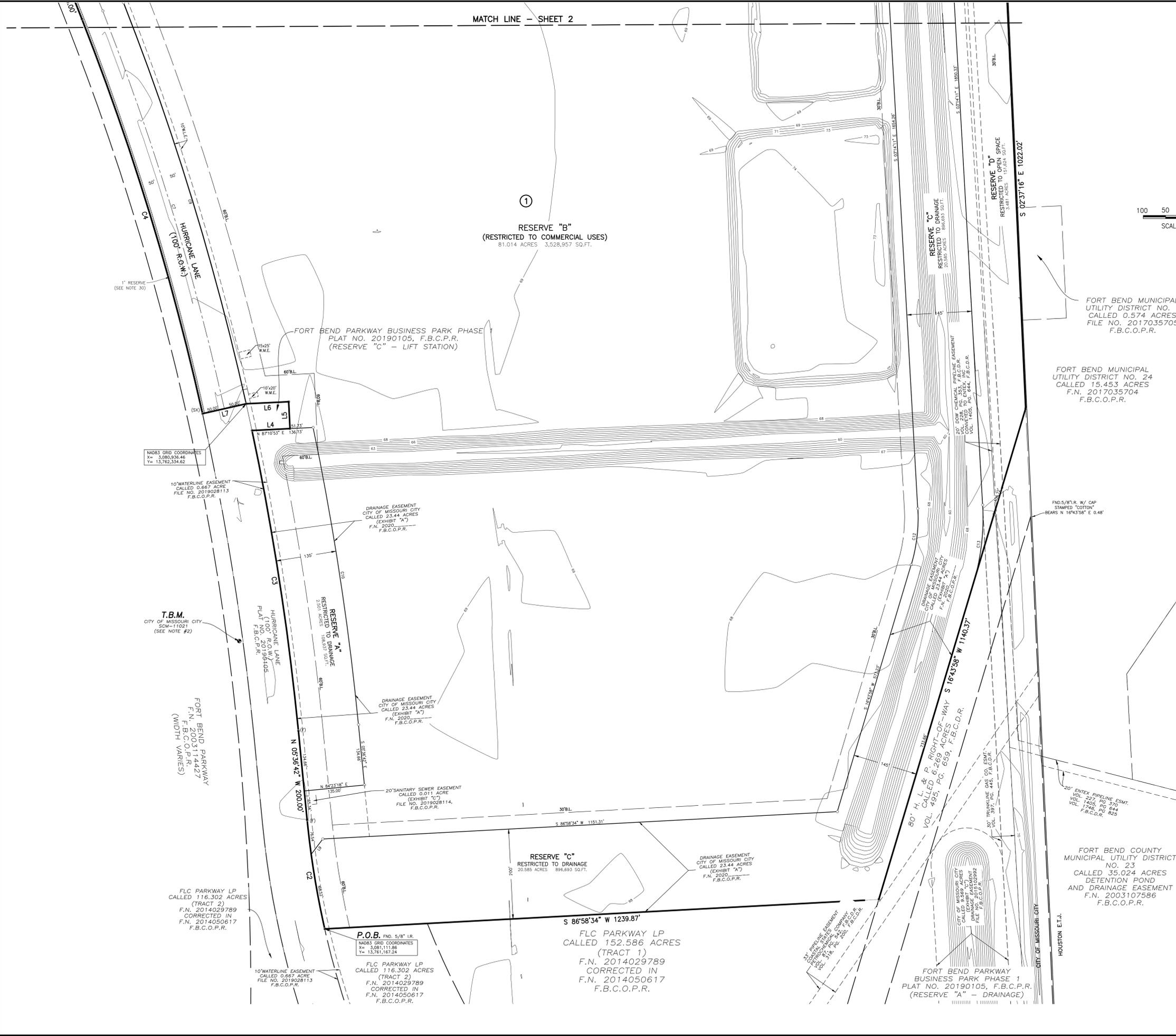
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TEXAS REGISTRATION NO. 5659

JORGE GONZALEZ, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 131606



RESERVE "B"
RESTRICTED TO COMMERCIAL USES
81.014 ACRES 3,528,957 SQ.FT.

FORT BEND MUNICIPAL
UTILITY DISTRICT NO. 24
CALLED 0.574 ACRES
FILE NO. 2017035705
F.B.C.O.P.R.

FORT BEND MUNICIPAL
UTILITY DISTRICT NO. 24
CALLED 15.453 ACRES
F.N. 2017035704
F.B.C.O.P.R.

FND 5/8" R. W/ CAP
STAMPED "COTTON"
BEARS N 10°43'58" E 0.48'

RESERVE "C"
RESTRICTED TO DRAINAGE
20.585 ACRES 896,693 SQ.FT.

FLC PARKWAY LP
CALLED 152.586 ACRES
(TRACT 1)
F.N. 2014029789
CORRECTED IN
F.N. 2014050617
F.B.C.O.P.R.

P.O.B. FND 5/8" I.R.
NAD83 GRID COORDINATES
X= 3,081,111.86
Y= 13,761,167.24
FLC PARKWAY LP
CALLED 116.302 ACRES
(TRACT 2)
F.N. 2014029789
CORRECTED IN
F.N. 2014050617
F.B.C.O.P.R.

FLC PARKWAY LP
CALLED 116.302 ACRES
(TRACT 2)
F.N. 2014029789
CORRECTED IN
F.N. 2014050617
F.B.C.O.P.R.

10' WATERLINE EASEMENT
CALLED 0.667 ACRE
FILE NO. 2019028113
F.B.C.O.P.R.

20' SANITARY SEWER EASEMENT
CALLED 0.011 ACRE
(EXHIBIT "A")
FILE NO. 2019028114
F.B.C.O.P.R.

DRAINAGE EASEMENT
CITY OF MISSOURI CITY
CALLED 23.44 ACRES
(EXHIBIT "A")
F.N. 2020
F.B.C.O.P.R.

DRAINAGE EASEMENT
CITY OF MISSOURI CITY
CALLED 23.44 ACRES
(EXHIBIT "A")
F.N. 2020
F.B.C.O.P.R.

10' WATERLINE EASEMENT
CALLED 0.667 ACRE
FILE NO. 2019028113
F.B.C.O.P.R.

NAD83 GRID COORDINATES
X= 3,080,936.46
Y= 13,762,334.62

FORT BEND PARKWAY BUSINESS PARK PHASE 1
PLAT NO. 20190105, F.B.C.P.R.
(RESERVE "C" - LIFT STATION)

T.B.M.
CITY OF MISSOURI CITY
SCM-11021
(SEE NOTE #2)

RESERVE "A"
RESTRICTED TO DRAINAGE
2.501 ACRES 108,937 SQ.FT.

FORT BEND PARKWAY
BUSINESS PARK PHASE 1
PLAT NO. 20190105, F.B.C.P.R.
(RESERVE "A" - DRAINAGE)

DRAINAGE EASEMENT
CITY OF MISSOURI CITY
CALLED 23.44 ACRES
(EXHIBIT "A")
F.N. 2020
F.B.C.O.P.R.

20' DOW CHEMICAL PIPELINE EASEMENT
CALLED 0.574 ACRES
FILE NO. 2017035705
F.B.C.O.P.R.

RESERVE "C"
RESTRICTED TO DRAINAGE
20.585 ACRES 896,693 SQ.FT.

RESERVE "D"
RESTRICTED TO OPEN SPACE
3.481 ACRES 151,624 SQ.FT.

RESERVE "B"
RESTRICTED TO COMMERCIAL USES
81.014 ACRES 3,528,957 SQ.FT.

RESERVE "A"
RESTRICTED TO DRAINAGE
2.501 ACRES 108,937 SQ.FT.

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MFCAR CHECK: SUR.
CAD: NMF



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: October 14, 2020
AGENDA ITEM SUBJECT: Final Plat of Village of Sawmill Lake
AGENDA ITEM NUMBER: 6.A.(7)
PROJECT PLANNER: Thomas K. White Jr., Planner II
APPROVAL:  **Otis T. Spriggs, AICP**, Director, Development Services
 **Shashi K. Kumar, P.E., CFM**, City Engineer/Public Works Director

PERMIT NUMBER: PLAT2000300
TYPE OF APPLICATION:
 Initial application
 Written Response application
PROPERTY ID: 0031-00-000-3048-907
LOCATION: South of Sienna Parkway and east of Waters Lake Boulevard (located behind the Vanguard Montessori)
ZONING DISTRICT DESIGNATION: ETJ, Extraterritorial Jurisdiction

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: The subject site is located within Tract B which is governed by the provisions of the provisions of the 8th amendment to the Sienna Plantation Joint Development Agreement.

RECOMMENDED ACTION:

The Planning and Zoning Commission should:

- | |
|---|
| <input checked="" type="checkbox"/> APPROVE WITH CONDITIONS: An applicant may submit a written response to an initial application that satisfies each condition contained within this report |
|---|

A. REASON FOR DISAPPROVAL:

None.

B. CONDITIONS FOR APPROVAL:

A final plat application must be in the form and contain the information and documents as required by the Platting Manual of the City of Missouri City, as adopted in September 2019 and in accordance with Section 82-95 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Platting Manual are referenced in the comments below, except where indicated otherwise.

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - a. The following sentence must be added to the owner's acknowledgement:
"We further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assignees hereby waive any claim, damage or cause of action that we may have as a result of the dedication or extractions made herein."
Please add this statement to the plat.
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
None

C. PROPOSED STREET NAMES:

An alphabetized list of street names for a plat shall be considered by the Commission in accordance with Section 82-175, Chapter 82. Subdivisions, City Code of Ordinances. The Commission may disapprove a proposed street name that does not meet the requirements contained within the section.

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
N/A – No proposed new street names.
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
N/A – No proposed new street names.
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
N/A – No proposed new street names.

D. CHECKLIST ITEMS FOR SUBSEQUENT APPLICATIONS:

In accordance with Section 82-10.(d), Chapter 82. Subdivisions, City Code of Ordinances, a plat application shall contain the information and documents required by the Platting Manual. In addition to the requirements of the Submittal Checklist, the following items are required to be provided.

None.

-----**END OF REPORT**-----



APPLICATION FOR PLAT APPROVAL

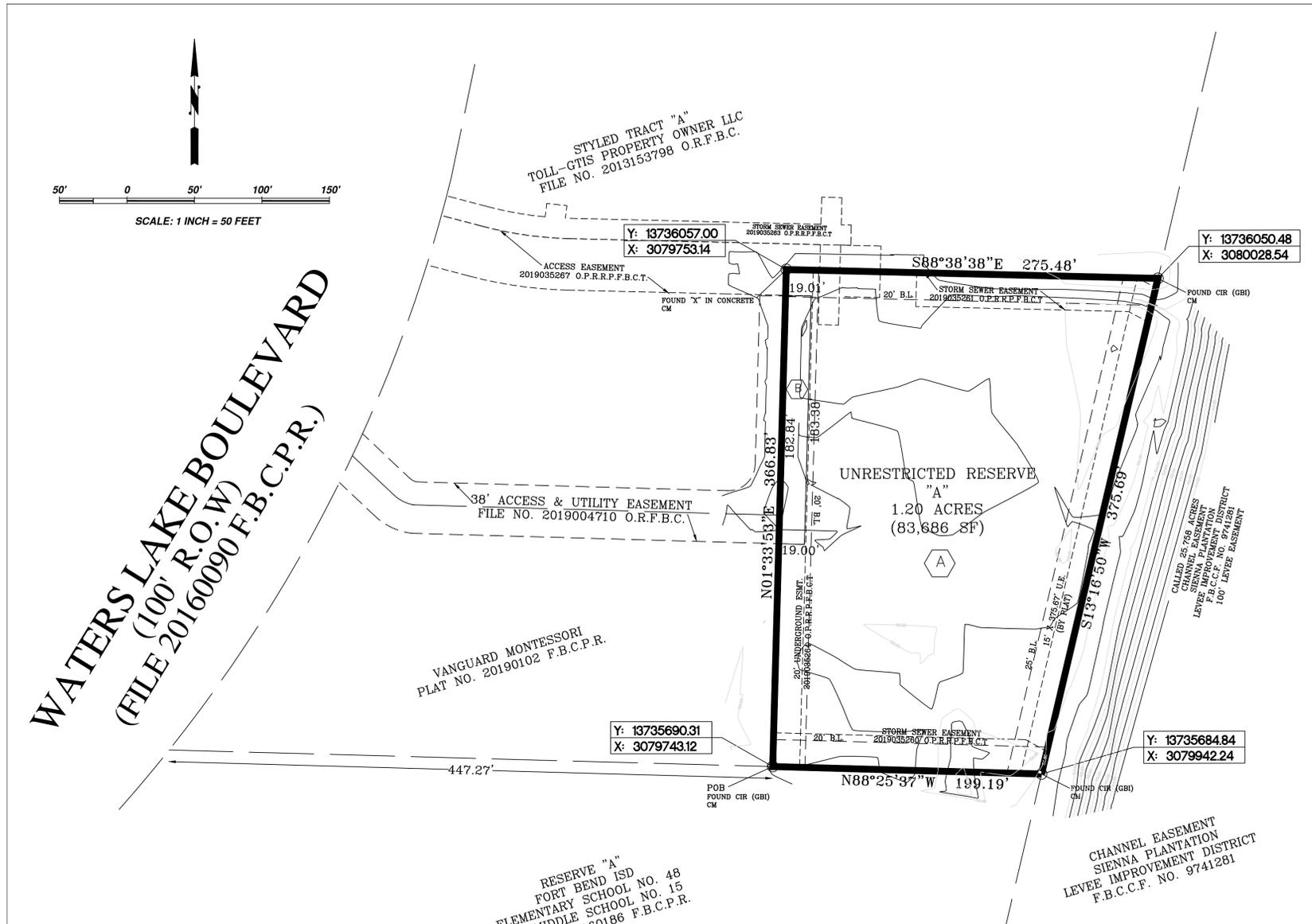
(Initial Applications Only)

A complete application for plat approval must be accompanied by an application checklist, associated documents and applicable fee.

Application Type:

- AMENDING PLAT** **FINAL PLAT** **PRELIMINARY PLAT**
 CONCEPTUAL PLAN (INCLUDING REPLAT)
 LARGE ACREAGE PLAT

1. NAME OF PLAT: VILLAGE OF SAWMILL LAKE		
2. NAME OF CONCEPTUAL PLAN OR PRELIMINARY PLAT, THAT PRECEDES THIS PLAT (IF APPLICABLE): N/A		
3. LANDOWNER'S NAME (IF COMPANY OR CORPORATION, LIST CHIEF OFFICER): SYN HOLDINGS, LLC		
MAILING ADDRESS: 24007 FRANZ ROAD, KATY, TEXAS 77493		
PHONE NO.:	704-965-5849	EMAIL: harukamani@gmail.com
4. APPLICANT'S NAME (CHECK APPLICABLE ROLE):		
<input type="checkbox"/> ARCHITECT <input type="checkbox"/> ENGINEER <input checked="" type="checkbox"/> PLANNER <input type="checkbox"/> SURVEYOR <input type="checkbox"/> OTHER:		
MAILING ADDRESS:		
PHONE NO.:	EMAIL:	
5. IS PLAT LOCATED INSIDE THE CITY LIMITS OR CITY'S ETJ? (CIRCLE ONE): CITY LIMITS ETJ <input checked="" type="checkbox"/>		
(IF LOCATED INSIDE OF THE CITY LIMITS, COMPLETE ROW 6; IF NOT MOVE TO ROW 7)		
6. ZONING DISTRICT (CIRCLE ONE OR MORE):		
GENERAL:	SD SUP PD	
RESIDENTIAL:	R R-1 R-1-A R-2 R-3 R-4 R-5 R-6 MF-1 MF-2 MH	
NONRESIDENTIAL:	LC LC-O LC-1 LC-2 LC-3 LC-4 BP I CF	
7. LAND DISTRIBUTION (IN ACRES)		
PRIVATE STREETS: 0.80	PUBLIC STREETS: 0	RESIDENTIAL LOTS: 0
LAKES/PONDS (NON-RECREATIONAL): N/A	IRRIGATION/DRAINAGE CANALS: 0	RECREATIONAL USES: 0
UTILITY EASEMENTS:	PUBLIC PARKLAND: 0	(ACRES):
OTHER (EXPLAIN): Unrestricted Reserve		
TOTAL ACREAGE:	2.001	
8. ESTIMATED # OF SECTIONS: 0	BLOCKS: 1	RESERVES: 2
9. ESTIMATED # OF SINGLE FAMILY RESIDENTIAL LOTS / MULTIFAMILY DWELLING UNITS: 0		
10. TYPE OF STREETS (CIRCLE ONE): PUBLIC PRIVATE COMBINATION		
11. TYPE OF WATER SYSTEM (CIRCLE ONE): PUBLIC INDIVIDUAL WATER WELLS OTHER		
(ATTACH EXPLANATION, IF OTHER)		
12. TYPE OF SANITARY SYSTEM (CIRCLE ONE): PUBLIC INDIVIDUAL SEPTIC TANKS OTHER		
(ATTACH EXPLANATION, IF OTHER)		
13. MUNICIPAL UTILITY DISTRICT OR PUBLIC IMPROVEMENT DISTRICT: SIENNA PLANTATION MUD #6		



DISTRICT NAMES	
WCID	N/A
MUD	SIENNA PLANTATION MUD #6
LID	SIENNA PLANTATION LUD
DID	FORT BEND DRAINAGE DISTRICT
SCHOOL	FORT BEND I.S.D.
FIRE	N/A
CITY OR CITY ETJ	MISSOURI CITY ETJ

RESERVE CHART			
RESERVE	DESCRIPTION	S.F.	ACRES
A	UNRESTRICTED RESERVE	83,685.93	1.20
B	ACCESS EASEMENT	3,479.07	0.80
TOTAL		2.00	

LEGEND	
1. "B.L."	INDICATES BUILDING LINE
2. "F.B.C.C.F."	INDICATES MAP RECORDS OF FORT BEND COUNTY
3. "F.B.C.D.R."	INDICATES FORT BEND COUNTY DEED RECORDS
4. "R.O.W."	INDICATES RIGHT-OF-WAY
5. "ESMT."	INDICATES EASEMENT
6. "VOL./PG."	INDICATES RECORDED VOLUME/PAGE
7. "O"	INDICATES IRON ROD SET
8. "●"	INDICATES IRON ROD FOUND
9. "F.B.C.P.R."	INDICATES FORT BEND COUNTY PLAT RECORDS

- PLAT NOTES:**
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204 TO CONVERT TO GRID USE A COMBINED SCALE FACTOR OF 0.9999863.
 - ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
 - THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. LZ2.
 - ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE ETJ OF THE CITY OF MISSOURI CITY, TEXAS.
 - SHARED ACCESS AND PARKING FACILITIES SHALL BE PROVIDED AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-159 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY.
 - IN ACCORDANCE WITH CENTER POINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
 - THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACES, AND THE OWNER SHALL BE RESPONSIBLE FOR SUCH MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACES AS REQUIRED BY SECTION 3.3.(14) OF THE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (SEPTEMBER 2019).
 - THERE ARE NO EXISTING AND PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION. THE FOLLOWING EASEMENTS DO NOT FALL ONTO THE SUBJECT PROPERTY: 201903562 AND 2015061051. BUILDINGS SHALL BE SET BACK A MINIMUM DISTANCE OF 30 FEET FROM ANY PIPELINE OR 15 FEET FROM ANY PIPELINE EASEMENT, WHICHEVER DISTANCE IS GREATER.
 - THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 58.5 FEET ABOVE MEAN SEA LEVEL (NAV88). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12" ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
 - THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET FLOODING WITH INTENSE RAINFALL EVENTS.
 - ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY.
 - ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE. OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE ONSITE DETENTION FACILITY.
 - SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
 - SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
 - DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
 - SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SUBSECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
 - ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED.
 - NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SUBSECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
 - ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 3.0.(13) OF THE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (SEPTEMBER 2019).
 - REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
 - THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500 FEET FOR RESIDENTIAL DEVELOPMENT AND 300 FEET FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
 - A REFERENCE IN THE SUPPLIED CITY PLANNING LETTER FOR DOCUMENT 2019079321, BEING A TEMPORARY PIPELINE EASEMENT, THE REFERENCED DOCUMENT AND PREVIOUS VERSIONS OF THE SAME DOCUMENT DO NOT DESCRIBE THE EASEMENT IN A WAY THAT CAN BE REPRODUCED ON THE FACE OF THIS SURVEY. ADDITIONALLY, THE SURVEYOR IS NOT ABLE TO DETERMINE WHETHER OR NOT THIS EASEMENT AFFECTS THE SUBJECT PROPERTY.
 - THE OWNER IS RESPONSIBLE FOR OWNING AND MAINTAINING THE DRAINAGE EASEMENT AND/OR DRAINAGE STRUCTURES. THE MAINTENANCE RESPONSIBILITY WILL TRANSFER TO THE NEW OWNER UPON THE SALE OF PROPERTY.

STATE OF TEXAS
COUNTY OF FORT BEND

WE, SNY HOLDINGS, LLC, ACTING BY HARU KARNANI, ITS MANAGING MEMBER, OWNER, HEREINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 2.00-ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP VILLAGE OF SAWMILL LAKE, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY, OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, WE DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAINS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, WE DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS," AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS' COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY WHEREOF, SNY HOLDINGS, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY HARU KARNANI, ITS MANAGING MEMBER, THIS _____ DAY OF _____, 2020.

STATE OF TEXAS
COUNTY OF FORT BEND
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HARU KARNANI, AND INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME: _____
MY COMMISSION EXPIRES: _____

BY: _____
SONYA BROWN-MARSHALL, CHAIRMAN

BY: _____
TIMOTHY R. HANEY, VICE CHAIRMAN

ENGINEER'S PLAT AFFIDAVIT
I, MARIO IPINA, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

MARIO IPINA
TEXAS REGISTRATION NO. 94721

I, JAMES GRANT, AM REGISTERED PUBLIC LAND SURVEYOR UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

JAMES GRANT
REGISTERED PUBLIC LAND SURVEYOR
TEXAS REGISTRATION NO. 4742

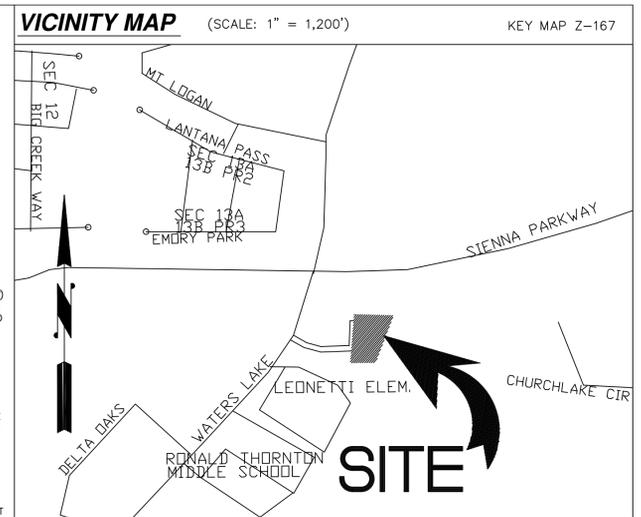
STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME: _____
MY COMMISSION EXPIRES: _____



I, J. STACY SLAWNSKI, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS' COURT, HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

J. STACY SLAWNSKI, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS _____ DAY OF _____, 2020.

VINCENT M. MORALES, JR.
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

W.A. (ANDY) MEYERS
PRECINCT 3, COUNTY COMMISSIONER

KEN DEMERCHANT
PRECINCT 4, COUNTY COMMISSIONER

KP GEORGE
COUNTY JUDGE

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____ AT _____ O'CLOCK _____ M. IN PLAT NUMBER OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

COUNTY CLERK, LAURA RICHARD
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

VILLAGE OF SAWMILL LAKE

SUBDIVISION BEING OF 2.001 OUT OF A CALLED 2,825.55 ACRES TRACT "A", RECORDED IN THE NAME OF TOLL-GTIS PROPERTY OWNER IN FILE NUMBER 201353798 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, LOCATED IN THE WILLIAM HALL SURVEY, A-31, FORT BEND COUNTY, TEXAS.

2 RESERVE 1 BLOCK

OCTOBER, 2020

JOB NO. 20059.00

OWNER:
SNY HOLDINGS, LLC
A TEXAS LIMITED LIABILITY COMPANY
24007 FRANZ RD
KATY, TEXAS 77493

The INTERFIELD GROUP
engineering | architecture
3141 STROUD, SUITE 300 TEL: (713) 780-9609
HOUSTON, TEXAS 77007 TX REG. NO. F-5611
WWW.INTERFIELD.NET

SURVEYOR:
INTERLAND
SURVEYING | IMAPPING
HOUSTON, TEXAS 77057 PHONE: 281-419-1129
WWW.INTERLAND.NET



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: October 14, 2020

AGENDA ITEM SUBJECT: Final Plat of Fort Bend ISD Elementary School No. 54

AGENDA ITEM NUMBER: 6.A.(8)

PROJECT PLANNER: Thomas K. White, Jr., Planner II

APPROVAL:  **Otis T. Spriggs, AICP**, Director, Development Services
 **Shashi K. Kumar, P.E., CFM**, City Engineer/Public Works Director

PERMIT NUMBER: PLAT2000301

TYPE OF APPLICATION:

- Initial application
- Written Response application

PROPERTY ID: 0031-00-000-3048-907

LOCATION: North of Heritage Park Dr. and west of Sienna Oaks Dr.

ZONING DISTRICT DESIGNATION: ETJ, Extraterritorial Jurisdiction

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: The subject site is located within Tract B which is governed by the provisions of the provisions of the 8th amendment to the Sienna Plantation Joint Development Agreement.

RECOMMENDED ACTION:

The Planning and Zoning Commission should:

<input checked="" type="checkbox"/> APPROVE WITH CONDITIONS: An applicant may submit a written response to an initial application that satisfies each condition contained within this report.
--

A. REASON FOR DISAPPROVAL:

None.

B. CONDITIONS FOR APPROVAL:

A final plat application must be in the form and contain the information and documents as required by the Platting Manual of the City of Missouri City, as adopted in September 2019 and in accordance with Section 82-95 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Platting Manual are referenced in the comments below, except where indicated otherwise.

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - a. A current title report or title policy, prepared within 45 days of the date that the final plat was furnished to the Commission must be provided in accordance with Section 3.C(11). **Please clarify the discrepancy between the acreage described by the submitted title report, the metes and bounds description and the plat.**
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
 - a. Contour lines with intervals of one foot, referred to sea level (USGS and city datum), shall be provided to show at least two contour lines within the subdivision in addition to those necessary to clearly show outfall drainage in accordance with Section 2.D(15).
 - b. All engineering and surveying data must be shown on the final plat in accordance with Section 2.C(3). **Please provide municipal utility capacity letter.**
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
None

C. PROPOSED STREET NAMES:

An alphabetized list of street names for a plat shall be considered by the Commission in accordance with Section 82-175, Chapter 82. Subdivisions, City Code of Ordinances. The Commission may disapprove a proposed street name that does not meet the requirements contained within the section.

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
None.
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
None.
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
None.

D. CHECKLIST ITEMS FOR SUBSEQUENT APPLICATIONS:

In accordance with Section 82-10.(d), Chapter 82. Subdivisions, City Code of Ordinances, a plat application shall contain the information and documents required by the Platting Manual. In addition to the requirements of the Submittal Checklist, the following items are required to be provided.
None.

-----**END OF REPORT**-----



APPLICATION FOR PLAT APPROVAL

(Initial Applications Only)

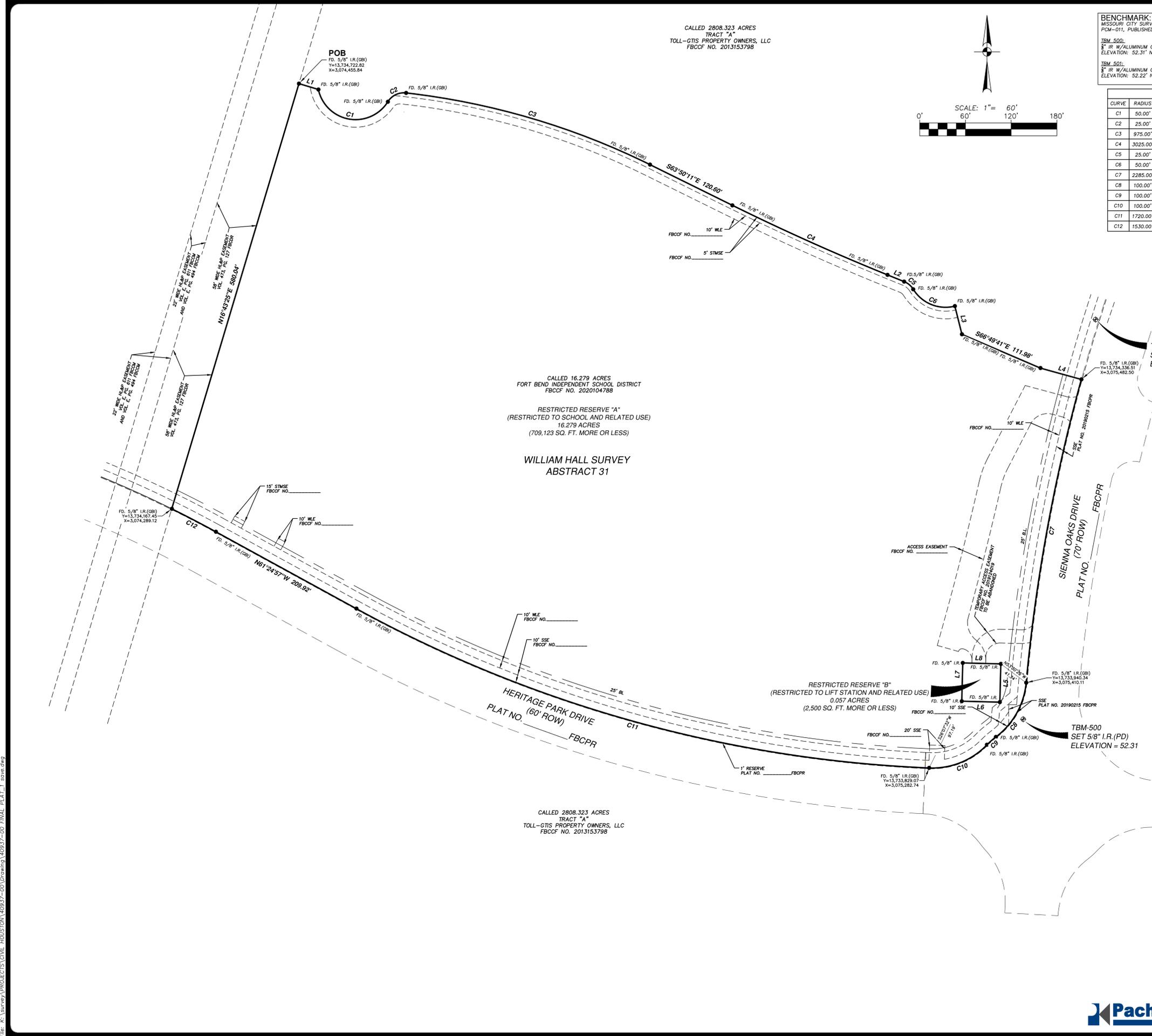
A complete application for plat approval must be accompanied by an application checklist, associated documents and applicable fee.

Application Type:

- | | | |
|---|--|--|
| <input type="checkbox"/> AMENDING PLAT | <input type="checkbox"/> FINAL PLAT
(INCLUDING REPLAT) | <input type="checkbox"/> PRELIMINARY PLAT |
| <input type="checkbox"/> CONCEPTUAL PLAN | <input type="checkbox"/> LARGE ACREAGE PLAT | |

1. NAME OF PLAT:
2. NAME OF CONCEPTUAL PLAN OR PRELIMINARY PLAT, THAT PRECEDES THIS PLAT (IF APPLICABLE):
3. LANDOWNER'S NAME (IF COMPANY OR CORPORATION, LIST CHIEF OFFICER):
MAILING ADDRESS:
PHONE NO.: _____ EMAIL: _____
4. APPLICANT'S NAME (CHECK APPLICABLE ROLE):
<input type="checkbox"/> ARCHITECT <input type="checkbox"/> ENGINEER <input type="checkbox"/> PLANNER <input type="checkbox"/> SURVEYOR <input type="checkbox"/> OTHER:
MAILING ADDRESS:
PHONE NO.: _____ EMAIL: _____
5. IS PLAT LOCATED INSIDE THE CITY LIMITS OR CITY'S ETJ? (CIRCLE ONE): CITY LIMITS ETJ (IF LOCATED INSIDE OF THE CITY LIMITS, COMPLETE ROW 6; IF NOT MOVE TO ROW 7)
6. ZONING DISTRICT (CIRCLE ONE OR MORE):
GENERAL: SD SUP PD
RESIDENTIAL: R R-1 R-1-A R-2 R-3 R-4 R-5 R-6 MF-1 MF-2 MH
NONRESIDENTIAL: LC LC-O LC-1 LC-2 LC-3 LC-4 BP I CF
7. LAND DISTRIBUTION (IN ACRES)
PRIVATE STREETS: _____ PUBLIC STREETS: _____ RESIDENTIAL LOTS: _____
LAKES/PONDS (NON-RECREATIONAL): _____ IRRIGATION/DRAINAGE CANALS: _____ RECREATIONAL USES: _____
UTILITY EASEMENTS: _____ PUBLIC PARKLAND: _____
OTHER (EXPLAIN): _____ (ACRES): _____
TOTAL ACREAGE: _____
8. ESTIMATED # OF SECTIONS: _____ BLOCKS: _____ RESERVES: _____
9. ESTIMATED # OF SINGLE FAMILY RESIDENTIAL LOTS / MULTIFAMILY DWELLING UNITS:
10. TYPE OF STREETS (CIRCLE ONE): PUBLIC PRIVATE COMBINATION
11. TYPE OF WATER SYSTEM (CIRCLE ONE): PUBLIC INDIVIDUAL WATER WELLS OTHER (ATTACH EXPLANATION, IF OTHER)
12. TYPE OF SANITARY SYSTEM (CIRCLE ONE): PUBLIC INDIVIDUAL SEPTIC TANKS OTHER (ATTACH EXPLANATION, IF OTHER)
13. MUNICIPAL UTILITY DISTRICT OR PUBLIC IMPROVEMENT DISTRICT:

Date: Oct 06, 2020, 4:59pm User: jk - dcauher
 File: K:\Survey\PROJECTS\Civil_HOU\STON\40937-00_FINAL_PLAT_1_serve.dwg



CALLED 2808.323 ACRES
 TRACT "A"
 TOLL-GTIS PROPERTY OWNERS, LLC
 FBCCF NO. 2013153798

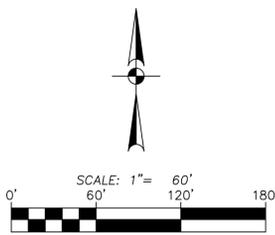
CALLED 16.279 ACRES
 FORT BEND INDEPENDENT SCHOOL DISTRICT
 FBCCF NO. 2020104788

RESTRICTED RESERVE "A"
 (RESTRICTED TO SCHOOL AND RELATED USE)
 16.279 ACRES
 (709,123 SQ. FT. MORE OR LESS)

WILLIAM HALL SURVEY
 ABSTRACT 31

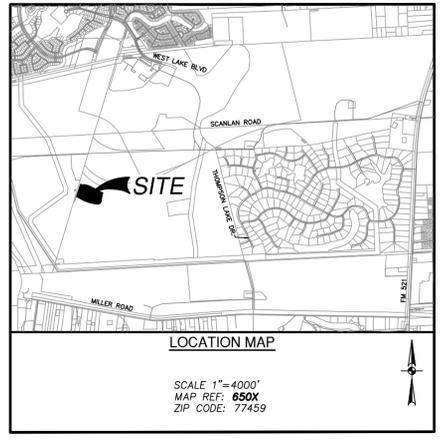
CALLED 2808.323 ACRES
 TRACT "A"
 TOLL-GTIS PROPERTY OWNERS, LLC
 FBCCF NO. 2013153798

BENCHMARK:
 MISSOURI CITY SURVEY MARKER NO.
 PCM-011, PUBLISHED ELEVATION: 59.97' NAVD88, 2001 ADJ.
TBM 500:
 5" IR W/ALUMINUM CAP STAMPED "TBM500", AS SHOWN HEREON.
 ELEVATION: 52.31' NAVD88, 2001 ADJ.
TBM 501:
 5" IR W/ALUMINUM CAP STAMPED "TBM501", AS SHOWN HEREON.
 ELEVATION: 52.22' NAVD88, 2001 ADJ.



CURVE TABLE				
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	50.00'	135°34'24"	S80°00'52"E	92.58'
C2	25.00'	64°15'47"	N64°20'14"E	26.59'
C3	975.00'	19°41'23"	S73°41'11"E	333.41'
C4	3025.00'	4°31'3"	S65°56'47"E	222.76'
C5	25.00'	36°08'32"	S49°59'07"E	15.51'
C6	50.00'	72°10'52"	S68°00'17"E	58.91'
C7	2285.00'	10°06'44"	S10°21'36"W	402.76'
C8	100.00'	47°55'20"	S29°15'54"W	81.22'
C9	100.00'	9°00'04"	S48°43'32"W	15.69'
C10	100.00'	48°08'44"	S68°17'52"W	81.58'
C11	1720.00'	26°12'41"	N74°31'25"W	780.02'
C12	1530.00'	2°26'20"	N62°38'07"W	65.13'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S73°16'35"E	26.60'
L2	S68°03'23"E	23.69'
L3	S14°06'26"E	38.00'
L4	S74°35'02"E	55.78'
L5	S01°28'26"W	50.00'
L6	N88°31'34"W	50.00'
L7	N01°28'26"E	50.00'
L8	S88°31'34"E	50.00'



- LEGEND**
- = SET 5/8" IRON ROD (PAPE DAWSON CAP)
 - = FOUND MONUMENTATION (AS NOTED)
 - BL = BUILDING LINE
 - CPE = CENTER POINT ENERGY
 - DE = DRAINAGE EASEMENT
 - FBCCF = FT. BEND COUNTY CLERK'S NO.
 - FBCCR = FT. BEND COUNTY PLAT RECORDS
 - FBCCR = FT. BEND COUNTY DEED RECORDS
 - FBCCM = FT. BEND COUNTY COURT MINUTES
 - FD = FOUND
 - FL = FLOW LINE
 - HL&P = HOUSTON LIGHTING AND POWER COMPANY
 - IR = IRON ROD
 - NO = NUMBER
 - PG = PAGE
 - PVC = POLYVINYL CHLORIDE PIPE
 - ROW = RIGHT-OF-WAY
 - SSE = SANITARY SEWER EASEMENT
 - VOL = VOLUME
 - WLE = WATER LINE EASEMENT

FINAL PLAT OF
FORT BEND ISD
ELEMENTARY SCHOOL NO. 54
 A SUBDIVISION OF 16.336 ACRES
 LOCATED IN THE WILLIAM HALL SURVEY,
 ABSTRACT NO. 31
 MISSOURI CITY, FORT BEND COUNTY, TEXAS
 0 LOTS 2 RESERVES 1 BLOCKS
 SCALE: 1" = 100' SEPTEMBER 2020
 OWNERS:
 SIENNA PLANTATION MUD NO. 5 FORT BEND INDEPENDENT SCHOOL DISTRICT
 6420 READING ROAD 2323 TEXAS PARKWAY
 ROSENBERG, TEXAS 77471 MISSOURI CITY, TEXAS 77489
 TEL. 832-490-1601 TEL. 281-634-5590

ENGINEERS:
Pacheco Koch
 20329 STATE HWY 249, SUITE 350
 HOUSTON, TX 77070 281.883.0103
 TX REG. ENGINEERING FIRM F-14439
 TX REG. SURVEYING FIRM LS-10193805

SURVEYOR:
PAPE-DAWSON ENGINEERS
 HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
 10350 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974

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STATE OF TEXAS
COUNTY OF FORT BEND
CITY OF MISSOURI CITY

WE, FORT BEND INDEPENDENT SCHOOL DISTRICT, ACTING BY AND THROUGH JASON BURDINE, PRESIDENT AND DAVE ROSENTHAL, SECRETARY, BEING OFFICERS OF REPRESENTATIVE OF FORT BEND INDEPENDENT SCHOOL DISTRICT AND WE, SIENNA PLANTATION MUD NO. 5, ACTING BY AND THROUGH MARK KILKENNY, PRESIDENT OF SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5, OWNER HERINAFTER REFERRED TO AS OWNERS OF THE 16.336 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF FORT BEND ISD ELEMENTARY SCHOOL NO. 54. DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND MYSELF (OR OURSELVES), MY (OR OUR) HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

WE FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY. WE, OUR SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OR EXACTIONS MADE HEREIN.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN 11 FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR 14 FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR 16 FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE 16 FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED THEREON, WHEREBY THE AERIAL EASEMENTS TOTAL 21 FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENT SHALL EXTEND HORIZONTALLY AND ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS, OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE OF SIXTEEN FEET (16' 0") ABOVE FOUND LEVEL UPWARDS, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENT THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER WE DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND THIRTY FEET (30' 0") WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, CULLIES, RAVINES, DRAWS, AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION. AS EASEMENTS FOR DRAINAGE PURPOSE, FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARY OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENTS, DITCH, CULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAY AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTION TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DAMAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY, OR INDIRECTLY.

FURTHER, WE DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS", AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY WHEREOF, THE FORT BEND INDEPENDENT SCHOOL DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY JASON BURDINE, ITS PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS SECRETARY DAVE ROSENTHAL.

THIS _____ DAY OF _____, 2020.

BY: FORT BEND INDEPENDENT SCHOOL DISTRICT
(SUCCESSOR TO SUGAR LAND ISD)

BY: _____ BY: _____
JASON BURDINE, PRESIDENT DAVE ROSENTHAL, SECRETARY

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JASON BURDINE, PRESIDENT, AND DAVE ROSENTHAL, SECRETARY, OF FORT BEND INDEPENDENT SCHOOL DISTRICT, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS _____ DAY OF _____, OF 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

IN TESTIMONY WHEREOF, SIENNA PLANTATION MUD NO. 5 HAS CAUSED THESE PRESENTS TO BE SIGNED BY JASON BURDINE, ITS PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS SECRETARY DAVE ROSENTHAL.

THIS _____ DAY OF _____, 2020.

BY: SIENNA PLANTATION MUD NO. 5

BY: _____
MARK KILKENNY, PRESIDENT

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JASON BURDINE, PRESIDENT, AND DAVE ROSENTHAL, SECRETARY, OF FORT BEND INDEPENDENT SCHOOL DISTRICT, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS _____ DAY OF _____, OF 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

NOTES:

- 1. WITH RESPECT TO RECORDED INSTRUMENTS WITHIN THIS PLAT, SURVEYOR RELIED ON CITY PLANNING LETTER ISSUED BY TITLE HOUSTON HOLDINGS GF NO. 7910-20-1204, DATED SEPTEMBER 16, 2020.
 - 2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING THE COMBINED SCALE FACTOR OF 1.00013
 - 3. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204).
 - 4. SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS AS SET FORTH IN RESTRICTIVE COVENANTS AS RECORDED IN IN FORT BEND COUNTY CLERK'S FILE NOS. 9614054, 9612261, 2001020633, 2001094036, 2001094039, 2013141051, 20150007138, 2015009269, 2015009419, 2015009465, 2015009533, 2015009777, 2015009778, 2015013213, 2015049935, 2015057386, 2015120556, 2015120557, 2016001808, 2016001809, 2016001810, 2016001811, 2016122800, 2016122802, 2016129115, 2017004716, 2017045642, 2017045643, 2019035843, 2019036033, 2019036034, 2019034316, 2019043417, 2019043418, 2019043419, 2019043420, 20200007054, 20200007055, 2020104649 AND 2020104787.
 - 5. BENCHMARK: THE ELEVATIONS FOR THIS SURVEY ARE BASED ON THE PUBLISHED ELEVATIONS FOR THE FOLLOWING MISSOURI CITY SURVEY CONTROL MONUMENT NO. PCM-011. ELEVATION: 59.97' (NAVD 88, 2001 ADJ.)
- PROJECT BENCHMARK
TBM 500, 3/4" IR WITH ALUMINUM CAP STAMPED "TBM 500"
ELEVATION: 52.31', NAVD88, 2001
- TBM 501, 3/4" IR WITH ALUMINUM CAP STAMPED "TBM 501"
ELEVATION: 52.22', DBB, 2001
- 6. THIS PLAT WAS PREPARED TO MEET CITY OF MISSOURI CITY AND FORT BEND COUNTY REQUIREMENTS.
 - 7. FORT BEND ISD ELEMENTARY SCHOOL NO. 54 LIES WITHIN SHADED ZONE "X" AS PER FLOOD INSURANCE RATE MAP, MAP NUMBERS 48157C0435L, DATED APRIL 2, 2014.
 - 8. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
 - 9. DIMENSIONS SHOWN ARE SURFACE.
 - 10. ALL DRAINAGE EASEMENTS MUST BE CLEAR OF FENCES, BUILDINGS, VEGETATION, AND OTHER OBSTRUCTIONS FOR THE PURPOSE OF THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY BY THE APPROPRIATE ENTITY.
 - 11. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
 - 12. ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE ETJ OF THE CITY OF MISSOURI CITY, TEXAS.
 - 13. SHARED ACCESS AND PARKING FACILITIES SHALL BE PROVIDED AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-159 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY.

STATE OF TEXAS
COUNTY OF FORT BEND

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF FORT BEND ISD ELEMENTARY SCHOOL DISTRICT NO. 54 IN CONFORMANCE WITH SECTION 2.D., PLATTING MANUAL OF THE CITY OF MISSOURI CITY THIS 14TH DAY OF OCTOBER 2020. THIS PLAT IS NOT IN RECORDABLE FORM.

BY: _____
SONYA BROWN-MARSHALL, CHAIRMAN

BY: _____
TIMOTHY R. HANEY, VICE CHAIRMAN

I, KYLE F. WHITS, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

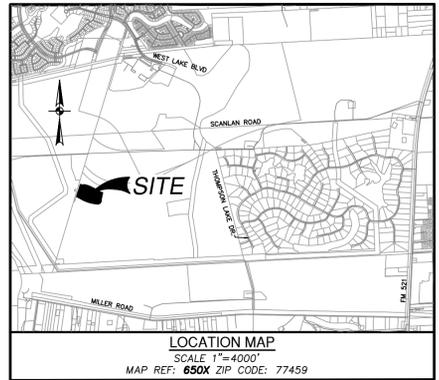
KYLE F. WHITS
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 101330

I, AUSTAN W. LUPHER, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT EH ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN SET WITH IRON (OR OTHER SUITABLE METAL) PIPE OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTS INCH AND A LENGTH OF NOT LESS THAN THREE FOOT UNLESS OTHERWISE NOTED; AND THAT THE PLAT BOUNDARY CORNER HAVE BEEN TIED INTO THE NEAREST SURVEY CORNER.

AUSTAN W. LUPHER
REGISTRATION NO: 6711

- 14. IN ACCORDANCE WITH CENTER POINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
- 15. DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- 16. SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SUBSECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- 17. ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- 18. THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACE; AND THE OWNER SHALL BE RESPONSIBLE FOR SUCH MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACES AS REQUIRED BY SECTION 3.C.(14) OF THE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (SEPTEMBER 2019).
- 19. ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED.
- 20. THERE ARE NO KNOWN EXISTING AND PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- 21. NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SUBSECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
- 22. ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 3.C.(13) OF THE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (SEPTEMBER 2019). THE MINIMUM SLAB ELEVATION IS 55.5 FEET.
- 23. REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- 24. THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500 FEET FOR RESIDENTIAL DEVELOPMENT AND 300 FEET FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- 25. THIS PLAT LIES WITHIN THE LIGHTING ZONE 2
- 26. THIS PLAT LIES WHOLLY WITHIN SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6, FORT BEND COUNTY DRAINAGE DISTRICT, THE ETJ OF THE CITY OF MISSOURI CITY, TEXAS, FORT BEND COUNTY, TEXAS, FORT BEND INDEPENDENT SCHOOL DISTRICT AND FORT BEND EMERGENCY SERVICE DISTRICT NO. 4.
- 27. SITE PLAN SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMIT. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.

DISTRICT NAMES	
M.U.D.	SIENNA PLANTATION M.U.D. NO.6
D.I.D.	FORT BEND COUNTY DRAINAGE DISTRICT
FIRE	FORT BEND EMERGENCY SERVICE DISTRICT NO. 7
CITY	CITY OF MISSOURI CITY
UTILITY	CENTER POINT
LEVEE	SIENNA PLANTATION LID
SCHOOL	FORT BEND INDEPENDENT SCHOOL DISTRICT



I, J. STACY SLAWINSKI, THE FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THE OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS' COURT. HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

J. STACY SLAWINSKI, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS.
THIS _____ DAY OF _____, 2020.

VINCENT M. MORALES, JR.
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE
COUNTY JUDGE

W. A. (ANDY) MEYERS
PRECINCT 3, COUNTY COMMISSIONER

KEN R. DEMERCHANT
PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN

MY OFFICE ON _____ 2020 AD, AT _____ O'CLOCK ____M., IN
PLAT NUMBER _____ OF THE PLAT RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS. THE DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

FINAL PLAT OF
FORT BEND ISD
ELEMENTARY SCHOOL NO. 54

A SUBDIVISION OF 16.336 ACRES
LOCATED IN THE WILLIAM HALL SURVEY,
ABSTRACT NO. 31
MISSOURI CITY, FORT BEND COUNTY, TEXAS

0 LOTS 2 RESERVES 1 BLOCKS
SCALE: 1"= 100' SEPTEMBER 2020

OWNERS:
SIENNA PLANTATION MUD NO. 5 FORT BEND INDEPENDENT SCHOOL DISTRICT
6420 READING ROAD 2323 TEXAS PARKWAY
ROSENBERG, TEXAS 77471 MISSOURI CITY, TEXAS 77489
TEL. 832-490-1601 TEL. 281-634-5590

SURVEYOR:
Pape-Dawson Engineers

ENGINEERS:
Pacheco Koch
20329 STATE HWY 249, SUITE 350
HOUSTON, TX 77070 281.883.0103
TX REG. ENGINEERING FIRM F-14435
TX REG. SURVEYING FIRM LS-10193805

HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
10350 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974

Plat: Oct 06 2020 4:39pm User: jf User ID: 10193974 File: K:\Survey\2020\2020-10-06\Final\Plat_1_saves.dwg

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**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: October 14, 2020

AGENDA ITEM SUBJECT: Concept Plan of Parks Edge (updated)

AGENDA ITEM NUMBER: 6.B.(1)

PROJECT PLANNER: **Gretchen M. Pyle**, Interim Planning Specialist

APPROVAL:  **Otis T. Spriggs, AICP**, Director, Development Services
 **Shashi K. Kumar, P.E., CFM**, City Engineer/Public Works Director

PERMIT NUMBER: PLAT2000307

TYPE OF APPLICATION:

Initial application

Written Response application

PROPERTY ID: 0013-00-000-0502-907 / 0313-00-000-0126-907 / 0013-00-000-0600-907

LOCATION: Lake Olympia Parkway

ZONING DISTRICT DESIGNATION: PD, Planned Development District #95 (Ordinance O-15-52)

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP:
The site is subject to a Development Agreement created for the Missouri City Management District No. 1 to provide development standards, utility and road agreements.

RECOMMENDED ACTION:

The Planning and Zoning Commission should:

APPROVE:

PURPOSE OF UPDATE:

Update to concept plan approved in June 2020 to clarify section boundaries for Parks Edge Section 17 and add remaining section numbers.

A. REASON FOR DISAPPROVAL:

None.

B. CONDITIONS FOR APPROVAL:

A preliminary plat application must be in the form and contain the information and documents as required by the Platting Manual of the City of Missouri City, as adopted in September 2019 and in accordance with Section 82-65 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Platting Manual are referenced in the comments below, except where indicated otherwise.

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
None.
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
None.
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
None.

C. PROPOSED STREET NAMES:

An alphabetized list of street names for a plat shall be considered by the Commission in accordance with Section 82-175, Chapter 82. Subdivisions, City Code of Ordinances. The Commission may disapprove a proposed street name that does not meet the requirements contained within the section.

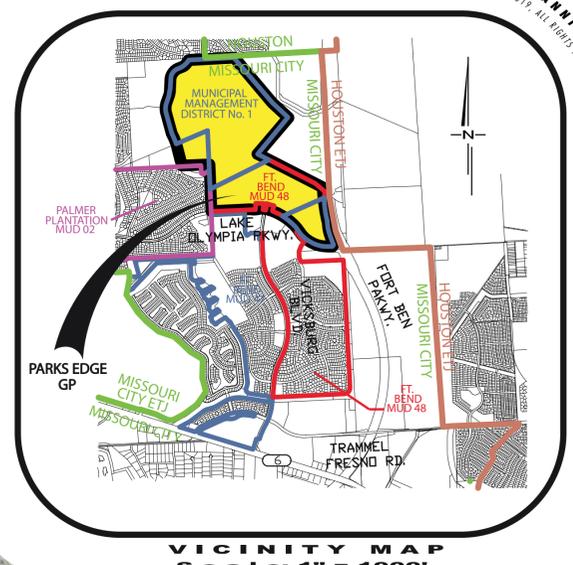
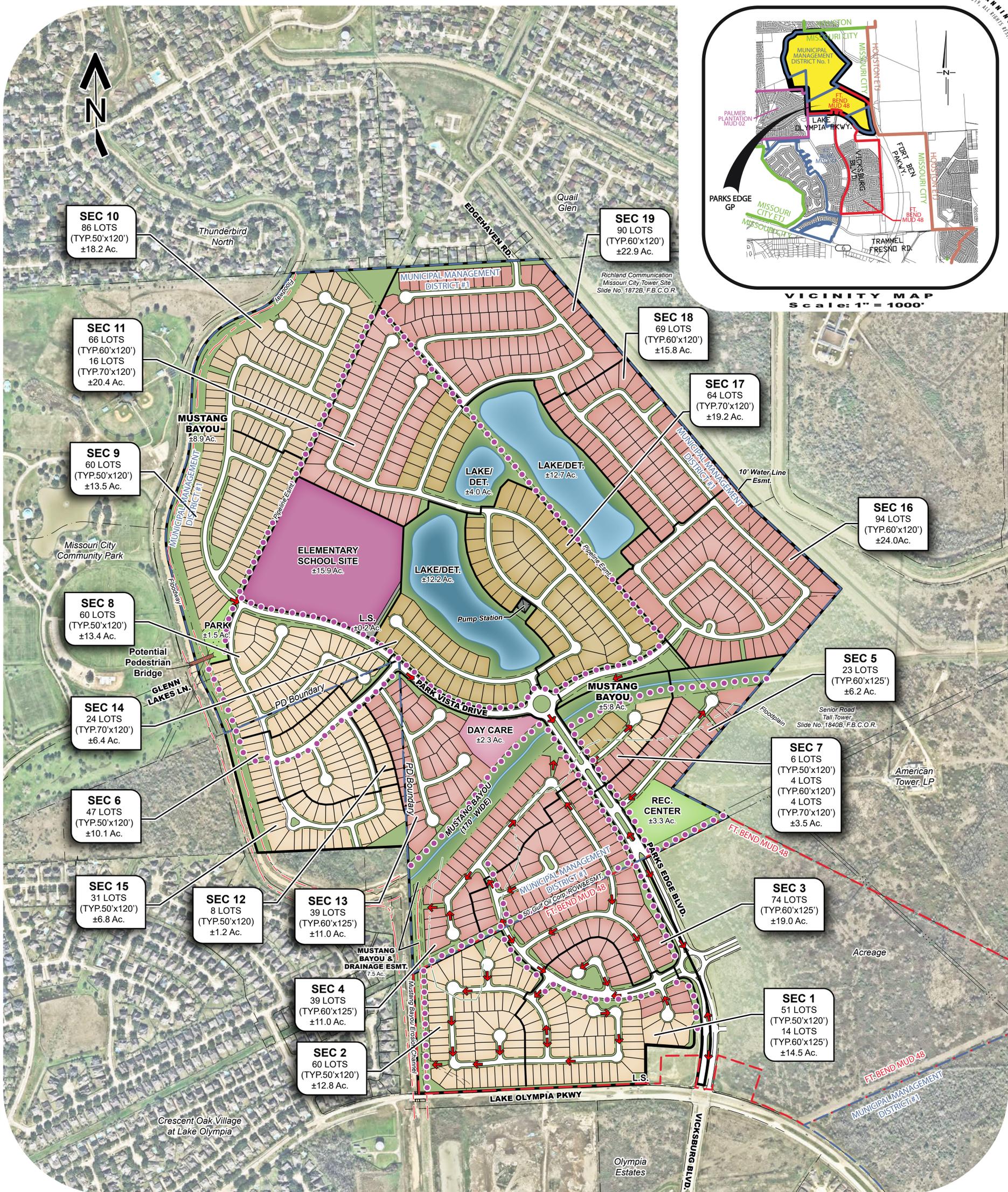
1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
N/A.
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
N/A.
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
N/A.

D. CHECKLIST ITEMS FOR SUBSEQUENT APPLICATIONS:

In accordance with Section 82-10.(d), Chapter 82. Subdivisions, City Code of Ordinances, a plat application shall contain the information and documents required by the Platting Manual. In addition to the requirements of the Submittal Checklist, the following items are required to be provided.

None.

-----END OF REPORT-----



LAND USE ANALYSIS

RESIDENTIAL	±253.7 AC.
50'x120' (within PD)	± 68.2 AC.
50'x120' (outside PD)	± 21.6 AC.
60'x120' (within PD)	±131.1 AC.
60'x120' (outside PD)	± 2.0 AC.
70'x120'	± 30.8 AC.
COMMUNITY	±18.2 AC.
SCHOOL	±15.9 AC.
DAY CARE	± 2.3 AC.
OPEN SPACE	±61.4 AC.
DETENTION/DRAINAGE	±51.1 AC.
O.S./PARKS/GREENBELT	±7.0 AC.
RECREATION CENTER	±3.3 AC.
CIRCULATION	±12.8 AC.
THOROUGHFARE STREET	±4.6 AC.
COLLECTOR STREETS	±8.2 AC.
UTILITIES	±6.5 AC.
PIPELINE EASEMENTS	±5.8 AC.
WATER LINE EASEMENTS	±0.7 AC.

PROJECT TOTALS ±352.6 AC.

LEGEND

- PROPOSED TRAIL SYSTEM
- PROPOSED DRAINAGE ROUTE

This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this concept plan of Parks Edge in conformance with Section 1, Platting Manual of the City of Missouri City this _____ day of _____ (Year). This plat is not in recordable form.

By: Sonya Brown-Marshall, Chair
By: Timothy Haney, Vice-Chair

a concept plan for

PARKS EDGE
±352.6 ACRES of LAND

OUT OF THE H. SHROPSHIRE SURVEY, A-313
D. BRIGHTON LEAGUE SURVEY, A-13
FORT BEND COUNTY, TEXAS

ENGINEER/SURVEYOR:
JONES & CARTER
22330 Merchants Way, Suite 170
Katy, Texas 77449
832-913-4000
Attn: Mr. Sean Burch

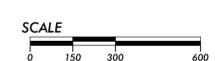
OWNER:



PLANNER:



24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422



MTA-17002E
MAY 14, 2020



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: October 14, 2020

AGENDA ITEM SUBJECT: Preliminary Plat of Parks Edge Section Seventeen

AGENDA ITEM NUMBER: 6.B.(2)

PROJECT PLANNER: **Gretchen M. Pyle**, Interim Planning Specialist

APPROVAL:  **Otis T. Spriggs, AICP**, Director, Development Services
 **Shashi K. Kumar, P.E., CFM**, City Engineer/Public Works Director

PERMIT NUMBER: PLAT2000299

TYPE OF APPLICATION:

Initial application

Written Response application

PROPERTY ID: **0313-00-000-0126-907**

LOCATION: North of Lake Olympia Parkway and Park Vista Drive, and west of Fort Bend Parkway

ZONING DISTRICT DESIGNATION: PD, Planned Development District #95 (Ordinance O-15-52)

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP:
The site is subject to a Development Agreement created for the Missouri City Management District No. 1 to provide development standards, utility and road agreements.

RECOMMENDED ACTION:
The Planning and Zoning Commission should:

X APPROVE:

A. REASON FOR DISAPPROVAL:

None.

B. CONDITIONS FOR APPROVAL:

A preliminary plat application must be in the form and contain the information and documents as required by the Platting Manual of the City of Missouri City, as adopted in September 2019 and in accordance with Section 82-65 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Platting Manual are referenced in the comments below, except where indicated otherwise.

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
None.
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
None.
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
None.

C. PROPOSED STREET NAMES:

An alphabetized list of street names for a plat shall be considered by the Commission in accordance with Section 82-175, Chapter 82. Subdivisions, City Code of Ordinances. The Commission may disapprove a proposed street name that does not meet the requirements contained within the section.

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
None.
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
None.
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
None.

D. CHECKLIST ITEMS FOR SUBSEQUENT APPLICATIONS:

In accordance with Section 82-10.(d), Chapter 82. Subdivisions, City Code of Ordinances, a plat application shall contain the information and documents required by the Platting Manual. In addition to the requirements of the Submittal Checklist, the following items are required to be provided.

None.

-----**END OF REPORT**-----



APPLICATION FOR PLAT APPROVAL

(Initial Applications Only)

A complete application for plat approval must be accompanied by an application checklist, associated documents and applicable fee.

Application Type:

- AMENDING PLAT**

 FINAL PLAT

 PRELIMINARY PLAT
 CONCEPTUAL PLAN

 (INCLUDING REPLAT)
 LARGE ACREAGE PLAT

1. NAME OF PLAT:	Parks Edge Sec 17		
2. NAME OF CONCEPTUAL PLAN OR PRELIMINARY PLAT, THAT PRECEDES THIS PLAT (IF APPLICABLE):	Parks Edge		
3. LANDOWNER'S NAME (IF COMPANY OR CORPORATION, LIST CHIEF OFFICER):	DRH Land Opportunities I, Inc. - Daniel Rose, II		
MAILING ADDRESS:	16744 Horton Vista Drive, Richmond, Tx 77407		
PHONE NO.:	281-566-2100	EMAIL:	drose@drhorton.com
4. APPLICANT'S NAME (CHECK APPLICABLE ROLE):	META Planning + Design LLC, Dan Valdez		
	<input type="checkbox"/> ARCHITECT <input type="checkbox"/> ENGINEER <input checked="" type="checkbox"/> PLANNER <input type="checkbox"/> SURVEYOR <input type="checkbox"/> OTHER:		
MAILING ADDRESS:	24275 Katy Freeway, Ste 200		
PHONE NO.:	281-619-6420	EMAIL:	dvaldez@metaplanningdesign.com
5. IS PLAT LOCATED INSIDE THE CITY LIMITS OR CITY'S ETJ? (CIRCLE ONE):	CITY LIMITS		ETJ
(IF LOCATED INSIDE OF THE CITY LIMITS, COMPLETE ROW 6; IF NOT MOVE TO ROW 7)			
6. ZONING DISTRICT (CIRCLE ONE OR MORE):			
GENERAL:	SD SUP PD		
RESIDENTIAL:	R R-1 R-1-A R-2 R-3 R-4 R-5 R-6 MF-1 MF-2 MH		
NONRESIDENTIAL:	LC LC-O LC-1 LC-2 LC-3 LC-4 BP I CF		
7. LAND DISTRIBUTION (IN ACRES)			
PRIVATE STREETS:	PUBLIC STREETS:	RESIDENTIAL LOTS:	
LAKES/PONDS (NON-RECREATIONAL):	IRRIGATION/DRAINAGE CANALS:	RECREATIONAL USES:	
UTILITY EASEMENTS:	PUBLIC PARKLAND:		
OTHER (EXPLAIN):	LANDSCAPE/OPEN SPACE/TRAILS (ACRES): 0.94		
TOTAL ACREAGE:	19.80		
8. ESTIMATED # OF SECTIONS:	1	BLOCKS:	4
	2	RESERVES:	
9. ESTIMATED # OF SINGLE FAMILY RESIDENTIAL LOTS / MULTIFAMILY DWELLING UNITS:	64		
10. TYPE OF STREETS (CIRCLE ONE):	PUBLIC PRIVATE COMBINATION		
11. TYPE OF WATER SYSTEM (CIRCLE ONE):	PUBLIC INDIVIDUAL WATER WELLS OTHER		
(ATTACH EXPLANATION, IF OTHER)			
12. TYPE OF SANITARY SYSTEM (CIRCLE ONE):	PUBLIC INDIVIDUAL SEPTIC TANKS OTHER		
(ATTACH EXPLANATION, IF OTHER)			
13. MUNICIPAL UTILITY DISTRICT OR PUBLIC IMPROVEMENT DISTRICT:	Fort Bend County MUD No 48		



**DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division**

1522 Texas Parkway
Missouri City, Texas 77489
281-403-8600 (Office) ■ 281-403-8962 (Fax)
www.missouricitytx.gov

Citizen Self Service link: <https://permits.missouricitytx.gov/energovprod/selfservice#/home>

NEW STREET NAME(S) SUBMITTAL APPLICATION

In accordance with Section 82-180, City Subdivision Ordinance, an alphabetized list of newly proposed street names shall be provided for review. A newly proposed street name may be disapproved if not in compliance with the applicable provisions of the subdivision ordinance, platting manual and infrastructure design manual. Newly proposed street names shall be listed below and support documentation provided as referenced in the accompanying New Street Name(s) Checklist.

NAME OF PLAT: Parks Edge Section 17				
APPLICATION TYPE		<input type="checkbox"/> CONCEPTUAL PLAN <input type="checkbox"/> FINAL PLAT <input checked="" type="checkbox"/> PRELIMINARY PLAT		
APPLICANT'S NAME (ENGINEER, PLANNER, ARCHITECT, ETC.): Daniel Valdez, META				
PROPOSED STREET NAMES (ALPHABETICAL ORDER): *REQUIRED <small>ATTACH ADDITIONAL SHEETS AS NECESSARY</small>				
Pre-Direction <i>(If applicable)</i>	Primary name*	Suffix	Post Direction <i>(If applicable)</i>	Private Street Designation <i>(If applicable)</i> "PRIVATE" or "PVT"
	Lake Edge	Ln		
	Jayci Lake	Ln		
	Elias Oak	Ave		
	Park Crest	Dr		
<p><i>I hereby certify that the above proposed street name(s) are not prohibited by a legal or contractual mandate and do not violate federal, state, or local law. (Sec. 16-5.(8), (9); article I, City Code of Ordinances)</i></p> <p> Dan Valdez / Sr. Planner 9-30-2020 </p> <p> Applicant Printed Name Signature Date </p>				

Notice of Appeal. *If a street name(s) is disapproved by the Planning and Zoning Commission, an applicant may appeal the disapproval by filing a notice of appeal with the director of development services within 10 days following the disapproval and in accordance with Sec. 82-180.(j), City Subdivision Ordinance. Such appeal will be considered by the city council following a public hearing.*



**DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division**

1522 Texas Parkway
Missouri City, Texas 77489
281-403-8600 (Office) ■ 281-403-8962 (Fax)
www.missouricitytx.gov

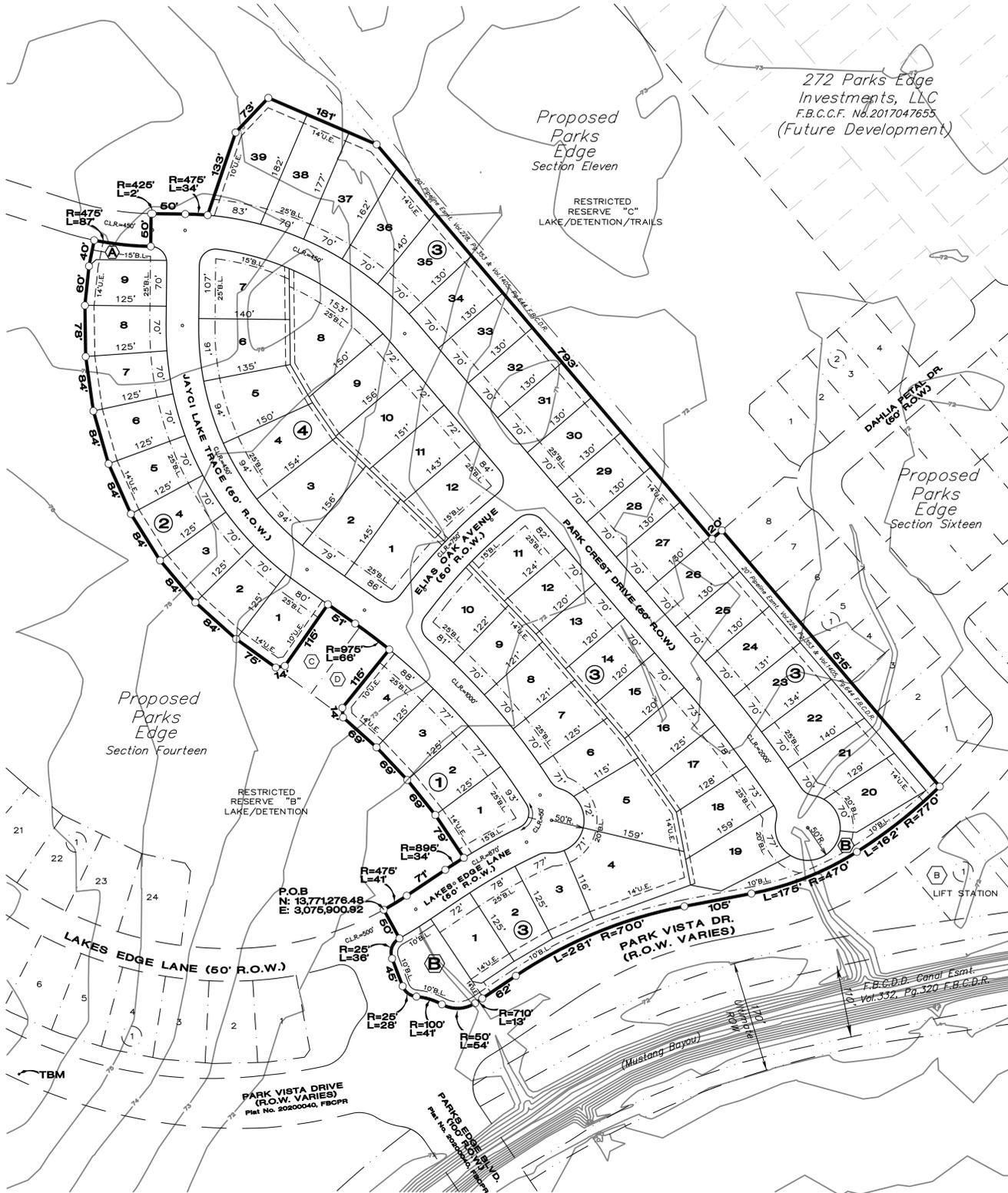
Citizen Self Service link: <https://permits.missouricitytx.gov/energovprod/selfservice#/home>

NEW STREET NAME(S) CHECKLIST

The following checklist is required to be completed and submitted with a New Street Name Submittal Application. An application containing false or misleading information or omissions is subject to disapproval in accordance with Sec. 16-5.(1), article I, chapter 16, City Code of Ordinances.

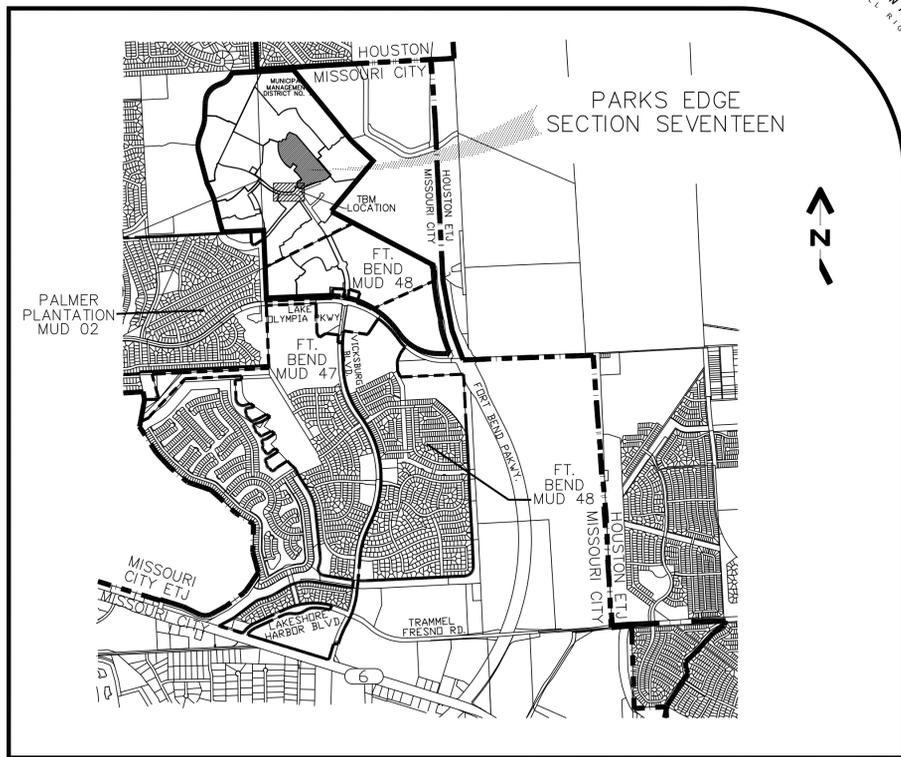
Information/Document Required						
<p>a. Theme. Please describe the theme, if any, of proposed street name(s) for subject plat. A street name may not advocate a political party or religion; be unsuitable for publication; promote an illegal activity or violence; demean, intimidate, or maliciously portray any gender, racial or ethnic group or other protected class; violate federal, state or local law; or bring disrepute upon the city. (See Sec. 16-5, article I, chapter 16, City Code of Ordinances) Attach additional information, if needed.</p> <p style="color: blue;">There is no specific theme for the streets within Parks Edge Section 17.</p> <p>The street names on this plat were chosen using a random name and a feature from nature:</p> <ul style="list-style-type: none"> •Park Crest Drive is a continuation from the already approved Sec 11 (combination of Park and feature from nature). •Elias Oak Avenue – this was chosen using a random name with a feature from nature. •Lakes Edge Lane is a continuation from the already approved Sec 14 (solely features from nature). •Jayci Lake Tract – this was chosen using a random name with a feature from nature. 						
<p>b. Proper names. For any proper name(s) proposed as a primary street name, please describe relevant contribution to the city or humanity and provide documentation to support such contribution. A proper name of a person, geographical area, event or activity may only be used if such has had a significant positive impact on the city or contributed to the cultural, economic, educational, intellectual, political, or scientific vitality of the community or made an extraordinary contribution in the service of humanity. (See Sec. 82-180.(f)) Attach additional information, if needed.</p> <p style="color: blue;">There are no proper names being proposed within Parks Edge Section 17.</p>						
<p>I hereby certify that the above information is true and correct.</p>						
<table style="width: 100%; border: none;"> <tr> <td style="width: 40%; border-bottom: 1px solid black; padding-bottom: 5px;">Dan Valdez / Sr. Planner</td> <td style="width: 30%; border-bottom: 1px solid black; padding-bottom: 5px; text-align: center;"></td> <td style="width: 30%; border-bottom: 1px solid black; padding-bottom: 5px; text-align: right;">9-30-2020</td> </tr> <tr> <td style="border-top: 1px solid black; padding-top: 5px;">Applicant Printed Name</td> <td style="border-top: 1px solid black; padding-top: 5px; text-align: center;">Signature</td> <td style="border-top: 1px solid black; padding-top: 5px; text-align: right;">Date</td> </tr> </table>	Dan Valdez / Sr. Planner		9-30-2020	Applicant Printed Name	Signature	Date
Dan Valdez / Sr. Planner		9-30-2020				
Applicant Printed Name	Signature	Date				

Notice of Appeal. If a street name(s) is disapproved by the Planning and Zoning Commission, an applicant may appeal the disapproval by filing a notice of appeal with the director of development services within 10 days following the disapproval and in accordance with Sec. 82-180.(j), City Subdivision Ordinance. Such appeal will be considered by the city council following a public hearing.



272 Parks Edge Investments, LLC
 F.B.C.C.F. No. 2017047653
 (Future Development)

- GENERAL NOTE:
- "B.L." INDICATES BUILDING LINE.
 - "U.E." INDICATES UTILITY EASEMENT.
 - "W.L.E." INDICATES WATER LINE EASEMENT.
 - "S.W. ESMT" INDICATES STORM SEWER EASEMENT.
 - "S.S.E." INDICATES SANITARY SEWER EASEMENT.
 - "L.S." INDICATES LIFT STATION SITE.
 - "1' RES." INDICATES ONE FOOT RESERVE.
- dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent storage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and rest in the dedicator, his heirs assigns, or successors.
- ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
 - ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
 - CONTROL BENCHMARK: CITY OF MISSOURI CITY SURVEY MARKER PCM-003 LOCATED AT NORTHWEST CORNER OF SEMA PARKWAY AND TRAMMEL-FRESNO ROAD WITH A PUBLISHED ELEVATION OF 66.07, NAVD '88, 2001 ADJ.; THE CONTOURS AND SLAB ELEVATIONS SHOWN HEREON ARE BASED ON THE VERTICAL DATUM OF NOV 29, 1973 ADJ.
 - T.B.M. BRASS DISC LOCATED WITHIN PARK VISTA DRIVE STREET DEDICATION PLAT, ON THE SOUTHWEST SIDE OF PARK VISTA DRIVE, 200 FEET NORTHWEST FROM THE INTERSECTION OF PARKS EDGE BOULEVARD AND PARK VISTA DRIVE, ON THE NORTH SIDE OF A 4'-6" STORM INLET AS SHOWN ON DRAWING NO. 13770 IN THE OFFICE OF JONES+CARTER IN BELLARE, TEXAS. ELEVATION: 73.05 FEET N.A.V.D., 2001 ADJUSTMENT - BASED ON CITY OF MISSOURI CITY MARKER NO. P0M003 HAVING A PUBLISHED ELEVATION OF 66.07 FEET, N.A.V.D., 2001 ADJUSTMENT.
 - IN ACCORDANCE WITH CENTERPOINT ENERGY SERVICE STANDARDS, ARTICLE 406.52, ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION IN THE SUGAR LAND DISTRICT AREA, CALL (281) 561-2999.
 - DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
 - SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTIONS 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
 - THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACE, AND THE PARKS EDGE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR SUCH MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACES AS REQUIRED BY SECTION 3.0(14) OF THE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (SEPTEMBER 2019).
 - ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE CITY OF MISSOURI CITY.
 - ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 3.0(13) OF THE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (SEPTEMBER 2019).
 - ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED.
 - NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
 - REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
 - THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500 FT. FOR RESIDENTIAL DEVELOPMENT AND 300 FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
 - ALL STREETS WITHIN THE SUBJECT SUBDIVISION ARE PUBLIC STREETS.
 - RESERVES CREATED BY THIS PLAT WILL BE OWNED AND MAINTAINED BY THE PARKS EDGE HOMEOWNERS ASSOCIATION.
 - BASED ON FEMA FIRM PANEL NO. 481570208L, DATED APRIL 2, 2014, THE PROPERTY LIES PARTIALLY WITHIN ZONES AE, X, AND SHADED X. THIS PROPERTY IS CURRENTLY BEING FILLED ABOVE THE 100-YEAR FLOODPLAIN ELEVATION. ONCE THE FILL HAS BEEN PLACED AND VERIFIED, THE LETTER OF MAP REVISION BASED ON FILL (LOMR-F) WILL BE SUBMITTED TO FEMA FOR APPROVAL. BUILDING PERMITS WILL NOT BE ISSUED BY THE CITY OF MISSOURI CITY UNTIL THE LOMR-F IS RECEIVED.
 - THERE IS 1 PIPELINE EASEMENT WITHIN THE LIMITS OF THE SUBDIVISION AS PER SECTION 82-97 (5).
 - DRIVEWAY LOCATION - FOR THE LOT ON THE INSIDE OF A KNOCKLE OR 90-DEGREE TURN, DRIVEWAY MUST BE PLACED ON THE LOT FRONTAGE ALONG THE INSIDE APPROACH LANE PRIOR TO THE RIGHT TURN, TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
 - THE CONTOURS AND SLAB ELEVATIONS SHOWN HEREON ARE BASED ON THE VERTICAL DATUM OF NOV 29, 1973 ADJ. TO CONVERT TO THE DATUM NAVD 1988, 2001 ADJ., SUBTRACT 1.30 FEET FROM 1973 ELEVATIONS.
 - IN ACCORDANCE WITH PD, PLANNED DEVELOPMENT DISTRICT #05 (ORDINANCE 0-15-12) THERE SHALL BE A REAR YARD OF NOT LESS THAN 8 FEET, EXCEPT AS SPECIFICALLY SET FORTH IN THE RESIDENTIAL BUILDER GUIDELINES, ADOPTED AS EXHIBIT D BY ORDINANCE 0-15-22, A SIDE YARD OF ZERO (0) FEET IS ALLOWED, THE COMBINED SIDE YARDS BETWEEN A BUILDING ON A GIVEN LOT AND A BUILDING ON AN ADJACENT LOT SHALL BE NOT LESS THAN TEN FEET.
 - ALL DRAINAGE AND FLOOD WAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168 (D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
 - NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS, WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THE SUBDIVISION UNTIL SUCH TIME AS THE ESCROW OF FUNDS REQUIRED UNDER THE PROVISIONS OF SUBSECTION (D) OR THE PAYMENT OF MONEY IN LIEU OF PARALLEL REQUIRED UNDER THE PROVISIONS OF SUBSECTION (E) OF SECTION 82-174 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS HAS BEEN SUBMITTED AND ACCEPTED BY THE CITY.
 - IN ACCORDANCE WITH CENTER POINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
 - BUILDINGS SHALL BE SET BACK A MINIMUM DISTANCE OF 30 FEET FROM ANY PIPELINE OR 15 FEET FROM ANY PIPELINE EASEMENT, WHICHEVER DISTANCE IS GREATER.



Vicinity Map
 Scale: 1" = 2000'

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS HAS APPROVED THIS PRELIMINARY PLAT OF PARKS EDGE SECTION 17 IN CONFORMANCE WITH SECTION 2.D., PLATTING MANUAL OF THE CITY OF MISSOURI CITY. THIS PLAT IS NOT IN RECORDABLE FORM.

DAY OF _____, 2020.

BY: _____
 SONYA BROWN-MARSHALL
 CHAIR

BY: _____
 TIMOTHY R. HANEY
 VICE CHAIR

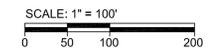
A PRELIMINARY PLAT OF
PARKS EDGE
SECTION SEVENTEEN
 BEING 19.8± ACRES OF LAND
 CONTAINING 64 LOTS (70' X 120' TYP) AND
 TWO RESERVES IN FOUR BLOCKS.

OUT OF THE
DAVID BRIGHTON LEAGUE, A-13
H. SHROPSHIRE SURVEY, A-313
 CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS
 DEVELOPER:
DRH LAND OPPORTUNITIES I, INC.
 14100 SW FREEWAY, SUITE 500
 SUGAR LAND, TEXAS 77478
 ATTN. CHRIS LINDHORST
 (281) 566-2100

ENGINEER:
JONES & CARTER
 6335 GULFTON, SUITE 100
 HOUSTON, TEXAS 77081
 ATTN. MR. SEAN BURCH
 (713) 777-5337

PLANNER:
META
 PLANNING + DESIGN

24275 KATY FREEWAY, SUITE 200
 KATY, TEXAS 77494
 Tel: 281-810-1422



- NOTE:
- (A)** RESTRICTED RESERVE "A"
 LANDSCAPE/OPEN SPACE
 ±0.06 ACRE
 - (B)** RESTRICTED RESERVE "B"
 LANDSCAPE/OPEN SPACE/TRAILS
 ±0.88 ACRE

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF PARKS EDGE SECTION SEVENTEEN WHERE BUILDING SETBACK LINE OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MISSOURI CITY SUBDIVISION REGULATIONS IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF MISSOURI CITY PLANNING AND ZONING COMMISSION. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: October 14, 2020

AGENDA ITEM SUBJECT: Final Plat of Heritage Park Drive Bridge Street Dedication (Reconsideration)

AGENDA ITEM NUMBER: 6.C.(1)

PROJECT PLANNER: Thomas K. White Jr., Planner II

APPROVAL:  **Otis T. Spriggs, AICP**, Director, Development Services
 **Shashi K. Kumar, P.E., CFM**, City Engineer/Public Works Director

PERMIT NUMBER: PLAT2000304

PROPERTY ID: 0031-00-000-3006-907, 0031-00-000-3036-907

LOCATION: Southern extension of Heritage Park Drive, north of Sienna Sections 32A & 32B, south of Sienna River Parkway, east of the Brazos River

ZONING DISTRICT DESIGNATION: ETJ, Extraterritorial Jurisdiction

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: The subject site is located within Tract B which is governed by the provisions of the 8th amendment to the Sienna Plantation Joint Development Agreement.

RECOMMENDED ACTION:

The Planning and Zoning Commission should:

<p>X APPROVE: In accordance with Section 82-36 of the Code of Ordinances of the City of Missouri City, after the commission has approved a final plat, such final plat shall be recorded into the applicable county plat records. Following recordation, final recorded documents shall be submitted to the city in accordance with the schedule of required copies.</p>

PURPOSE OF RECONSIDERATION:

See submitted letter of revision.

A. REASON FOR DISAPPROVAL:

None.

B. CONDITIONS FOR APPROVAL:

A final plat application must be in the form and contain the information and documents as required by the Platting Manual of the City of Missouri City, as adopted in September 2019 and in accordance with Section 82-95 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Platting Manual are referenced in the comments below, except where indicated otherwise.

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
None
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
None
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
None

C. PROPOSED STREET NAMES:

An alphabetized list of street names for a plat shall be considered by the Commission in accordance with Section 82-175, Chapter 82. Subdivisions, City Code of Ordinances. The Commission may disapprove a proposed street name that does not meet the requirements contained within the section.

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
None.
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
None.
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
None.

D. CHECKLIST ITEMS FOR SUBSEQUENT APPLICATIONS:

In accordance with Section 82-10.(d), Chapter 82. Subdivisions, City Code of Ordinances, a plat application shall contain the information and documents required by the Platting Manual. In addition to the requirements of the Submittal Checklist, the following items are required to be provided.

None.

-----**END OF REPORT**-----



APPLICATION FOR PLAT APPROVAL

(Initial Applications Only)

A complete application for plat approval must be accompanied by an application checklist, associated documents and applicable fee.

Application Type:

- | | | |
|---|--|---|
| <input type="checkbox"/> AMENDING PLAT | <input type="checkbox"/> FINAL PLAT | <input checked="" type="checkbox"/> PRELIMINARY PLAT |
| <input type="checkbox"/> CONCEPTUAL PLAN | (INCLUDING REPLAT) | |
| | <input type="checkbox"/> LARGE ACREAGE PLAT | |

1. NAME OF PLAT:	HERITAGE PARK DRIVE BRIDGE STREET DEDICATION		
2. NAME OF CONCEPTUAL PLAN OR PRELIMINARY PLAT, THAT PRECEDES THIS PLAT (IF APPLICABLE):	SIENNA PLANTATION 2E		
3. LANDOWNER'S NAME (IF COMPANY OR CORPORATION, LIST CHIEF OFFICER):	Toll GTIS Property Owner, LLC (Jimmie Jenkins)		
MAILING ADDRESS:	10110 W. Sam Houston Pkwy N, Suite 250 - Houston, Texas 77064		
PHONE NO.:	281 894-8655	EMAIL:	
4. APPLICANT'S NAME (CHECK APPLICABLE ROLE):	LJA ENGINEERING INC./ LAURIE CHAPA- PLATTING COORDINATOR		
	<input type="checkbox"/> ARCHITECT	<input type="checkbox"/> ENGINEER	<input type="checkbox"/> PLANNER
	<input type="checkbox"/> SURVEYOR	<input checked="" type="checkbox"/> OTHER:	
MAILING ADDRESS:	1904 W. GRAND PARKWAY N., SUITE 100, KATY, TEXAS 77449		
PHONE NO.:	713.953.5173	EMAIL:	lchapa@lja.com
5. IS PLAT LOCATED INSIDE THE CITY LIMITS OR CITY'S ETJ? (CIRCLE ONE):	CITY LIMITS	<input checked="" type="radio"/> ETJ	
(IF LOCATED INSIDE OF THE CITY LIMITS, COMPLETE ROW 6; IF NOT MOVE TO ROW 7)			
6. ZONING DISTRICT (CIRCLE ONE OR MORE):			
GENERAL:	SD SUP PD		
RESIDENTIAL:	R R-1 R-1-A R-2 R-3 R-4 R-5 R-6 MF-1 MF-2 MH		
NONRESIDENTIAL:	LC LC-O LC-1 LC-2 LC-3 LC-4 BP I CF		
7. LAND DISTRIBUTION (IN ACRES)			
PRIVATE STREETS: _____	PUBLIC STREETS: 1.227	RESIDENTIAL LOTS: _____	
LAKES/PONDS (NON-RECREATIONAL): _____	IRRIGATION/DRAINAGE CANALS: _____	RECREATIONAL USES: _____	
UTILITY EASEMENTS: _____	PUBLIC PARKLAND: _____		
OTHER (EXPLAIN): _____	(ACRES): _____		
TOTAL ACREAGE:	1.227		
8. ESTIMATED # OF SECTIONS: _____	BLOCKS: _____	RESERVES:	
9. ESTIMATED # OF SINGLE FAMILY RESIDENTIAL LOTS / MULTIFAMILY DWELLING UNITS:			
10. TYPE OF STREETS (CIRCLE ONE):	<input checked="" type="radio"/> PUBLIC	PRIVATE	COMBINATION
11. TYPE OF WATER SYSTEM (CIRCLE ONE):	<input checked="" type="radio"/> PUBLIC	INDIVIDUAL WATER WELLS	OTHER
(ATTACH EXPLANATION, IF OTHER)			
12. TYPE OF SANITARY SYSTEM (CIRCLE ONE):	<input checked="" type="radio"/> PUBLIC	INDIVIDUAL SEPTIC TANKS	OTHER
(ATTACH EXPLANATION, IF OTHER)			
13. MUNICIPAL UTILITY DISTRICT OR PUBLIC IMPROVEMENT DISTRICT:	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT No. 6		

Place Holder

Agenda Items of 6D

6.D.(1), (2) and (3)

Place Holder

Agenda item 7.A



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: October 14, 2020

AGENDA ITEM SUBJECT: Olympia Center Lot 2 – PD, Planned Development District No. 23 amendment

AGENDA ITEM NUMBER: 7.B.

PROJECT PLANNER: **Jennifer Thomas Gomez, AICP**, Planning Manager

APPROVAL:  **Otis T. Spriggs, AICP**, Director, Development Services

PERMIT NUMBER: PD2000014

PROPERTY ID: 0013-00-000-0102-907 / 0013-00-000-0116-907 / 0013-00-000-0117-907

LOCATION: PD No. 23 is located at the southwest intersection of Oilfield Road and State Highway 6. A shopping center at 7110 State Highway 6 and a gas station/convenience store at 7118 State Highway 6 are both located within the boundaries of the PD. The proposed pawn shop would be located on an unimproved, Lot 2, within the boundaries of the PD.

RECOMMENDED ACTION:

The proposal complies with the provisions of the 2017 Comprehensive Plan and the policies contained in the Future Land Use Plan.

The Planning and Zoning Commission should adopt this as its Final Report and forward it to City Council with a **positive recommendation** for consideration and adoption thereof.

SCHEDULED FIRST READING BY THE CITY COUNCIL:

7:00 p.m., Monday, November 2, 2020

Revised submittals due prior to Friday, October 23, 2020. Any revised documents and exhibits required, including a revised owner authorization, as a result of recommendations made by the Planning and Zoning Commission, must be submitted no later than 10:00 a.m. on October 23, 2020, which is prior to the deadline for submittals to the City Council for their November 2, 2020, meeting.

SUMMARY:

The applicant has submitted a summary of his request to amend the uses permitted within PD, Planned Development District No. 23 and allow for the location of a pawn shop. The applicant seeks to relocate his existing pawn shop business, The Pawn Box, located at 6840 State Highway 6 to Lot 2 within the boundaries of PD No. 23.

PD No. 23 was created in 1999 to allow for neighborhood retail uses and to include gasoline service/sales center. PD No. 23 was amended in 2000 to allow for certain signage deviations and again amended in 2008 to allow for the location of a MRI Imaging facility.

The applicant requests no other amendments at this time.

REQUIREMENTS FOR A PD DISTRICT APPLICATION (SECTION 8.2)

A. Ownership:

The applicant has submitted proof of unified control of the entire area within the proposed PD district.

Staff recommendation: A notarized letter from the property owner, Goldman Holdings, is required. A letter signed by Tuan Tran, Director has been provided. Staff has concerns about the language of the letter and is requesting a notarized letter to ensure the property owner is clear about the proposed amendment to PD No. 23 as requested.

B. Legal Description: PD No. 23 is described as being Lots 1, 2, and 3 of Olympia Center as recorded on Slide No. 1859A/instrument number 1999046382 of the Official Public Records of Fort Bend County, Texas.

C. Site Plan:

A proposed site plan has been submitted which constitutes the required site plan.

D. Total acreage:

2.138 acres

E. Minimum design standards:

The applicant has complied with City standards, except as requested below in the Analysis of the Subject Site.

F. Development Schedule. The applicant has advised the development shall be completed within the required five-year timeframe pursuant to Section 8.2.D.

GENERAL SITE INFORMATION:

A. Existing Land Use and Zoning Designation: Convenience store and gas station (Lot 1: 7118 State Highway 6); Shopping center (Lot 2: 7110 State Highway 6); Unimproved (Lot 2) / PD, Planned Development District No. 23 (Ordinance O-08-28)

B. Surrounding Land Uses and Zoning Designations:

North: Shopping center (7022 State Highway 6) / LC-3, retail district

South: Rocky Creek (7232 - 7270 State Highway 6; 3240-3281 Rocky Creek Drive) / PD No. 54 (Ordinance O-05-13)

East: Unimproved / SD, suburban district

West: Colony Lakes; Pebble Creek residential subdivisions / R-2, single family residential district

C. Zoning History:

11-17-1980: Subject site annexed by the City of Missouri City (Ordinance O-80-28)

01-19-1981: Subject site zoned SD, suburban district (Ordinance O-81-01)

01-06-1997: Subject site zoned LC-2, local retail district, in part and LC-3, retail district, in part (Ordinance O-97-01)

02-15-1999: Subject site zoned PD, Planned Development District No. 23 (Ordinance O-99-11)

07-17-2000: PD No. 23 amended (Ordinance O-00-38)

06-16-2008: PD No. 23 amended (Ordinance O-08-28)

ANALYSIS OF SUBJECT SITE:

There are no changes proposed to PD No. 23, except as provided herein.

A. Purpose. / Uses Regulations.

The applicant has submitted a summary of his request to amend the uses permitted within PD, Planned Development District No. 23 to allow for the location of a pawn shop. The applicant seeks to relocate his existing pawn shop business, The Pawn Box, located at 6840 State Highway 6 to Lot 2 within the boundaries of PD No. 23.

The purpose for PD No. 23 is described as being “a developed parcel consisting of uses permitted by right in [the] LC-2, local retail district...in addition to the sale of gasoline...[and] a Magnetic Resonance Imaging (MRI) Center.

Conformance with the 2017 Comprehensive Plan: The proposed amendment is in conformance with the following 2017 Comprehensive Plan goal:

2.4. Continue to provide opportunity for neighborhood-oriented businesses and services by focusing on the scale and potential impact of such development near residences rather than simply restricting allowable uses.

Conformance with the Future Land Use Plan: The Future Land Use Map identifies the subject property as Commercial being consistent with the Auto-Oriented Character.

The proposed amendment would make no changes to the Future Land Use Plan.

Staff Recommendation: Approve the amendment to allow a pawn shop as a permitted use only within Lot 2. A pawn shop is a permitted use by right in the LC-3, retail district. The LC-3, retail district “...is the most permissive of the retail districts...[and should] be located at intersections of major thoroughfares or highways...adjoining zoning districts should be carefully selected to reduce environmental conflicts with residential and nonresidential uses.” The location of Lot 2 within PD No. 23 is at the intersection of Oilfield Road and State Highway 6, bounded on the other sides by the existing commercial and retail developments. The Lot is not immediately adjacent to residential properties and therefore would be an appropriate location for the use. However, the application of design and development regulations contained within PD No. 23 and the city’s zoning ordinance should control the scale and potential impact of the proposed use.

B. Height and area requirements. No changes are proposed to PD No. 23.

The height and area regulations for LC-2, retail district apply within PD No. 23.

The applicant is aware of the height and area requirements contained within PD No. 23 and has provided in the attached summary request that this requested amendment does not include any requested changes to the setback requirements for the property.

C. Architectural standards. No changes are proposed to PD No. 23.

Section 7A, architectural standards applies to PD No. 23 except as restricted by Title 10, of Subtitle Z, of Chapter 3000, of the Texas Local Government Code.

Section 7A includes standards for window coverings (Section 7A.2.C.9.) restricting how much a window may be covered. Section 7A does not prevent the use of burglar or other security bars.

The applicant is aware of the architectural requirements contained within PD No. 23 and has provided in the attached summary request that this amendment does not include any requested changes to the architectural standards.

D. Ingress and egress. All driveways, including locations, shall comply with the City's Public Infrastructure Design Manual.

A Traffic Impact worksheet has been provided as part of this application.

E. Utilities. All utilities shall comply with the City's Public Infrastructure Design Manual.

- a. **Water and Sewer Service.** The subject tract is served by Fort Bend County Municipal Utility District No. 46.
- b. **Drainage.** The subject tract is within the Flat Bank Creek watershed.

-----**END OF REPORT**-----



APPLICATION FOR ZONING AMENDMENT

A complete application for zoning amendment must be accompanied by an application checklist, associated documents and applicable fee. By submitting this application you are permitting the City to enter the site in order to post/remove public notice signs or for any other purpose as may be necessary to process the application.

Application Type:

 ZONING MAP AMENDMENT PD PLANNED DEVELOPMENT SUP, SPECIFIC USE PERMIT EXISTING SUP OR PD AMENDMENT

1. PROJECT NAME:	Olympia Center Lot 2
2. ADDRESS OR PROPERTY DESCRIPTION:	0013D Bright Block 1, Area 488 Lot 2 Olympia Center
3. APPLICANT'S NAME:	William H. Pettrien
MAILING ADDRESS:	6840 Highway 6 SEC C Missouri City TX 77459
PHONE NO.:	281-236-9566
EMAIL:	bill@pettrcomm.com
4. STATUS OF APPLICANT (CIRCLE ONE):	OWNER AGENT ATTORNEY TRUSTEE CORPORATION RELATIVE (IF OTHER THAN OWNER, SUBMIT WRITTEN AUTHORIZATION FROM OWNER WITH APPLICATION.)
5. PROPERTY OWNER:	Goldman Holdings
MAILING ADDRESS:	7118 Highway 6 Missouri City TX 77459
PHONE NO.:	
EMAIL:	
6. EXISTING ZONING DISTRICT (CIRCLE ONE OR MORE):	
GENERAL:	SO SUP <input checked="" type="checkbox"/> PD
RESIDENTIAL:	R R-1 R-1-A R-2 R-3 R-4 R-5 R-6 MF-1 MF-2 MH
NONRESIDENTIAL:	LC LC-0 LC-1 LC-2 LC-3 LC-4 BP I CP
7. PROPOSED ZONING DISTRICT AND REASONS FOR APPLICATION:	SEE ATTACHED SUMMARY REQUEST
8. TOTAL ACREAGE:	488 ac.
9. CENTRAL APPRAISAL DISTRICT TAX IDENTIFICATION NUMBER(S) OF PROPERTY (ATTACH PAID TAX RECEIPTS):	ACC NO: 0013-00-000-0116-907 QuickID-8234777
10. DO DEED RESTRICTIONS OR RESTRICTIVE COVENANTS EXIST FOR THE PROPERTY?	
<input type="checkbox"/> YES	
<input type="checkbox"/> NO	

William H. Pettrien

Print Name of Applicant

Signature of Applicant

Print Name of Property Owner

Signature of Property Owner, Agent or Attorney

55.96

508.75
0.39

T.B.M. =
TRAFFIC
SIGNAL
POLE

138.11'

20' L.S.L.

162.7'

PT 68594

Parking Lot

Awning Covered Walkway

Proposed Building Site

107.87'

S 36°02'00" E 136.86'

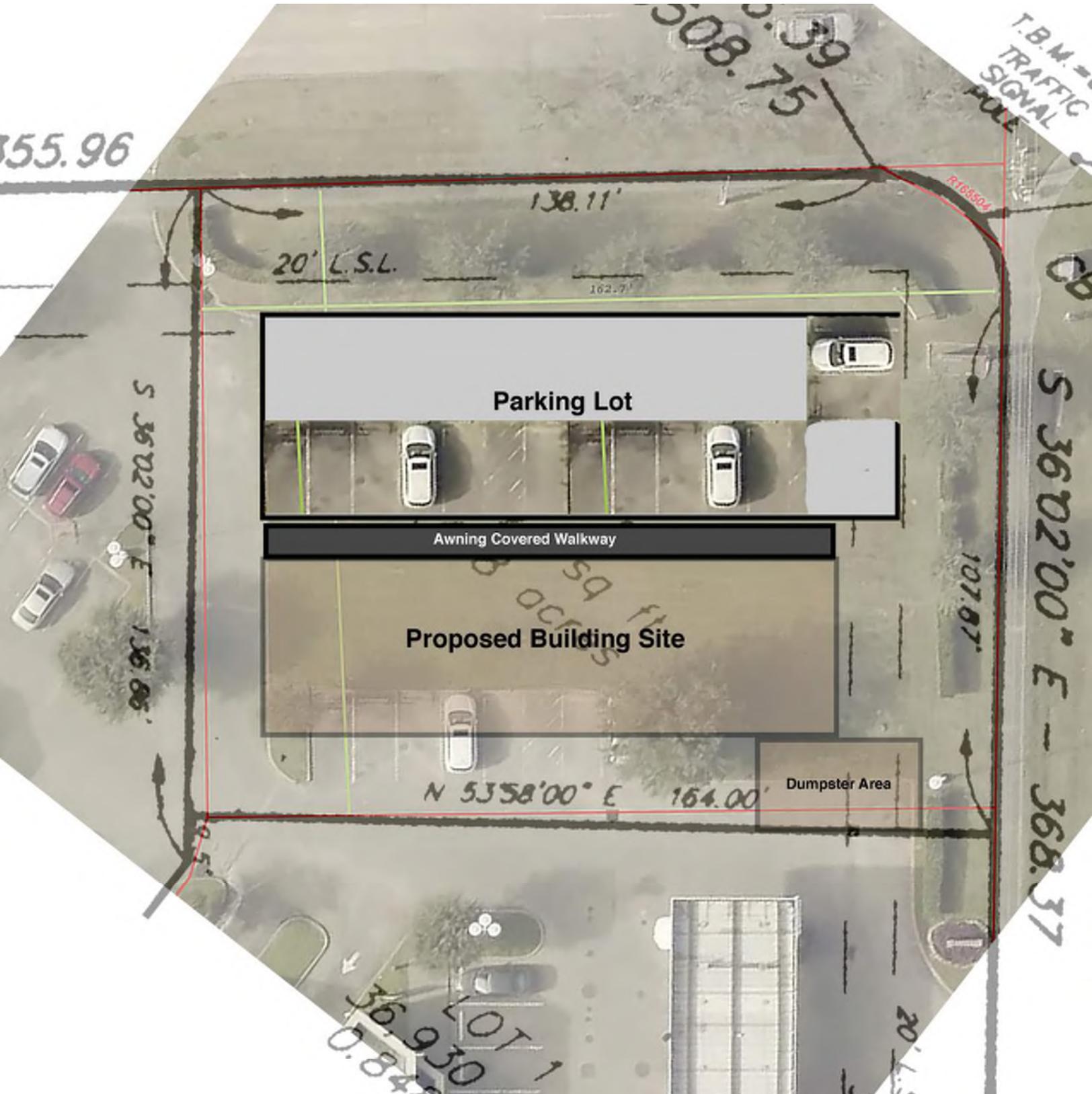
S 36°02'00" E 368.37'

N 53°58'00" E 164.00'

Dumpster Area

LOT 1
36.930
0.84

20' L.S.L.



WILLIAM H PETTICREW

6840 Highway 6 Ste C Missouri City Texas 77459 | 281-236-9566 | bill@petticrew.com

9-8-2020

Tuan Tran
Credman Holdings
7118 Highway 6
Missouri City, Texas 77459

Dear Tuan Tran:

I am requesting your agreement with the following items as it pertains to lot 2 Olympia Center
FD#23 Missouri City Texas.

1. That you agree to share the driveways on your property with Lot 2 for access to Highway 6.
2. That you agree to a zoning exception to allow for a Pawn Shop to be located on Lot 2 of FD #23 Missouri City, Texas.

Signed this 17 day of SEP in the year of 2020 .

Signature

Printed Name

TUAN TRAN

Sincerely,

William H Petticrew

ORDINANCE NO. O-08-28

AN ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS, AMENDING REGULATIONS IN PD PLANNED DEVELOPMENT DISTRICT NO. 23, CONSISTING OF 2.138 ACRES OF LAND; DESCRIBING SAID 2.138 ACRES OF LAND; REGULATING AND RESTRICTING THE USE, SIZE, HEIGHT AND DENSITY OF BUILDINGS, THE SIZE OF YARDS AND TYPE OF COMMERCIAL USE WITHIN PD PLANNED DEVELOPMENT DISTRICT NO. 23; REFERENCING A SITE DEVELOPMENT PLAN APPLICABLE TO SAID DISTRICT; PROVIDING FOR CERTAIN CONSTRUCTION ACCORDING TO SAID PLAN; AMENDING THE ZONING DISTRICT MAP OF THE CITY AS ADOPTED ON JANUARY 19, 1981, BY ORDINANCE NO. O-81-1, AS AMENDED; REPEALING ORDINANCE NO. O-00-38 ADOPTED ON JULY 17, 2000; PROVIDING A PENALTY; PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

* * * *

WHEREAS, KHRZQ, LP is the owner of 0.802 acre of land and Goldman Holdings LLC is the owner of 1.336 acres of land situated within the corporate limits of the City of Missouri City, Texas; and

WHEREAS, 2.138 acres of land, consisting of the two aforementioned tracts, presently have a zoning classification of PD Planned Development District No. 23 under Ordinance No. O-00-38 adopted on July 17, 2000, the City of Missouri City Zoning Ordinance, as amended; and

WHEREAS, the owner has made application to the City of Missouri City to make amendments to PD Planned Development District No. 23, as authorized by the City of Missouri City Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Missouri City have each conducted, in the time and manner and after the notice required by law and the City of Missouri City Zoning Ordinance, a public hearing on such requested amendments to PD Planned Development District No. 23; and

WHEREAS, the Planning and Zoning Commission has issued its final report and the City Council now deems it appropriate to grant such requested amendments; now therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS:

Section 1. The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. As required by law, City Council conducted the public hearing on such request for zoning amendments and closed the public hearing prior to the final adoption of this Ordinance.

Section 3. Presently, said 2.138 acres of land have a zoning classification of PD Planned Development District No. 23. The 2.138 acres of land are more fully described in Exhibit "A" attached hereto and made a part hereof for all purposes.

Section 4. PD Planned Development District No. 23 shall be and is subject to the following regulations and restrictions:

A. Purpose. PD Planned Development District No. 23 is a developed parcel consisting of uses permitted by right in LC-2, Local Retail Districts in addition to the sale of gasoline. The existing uses will be amended to include a Magnetic Resonance Imaging (MRI) Center. Improvements to the site will be designed to complement the overall urban design and nature of the surrounding area.

B. Use Regulations. In PD Planned Development District No. 23, no building, structure, or land shall be used and no building or structure shall be hereafter erected, reconstructed, altered or enlarged except as provided in this Ordinance.

The following uses shall be permitted in PD, Planned Development District No. 23

1. LC-2, Local Retail District uses;
2. The sale of gasoline; and
3. An MRI Center

C. Height and Area Regulations. The height and area regulations for LC-2, Retail District, contained in Section 7.11, of the City of Missouri City Zoning Ordinance, shall apply in PD Planned Development District No. 23.

D. Architecture. Except as set forth otherwise in this ordinance, all buildings and structures shall meet the requirements of City of Missouri City Zoning Ordinance Section 7A, Overlay Districts.

1. **Building Exteriors.** As indicated on Exhibit "C," the exterior walls of all buildings and structures, except for the canopy over the gasoline pumps, shall be constructed of brick matching the color, size, and style of Colony Lakes Shopping Center. Concrete, split-face block, and stucco painted to match the brick may be used for

walls where not visible from public property, public ways or from abutting property. Accent brick or split-face block, cream in color and similar to that used at the Colony Lakes Shopping Center, may only be used at the base of the buildings or as trim.

a. **Lot 2.** Any building constructed on Lot 2 shall be constructed of the same brick as the other buildings on all sides, and shall be constructed with cream accent brick or split-face block wainscoting matching the other buildings within the development.

2. **Facades.** As indicated on Exhibit "C," the convenience store/gasoline vendor building on Lot 1 and the retail center building on Lot 3 shall incorporate at their fronts an archway motif modeled after the Kroger Center in the Colony Lakes Shopping Center. The tops of the archways shall consist of standing seam metal, slate gray in color. The front orientations on these buildings shall also have canopies supported by brick columns.

3. **Roofs.** As indicated on Exhibit "C," roofs on the convenience store/gasoline vendor building on Lot 1 and the retail center building on Lot 3 shall consist of typical commercial flat roofing with parapet walls consisting of an Exterior Insulation Finish System (EIFS) crown cornice band. The roof on the car wash building on Lot 1 shall be fully-pitched and shall consist of standing seam metal, slate gray in color.

a. **Lot 2.** The roof on any building constructed on Lot 2 shall be fully pitched, hip-and-gable in design, and shall consist of standing seam metal, slate gray in color. In the event that a fast-food restaurant locates on Lot 2, to accommodate pre-fabricated fire/grill vents, a chimney may be constructed.

4. **Windows and Exterior Doors.** All windows and glass-paned exterior doors shall consist of tinted glass and dark anodized mullions and frames.

5. **Exterior Furniture.** Any exterior furniture shall be uniform and be selected to complement and enhance the style and design of the development.

E. Building Regulations. All buildings and structures within PD Planned Development District No. 23 shall be required to meet the building regulations for LC-2, Retail District, contained in Section 7.11 of the City of Missouri City Zoning Ordinance. Additionally, any use of temporary buildings, other than for construction trailers during construction, shall be prohibited.

- F. Building and Fire Codes.** All buildings and structures within PD Planned Development District No. 23 shall comply with the Code of Ordinances of the City of Missouri City, including the building and fire codes of the City of Missouri City.
- G. Lighting.** Lighting shall comply with Section 7.11, LC-2 Local Retail District of the Missouri City Zoning Ordinance. Additionally, all lighting fixtures shall be uniform and shall be selected to enhance and complement the style and design of the development.
- H. Gross Floor Area.** Proposed gross floor area for PD Planned Development District No. 23 shall be shown on all submitted site plans.
- I. Trash Disposal, Refuse and Service Areas.** Trash disposal, refuse and service areas shall be located to the rear or side of buildings. Dumpsters and trash disposal areas shall be screened by a masonry enclosure, a minimum of eight (8) feet in height and constructed of the primary material approved for the exterior of the principal building. Gates for such enclosures within the development shall be opaque and shall consist of metal, the color of which shall match the surrounding predominant color or an approved trim color. All trash disposal areas and all trash collection devices for PD Planned Development District No. 23 shall be located as indicated on Exhibit "B."
- J. Landscaping, Screening and Buffering.** Except as set forth herein, the requirements of Section 11, Landscaping, of the City of Missouri City Zoning Ordinance shall apply to PD Planned Development District No. 23, including required screening of driveways and parking areas.

The following requirements shall apply in addition to applicable provisions in Section 11, Landscaping:

- 1. Landscaping for Lots 1 and 3.** The planting of trees and shrubs for Lots 1 and 3, consisting of the convenience store/gasoline sales/car wash facility and the retail center, shall be installed as indicated on Exhibit "B"
- 2. Landscaping for Lot 2.** The planting of trees and shrubs for Lot 2 consisting of the pad site shall be installed as indicated on Exhibit "B." Prior to development, Lot 2 may be landscaped and maintained with grass in those areas that are expected to be disturbed by construction. At the time of development of Lot 2, all required canopy trees shall be live oaks, which shall meet the greater of the following two requirements: (1) A minimum three-foot canopy spread and Section 11 requirements for minimum height

and caliper at installation; or (2) the same height, caliper, and canopy spread as the largest of the canopy trees installed during the development of Lots 1 and 3.

K. Ingress and Egress. All driveways constructed shall comply with the City Infrastructure Code. Access shall be provided as indicated on Exhibit "B."

L. Parking Regulations. The requirements of Section 12, Parking Regulations, of the City of Missouri City Zoning Ordinance shall apply.

M. Sign Regulations. Except as set forth herein, the requirements of Section 13, Sign Regulations, for an LC-2 Local Retail District, of the City of Missouri City Zoning Ordinance, shall apply.

1. **Monument Signs.** No more than three (3) monument signs shall be permitted within PD Planned Development District No. 23, and shall be located as indicated on Exhibit "B." The base and the perimeter of all monument signs shall be framed of brick matching that of the buildings. Neither of the two (2) monument signs permitted to be located adjacent to Lake Olympia Parkway shall exceed thirty-six (36) square feet in area. The one (1) monument sign permitted to be located adjacent to State Highway 6 shall not exceed sixty-four (64) square feet in area.

2. **Lot 1.**

(a). **Gas Pump Canopy.** On Lot 1, signage may be installed on a maximum of three (3) sides of the gas pump canopy. No more than three (3) multi-color logos and one (1) one-color gasoline vendor name, not in conjunction with text, may be permitted.

3. **Convenience Store.** No more than three (3) multi-color logos may be permitted on the convenience store on Lot 1 as shown on the site plan. When in conjunction with text, such logos may exceed thirty (30) percent of the area of such sign, but shall not exceed permitted wall sign area.

4. The installation of neon lighting is prohibited on the site.

5. Signage in or on exterior windows or doors shall be prohibited.

N. Fence Regulations. The requirements of Section 14, Fence Regulations, for an LC-2, Local Retail District of the City of Missouri City Zoning Ordinance, shall apply.

- O. Outdoor Display.** There shall be no outdoor display.
- P. Outdoor Storage.** There shall be no outdoor storage.
- Q. Outdoor Sales.** There shall be no outside sales except for those sales typical of a gasoline service station, such as water, air, and gasoline, and for any fast-food drive-through sales.
- R. Sidewalk.** All sidewalks shall comply with the Missouri City Code of Ordinances.
- S. Sound.** Sound emanating from PD Planned Development District No. 23 shall comply with the City of Missouri City Code of Ordinances.
- T. Utilities.** The provision and construction of utilities shall comply with the City of Missouri City Infrastructure Code.
- U. Construction Activity.** Construction shall be permitted only between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday.
- V. Development Schedule.** This ordinance shall expire on the fifth anniversary of the date the application for this planned development amendment was filed, in the event no progress has been made towards completion of this project.

Section 5. The Zoning District Map of the City of Missouri City shall be revised and amended to show the zoning classification of said 2.138 acres of land granted by this Ordinance, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of this change.

Section 6. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Missouri City, save and except the change in zoning classification granted by this Ordinance and the imposition of the findings, regulations, restrictions and conditions applicable to PD Planned Development District No. 23 contained herein.

Section 7. Ordinance Number O-00-38, adopted by the City Council of the City of Missouri City on July 17, 2000, is hereby repealed.

Section 8. Penalty. Any person, firm, partnership, association, corporation, company, or organization of any kind who or which violates any provisions of this zoning ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in an amount not to exceed Five Hundred Dollars (\$500.00). Each day during which said violation shall exist or occur shall constitute a separate offense. The owner or owners of any property or of premises where any violation of this zoning ordinance shall occur, and any agent, contractor, builder, architect, person, or corporation who

shall assist in the commission of such offense shall be guilty of a separate offense unless otherwise prohibited by law and, upon conviction thereof, shall be punished as above provided.

Section 9. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Missouri City, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

PASSED and APPROVED on first reading this 2nd day of June, 2008.

PASSED, APPROVED and ADOPTED on second and final reading this 16th day of June, 2008.



Allen Owen, Mayor

ATTEST:

APPROVED AS TO FORM:

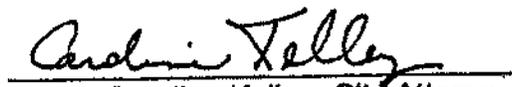

Patrice Fogarty, City Secretary
Caroline Kelley, City Attorney

EXHIBIT A (Page 1 of 1)

LEGAL DESCRIPTION

Lots 1, 2, and 3 of Olympia Center as recorded on Slide No. 1859A under Fort Bend County Clerk's File No. 1999046382.

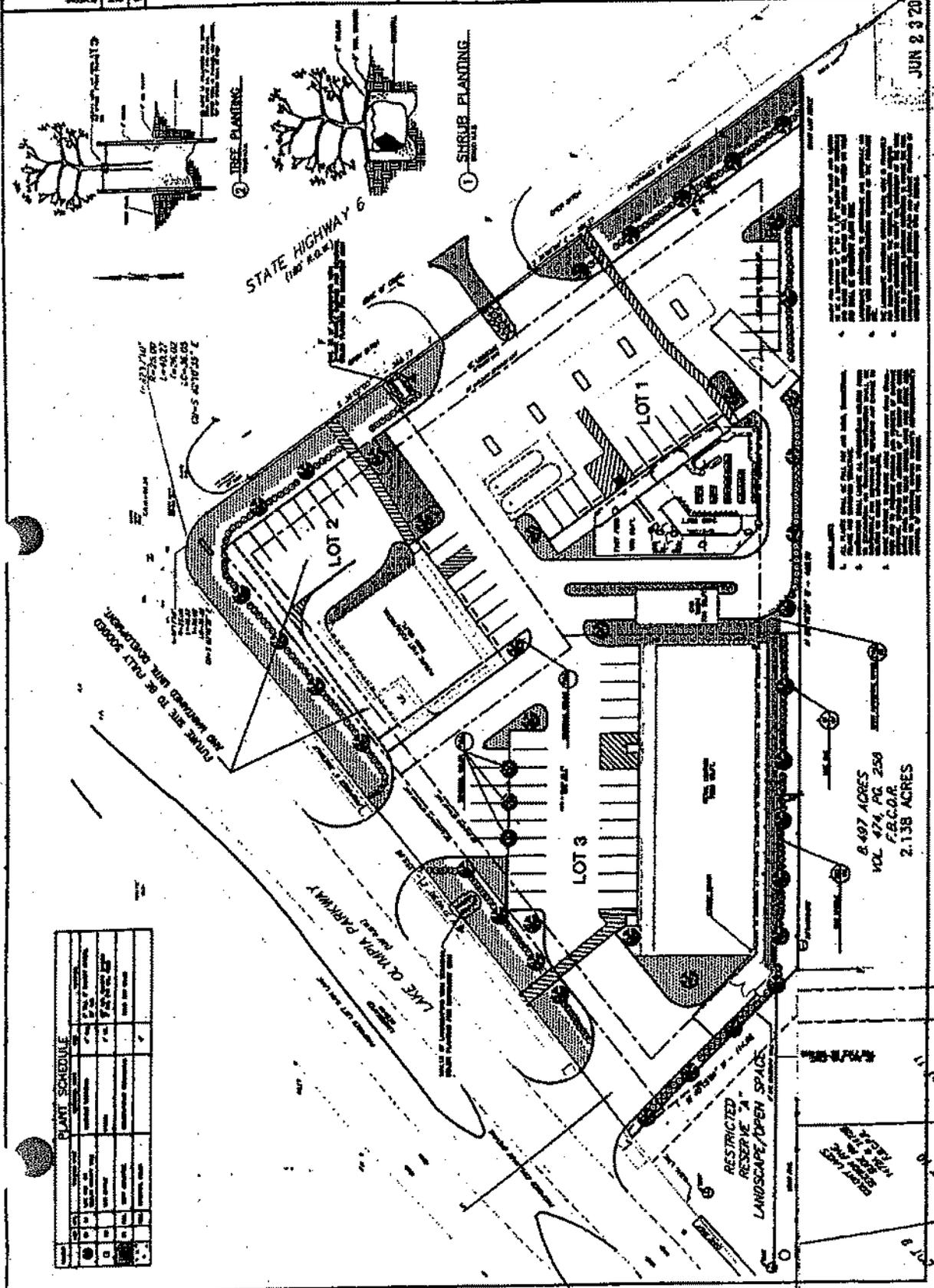
LAVERICK ENGINEERING
 4150 GARDEN PARK, SUITE 117
 HOUSTON, TEXAS 77038
 (713) 271-1841
 (713) 271-1845 (Fax)

PROPOSED RETAIL CENTER

LANDSCAPE PLAN

JUN 23 2010

3050848E.DWG



PLANT SCHEDULE

NO.	PLANT NAME	QUANTITY	NOTES
1
2
3
4
5
6
7
8
9
10

EXHIBIT B (PAGE 1 OF 4)

MAVERICK ENGINEERING
 8320 KORN PARK, SUITE 111
 HOUSTON, TEXAS 77054
 (713) 271-1844
 (713) 271-1846 (F)



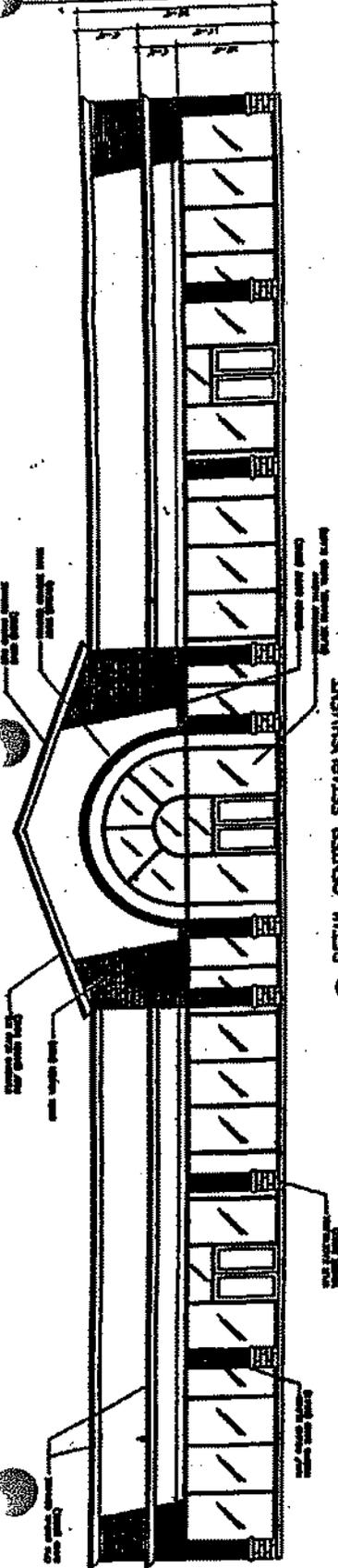
PROPOSED RETAIL CENTER



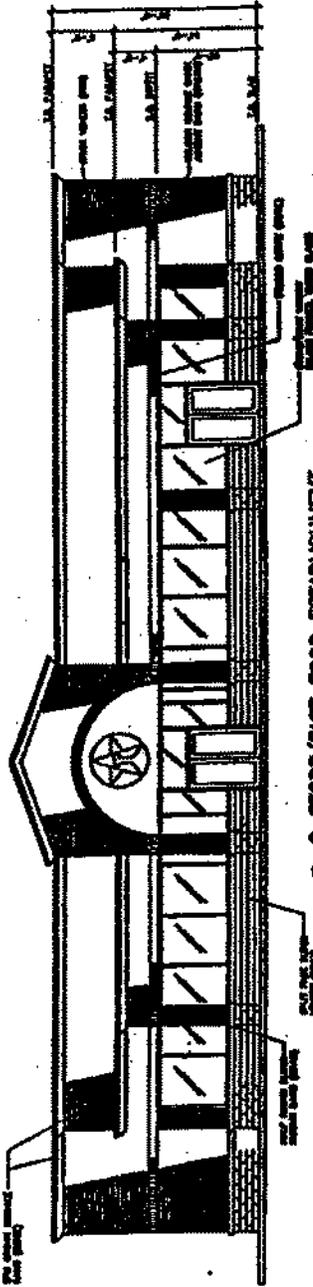
PROPOSED
 EXTERIOR
 ELEVATIONS

NO. H-3050
 2/9/99

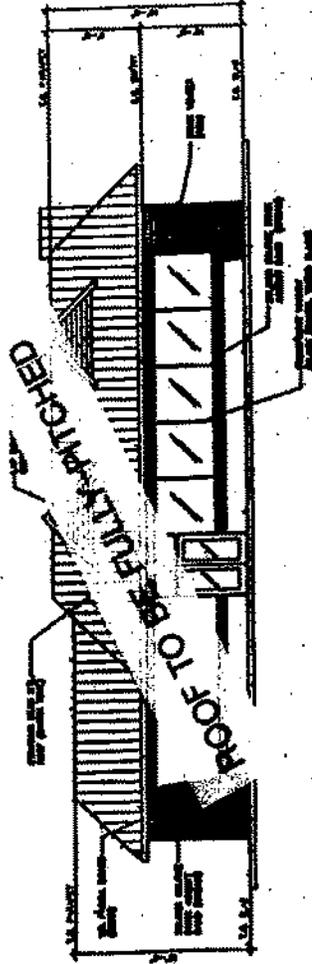
A-2



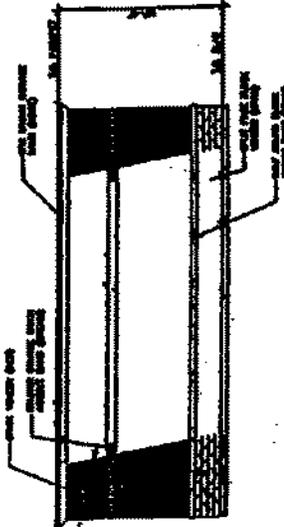
① RETAIL CENTER ESTABLISHMENT



② 2-STORY/FAST FOOD ESTABLISHMENT

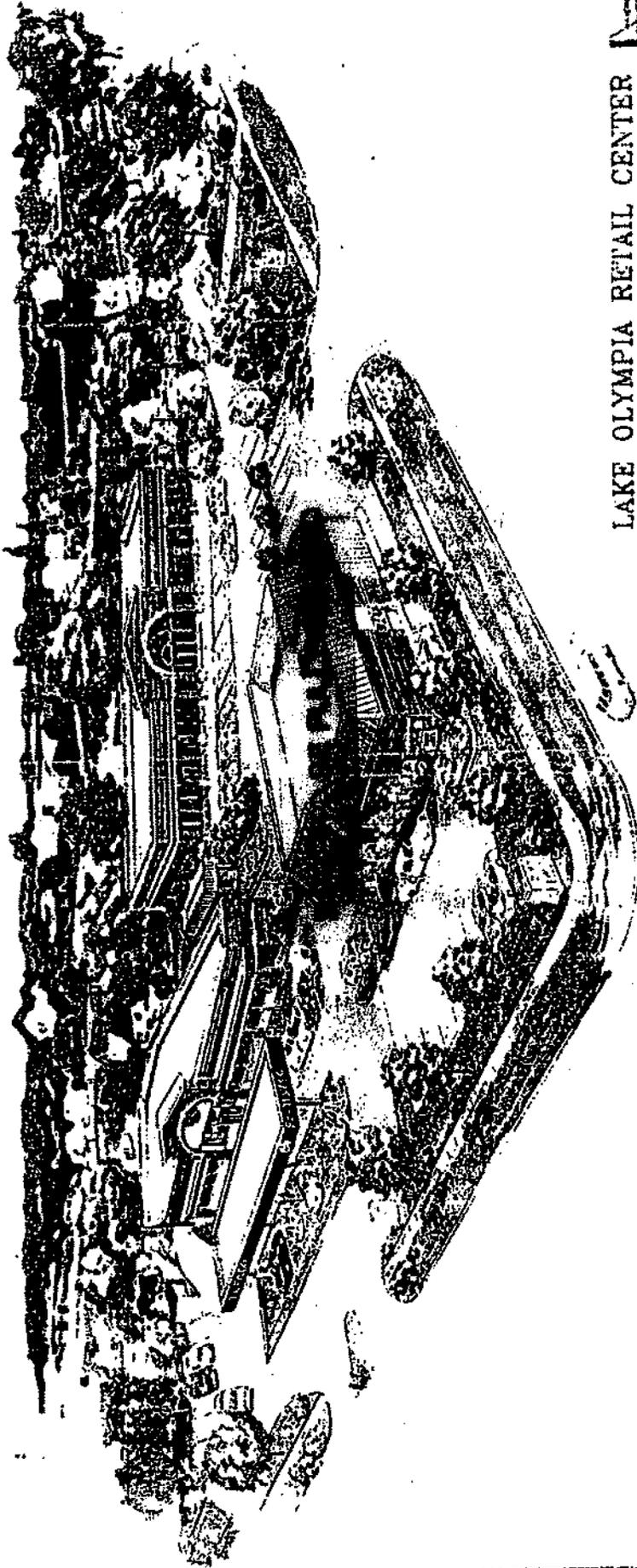


④ FAST FOOD/RETAIL ESTABLISHMENT



③ CAR WASH ESTABLISHMENT

FEB - 9 1999

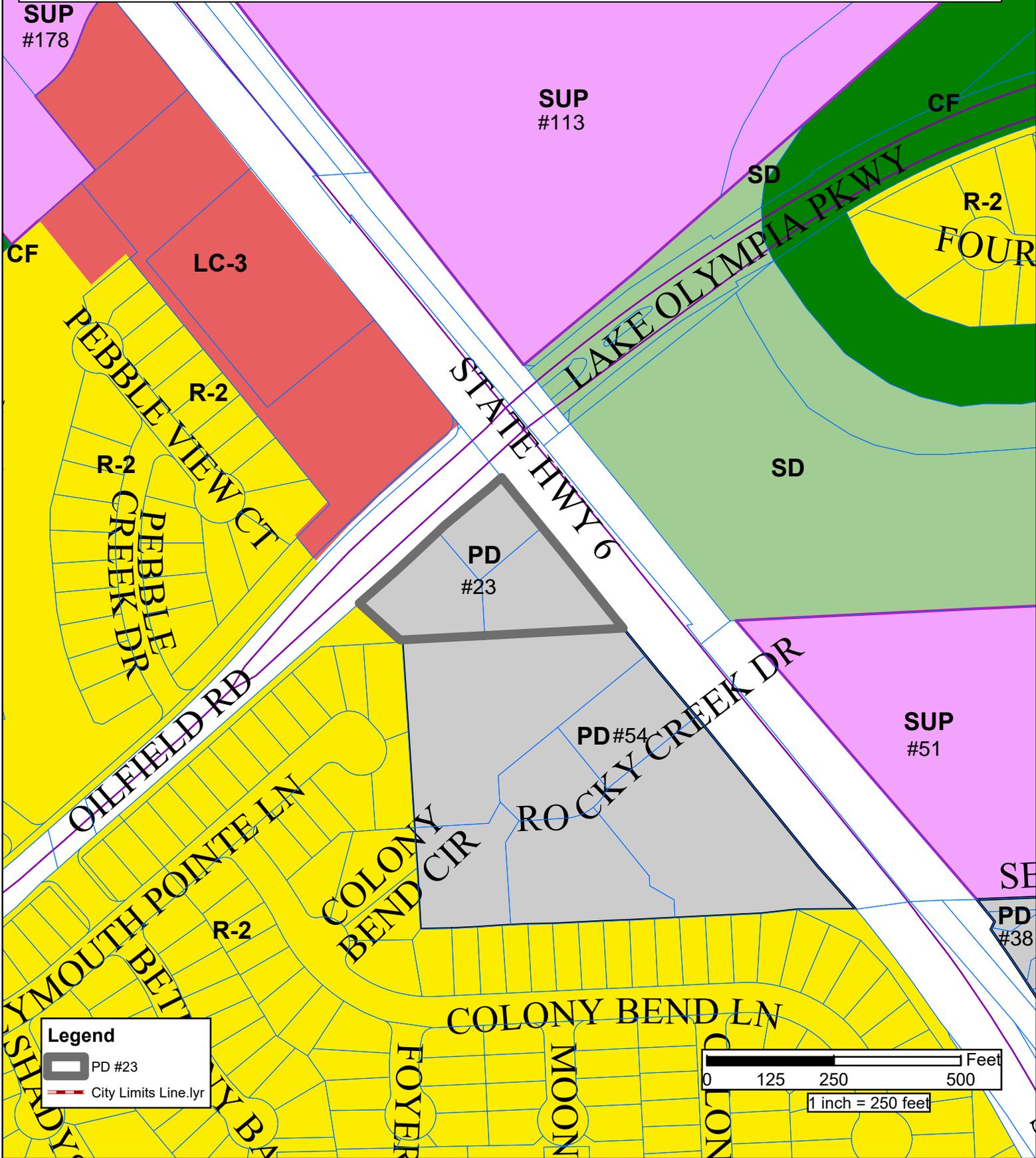


LAKE OLYMPIA RETAIL CENTER
MISSOURI CITY, TEXAS



Zoning Map Excerpt

PD #23 Amendment - Olympia Center, Lot 2 Zoning as of September 29, 2020



FBISD
Transportation Services

Kelsey Seybold

PEBBLE CREEK
AT RIVERSTONE

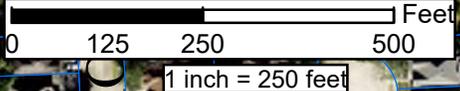
Lot 2 - Proposed
Pawn shop location

Public Storage

COLONY LAKES

Legend

-  PD #23
-  City Limits Line.lyr





**NOTICE OF PUBLIC HEARING
TO ADJOINING PROPERTY OWNERS
WITHIN 200 FEET OF PROPERTY SUBJECT TO ZONING**

DATE OF NOTICE: October 2, 2020

LOCATION/DATE: The Planning and Zoning Commission of the City of Missouri City will hold a public hearing on Wednesday, October 14, 2020, at the City Council Chambers – 2nd Floor, City Hall Building, 1522 Texas Parkway (FM-2234), Missouri City, Texas at 7:00 p.m.

Due to the COVID 19 Disaster and the Centers for Disease Control recommendation regarding social distancing measures, the Planning and Zoning Commission and the public may not be allowed to be physically present at this hearing.

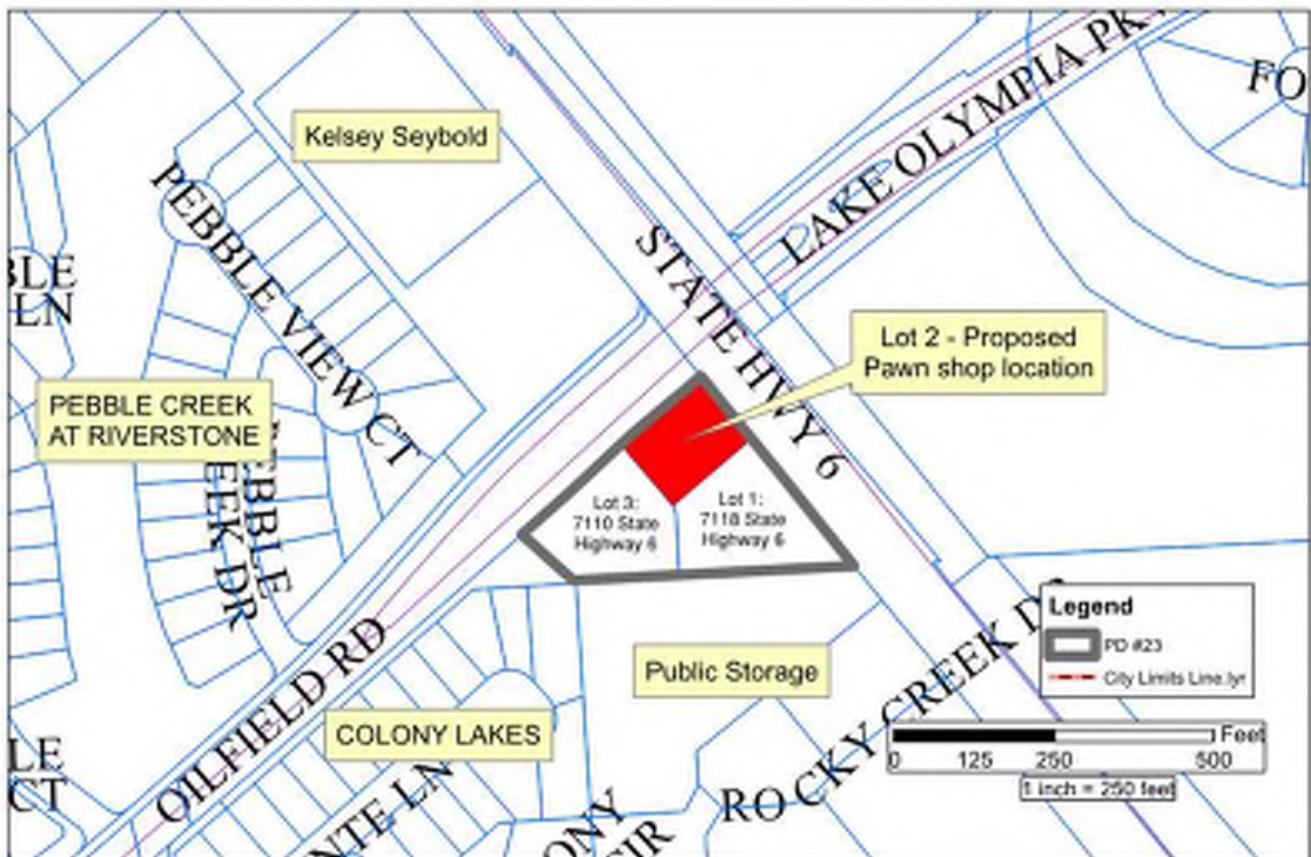
The City may be using a telephone/video conferencing tool to make the hearing available to the Planning and Zoning Commission and the public. On the date and at the time provided, the public may access the livestream of the meeting by the following link: <https://www.missouricitytx.gov/780/MCTV>. A telephone number for the public will be made available on the posted meeting agenda prior to the hearing date and available on the City's website.

PURPOSE: To receive comments for or against a request by William (Bill) H. Petticrew, to amend PD, Planned Development District No. 23, Ordinance O-08-28, to allow for the location of a pawn shop; and to the extent such zoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

SITE LOCATION: PD No. 23 is located at the southwest intersection of Oilfield Road and State Highway 6. A shopping center at 7110 State Highway 6 and a gas station/convenience store at 7118 State Highway 6 are both located within the boundaries of the PD. The proposed pawn shop would be located on an unimproved, Lot 2, within the boundaries of the PD.

SITE LEGAL DESCRIPTION: PD No. 23 is described as being Lots 1, 2, and 3 of Olympia Center as recorded on Slide No. 1859A/instrument number 1999046382 of the Official Public Records of Fort Bend County, Texas.

FOR MORE INFORMATION: Additional information and a map of the subject site are available for review. You may call 281-403-8541 or email the Development Services Department-Planning Division at planning@missouricitytx.gov for further information.





DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

October 2, 2020

CITY OF MISSOURI CITY, TEXAS
Planning and Zoning Commission

This letter is being sent to property owners within 200' of the subject property as required by law. It is also sent to others on request.

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Dear City Representatives:

X I/We protest this proposed rezoning because There are already several spaces in adjacent strip center unoccupied. Also another pawn shop nearby next to Kelsey Seybold.
I/We support this proposed rezoning because

Sincerely,

[Handwritten signature]

DAVID CRAMER

Signature

Print Name

3214 Plymouth Pointe

Colony Lakes

Street Address

Subdivision

281 932 0635

Return to:

Development Services Department
1522 Texas Parkway
Missouri City, TX 77489
Email: planning@missouricitytx.gov

Phone Number

The Texas Public Information Act provides the right of the public to access information that governmental bodies produce and how governmental bodies should respond. By submitting this letter to the City, the personal information included can be accessed by the public subject to this Act. Please print and sign your name below if you do not consent to the release of your personal information to the public.

Print Name

Signature

Texas Department Of Transportation
PO Box 1386
Houston, TX 77251-1386

Goldman Holdings LLC
7118 Highway 6 S
Missouri City, TX 77459-4183

KHRZQ LP
8 Saint Christopher CT
Sugar Land, TX 77479-4204

River Gable LLC
5102 Chinaberry GRV
Missouri City, TX 77459-6228

MML&K Inc
PO Box 273179
Houston, TX 77277-3179

Adams Adam
3711 San Felipe ST UNIT 1J
Houston, TX 77027-4043

Adams, Adam Dewalt
3033 Hampton DR , UNIT 9E,
Missouri City, TX 77459

FT Bend ISD
c/o Tax Office PO Box 1004
Sugar Land, TX 77487-1004

Colony Lakes Homeowners Association Inc
c/o Crest Management Comp PO Box
219320
Houston, TX 77218-9320

Luke Arun & Ann
4014 ALEXIS TATE CIR
MISSOURI CITY, TX 77459-5039

CRAMER DAVID
3214 PLYMOUTH POINTE LN
MISSOURI CITY, TX 77459-4131

Reid George N & Melanie D
3210 Plymouth Pointe LN
Missouri City, TX 77459-4131

Young Jeffrey L & Karen V
3206 PLYMOUTH POINTE LN
MISSOURI CITY, TX 77459-4131

Coke John & Carla
3202 Plymouth Pointe LN
Missouri City, TX 77459-4131

Gupta Shashi & Ajay K
3203 Plymouth Pointe LN
Missouri City, TX 77459-4133

PS LPT Properties Investors
701 Western AVE
Glendale, CA 91201-2349

AJR-Rocky Creek Development Ltd
1418 Highway 6
Sugar Land, TX 77478-4907

Priscilla & Karena LLC
5123 S Braeswood BLVD
Houston, TX 77096-4147

7260 Rocky Creek LLC
c/o Victory Group 5850 San Felipe ST
0
Houston, TX 77057-8099

The Shops At Pebble Creek Ltd
300 Promenade WAY , STE 200,
Sugar Land, TX 77478-5031

Panakezham, Marykutty R
7014 Pebble View CT
Missouri City, TX 77459-1792

Chung, Connie
7018 Pebble View CT
Missouri City, TX 77459-1792

Chung, Christopher
7019 Pebble View CT
Missouri City, TX 77459-1793

Danao, Carla Leona Abad
7015 Pebble View CT
Missouri City, TX 77459-1793

Riverstone Homeowners Association Inc
15995 N Barkers Landing RD , STE 162,
Houston, TX 77079-2471
15995 N Barkers Landing RD, Ste 162

FBISD
c/o Max Cleland
16431 Lexington Blvd
Sugar Land, TX 77479



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: October 14, 2020

AGENDA ITEM SUBJECT: Fort Bend Town Center III – PD, Planned Development District

AGENDA ITEM NUMBER: 7.C.

PROJECT PLANNER: **Jennifer Thomas Gomez, AICP**, Planning Manager

APPROVAL:  **Otis T. Spriggs, AICP**, Director, Development Services

PERMIT NUMBER: PD2000013

PROPERTY ID: 0086-00-000-1102-907 / 0086-00-000-1905-907 / 0086-86-012-0518-907 / 0086-00-000-1800-907 / 0086-86-005-0517-907

LOCATION: The subject site is located south and east of the Fort Bend Parkway and State Highway 6 intersection, north and east of the Watts Plantation Road and Knight Road intersection and east of the Fort Bend Town Center that includes a Chase Bank location at 10410 Highway 6 and a Kroger at 10250 Highway 6.

RECOMMENDED ACTION:

The proposal complies in part with the provisions of the 2017 Comprehensive Plan. The policies contained within the Future Land Use Plan should be considered based on changes in infrastructure and development in proximity to the subject property.

The Planning and Zoning Commission should consider the recommendations included in this report and recommend that the applicant provide updated information consistent with such recommendations prior to the consideration of a Final Report and **recommendation** to the City Council.

If the Commission recommends to accept this as its Final Report and forwards a recommendation to the City Council, the application would be considered following a public hearing by the City Council as described below.

SCHEDULED FIRST READING BY THE CITY COUNCIL:

7:00 p.m., Monday, November 2, 2020

Revised submittals due prior to Friday, October 23, 2020. Any revised documents and exhibits, including an updated project schedule, updated conceptual site layout and site plan, and a master sign plan, required as a result of recommendations made by the Planning and Zoning Commission, must be submitted no later than 10:00 a.m. on October 23, 2020, which is prior to the deadline for submittals to the City Council for their November 2, 2020, meeting.

SUMMARY:

NewQuest Properties seeks approval for a PD, Planned Development District to allow for the location of a mixed-use development to include retail, commercial and multifamily uses. The proposed development to be located on the south east corner of State Highway 6 and the Fort Bend Parkway, is being referred to as the Fort Bend Town Center III. The applicant has indicated that this would be the “highest and best use” for the subject property.

A conceptual site layout and site plan have been provided for the proposed development. The conceptual site layout describes approximately 160,000 square feet of retail and commercial lease space distributed in a shopping center and within pad sites along the roadway frontages. Two tracts, being a combined 24 acres have been identified for potential multifamily development; and the balance being designed for the preservation of wetlands and detention facilities.

In 2007, NewQuest Properties was granted approval for PD No. 62 allowing for the location of a similar development, the Fort Bend Town Center, located on the south west corner of State Highway 6 and the Fort Bend Parkway. The original Fort Bend Town Center consists of approximately 170,000 square feet of retail and commercial lease space on an approximate 28 acre property. The Fort Bend Town Center consists of a shopping center anchored by a Kroger grocery store and several pad sites along the frontages of State Highway 6 and the Fort Bend Parkway.

Additionally, NewQuest Properties has submitted permit plans to develop the Fort Bend Town Center II on the north west corner of State Highway 6 and the Fort Bend Parkway. The Fort Bend Town Center II is proposed to consist of a movie theater and approximately 300,000 square feet of retail and commercial lease space on an approximate 43 acre property.

REQUIREMENTS FOR A PD DISTRICT APPLICATION (SECTION 8.2)

A. Ownership: The applicant has submitted proof of unified control of the entire area within the proposed PD district as required.

B. Legal Description:

The subject site is described as being an approximate 10.3768 acre tract of land in the Moses Shipman Survey, A-86, City of Missouri City, Fort Bend County, Texas, being all of that tract of land conveyed to A-S 91 Ft. Bend Parkway-Hwy 6, L.P., as recorded under Fort Bend County Clerk's File No. 2008034270 and being an approximate 65.199 acre tract of land being a portion of a call 149.65 acre tract (Fort Bend County Clerk's File No. 2009016997) including portions of Block 8, Block 9, Block 11, Block 12, and a portion of an original 200-foot wide canal right-of-way of the Cochran and McCluer Land Company Subdivision (Volume 51, Page 307 and Volume 58, Page 75; Deed records of Fort Bend County, Texas); together with a portion of a call 7.862 acre tract (Fort Bend County Clerk's File No. 2004060874); together with a portion of a call 0.0757 acre tract (Fort Bend County Clerk's File No. 2016002592); and together with all of a call 0.060 acre tract (Fort Bend County Clerk's File No. 2006025748), all being in the Moses Shipman Survey, A-86, City of Missouri City, Fort Bend County, Texas.

C. Site Plan:

A conceptual site layout (preliminary plan) and site plan (proposed zoning for mixed use development) have been submitted which constitutes the required site plan.

D. Total acreage: 75.58 acres

E. Minimum design standards:

The applicant has complied with City standards, except as requested below in the Analysis of the Subject Site.

F. Development Schedule. The applicant has advised the development shall be completed within the required five-year timeframe pursuant to Section 8.2.D.

An anticipated project schedule has been submitted to include the completion of planning and design by October 2021 for the shopping center and pad sites and completion of construction for the same by May 2023. A proposed layout and schedule for the potential multifamily development has not been provided.

It is assumed that the project schedule pertains to the completion of the retail and commercial uses with the multifamily development to be completed at some point in the future.

Staff recommendation: An updated project schedule reflecting the recommendations contained in this report should be provided.

Consistent with recently approved mixed use developments within the city, including PD No. 96 and PD No. 106. A development schedule for the subject property should include phases that allows for the construction of retail and commercial development in combination with the construction of multifamily residential development. For example, for PD No. 96, to ensure that nonresidential development is provided in addition to the proposed residential development, a minimum of 15,000 square feet of nonresidential development and a maximum of 350 multifamily residential and condominium dwelling units are permitted within Phase I. Conversely, for the subject site a minimum amount of multifamily residential units should be required and a maximum of nonresidential development should be allowed in Phases.

The applicant should work with city staff and utilize feedback from the Commission to obtain a workable project schedule that will meet the developer's objectives and the City's established policies and goals.

GENERAL SITE INFORMATION:

A. Existing Land Use and Zoning Designation: Unimproved / SD, suburban district

B. Surrounding Land Uses and Zoning Designations:

North: State Highway 6

South: Unimproved / PD No.68 (Ordinance O-07-61)

East: Unimproved / SD, suburban district

West: Fort Bend Parkway; Fort Bend Town Center (Kroger, Chase Bank, etc.) / PD No. 62 (Ordinance O-12-17)

C. Zoning History:

11-01-1982: Portion of subject site annexed by the City of Missouri City (Ordinance O-82-49)

07-16-1984: Portion of subject site annexed by Ordinance O-82-49 zoned SD, suburban district (Ordinance O-84-52)

04-06-1987: Portion of subject site annexed by the City of Missouri City and classified SD, suburban district (Ordinance O-87-7)

12-05-1988: Portion of subject site annexed by the City of Missouri City and classified SD, suburban district (Ordinance O-88-43)

ANALYSIS OF SUBJECT SITE:

A. Purpose.

NewQuest Properties seeks approval for a PD, Planned Development District to allow for the location of a mixed-use development to include retail, commercial and multifamily uses. The proposed development to be located on the south east corner of State Highway 6 and the Fort Bend Parkway, is being referred to as the Fort Bend Town Center III. The applicant has indicated that this would be the “highest and best use” for the subject property.

Conformance with the Comprehensive Plan: The Fort Bend Parkway corridor is one of four commercial corridors identified in the 2017 Comprehensive Plan as being strategically important to the City’s future growth and development. The interchange of State Highway 6 and the Fort Bend Parkway has been considered, in particular, as being a potentially key “community asset area”.

The 2017 Comprehensive Plan includes both an evaluation of the market opportunity along the corridor and analysis of the potential absorption for various land uses. Market opportunity along the corridor is summarized below: (See attachment for complete analysis):

- *Of the four corridors examined, the **strongest opportunities for retail development, office/employment center growth**, in the near and medium term future would be along the Fort Bend Parkway corridor, in part.*
- ***Lifestyle center(s)** creating walkable, amenity-rich destination areas could be a **catalyst for the absorption of various land uses**.*
 - o *Higher density residential uses, set in a lifestyle center environment, including a multi-story urban residential product supported by structured parking.*

The goals established by the 2017 Comprehensive Plan reflect these analyses as the City continues to encourage “more varied development to move beyond a ‘bedroom community’ perception...” (Goal 2)

Goal 2.1. indicates that the City should “focus on the recruitment of lifestyle amenities desired by residents (dining, retail, medical) — so these can be patronized and enjoyed locally.”

Goal 2.3. encourages the provision of “...multiple housing types and floor plans to offer a variety of housing choices to residents...useful for attracting and retaining younger families and older residents...”

Conformance with the Future Land Use Plan: The Future Land Use Plan identifies the subject property largely for Estate Character with Suburban Commercial Character identified along the roadway frontages.

The Estate Character allows for “large lot development...[having a] minimum lot size...[of] one acre or larger.” The Estate Character is consistent with the surrounding residential development to the south and east that are largely served by individual private utility systems.



The Suburban Character is described as resulting in a “more green, open feel...appropriate for office, retail and service uses abutting residential neighborhoods (subject to scale limitations and ‘residential in appearance’ design standards).”

Staff recommendation: Approve the Planned Development District to allow for a mixed use development. However, establish regulations to move beyond the standard shopping center and pad site layout characterized in the 2017 Comprehensive Plan as Auto-Oriented Commercial Character. Instead an Urban Character should be established to allow for a lifestyle center with integrated uses and design.



The Estate Character, north of the Watts Plantation Road extension and as described for the subject property, is no longer consistent with existing conditions. At the time the Estate Character was anticipated, a timetable for the

extension of Watts Plantation Road had not been defined. Further, improvements to extend Knight Road further south had also not been finalized and the provision of utilities to service the area had not been determined. All of these conditions have since changed with improvements to Knight Road underway and utility connectivity in closer proximity with the development of the Shipman’s Cove residential subdivision to the east of the subject property and along Watts Plantation Road. Further, the Suburban Commercial Character reflected the potential use of the major roadways for nonresidential development and allowing for compatibility with the Estate Character.

As the 2017 Comprehensive Plan has identified this corridor as being strategically important to the City’s future growth and development; having the strongest opportunities for retail and office/employment center growth within lifestyle centers that create “walkable, amenity-rich destination areas”; this zoning amendment should provide for conditions to establish Urban Character development.

Urban Character is designed to allow “mixed use[s]...which could include commercial and office uses either as a stand-alone building or vertically integrated (i.e., first floor retail with residential units above), as well as live-work units.

B. Use regulations.

A conceptual site layout and site plan have been provided for the proposed development.

The conceptual site plan identifies uses permitted in the LC-3, retail district for the commercial and retail portions of the development; and uses permitted within the MF-2, multifamily residential district for the multifamily portion of the development. The uses are shown within separated areas of the subject property.

Staff recommendation: Allow for the integration of uses permitted within the LC-3, retail district and uses permitted within the MF-2 multifamily residential district within the proposed PD. An updated conceptual site layout and site plan should be provided to reflect this recommendation.

C. Height and area regulations.

Staff recommendation: Require a minimum building height of 2 stories, consistent with the Urban Character with an agreed upon percentage of buildings at a reduced single story height to allow for articulation in the building design.

Keys to Urban Character

- More vertical development (minimum two-story buildings).
- Zero or minimal front setbacks (building entries and storefronts at the sidewalk).
- Streets and other public spaces framed by buildings.
- Minimal surface parking (on-street and structured parking).
- Most conducive for pedestrian activity and interaction.
- Housing types range from small single-family to attached residential (i.e., brownstones, townhouses) and high density residential, often with alley access and/or rear garages.

A maximum front building setback of 30 feet should be required to allow primary buildings to be closer to the street rather than set back behind large parking areas (2017 Comprehensive Plan goal 4.1.c.).

A rear yard of not less than 10 feet and side yards of not less than 5 feet, typical in medium to high density residential districts, should be applied throughout the development.

The density requirements for multifamily development should be consistent with the MF-2, multifamily residential district; “[maximum] density of 20 units per gross platted acre...no more than 24...units per building...structure shall [not] exceed 300 feet in length.” The provision of a greenbelt as required for MF-2, multifamily development could be relaxed in lieu of the provision of enhanced landscaping and screening throughout the development.

The updated conceptual site layout and site plan should reflect these recommendations.

D. Building regulations.

Staff recommendation: The building regulations contained in Section 7.12.D. should be applied within the subject PD. Building regulations include the following:

“The front building lines shall be interrupted at least every 300 feet in one or more of the following manners:

- a. A minimum ten-foot building offset;
- b. A canopy façade;
- c. Landscaping.

Exterior lighting shall be shielded to prohibit direct glare onto adjoining properties.”

E. Architectural standards.

Staff recommendation: The architectural standards contained in Section 7A, City of Missouri City zoning ordinance should apply to the subject PD except as prohibited by Title 10, Subtitle Z, of Chapter 3000, of the Texas Government Code.

F. Garage regulations.

Staff recommendation: The garage regulations contained in Section 7.9, MF-2, multifamily residential district, City of Missouri City zoning ordinance should apply to any multifamily use within the subject PD.

G. Trash disposal regulations.

Staff recommendation: The trash disposal regulations contained in Section 9.14, City of Missouri City zoning ordinance should apply within the subject PD.

H. Portable storage unit regulations.

Staff recommendation: The portable storage unit regulations contained in Section 7.9, MF-2, multifamily residential district, City of Missouri City zoning ordinance should apply to any multifamily use within the subject PD.

I. Outside placement, storage, sales, and services regulations.

Staff recommendation: The outside placement, storage, sales, and services regulations contained in Section 9.17, City of Missouri City zoning ordinance should apply within the subject PD.

J. Landscaping regulations.

Staff recommendation: The landscaping regulations contained in Section 11, City of Missouri City zoning ordinance should apply within the subject PD except that reductions could be considered consistent with the Urban Character.

Goal 4.1.c of the 2017 Comprehensive Plan establishes that "...developments in more urban areas that locate primary buildings closer to the street rather than set back behind large parking areas can be rewarded with reduced landscaping requirements for rear parking areas."

Section 11.4 requires a transitional buffer yard, a minimum of 20 feet and associated landscaping, when a proposed nonresidential use is adjacent to a collector or major thoroughfare.

Section 11.5. requires off-street parking areas to be screened from public view by a solid evergreen hedge or perm (11.5.A.). Additionally, canopy and understory trees are required along the perimeter of parking areas and within planting islands and diamonds evenly distributed throughout the parking area (11.5.B.).

If the proposed development is reconfigured into a lifestyle center consistent with the Urban Character the requirements for transitional buffer yards (11.4) could be reduced to only require along the State Highway 6 and Fort Bend Parkway frontages allowing for the provision of outdoor courtyards and seating along the Watts Plantation frontage and internal access driveways. The requirements of Section 11.5 could be removed. All other landscaping requirements should be applied including interior landscaping (11.6) that would assist in defining parking slots, pedestrian paths, and providing opportunities for traffic calming.

K. Parking regulations.

Staff recommendation: The sign regulations contained in Section 12, City of Missouri City zoning ordinance should apply within the subject PD.

L. Sign regulations.

Staff recommendation: The sign regulations for nonresidential zoning district, contained in Section 13, City of Missouri City zoning ordinance should apply within the subject PD.

The applicant should provide a master sign plan that includes at a minimum, the anticipated provision of freestanding, wall signage and window signage throughout the development.

NewQuest Properties requested and was approved for modified sign standards for the Fort Bend Town Center in PD No. 62 and has requested consideration for increased freestanding sign height and area for the Fort Bend Town Center II. It has been expressed for the two preceding developments that visibility for businesses has been/will be an issue and increased sizes and amount of signage was needed to support business activity. Some of these visibility issues could be addressed through the design of a lifestyle center by bringing buildings closer to the street and providing for greater walkability.

M. Fence regulations.

Staff recommendation: The fence regulations contained in Section 14, City of Missouri City zoning ordinance should apply within the subject PD consistent with the LC-3, retail district for nonresidential uses and the MF-2, multifamily district for multifamily uses.

N. Amenities.

Staff recommendation: The amenities required by Section 7.9, multifamily residential district, City of Missouri City zoning ordinance should apply within the PD to the multifamily residential uses.

O. Sidewalks. Sidewalks are required to be constructed in compliance with the City's Public Infrastructure Design Manual and along all streets.

P. Platting. The subject property is required to be platted prior to the issuance of building, plumbing, electrical or mechanical permits.

Q. Ingress and egress. All driveways including locations are required to comply with the City's Public Infrastructure Design Manual.

A Traffic Impact worksheet has been provided as part of this application.

R. Utilities. All utilities are required to comply with the City's Public Infrastructure Design Manual.

a. **Water and Sewer Service.** The subject tract is located within the city service area, Mustang Bayou Service Area.

b. **Drainage.** The subject tract is within the Lower Oyster Creek watershed.

-----END OF REPORT-----



APPLICATION FOR ZONING AMENDMENT

A complete application for zoning amendment must be accompanied by an application checklist, associated documents and applicable fee. By submitting this application you are permitting the City to enter the site in order to post/remove public notice signs or for any other purpose as may be necessary to process the application.

Application Type:

- ZONING MAP AMENDMENT**
 PD PLANNED DEVELOPMENT
 SUP, SPECIFIC USE PERMIT
 EXISTING SUP OR PD AMENDMENT

1. PROJECT NAME:	FORT BEND TOWN CENTER III - A 75.759 Mixed Used Development
2. ADDRESS OR PROPERTY DESCRIPTION:	A 75.579 Acre Development; SEC of Texas SH6 and Fort Bend Parkway
3. APPLICANT'S NAME:	NewQuest Properties, H. Paul Dodd
MAILING ADDRESS:	8827 W. Sam Houston Pkwy. N. Suite 200 Houston, Texas 77040
PHONE NO.:	281-640-7904
EMAIL:	pdodd@newquest.com
4. STATUS OF APPLICANT (CIRCLE ONE):	<input checked="" type="radio"/> OWNER AGENT ATTORNEY <input type="radio"/> TRUSTEE CORPORATION RELATIVE (IF OTHER THAN OWNER, SUBMIT WRITTEN AUTHORIZATION FROM OWNER WITH APPLICATION.)
5. PROPERTY OWNER:	A-S 91 Ft. Bend Parkway-Hwy 6, LP (10.377 Ac Tract)
MAILING ADDRESS:	John C. Werner, Et, al. (65.199 Ac Tract)
PHONE NO.:	—
EMAIL:	—
6. EXISTING ZONING DISTRICT (CIRCLE ONE OR MORE):	GENERAL: <input checked="" type="radio"/> SD SUP PD RESIDENTIAL: R R-1 R-1-A R-2 R-3 R-4 R-5 R-6 MF-1 MF-2 MH NONRESIDENTIAL: LC LC-O LC-1 LC-2 LC-3 LC-4 BP I CF
7. PROPOSED ZONING DISTRICT AND REASONS FOR APPLICATION:	A proposed PD for a mixed-use development including, retail, commercial and multi-family. Highest and best use
8. TOTAL ACREAGE:	A 75.579 Acre Development (Combined 10.377 Acre and 65.199 Acre Tract)
9. CENTRAL APPRAISAL DISTRICT TAX IDENTIFICATION NUMBER(S) OF PROPERTY (ATTACH PAID TAX RECEIPTS):	65.199 Acre Tract - R317583; R293500; 10.377 Acre Tract - R39300
10. DO DEED RESTRICTIONS OR RESTRICTIVE COVENANTS EXIST FOR THE PROPERTY?	<input type="checkbox"/> YES <input type="checkbox"/> NO

H. Paul Dodd, NewQuest Properties

 Print Name of Applicant
 2020/09/25

 Signature of Applicant

*See attached Authorizations and Original Applications

 Print Name of Property Owner

 Signature of Property Owner, Agent or Attorney



September 25, 2020

Steve Alvis
Managing Partner – A-S 91 Ft. Bend Parkway-Hwy 6 LP
8827 W. Sam Houston Pkwy N., Suite 200
Houston, TX 77040

I, Steve Alvis, individually & Executer for A-S 91 Ft. Bend Parkway-Hwy 6 LP, a 10.38 Acre Tract as referenced on the survey prepared by Texas Engineering and Mapping dated August 9, 2007, hereby acknowledge and authorize NewQuest Properties, Inc to include this Tract as part of a Zoning Application for a 75.579 acre Planned Development in Missouri City. NewQuest Properties is acknowledged and authorized as the applicant.

Furthermore, I hereby acknowledge and permit the City to enter the site if necessary to post/remove public notice signs or other purpose necessary to process the application.

Property Owner: A-S 91 Ft. Bend Parkway-Hwy 6 LP
 8827 W. Sam Houston Pkwy N., Suite 200
 Houston, TX 77040
Contact No. 281-477-4300
Email: salvis@newquest.com

Steven D. Alvis

Print Name of Property Owner



Signature of Property Owner, Agent, or Attorney



September 25, 2020

John R. Werner
The Estate of John C. Werner, et, al.,
14 Sullivans LNDG
Missouri City, TX 77459-6286

I, John R. Werner, individually & Executor for The Estate of John C. Werner, a 65.199 Acre Tract as referenced on the survey prepared by Kaluza, Inc. dated October 8, 2019, hereby acknowledge and authorize NewQuest Properties, Inc to include this Tract as part of a Zoning Application for a 75.579 acre Planned Development in Missouri City. NewQuest Properties is acknowledged and authorized as the applicant.

Furthermore, I hereby acknowledge and permit the City to enter the site if necessary to post/remove public notice signs or other purpose necessary to process the application.

Property Owner: John C. Werner, et. Al.
14 Sullivans LNDG, Missouri City, Tx, 77459-6286
Contact No. 832-622-7569
Email: jrw629@outlook.com

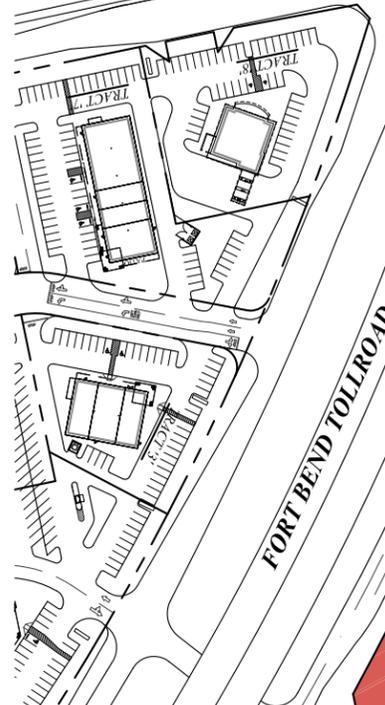
John R. Werner, Executor, Attorney

Print Name of Property Owner

John R. Werner, Executor, Attorney

Signature of Property Owner, Agent, or Attorney

STATE HIGHWAY 6



FORT BEND TOLLROAD

KNIGHTROAD

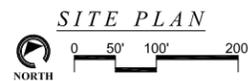
LC - 3
10.377 AC.

MF - 2
(11.97 AC.)

LC - 3
(41.129 AC.)

MF - 2
(12.10 AC.)

65.199 AC.



FORT BEND TOWN CENTER (SEC)

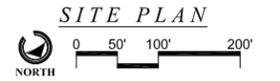
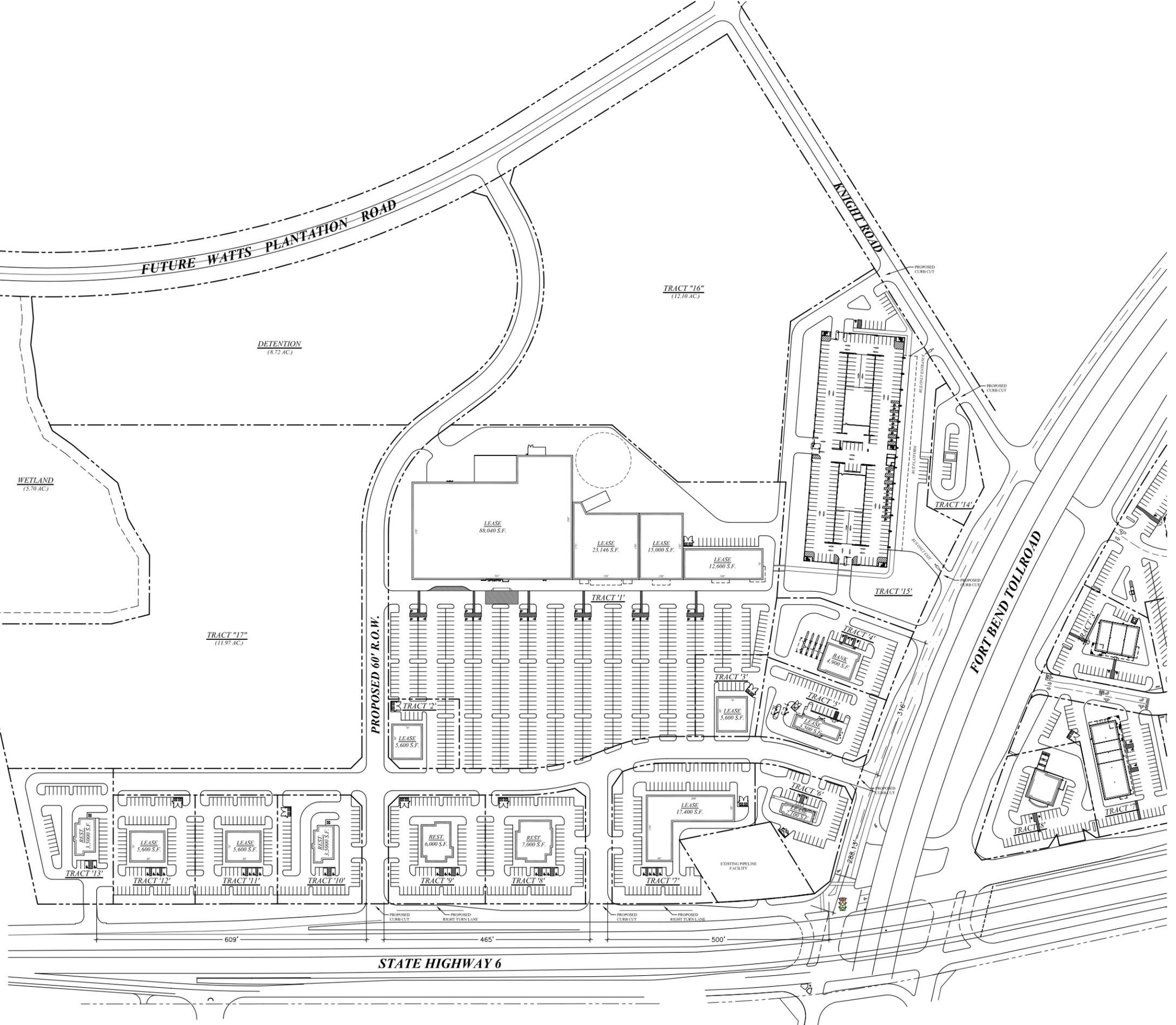
PROPOSED ZONING FOR A MIXED-USE DEVELOPMENT

SEC OF FORT BEND PARKWAY & STATE HIGHWAY 6
MISSOURI CITY, TEXAS

DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT '1'	543,476	12.48	138,786	709	5.11	25.54
TRACT '2'	24,687	0.57	5,600	35	6.25	22.68
TRACT '3'	27,519	0.63	5,600	35	6.25	20.35
TRACT '4'	48,698	1.12	4,901	35	7.14	10.06
TRACT '5'	43,118	0.99	3,500	40	11.43	8.12
TRACT '6'	38,792	0.89	2,100	36	17.14	5.41
TRACT '7'	79,650	1.83	17,400	115	6.61	21.85
TRACT '8'	55,970	1.28	7,000	76	10.86	12.51
TRACT '9'	53,270	1.22	6,000	90	15.00	11.26
TRACT '10'	46,404	1.07	3,500	48	13.71	7.54
TRACT '11'	45,598	1.05	5,600	82	14.64	12.28
TRACT '12'	45,470	1.04	5,600	78	13.93	12.32
TRACT '13'	62,384	1.43	3,500	38	10.86	5.61
TRACT '14'	27,137	0.62	500	8	16.00	1.84
SUBTOTAL	1,142,175	26.22	209,587	1,425	6.80	18.35
TRACT '15'	239,457	5.50		1,740		
TRACT '16'	527,274	12.10				
TRACT '17'	521,433	11.97				
DETECTION	380,041	8.72				
WETLAND	248,135	5.70				
R.O.W.	225,285	5.17				
TOTAL	3,283,801	75.39				

This Site Plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated within the Shopping Center. Subject to the limitations, conditions and any other restrictions expressly provided for in the Lease, building sizes, site dimensions, access, parking and landscaping areas are subject to change at Landlord's discretion. Except as otherwise expressly provided in the Lease, the identities of any other existing or proposed tenants or occupants, as well as the designation of any building space to be occupied by the same, are for information purposes only, shall not constitute any agreement or covenant on the part of Landlord as to the future use or occupancy of any such building space, and shall remain subject to change at Landlord's discretion.

DEVELOPMENT SYNOPSIS LAST UPDATED: SP11 DATE: 03.03.20



FORT BEND TOWN CENTER (SEC)

SP-11 03.03.20

PRELIMINARY STUDY

SEC OF FORT BEND PARKWAY & STATE HIGHWAY 6
 MISSOURI CITY, TEXAS



Proposed
Fort Bend
Town Center II

FBISD
Hightower
High School

Fort Bend
Town Center

CREEKMONT

MANORS AT
SILVER RIDGE

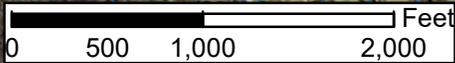
Subject Site
Proposed
Fort Bend
Town Center III

CREEKMONT

ESTATES OF
SILVER RIDGE

Legend

-  Proposed Fort Bend Town Center III
-  City Limits Line.lyr



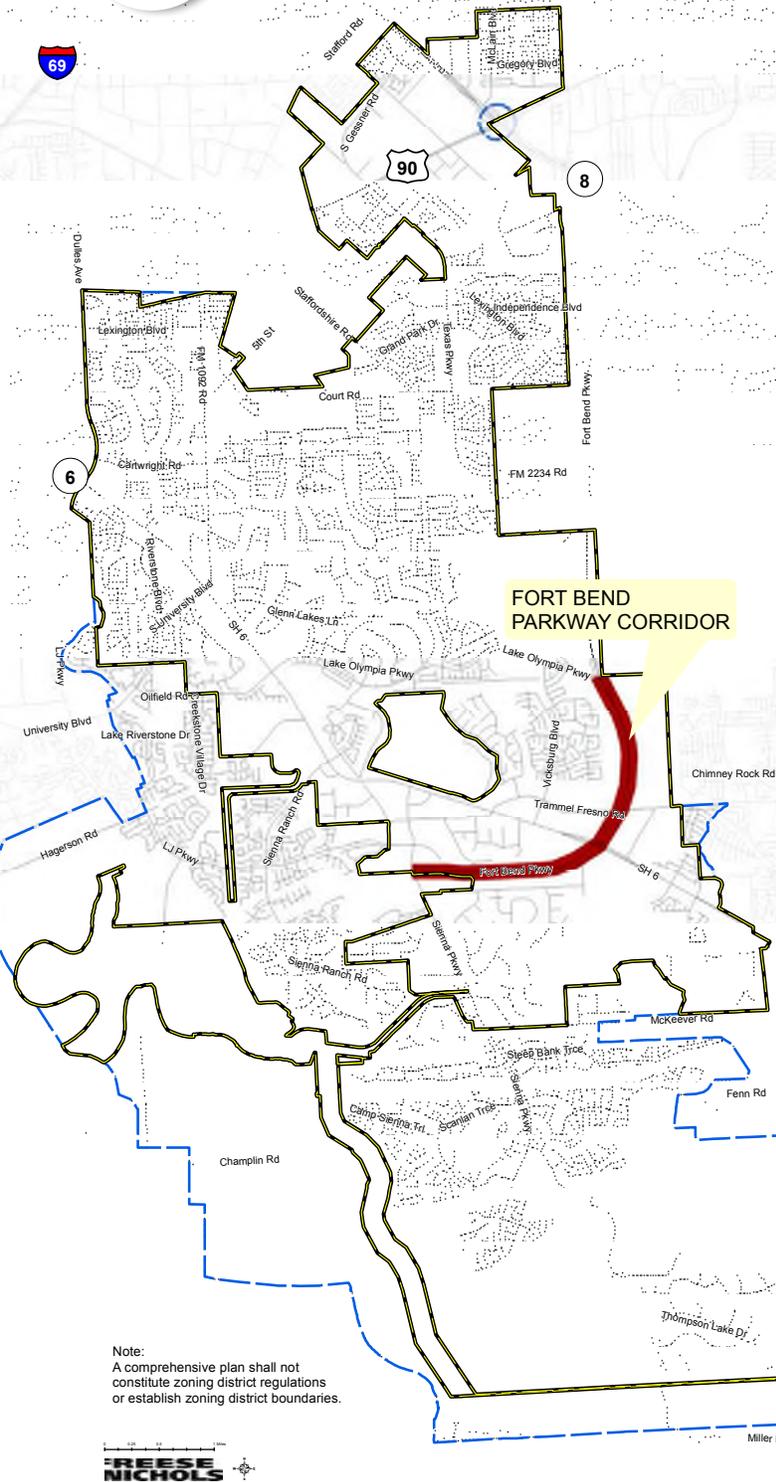
1 inch = 1,000 feet



05.20 | 05.20



FORT BEND PARKWAY CORRIDOR (LAKE OLYMPIA PARKWAY TO SIENNA PARKWAY)



The Fort Bend Parkway corridor runs north to south on the eastern side of the City. The segment of the corridor studied extends from Lake Olympia Parkway to Sienna Parkway. The annexation of the land making up this corridor occurred in the early 1980s and 1990s. The bulk of the land annexed in the 1980s, was primarily located along the State Highway 6 corridor.

Similar to FM 1092, the Fort Bend Parkway corridor provides direct access to adjacent communities. To its north, the corridor provides a direct connection to US 90A, providing travelers access to the Texas Medical Center and downtown Houston. To its south, the corridor provides access to the Sienna Plantation master planned community.

The corridor consists of a four lane roadway, providing two lanes in each direction. The corridor provides interchanges at Lake Olympia Parkway; State Highway 6; and presently terminates at Sienna Parkway. The corridor has an estimated average daily traffic (ADT) volume of about 29,600 vehicles. The roadway is maintained by the Fort Bend County Toll Road Authority. The next phase of construction for the Parkway includes extending it to Sienna Ranch Road. The Toll Road Authority is presently studying the feasibility of the Parkway ultimately connecting to the Grand Parkway. There are three municipal utility districts providing service within the studied area of the corridor. Much of the corridor is situated within the Mustang Bayou Service Area; a portion of the southern end of the corridor is within the Sienna Plantation Management District. The City recently entered into two development agreements and a utility agreement to facilitate new construction along this corridor.

Unlike the three previous corridors, the Fort Bend Parkway corridor consists largely of undeveloped, unimproved land. Within the last two years, single family residential development has been approved along segments of the corridor.



Corridor Market Dynamics

The market opportunity for each corridor was evaluated using a proprietary methodology developed by RCLCO. This methodology considered existing market supply conditions along with existing and future demand drivers. The Primary Trade Area (PTA) and the Primary Market Area (PMA) for each corridor includes all areas within a five minute drive time.

RETAIL ANALYSIS

The retail analysis found that among the four corridors, the strongest opportunities for retail development in the near and medium term future are along the FM 1092 and Fort Bend Parkway corridors. The strength of these two corridors were found to be in sustained household growth projections and estimated higher disposable incomes, which is calculated based upon median household incomes.

Between 2015 and 2020, the household growth within the corridor's PTA is expected to increase by 11 percent, and 20 percent within the FM 1092 and the Fort Bend Parkway corridors, respectively. Additionally, the median household incomes within the PTAs is projected to be \$94,100 for the FM 1092 corridor and \$101,000 for the Fort Bend Parkway corridor.

Conversely, within the PTA's of the Texas Parkway and Cartwright Road corridors, factors including the aging population and the age of the existing buildings and structures place limitations on opportunities for new retail development. While visibility and access to these two corridors is high, most of the current retail supply is characterized by neighborhood serving tenants. Household growth within the PTAs of both corridors is projected to be below 10 percent. The median household income was found to be \$65,500 within the Texas Parkway corridor PTA and \$77,900 within the Cartwright Road corridor PTA.

All of the corridors examined are influenced by the offerings and performance of regional retail centers that are within a 10 to 20 minute drive time or eight mile radius. These regional retail centers are clustered in areas along State Highway 6, and in nearby communities such as around Interstate 69 in Sugar Land; Texas 288 in Pearland; and Loop 610 in southwest Houston.

OFFICE ANALYSIS

Most of all established and emerging employment centers in the Houston metropolitan area have high levels of regional accessibility via highways. In the southwestern portion of the metropolitan area, Class A and B office development is presently almost entirely concentrated along the US Interstate 69 corridor.

For Missouri City, the FM 1092 and Fort Bend Parkway corridors offer the greatest regional accessibility options and thus more plausible demand for office growth.

Additionally and similar to the retail analysis, the strength of these two corridors and the challenges for the Texas Parkway and Cartwright Road corridors, continues to be the projected household growth and the amount of disposable income.

INDUSTRIAL ANALYSIS

In 2015, the greater Houston area was one of the most robust markets for industrial development in the nation. During that year, the area was home to over 250 new or expanded facilities, ranking second in the nation. Through the third quarter of 2015, over 9 million square feet of industrial space was delivered, following nearly 8.6 million square feet in 2014. These deliveries are in addition to the 9.3 million square feet of industrial space currently under construction in the metropolitan area. Coupled with this growth, declining vacancy rates have continued to drive the market demand.

The industrial market growth has largely been concentrated within the north and northwest Houston submarkets. However, as available land along the Sam Houston Tollroad/Beltway 8 and Interstate 69 have been built out, the industrial development demand has pushed further southeast along the Beltway.

Based upon these conditions, the Analysis found that the area of Texas Parkway, north of Lexington Boulevard and the area of FM 1092, north of Cartwright Road, present the strongest near-and-medium term opportunities for the development of industrial and flex space developments. The synergy of influence on the Texas Parkway corridor by recent industrial projects—such as Lakeview Business Park, Gateway Southwest and the newly emerging Park 8Ninety—have established this part of the City as a desirable industrial market. The tenants in these developments includes a mix of regional servicing distribution companies and light manufacturing in various industries such as food products, industrial components and services, and biomedical goods. US 90A and the Beltway provide both the Texas Parkway and FM 1092 corridors with the strongest regional access.

The Cartwright Road and Fort Bend Parkway corridors are both disconnected from major regional transportation infrastructure, and, thus provide low opportunities for an industrial market. Although the Fort Bend Parkway connects directly to the Beltway, providing access to Interstate 69 and Interstate 10, the segment of the corridor is more than four and a half miles from the Beltway. Considering the amount of new industrial and flex development currently occurring along US 90A and the Beltway, there is likely a limited industrial development opportunity within the next five years. However, if areas near the Texas Parkway and FM 1092 corridors build out, the Fort Bend Parkway corridor could capture some small format flex space occupied by businesses serving the immediate household base.



Fort Bend Parkway Corridor

GENERAL:

The Fort Bend Parkway corridor, primarily north of State Highway 6 presents the best long-term opportunity for the City to diversify its tax base and create primary employment centers.

FUTURE LAND USE MAP:

The Future Land Use Map establishes the corridor as a mixed character district. Zoning requests in areas identified as Business Park that provide for larger scaled office, commercial and retail uses and having a regional service area should receive favorable consideration. Higher density residential uses and developments, integrated into a mixed-use urban environment, should be provided along this corridor to promote larger scaled office uses. Zoning requests solely for the development of single family detached residential uses should not receive favorable considerations. Smaller scaled office uses should be considered in areas along the corridor, south of State Highway 6 and east of Sienna Parkway.



GENERAL INTENT:

- Encourage larger scaled, regional uses to create primary employment centers
- Tax exempt or heavy manufacturing uses should not be permitted along the primary frontages of the corridor

COMPATIBLE FUTURE LAND USE CHARACTER DESIGNATIONS:

- Business Park excluding heavy industrial uses and allowing for larger scaled office, commercial and retail uses north of State Highway 6 and smaller scaled office uses south of State Highway 6
- Commercial
- High density residential limited to niche products; not typical suburban garden-style apartments



Fort Bend Parkway Corridor

The market opportunity analysis projects the absorption potential for various land uses in the Fort Bend Parkway corridor assuming that a lifestyle center environment can create a walkable, amenity rich destination area.

TABLE 4.20: NONRESIDENTIAL ABSORPTION POTENTIAL FOR FORT BEND PARKWAY

NODE	LAND USE	TIMING	SIZE
Lifestyle Center	Retail	7 - 10 Years	130K - 150K SF
Community Center	Office	10+ Years	50K - 100K SF*
	Retail	3 - 5 Years	200K - 250K SF
* Note: Market support arises from a lifestyle center creating a walkable, amenity-rich place.			
Source: RCLCO			

The analysis provides that demand for certain higher density residential uses that would be set in the lifestyle center environment, including a multi-story urban residential product up to 40 units/acre, supported by structured parking. It is estimated that 300 - 600 residential units could be supported.

There are currently 96 acres of vacant land within the corridor thus there is adequate land available to support the projected potential opportunities.

TABLE 4.21: LAND (ACRES) REQUIRED TO SUPPORT GROWTH OPPORTUNITIES

	COMMUNITY RETAIL 3 - 5 YEARS	LIFESTYLE OFFICE 10+ YEARS	LIFESTYLE RETAIL 7 - 10+ YEARS	HIGH DENSITY RESIDENTIAL	TOTAL ACREAGE
Ratio (Building to Land)	4	3	3	Estimate	
FORT BEND PARKWAY					
Low	18.4	3.4	9.0	8	38.8
High	23.0	6.9	10.3	16	56.2
Source: Marsh Darcy Partners					

The resulting potential new taxable value if the development opportunities are realized could range from \$49.1 million to \$63.4 million, with the total values including a potential lifestyle residential product ranging from \$89.1 million to \$143.4 million.

TABLE 4.22: POTENTIAL PROPERTY VALUE INCREASES

	COMMUNITY RETAIL 3 - 5 YEARS (1)	LIFESTYLE OFFICE 10+ YEARS (2)	LIFESTYLE RETAIL 7 - 10+ YEARS (2)	HIGH DENSITY RESI- DENTIAL (3)	TOTAL WITHOUT RESI- DENTIAL	TOTAL WITH RESI- DENTIAL
Value/Acre (including improvements)	\$1,905,750	\$1,140,176	\$1,140,176			
FORT BEND PARKWAY						
Low	\$35,000,000	\$3,926,225	\$10,208,186	\$40,000,000	\$49,134,411	\$89,134,411
High	\$43,750,000	\$7,852,451	\$11,778,676	\$80,000,000	\$63,381,127	\$143,381,127
(1) Based on land @ \$15/SF of land (SH 6 average) and improvements						
(2) Based on Pearland Town Center						
(3) Based on Value/Unit: Lifestyle: \$125,000						
Source: Marsh Darcy Partners						

The potential annual property tax revenue resulting from this new value could range from \$254,000 to \$328,000, with the total annual property tax revenues including a potential lifestyle residential products ranging from \$461,000 to \$742,000.

TABLE 4.23: POTENTIAL NEW ANNUAL PROPERTY TAX REVENUES

	COMMUNITY RETAIL 3 - 5 YEARS	LIFESTYLE OFFICE 10+ YEARS	LIFESTYLE RETAIL 7 - 10+ YEARS	HIGH DENSITY RESI- DENTIAL	TOTAL WITHOUT RESI- DENTIAL	TOTAL WITH RESI- DENTIAL
Tax Rate	\$0.52844	\$0.52844	\$0.52844	\$0.52844		
FORT BEND PARKWAY						
Low	\$181,255	\$20,333	\$52,865	\$207,148	\$254,453	\$461,601
High	\$226,569	\$40,666	\$60,998	\$414,297	\$328,233	\$742,530
Source: Marsh Darcy Partners						

In addition to annual property tax generation, a potential new community and lifestyle retail supported by a mixed use lifestyle center could generate potential annual sales tax revenue ranging from \$1 million to \$1.3 million.

TABLE 4.24: POTENTIAL NEW ANNUAL SALES TAX REVENUES

	COMMUNITY RETAIL 3 - 5 YEARS	LIFESTYLE RETAIL 7 - 10+ YEARS	TOTAL
Sales/SF	\$300	\$350	
<i>FORT BEND PARKWAY</i>			
Low	\$600,000	\$455,000	\$1,055,000
High	\$750,000	\$525,000	\$1,275,000
Source: Marsh Darcy Partners			



**NOTICE OF PUBLIC HEARING
TO ADJOINING PROPERTY OWNERS
WITHIN 200 FEET OF PROPERTY SUBJECT TO ZONING**

DATE OF NOTICE: October 2, 2020

LOCATION/DATE: The Planning and Zoning Commission of the City of Missouri City will hold a public hearing on Wednesday, October 14, 2020, at the City Council Chambers – 2nd Floor, City Hall Building, 1522 Texas Parkway (FM-2234), Missouri City, Texas at 7:00 p.m.

Due to the COVID 19 Disaster and the Centers for Disease Control recommendation regarding social distancing measures, the Planning and Zoning Commission and the public may not be allowed to be physically present at this hearing.

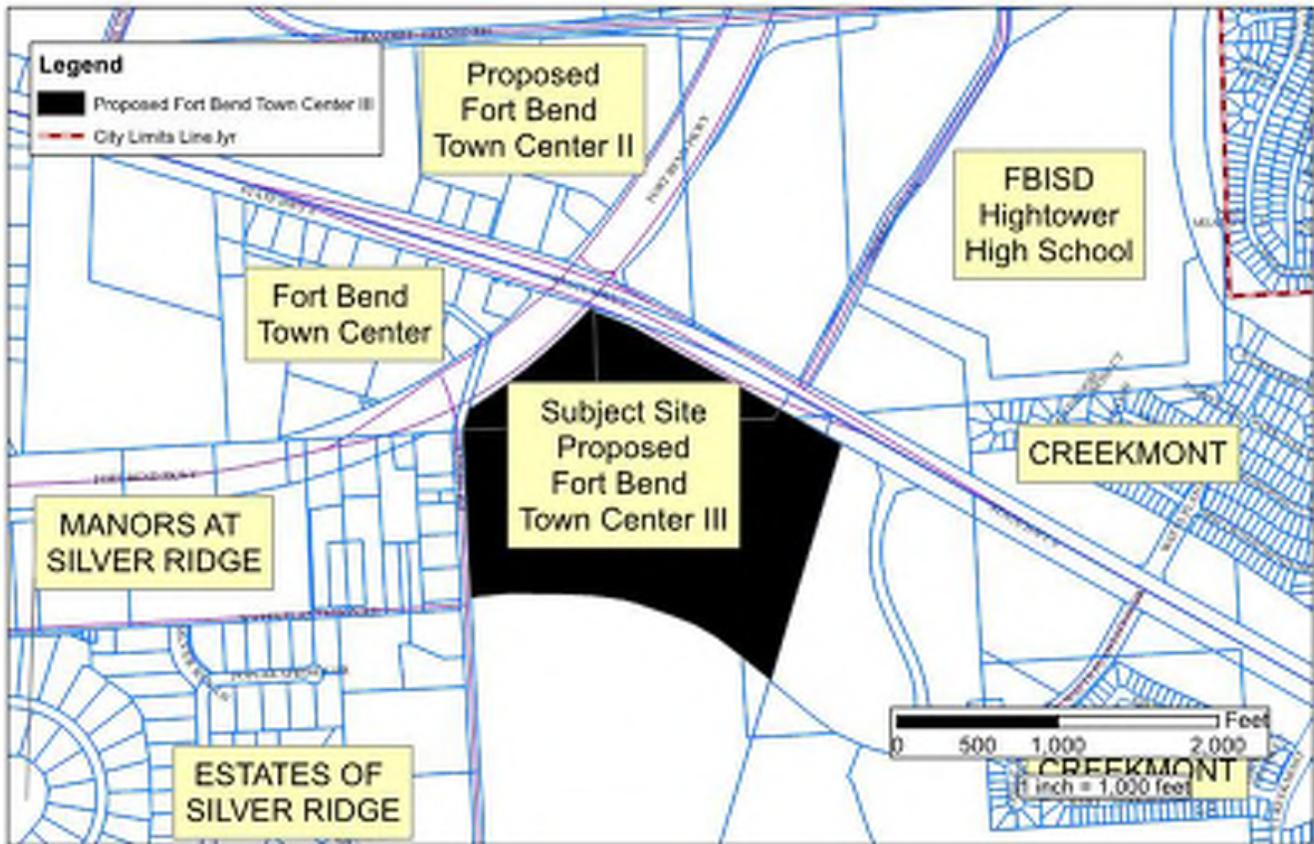
The City may be using a telephone/video conferencing tool to make the hearing available to the Planning and Zoning Commission and the public. On the date and at the time provided, the public may access the livestream of the meeting by the following link: <https://www.missouricitytx.gov/780/MCTV>. A telephone number for the public will be made available on the posted meeting agenda prior to the hearing date and available on the City's website.

PURPOSE: To receive comments for or against a request by H. Paul Dodd, NewQuest Properties to zone an approximate 75.58 acre tract of land to PD, Planned Development District to allow for a mixed use development to include retail, commercial and multi-family uses; and to the extent such zoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

SITE LOCATION: The subject site is located south and east of the Fort Bend Parkway and State Highway 6 intersection, north and east of the Watts Plantation Road and Knight Road intersection and east of the Fort Bend Town Center that includes a Chase Bank location at 10410 Highway 6 and a Kroger at 10250 Highway 6.

SITE LEGAL DESCRIPTION: The subject site is described as being an approximate 10.3768 acre tract of land in the Moses Shipman Survey, A-86, City of Missouri City, Fort Bend County, Texas, being all of that tract of land conveyed to A-S 91 Ft. Bend Parkway-Hwy 6, L.P., as recorded under Fort Bend County Clerk's File No. 2008034270 and being an approximate 65.199 acre tract of land being a portion of a call 149.65 acre tract (Fort Bend County Clerk's File No. 2009016997) including portions of Block 8, Block 9, Block 11, Block 12, and a portion of an original 200-foot wide canal right-of-way of the Cochran and McCluer Land Company Subdivision (Volume 51, Page 307 and Volume 58, Page 75; Deed records of Fort Bend County, Texas); together with a portion of a call 7.862 acre tract (Fort Bend County Clerk's File No. 2004060874); together with a portion of a call 0.0757 acre tract (Fort Bend County Clerk's File No. 2016002592); and together with all of a call 0.060 acre tract (Fort Bend County Clerk's File No. 2006025748), all being in the Moses Shipman Survey, A-86, City of Missouri City, Fort Bend County, Texas.

FOR MORE INFORMATION: Additional information and a map of the subject site are available for review. You may call 281-403-8541 or email the Development Services Department-Planning Division at planning@missouricitytx.gov for further information.



A-S 151 NWC Fort Bend Pkwy-Hwy 6 LP
c/o NewQuest Properties
8827 W Sam Houston PKWY N
Ste 200
Houston, TX 77040-5383

Briggs Larry
1100 Uptown Park Blvd Unit 42
Houston, TX 77056-3281

Coleman, Diane Lavern
4018 Knight RD
Fresno, TX 77545-2002

Covarrubias Eloisa H & Arvizu Bernardo
Bazaldua
750 Spruce ST
Fresno, TX 77545-8193

Evans, Jacqueline
4030 Knight RD
Fresno, TX 77545-2002

Hayes Doris etal
4030 Knight RD
Fresno, TX 77545-2002

Jackson, Robert
600 W 9th ST , APT 409,
Los Angeles, CA 90015-4314

Kroger Texas LP
c/o Kroger Co, 7th Floor, Property Tax
1014 Vine ST Ste 1000
Cincinnati, OH 45202-1100

A-S 91 Ft Bend Parkway-Hwy 6 LP
8827 W Sam Houston PKWY N STE 200
Houston, TX 77040-5383

Briggs Larry etal
C/O Clarke & Company 13201
Northwest Fwy, Ste 503
Houston, TX 77040-6024

Coleman, Diane Lavern
RR 1 BOX 1160
Fresno, TX 77545-9801

Deaton and Briggs LP
c/o Clarke & Company, 13201
Northwest Fwy, Ste. 503
Houston, TX 77040-6024

Fort Bend County
PO Box 399 #101, RM 101
Richmond, TX 77406-0399

Ft Bend County Toll Road Authority
C/o The Muller Law Group PLLC 16555
Southwest FWY STE 200
Sugar Land, TX 77479-2670

GAC Knights LLC
5111 Chinaberry GRV
Houston, TX 77459-6259

Hayes Irene
4026 Knight RD
Fresno, TX 77545-2002

Jones Roy & Paula
3606 Watts Plantation DR
Fresno, TX 77545-2012

Lenora G Smith Retail Holdings Ltd
C/o Lenora A. Smith
1111 Hermann DR UNIT 14F
Houston, TX 77004-6930

Ashton Houston Residential LLC & M/I
Homes of Houston LLC
Attn: Greg McKenzie, 10110 W Sam
Houston PKWY N, STE A-100
Houston, TX 77064-7508

Cochran, Steve T
C/O Clarke & Company 13201
Northwest Fwy, Ste 503
Houston, TX 77040-6024

Coleman, Tyrone Dewayne
4018 Knight RD
Fresno, TX 77545-2002

Deaton, Alfred L., III
1100 Uptown Park Blvd Unit 42
Houston, TX 77056-3281

Ft Bend County Toll Road Authority
C/O VINSON & ELKINS, 2300 FIRST CITY
TOWER, 1001 FANNIN ST
Houston, TX 77002-6706

GAC Knights LLC
5111 Chinaberry GRV
Missouri City, TX 77459-6259

Hannover Estates Ltd
7500 San Felipe ST STE 600-PMB 80
Houston, TX 77063-1790

Hayes, Patricia A
3518 Watts Plantation
Fresno, TX 77545-2010

Knight/Highway 6 LLC
22 Cheshire Bend DR
Sugar Land, TX 77479-2855

Logan, Barbara Jean
3522 Watts Plantation
Fresno, TX 77545-2010

NIG Real Estate Investment LLC
4415 Trammel Fresno Rd
Missouri City, TX 77459-7038

Pace William Jr & Cynthia A
3506 Watts Plantation
Fresno, TX 77545-2010

Reyes Miguel & John
3430 MCKEEVER RD
Rosharon, TX 77583-2642

Schlumberger Mary Lesley McCary
Trustee
350 Lakeview BLVD
New Braunfels, TX 78130-5225

Senior Doris
4002 Knight RD
Fresno, TX 77545-2002

Senior Doris
RR 1 Box 1156
Fresno, TX 77545-9801

State of Texas
PO Box 1386
Houston, TX 77251-1386

State of Texas
c/o Property Acquisition Services Inc,
19855 Southwest FWY, Ste 200
Sugar Land, TX 77479-6536

Sunwest Trust Custodian fbo Daphne A
Rambo IRA
11410 Long Pine DR
Houston, TX 77077

Texas Transportation Commission
PO Box 1386
Houston, TX 77251-1386

Wayne, William L
C/O Clarke & Company 13201
Northwest Fwy, Ste 503
Houston, TX 77040-6024

Werner John C etal
14 Sullivans LNDG
Missouri City, TX 77459-6286

Wu Ching-Rong & Li-Ming
2400 Dallas ST
Houston, TX 77003-3604

FBISD
c/o Max Cleland
16431 Lexington Blvd
Sugar Land, TX 77479