



**CITY OF MISSOURI CITY  
PLANNING AND ZONING COMMISSION AGENDA**

Notice is hereby given of a meeting of the Planning and Zoning Commission of the City of Missouri City to be held on **October 12, 2016, at 7:00 p.m. at: City Hall, Council Chambers, 2<sup>nd</sup> Floor**, 1522 Texas Parkway, Missouri City, Texas, for the purpose of considering the following agenda items.

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**1. CALL TO ORDER**

**2. ROLL CALL**

**3. READING OF MINUTES**

Consider approval of the minutes of the September 14, 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 – National Community Planning Month
  - a. Director of Development Services – Joint meeting, City Council, P & Z, CPAC – October 19, 2016 in the Council Chambers @ 6:00
- (2) City Engineer
  - a. Assistant City Manager

**5. PUBLIC COMMENT**

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

**6. PLATS**

**A. CONSENT AGENDA**

- (1) Consider approval of a preliminary plat for Avalon at Sienna Plantation Section 7
- (2) Consider approval of a final plat for Eleanor Palace

**B. PUBLIC HEARING AND CONSIDERATION OF PARTIAL REPLAT NO. 1 NANDINA AT RIVERSTONE**

Consider approval of partial replat No.1 Nandina at Riverstone

**7. ZONING MAP AMENDMENTS**

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

(1) Public hearing to receive comments for or against a request by Christina MaKatura to amend the regulations and restrictions of PD, Planned Development District #62 to allow for the location of a rental car facility with associated automobile parking lot and preparation area; 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 #62 is located southwest of the intersection of State Highway 6 and the Fort Bend Parkway. PD #62 contains a shopping center anchored by a Kroger grocery store and containing certain businesses including a Wells Fargo and Chase bank and several restaurants including a Popeye's Louisiana Kitchen, a Burger King, a Russo's New York Pizzeria and a Subway.

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

**8. ZONING TEXT AMENDMENTS**

**A. PUBLIC HEARING FOR AMENDMENTS REGARDING MOBILE FOOD ESTABLISHMENTS**

(1) Public hearing to receive comments for or against possible amendments to the Zoning Ordinance regarding mobile food establishments.

**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 October 12, 2016, agenda of items to be considered by the Missouri City Planning and Zoning Commission was posted on the City Hall bulletin board on October 7, 2016.

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Nancy Desobry  
Office Manager



PLANNING AND ZONING COMMISSION  
STAFF REPORT

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**AGENDA DATE:** October 12, 2016

**AGENDA ITEM SUBJECT:** Preliminary Plat of Avalon at Sienna Plantation  
Section 7

**AGENDA ITEM NUMBER:** 6.A.(1)

**PROJECT PLANNER:** Jose Abraham, Planner I

**APPROVAL:**  Otis Spriggs, AICP, Director of Development  
Services  
SRE Scott Elmer, PE, Assistant City Manager

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**PERMIT NUMBER:** 1603508

**PROPERTY ID:** 0086-00-000-5001-907 & 0086-00-000-4901-907

**LOCATION:** Along north side of Watts Plantation Road;  
South of Fort Bent Parkway; and East of Sienna  
Parkway.

**ZONING DISTRICT DESIGNATION:** ETJ, Extraterritorial Jurisdiction

**DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP:** The subject site is governed by the provisions of a Development Agreement between the City of Missouri City and Sienna 325 L.P. as established by Ordinance No. O-16-20

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**RECOMMENDED ACTION:**

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

All conditions placed on this application as a result of the Commission's approval must be met at **least one (1) week** prior to submittal of the final plat application.

**A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:**

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
  - a. Prior to the approval of a final plat, parkland dedication shall be provided in accordance with Subsection 82-174 of the Code of Ordinances of the City of Missouri City.
  - b. Please revise the title block to indicate the accurate number of proposed blocks within the subdivision.
  - c. Please revise street name "Watts Plantation Drive" to "Watts Plantation Road."
  - d. A portion of the Watts Plantation right of way dedication indicated on the plat appears to be owned by the Sienna Plantation Levee Improvement District. Please revise the proposed plat to include the aforementioned owner or provide documentation indicating that the ownership has changed.
  - e. The declaration of annexation document provided does not pertain to the acreage included in the proposed subdivision.
  - f. Please provide an encumbrance certificate, which certifies that all existing and proposed easements, rights-of-way, fee strips, and significant topographical features on the land being platted are fully shown and accurately identified on the face of the plat, must be provided in accordance with Section 2.B. An encumbrance certificate may be placed on the face of the plat in accordance with Appendix H.
  
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
  - a. Please revise to reference Sienna Plantation Municipal Utility District #12 boundaries.
  - b. Please revise to include all existing and proposed easements.
  - c. Please revise to indicate existing water lines.
  - d. Please revise to include proposed street names within the subdivision.
  - e. Please include storm sewer calculations for design storm.
  - f. Pipe sizes shown on one lines do not match sizes shown on storm sewer design calculations. Please revise.
  - g. Design velocity for stub 1 and stub 2 do not meet minimum velocity requirements. Please revise.

- h. Please provide a copy of the master drainage plan indicating that discharge from the proposed subdivision has been allocated.
  - i. The proposed subdivision is to be served by Sienna Plantation Municipal Utility District #12. Please revise water model to indicate connection to Sienna Plantation Municipal Utility District #12 infrastructure.
  - j. Please revise to indicate location and sizes of lift stations, water plants, or other utility infrastructure.
  - k. Please provide service areas for each utility system.
  - l. Please provide a copy of the approved Traffic Impact Analysis.
  - m. The point of beginning (POB) for the subdivision shall be expressed as Texas State Plane NAD83 grid coordinate values of "X", "Y" as required by the City of Missouri City Design Manual, Section 2.10(G).
  - n. Please provide a letter of approval from Fort Bend County Drainage District.
  - o. Please provide letter of approval from the Sienna Plantation Municipal Utility District #12.
  - p. Please provide a letter of approval from the Sienna Plantation Levee Improvement District.
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
- a. Please provide an alphabetical list of proposed street names for the subdivision in accordance with Section 2.D(23).

**B. STANDARD PLAT NOTES:**

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

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
  - a. Please revise plat note #21 to read as follows: "In accordance with Center Point Energy Electrical Service Manual, Article 421.2, electric meters shall be located in a position that is accessible at all times without customer assistance. Access to the meter shall not be blocked by gates, walls or fences."
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division

- a. 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.
- b. Please revise plat note #16 to identify the entity/entities responsible for maintenance of driveways, emergency access easements, recreational areas and open spaces as required by Section 3.C.(12) of the Administrative Platting Manual of the City of Missouri City (June 2014).
- c. Please include the following plat note: "Driveway Location for the lot on the inside of a knuckle or 90 degree turn, driveway must be placed on the lot frontage along the inside approach lane prior to the right turn, to avoid sight obstruction safety hazards."
- d. Please combine plat note 10, 11, and 12. Please list minimum slab elevation and note should include following verbiage, "Slab elevation shall be elevated to or above a height which is the higher of eighteen inches above highest adjacent grade, or twelve inches above the maximum one percent annual flood risk floodplain ponding elevation in the nearest drainage system as per Section 42-54 of the Missouri City Code of Ordinances."

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



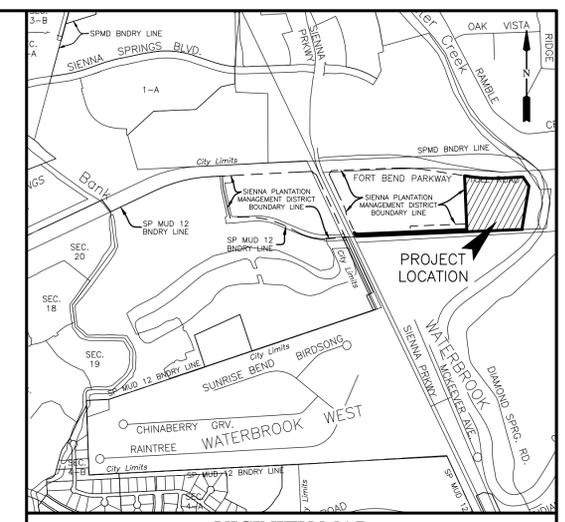
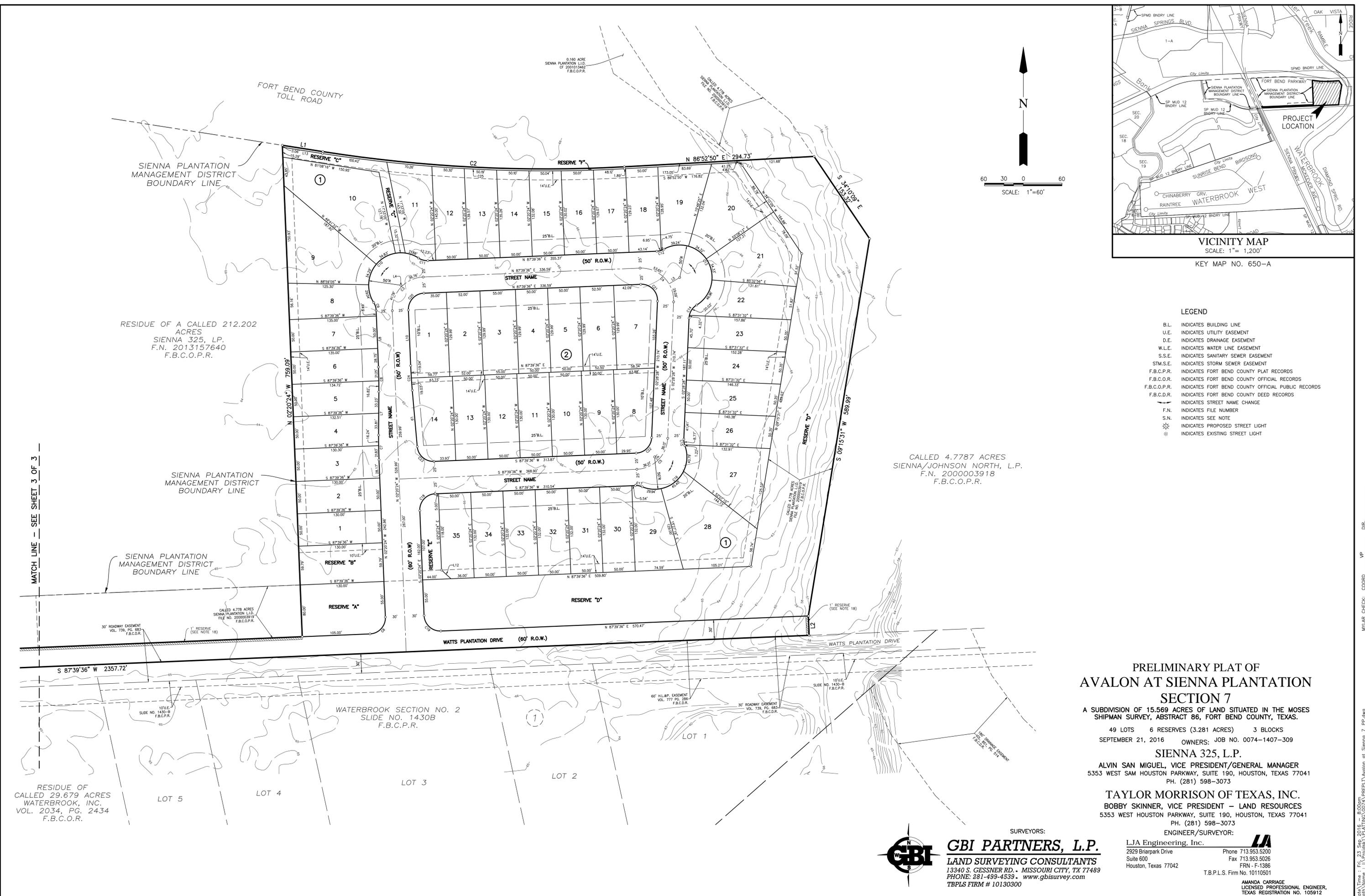
## APPLICATION FOR PLAT APPROVAL

Check One:  **CONCEPTUAL PLAN**  **PRELIMINARY**  
 **REVISED CONCEPTUAL PLAN**  **REVISED PRELIMINARY**

**Date of Application:**

1. Name of plat:	Avalon at Sienna Plantation Section 7		
2. Name of conceptual plan that encompasses this plat (if applicable):	Avalon at Sienna Plantation Section 7		
3. Type of use (Circle one or more):	Multifamily Residential	Commercial	Industrial
	<u>Single Family Residential</u>	Specific Use Permit	Planned Development
	Other (Explain):		
4. Landowner's name (If company or corporation, list chief officer):	Alvin San Miguel		
Mailing Address:	5353 WEST SAM HOUSTON PARKWAY NORTH SUITE 190		
Phone No.:( 281 ) 598 - 3073	Fax No.:( ) -		
Email:			
5. Applicant's name (Engineer, Planner, Architect, Etc.):	LJ A ENGINEERING (VANESSA PIEDRA)		
Mailing Address:	1904 NORTH GRAND PARKWAY WEST SUITE 100, KATY TEXAS 77449		
Phone No.:( 713 ) 953 - 5044	Fax No.:( ) -		
Email:			
6. Is plat located inside the City limits? (Circle One):	YES	<u>NO</u>	
7. Is plat located inside the City's ETJ? (Circle One):	<u>YES</u>	NO	
8. Total acreage:	15.569		
9. Estimated # of Sections:	<u>1</u>	Blocks: <u>3</u>	Reserves: <u>6</u>
10. Estimated # of residential lots/dwelling units:	49		
11. Land distribution (in acres) - <i>Must total acreage indicated in Line 8 above:</i>			
Private Streets: _____	Public Streets: <u>3.753</u>	Residential Lots: <u>8.535</u>	
Lakes/Ponds (non-recreational): _____	Irrigation/Drainage Canals: _____	Recreational Uses: _____	
Utility Easements: _____	Public Parkland: _____		
Other (explain): <u>RESERVES - LANDSCAPE/OPENSOURCE</u>	(acres): <u>3.281</u>		
12. Residential lot dimensions:	Average: <u>8500</u>	Smallest: <u>6130</u>	
13. Lot area:	Non cul-de-sac: _____	Cul-de-sac: _____	
14. Front width (At property line):	Non cul-de-sac: <u>55'</u>	Cul-de-sac: _____	
15. Front width (At building line):	Non cul-de-sac: <u>55'</u>	Cul-de-sac: _____	
16. Depth:	Non cul-de-sac: <u>130'</u>	Cul-de-sac: _____	
17. Block Length: <u>4500'</u>	Average: <u>1000'</u>	Longest: <u>2257.63'</u>	Shortest: <u>220.02'</u>
18. Type of Streets (Circle One):	<u>Public</u>	Private	Combination Public/Private
19. Type of Water System (Circle One):	<u>Public</u>	Individual Water Wells	Other (attach explanation)
20. Type of Sanitary System (Circle One):	<u>Public</u>	Individual Septic Tanks	Other (attach explanation)
21. Municipal Utility District:			





VICINITY MAP  
SCALE: 1"= 1,200'  
KEY MAP NO. 650-A

- LEGEND**
- B.L. INDICATES BUILDING LINE
  - U.E. INDICATES UTILITY EASEMENT
  - D.E. INDICATES DRAINAGE EASEMENT
  - W.L.E. INDICATES WATER LINE EASEMENT
  - S.S.E. INDICATES SANITARY SEWER EASEMENT
  - STM.S.E. INDICATES STORM SEWER EASEMENT
  - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
  - F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
  - F.B.C.D.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
  - S.N. INDICATES SEE NOTE
  - ⊙ INDICATES PROPOSED STREET LIGHT
  - ⊙ INDICATES EXISTING STREET LIGHT

RESIDUE OF A CALLED 212.202 ACRES  
SIENNA 325, L.P.  
F.N. 2013157640  
F.B.C.O.P.R.

CALLED 4.7787 ACRES  
SIENNA/JOHNSON NORTH, L.P.  
F.N. 2000003918  
F.B.C.O.P.R.

**PRELIMINARY PLAT OF  
AVALON AT SIENNA PLANTATION  
SECTION 7**

A SUBDIVISION OF 15.569 ACRES OF LAND SITUATED IN THE MOSES SHIPMAN SURVEY, ABSTRACT 86, FORT BEND COUNTY, TEXAS.

49 LOTS 6 RESERVES (3.281 ACRES) 3 BLOCKS  
SEPTEMBER 21, 2016 OWNERS: JOB NO. 0074-1407-309

**SIENNA 325, L.P.**

ALVIN SAN MIGUEL, VICE PRESIDENT/GENERAL MANAGER  
5353 WEST SAM HOUSTON PARKWAY, SUITE 190, HOUSTON, TEXAS 77041  
PH. (281) 598-3073

**TAYLOR MORRISON OF TEXAS, INC.**  
BOBBY SKINNER, VICE PRESIDENT - LAND RESOURCES  
5353 WEST HOUSTON PARKWAY, SUITE 190, HOUSTON, TEXAS 77041  
PH. (281) 598-3073

ENGINEER/SURVEYOR:

SURVEYORS:  
**GBI PARTNERS, L.P.**  
LAND SURVEYING CONSULTANTS  
13340 S. GESSNER RD. - MISSOURI CITY, TX 77489  
PHONE: 281-499-4539 - www.gbisurvey.com  
TBPLS FIRM # 10130300

**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  
AMANDA CARRIAGE LICENSED PROFESSIONAL ENGINEER, TEXAS REGISTRATION NO. 105912

RESIDUE OF CALLED 29.679 ACRES  
WATERBROOK, INC.  
VOL. 2034, PG. 2434  
F.B.C.O.R.

WATERBROOK SECTION NO. 2  
SLIDE NO. 1430B  
F.B.C.P.R.

MATCH LINE - SEE SHEET 3 OF 3

DATE: 11/23/2016 10:00 AM  
DRAWN: J. VAUGHAN  
CHECKED: J. VAUGHAN  
SCALE: 1"=60'  
PROJECT: SIENNA 325, L.P.  
SHEET: 1 OF 2



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** October 12, 2016

**AGENDA ITEM SUBJECT:** Final Plat of Eleanor Palace

**AGENDA ITEM NUMBER:** 6.A.(2)

**PROJECT PLANNER:** **Jennifer Thomas Gomez, AICP**, Interim Assistant Director, Development Services

**APPROVAL:**  **Otis T. Spriggs, AICP**, Interim Assistant Director, Development Services  
SRE **Scott Elmer**, Public Works

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**PERMIT NUMBER:** 1603404

**PROPERTY ID:** 0117-00-000-4101-907

**LOCATION:** 13753 Pike Road

**ZONING DISTRICT DESIGNATION:** I, Industrial district

**DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP:** None.

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**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 final plat application must be in the form and contain the information and documents as required by the Administrative Platting Manual of the City of Missouri City, as adopted in June 2014 and in accordance with Section 82-95 of the Code of Ordinances of the

City of Missouri City. The applicable sections of the Administrative Platting Manual are referenced in the comments below, except where indicated otherwise.

**A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:**

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
  - a. The date on which the plat was drawn shall be indicated in accordance with Section 2.D(6). **The date on the final plat should be revised to reflect the date that the final plat was actually drawn for the application. The date presently on the plat is prior to the submission of the preliminary plat. Please revise accordingly.**
  - b. The adjacent area outside the plat boundaries shall be identified by subdivision name or by the recorded owner of unsubdivided parcels in accordance with Section 2.D(11). **Please ensure all areas within 200 feet are identified as provided herein.**
  - c. Building lines shall be labeled in accordance with Section 2.D(17). **The front building line as shown does not comply with the requirements for the Industrial zoning district. Please revise and identify the side building yards consistent with the district as well.**
  - d. The Notary public acknowledgement must be made a part of the final plat drawing in accordance with Section 3.C(8)(d). An acknowledgement must be included for all signatures, **including the lienholder. Please provide.**
  - e. An Encumbrance certificate must be made a part of the final plat in accordance with Section 3.C(8)(h).
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
  - a. All engineering and surveying data must be shown on the final plat in accordance with Section 2.D(3).
  - b. All parcels of land intended to be dedicated for public use or reserved for the use of all property owners within the subdivision, together with the conditions or limitations of each reservation shall be identified in accordance with Section 2.D(16).
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
  - a. An electronic plat shall be submitted in accordance with Section 2.D(2).

**B. STANDARD PLAT NOTES:**

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





STATE OF TEXAS  
COUNTY OF FORT BEND

We, Elnor Blyne, LLC, a Texas Limited Liability Company acting by and through Megan Dean, it's President being officers of Elnor Blyne, LLC, owner hereinafter referred to as Owner of the 6.544 tract described in the above and foregoing plat of Eleanor Palace, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions, and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind myself (or ourselves), my (or our) heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

We further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the city. We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication or exactions made herein.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally on eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted thereon, whereby the aerial easement total twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally on ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted thereon, whereby the aerial easement total thirty feet (30' 0") in width.

IN TESTIMONY WHEREOF the Elnor Blyne, LLC, a Texas Limited Liability Company has caused these presents to be signed by Megan Dean, its president, thereunto authorized, attested by its Secretary (or authorized trust officer), and its common seal hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Elnor Blyne, LLC, a Texas Limited Liability Company

By: \_\_\_\_\_  
Megan Dean, President

Attest: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Elnor Blyne and Megan Dean of Elnor Blyne, LLC, a Texas Limited Liability Company known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed (and for corporations, "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

My Commission expires: \_\_\_\_\_

I (or we), Comerica Bank, owner and holder of a lien against the property described in the plat known as Eleanor Palace, said lien being evidenced by instrument of record in the Clerk's File No. 2016002708, 2016002709 and 2016002710 of the O.P.R.O.P. of Fort Bend County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and I hereby confirm that I am the present owner of said lien and have not assigned the same nor any part thereof.

By: \_\_\_\_\_

This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this plat and subdivision of Eleanor Palace 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.

By: \_\_\_\_\_ By: \_\_\_\_\_  
Chairman Vice Chairman

I, \_\_\_\_\_ 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 \_\_\_\_\_ and \_\_\_\_\_, 2016 at \_\_\_\_\_ o'clock \_\_\_\_\_, and duly recorded on \_\_\_\_\_ and \_\_\_\_\_, 2016, at \_\_\_\_\_ o'clock \_\_\_\_\_, and in Volume \_\_\_\_\_, page \_\_\_\_\_, or when applicable Film Code numbers) of the map records of Fort Bend County for said County.

Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.  
Ex Officio Clerk of the Commissioners' Court of Fort Bend County, Texas

By: \_\_\_\_\_  
Deputy

NOTES:

- 1. ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
- 2. SHARED ACCESS AND PARKING FACILITIES SHALL BE PROVIDED AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-159 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY.
- 3. IN ACCORDANCE WITH CENTERPOINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE, ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
- 4. SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SUBSECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- 5. ALL REQUIRED UTILITY COMPANIES 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.
- 6. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- 7. 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.
- 8. THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500 FEET FOR RESIDENTIAL DEVELOPMENT AND 300 FEET FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- 9. NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SUBSECTION 82-206 OF THE CODE OF ORDINANCES OF THE MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
- 10. THIS PROPERTY LIES WITHIN THE BOUNDARIES OF ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, AS PER THE FLOOD INSURANCE RATE MAPS, MAP NUMBER 48157020285 L, REVISED APRIL 2, 2014.
- 11. 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.
- 12. MINIMUM SLAB ELEVATION SHALL BE 76.00'. SLAB ELEVATION SHALL BE ELEVATED TO OR ABOVE A HEIGHT WHICH IS THE HIGHER OF EIGHTEEN INCHES ABOVE THE HIGHEST ADJACENT GRADE, OR TWELVE INCHES ABOVE THE MAXIMUM ONE PERCENT ANNUAL FLOOD RISK FLOOD PLAIN PONDING ELEVATION IN THE NEAREST DRAINAGE SYSTEM AS PER SECTION 42-54 OF THE MISSOURI CITY CODE OF ORDINANCES.

BENCHMARK INFORMATION:

MISSOURI CITY  
SURVEY CONTROL MONUMENT DATA SHEET  
FCM-001  
ELEVATION = 72.96',  
NAVD 1988, 2001 ADJ.

TBM "A"  
CUT BOX ON BACK OF CURB, NEAR THE SOUTHEAST  
CORNER OF SUBDIVISION, ALONG SOUTH GESSNER ROAD  
ELEVATION = 71.91'  
NAVD 1988, 2001 ADJ.

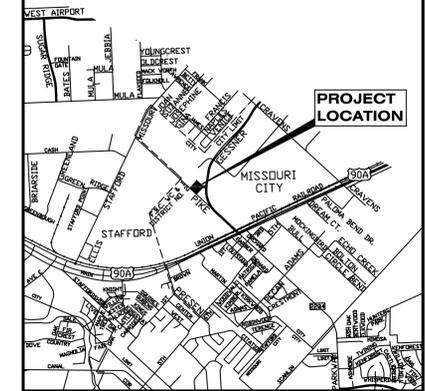
I, Georg Lardizabal, am authorized (or registered) under the laws of the State of Texas to practice the profession of civil engineering (or surveying) and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the 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 three (3) quarter (3/4) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner.

Georg Lardizabal  
Texas Registration No. \_\_\_\_\_

CALLED 11.522 ACRES  
CHAMPIONS FAIRWAY LTD.  
VOL. 78, PG. 244,  
F.B.C.D.R.

FINAL PLAT OF SOUTH GESSNER ROAD INDUSTRIAL PARK,  
20070208, FORT BEND COUNTY PLAT RECORDS

SCALE: 1"=50'  
0 25 50 75 100



VICINITY MAP  
1"=1200'

X= 3066072.4161'  
Y= 13790791.6581'

X= 3066437.6810'  
Y= 13791190.4353'

RESERVE "B"  
0.89 ACRES

RESERVE "C"  
1.29 ACRES

BLOCK 1  
UNRESTRICTED RESERVE "A"  
6.544 ACRES  
OR  
265,046 SQUARE FEET

X= 3066935.9119'  
Y= 13790889.4314'

X= 3066763.7056'  
Y= 13790807.7735'

L=100.00'  
R=186.446'  
D=03°28'34"  
CB=508' 18" 08" W  
100.00'

TBM "A"  
CUT BOX ON BACK OF CURB, NEAR THE SOUTHEAST  
CORNER OF SUBDIVISION, ALONG SOUTH GESSNER ROAD  
ELEVATION = 71.91'  
NAVD 1988, 2001 ADJ.

P.O.B.  
X= 3066924.9836'  
Y= 13790790.0429'

PIKE ROAD  
(60' R.O.W.)

10' HOUSTON LIGHTING & POWER  
COMPANY EASEMENT  
VOL. 995, PG. 118,  
FORT BEND COUNTY  
DEED RECORDS

CALLED 5.74 ACRES  
C&L PARTNERSHIP LTD.  
2007061420, F.B.C.C.F.

X= 3066440.2973'  
Y= 13790454.6929'

# ELEANOR PALACE

1 RESERVE 1 BLOCK  
A SUBDIVISION OF 6.544 ACRES TRACT OF LAND OUT OF A  
26.6095 ACRE TRACT IN THE B.B.B. & C. RR. CO. SURVEY,  
SECTION 6, ABSTRACT NO. 117, FORT BEND COUNTY, TEXAS.

ENGINEER:  
SCALE: 1"=50'  
MAY 2016

**K. Chen Engineering**  
A Division of KC United, Inc.  
Consulting Civil Engineers and Surveyors Houston Dallas  
6161 Savoy, Suite 310, Houston, Texas 77036  
Phone: 713.952.6888 Fax: 713.952.9994  
KCE JOB #: 0853-01

OWNER:  
**ELNOR BLYNE, LLC, a  
Texas Limited Liability  
Company**  
6011 St. Augustine  
Houston, Texas 77021



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** October 12, 2016

**AGENDA ITEM SUBJECT:** Nandina at Riverstone Partial Replat No. 1

**AGENDA ITEM NUMBER:** 6.B.

**PROJECT PLANNER:** Jennifer Thomas Gomez, AICP, Interim Assistant Director

**APPROVAL:**  Otis Spriggs, AICP, Director, Development Services  
 Scott Elmer, Public Works

---

**PERMIT NUMBER:** 1603036

**PROPERTY ID:** 5370-01-000-0010-907

**LOCATION:** Northeast corner of University Boulevard and Oilfield Road

**ZONING DISTRICT DESIGNATION:** ETJ, Extraterritorial Jurisdiction

**DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP:** The subject plat is located within the boundaries of Fort Bend County Municipal Utility District #129 and is subject to the Strategic Partnership Agreement between the City and several entities pertaining to this MUD.

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**RECOMMENDED ACTION:**

The Planning and Zoning Commission should grant approval of this **Partial Replat**.

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

A replat application must follow the requirements of a final plat application and must be in the form and contain the information and documents as required by the Administrative Platting Manual of the City of Missouri City, as adopted in June 2014 and in accordance with Section 82-95 of the Code of Ordinances of the City of Missouri City. The applicable

sections of the Administrative Platting Manual are referenced in the comments below, except where indicated otherwise.

**A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:**

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

None.

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

None.

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

None.

**B. STANDARD PLAT NOTES:**

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

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

None.

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

None.

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



**APPLICATION FOR PLAT APPROVAL**

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

Date of Application: AUGUST 26, 2016

1. Name of plat: <u>NANDINA AT RIVERSTONE PARTIAL REPLAT NO. 4</u>		
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 <input checked="" type="radio"/> Single Family Residential Specific Use Permit Other (Explain): <u>STREET DEDICATION</u>		
4. Landowner's name (If company or corporation, list chief officer): <u>RIVERSTONE H.O.A.</u>		
Mailing Address: <u>5295 HOLLISTER ST., HOUSTON, TX 77040</u> MR. REICHERT, PRESIDENT		
Phone No.: <u>(281) 499-8700</u> Fax No.: <u>(281) 499-8704</u>		
Email: <u>TREY@JOHNSONDEV.COM</u>		
5. Applicant's name (Engineer, Planner, Architect, Etc.): <u>COSTELLO, INC. / CHAD HABLINSKI, P.E.</u>		
Mailing Address: <u>9990 RICHMOND AVE 450 M.B. HOUSTON, TX 77042</u>		
Phone No.: <u>(713) 783-7708</u> Fax No.: <u>(713) 783-3580</u>		
Email: <u>CHABLINSKI@COSTELLOINC.COM</u>		
6. Is plat located inside the City limits? (Circle One):	YES	<input checked="" type="radio"/> NO
7. Is plat located inside the City's ETJ? (Circle One):	<input checked="" type="radio"/> YES	NO
8. Total acreage: <u>2.8197 AC.</u>		
9. Number of sections: <u>1</u>	Blocks: <u>2</u>	Reserves: <u>2</u>
10. Number of residential lots/dwelling units: <u>N/A</u>		
11. Land distribution (in acres) - Must total acreage indicated in Line 8 above.		
Private Streets: <u>N/A</u>	Public Streets: <u>1</u>	Residential Lots: <u>N/A</u>
Lakes/Ponds (non-recreational): <u>N/A</u>	Irrigation/Drainage Canals: <u>N/A</u>	Recreational Uses: <u>N/A</u>
Utility Easements: <u>N/A</u>	Public Parkland: <u>N/A</u>	
Other (explain): <u>LANDSCAPE / OPEN SPACE RESERVES</u> (acres): <u>2.72 AC.</u>		
12. Average lot area: <u>N/A</u>		
13. Typical lot area: <u>N/A</u>		
14. Block Length:	Average: <u>7883'</u>	Longest: <u>N/A</u> Shortest: <u>N/A</u>
15. Type of Streets (Circle One):	<input checked="" type="radio"/> Public	Private Combination Public/Private
16. Type of Water System (Circle One):	<input checked="" type="radio"/> Public	Individual Water Wells Other (attach explanation)
17. Type of Sanitary System (Circle One):	<input checked="" type="radio"/> Public	Individual Septic Tanks Other (attach explanation)
18. Municipal Utility District: <u>FORT BEND M.U.D. NO. 129</u>		

LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	N87°28'19"E	2.69
L2	N61°49'00"W	19.98
L3	S78°33'01"W	31.34
L4	N02°46'53"W	4.60
L5	N87°15'07"E	140.00
L6	N81°51'04"W	55.53
L7	S39°16'31"W	66.72
L8	S22°59'29"W	71.22
L9	S51°07'11"E	137.89
L10	N87°43'29"E	15.00
L11	N46°22'59"E	113.89
L12	N18°20'24"E	23.71

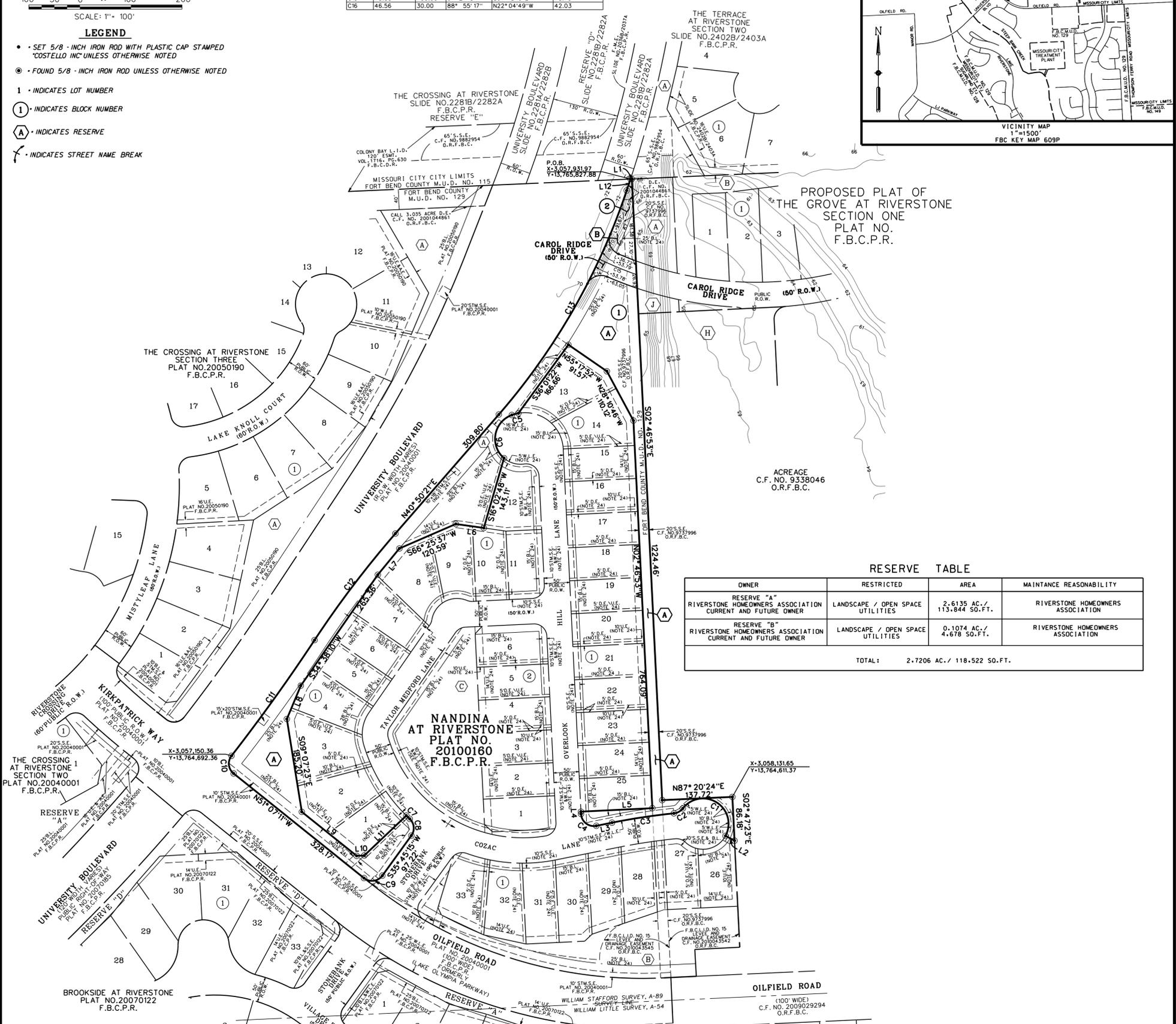
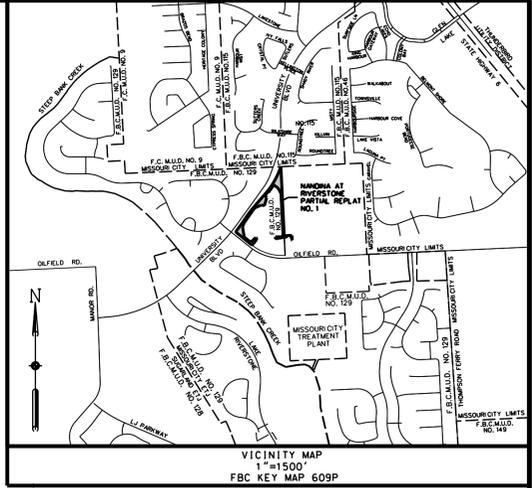
CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	149.04	50.00	170° 47' 34"	N57°12'47"W	99.68
C2	20.46	25.00	46° 53' 43"	S60°50'17"W	19.90
C3	122.63	1225.00	5° 44' 8"	S81°25'05"W	122.58
C4	143.05	25.00	88° 40' 8"	N52°06'56"W	37.93
C5	13.32	75.00	10° 10' 42"	S74°58'33"W	13.31
C6	104.10	50.00	119° 17' 14"	S10°14'35"W	86.29
C7	9.16	325.00	1° 36' 55"	S46°11'15"E	9.16
C8	36.11	25.00	82° 44' 57"	S05°37'14"E	33.05
C9	140.63	25.00	83° 7' 34"	S82°19'02"W	36.31
C10	38.77	25.00	88° 51' 25"	N06°41'29"W	35.00
C11	280.05	3620.00	4° 25' 57"	N35°31'15"E	279.98
C12	263.01	2000.00	7° 32' 5"	N37°04'19"E	262.82
C13	510.49	1300.00	22° 29' 57"	N29°35'23"E	507.21
C14	45.30	30.00	86° 31' 33"	S70°23'04"W	41.12
C15	78.83	700.00	6° 27' 8"	S67°18'10"E	78.79
C16	46.56	30.00	88° 55' 17"	N22°04'49"W	42.03



LEGEND

- SET 5/8 - INCH IRON ROD WITH PLASTIC CAP STAMPED "COSTELLO INC" UNLESS OTHERWISE NOTED
- ⊙ FOUND 5/8 - INCH IRON ROD UNLESS OTHERWISE NOTED
- 1 INDICATES LOT NUMBER
- ① INDICATES BLOCK NUMBER
- Ⓐ INDICATES RESERVE
- ⌘ INDICATES STREET NAME BREAK



RESERVE TABLE

OWNER	RESTRICTED	AREA	MAINTANCE RESPONSABILITY
RESERVE "A" RIVERSTONE HOMEOWNERS ASSOCIATION CURRENT AND FUTURE OWNER	LANDSCAPE / OPEN SPACE UTILITIES	2.6135 AC./ 113,844 SQ.FT.	RIVERSTONE HOMEOWNERS ASSOCIATION
RESERVE "B" RIVERSTONE HOMEOWNERS ASSOCIATION CURRENT AND FUTURE OWNER	LANDSCAPE / OPEN SPACE UTILITIES	0.1074 AC./ 4,678 SQ.FT.	RIVERSTONE HOMEOWNERS ASSOCIATION
TOTAL:		2.7209 AC. / 118,522 SQ.FT.	

**NOTES:**

- CONTROL BENCHMARK: CITY OF MISSOURI CITY SURVEY MARKER # PCM-001: BRASS DISK IN CONCRETE LOCATED AT THE NORTHWEST CORNER OF TEXAS PARKWAY AND MISSOURI CITY DRIVE ELEV. 72.96 NAVD '88, 2001 ADJ.
- THE CONTOURS AND SLAB ELEVATIONS SHOWN HEREON ARE BASED ON THE VERTICAL DATUM OF NAVD, 1988, 2001 ADJUSTMENT.
- THIS PROPERTY LIES WITHIN THE LIMITS OF SHADED ZONE "X" AS PER FLOOD INSURANCE RATE MAP NUMBER 48157C0290L DATED APRIL 2, 2014.
- ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS LOCATED WITHIN THE BOUNDARIES OF FORT BEND COUNTY, FORT BEND I.S.D., THE CITY OF MISSOURI CITY (I.I.) FORT BEND COUNTY L.I.D. NO. 15 AND FORT BEND COUNTY M.U.D. NO. 129.
- THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACES AND SIDEWALKS.
- THERE ARE NO PIPELINE OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
- SIDEWALKS AND TRAILS SHALL REFER TO SECTION 82-164 OF THE SUBDIVISION ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS.
  - (a) IN GENERAL, PAVEMENT MARKINGS, SEPARATORS, SIGNAGE, FENCING AND LANDSCAPING MAY ALSO BE REQUIRED WHERE NECESSARY TO PROMOTE CIRCULATION, SCREENING, BUFFERING AND SAFETY.
  - (b) SIDEWALKS, SIDEWALKS SHALL BE INSTALLED ALONG ALL STREETS IN EACH SUBDIVISION AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN MANUAL.
  - (c) TRAILS, TRAILS MAY BE INSTALLED IN A VARIETY OF AREAS INCLUDING FEE STRIPS AS WELL AS ON ADJACENT LEVEES, WITHIN DRAINAGE EASEMENTS AND PIPELINE EASEMENTS, ALONG ROAD RIGHT-OF-WAY AND IN ANY OTHER LOCATION AND MANNER CONSISTENT WITH THE CITY PARK AND RECREATION MASTER PLAN AND CITY TRAIL PLAN.
- THE FOLLOWING UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN HEREON CONSTITUTE ALL THE EASEMENTS REQUESTED BY THE UTILITY COMPANIES AT THIS TIME.
 

VERIZON FORT BEND COUNTY C.A.D. FBC DRAINAGE DISTRICT SIENERGY, L.P.	CENTERPOINT ENERGY TIME WARNER CABLE CO. CENTERPOINT GAS
---	--
- 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.
- B.L. INDICATES BUILDING SETBACK LINE, STM.S.E. INDICATES STORM SEWER EASEMENT, S.S.E. INDICATES SANITARY SEWER EASEMENT, W.L.E. INDICATES WATER LINE EASEMENT, U.E. INDICATES UTILITY EASEMENT, U.E./AE INDICATES UTILITY EASEMENT WITH AERIAL EASEMENT, CP.E.E. INDICATES CENTERPOINT ENERGY EASEMENT, L.I.D. INDICATES LEVEE IMPROVEMENT DISTRICT, M.U.D. INDICATES MUNICIPAL UTILITY DISTRICT AND D.E. INDICATES DRAINAGE EASEMENT.
- ALL BEARINGS ARE REFERENCED TO THE CITY OF MISSOURI CITY G.P.S. MONUMENTATION PROGRAM, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83), USING CITY SURVEY MARKER NO. 7096 AND 7076
- IN ACCORDANCE WITH CENTER POINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2 ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE, ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
- RIVERSTONE HOME OWNERS' ASSOCIATION WILL HAVE OWNERSHIP AND MAINTANCE RESPONSABILITY FOR RESTRICTED RESERVE "A" AND "B".
- 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.
- PIPELINES CONSTRUCTED WITHIN THE SIENERGY, L.P., GAS EASEMENT TO BE BURIED WITH A COVER OF AT LEAST 36-INCHES FROM THE TOP OF PIPE TO THE SURFACE OF THE GROUND.
- REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THIS PLAT WAS PREPARED WITH THE BENEFIT OF A CITY PLANNING LETTER PREPARED BY STEWART TITLE COMPANY, FILE NUMBER 1610597CPL, ISSUED AUGUST 1, 2016, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
- THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500 FT. FOR RESIDENTIAL DEVELOPMENT AND 300 FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
- A ONE-FOOT RESERVE DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC IN FEET AS A BUFFER SEPARATION BETWEEN A SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT ACREAGE TRACTS, THE CONDITIONS OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED BY A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERE TO SHALL REVERT AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
- EASEMENTS AND BUILDING LINES RECORDED IN PLAT NO. 20100160, OF THE FORT BEND COUNTY PLAT RECORDS, FORT BEND COUNTY, TEXAS.

# NANDINA AT RIVERSTONE PARTIAL REPLAT NO. 1

BEING 2.8197 ACRES  
LOCATED IN THE  
WILLIAM STAFFORD SURVEY, A-89  
FORT BEND COUNTY, TEXAS  
ALSO BEING  
A REPLAT OF RESTRICTED RESERVE "A"  
IN THE PLAT OF NANDINA AT RIVERSTONE  
AS RECORDED IN PLAT NO. 20100160, OF  
THE FORT BEND COUNTY PLAT RECORDS

REASON FOR REPLAT:  
(IS TO SUBDIVIDE RESTRICTED RESERVE "A" INTO  
TWO RESTRICTED RESERVES AND TO DEDICATE RIGHT-OF-WAY)

0 LOTS    2 BLOCK    2 RESERVES

SCALE: 1"=100'    DATE: SEPTEMBER, 2016

OWNER:  
RIVERSTONE HOMEOWNERS ASSOCIATION, INC.  
A TEXAS NON-PROFIT CORPORATION  
F.W. REICHERT III, PRESIDENT  
TOM P. WILCOX, VICE PRESIDENT  
5295 HOLLISTER STREET  
HOUSTON, TEXAS 77040



ENGINEERING AND SURVEYING  
9990 RICHMOND AVENUE, SUITE 450  
NORTH BUILDING  
HOUSTON, TEXAS 77042  
(713) 783-7768 (713) 783-3580, Fax  
TEXAS PE BOARD FIRM REG. NO. 280  
TBPFS FIRM REG. NO. 100486



MARK D. ARMSTRONG  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NUMBER - 5363

CHAD HABLINSKI  
LICENSED PROFESSIONAL ENGINEER  
TEXAS LICENSE NUMBER - 85466

JOB NO. 2016-159-016

S:\NEW\RIVERSTONE\2016159\016\159016PLAT.DGN

SHEET 2 OF 2



**NOTICE OF PUBLIC HEARING  
TO BE PUBLISHED ONE TIME ONLY ON 09/21/2016**

**LOCATION/DATE:** The Planning and Zoning Commission of the City of Missouri City will hold a public hearing on Wednesday, October 12, 2016, at the City Council Chambers – 2<sup>nd</sup> Floor, City Hall Building, 1522 Texas Parkway (FM-2234), Missouri City, Texas at 7:00 p.m.

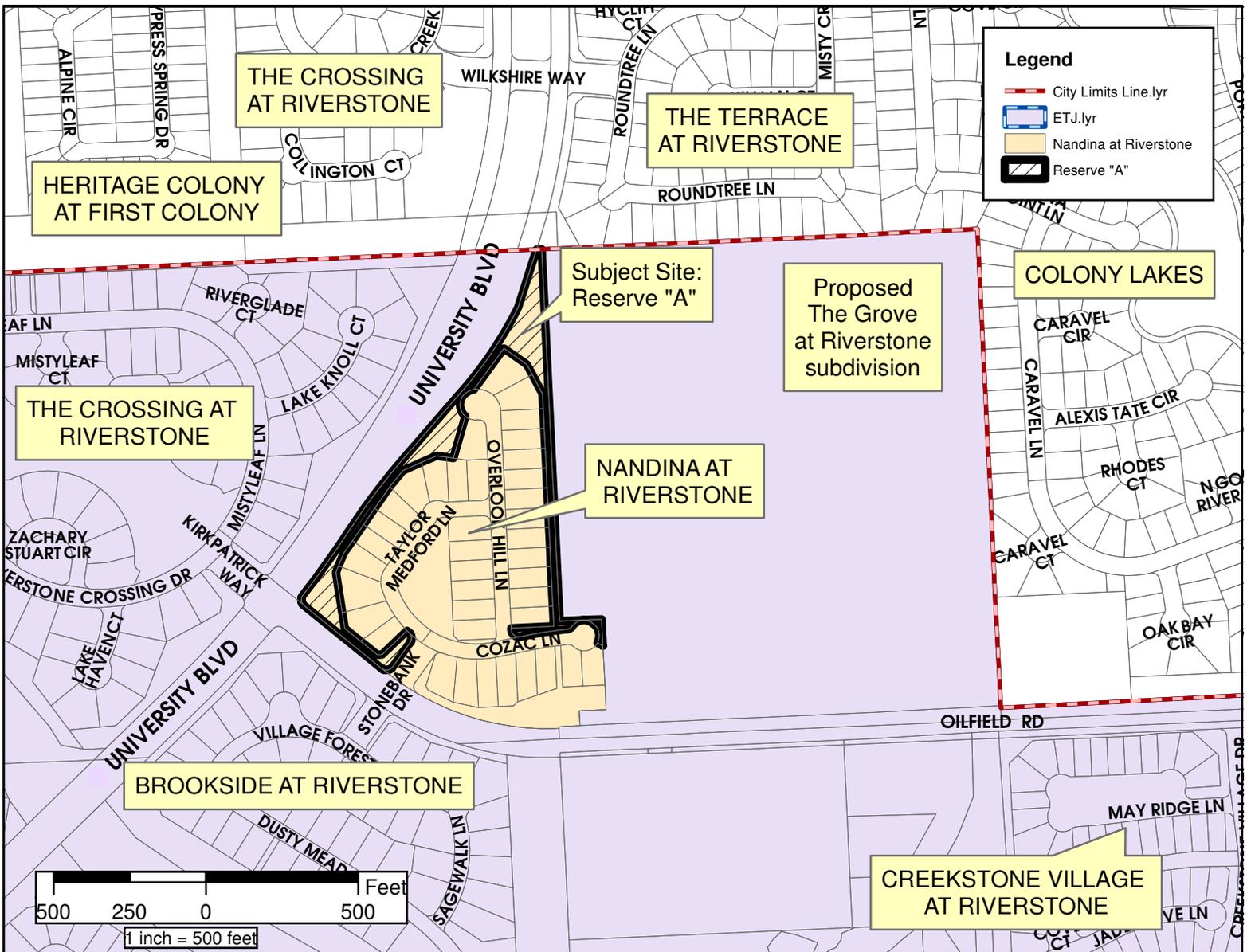
**PURPOSE:** To receive comments for or against a request for a partial replat of Nandina at Riverstone to subdivide restricted reserve “A” into two restricted reserves and to dedicate right-of-way. Nandina at Riverstone is a subdivision plat filed and recorded in the Fort Bend County Official Public Records as plat number 20100160.

**SITE LOCATION:** The Nandina at Riverstone subdivision is located within the City’s Extraterritorial Jurisdiction (ETJ) at the intersection of University Boulevard and Oilfield Road and is part of the Riverstone master planned community.

**SITE LEGAL DESCRIPTION:** Restricted reserve “A” is described as being a 2.8197 acre tract of land located in the William Stafford League, A-89, in Fort Bend County, Texas; as recorded in plat number 20100160 of the Fort Bend County Official Public Records.

**TEXAS LOCAL GOVERNMENT CODE:** § 212.015.(c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

**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](mailto:planning@missouricitytx.gov) for further information.



**Legend**

-  City Limits Line.lyr
-  ETJ.lyr
-  Nandina at Riverstone
-  Reserve "A"

HERITAGE COLONY  
AT FIRST COLONY

THE CROSSING  
AT RIVERSTONE

THE TERRACE  
AT RIVERSTONE

THE CROSSING AT  
RIVERSTONE

Subject Site:  
Reserve "A"

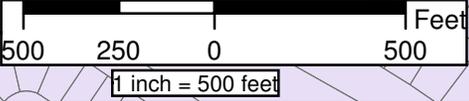
Proposed  
The Grove  
at Riverstone  
subdivision

COLONY LAKES

NANDINA AT  
RIVERSTONE

BROOKSIDE AT RIVERSTONE

CREEKSTONE VILLAGE  
AT RIVERSTONE





**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

---

**AGENDA DATE:** October 12, 2016

**AGENDA ITEM SUBJECT:** PD, Planned Development District #62 – PD Amendment

**AGENDA ITEM NUMBER:** 7.A.

**PROJECT PLANNER:** **Jennifer Thomas Gomez, AICP**, Interim Assistant Director, Development Services

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

---

**PERMIT NUMBER:** 1602466

**PROPERTY ID:** 3179-00-001-0090-907 / 0086-00-000-4505-907 / 0086-00-000-4404-907 / 0086-00-000-4506-907 / 3179-00-001-0010-907 / 3179-00-001-0011-907 / 3179-00-001-0020-907 / 3179-00-001-0030-907 / 3179-00-001-0040-907 / 3179-00-001-0050-907 / 3179-00-001-0060-907 / 3179-00-001-0070-907 / 3179-00-001-0080-907 / 3179-00-001-0120-907 / 3179-00-001-0100-907

**LOCATION:** PD #62 is located southwest of the intersection of State Highway 6 and the Fort Bend Parkway. PD #62 contains a shopping center anchored by a Kroger grocery store and containing certain businesses including a Wells Fargo and Chase bank and several restaurants including a Popeye's Louisiana Kitchen, a Burger King, a Russo's New York Pizzeria, and a Subway.

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**BACKGROUND:**

This application was considered by the Commission at its August 10<sup>th</sup> meeting. However, it was determined prior to the first public hearing before the City Council that all property owners within the boundaries of PD #62 had not been provided notice in accordance

with Section 8.3. of the City's Zoning Ordinance. As such, the application was pulled from consideration before the regular City Council meeting and rescheduled for this Commission agenda. All property owners within the boundaries of the subject site and within 250 feet have now been notified of the proposed amendment and associated public hearings.

**There are no changes to the application from what the Commission considered in August.**

**RECOMMENDED ACTION:**

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

Staff recommended that PD #62 be amended as discussed in the following report to allow for the outside placement, storage, sales and services of vehicles related to a rental care facility. At its August 10, 2016 meeting, the Commission provided a positive recommendation for the amendment and to forward a final report to the City Council.

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.

---

**SUMMARY:**

PD #62 was approved in 2007 to allow for the location of retail/commercial uses. Subsequent amendments to PD #62 were approved to allow for certain deviations to support the development of a couple of fast food style restaurants and a pet supply store.

PD #62 allows for the location of LC-3, retail district uses and a lift station.

The applicant seeks to locate an approximate 1,462 square foot rental car facility with an associated outdoor placement, storage, display and sales area for vehicles related to the operation of the business as well as a vehicle preparation area.

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**REQUIREMENTS FOR A PD DISTRICT AMENDMENT APPLICATION (SECTION 8.3)**

**A. Ownership documentation:**

The applicant has submitted proof of notice to all of the other property owners within the PD district in the manner proscribed by Section 8.3.A.1.

**B. Legal description of site:**

The subject site can be described as being all of the Fort Bend Town Center subdivision recorded by instrument number 20080015 in the Official Records of Fort Bend County, Texas; and being an approximate 0.65 acre tract of land in the Moses Shipman Survey, A-86, Fort Bend County, Texas, recorded in Fort

Bend County Clerk File No. 2007024530 as Public Access and Utility Easement No. 2; and being an approximate 0.22 acre tract of land in the Moses Shipman's Survey, A-86, Fort Bend County, Texas, recorded in Fort Bend County File No. 2007024530 as Public Access and Utility Easement No. 3.

**C. Site Plan:**

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

**D. Total acreage:**

28 acres

**E. Minimum design standards:**

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

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

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**GENERAL SITE INFORMATION:**

**A. Existing Land Use and Zoning Designation:** Retail-commercial shopping center / PD #62 (Ordinance O-12-17)

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

North: State Highway 6

South: Fort Bend Parkway

East: Fort Bend Parkway

West: A Firestone; an AutoZone; unimproved land / LC-3, retail district

**C. Zoning History:**

11-01-1982: Subject site annexed by the City of Missouri City and zoned SD, suburban district (Ordinance O-82-49)

05-07-2007: Subject site zoned PD #62 (Ordinance O-07-19);

08-17-2009: PD #62 amended (Ordinance O-09-26);

02-07-2011: PD #62 amended (Ordinance O-11-02);

06-18-2012: PD #62 amended (Ordinance O-12-17).

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## **SITE PLAN AND USE REGULATIONS (Subsection 8.2.C and 8.5 of the City's Zoning Ordinance)**

There are no changes proposed to PD #62 except as provided herein.

**A. Use regulations.** No changes are proposed to the use regulations of PD #62.

PD #62 was approved in 2007 to allow for the location of retail/commercial uses. Subsequent amendments to PD #62 were approved to allow for certain deviations to support the development of a couple of fast food style restaurants and a pet supply store.

PD #62 allows for the location of LC-3, retail district uses and a lift station.

The applicant seeks to locate an approximate 1,462 square foot rental car facility with an associated outdoor placement, storage, display and sales area for vehicles related to the operation of the business as well as a vehicle preparation area.

The proposed rental car facility is a permitted use within the LC-3 district. However, consideration must be given for the associated outdoor uses that are accessory to this type of facility.

**B. Outside placement, storage, sales and services of materials, merchandise, and equipment.** Except as provided herein, the outside placement, storage, sales and service regulations for LC-3, retail districts, contained in Section 7.12 of the City of Missouri City Zoning Ordinance should apply.

Ordinance O-12-17 applies the LC-3 retail district regulations on the provision of outside placement, storage, sales and services of materials, merchandise, and equipment.

The outside placement, storage, sales and services requirements for the LC-3 district are found in Section 9.17 of the City's Zoning Ordinance. Section 9.17 generally requires that the outside placement and storage of materials, merchandise, and equipment, including automobiles, must be screened by masonry walls if within view of a roadway or driveway used by the general public. If not within view of a roadway or driveway used by the general public such placement must be screened by landscaping, at a minimum. If screening is not or cannot be provided, such placement is prohibited. An outside storage area is preferred to be located to the side or the rear of a building.

The applicant seeks to locate an approximate 1,462 square foot rental car facility with an associated outdoor placement, storage, display and sales area for vehicles related to the operation of the business as well as a vehicle preparation area.

The outside placement and storage area would be located to the front of the proposed lease space for the rental facility. The placement of the facility's rental vehicle inventory is proposed to be located within a designated area, consisting

of approximately 15 parking spaces, facing the Fort Bend Parkway. The vehicle preparation area would be located to the rear of the lease space and would have minimal to no view to the general public.

**Staff Recommendation:** To allow for the outside placement, storage, sales and services of automobiles that are accessory to a rental car facility to be located within the southeast portion of the shopping center's parking lot and as outlined on the attached site plan. Such area should be screened by landscaping as required for the associated transitional buffer yard and what is required for the perimeter of a parking area. Such landscaping presently exists and should be maintained in accordance with the City's landscaping requirements. A vehicle preparation area should be located to the rear of the lease space and should be screened by masonry walls. This proposed positioning of the vehicle preparation area would adequately screen such service area through the use of the existing building.

Adequate parking area should not be a problem if the rental car facility secures approximately 15 parking spaces. Ordinance O-12-17 allows for a maximum of 1,189 parking spaces for the entire shopping center, which is in excess of the City's minimum parking requirements.

**Conformance with the Comprehensive Plan:** The proposed amendment is in conformance with Goal 2.5, Quality design and community appearance which encourages the City to "continue to build upon Missouri City's reputation for quality...commercial development...[specifically] along the community's major corridors."

**Conformance with the Future Land Use and Character Map:** The Future Land Use and Character map defines the subject area as Suburban Character being appropriate for Suburban Commercial.

This character is a designation where "development forms result in a more green, open feel compared to more intensively developed areas where buildings, parking areas, and other improvements cover more of their sites..."

There are no proposed amendments to the Future Land Use and Character map.

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



**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:	Enterprise Rent A Car		
2. Address/Location of Property:	10330 Hwy 6 Ste L Missouri City, TX 77459		
3. Applicant's Name:	Christina Makatura		
Mailing Address:	13805 West RD Ste 100 Houston, TX 77041		
Phone No.:	(832) 22-7829	Fax No.:	(800) 871-8521
Email:	christina.c.makatura@ehi.com		
4. Status of Applicant:	<input checked="" type="radio"/> Owner	<input type="radio"/> Agent	<input type="radio"/> Attorney
	<input type="radio"/> Trustee	<input type="radio"/> Corporation	<input type="radio"/> Relative
(If other than Owner, submit written authorization from Owner with application.)			
5. Property Owner:	<del>A-S 91</del> A-S 91 Ft. Bend Parkway-Hwy 6, L.P.		
Mailing Address:	8827 W Sam Houston Pkwy N Ste 200 Houston, TX 77040		
Phone No.:	(281) 640-7693	Fax No.:	(281) 955-3592
Email:	sowliane@newquest.com		
6. Existing Zoning District:			
7. Total Acreage:			
8. Proposed Development and Reasons for Application:	car pick area		
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):	SWC of Highway 6 at Ft Bend Pkwy		
Subdivision Name:	Lot No.:	Block No.:	
Volume No.:	Page No.:		
10. Central Appraisal District tax identification numbers of property (Attach Paid Tax Receipts):			
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.)			
<b>FILING FEE:</b>		<b>\$1,200.00</b>	

**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.

Christina Makatura  
 Print Name of Applicant

A-S 91 Ft. Bend Parkway-Hwy 6, L.P., a Texas limited partnership

By A-S 91, L.C., a Texas limited liability company, its general partner

Signature of Applicant

Signature of Property Owner, Agent or Attorney



**APPLICATION FOR:**

- Check One:  
 SPECIFIC USE PERMIT  
 SPECIFIC USE PERMIT AMENDMENT  
 PLANNED DEVELOPMENT DISTRICT  
 PLANNED DEVELOPMENT DISTRICT AMENDMENT

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(If other than Owner, submit written authorization from Owner with application.)			
5. Property Owner:	New Quest		
Mailing Address:	8827 W Sam Houston Pkwy N Ste 200 Houston, TX 77040		
Phone No.:	(281) 640-7693	Fax No.:	(281) 955-3592
Email:	sowlia@newquest.com		
6. Existing Zoning District:			
7. Total Acreage:			
8. Proposed Development and Reasons for Application:	car pick area		
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Christina Makatura  
 Print Name of Applicant

A S 91 FT. BEND PARKWAY - HWY  
 Print Name of Property Owner

[Signature]  
 Signature of Applicant

[Signature]  
 Signature of Property Owner, Agent or Attorney



TRAMMEL FRESNO RD

STATE HWY 6

Firestone

Autozone

Popeye's

Chase

Kroger

Proposed rental car facility location

FORT BEND PKWY

STATE HWY 6

FORT BEND

KNIGHT RD

PKWY

WATTS PLANTATION RD



1 inch = 400 feet

**DEVELOPMENT SYNOPSIS**

**OR LEASE SHOPPING CENTER TRACTS**

AND AREA	BUILDING	PARKING	PARKING	DENSITY	
FJ	(ACRES)	AREA	RATIO / 1000	%	
319	11.62	121,869	638	5.15	24.09
181	3.29	27,161	173	6.37	18.97
45	0.94	6,300	44	6.98	15.79
136	1.08	2,137	68	11.57	4.56
140	0.71	3,150	34	10.79	9.96
130	1.04	4,055	70	12.33	8.94
115	1.31	6,000	80	13.23	10.52
751	1.51	10,251	65	6.54	15.54
851	1.15	3,950	40	10.13	7.90
614	22.67	184,894	1,162	6.19	18.71
123	1.46				
281	2.94				
18	0.06				
227	4.46				
240	27.13				

I solely for the purpose of identifying the approximate location and site of the planned within the Shopping Center. Subject to the limitations, conditions and any provided for in the Lease, building sizes, site dimensions, access, parking and subject to change at Landlord's discretion. Except as otherwise expressly provided in any other calling or proposed tenants or occupants, as well as the designation of created by the same, are for information purposes only, shall not constitute any (the part of Landlord as to the future use or occupancy of any such building space, change at Landlord's discretion.

IT SYNOPSIS LAST UPDATED: SP113 DATE: 01.25.16

**BUILDING 2**

LEASE AREA
1,432 S.F.
1,190 S.F.
12,510 S.F.
2,323 S.F.
1,657 S.F.
1,500 S.F.
2,500 S.F.
1,972 S.F.
1,213 S.F.
1,730 S.F.
41 S.F.
27,133 S.F.

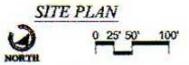
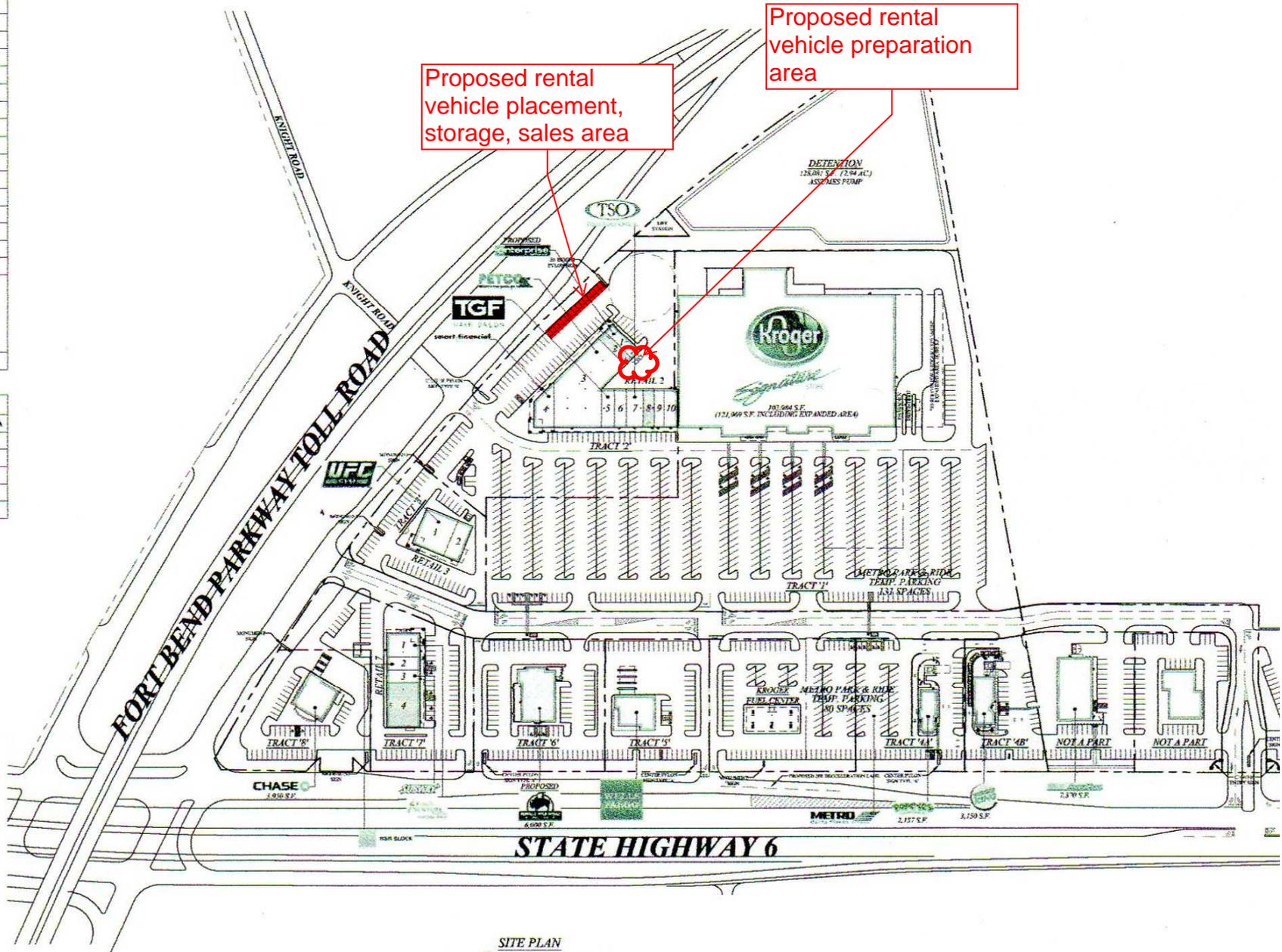
**RETAIL BUILDING 7**

NO.	NAME	LEASE AREA
1	ALBERTS NEW YORK APPAREL	2,450 S.F.
2	HE & RYDICK	1,997 S.F.
3	SUBWAY	1,400 S.F.
4	ROCKWELL	4,390 S.F.
<b>TOTAL</b>		<b>10,137 S.F.</b>

AVAILABLE

**BUILDING 3**

LEASE AREA
4,300 S.F.
2,000 S.F.
6,700 S.F.



**FORT BEND TOWN CENTER**

SP-113 91 01.03.16

**PRELIMINARY STUDY**

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



**PLANNING AND ZONING COMMISSION  
AGENDA REQUEST**

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**AGENDA DATE:** October 12, 2016

**AGENDA ITEM SUBJECT:** Food Truck Policy Presentation

**AGENDA ITEM NUMBER:** 8 A.1.

**PROJECT PLANNER:** Otis T. Spriggs, AICP, Development Services

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**SUMMARY:**

STAFF PROPOSES TO PRESENT TO THE P&Z COMMISSION BASIC GUIDELINES FOR MOBILE FOOD ESTABLISHMENTS AS WE HOPE TO RECEIVE PUBLIC COMMENTS FOR OR AGAINST SUCH ESTABLISHMENTS.

**RECOMMENDED ACTION:** No formal action is required on this item. Discussion and public input will be considered and evaluated by Planning and Legal Staff to draft a formal text amendment that will serve as future regulations for Mobile Food Establishment uses within the City of Missouri City Zoning jurisdiction.

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**HISTORY:**

- A. *Planning & Zoning Commission held discussion of this issue in June, 2016 and held discussion of site development and land use impacts.***

Staff was asked by the P&Z Commission, to bring this item back after providing for a public hearing process involving both Food Truck Vendors and General Public and Restaurant Owners.

- B. *City Council held a Special Meeting: Discussion Item: Mobile Food Trucks September 6, 2016 6:30 PM***

**Comments/ Concerns raised include:**

- Restaurants should not be penalized. Special Events only;
- Construction Site Trailers: Not inspected.
- Cash is not monitored. Owner is responsible for reporting tax.
- Zoning Districts allowable use compliance.
- Creation of Zones.
- Get local restaurant's buy-in first who are only inspected 2 times a year.
- We have allowed them on construction sites, but no permits issued. Construction sites are not paying /collecting sales tax.
- Will special training/software needed to accommodate food trucks?
- Where are food establishments prohibited?
- What type of revenue are they bringing in?
- No driving around the City allowed (like ice cream trucks)
- Allowances for restaurants that have food trucks
- Ice cream trucks remain prohibited
- Business Success rates?
- Ribbon cutting have food trucks present

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**GENERAL PARAMETERS:**

**City of Missouri City:**

**Section 7A, Architectural design standards: Prohibited – “Temporary buildings, other than construction trailers.”**

**State of Texas:**

**“Mobile food vendors are responsible for collecting state and local sales and use tax on all sales of ready-to-eat food items.”**

**A. Under Current City Ordinances:**

- Food Trucks are permitted at: Special Events
- Food Trucks are occurring at: Construction Sites (unregulated)
- Food Trucks/Trailers are not permitted at stationary or permanent locations
- Food Trucks currently are required to gain temporary health permit as special event citywide.

**B. Regulatory Area Categories:**

Staff recommends that any future regulations shall adhere to the following:

**Economic Activity** (Provide for Streamlining of Permit Processes & Costs)  
Enhancing and Promoting of Economic Development and Business startups.

**Public Health:** Aspects related to sanitation and food safety.

**Public Safety:** Utilization of private property; proximity to schools; and vehicular and pedestrian safety.

**Public Space:** Utilization of Public Property: Time constraints, geographic limitations related to density.

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**Next Steps:** Consider public input and Commission recommendations and present formal text amendment case before the P&Z Commission in upcoming regular session, and recommend for adoption by the City Council in December, 2016.