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 **March 9, 2016, 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.

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1. CALL TO ORDER

2. ROLL CALL

3. READING OF MINUTES

Consider approval of the minutes of the February 10, 2016, Planning & Zoning Commission meeting.

4. REPORTS

A. COMMISSION REPORTS

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

B. STAFF REPORTS

(1) Development Services
  a. Executive Contractor
  b. Interim Assistant Director
(3) City Engineer
  a. Professional Contractor

5. PUBLIC COMMENT

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

6. PLATS

A. CONSENT AGENDA

(1) Consider approval of a final plat for Avalon at Sienna Plantation Section 2

7. ZONING MAP AMENDMENTS

A. PUBLIC HEARING FOR A PLANNED DEVELOPMENT AMENDMENT

(1) Public hearing to receive comments for or against a request by Jiju Thomas to amend the regulations and restrictions of PD, Planned Development District #11 to allow for LC-2, local retail district uses within a 0.845 acre tract of land which is presently restricted to restaurant use and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom. PD #11 is located north of the intersection of Highway 6 and Lake Olympia Parkway intersection, south of the Quail Valley Thunderbird residential subdivision. The subject site is located at 6855 southeast of a State Farm Insurance Agency, northwest of the FBISD bus barn, southwest of a Public Storage facility, and northeast of Excel Urgent Care.

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

B. PUBLIC HEARING FOR A PLANNED DEVELOPMENT

(1) Public hearing to receive comments for or against a request by Kevin Polasek, P.E., Terra Associates, Inc., to rezone an approximate 1.483 acre tract of land from LC-2, local retail district to PD, Planned Development District; and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom. The subject site is located north of a Unity Bank, south of the Little School of Elohim, east of the proposed Houston Community College – Texas Parkway campus, and west of the Hunters Glen Section 1 residential subdivision.

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

8. ZONING TEXT AMENDMENTS

None.

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

None.

10. CLOSED EXECUTIVE SESSION

The Planning and Zoning Commission may go into Executive Session regarding any item posted on the Agenda as authorized by Chapter 551 of the Texas Government Code.

11. RECONVENE

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

12. ADJOURN

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

CERTIFICATION

I certify that a copy of the March 9, 2016, agenda of items to be considered by the Missouri City Planning and Zoning Commission was posted on the City Hall bulletin board on March 4, 2016.

_____

Nancy Desobry
Office Manager

missouri CITY
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PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	March 09, 2016
AGENDA ITEM SUBJECT:	Final Plat of Avalon at Sienna Plantation Section 2
AGENDA ITEM NUMBER:	6.A.(1)
PROJECT PLANNER:	Jose Abraham, Planner I
APPROVAL:	**Kelly Carpenter**, AICP, Development Services JGG for KC **Jennifer Thomas Gomez**, AICP, Interim Assistant Director, Development Services JGG **Katherine Ostroff,** Public Works JGG for KO

PERMIT NUMBER:	1600553
PROPERTY ID:	0086-00-000-5501-907
LOCATION:	Sienna Parkway Southwest of the intersection of Fort Bend Tollway and Sienna Parkway; North of Waterbrook West subdivision; and East of Sienna Village of Bees Creek subdivision
ZONING DISTRICT:	ETJ, Extraterritorial Jurisdiction (Approximately 1.43 acre portion of the subdivision is zoned R-1, Single family residential district)

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

RECOMMENDED ACTION:

The Planning and Zoning Commission should grant approval of this **Final Plat** conditioned on addressing the following deficiencies.

All conditions placed on this application as a result of the Commission's approval must be approved by the Development Services Department before recordation of the final plat.

Copies of recorded plats for subdivisions are required to be submitted in electronic, mylar, and paper formats.

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

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(9).

    b. An acknowledgement that notice of the subdivision was provided to all utility companies, whether public or private, shall be provided in accordance with Section 2.C.

    c. A note referencing a Lienholder's acknowledgement and subordination statement has been included which shall be verified upon submittal of a current title report.

    d. Revise owner's acknowledgement and the Planning and Zoning Commission's certificate to correctly reference the proposed subdivision.

    e. The street name "Astalot Court" is spelled differently on the plat and the list of street names. Please revise to be consistent.

3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division

    a. The City Engineer and the developer have discussed a Traffic Impact Analysis (TIA) for the subject site. Approval of the TIA is required prior to final plat approval.

    b. A letter shall be provided from the Ft. Bend County Drainage District stating that the tract has outfall drainage and all applicable fees have been paid.

    c. Easement locations and widths are subject to further review dependent on review of the construction plans for the site.

    d. Please provide slab elevation to be included in Note 12.

B. STANDARD PLAT NOTES:

The following plat notes must be included on the face of a final plat:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division

    a. Revise plat note #14 to read as follows: "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."

---------- *End of Report* ----------

DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division
1522 Texas Parkway
Missouri City, Texas 77489
281-403-8600 (Office) ■ 281-208-5551 (Fax)
www.missouricitytx.gov

APPLICATION FOR PLAT APPROVAL

Check One: [ ] AMENDING [X] FINAL [ ] LARGE ACREAGE TRACT

DATE: FEBRUARY 17, 2016

1. Name of plat: AVALON AT SIENNA PLANTATION SECTION 2
2. Name of preliminary plat that encompasses this plat (if applicable):
3. Type of plat (Circle one or more): Multifamily Residential Commercial Industrial Planned Development Single Family Residential Specific Use Permit Other (Explain):
4. Landowner's name (If company or corporation, list chief officer): TAYLOR MORRISON OF TEXAS, LLC-GRANT GRIMES
   Mailing Address: 5353 WEST HOUSTON PARKWAY, SUITE 190, HOUSTON TEXAS 77041
   Phone No.:(281) 598 - 3073 Fax No.:( ) -
   Email:
5. Applicant's name (Engineer, Planner, Architect, Etc.): LJA Engineering, Inc. - VANESSA PIEDRA
   Mailing Address: 1904 West Grand Parkway North, Suite 100 , Katy, Texas 77449
   Phone No.:(713) 953 - 5044 Fax No.:(713) 953- 5026
   Email: vpiedra@ljaengineering.com
6. Is plat located inside the City limits? (Circle One): YES NO
7. Is plat located inside the City's ETJ? (Circle One): YES NO
8. Total acreage: 43.685
9. Number of sections: 1 Blocks: 3 Reserves: 5
10. Number of residential lots/dwelling units: 95
11. Land distribution (in acres) - *Must total acreage indicated in Line 8 above*:
    Private Streets: _____ Public Streets: 5.431 ac Residential Lots: 23.73 ac
    Lakes/Ponds (non-recreational): _____ Irrigation/Drainage Canals: _____ Recreational Uses: _____
    Utility Easements: _____ Public Parkland: _____
    Other (explain): Landscape/Open space (acres): 14.524 ac
12. Average lot area: 7,800 SF
13. Typical lot area:
14. Block Length: Average: 385' Longest: 1140' Shortest: 150'
15. Type of Streets (Circle One): Public Private Combination Public/Private
16. Type of Water System (Circle One): Public Individual Water Wells Other (attach explanation)
17. Type of Sanitary System (Circle One): Public Individual Septic Tanks Other (attach explanation)
18. Municipal Utility District: Sienna Plantation Municipal Utility District No. 12

STATE OF TEXAS
COUNTY OF FORT BEND

WE, TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH GRANT GRIMES, VICE PRESIDENT–LAND RESOURCES, BEING AN OFFICER OF TAYLOR MORRISON OF TEXAS, INC., OWNERS OF THE 81.797 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF AVALON AT SIENNA PLANTATION SECTION 1, 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, (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 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 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 GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNED 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 DESIGNED 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 DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE 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 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, DRAWS 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 ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF AVALON AT SIENNA PLANTATION SECTION 1 WHERE BUILDING SETBACK LINES 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.

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 AMENDMENT.

IN TESTIMONY WHEREOF, THE TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY GRANT GRIMES, ITS VICE PRESIDENT–LAND RESOURCES, THEREUNTO AUTHORIZED, AND ITS COMMON SEAL HEREUNTO AFFIXED

THIS _____ DAY OF _____, 2016.

TAYLOR MORRISON OF TEXAS, INC.
A TEXAS CORPORATION

BY:_____
GRANT GRIMES, VICE PRESIDENT – LAND RESOURCES

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GRANT GRIMES, VICE PRESIDENT–LAND RESOURCES OF TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, 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 STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS _____ DAY OF _____, 2016.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, KEITH W. MONROE, 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 ENG" AND A LENGTH OF NOT LESS THAN THREE (3) FEET (SEE NOTE 9).

_____
KEITH W. MONROE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4797

I, AMANDA CARRIAGE, 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.

_____
AMANDA CARRIAGE P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 105912

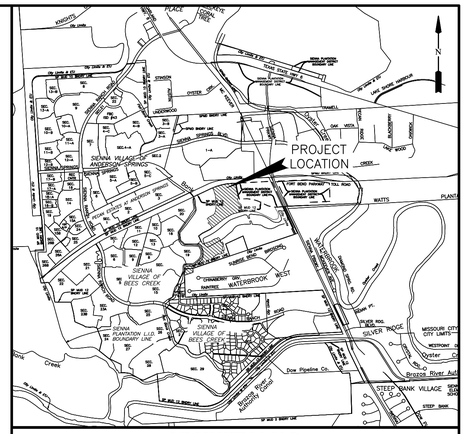
STATE OF TEXAS
AMANDA CARRIAGE
105912
LICENSED
PROFESSIONAL ENGINEER

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 AVALON AT SIENNA PLANTATION SECTION 1 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 _____, 2016.

_____
SONYA BROWN–MARSHALL, CHAIR

_____
TIMOTHY R. HANEY, VICE CHAIR



VICINITY MAP
SCALE: 1"= 2,640'

KEY MAP NO. 650–A

I, RICHARD W. STOLLEIS, 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.

_____
RICHARD W. STOLLEIS, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS,

THIS _____ DAY OF _____, 2016.

_____
RICHARD MORRISON
PRECINCT 1, COUNTY COMMISSIONER

_____
GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

_____
ROBERT E. HEBERT
COUNTY JUDGE

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

_____
JAMES PATTERSON
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 _____, 2016 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
AVALON AT SIENNA PLANTATION SECTION 2

A SUBDIVISION OF 43.685 ACRES OF LAND SITUATED IN THE MOSES SHIPMAN LEAGUE, ABSTRACT 86, CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS.

95 LOTS 5 RESERVES (14.524 ACRES) 3 BLOCKS
FEBRUARY 17, 2016 JOB NO. 0074–1402–309

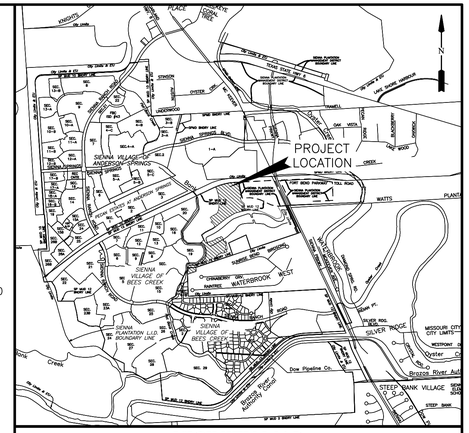
OWNERS:
TAYLOR MORRISON OF TEXAS, INC.
GRANT GRIMES, VICE PRESIDENT – LAND RESOURCES
5353 WEST HOUSTON PARKWAY, SUITE 190, HOUSTON, TEXAS 77041
PH. (281) 598–3073

ENGINEER:
LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386
T.B.P.L.S. Firm No. 10110501

KEITH W. MONROE
REGISTERED PROFESSIONAL LAND SURVEYOR,
TEXAS REGISTRATION NO. 4797

AMANDA CARRIAGE
LICENSED PROFESSIONAL ENGINEER,
TEXAS REGISTRATION NO. 105912

MYLAR CHECK: COORD _____ DIR _____
Date\Time : Wed, 17 Feb 2016 – 3:55pm
Path\Name : I:\Projects\PLATTING\0074\FINPLT\Avalon at Sienna 2_FP.dwg



VICINITY MAP
SCALE: 1"= 2,640'

KEY MAP NO. 650–A

N

100 50 0 100

SCALE: 1"=100'

NOTES:

1. BENCHMARK: FND. 3–1/2 BRASS DISK LOCATED IN A POURED CONCRETE POST AT THE NORTH END OF A MEDIAN ON SIENNA RANCH ROAD SOUTH OF THE INTERSECTION OF NUECES CREEK. SURVEY MARKER NO. 11014
ELEV.= 62.95 2001 ADJUSTMENT

2. T.B.M. INDICATES TEMPORARY BENCHMARK
FND. 5/8 INCH IRON ROD WITH CAP MARKED "LJA ENG"

3. 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 0.99986797.

4. THIS PLAT WAS PREPARED TO MEET CITY OF MISSOURI CITY AND FORT BEND COUNTY REQUIREMENTS.

5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. 1415742805, DATED MAY 19, 2015. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

6. THIS PLAT LIES WHOLLY WITHIN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 12, SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND COUNTY AND PARTIALLY WITHIN THE ETJ AND PARTIALLY WITHIN THE CITY LIMITS OF THE CITY OF MISSOURI CITY.

7. IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48157C 0295L, REVISED APRIL 2, 2014, PROPERTY LIES WITHIN SHADED ZONE "X" AS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD AND ZONE "AE" AS DEFINED AS AREAS OF THE 1% ANNUAL CHANCE FLOOD (100–YEAR FLOOD). LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.

8. THERE ARE NO PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.

9. FIVE–EIGHTHS (5/8) INCH IRON RODS WITH PLASTIC CAP MARKED "LJA ENG" 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.

10. ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100–YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 82–97(11).

11. THE MINIMUM SLAB ELEVATION WILL BE 18" ABOVE TOP OF CURB IN FRONT OF LOTS OR 12" ABOVE THE 100–YEAR FLOOD ELEVATION, WHICHEVER IS GREATER. THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE ONE FOOT ABOVE THE 100–YEAR BASE FLOOD ELEVATION AS DETERMINED BY THE FLOOD INSURANCE RATE MAP DATED JANUARY 3, 1997 AND SHALL MEET STANDARDS ESTABLISHED BY FEMA AND ALL APPLICABLE CITY REQUIREMENTS, INCLUDING THE CITY INFRASTRUCTURE CODE AS REQUIRED BY SECTION 82–97 (11) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.

12. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF _____ 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.

13. 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.

14. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

15. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

16. ALL LOT LINES SHALL HAVE A MINIMUM FIVE (5) FOOT SIDE YARD SETBACK.

17. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.

18. THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACE AND RESERVES.

19. 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.

20. SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82–164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.

21. ONE–FOOT TRACT DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE–SUBDIVIDED IN A RECORDED PLAT, THE ONE–FOOT TRACT 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, THEIR HEIRS, ASSIGNS OR SUCCESSORS.

22. 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.

23. 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.

24. 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 METES SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.

25. 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.

26. ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS PARTIALLY WITHIN THE CITY LIMITS AND PARTIALLY WITHIN THE ETJ BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.

27. 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.

28. 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.

29. ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.

30. 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.

31. 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.

32. 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.

33. THE HOMEOWNERS ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPE RESERVES. SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 12 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE RESERVES WITHIN THE SUBJECT PLATTED AREA.

34. THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACE AND RESERVES. THE HOME OWNER'S ASSOCIATION FOR AVALON AT SIENNA PLANTATION SHALL HAVE A PRIVATE MAINTENANCE FUND SET ASIDE FOR ALL FUTURE REPAIRS WITHIN THE GATED COMMUNITY.

35. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES WITHIN THE SECTIONS IS VESTED IN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 12. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES ALONG BOULEVARDS AND MAJOR THOROUGHFARES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 12.

36. THIS PLAT IS SUBORDINATED BY:
BRUCE BARCLAY, SENIOR VICE PRESIDENT, TRUSTMARK NATIONAL BANK, AS RECORDED IN FILE NO. _____ OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.

37. THIS PLAT LIES WITHIN LIGHTING ZONE 2.

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.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
R.O.W.	INDICATES RIGHT–OF–WAY
PVT.	INDICATES PRIVATE
A.E.	INDICATES AERIAL EASEMENT
C.P.E.	INDICATES CENTERPOINT EASEMENT
F.M.E.	INDICATES FORCE MAIN EASEMENT
E.E.	INDICATES ELECTRICAL EASEMENT

RESERVE TABLE

RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	1.302	56,733	RESTRICTED TO LANDSCAPE/UTILITY	HOMEOWNERS ASSOCIATION (HOA)/SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 12
B	0.082	3,591	RESTRICTED TO LANDSCAPE/UTILITY	HOMEOWNERS ASSOCIATION (HOA)/SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 12
C	0.451	19,628	RESTRICTED TO LANDSCAPE/UTILITY	HOMEOWNERS ASSOCIATION (HOA)/SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 12
D	0.703	30,605	RESTRICTED TO LANDSCAPE/UTILITY	HOMEOWNERS ASSOCIATION (HOA)/SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 12
E	11.986	522,119	RESTRICTED TO DRAINAGE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 12
TOTAL	14.524	632,676		

FINAL PLAT OF
AVALON AT SIENNA PLANTATION SECTION 2

A SUBDIVISION OF 43.685 ACRES OF LAND SITUATED IN
THE MOSES SHIPMAN LEAGUE, ABSTRACT 86,
CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS.

95 LOTS 5 RESERVES (14.524 ACRES) 3 BLOCKS

FEBRUARY 17, 2016 JOB NO. 0074–1402–309

OWNERS:

TAYLOR MORRISON OF TEXAS, INC.

GRANT GRIMES, VICE PRESIDENT – LAND RESOURCES
5353 WEST HOUSTON PARKWAY, SUITE 190, HOUSTON, TEXAS 77041
PH. (281) 598–3073

ENGINEER:

LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042

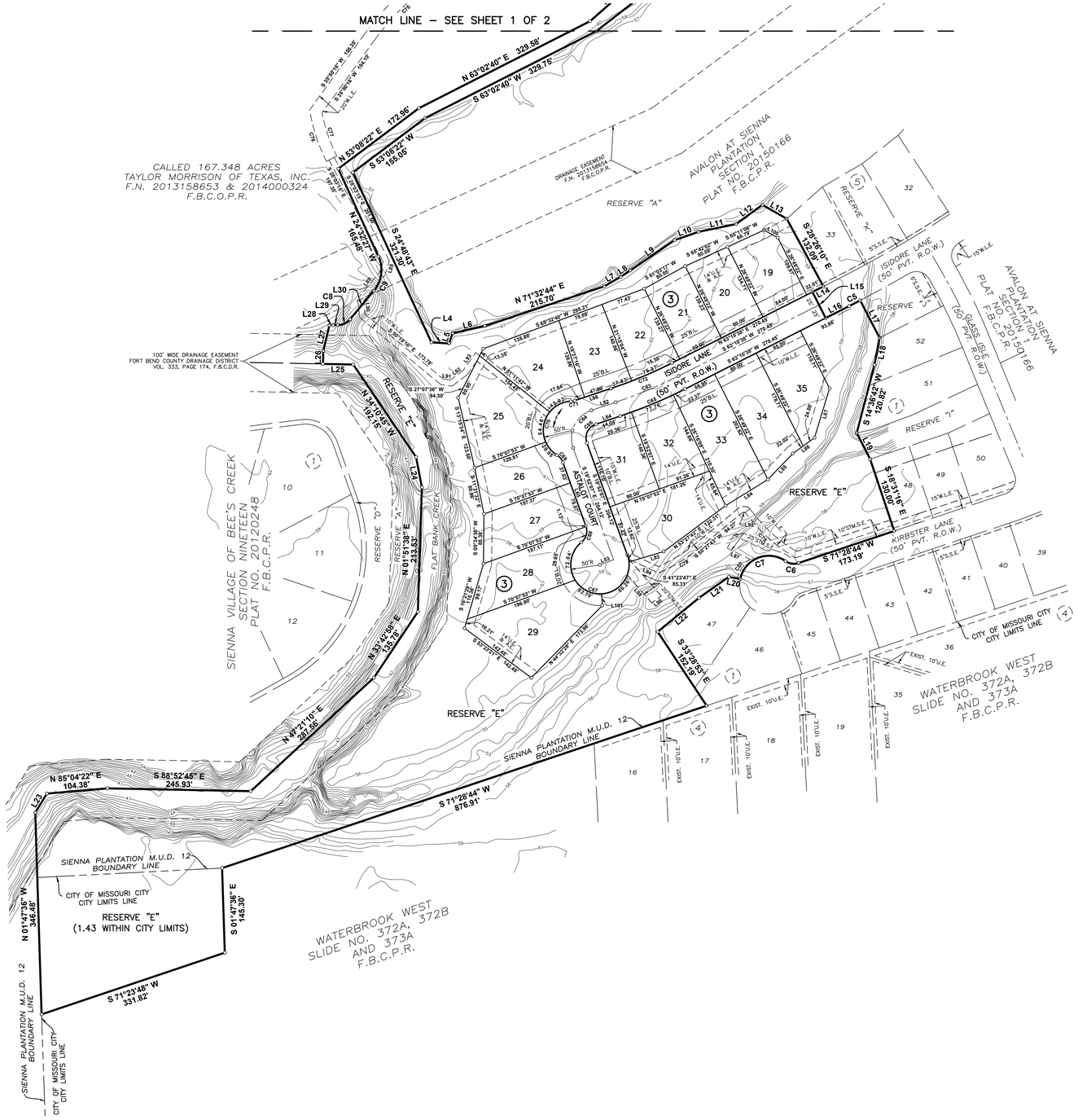
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386
T.B.P.L.S. Firm No. 10110501

KEITH W. MONROE
REGISTERED PROFESSIONAL LAND SURVEYOR,
TEXAS REGISTRATION NO. 4797

AMANDA CARRIAGE
LICENSED PROFESSIONAL ENGINEER,
TEXAS REGISTRATION NO. 105912

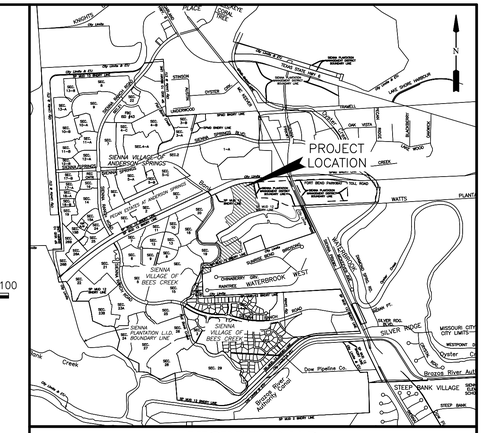
MYLAR CHECK: COORD _____ DIR. _____

Date\Time : Wed, 17 Feb 2016 - 3:56pm
Path\Name : I:\Projdat\P-LJATRC\0074\PNPL1\Avalon at Sienna 2_FP.dwg



N

SCALE: 1"=100'



VICINITY MAP
SCALE: 1"= 2,640'

KEY MAP NO. 650–A

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°30'50" E	21.91'
L2	S 06°45'52" E	90.00'
L3	S 37°47'26" E	51.79'
L4	S 86°19'24" E	30.50'
L5	N 16°34'30" E	18.62'
L6	N 77°39'22" E	56.84'
L7	N 60°14'59" E	32.76'
L8	N 56°48'36" E	19.71'
L9	N 55°31'18" E	92.29'
L10	N 70°54'32" E	43.14'
L11	N 78°17'21" E	66.05'
L12	N 53°52'39" E	55.86'
L13	S 60°17'21" E	48.09'
L14	S 63°10'38" W	20.94'
L15	S 26°49'22" E	50.00'
L16	N 63°10'38" E	45.35'
L17	S 27°25'20" E	72.30'
L18	S 10°42'07" W	47.22'
L19	S 27°12'03" E	50.50'
L20	N 78°26'36" W	20.00'
L21	S 54°45'13" W	62.80'
L22	S 50°42'23" W	91.60'
L23	N 31°34'22" E	38.19'
L24	N 10°49'11" W	52.94'
L25	N 88°50'50" W	51.97'
L26	N 01°09'17" E	22.31'
L27	N 13°27'26" E	45.30'
L28	N 86°01'33" E	5.98'
L29	S 89°25'47" E	8.51'
L30	N 39°44'24" E	63.66'
L31	N 48°38'37" E	98.69'
L32	S 54°11'58" W	23.74'
L33	N 35°48'02" W	50.00'
L34	N 54°11'58" E	65.00'
L35	N 53°13'41" E	65.06'
L36	N 17°56'20" E	90.08'
L37	N 14°02'47" E	53.54'
L38	N 06°33'49" E	104.12'
L39	N 00°26'56" W	76.74'
L40	N 00°37'48" W	64.08'
L41	N 08°23'02" W	57.70'
L42	N 15°25'09" W	69.71'
L43	N 23°52'31" W	50.00'
L44	N 78°38'53" E	53.56'
L45	N 34°19'12" E	4.81'
L46	S 70°51'55" E	10.00'
L47	S 60°27'14" W	78.45'
L48	N 18°53'44" W	47.35'
L49	N 89°34'40" W	19.78'
L50	N 76°23'48" E	55.78'
L51	N 86°27'17" E	70.06'
L52	S 71°32'44" W	44.04'
L53	N 70°07'53" E	25.00'
L54	S 11°21'07" E	111.77'
L55	S 60°27'14" W	78.45'
L56	N 60°27'14" E	78.45'
L57	S 04°03'15" E	44.63'
L58	N 76°23'48" E	47.60'
L59	N 86°27'17" E	14.16'
L60	S 86°27'17" W	14.16'
L61	S 76°23'48" W	55.78'
L62	S 04°03'15" E	57.46'
L63	S 11°21'07" E	65.25'
L64	S 71°32'44" W	44.04'
L65	N 19°52'07" W	115.90'
L66	N 71°32'44" E	65.74'
L67	N 32°55'32" E	20.94'
L68	S 71°20'03" E	45.99'
L69	N 47°13'39" W	18.77'
L70	N 30°50'36" E	20.00'
L71	S 84°04'34" W	73.22'
L72	S 81°45'05" W	60.09'
L73	S 79°39'20" W	60.09'
L74	S 77°33'36" W	60.09'
L75	S 75°27'51" W	60.09'
L76	S 73°02'09" W	79.17'
L77	S 07°28'59" W	21.70'
L78	N 71°36'54" W	24.37'
L79	N 24°01'28" E	87.98'
L80	S 73°35'10" E	25.16'
L81	N 00°18'52" E	26.12'
L82	N 45°36'30" E	39.82'
L83	N 73°15'35" E	62.37'
L84	N 58°15'58" E	85.33'
L85	N 43°53'42" E	61.73'
L86	N 53°57'55" E	46.10'
L87	N 16°50'51" E	88.68'
L88	S 16°56'45" W	23.32'
L89	N 39°43'59" E	58.58'
L90	S 05°16'01" E	24.08'
L91	S 81°43'48" E	12.72'
L92	N 53°16'12" E	26.70'
L93	N 35°23'15" E	38.12'
L94	S 65°03'03" E	56.25'
L95	S 84°32'17" E	4.37'
L96	S 53°14'39" W	20.07'
L97	S 64°17'58" E	43.08'
L98	N 41°23'47" W	64.06'
L99	N 28°46'54" E	20.00'
L100	N 61°09'38" W	27.04'
L101	S 03°26'03" E	20.00'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	25.00'	92°26'54"	40.34'	36.10'	S 46°44'16" E
C2	880.00'	12°33'07"	192.78'	192.40'	S 06°47'23" E
C3	970.00'	5°25'01"	91.71'	91.67'	S 10°21'26" E
C4	25.00'	90°53'03"	39.66'	35.63'	S 37°47'36" W
C5	2025.00'	0°35'58"	21.19'	21.19'	N 62°52'39" E
C6	25.00'	53°36'47"	23.39'	22.55'	N 81°42'52" W
C7	50.00'	113°32'08"	99.08'	83.65'	S 68°19'27" W
C8	27.00'	50°49'49"	23.95'	23.18'	N 65°09'19" E
C9	56.00'	64°16'51"	62.83'	59.58'	N 07°35'59" E
C10	1823.00'	0°16'54"	8.96'	8.96'	N 66°15'56" E
C11	1798.00'	18°30'38"	580.88'	578.36'	S 75°22'48" W
C12	50.00'	82°34'05"	72.05'	65.98'	N 54°04'51" W
C13	800.00'	1°26'41"	20.17'	20.17'	N 12°04'28" W
C14	50.00'	82°06'37"	71.65'	65.68'	N 29°42'11" E
C15	800.00'	18°29'30"	258.19'	257.07'	S 61°30'45" W
C16	450.00'	8°11'14"	64.30'	64.25'	N 56°21'37" E
C17	450.00'	6°15'16"	49.12'	49.10'	S 57°19'36" W
C18	610.00'	14°50'29"	158.01'	157.57'	N 11°28'29" W
C19	1220.00'	4°28'35"	95.32'	95.29'	N 01°48'58" W
C20	450.00'	6°26'16"	50.56'	50.54'	N 79°36'56" E
C21	1200.00'	10°03'28"	210.65'	210.38'	S 81°25'33" W
C22	1255.00'	4°45'11"	104.11'	104.08'	S 80°51'32" W
C23	25.00'	89°50'03"	39.20'	35.30'	S 33°33'55" W
C24	25.00'	49°54'51"	21.78'	21.10'	S 36°18'32" E
C25	50.00'	165°14'02"	144.19'	99.17'	S 21°21'03" W
C26	25.00'	33°12'34"	14.49'	14.29'	S 87°21'47" W
C27	775.00'	18°29'30"	250.12'	249.04'	S 61°30'45" W
C28	475.00'	8°11'14"	67.87'	67.82'	S 56°21'37" W
C29	425.00'	6°15'16"	46.39'	46.37'	S 57°19'36" W
C30	475.00'	6°15'16"	51.85'	51.83'	N 57°19'36" E
C31	425.00'	8°11'14"	60.73'	60.68'	N 56°21'37" E
C32	825.00'	18°29'30"	266.26'	265.10'	N 61°30'45" E
C33	25.00'	82°06'37"	35.83'	32.84'	N 29°42'11" E
C34	775.00'	1°26'41"	19.54'	19.54'	N 12°04'28" W
C35	25.00'	82°34'05"	36.03'	32.99'	N 54°04'51" W
C36	1773.00'	11°53'30"	367.99'	367.33'	S 78°41'21" W
C37	25.00'	91°20'49"	39.86'	35.77'	S 27°04'12" W
C38	635.00'	14°32'57"	161.25'	160.81'	S 11°19'44" E
C39	25.00'	99°32'57"	43.44'	38.18'	S 53°49'43" E
C40	1225.00'	10°03'28"	215.04'	214.76'	N 81°25'33" E
C41	25.00'	48°11'23"	21.03'	20.41'	N 62°21'35" E
C42	50.00'	276°22'46"	241.19'	66.67'	S 03°32'43" E
C43	25.00'	48°11'23"	21.03'	20.41'	N 69°27'02" W
C44	1175.00'	10°03'28"	206.26'	206.00'	S 81°25'33" W
C45	475.00'	0°59'20"	8.20'	8.20'	S 76°53'28" W
C46	25.00'	81°26'23"	35.53'	32.62'	S 36°39'57" W
C47	1245.00'	1°20'30"	29.15'	29.15'	S 03°23'00" E
C48	25.00'	64°41'01"	28.22'	26.75'	S 35°03'16" E
C49	50.00'	268°40'07"	234.46'	71.53'	S 66°56'17" W
C50	25.00'	22°09'27"	9.67'	9.61'	N 10°11'37" E
C51	1195.00'	3°10'08"	66.09'	66.09'	N 02°28'11" W
C52	585.00'	14°29'49"	148.02'	147.62'	N 11°18'10" W
C53	25.00'	91°59'01"	40.14'	35.96'	N 64°32'35" W
C54	1773.00'	3°20'26"	103.37'	103.35'	S 67°47'42" W
C55	1823.00'	18°15'23"	580.87'	578.41'	N 75°15'10" E
C56	25.00'	29°21'04"	12.81'	12.67'	N 69°42'19" E
C57	50.00'	139°03'48"	121.36'	93.69'	S 55°26'19" E
C58	25.00'	26°53'24"	11.73'	11.63'	S 00°38'54" W
C59	825.00'	1°26'41"	20.80'	20.80'	S 12°04'28" E
C60	25.00'	90°08'56"	39.33'	35.40'	S 56°25'35" E
C61	1345.00'	4°44'10"	111.18'	111.15'	N 80°52'02" E
C62	1300.00'	4°35'15"	104.08'	104.06'	S 80°56'30" W
C63	800.00'	8°22'06"	116.85'	116.74'	N 67°21'41" E
C64	50.00'	91°24'50"	79.77'	71.58'	S 25°50'19" W
C65	825.00'	8°22'06"	120.50'	120.39'	S 67°21'41" W
C66	25.00'	91°24'50"	39.89'	35.79'	S 25°50'19" W
C67	50.00'	250°31'44"	218.63'	81.65'	N 74°36'15" W
C68	25.00'	70°31'44"	30.77'	28.87'	N 15°23'45" E
C69	25.00'	38°02'31"	16.60'	16.30'	N 38°53'22" W
C70	50.00'	144°51'45"	126.42'	95.34'	N 14°31'15" E
C71	25.00'	15°24'24"	6.72'	6.70'	N 79°14'56" E
C72	775.00'	8°22'06"	113.19'	113.09'	N 67°21'41" E
C73	2000.68'	20°38'19"	720.67'	716.78'	N 76°43'08" E
C74	474.00'	18°21'42"	151.90'	151.25'	S 45°01'07" W
C75	464.00'	18°21'42"	148.70'	148.06'	S 45°01'07" W
C76	306.29'	16°44'35"	89.50'	89.19'	S 18°17'21" E
C77	282.21'	16°40'59"	82.17'	81.88'	S 18°40'16" E
C78	306.02'	15°48'57"	84.47'	84.20'	N 58°22'56" E
C79	255.00'	19°01'09"	84.65'	84.26'	S 49°12'51" E
C80	55.00'	42°21'13"	40.66'	39.74'	S 32°44'00" W
C81	50.00'	30°35'53"	26.70'	26.39'	N 03°50'08" E
C82	50.11'	51°29'57"	45.04'	43.54'	N 44°56'47" E
C83	50.00'	39°41'06"	34.63'	33.94'	N 75°31'21" W
C84	50.00'	42°52'59"	37.42'	36.56'	N 34°14'18" W

LEGEND

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U.E.	INDICATES UTILITY EASEMENT
D.E.	INDICATES DRAINAGE EASEMENT
W.L.E.	INDICATES WATER LINE EASEMENT
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TOTAL	14.524	632,676		

FINAL PLAT OF
AVALON AT SIENNA PLANTATION SECTION 2

A SUBDIVISION OF 43.685 ACRES OF LAND SITUATED IN
THE MOSES SHIPMAN LEAGUE, ABSTRACT 86,
CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS.

95 LOTS 5 RESERVES (14.524 ACRES) 3 BLOCKS

FEBRUARY 17, 2016 JOB NO. 0074–1402–309

OWNERS:

TAYLOR MORRISON OF TEXAS, INC.

GRANT GRIMES, VICE PRESIDENT – LAND RESOURCES

5353 WEST HOUSTON PARKWAY, SUITE 190, HOUSTON, TEXAS 77041

PH. (281) 598–3073

ENGINEER:

LJA Engineering, Inc.

2929 Briarpark Drive
Suite 600
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386
T.B.P.L.S. Firm No. 10110501

KEITH W. MONROE
REGISTERED PROFESSIONAL LAND SURVEYOR,
TEXAS REGISTRATION NO. 4797

AMANDA CARRIAGE
LICENSED PROFESSIONAL ENGINEER,
TEXAS REGISTRATION NO. 105912

SHEET 2 OF 2

MYLAR CHECK: COORD _____ DIR. _____

Date\Time : Wed, 17 Feb 2016 – 4:02pm
Path\Name : I:\Projdat\PLATTING\0074\FINPLT\Avalon at Sienna 2_FP.dwg

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PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	March 09, 2016
AGENDA ITEM SUBJECT:	PD, Planned Development District #11 Amendment
AGENDA ITEM NUMBER:	7.A.
PROJECT PLANNER:	Jose Abraham, Planner I
APPROVAL:	**Jennifer Thomas Gomez**, AICP, Interim Assistant Director, Development Services **Kelly Carpenter**, AICP, Development Services

PERMIT NUMBER:	1600249
PROPERTY ID:	0013-00-000-0448-907 / 0013-00-000-0449-907 / 0013-00-000-0450-907 / 0013-00-000-0425-907

LOCATION: PD #11 is located north of the Highway 6 and Lake Olympia Parkway intersection and south of the Quail Valley Thunderbird residential subdivision. The subject site is located at 6855 Highway 6, southeast of a State Farm Insurance Agency, northwest of the Fort Bend Independent School District (FBISD) bus barn, southwest of a Public Storage facility, and northeast of Excel Urgent Care.

RECOMMENDED ACTION:

The proposed amendment complies with the provisions of the Comprehensive Plan and the policies contained in the Land Use Plan. Such policies recommend development of the tract for Commercial uses that are auto-oriented in character.

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, April 04, 2016

Revised Submittals Due Prior To March 22, 2016. Any revised documents and exhibits required as a result of recommendations made by the Planning and Zoning Commission must be submitted no later than 10:00 a.m. on March 22, 2016 which is the deadline for submittals to the City Council for their April 04, 2016 meeting.

BACKGROUND INFORMATION:

PD #11, presently consisting of four tracts of land, was established in 1998 to allow for a self-storage facility, a restaurant, and LC-2 uses. PD #11 designates a specific tract of land for each of the aforementioned uses. Presently, PD #11 includes a Public Storage facility, State Farm Insurance Agency, a commercial shopping center, and an unoccupied restaurant building on the subject site. PD #11 identifies the subject site as the "restaurant tract" and allows it to be developed only for the operation of a restaurant.

The applicant intends to purchase the subject site and use the existing building for a proposed grocery store and cafeteria. The applicant is requesting to amend the regulations pertaining to PD #11 to allow for LC-2, Local retail district uses within the subject site. Proposed amendment would allow uses such as grocery stores, restaurants, cafeterias, banks, jewelry stores and other similar uses within the subject site.

The applicant has not proposed any other changes to the regulations and restrictions pertaining to PD #11.

REQUIREMENTS FOR A PD DISTRICT APPLICATION (SECTION 8.2)

A. Ownership:
The applicant has submitted proof of notice to all of the other property owners within PD #11 as required.

B. Legal Description:
PD #11 can be described as being the Park Place subdivision as recorded under slide 1776 B, County Clerk's File No. 9883408 of the Official Public Records of Fort Bend County, Texas. The subject site can be described as Lot 2 of the Park Place subdivision as referenced.

C. Site Plan:
The applicant is not proposing any change to the existing site layout. If the proposed amendment is approved, the applicant intends to renovate and use the existing building for a proposed grocery store and café.

1. **Water and Sewer Service.** The subject site is not located within a Municipal Utility District. Quail Valley Utility District provides services to the subject site on a contract basis.

2. **Drainage.** The subject site is located within the Oyster Creek watershed.

D. **Total acreage:** 6.403 acres (PD #11) and 0.8457 acres (Subject site)

E. **Minimum design standards:**
The applicant is not proposing any changes to the minimum design standards within PD #11 provided by Ordinance O-07-28.

F. **Development Schedule.** If the proposed amendment is approved, the applicant intends to renovate and use the existing building for a proposed grocery store and café within the required five-year timeframe pursuant to Section 8.2.D.

GENERAL SITE INFORMATION:

A. **Existing Land Use:**
PD #11 includes a Public Storage facility, State Farm Insurance Agency, a restaurant building presently unoccupied, and a commercial shopping center.

The subject site includes a former Burger King Restaurant building which is presently unoccupied.

B. **Existing Zoning:** PD, Planned Development District No. 11 amended (Ord. O-07-28).

C. **Surrounding Land Uses and Zoning Designations:**

North: Oyster Creek / Quail Valley Thunderbird residential subdivision (R-1, Single family residential district)

South: Excel Urgent Care and Pawn Box across State Highway 6 (LC-3, Retail district)

East: FBISD Bus Barn (SUP, Specific Use Permit # 113, Ordinance O-92-29)

West: CRU Home Interior Design across State Highway 6 (LC-3, Retail district)

D. **Zoning History:**

10-19-1965: Subject site annexed by the City of Missouri City (Ord. No.12).

01-19-1981: Subject site zoned SD, Suburban District (Ord. O-81-01).

05-18-1998: Subject site zoned PD, Planned Development District No. 11 (Ord. O-98-18).

02-20-2006: PD, Planned Development District #11 amended (Ord. O-06-05).

05-21-2007: PD, Planned Development District #11 amended (Ord. O-07-28)

ANALYSIS OF SUBJECT SITE:

A. Use Regulations. Except as provided herein, no changes are recommended to PD #11.

PD #11 allows for a self-storage facility, a restaurant, and LC-2 uses each within a specific tract of land. PD #11 identifies the subject site as the "restaurant tract" and allows it to be developed only for the operation of a restaurant. A Public Storage facility, State Farm Insurance Agency, a drop-in child care center, a dental office, and a restaurant presently operate within the boundaries of PD #11. The subject site is owned by the Burger King Corporation and presently includes an unoccupied restaurant building.

The applicant intends to purchase the subject site and use the existing building for a proposed grocery store and cafeteria. The applicant is seeking to amend PD #11 to allow for LC-2 district uses within the subject site which would in turn allow for the proposed grocery store and cafeteria.

According to the City's Zoning Ordinance, LC-2 district uses are intended to accommodate those retailing and commercial businesses that are normally located along major thoroughfares and serve the retail needs of residents such as food, drugs, eating, and personal services. These uses include grocery stores, restaurants, cafeterias, banks, jewelry stores and other similar uses.

Conformance with the Comprehensive Plan: The proposed amendment is in conformance with the following portions of the City's 2009 Comprehensive Plan:

Goal 2.1.3 provides that the City should seek to "Establish a dynamic economic development function...to focus on recruitment of the lifestyle amenities desired by residents (dining, retail, medical)—and so these can be patronized and enjoyed locally."

Goal 2.2.4 provides that the City should seek to "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 Land Use Plan: The proposed amendment is in conformance with the Future Land Use and Character Map which identifies the subject tract as appropriate location for Commercial uses that are auto-oriented in character. The existing site layout for the subject site reflects the auto-oriented commercial designation which is characterized by open environment with significant portions of development devoted to access drives, circulation routes, and surface parking.

Staff Recommendation:
Approve the amendment to PD #11 to allow for LC-2, Local retail district uses within the subject site.

The general location of the subject site being along a major thoroughfare, is consistent with the City's purpose for locating LC-2 retail uses. No environmental conflicts are anticipated due to the proposed amendment because the subject site is not located in close proximity to any residential development; furthermore because PD #11 allows LC-2 district uses within tracts adjoining the subject site. In analyzing the zoning history of the subject site, it is evident that the subject site was restricted to restaurant use based on the site development proposal made at that time and not upon any site related parameters.

Staff further recommends to amend the exhibits contained within PD #11 to accurately describe and depict the boundaries and the permitted uses.

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DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division
1522 Texas Parkway
Missouri City, Texas 77489
281-403-8600 (Office) ■ 281-208-5551 (Fax)
www.missouricitytx.gov

APPLICATION FOR:

Check One:
[ ] SPECIFIC USE PERMIT
[ ] SPECIFIC USE PERMIT AMENDMENT
[ ] PLANNED DEVELOPMENT DISTRICT
[✔] PLANNED DEVELOPMENT DISTRICT AMENDMENT

SEE EXHIBITS "A" (PAGE 7), "B", AND "C" (PAGE 8)
FOR INFORMATION REQUIRED FOR COMPLETE APPLICATION SUBMITTAL

Date of Application: 02/19/2016

1. Project Name: GROCERY STORE AND CAFE
2. Address/Location of Property: 6855 HIGHWAY 6, MISSOURI CITY , TX 77459
3. Applicant's Name: JIJU THOMAS
   Mailing Address: 6303 DRAYTON HALL , MISSOURI CITY TX 77459
   Phone No. :(832)298 - 1439 Fax No. :( ) -
   Email: THOMASJIJU7@GMAIL.COM
4. Status of Applicant: Owner ✔Agent Attorney Trustee Corporation Relative
   (If other than Owner, submit written authorization from Owner with application.)
5. Property Owner: BURGER KING CORP #TNB 4313
   Mailing Address: PO BOX 020783 , MIAMI FL 33102-0783
   Phone No.:(954)218 - 5090 Fax No.:( ) -
   Email: ZPORINDA@WHOPPER.COM
6. Existing Zoning District: PLANNED DEVELOPMENT DISTRICT NO .11
7. Total Acreage: 0.84520
8. Proposed Development and Reasons for Application: TO ALLOW LC-2 DISTRICT USE WITHIN RESTAURANT TRACT
9. Legal Description of the Property (If the legal description is a portion of a lot, then a metes and bound description of the tract must be submitted with application.): 0013 D BRIGHT, ACRES 0.8452, LOT 2, PARK PLACE
   Subdivision Name: PARK PLACE Lot No.: 2 Block No.: 1
   Volume No.: Page No.: 1776/B
10. Central Appraisal District tax identification numbers of property (Attach Paid Tax Receipts):
    0013-00-000-0448-907
11. Do deed restrictions or restrictive covenants exist for the property? (Circle One): YES NO
    (If yes, submit with application.)
12. Does this application include an Architectural Design Review: (Circle One): YES NO
    (If yes, see page 8, Exhibit C for materials required to be submitted.)

FILING FEE: $1,200.00

Hand deliver completed application form with the filing fee and required information to:

Development Services Department
1522 Texas Parkway (FM 2234)
Missouri City, TX 77489

By submitting this application you are permitting City staff to enter the site in order to post and remove public notice signs.

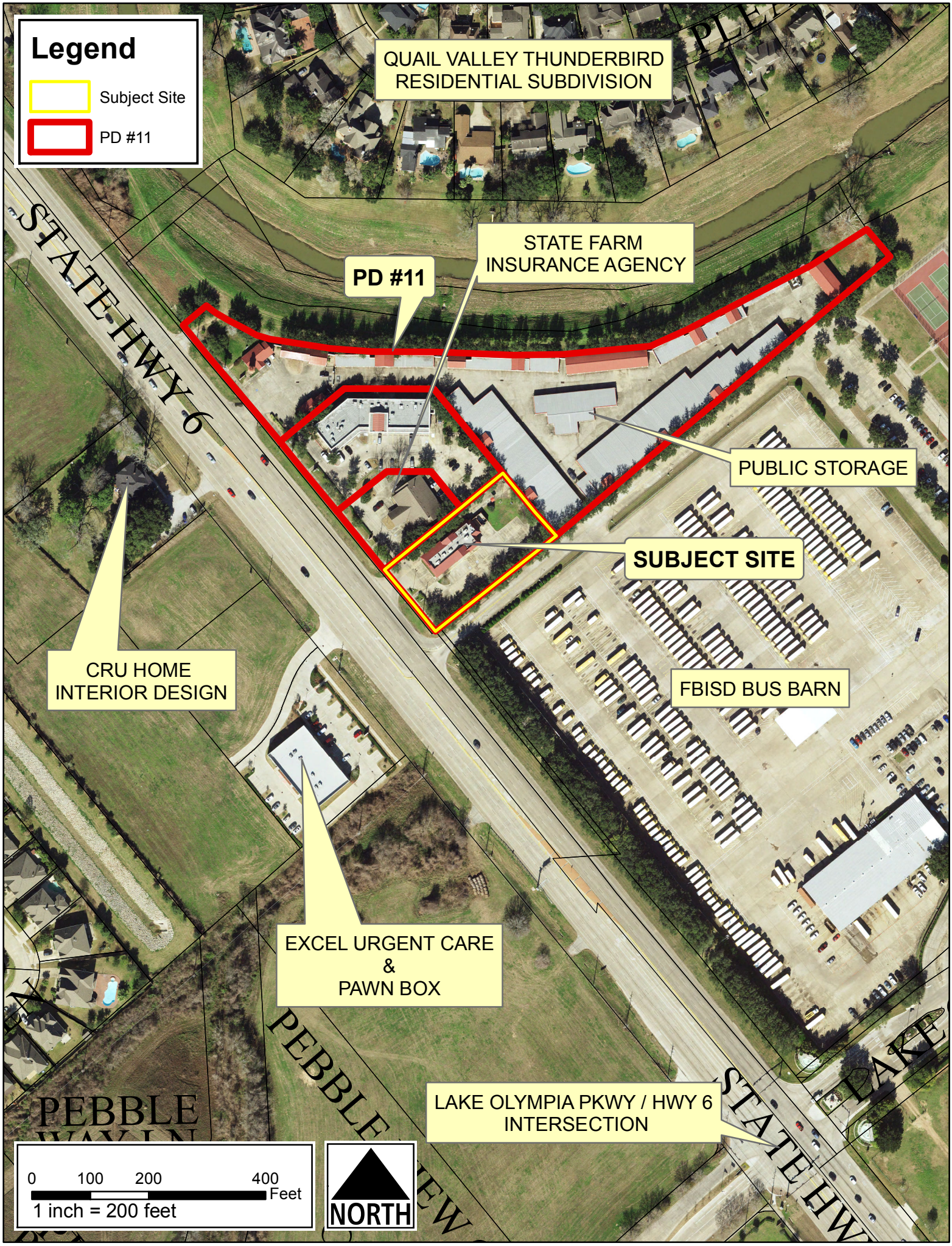
JIJU THOMAS
Print Name of Applicant

Signature of Applicant

BURGER KING CORPORATION
Print Name of Property Owner

SEE ATTACHMENT
Signature of Property Owner, Agent or Attorney

Last updated December 2015


Legend
Subject Site
PD #11
QUAIL VALLEY THUNDERBIRD RESIDENTIAL SUBDIVISION
STATE HWY 6
STATE FARM INSURANCE AGENCY
PD #11
PUBLIC STORAGE
SUBJECT SITE
CRU HOME INTERIOR DESIGN
FBISD BUS BARN
EXCEL URGENT CARE & PAWN BOX
PEBBLE
LAKE OLYMPIA PKWY / HWY 6 INTERSECTION
0 100 200 400 Feet
1 inch = 200 feet
NORTH

PD, Planned Development District Amendment

PD #11 Amendment

Proposed Site for Grocery Store and Café

ORDINANCE NO. O-07-28

AN ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS, AMENDING REGULATIONS IN PD PLANNED DEVELOPMENT DISTRICT NO. 11, CONSISTING OF A 6.402 ACRE TRACT OF LAND; DESCRIBING SAID 6.402 ACRE TRACT OF LAND 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. 11; 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 BY ORDINANCE NO. O-81-1 ADOPTED ON JANUARY 19, 1981, AS AMENDED; REPEALING ORDINANCE NOS. O-06-05 ADOPTED ON FEBRUARY 20, 2006, O-00-03 ADOPTED ON JANUARY 3, 2000, AND O-98-18 ADOPTED ON MAY 18, 1998; PROVIDING A PENALTY; PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

* * * *

WHEREAS, Shurgard Venture, LLC; Oyster Creek Inv, LLC; Robert and Laurie Gourley; and Robert and Susan Shaffer are the owners of a 6.402 acre tract of land situated within the corporate limits of the City of Missouri City, Texas; and

WHEREAS, said 6.402 acre tract of land presently has a zoning classification of PD Planned Development District No. 11 under Ordinance Nos. O-06-05 adopted on February 20, 2006, O-00-03 adopted on January 3, 2000, and O-98-18 adopted on May 18, 1998, the City of Missouri City Zoning Ordinance, as amended; and

WHEREAS, on behalf of all owners, Darwin LaBelle, has made application to the City of Missouri City to make amendments to PD Planned Development District No. 11, 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 proposed change in the zoning classification; and

WHEREAS, the Planning and Zoning Commission has recommended and the City Council now deems it appropriate to grant such requested change in zoning classification; 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. The public hearing before City Council on such request for zoning reclassification is declared closed at final adoption of this Ordinance.

Section 3. Presently, said 6.402 acre tract of land has a zoning classification of PD Planned Development District No. 11. The 6.402 acre tract of land is more fully described in Exhibit "A" attached hereto and made a part hereof for all purposes.

Section 4. PD Planned Development District No. 11 shall be, and is, subject to the following regulations and restrictions:

A. Purpose. PD Planned Development District No. 11 is designed to accommodate a self-storage facility with a sales office, a restaurant, an unmanned wireless telecommunications facility, a child-care center and other LC-2 uses not inconsistent with the requirements of this Ordinance. The development will be designed to blend with the overall residential tone and nature of the surrounding area.

B. Use Regulations. In the PD Planned Development District No. 11, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged unless otherwise allowed as set forth herein and in a manner consistent with the site development plan.

The following uses shall be permitted as designated in the site plan and as set forth below in PD Planned Development District No. 11:

1. Private storage buildings for storage use only on the private storage tract and shall be represented as Buildings A, B, C, D, E, F, G, H, I, J and K on Exhibit "B" attached hereto and made a part hereof.

2. A storage sales office on the private storage tract.

3. A tower on the private storage tract adjacent to the storage sales office.

4. A restaurant on the restaurant tract.

5. An unmanned wireless telecommunications facility in the rear of the private storage tract between Buildings J and K.

6. A drop-in child care center.

7. Except when inconsistent with the requirements set forth in this Ordinance, any use permitted in an LC-2, Local Retail District pursuant

to the City of Missouri City Zoning Ordinance as may from time to time be amended, on the undesignated use tract.

C. **Height and Area Regulations.** Except as set forth herein, all buildings and structures shall meet the height and yard requirements of Section 7.11, LC-2 Local Retail District, of the City of Missouri City Zoning Ordinance.

1. The self-supporting monopole structure (flagpole) shall not exceed 105 feet in height.

D. **Building Regulations.**

1. **Architectural Standards.** Except as set forth herein, all buildings and structures shall meet the requirements of City of Missouri City Zoning Ordinance Section 7A, Overlay Districts. Construction shall comply with all applicable chapters of the Missouri City Code of Ordinances.

   a. **Exterior of Buildings on Private Storage and Restaurant Tracts.** All buildings shall be constructed as drawn on the attached elevations, attached hereto as Exhibit B" and made a part hereof by reference, including colors, style and materials. The buildings on the private storage tract shall be constructed of brick and concrete with flat standing seam metal roofs as shown. Metal doors on storage buildings shall be permitted provided they match the color of the roof of the building. All buildings on the restaurant tract shall be brick construction with a part gable part hip and shed standing seam metal roof as shown on the site plan. No mansard roofs shall be allowed on the restaurant tract.

   b. **Existing Office Building.** The primary brick on the existing office building shall be permitted to deviate from the A-2 Overlay District standards for the purposes of remodeling for the insurance office use only.

   c. **Television Satellite Dish**. The applicant shall either remove the television satellite dish from the subject site or locate it to the rear of the office building and screen it from public view of adjoining properties with landscaping.

2. **Lighting**. Lighting shall comply with Section 7.11, LC-2 Local Retail District of the Missouri City Zoning Ordinance.

3. **Floor area.** Total storage floor area of all the private storage areas combined shall be as shown on the attached site plan.

4. **Air Conditioning, Ventilation, and Mechanical Equipment**. For all buildings, mechanical equipment shall be screened from public view by landscaping or by materials similar to that of the principal building within each tract in the development.

5. **Unmanned Telecommunications Facility.** All transformers, wall mounted mechanical equipment, ground mounted mechanical equipment, service and utility boxes, air conditioning units, bollards, and any other architectural elements or transmitting/receiving equipment located within or adjacent to the fenced equipment compound shall be completely screened on all sides as further required in Section 4.J.1.

E. **Sanitation.**

1. **Trash disposal.** Trash disposal and service areas shall be screened from public view by landscaping or masonry enclosures constructed of material similar to that of the principal building within each tract of the development.

2. **Dumpsters.** Dumpsters shall be located either to the rear or side of buildings and shall be screened by a masonry enclosure, a minimum of eight (8) feet in height and consisting of brick matching the building.

F. **Landscaping, Screening and Transitional Buffer Yards.** The requirements of Section 11, Landscaping, of the City of Missouri City Zoning Ordinance shall apply to PD Planned Development District No. 11, including required screening of driveways and parking areas.

G. **Ingress and Egress.** All driveways constructed shall comply with the Infrastructure Ordinance of the City of Missouri City.

1. **Access.** Vehicular access to the development shall be limited to two (2) driveways on State Highway 6. One (1) driveway shall serve as the main entrance to the private storage facility and the second driveway will serve as the main entrance to the rest of the tract. There is a third driveway from the storage facility onto the private school driveway which is gated and is to be used only as a fire truck exit gate.

2. **Cross Access.** The developer shall maintain a twenty-five (25) foot wide concrete driveway in front of the office building to provide cross access to adjacent sites within the development.

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

I. **Sign Regulations.** Except as set forth herein, the requirements of Section 13, Sign Regulations, of the City of Missouri City Zoning Ordinance shall apply.

1. **Size of Flag.** The total square footage of the flag attached to the self-supporting monopole structure shall not exceed 760 square feet.

J. **Fence Regulations.** Except as set forth herein, the requirements of Section 14, Fence Regulations, for an LC-2 Local Retail District of the City of Missouri City Zoning Ordinance shall apply.

1. **Unmanned Telecommunications Facility.** A chain link fence with vinyl slats must be installed around the equipment and the self-supporting monopole structure on the east, south and west sides in order to completely screen them. The chain link fence with vinyl slats must be at least one (1) foot taller than the actual equipment itself and no taller than the existing masonry wall on the north side of the site. The vinyl slats must be a color that matches the adjacent buildings. One (1) foot of barbed wire fencing shall be allowed on top of the chain link fence.

K. **Tower Regulations.** The self-supporting monopole structure (flagpole) shall comply with Section 15.B, except that it shall not exceed 105 feet in height. The monopole structure shall at all times be used as a flagpole except when the flag is not flown in accordance with established rules of flag etiquette.

L. **Outdoor Display.** There shall be no outdoor display.

M. **Outdoor Storage.** There shall be no outside storage.

N. **Outside Sales.** There shall be no outside sales.

O. **Hours of Operation and Access for the Private Storage Tract.** The permissible hours of operation for the office will be from 9:00 a.m. until 5:30 p.m. Monday through Friday, and from 8:00 a.m. until 4:00 p.m. Saturday. Customers of the facility will have access to the facility through a locked security gate between the hours of 6:00 a.m. and 10:00 p.m. seven (7) days a week.

P. **General Security for the Development.** With regard to the private storage tract, the following shall apply:

1. All storage stalls, including vacant ones, shall be kept locked.

2. The wrought iron security entrance gate shall be maintained.

3. The security entrance gate from State Highway 6 shall be accessible via keypad system. The rear exit onto the private school driveway shall be of wrought iron material and shall be maintained to comply with the specifications required by the Missouri City Fire Department to allow emergency vehicular access.

Q. **Sidewalk.** All sidewalks shall comply with applicable provisions of the Missouri City Code of Ordinances, including the Infrastructure Code.

R. **Sound.** Sound emanating from PD, Planned Development District No. 11, shall comply with the City Code of Ordinances. Additionally, the amplification of sound to the outside of buildings shall be prohibited.

S. **Utilities.** The provision and construction of utilities shall comply with the City Infrastructure Code.

T. **Construction Activity.** Construction shall only be permitted from 7:00 a.m. to 7:00 p.m., Monday through Saturday.

Section 5. The Zoning District Map of the City of Missouri City shall be revised and amended to show the zoning classification of said 6.402 acre tract of land as provided in Section 3 hereof, 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 of the 6.402 acres of land described in Section 3 hereof and the imposition of the findings, regulations, restrictions and conditions applicable to PD Planned Development District No. 11 contained herein.

Section 7. Ordinance Numbers O-06-05 adopted by the City Council of the City of Missouri City on February 20, 2006, O-00-03 adopted by the City Council of the City of Missouri City on January 3, 2000, and O-98-18 adopted by the City Council of the City of Missouri City on May 18, 1998, are hereby repealed.

Section 8. Penalty. Any person, firm, partnership, association, corporation, company, or organization of any kind who or which violates any 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 7th day of May, 2007.

PASSED, APPROVED and ADOPTED on second and final reading this 21st day of May, 2007.

Mayor

ATTEST:

Patricia Fogarty
City Secretary

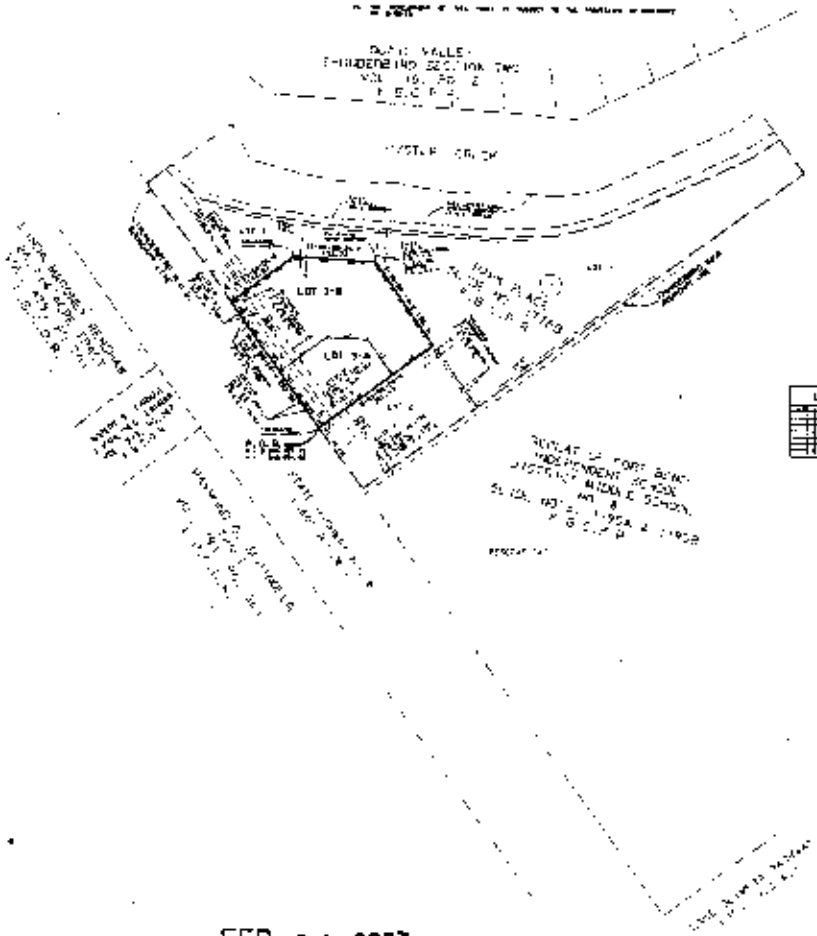
APPROVED AS TO FORM:

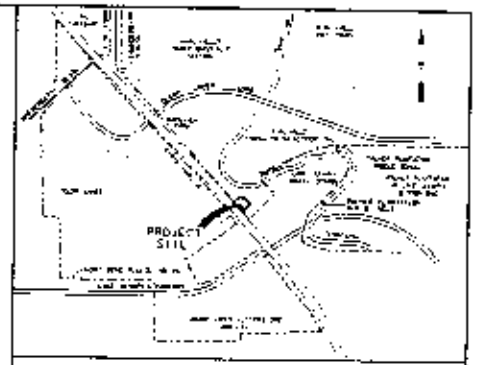
Interim City Attorney

W:\LEGAL\PC\Zoning\Child's Play 3.DOC
Last printed 4/30/2007 6:33:00 PM

EXHIBIT A

Legal Description





VICINITY MAP SCALE: 1" = 1200'

RESERVE TABLE			
RESERVE NO.	TYPE	ACREAGE	SQ. FT.
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
TOTAL		[illegible]	[illegible]

LINE TABLE

REPLAT OF
LOT 3 OF PARK PLACE

A SUBDIVISION OF [illegible] ACRES LOCATED IN THE DAVID BRIGHT LEAGUE, ABSTRACT-[illegible] AND BEING A REPLAT OF ALL OF LOT 3 BLOCK 1, OF PARK PLACE, A SUBDIVISION RECORDED IN SLIDE NO [illegible] OF THE FORT BEND COUNTY PLAT RECORDS,
CITY OF MISSOURI CITY,
FORT BEND COUNTY, TEXAS

2 RESERVES

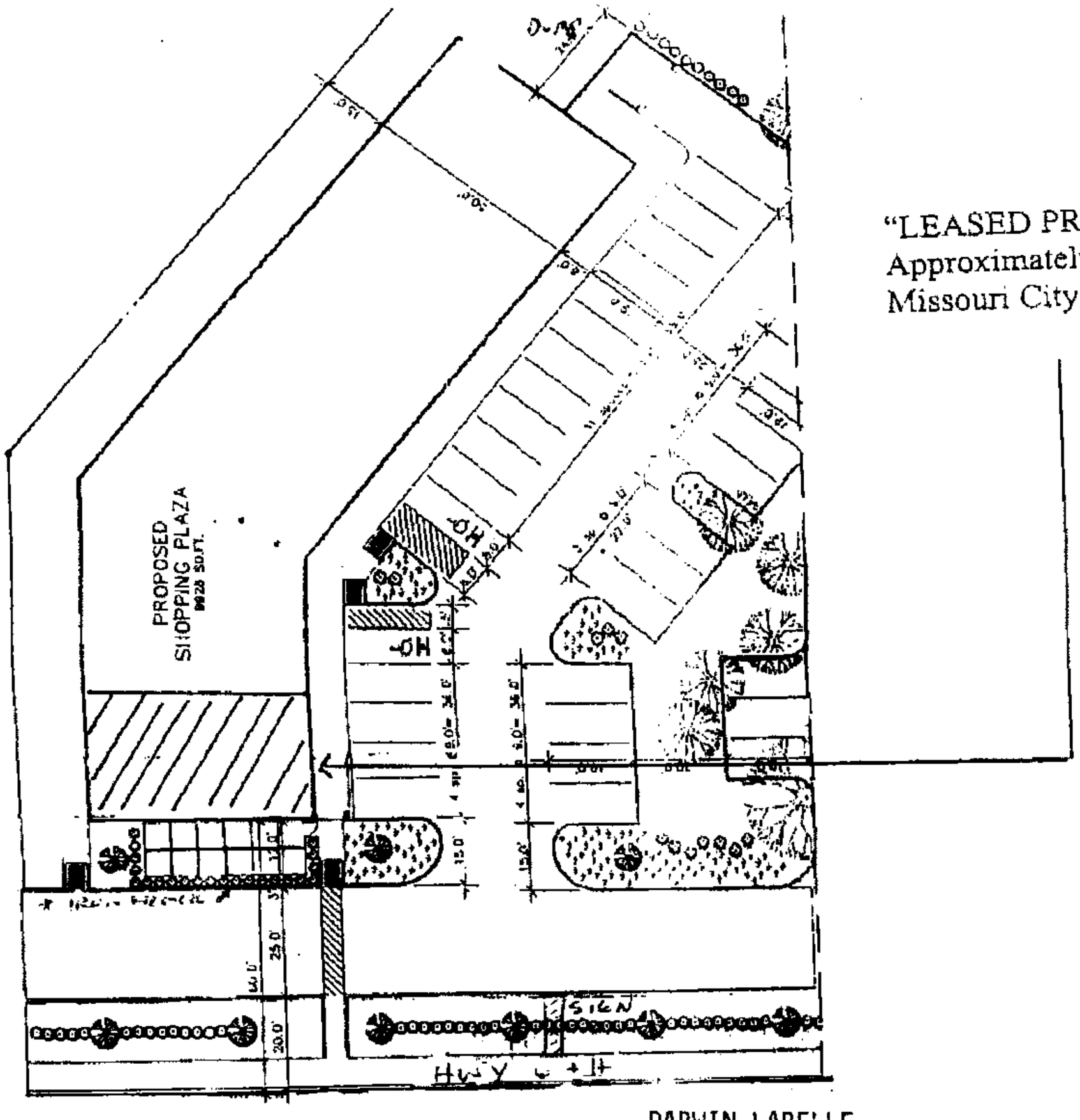
[illegible]

OWNER:
ROBERT F. SHAFFER & SUSAN R. SHAFFER
[illegible]

[illegible]

L/A Engineering & Surveying, Inc.
[illegible]

FEB 23 2007



"LEASED PREMISES"
Approximately 1,500 SF
Missouri City , Texas

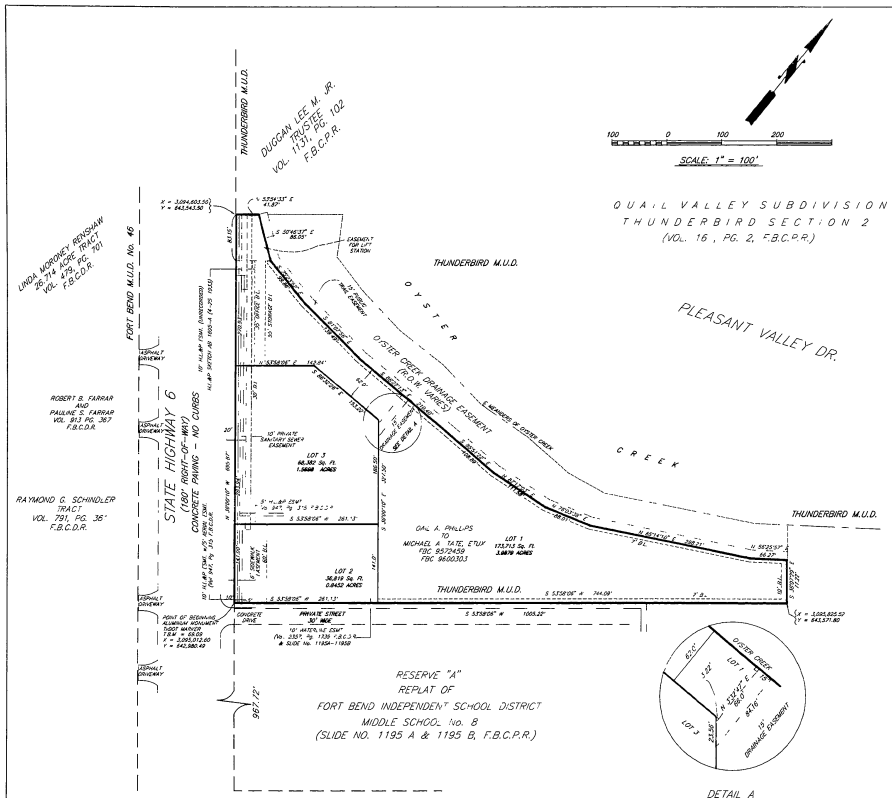
The "Leased Premises" as shown hereon is for DARWIN LABELLE
Tenant shall be allowed limited "dine in" seating within the space and on the adjacent patio in accordance with the terms in Section 6.06 of the Lease.

Subject to the terms of the Lease, any future construction by the Landlord within the Shopping Center will not affect the validity of the lease covering the Leased Premises. Landlord may elect to change the location, size, layout, or other details of any buildings, or Common Area in the Shopping Center and/or to construct other buildings in the Shopping Center and such changes will not affect the validity of the Lease covering the Leased Premises.

EXHIBIT "A"
LAKE OLYMPIA SHOPPING CENTER

INITIAL: VD
DB

Child's Play Ex. B



STATE OF TEXAS

COUNTY OF FORT BEND

We, Michael A. Tate and Bonnie L. Tate, owners of the 6.394 acre tract described in the above and foregoing map of " PARK PLACE", do hereby make and establish said subdivision and development plan 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 (except those streets designated as private 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 the 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 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 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") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easements total twenty-one feet, six inches (21' 6") in width

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WITNESS our hand in the City of Missouri City, Texas, this _____ day of _____, 1998.

Michael A. Tate, Owner

Bonnie L. Tate, Owner

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Michael A. Tate and Bonnie L. Tate, known to me, and 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 8 day of Oct, 1998.

Notary Public in and for the State of TEXAS

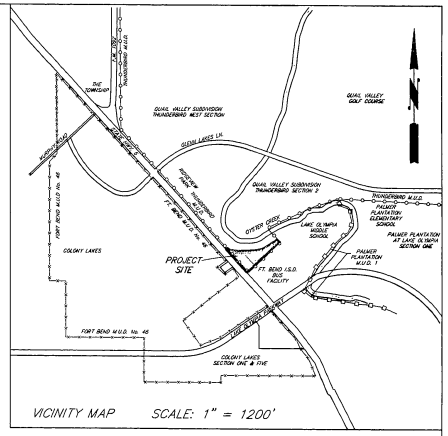
I, Michael Haas, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than half (1/2) inch and a length of not less than (3) feet; and that the plat boundary corners have been tied to the nearest survey corner.

Michael Haas
Michael Haas, L.S.L.S., R.P.L.S.
Texas Registration No. 2033

This is to certify that Planning and Zoning Commission of the City of Missouri City, Texas, has approved this plat and subdivision of PARK PLACE 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 _____, 1998.

By: _____
Robert Heath
Chairman

By: _____
Stan Parker
Vice-Chairman



VICINITY MAP SCALE: 1" = 1200'

NOTES:

1. B.L. INDICATES BUILDING LINE
2. ESMT. INDICATES EASEMENT
3. FBCDR INDICATES FORT BEND COUNTY DEED RECORDS
4. VOL. INDICATES VOLUME AND PG. INDICATES PAGE
5. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION
6. THIS PLAT LIES WITHIN THUNDERBIRD UTILITY DISTRICT.
7. ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT CONSTITUTE ALL OF THE EASEMENTS REQUESTED BY THE UTILITY COMPANIES CONTACTED.
8. ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF MISSOURI CITY.
9. BENCHMARK – USGS BENCHMARK RM 6, L 1214, 1973 DISC SET IN CURB OF CONCRETE BRIDGE OVER FLAT BANK CREEK, APPROXIMATELY 6.6 FEET NORTHWEST OF SOUTHEAST END OF CURB, 22.5 FEET SOUTHWEST OF THE CENTERLINE OF STATE HIGHWAY 6, 0.5 MILE SOUTHEAST OF JUNCTION AT SENIOR ROAD AND HWY. 6. ELEVATION = 68.70
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11. METER LOCATION, IN ACCORDANCE WITH HOUSTON LIGHTING & POWER COMPANY 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 281-561-2969.
12. NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS OF CONSTRUCTION OF PUBLIC IMPROVEMENT, WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENT 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 23-45 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
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17. MINIMUM SLAB ELEVATION SHALL BE ONE FOOT ABOVE THE HUNDRED-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA MAP No. 48157C0270 J, DATED JANUARY 3, 1997.
18. SHARED ACCESS AND PARKING FACILITIES SHALL BE PROVIDED AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 23-27 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.

I, Dianne Wilson, 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 13 day of October, 1998 at 12:09 o'clock P.M. and duly recorded on 13 day of October, 1998, at 2:00 o'clock P.M. and in Volume _____ Page _____ of the map records of Fort Bend County for said county. SLIDE 1776B

Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

#9883408
FILED FOR RECORD
TIME 12:09 PM
OCT 13 1998
County Clerk Fort Bend Co. Texas

1776B

Dianne Wilson, Co Clerk
Ex Officio Clerk of the Commissioners' Court
Fort Bend County, Texas

By: Dana Messina
Deputy DANA MESSINA

FINAL PLAT OF

PARK PLACE

A SUBDIVISION OF 6.403 ACRES OUT OF
THE DAVID BRIGHT LEAGUE, A-13
F.B.C.C. FILE No. 9572459
MISSOURI CITY
FORT BEND COUNTY, TEXAS

3 LOTS 0 RESERVE 1 BLOCK

OWNER: MICHAEL A. TATE &
BONNIE L. TATE
7710 LOUETTA
SPRING, TEXAS 77379
(281) 251-2222
DATE: 7-27-98

ENGINEER: MAVERICK ENGINEERING
SURVEYOR: Michael Haas, L.S.L.S., R.P.L.S.
9730 TOWN PARK, SUITE 111
HOUSTON, TEXAS 77036
(713) 271-1941
JOB No. H-3197(F)
H-3238(F)

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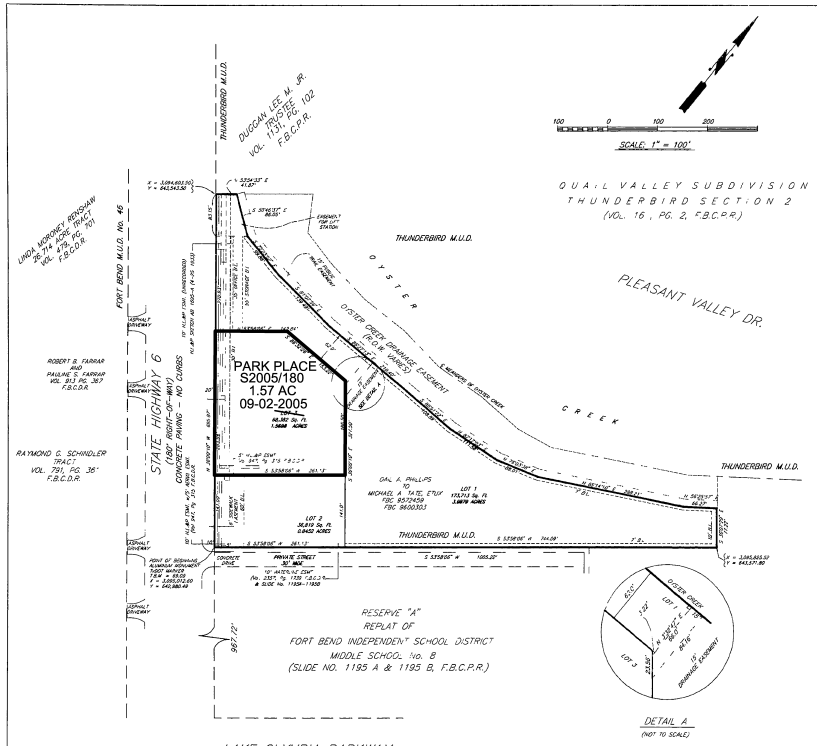

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Michael A. Tate, Owner

Bonnie L. Tate, Owner

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COUNTY OF HARRIS

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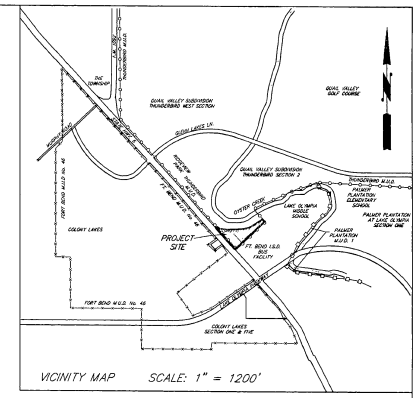
By: _____
Robert Heath
Chairman

By: _____
Stefn Parker
Vice-Chairman



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Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

#9883408
FILED FOR RECORD
TIME 12:09 PM
OCT 13 1998
County Clerk Fort Bend Co. Texas

Dianne Wilson, Co Clerk
Ex Officio Clerk of the Commissioners' Court
Fort Bend County, Texas

By: Dana Messina
Deputy DANA MESSINA

FINAL PLAT OF

PARK PLACE

A SUBDIVISION OF 6.403 ACRES OUT OF
THE DAVID BRIGHT LEAGUE, A-13
F.B.C.C. FILE No. 9572459
MISSOURI CITY
FORT BEND COUNTY, TEXAS

3 LOTS 0 RESERVE 1 BLOCK

OWNER: MICHAEL A. TATE &
BONNIE L. TATE
7710 LOUETTA
SPRING, TEXAS 77379
(281) 251-2222
DATE: 7-27-98

ENGINEER: MAVERICK ENGINEERING
SURVEYOR: Michael Haas, L.S.L.S., R.P.L.S.
9730 TOWN PARK, SUITE 111
HOUSTON, TEXAS 77036
(713) 271-1941
JOB No. H-3197(F)
H-3238(F)

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missouri CITY
TEXAS

DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY **MISSOURI CITY, TEXAS 77489**

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

DATE OF NOTICE: February 26, 2016

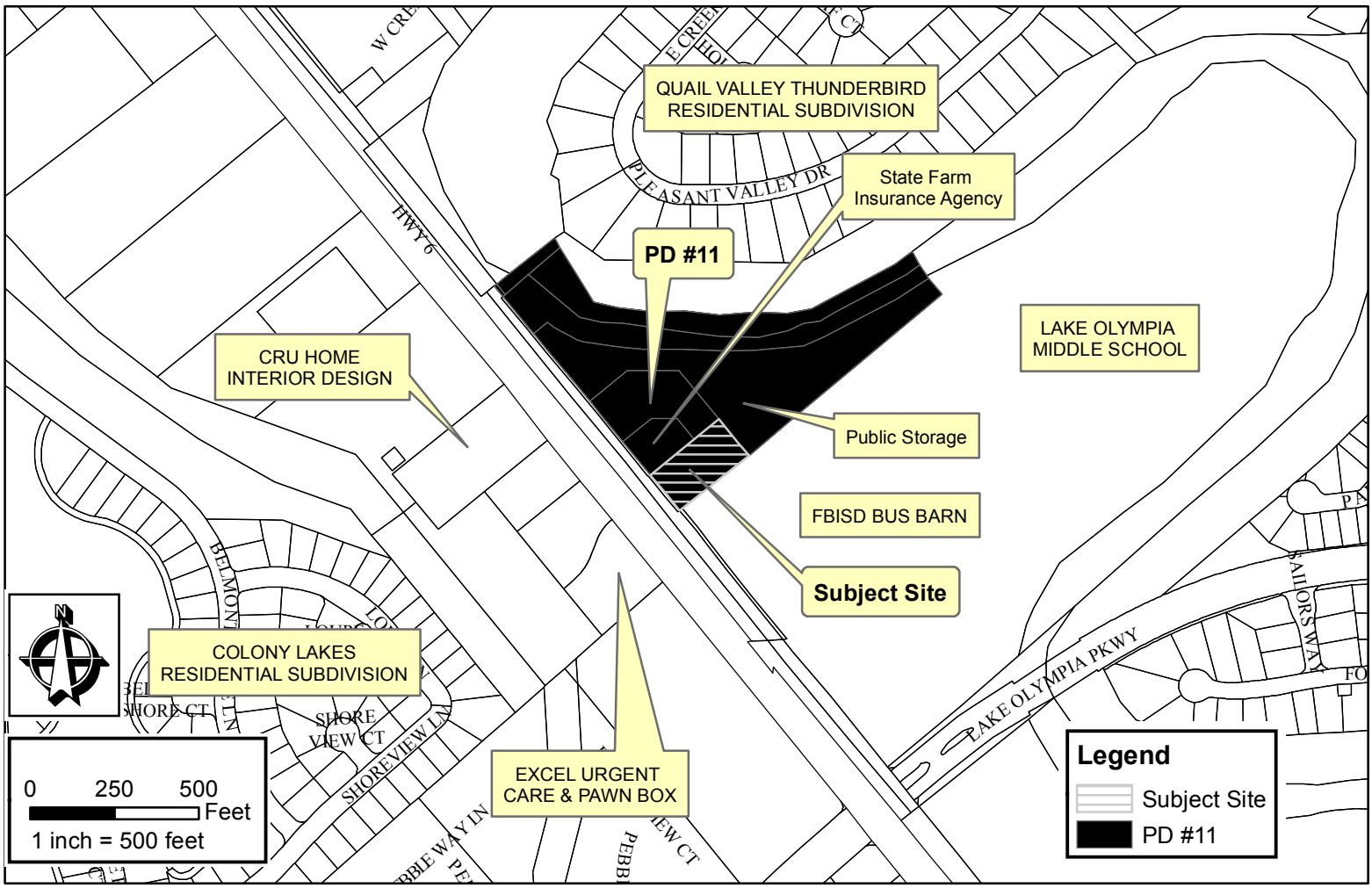
LOCATION/DATE: The Planning and Zoning Commission of the City of Missouri City will hold a public hearing on Wednesday, March 09, 2016, at the City Council Chambers 2nd Floor, City Hall Building, 1522 Texas Parkway (FM-2234), Missouri City, Texas at 7:00 p.m.

PURPOSE: To receive comments for or against a request by Jiju Thomas to amend the regulations and restrictions of PD, Planned Development District 11 to allow for LC-2, local retail district uses within a 0.845 acre tract of land which is presently restricted to restaurant use and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

SITE LOCATION: PD 11 is located north of the Highway 6 and Lake Olympia Parkway intersection and south of the Quail Valley Thunderbird residential subdivision. The subject site is located at 6855 Highway 6, southeast of a State Farm Insurance Agency, northwest of the FBISD Bus Barn, southwest of a Public Storage facility, and northeast of Excel Urgent Care.

SITE LEGAL DESCRIPTION: PD 11 can be described as being the Park Place subdivision as recorded under slide 1776 B, County Clerk's File No. 9883408 of the Official Public Records of Fort Bend County, Texas. The subject site can be described as Lot 2 of the Park Place subdivision as referenced.

FOR MORE INFORMATION: Additional information and a map of the subject site are available for review at City Hall, Missouri City, Texas on Monday through Friday from 8:00 a.m. to 4:00 p.m. You may call 281-403-8600 or email the Development Services Department-Planning Division at planning@missouricitytx.gov for further information.


QUAIL VALLEY THUNDERBIRD RESIDENTIAL SUBDIVISION
PLEASANT VALLEY DR
State Farm Insurance Agency
PD #11
HWY 6
LAKE OLYMPIA MIDDLE SCHOOL
CRU HOME INTERIOR DESIGN
Public Storage
FBISD BUS BARN
Subject Site
COLONY LAKES RESIDENTIAL SUBDIVISION
SHORE VIEW CT
SHOREVIEW LN
LAKE OLYMPIA PKWY
EXCEL URGENT CARE & PAWN BOX
0 250 500 Feet
1 inch = 500 feet
Legend
Subject Site
PD #11

DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY **MISSOURI CITY, TEXAS 77489**

Fe□ruary 26, 2016

CIT□ OF MISSOURI CIT□, TEXAS
Planning and □oning Commission

The Planning and □oning Commission of the City of Missouri City will hold a pu□lic hearing□
Wednesday, March 09, 2016
City Council Cham□ers
2nd Floor, City Hall Building
1522 Texas Parkway □FM 2234□□7□00 PM

To recei□e comments for or against a re□uest □y Jiju Thomas to amend the regulations and restrictions of PD, Planned De□elopment District □11 to allow for LC-2, local retail district uses within a 0.845 acre tract of land which is presently restricted to restaurant use and to the extent such rezoning de□iates from the Future Land Use and Character map of the Comprehensi□e Plan, to pro□ide for an amendment therefrom.

This letter is □eing sent to property owners within 200□of the su□ject property as re□uired □y law. It is also sent to others on re□uest.

□□□

missouri CITY
TEXAS
the show me city

PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	March 9, 2016
AGENDA ITEM SUBJECT:	Discount Tire – Planned Development District
AGENDA ITEM NUMBER:	7.B
PROJECT PLANNER:	Jennifer Thomas Gomez, AICP, Interim Assistant Director, Development Services
APPROVAL:	Jennifer Thomas Gomez, AICP, Interim Assistant Director, Development Services Kelly Carpenter, AICP, Development Services

PERMIT NUMBER:	1600561
PROPERTY ID:	0264-00-000-0125-907
LOCATION:	The subject site is located north of a Unity Bank, south of the Little School of Elohim, east of the proposed Houston Community College – Texas Parkway campus, and west of the Hunters Glen Section 1 residential subdivision.

RECOMMENDED ACTION:

The proposal complies with the provisions of the Comprehensive Plan and the policies contained in the Land Use Plan. Such policies recommend development of the subject property as commercial, providing for an auto oriented character. Therefore, the proposed rezoning to allow for commercial/retail uses would be in conformance.

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, April 4, 2016

Revised submittals due prior to March 22, 2016. Any revised documents and exhibits required as a result of recommendations made by the Planning and Zoning Commission, must be submitted no later than 10:00 a.m. on March 22, 2016, which is prior to the deadline for submittals to the City Council for their April 4, 2016, meeting.

BACKGROUND INFORMATION

The applicant, Kevin Polasek, P.E., Terra Associates, Inc. is seeking to rezone the subject site on behalf of Discount Tire to allow for a new retail store.

Discount Tire has more than 900 stores in over 31 states. As its name implies, Discount Tire, provides tire and automobile accessory sales and services. The company, which was founded in 1960, describes itself as the "world's largest independent tire and wheel retailer."

Discount Tire has two stores in this area including one store which opened recently in Missouri City at 9440 Highway 6 near the Sienna master planned community.

This proposed Texas Parkway Discount Tire retail store would be an approximate 7,421 square foot, single story development. The applicant has submitted a conceptual site plan, landscape plan, color building elevations and a conceptual sign plan for review.

Generally, the proposed development is consistent with the City's zoning regulations except for the proposed land use and minor site development regulations. The subject site is one of several vacant commercial sites along the Texas Parkway corridor that has remained inactive over many years.

REQUIREMENTS FOR A PD DISTRICT APPLICATION (SECTION 8.2)

A. Ownership:
The applicant has submitted ownership documentation as required by Section 8.2.A.

B. Legal Description:
The subject site can be described as being a tract of land containing 1.483 acres of land, situated in the I.&G.N. Railroad Company Survey Number 3, A-264, Fort Bend County, Texas and being all of the remainder of Reserve "B", Final Plat of Unity National Bank, a plat of subdivision recorded in slide number 1577B, Plat records of Fort Bend County, Texas; also being all the remainder of that certain tract described in deed to V2N Investments, LLC, as recorded under Clerk's File Number 2010007312 in the Official Public Records of Fort Bend County, Texas.

C. Site plan: A site plan has been submitted.

1. **Water and Sewer Service.** The subject site is served by Blue Ridge West Municipal District

2. **Drainage.** A portion of the subject site is within the Canegelosi watershed and a portion of the subject site is within the Blue Ridge watershed.

D. Total acreage: 1.483 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 that the development phase is not planned to be beyond the five-year period required by Section 8.2.D.

GENERAL SITE INFORMATION:

A. Existing Land Use and Zoning Designation:

Unimproved / LC-2, retail district

B. Surrounding Land Uses and Zoning Designations:

North: The Little School of Elohim, multi-tenant retail building / LC-2, local retail district

South: Unity Bank / LC-2, local retail district

East: Hunters Glen Section 1 / R-2, single family residential district

West: Unimproved / SUP #164 – Ordinance O-04-23; SD, suburban district

C. Zoning History:

07-18-1959:	Subject site annexed by the City of Missouri City (Ordinance No. 36).
01-19-1981:	Subject site zoned LC-2, local retail district (Ordinance O-81-01).

ANALYSIS OF SUBJECT SITE:

A. Purpose. PD, Planned Development District No. ___ is proposed to encourage infill development by providing regulations and standards to support retail/commercial development of the subject site. Improvements to the site will

be designed to enhance the overall urban design and nature of the surrounding area.

B. Use Regulations. In PD, Planned Development District No. ____, no building, structure, or land should be used and no building or structure should be hereafter erected, reconstructed, altered or enlarged unless otherwise provided in the proposed ordinance.

The applicant, Kevin Polasek, P.E., Terra Associates, Inc. is seeking to rezone the subject site on behalf of Discount Tire to allow for a new retail store.

As provided above, the subject site is presently zoned LC-2, local retail district. Although this district is supported by its location along a major thoroughfare, uses such as tire, battery, and other automobile accessory sales and services are not permitted.

Discount Tire has more than 900 stores in over 31 states. As its name implies, Discount Tire, provides tire and automobile accessory sales and services. The company, which was founded in 1960, describes itself as the "world's largest independent tire and wheel retailer."

Discount Tire has two stores in this area including one store which opened recently in Missouri City at 9440 Highway 6 near the Sienna master planned community.

Conformance with the Comprehensive Plan: Goal 2.1. of the Comprehensive Plan encourages a "more cohesive city." Goal 2.2, provides that the City should allow for "more varied development to move beyond a 'bedroom community' perception."

These goals are supported by the recommendations of the Texas Parkway-Cartwright Road Corridor study. Both the Comprehensive Plan and the corridor study address the need for redevelopment activity in the older areas of the community to benefit residents. The subject site is one of several vacant commercial sites along the Texas Parkway corridor that has remained inactive over many years.

The Comprehensive Plan discusses the need to encourage "market-responsive development...where there are significant amounts of underutilized land..." The Plan goes on to say that "a relaxation of specified standards that may prevent or add difficulty to the redevelopment process" should be incorporated to encourage redevelopment "so long as certain precautions and criteria can be met."

Conformance with the Future Land Use and Character Map: The Future Land Use and Character Map characterizes the subject site as commercial, providing for an auto-oriented character.

The auto-oriented character is defined by "...commercial use, where accommodation of automobile access, circulation and parking drives the placement of buildings and overall site design.

Staff Recommendation: Allow for retail stores and tire, battery, and other automobile accessory sales and services to be permitted within the subject site in addition to uses permitted within the LC-2, local retail district.

However, the recommendations included in this report pertaining to development requirements and standards should also be provided to ensure that such additional uses remain compatible with the other uses, including single family residential developments, located within this area. This recommendation to increase the permitted uses is consistent with the goals of the Comprehensive Plan and the Future Land Use and Character map.

C. **Height and area requirements.** The height and area regulations for the LC-2 local retail district, contained in Section 7.11 of the Zoning Ordinance, should apply in PD, Planned Development District No. ___.

This proposed Texas Parkway Discount Tire retail store would be an approximate 7,421 square foot, single story building. The applicant has submitted a conceptual site plan providing for the layout of the proposed building. The building is situated so as to face the Unity Bank building.

The building is set approximately 80 feet from the front property line; 82 feet from the rear property line, which is also the common line with a single family residential subdivision; and 131 feet and 15 feet respectively from either side property lines.

The proposed development is consistent with the height and area requirements of the LC-2, local retail district.

D. **Architectural design standards:** All buildings and structures should be required to meet the requirements of Section 7A, Architectural design standards. All buildings and structures constructed must comply with the building and fire codes adopted by the City.

This application includes a request for an architectural design review.

The applicant has submitted color building elevations for the proposed Texas Parkway retail store. The retail store is proposed to look similar to the recently opened Highway 6 store near the Sienna master planned community. Generally, the proposed retail store is consistent with the requirements of the City's architectural standards.

The proposed design consists of the use of brown, brick veneer (Quik-Brik) as the primary material. Brownish-cream, split face CMU, reddish/burgundy, white, and tan E.I.F.S are proposed as accent materials on the exterior walls. The design includes the use of a red, aluminum storefront and tan colored metal coping.

The percent use of primary materials as well as the business identity color (i.e.-red) appears consistent with the requirements of Section 7A as applicable. However, the color for the visible roof material have not been identified.

The proposed design is generally consistent with the architectural design standards contained within Section 7A. **However, the applicant should note that a color must be identified for the visible roof element and such color must be consistent with the permissible colors found in Section 7A.2.F.1.**

E. Landscaping regulations. Except as provided herein, the landscaping regulations for the LC-2, local retail district, contained in Section 11 of the Zoning Ordinance should apply in PD, Planned Development District No. ____.

The applicant has submitted a landscape plan for the proposed development. Generally, the proposed development is consistent with the requirements of the City's landscaping regulations.

The plan provides for transitional buffer yards along Texas Parkway as well as where the subject site is adjacent to a single family residential development. The plan depicts associated landscaping as required within these buffer yards. Landscaping required to screen off-street parking areas has been provided for in addition to interior landscape requirements to reduce the amount of impervious surfaces within the development.

The applicant is seeking to install an 8-foot wood fence within the transitional buffer yard, along the common line with the single family residential subdivision. Most of the residential homes along this length have existing 6-foot, wood fences.

Additionally, the applicant is seeking to reduce the number of planting islands or diamonds which would be required in the parking lot due to the nature of the store's operation and the flow of vehicles entering and exiting the building. The applicant proposes to increase the buffer yard along the common line of the subject site and a single family residential district to offset the lack of planting islands and diamonds. The buffer yard is proposed to be a minimum of 43-feet in width. A detention facility is proposed to be located within this area along with landscaping as required.

Section 11.4 requires a masonry wall, a minimum of eight feet in height in the transitional buffer yard when a nonresidential use adjoins a residential use in a residential district. An exception for this requirement is made, that landscaping or wood fencing may be used in lieu of masonry fencing, if (1) the uses adjoin along a utility, pipeline or drainage easement with a minimum depth of 40 feet; or (2) does not exceed one-story in height, is residential in architectural character and does not have a driveway on the side adjoining the residential use.

Section 11.5.B.1.b requires that planting islands and diamonds be "evenly distributed throughout the parking area, and no parking space...[being] located more than 40 feet from a planting island or planting diamond."

Staff Recommendation: Allow for the provision of an 8-foot tall, wood fence along the length of the buffer yard adjacent to the single family residential subdivision and require a minimum buffer yard depth of 43 feet in this area. Allow for a decrease in planting islands and diamonds to the areas shown on the conceptual site plan provided that enhanced landscaping is provided within the transitional buffer yards and other areas of the site as shown on the plan. The applicant and/or developer should work with the residential property owners immediately adjacent to the subject site to ensure that new fencing is provided in coordination with any existing fencing and prevent the creation of an unmaintained area between any fencing.

As discussed in sections above, the Comprehensive Plan discusses the need to encourage "market-responsive development...where there are significant amounts of underutilized land..." The Plan goes on to say that "a relaxation of specified standards that may prevent or add difficulty to the redevelopment process" should be incorporated to encourage redevelopment "so long as certain precautions and criteria can be met."

The proposed intensity of uses within the subject site can be offset by the provision of an increased transitional buffer yard and enhanced landscape areas to push the active areas of the site away from the residential areas. Additional requirements of the LC-2, local retail district, including restrictions on the flow of light at the boundary of the property, can help relieve any negative impacts of this proposed development within the area.

F. Sign regulations. The sign regulations for the LC-2, local retail district, contained in Section 13 of the Zoning Ordinance should apply in PD, Planned Development District No. ___.

The applicant has submitted a conceptual sign design package for the proposed development. Generally, the proposed design is consistent with the requirements of the City's sign regulations.

The proposed includes illuminated white channel letters mounted on the brick veneer. Additionally, one monument sign is proposed along the Texas Parkway frontage. The proposed monument sign includes a CMU base with a sign face mounted on top.

Section 13.12.G.5. requires a monument sign to be located within an encasement. Such encasement as well as the sign base must "be constructed of the same primary material and shall match the color of the principal building..."

Staff Recommendation: To disapprove the monument sign design as proposed and require such sign to be located within an encasement consistent with the requirements of Section 13.12.G.

G. The *building regulations*, *trash disposal regulations*, *outside placement, storage, sales, and services regulations*, *parking regulations*, and *fence regulations* for the LC-2, local retail district, contained in Section 7.11 of the City's Zoning Ordinance should apply in PD, Planned Development District No. ___.

H. Utilities. The provision and construction of all utilities should comply with the Infrastructure Standards of the City of Missouri City.

I. Ingress and egress. All driveways and off-street parking areas, including locations should comply with the Infrastructure Standards of the City of Missouri City.

J. Sidewalks. Sidewalks shall comply with the Infrastructure Standards of the City of Missouri City.

---------- *End of Report* ----------

missouri CITY
TEXAS
the show me city

DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division
1522 Texas Parkway
Missouri City, Texas 77489
281-403-8600 (Office) ■ 281-208-5551 (Fax)
www.missouricitytx.gov

APPLICATION FOR:

Check One:

☐ SPECIFIC USE PERMIT
☐ SPECIFIC USE PERMIT AMENDMENT
☑ PLANNED DEVELOPMENT DISTRICT
☐ PLANNED DEVELOPMENT DISTRICT AMENDMENT

SEE EXHIBITS "A" (PAGE 7), "B", AND "C" (PAGE 8)
FOR INFORMATION REQUIRED FOR COMPLETE APPLICATION SUBMITTAL

Date of Application:

1.	Project Name: Discount Tire Missouri City (TXH-10868)
2.	Address/Location of Property: All of Reserve "B" of the Final Plat of Unity National Bank, Recorded on Slide No. 1577B.
3.	Applicant's Name: Kevin Polasek, P.E. - Terra Associates, Inc.
	Mailing Address: 1445 North Loop West, Suite 450
	Phone No. :(713) 993 - 0333 Fax No. :(713) 993 - 0743
	Email: kbp@terraassoc.com
4.	Status of Applicant: ☐ Owner ☑ Agent ☐ Attorney ☐ Trustee ☐ Corporation ☐ Relative (If other than Owner, submit written authorization from Owner with application.)
5.	Property Owner: V2N Investments LLC
	Mailing Address: 107 Island Blv. Missouri City 77459
	Phone No.:(713) 478 - 2972 Fax No.:(713) 583 - 8985
	Email: dannynguyen@dncommercial.net
6.	Existing Zoning District: LC-2
7.	Total Acreage: 1.483 acres
8.	Proposed Development and Reasons for Application:
	Discount Tire; the site is currently zoned LC-2 which does not allow for tire sales.
9.	Legal Description of the Property (If the legal description is a portion of a lot, then a metes and bound description of the tract must be submitted with application.):
	Subdivision Name: Final Plat of Unity National Bank Lot No.: Reserve B Block No.: 1
	Volume No.: Slide No. 1577 B Page No.:
10.	Central Appraisal District tax identification numbers of property (Attach Paid Tax Receipts):
	Property ID: R212421 | Account # 0264-00-000-0125-907
11.	Do deed restrictions or restrictive covenants exist for the property? (Circle One): (YES) NO (If yes, submit with application.)
12.	Does this application include an Architectural Design Review: (Circle One): (YES) NO (If yes, see page 8, Exhibit C for materials required to be submitted.)
	FILING FEE: $1,200.00

Hand deliver completed application form with the filing fee and required information to:

Development Services Department
1522 Texas Parkway (FM 2234)
Missouri City, TX 77489

By submitting this application you are permitting City staff to enter the site in order to post and remove public notice signs.

Kevin Polasek, P.E.
Print Name of Applicant

DANNY - DOAN NGUYEN
Print Name of Property Owner

Signature of Applicant

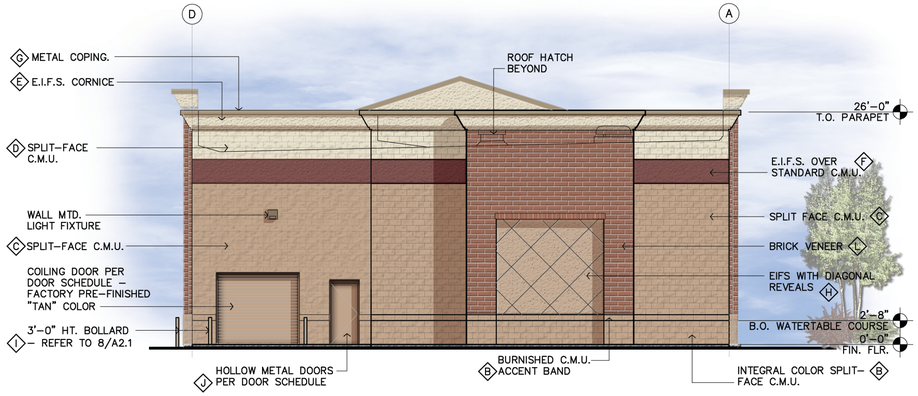
Signature of Property Owner, Agent or Attorney

Last updated December 2015

N
Missouri City
City Hall
&
Fort Bend County
Library
MISSOURI CITY DR
KinderCare
The Little School
of Elohim
TWINING OAK LN
KENFOREST
ASHMORE
HUNTERS GLEN SEC 1
FM 2234 - TEXAS PKWY
Subject
Property
Proposed
Houston Community
College Campus
ASHMORE CT
ENGREEN DR
TOWER
Unity National
Bank
LEXINGTON BLVD
HIGHLIGHT DR
DOW WIND DR
Missouri City Police
Mini Station
HUNTERS POINT ESTATES
HALSTEAD ST
MYERS MILL
COWDEN CT
HOLLOWWOOD
Legend
Discount Tire - PD
City Limits Line
1 inch = 250 feet
0
125
250
500 Feet

Planned Development District Application

Discount Tire

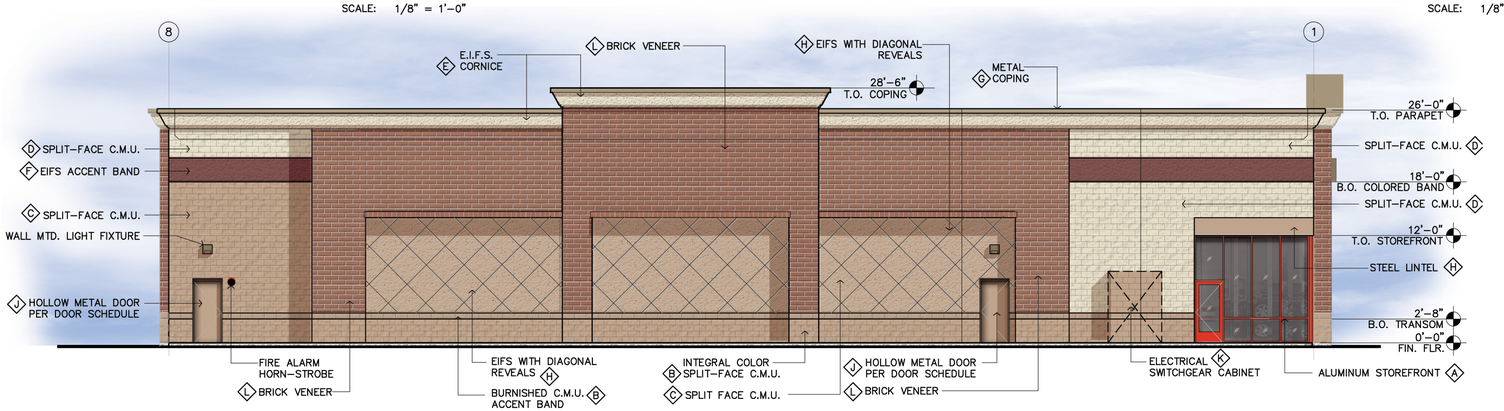


EAST ELEVATION

SCALE: 1/8" = 1'-0"

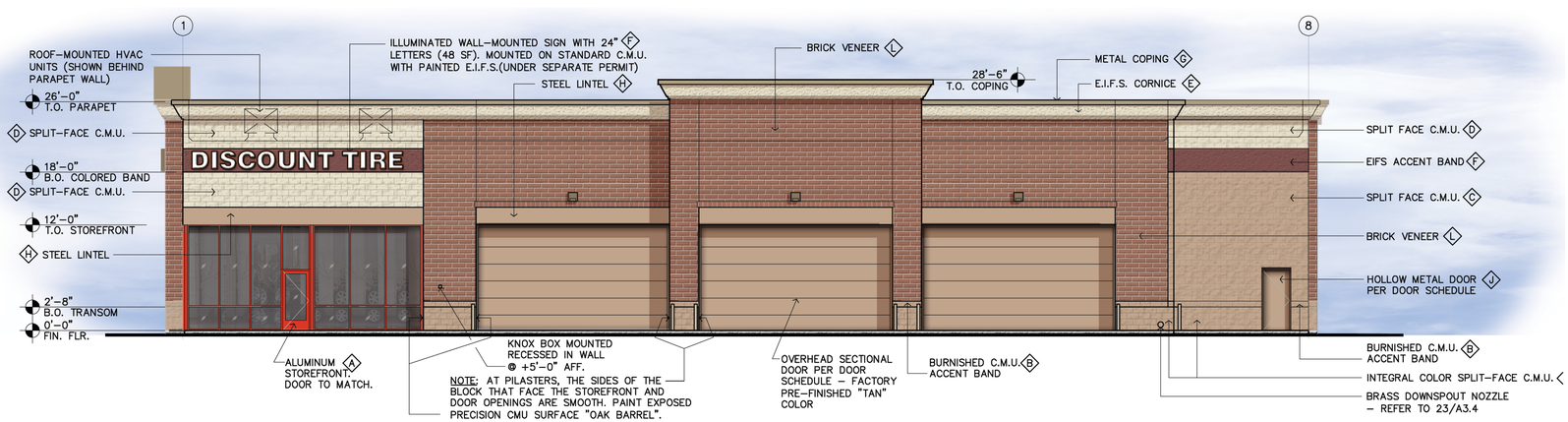
WEST ELEVATION (Texas Pkwy)

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



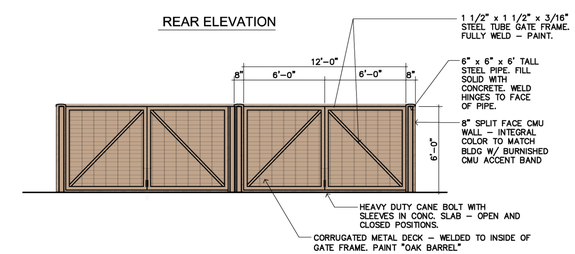
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

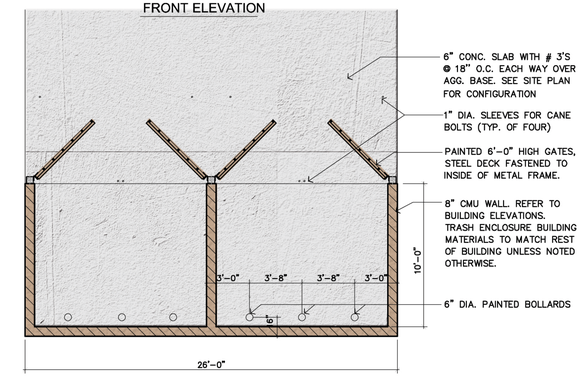
FINISH LEGEND

- A — ANODIZED ALUMINUM STOREFRONT SYSTEM MANUFACTURER'S STANDARD COLOR TO MATCH "BANNER RED"
- B — INTEGRAL COLOR C.M.U. (SPLIT-FACE OR BURNISHED AS NOTED) TO MATCH "OAK BARREL"
- C — GRAY SPLIT-FACE CMU – PAINTED TO MATCH "OAK BARREL"
- D — GRAY SPLIT-FACE CMU– PAINT SHERWIN WILLIAMS "ANTIQUE WHITE"
- E — PAINT – SHERWIN WILLIAMS #6119 "ANTIQUE WHITE"
- F — E.I.F.S. BAND PAINT SHERWIN WILLIAMS SW#7585 "SUNDRIED TOMATO"
- G — METAL COPING – FACTORY PAINTED / INTEGRAL COLOR TO MATCH BERRIDGE "SIERRA TAN" COLOR
- H — EXPOSED STEEL / EIFS – PAINT SHERWIN WILLIAMS SW #7714 "OAK BARREL"
- I — STEEL BOLLARDS – PAINTED TO MATCH "OAK BARREL"
- J — HOLLOW METAL DOORS – PAINTED TO MATCH "OAK BARREL"
- K — ELECTRICAL SWITCHGEAR CABINET – PAINTED TO MATCH "OAK BARREL"
- L — BRICK VENEER – FACE BRICK/STRUCTURAL BRICK BY QUIK-BRIK COLOR: "SANDALWOOD" WITH STD. GRAY GROUT

REAR ELEVATION



FRONT ELEVATION



TRASH ENCLOSURE PLAN / ELEVATIONS

SCALE: 1/8" = 1'-0"

REV:

DATE: 02.12.16

JOB # A.1602xx

ALT – 3L

DISCOUNT TIRE

THIS PLAN IS PROPERTY OF PLUMP GROUP ARCHITECTURE & ENGINEERING. THIS DRAWING IS LOANED WITHOUT OTHER CONSIDERATION THAN THE AGREEMENT AND CONDITION THAT IT IS NOT BE REPRODUCED, COPIED, OR OTHERWISE DISPOSED OF, DIRECTLY OR INDIRECTLY, AND IS NOT TO BE USED IN WHOLE OR IN PART TO ASSIST IN MAKING OR TO FURNISH ANY INFORMATION FOR THE MAKING OF DRAWINGS, PRINTS, APPARATUS OR PARTS THEREOF. THE ACCEPTANCE OF THIS DRAWING WILL BE CONSTRUED AS AN ACCEPTANCE OF THE FOREGOING CONDITIONS.

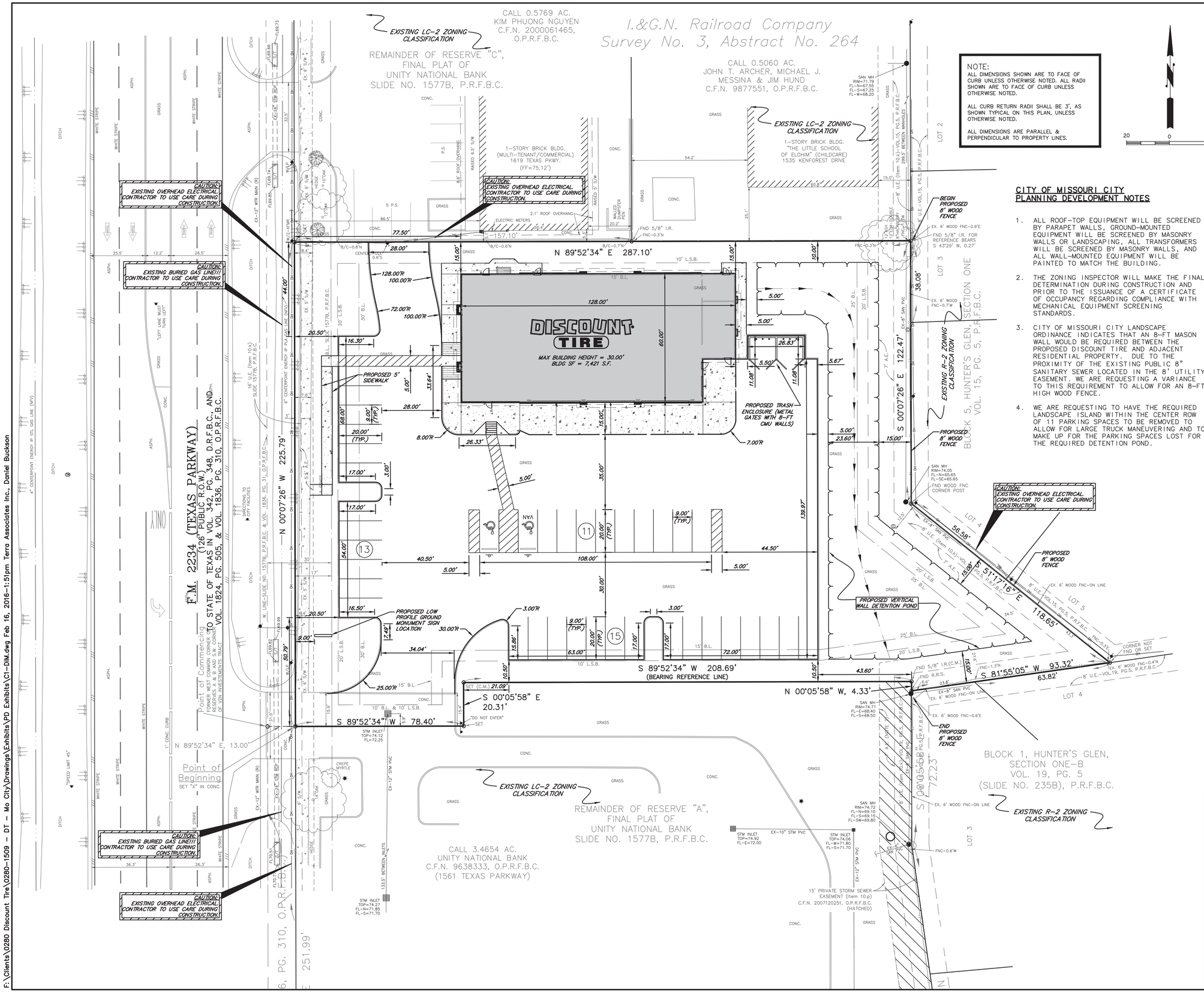
CONCEPTUAL ELEVATIONS

1655 Texas Parkway
MISSOURI CITY, TX 77489

PLUMPGROUP.com
ARCHITECTURE & ENGINEERING
a division of Plump Engineering, Inc.
914 E. KATELLA AVENUE, ANAHEIM, CA 92805
P (714) 385-1835 F(714) 385-1834
www.plumpgroup.com

Sheet No.

A.3



NOTE:
ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. ALL RADII SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

ALL CURB RETURN RADII SHALL BE 3', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.

ALL DIMENSIONS ARE PARALLEL & PERPENDICULAR TO PROPERTY LINES.

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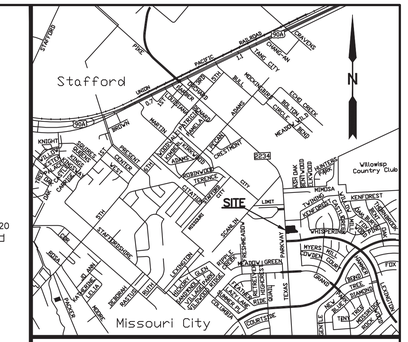


VICINITY MAP: N.T.S.

CITY OF MISSOURI CITY PLANNING DEVELOPMENT NOTES

1. ALL ROOF-TOP EQUIPMENT WILL BE SCREENED BY PARAPET WALLS, GROUND-MOUNTED EQUIPMENT WILL BE SCREENED BY MASONRY WALLS OR LANDSCAPING, ALL TRANSFORMERS WILL BE SCREENED BY MASONRY WALLS, AND ALL WALL-MOUNTED EQUIPMENT WILL BE PAINTED TO MATCH THE BUILDING.
2. THE ZONING INSPECTOR WILL MAKE THE FINAL DETERMINATION DURING CONSTRUCTION AND PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY REGARDING COMPLIANCE WITH MECHANICAL EQUIPMENT SCREENING STANDARDS.
3. CITY OF MISSOURI CITY LANDSCAPE ORDINANCE INDICATES THAT AN 8-FT MASON WALL WOULD BE REQUIRED BETWEEN THE PROPOSED DISCOUNT TIRE AND ADJACENT RESIDENTIAL PROPERTY. DUE TO THE PROXIMITY OF THE EXISTING PUBLIC 8" SANITARY SEWER LOCATED IN THE 8' UTILITY EASEMENT. WE ARE REQUESTING A VARIANCE TO THIS REQUIREMENT TO ALLOW FOR AN 8-FT HIGH WOOD FENCE.
4. WE ARE REQUESTING TO HAVE THE REQUIRED LANDSCAPE ISLAND WITHIN THE CENTER ROW OF 11 PARKING SPACES TO BE REMOVED TO ALLOW FOR LARGE TRUCK MANEUVERING AND TO MAKE UP FOR THE PARKING SPACES LOST FOR THE REQUIRED DETENTION POND.

FLOODPLAIN INFORMATION:

THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN ZONE "X" ("AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN") PER NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP NUMBER 48157C0285L (CITY OF MISSOURI CITY, TEXAS); LATEST AVAILABLE PUBLISHED MAP REVISION DATED APRIL 2, 2014.

BENCHMARK NOTE:

BENCHMARK INFORMATION
ELEVATIONS HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, 2001 ADJUSTMENT, AND WERE TRANSFERRED TO THIS SITE VIA CONVENTIONAL LEVELING METHODS FROM CITY OF MISSOURI CITY SURVEY MARKER NUMBER, "PCM-001", HAVING A PUBLISHED ELEVATION OF 72.96 FEET.

TBM ELEVATION=72.15 FEET
BOX CUT ON TOP OF THE NORTH END OF A 24-INCH REINFORCED CONCRETE PIPE LOCATED ON THE EAST SIDE OF F.M. 2234, APPROXIMATELY 30 FEET NORTH-NORTHWEST OF THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY.

PROPOSED LEGAL DESCRIPTION

BEING A TRACT OR PARCEL, CONTAINING 1.483 ACRES (64,619 SQUARE FEET) OF LAND, SITUATED IN THE I.&G.N. (INTERNATIONAL & GREAT NORTHERN) RAILROAD COMPANY SURVEY NUMBER 3, ABSTRACT NUMBER 264, CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS, AND BEING ALL THE REMAINDER OF RESERVE "B", FINAL PLAT OF UNITY NATIONAL BANK, A PLAT OF SUBDIVISION RECORDED IN SLIDE NUMBER 1577B, PLAT RECORDS OF FORT BEND COUNTY, TEXAS (P.R.F.B.C.); ALSO BEING ALL THE REMAINDER OF THAT CERTAIN TRACT DESCRIBED IN DEED TO V2N INVESTMENTS, LLC (HEREIN REFERRED TO AS THE "V2N TRACT"), AS RECORDED UNDER CLERK'S FILE NUMBER (C.F.N.) 2010007313, OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (O.P.R.F.B.C.).

BUILDING AREA

PARKING SUMMARY

USER	RATIO REQUIRED	SPACES REQ'D	SPACES PROV'D
DISCOUNT TIRE	3.3 per 1,000 SF GENERAL RETAIL (AUTO SERVICE USE)	25	39

NOTE:
THIS SITE IS CURRENTLY ZONED AS LC-2 RETAIL AND WE ARE APPLYING FOR PD APPROVAL TO ALLOW FOR A DISCOUNT TIRE STORE.

ZONING SETBACKS:
FRONT YARD - 30-FT BUILDING LINE WITH 20-FT LANDSCAPE
SIDE YARD - 10-FT PARKING AND LANDSCAPE
REAR YARD - 25-FT BUILDING LINE WITH 20-FT PARKING AND LANDSCAPE

Kevin Polasek, P.E.
STATE OF TEXAS
KEVIN B. POLASEK
96632
LICENSED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KEVIN POLASEK, P.E. 96632
ON FEBRUARY 16, 2016

REV.NO.	DESCRIPTION	DATE	APP.

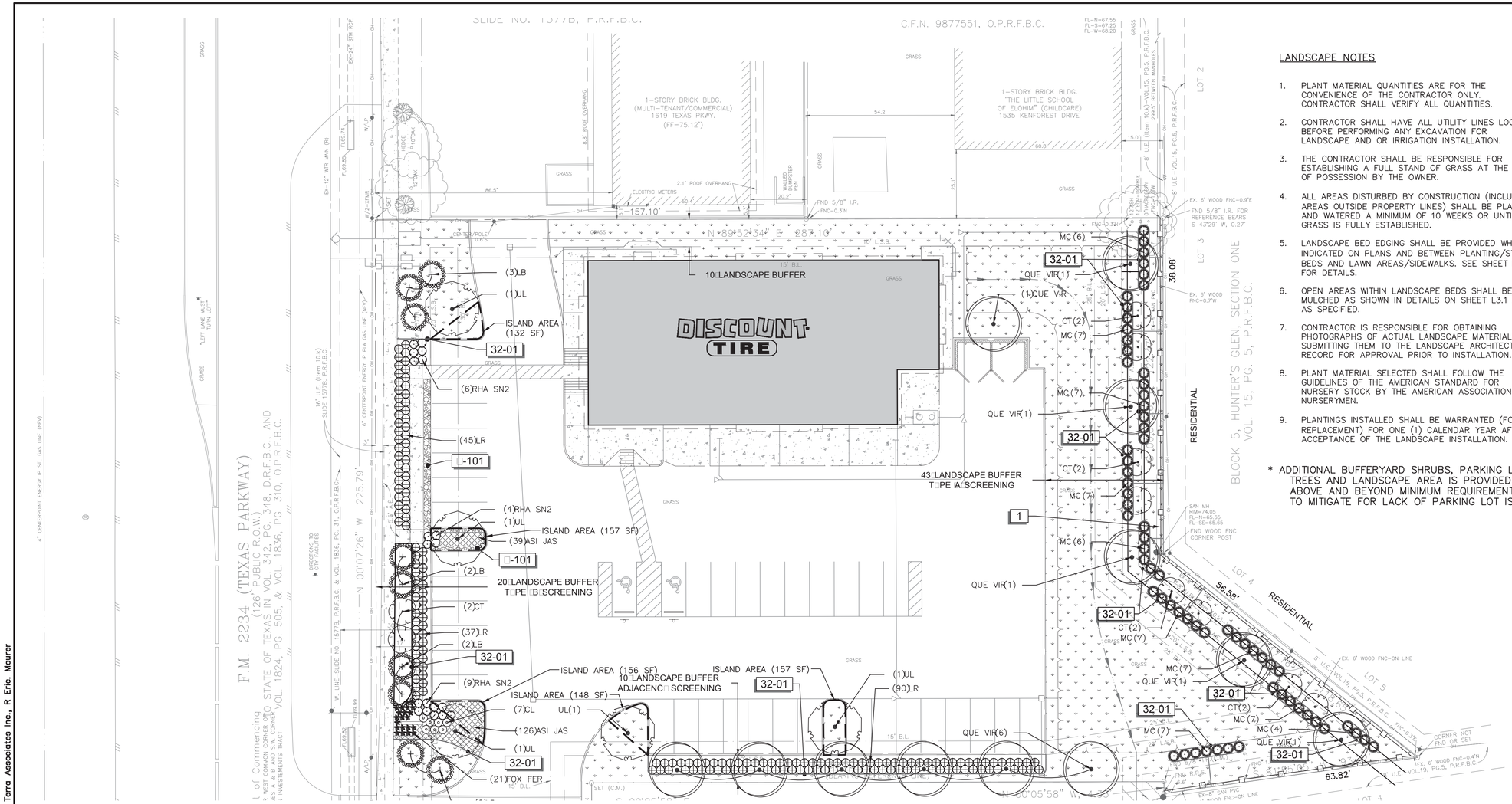
DISCOUNT TIRE (DT-TXH 10868)
MISSOURI CITY, TX

PLANNED DEVELOPMENT SITE PLAN EXHIBIT

TERRA ASSOCIATES, INC.
CONSULTING ENGINEERS
1445 N. LOOP WEST - SUITE 450
HOUSTON, TEXAS 77008
713-993-0333
TBPE Registration No.: F-003832

DRAWN BY: DAB	SCALE: 1" = 20'	PROJECT No. 0280-1509 CONTRACT:
CHECKED BY: KBP	DATE: FEBRUARY 2016	SHEET 01 OF 02

F:\Clients\0280 Discount Tire\0280-1509 - DT - Mo City\Drawings\Exhibits\PD Exhibits\C1-DIM.dwg Feb 16, 2016-1:51pm Terra Associates Inc., Daniel Buckson



LANDSCAPE NOTES

1. PLANT MATERIAL QUANTITIES ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES.
2. CONTRACTOR SHALL HAVE ALL UTILITY LINES LOCATED BEFORE PERFORMING ANY EXCAVATION FOR LANDSCAPE AND OR IRRIGATION INSTALLATION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING A FULL STAND OF GRASS AT THE TIME OF POSSESSION BY THE OWNER.
4. ALL AREAS DISTURBED BY CONSTRUCTION (INCLUDING AREAS OUTSIDE PROPERTY LINES) SHALL BE PLANTED AND WATERED A MINIMUM OF 10 WEEKS OR UNTIL GRASS IS FULLY ESTABLISHED.
5. LANDSCAPE BED EDGING SHALL BE PROVIDED WHERE INDICATED ON PLANS AND BETWEEN PLANTING/STONE BEDS AND LAWN AREAS/SIDEWALKS. SEE SHEET L3.1 FOR DETAILS.
6. OPEN AREAS WITHIN LANDSCAPE BEDS SHALL BE MULCHED AS SHOWN IN DETAILS ON SHEET L3.1 AND AS SPECIFIED.
7. CONTRACTOR IS RESPONSIBLE FOR OBTAINING PHOTOGRAPHS OF ACTUAL LANDSCAPE MATERIALS AND SUBMITTING THEM TO THE LANDSCAPE ARCHITECT OF RECORD FOR APPROVAL PRIOR TO INSTALLATION.
8. PLANT MATERIAL SELECTED SHALL FOLLOW THE GUIDELINES OF THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
9. PLANTINGS INSTALLED SHALL BE WARRANTED (FOR REPLACEMENT) FOR ONE (1) CALENDAR YEAR AFTER ACCEPTANCE OF THE LANDSCAPE INSTALLATION.

* ADDITIONAL BUFFERYARD SHRUBS, PARKING LOT CANOPY TREES AND LANDSCAPE AREA IS PROVIDED ON-SITE ABOVE AND BEYOND MINIMUM REQUIREMENTS IN ORDER TO MITIGATE FOR LACK OF PARKING LOT ISLANDS.

20 0 20

CITY OF MISSOURI CITY LANDSCAPE REQUIREMENTS

SECTION 11 – LANDSCAPING

11.4.A.1 A PROPOSED NONRESIDENTIAL USE ADJOINS A RESIDENTIAL USE IN A RESIDENTIAL DISTRICT OR ADJOINS UNDEVELOPED PROPERTY IN A RESIDENTIAL DISTRICT.

MINIMUM BUFFER YARD DEPTH REQUIRED: 20'
BUFFER YARD PROVIDED: 43'

SCREEN TYPE A IS REQUIRED MEETING THE FOLLOWING:

BUFFER YARD LENGTH (LF)	DIVISOR	CANOPY TREES REQUIRED	CANOPY TREES PROVIDED
241	30	8	6

BUFFER YARD LENGTH (LF)	DIVISOR	SHRUBS REQUIRED	SHRUBS PROVIDED
241	5	48	65

11.4.A.5 TRANSITIONAL BUFFER YARD FOR NONRESIDENTIAL ADJACENT TO A MAJOR THOROUGHFARE

MINIMUM BUFFER YARD DEPTH = 20'

SCREEN TYPE B IS REQUIRED MEETING THE FOLLOWING:

BUFFER YARD LENGTH (LF)	DIVISOR	UNDERSTORY TREES REQUIRED	UNDERSTORY TREES PROVIDED
210	20	11	11

BUFFER YARD LENGTH (LF)	DIVISOR	SHRUBS REQUIRED	SHRUBS PROVIDED
210	2.5	84	86

11.5 OFF-STREET PARKING AREAS

A.1. A SOLID EVERGREEN HEDGE CONSISTING OF A DOUBLE ROW OF SHRUBS SHALL BE PLANTED IN A TRIANGULAR PATTERN AND SPACED AT A MINIMUM OF 30 INCHES OR LESS REACHING MINIMUM 4 FEET AT MATURITY.

B.1.a. PERIMETER TREES REQUIRED:

PARKING LOT PERIMETER (LF)	DIVISOR	CANOPY TREES REQUIRED	CANOPY TREES PROVIDED
145	30	5	6

THAT PORTION OF THE PARKING AREA WHICH ABUTS BUILDINGS OR STRUCTURES LOCATED ON THE SAME PARCEL AND EXCEPT FOR THAT PORTION OF THE SIDE OR REAR PROPERTY LINE THAT ABUTS PROPERTY THAT ALREADY MEETS THE CRITERIA SET FORTH IN THIS SUBSECTION.

B.1.b. ISLANDS AND DIAMONDS AREA REQUIRED:

TOTAL PARKING SPACES	MULTIPLIER	TOTAL AREA REQUIRED (SF)	TOTAL AREA PROVIDED (SF)
39	20	780	750*

EACH PLANTING ISLAND SHALL HAVE MIN. ONE CANOPY TREE, VEGETATIVE GROUNDCOVER, AND A MIN. WIDTH OF 9'. NO PARKING SPACE SHALL BE LOCATED MORE THAN 40' FROM A PLANTING ISLAND.

11.6 INTERIOR LANDSCAPING

A.1. TWENTY PERCENT OF THE ENTIRE AREA OF THE SITE NOT COVERED BY BUILDINGS AND NOT A PART OF THE RIGHT-OF-WAY OR DEDICATED PUBLIC STREETS, OR SIX PERCENT OF THE GROSS AREA OF THE SITE SHALL BE REQUIRED AS LANDSCAPING...NO LESS THAN 50 PERCENT OF THE REQUIRED AREA FOR INTERIOR LANDSCAPING SHALL BE PROVIDED IN FRONT OF AND TO THE SIDES OF THE PRINCIPAL BUILDING.

TOTAL SITE AREA -BLDG (SF)	PERCENTAGE	REQUIRED LANDSCAPE AREA (SF)	LANDSCAPE AREA PROVIDED (SF)
57,198	20%	11,440	22,293

GROSS SITE AREA (SF)	PERCENTAGE	REQUIRED LANDSCAPE AREA (SF)	LANDSCAPE AREA PROVIDED (SF)
64,619	6%	3,877	22,293

PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	HEIGHT	SPREAD	BR. HT.
	CT	10	Texas Redbud / Cercis canadensis texensis	45 gal	2"Cal	8-10` H	4`-5`	4`- 5`
	LB	9	Byer`s White Crape Myrtle / Lagerstroemia indica `Byer`s White`	45 gal	2"Cal	8-10` H	4`-5`	4`- 5`
	QUE VIR	12	Southern Live Oak / Quercus virginana	95 gal	4"Cal	14-16` H	7`-8`	5`+
	UL	5	Chinese Elm Tree / Ulmus parvifolia `Lacebark Elm`	30 gal				

SHRUBS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	HT	O.C.
	FOX FER	21	Foxtail Fern / Asparagus meyeri	3 gal	18"	24"
	CL	7	Dwarf Bottle Brush / Callistemon citrinus `Little John`	5 gal	24"	36"
	LR	172	Wax leaf ligustrum / Ligustrum japonicum `Recurvifolium`	5 gal	30"	36"
	MC	65	Wax Myrtle / Mynca cenfera	10 gal	48"	48"
	RHA SN2	19	Snow White Indian Hawthorn / Rhaphiolepis indica `Snow White` Min. 24" height at time of planting.	3 gal	24"	36"

GROUND COVERS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	HT	O.C.
	CT SEED	18,264 sf	Bermuda Grass / Cynodon dactylon `Tif 419` Hydromulch with 2.5 lbs of seed/1,000 sf, wood mulch @ 2,000 lb/ac, Sticky Sticky tacifyer @ 15 lbs/ac (or approved equal), 13-13-13 fertilizer @ 600 lbs/ac. Contractor to submit product information for approval prior to install.	seed		
	ASI JAS	165	Asiatic Jasmine / Trachelospermum asiaticum `Asiatic`	1 gal		18"

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	8` HT. WOOD FENCE	331 lf

32 EXTERIOR IMPROVEMENTS

SYMBOL	DESCRIPTION	QTY
32-01	STEEL BED EDGE	1,333 lf

ROCK

SYMBOL	DESCRIPTION	QTY
-101	BULL ROCK 1"-3" IN VARIOUS SHADES OF BROWN; PLACED 3" DEEP	197 sf

REGISTERED LANDSCAPE ARCHITECT — STATE OF TEXAS — 2622

02.17.2016

REV.NO.	DESCRIPTION	DATE	APP.

DISCOUNT TIRE (DT-TXH 10868) MISSOURI CITY, TX

LANDSCAPE PLAN

TERRA ASSOCIATES, INC. CONSULTING ENGINEERS
1445 N. LOOP WEST – SUITE 450
HOUSTON, TEXAS 77008
713-993-0333
TBPE Registration No.: F-003832

DRAWN BY: DAB	SCALE: 1" = 20'	PROJECT No. 0280-1509 CONTRACT:
CHECKED BY: LKBP-LP	DATE: FEBRUARY 2016	SHEET L1.1 OF 02

F:\Clients\0280 Discount Tire\0280-1509 - DT - Mo City\Drawings\L1.1-LP.dwg Feb 17, 2016-5:09pm Terra Associates Inc., R Eric. Maurer

missouri CITY
TEXAS

DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY **MISSOURI CITY, TEXAS 77489**

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

DATE OF NOTICE: February 26, 2016

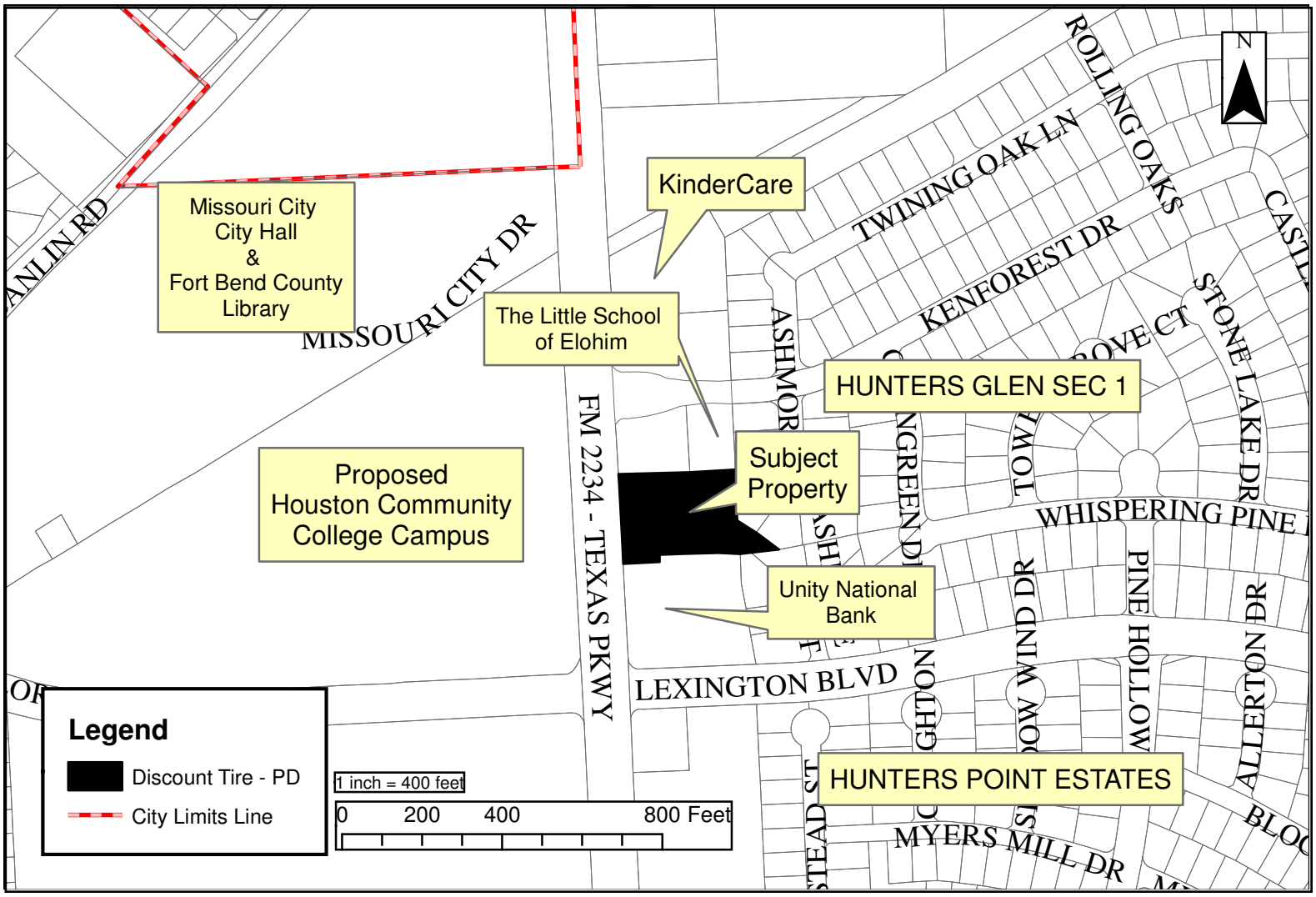
LOCATION/DATE: The Planning and Zoning Commission of the City of Missouri City will hold a public hearing on Wednesday, March 9, 2016, at the City Council Chambers 2nd Floor, City Hall Building, 1522 Texas Parkway (FM-2234), Missouri City, Texas at 7:00 p.m.

PURPOSE: To receive comments for or against a request by Kevin Polasek, P.E., Terra Associates, Inc., to rezone an approximate 1.483 acre tract of land from LC-2, local retail district to PD, Planned Development District and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

SITE LOCATION: The subject site is located north of a Unity Bank, south of the Little School of Elohim, east of the proposed Houston Community College Texas Parkway campus, and west of the Hunters Glen Section 1 residential subdivision.

SITE LEGAL DESCRIPTION: The subject site can be described as being a tract of land containing 1.483 acres of land, situated in the I.&G.N. Railroad Company Survey Number 3, A-264, Fort Bend County, Texas and being all of the remainder of Reserve B, Final Plat of Unity National Bank, a plat of subdivision recorded in slide number 1577B, Plat records of Fort Bend County, Texas also being all the remainder of that certain tract described in deed to V2N Investments, LLC, as recorded under Clerk's File Number 2010007312 in 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 at City Hall, Missouri City, Texas on Monday through Friday from 8:00 a.m. to 4:00 p.m. You may call 281-403-8600 or email the Development Services Department-Planning Division at planning@missouricitytx.gov for further information.


Missouri City
City Hall
&
Fort Bend County
Library
KinderCare
The Little School
of Elohim
Proposed
Houston Community
College Campus
Subject
Property
Unity National
Bank
HUNTERS GLEN SEC 1
HUNTERS POINT ESTATES
MISSOURI CITY DR
FM 2234 - TEXAS PKWY
LEXINGTON BLVD
MYERS MILL DR
TWINING OAK LN
ROLLING OAKS
KENFOREST DR
STONE LAKE DR
WHISPERING PINE
PINE HOLLOW
ALLERTON DR
ASHMOR
N
Legend
Discount Tire - PD
City Limits Line
1 inch = 400 feet
0
200
400
800 Feet

DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY **MISSOURI CITY, TEXAS 77489**

Fe□ruary 26, 2016

CIT□ OF MISSOURI CIT□, TEXAS
Planning and □oning Commission

The Planning and □oning Commission of the City of Missouri City will hold a pu□lic hearing□
Wednesday, March 9, 2016
City Council Cham□ers
2nd Floor, City Hall Building
1522 Texas Parkway □FM 2234□□7□00 PM

To recei□e comments for or against a re□uest □y □e□in Polasek, P.E., Terra Associates, Inc., to rezone an approximate 1.483 acre tract of land from LC-2, local retail district to PD, Planned De□elopment District□ and to the extent such rezoning de□iates from the Future Land Use and Character map of the Comprehensi□e Plan, to pro□ide for an amendment therefrom.

This letter is □eing sent to property owners within 200□of the su□ject property as re□uired □y law. It is also sent to others on re□uest.

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