



**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 **June 14, 2017, 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.

1. CALL TO ORDER

2. ROLL CALL

3. READING OF MINUTES

- A. (1) Consider approval of the minutes of the May 10, 2017, 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. Director
(2) City Engineer/Director of Public Works

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

None

7. ZONING MAP AMENDMENTS

A. PUBLIC HEARING FOR A ZONING MAP AMENDMENT

(1) Public hearing to receive comments for or against a request by Frank Hilson, III, to zone an approximate 7.53 acre tract of land from SD, suburban district to R. rural single family residential district to allow for the development of a residential dwelling unit, and to the extent such zoning is consistent with the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom. The subject site is located on the unimproved extension of Knight Road (on the west side) and east of the Estates of Silver Ridge Subdivision.

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

B. PUBLIC HEARING FOR A SPECIFIC USE PERMIT

(1) Public hearing to receive comments for or against a request by Danielle Waecher of ECO-SITE for a Specific Use Permit to construct a 120' monopole telecommunications tower, to replace an existing stadium light pole, on a leased area, or an approximately 2,400 sq. ft. area tract of land within an SD district (Size of parent tract is 57.1179 acres), in compliance with the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom. The subject site is located on the Elkins High School campus at 6735 2/3 Knights Ct., north of Knights Ct., south of Oilfield Rd., east of Thompson Ferry Rd., and on the west side of State Highway 6.

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

C. PUBLIC HEARING FOR A PLANNED DEVELOPMENT DISTRICT

(1) Public hearing to receive comments for or against a request by Gernot Gaulke, Sienna Silver Ridge LLC, to zone an approximate 1.2392 acre tract of land from LC-1, local retail restricted district to PD, Planned Development District to allow for additional permitted uses and to increase the maximum single tenant size in the existing building, 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 the intersection of Silver Ridge Boulevard and Sienna Parkway, south of the Primrose School of Sienna, east of a Perpperoni's restaurant, and west of the Silver Ridge residential subdivision.

- (2) Consideration of the approval of a final report to City Council on item 7C(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.
- (2) Consideration of the approval of a final report to City Council on item 8A above.

B. PUBLIC HEARING FOR AMENDMENTS REGARDING REQUIREMENTS FOR A PD DISTRICT AMENDMENT APPLICATION

- (1) Public hearing to receive comments for or against possible amendments to Section 8.3.A.1 – Requirements for a PD district amendment application; applicability; protest and waiver. Ownership documentation.
- (2) Consideration of the approval of a preliminary report.

- C. CONSIDERATION FOR AMENDMENTS REGARDING WINDOW COVERINGS**
 - (1) Discuss possible amendments to the Zoning Ordinance regarding window coverings.
 - (2) Consider authorizing staff to call a public hearing.

- 9. OTHER MATTERS WITHIN THE JURISDICTION OF THE COMMISSION OR THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE**
 - A. PARKLAND DEDICATIONS**
 - (1) Consider adoption of a recommendation to City Council regarding a Parkland Dedication proposal for The Grove at Riverstone.
 - (2) Consider adoption of a recommendation to City Council regarding a Parkland Dedication proposal for Parks Edge.

- 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 June 14, 2017, agenda of items to be considered by the Missouri City Planning and Zoning Commission was posted on the City Hall bulletin board on June 9, 2017.

Nancy Desobry
Office Manager



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: June 14, 2017
AGENDA ITEM SUBJECT: Hilson Property - Zoning Map Amendment
AGENDA ITEM NUMBER: 7.A
PROJECT PLANNER: Thomas K. White Jr., Planner II
APPROVAL:  **Otis T. Spriggs, AICP, Director, Development Services**

PERMIT NUMBER: 1701619
PROPERTY ID: 0086-86-005-0519-907
LOCATION: **KNIGHT ROAD, MISSOURI CITY, TX 77459**
The subject site is located on the unimproved extension of Knight Rd. (on the west side) and east of the Estates of Silver Ridge 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 tract as Estate. Therefore, the proposed rural rezoning request would comply.

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, July 3, 2017

Revised submittals due prior to June 21, 2017. 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 June 21, 2017, which is prior to the deadline for submittals to the City Council for their July 3, 2017, meeting.

SUMMARY:

The property owner, Frank Hilson, III, seeks to zone land within an approximate 7.520 acre tract from SD, suburban district to R, rural single family residential district. A portion of the 7.520 acre tract of land, contained within a 200 foot wide canal right-of-way was zoned R, rural single family residential district in January 2001 by Ordinance O-01-02. The remainder of the acreage remains classified as SD. The property owner seeks to make this dual-zoned property one overall district (R, Rural Residential District) to allow for the location of one single family dwelling unit.

REQUIREMENTS FOR A ZMA APPLICATION

A. Ownership:

The applicant has submitted proof of unified control of the subject site

B. Legal Description:

The subject site can be described as being a 7.520 acre tract of land, situated 0086 M Shipman, Tract 4 (PT), acres 7.5216, part of reserve "D" Estates of Silver Ridge Section 1, less the area contained in the 200 foot wide canal right-of-way that dissects the subject site.

C. Site Plan:

The subject site is located on the unimproved extension of Knight Rd (on the west side) and east of the Estates of Silver Ridge Subdivision. There are also two flood zones on this tract with the northwest portion as zone X and southeast portion as zone AE.

D. Total acreage: 7.520 acres save and except the acreage contained within the 200 foot wide canal.

E. Minimum design standards:

The applicant has complied with City standards of the subject site.

GENERAL SITE INFORMATION:

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

B. Surrounding Land Uses and Zoning Designations:

North: Unimproved / SD, suburban district.

South: Estates of Silver Ridge residential subdivision / R, rural single family residential district.

East: Unimproved / PD, Planned Development District #68 (Allows R, rural single family residential district).

West: Estates of Silver Ridge / R, rural single family residential district.

C. Zoning History:

04/06/1987: Subject site annexed by the City of Missouri City, Texas and classified as SD, suburban district (Ordinance O-87-7).

ANALYSIS OF SUBJECT SITE:

A. Development Potential

The property owner seeks to make this dual-zoned property one overall district (R, Rural Residential District) to allow for the location of one single family dwelling unit.

The property is located within the City's utility service area and is not within a municipal utility district.

The Future Land Use Map identifies the subject tract as Estate, providing for Single Family Residential uses. The Estate character designation is provided for large lot development generally on the fringes but should also be available within the City so this character and lifestyle setting is not limited only to the ETJ. The minimum lot size is typically one acre or larger (i.e., large enough to allow for on-site versus centralized water and wastewater service, consistent with applicable regulations, although some Estate areas may have public services).

Staff recommendation: To rezone the subject site to R, rural single family residential district.

B. Utilities. All utilities shall comply with the City's Infrastructure Standards.

- a. **Water and Sewer Service.** The subject tract is served by Mustang Bayou Service Area.
- b. **Drainage.** The subject tract is within the Lower Oyster Creek watershed.

C. Platting. The site is required to be platted.

-----**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 ZONING MAP AMENDMENT (ZMA)

SEE EXHIBIT "B" (PAGE 8) FOR INFORMATION REQUIRED FOR COMPLETE APPLICATION SUBMITTAL

Date of Application:

1. Project Name:	Hilson Residence
2. Address/Location of Property:	Knight Road, Fresno, TX 77545
3. Applicant's Name:	Frank Hilson, III
Mailing Address:	9119 Hwy. 6, Ste. 230 #107, Missouri City, TX 77459
Phone No.:	(713) 530 - 7891
Email:	frank@custom-redesign.com
4. Status of Applicant:	<u>Owner</u> Agent Attorney Trustee Corporation Relative (If other than Owner, submit written authorization from Owner with application.)
5. Property Owner:	Frank Hilson, III
Mailing Address:	9119 Hwy. 6, Ste.230 #107, Missouri City, TX 77549
Phone No.:	(713) 530 - 7891
Email:	frank@custom-redesign.com
6. Existing Zoning District:	
7. Total Acreage:	7.5261 acres
8. Proposed Zoning District and Reasons for Application:	Rezone from current "SD" to straight "R" <u>RURAL RESIDENTIAL.</u>
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.):	Please see attached Metes & Bound.
10. Central Appraisal District tax identification numbers of property (Attach Paid Tax Receipts):	0086-86-005-0519-907
11. Do deed restrictions or restrictive covenants exist for the property? (Circle One):	YES <u>NO</u> (If yes, submit with application.)
FILING FEE:	\$450 Base Fee + \$25 Per Acre (Partial acre calculated as 1 acre)

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.

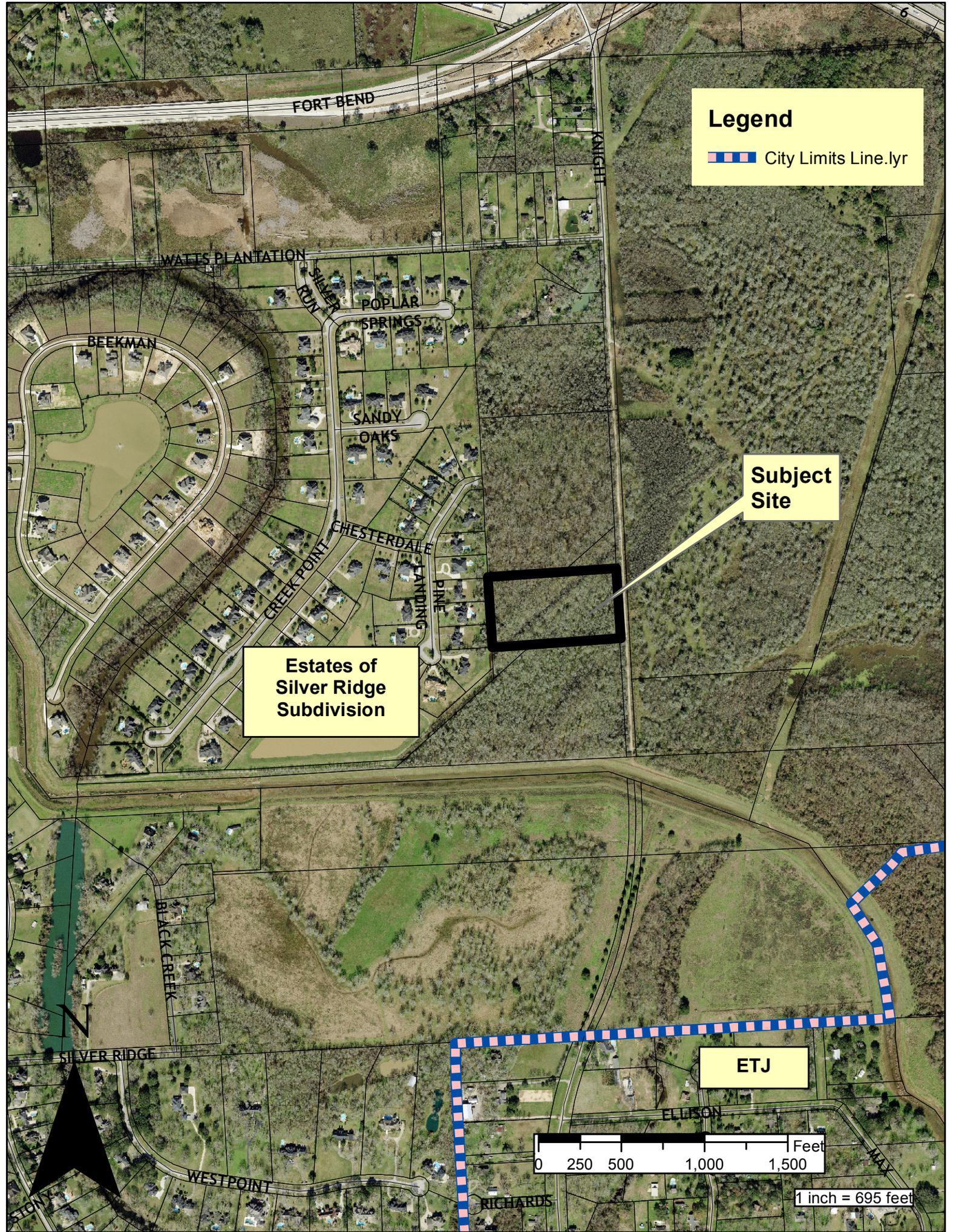
Frank Hilson, III
Print Name of Applicant

Signature of Applicant

Last updated January 2017

Frank Hilson, III
Print Name of Property Owner

Signature of Property Owner, Agent or Attorney



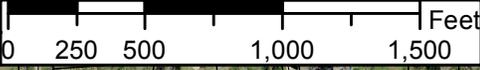
Legend

 City Limits Line.lyr

Estates of Silver Ridge Subdivision

Subject Site

ETJ



1 inch = 695 feet



Map labels include: FORT BEND, KNIGHT, WALS PLANTATION, SILVER RIDGE, BEEKMAN, POPLAR SPRINGS, SANDY OAKS, CREEK POINT, CHESTERDALE, LANDING, PINE, BLACK CREEK, SILVER RIDGE, WESTPOINT, RICHARDS, ELLISON, and STONY.

ZMA Hilson Property

Current Conditions -Site Pictures

From SD, Suburban District to Rural Residential District





NOTICE OF PUBLIC HEARING

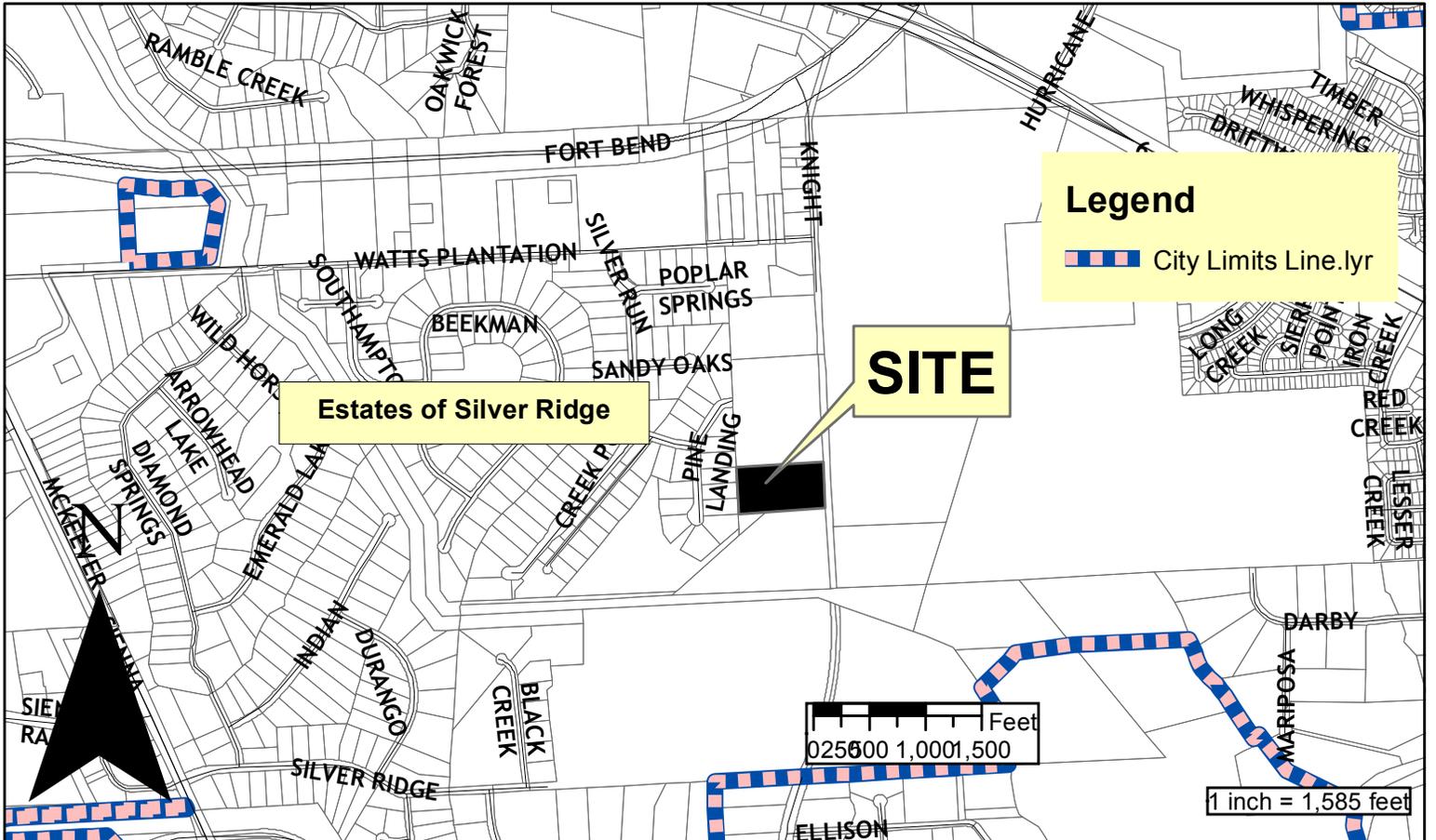
LOCATION/DATE: The City Council of the City of Missouri City will hold a public hearing on Monday, July 3, 2017, at the City Council Chambers – 2nd Floor, City Hall Building, 1522 Texas Parkway (FM-2234), Missouri City, Texas at 7:00 p.m.

PURPOSE: To receive comments for or against a request by Frank Hilson, III to zone an approximate 7.53 acre tract of land from SD, Suburban District to R Rural Single Family Residential District to allow for the development of a residential dwelling unit, and to the extent such zoning is consistent with the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

SITE LOCATION: The subject site is located on the unimproved extension of Knight Rd.(on the west side) and east of the Estates of Silver Ridge Subdivision.

SITE LEGAL DESCRIPTION: The subject site can be described as being a 7.520 acre tract of land, situated 0086 M SHIPMAN, TRACT 4 (PT), ACRES 7.5216, PT OF RES "D" ESTATES OF SILVER RIDGE SEC 1, less the area contained in the 200 Ft. wide canal R.O.W. that dissects the subject tract.

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.



Legend

 City Limits Line.lyr

SITE

Estates of Silver Ridge

0 250 500 1,000 1,500 Feet

1 inch = 1,585 feet



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 2, 2017

CITY OF MISSOURI CITY, TEXAS
Planning and Zoning Commission

The Planning and Zoning Commission of the City of Missouri City will hold a public hearing:
Wednesday, June 14, 2017
City Council Chambers
2nd Floor, City Hall Building
1522 Texas Parkway (FM 2234); 7:00 PM

To receive comments for or against a request by Frank Hilson, III to zone an approximate 7.53 acre tract of land from SD, Suburban District to R Rural Single Family Residential District to allow for the development of a residential dwelling unit, and to the extent such zoning is consistent with the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

I/We protest this proposed rezoning because

I/We support this proposed rezoning because

Sincerely,

Signature Print Name

Street Address Subdivision
Return to: Development Services Department
Phone Number 1522 Texas Parkway
Missouri City, TX 77489
FAX (281) 208-5551

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

Print Name Signature



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: June 14, 2017

AGENDA ITEM SUBJECT: Lake Riverstone Telecommunications Tower –
SUP, Specific Use Permit

AGENDA ITEM NUMBER: 7.B.

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

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

PERMIT NUMBER: 1701619

PROPERTY ID: 0077-00-000-1415-907

LOCATION: The subject site is located on the Elkins High School campus at 6735 2/3 Knights Ct., north of Knights Ct., south of Oilfield Rd., east of Thompson Ferry Rd., and on the west side of State Highway 6.

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 tract as Community Facility uses. Therefore, the proposal is not a recommended change to the Future Land Use Plan.

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

SCHEDULED FIRST READING BY THE CITY COUNCIL:

7:00 p.m., Monday, July 3, 2017

Revised submittals due prior to June 21, 2017. 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 June 21, 2017, which is prior to the deadline for submittals to the City Council for their July 3, 2017, meeting.

SUMMARY:

In order to provide needed cellular phone coverage and an enhanced 911 emergency services network for T-Mobile's existing customers in the Riverstone neighborhood, Danielle Waechter, Agent for Eco-Site requests approval of a Specific Use Permit to construct a 120 foot tall monopole telecommunications tower, to replace an existing softball light standard light pole on the campus of Elkins high school.

GENERAL SITE INFORMATION:

A. Legal Description:

The subject site can be described as being an lease space within an approximate 57.1179 acre tract of land, situated in the Final Plat of Reserve "B" School Site; Elijah Roark Survey, A-77, in Fort Bend County, Texas, being out of that certain tract called 57.1179 acres, conveyed to Fort Bend Independent School District.

B. Size: Leased area: 2,400 square feet within an approximate 57.12 acres (parent tract)

C. Existing Land Use and Zoning Designation: Elkins High School / SUP #112 (Ordinance O-90-37); SD, suburban district

D. Surrounding Land Uses and Zoning Designations:

North: Undeveloped, Fort Bend County MUD #46 drainage facility; Colony Lakes residential subdivision / CF, community facility; R-2, single family residential district.

South: Stonebrook at Riverstone residential subdivision / ETJ, extraterritorial jurisdiction.

East: Unimproved / SUP #164 (Ordinance O-04-23).

West: Unimproved / SD, suburban district.

E. Zoning History:

- 11-17-1980: Subject site annexed by the City of Missouri City and classified SD, suburban district (Ordinance O-80-28).
- 12-17-1990: SUP #112 approved for subject site (Ordinance O-90-37).
-

ANALYSIS OF SUBJECT SITE:

A. Development Potential:

Section 15.B. of the City's zoning ordinance provides the standards and regulations for the location of telecommunications towers within the City.

The applicant hopes to provide for the location of a new 120 foot tall telecommunications tower to cover T-Mobile's service area within the Riverstone area.

Section 15.B. requires that the applicant contact the owners of all existing or planned towers within the search area that are of a height roughly equal to or greater than the height of the tower proposed. The applicant has verbally indicated to staff that there are no other towers or structures within the desired coverage area meeting the height requirements desired.

The applicant has however provided a statement of their willingness to accommodate and allow for the collocation of other providers on the tower, if structurally and technically possible.

Section 15.B.4.B.(1) requires that "no illumination shall be placed on an antennae or a tower unless required by the FCC, FAA, or other state or federal agency of competent jurisdiction."

The applicant proposes to locate the tower on the Elkins high school campus near the school's softball fields by replacing an existing light standard light pole with a tower to accommodate the telecommunications equipment. The design would include placing the lights at a height of eighty feet with accommodations made above the lights for up to three wireless carriers.

Equipment cabinets are proposed to be located at the base of the tower and screened from public view by eight high concrete masonry fenced area. The masonry fencing is proposed to match the material and color of the primary school building.

Conformance with the Comprehensive Plan: The proposed amendment is in conformance with the following portions of the Comprehensive Plan overall goal statement:

- Land Use Goal # 3.2: Orderly growth of the community and efficient expansion of the City's infrastructure and public service capacities to support desired growth.

Conformance with the Land Use Plan: The Future Land Use Map identifies the subject tract as Community Facility uses. Therefore, the proposal is not a recommended change to the Future Land Use Plan.

Staff recommendation: To approve the location of a monopole telecommunications tower, not to exceed a height of 120 feet and to allow for the relocation of light standards on the tower to provide lighting for the softball fields and school campus. Such lighting should comply with the Code of Ordinances for the LC-2, local retail district.

- B. Sound.** Sound emanating from uses located within the subject site should comply with the City of Missouri City Code of Ordinances, except that the amplification of sound outside of buildings shall be prohibited.
- C. Landscaping, screening and transitional buffer yards.** The following screening requirements should apply.

Equipment cabinets are proposed to be located at the base of the tower and screened from public view by eight high concrete masonry fenced area. The masonry fencing is proposed to match the color of the primary school building.

Staff recommendation: To approve the use of masonry fencing consisting of concrete and at a height of at least eight feet to screen ground level platform and equipment cabinets from public view. Such fencing should match or complement the color of the primary school building.

- D. Trash disposal, refuse and service areas.** The existing school site has sufficient existing facilities to utilize for the disposal of trash and refuse to accommodate the subject site.
- E. Parking regulations.** The existing school site has sufficient existing facilities to allow for the parking of vehicles used to access the leased telecommunications site for maintenance purposes.
- F. Sign regulations.** The telecommunications site should comply with Section 13, sign regulations for SD, suburban district.
- G. Fence requirements.** The subject tract should comply with Section 14, Fence regulations for SD, suburban district.
- H. Ingress and egress.** The existing school site has sufficient existing facilities to allow for access to the leased telecommunications area.
- I. Maintenance activity.** Maintenance of the subject site shall be provided as necessary. Additionally, the provisions of Section 15.B.7. abandoned towers and antennae, of the City's zoning ordinance should apply where applicable.

J. Development Schedule. This ordinance should expire on the fifth anniversary of date the first specific use application was filed, provided no progress has been made towards completion of the project.

K. Platting. The site is required to be platted.

-----**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:

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:	LAKE RIVERSTONE					
2. Address/Location of Property:	6735 2/3 Knights Ct.					
3. Applicant's Name:	ECO-SITE					
Mailing Address:	240 Leigh Farm Rd. Suite 415, DURHAM, NC 27707					
Phone No.:	(919) 636-6810					
Email:						
4. Status of Applicant:	Owner	<input checked="" type="radio"/> Agent	Attorney	Trustee	Corporation	Relative
(If other than Owner, submit written authorization from Owner with application.)						
5. Property Owner:	FORT BEND COUNTY INDEPENDENT SCHOOL DISTRICT					
Mailing Address:	16431 LEXINGTON, SUGARLAND 77479					
Phone No.:	(817) 634 1071					
Email:						
6. Existing Zoning District:	SD					
7. Total Acreage:	57.1179 ACRES (LEASE AREA ONLY - 2400 SQFT)					
8. Proposed Development and Reasons for Application:	NEW WIRELESS COMMUNICATIONS FACILITY					
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.):	PARENT PARCEL LEGAL & LEASE AREA LEGAL ON SURVEY					
10. Central Appraisal District tax identification numbers of property (Attach Paid Tax Receipts):	ATTACHED					
11. Do deed restrictions or restrictive covenants exist for the property? (Circle One):	YES	<input checked="" type="radio"/> NO				
(If yes, submit with application.)						
12. Does this application include an Architectural Design Review: (Circle One):	YES	<input checked="" type="radio"/> 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.

Danika Waechter - Agent F&E
 Eco Site
 Print Name of Applicant

Print Name of Property Owner

D Waechter
 Signature of Applicant

SEE ATTACHED LEASE AGREEMENT
 Signature of Property Owner, Agent or Attorney

**City of Missouri City
1522 Texas Parkway
Missouri City, TX 77489**

May 19, 2017

SPECIFIC USE PERMIT-PROJECT NARRATIVE

Eco-Site and T-Mobile are working together to attain new cell phone coverage and an enhanced 911 emergency services network for T-Mobile's existing and future customers in the Riverstone neighborhood. Eco-Site proposes to remove an existing softball light standard/pole and replace it with a new dual use 120' pole – light standard and wireless communications at the softball field of Elkins High School, 7007 Knights Court, Missouri City, Tx 77459.

The existing stadium lights will be removed and replaced at the same height of eighty (80') and the new tower has been structurally designed to accommodate up to three (3) wireless carriers. The ground equipment/cabinets will be located at the base of the tower inside an eight (8') high concrete masonry fenced area that is designed to match the surrounding school facilities to compliment the aesthetics of the current design of the school. The proposed compound is forty by sixty (40' X 60') to house future wireless carrier equipment needs. The T-Mobile design includes a ten by ten (10' X 10') elevated platform, three feet six inches (3'6" above grade) within a fourteen by sixteen (14' X 16') area inside the compound.

This will be Eco-Site's first wireless communications tower in Missouri City; T-Mobile currently owns one existing tower in the City of Missouri City, the tower is located at Baines Middle School, 9001 ½ Sienna Ranch Road, Missouri City, Tx 77459. That tower is a one hundred thirty (130') tall tower and is approximately four and one half (4.5) miles from the proposed tower.

EBI Consulting, who is acting as the Agent for Eco-Site, reached out to the Lake Riverstone Homeowners Association that lies within the ETJ of Missouri City. We submitted our plans along with an explanation of the proposed project and offered to host a meeting to address any questions or concerns. On April 25, 2017 (email included submittal package), the Community Manager of the HOA, Jaime Villeagas responded and stated that the HOA has no concerns or objections to the proposed site.

The construction of this project will be commence once we receive all jurisdictional approvals from the City of Missouri City, that will include a re-plat and building permit, as well as all Federal Governmental Approvals.

Upon completion and commissioning of the proposed site, typical maintenance/service frequency will run about one vehicle trip per month. This entails one or two service personnel driving a standard service van or pickup truck. Other than routine monthly service visits, the proposed facility will be unmanned. No employees, contractors, or agents of the applicant will work at or from this facility. As such, traffic, noise and safety impacts to the surrounding neighborhood will be minimal. The site will be unmanned and will operate 24 hours a day, 7 days a week. Service vehicles will follow the defined access route as shown in the drawings between Eco-Site and Fort Bend Independent Unified School District and will park on the access road adjacent to the compound. No signs will be posted on the compound gate entrance except those required by the FCC and a sign noting the site name and number for Eco-Site.

In summary, the faculty, students and residents in this neighborhood rely almost entirely on their mobile devices for business, educational, and personal needs and this proposed tower will provide much needed coverage to meet the current and future demand for the area. As the population continues to grow, so does our need for additional wireless device service for all including first responders.

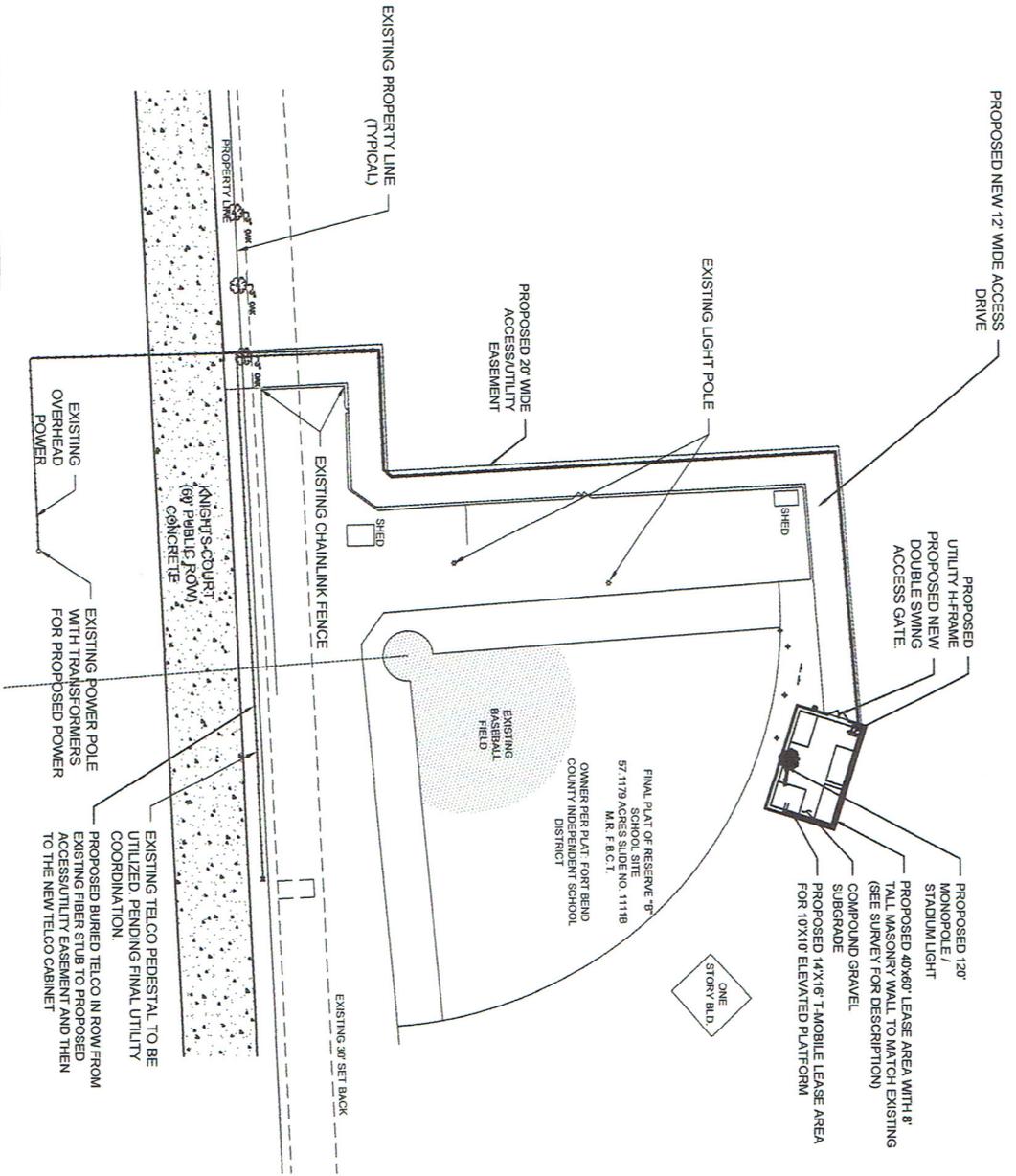
The goal of Eco-Site and T-Mobile is to secure and construct a wireless telecommunication site in a location that will meet the requirements of engineering, leasing, land use and construction. Eco-Site feels this location satisfies all of those requirements by utilizing an existing ball field light pole as well as the opportunity to ensure 100% setback from all property lines that creates a natural buffer from adjacent residential uses.

Eco-Site and T-Mobile respectfully request your approval of this Specific Use Permit to allow a wireless communications facility to be construction at the Elkins High School softball field.

Sincerely,



Danielle Waechter
EBI Consulting-Site Acquisition
2121 Mid Lane #411
Houston, TX 77027
602-405-6750



1 OVERALL SITE PLAN
SCALE: 1/64" = 1'-0"

GRAPHIC SCALE: 1/64" = 1'
0 10' 20' 35'

SURVEY NOTE:

1. ECO-SITE STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY TOWN AND COUNTY SURVEYORS DATED 01/20/17 AND SITE VISIT ON 11/18/16.

SUBJECT PROPERTY IS LOCATED IN PARCEL #4813702393L, UNDEVELOPED FLOOD ZONE 24C AND IS IN A 1% ANNUAL CHANCE FLOOD HAZARD ZONE.

NOTE: THE OWNER OF WORK DOES NOT INSURE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE. NEW ANTENNAS AND EQUIPMENT SHOWN ON THIS PLAN HAVE NOT BEEN EVALUATED TO VERIFY THE TOWER OR STRUCTURE CAN SUPPORT THESE ANTENNAS. PRIOR TO ANY ANTENNA OR EQUIPMENT INSTALLATION, A STRUCTURAL EVALUATION OF THE TOWER OR STRUCTURE, INCLUDING ALL ANTENNA WORKING SYSTEMS & HARDWARE SHALL BE PERFORMED.

Eco-Site

PROJECT INFORMATION:
LAKE RIVERSTONE / TX-0018
T-MOBILE: A3C01808
635 201 KNIGHTS COURT
MISSOURI CITY, TX 77589
FORT BEND COUNTY

CURRENT ISSUE DATE:
05/16/2017

ISSUED FOR:
ZONING

REV.	DATE	ISSUED FOR	BY
0	05/16/17	ZONING	JAJ

CONSULTANT:
EBI Consulting
environmental Engineering & design
21 B STREET
SUITE 1100
BAYTOWN, TX 77520
(800) 786-2466

OWNER:
ODISCOM
8301 LAKEVIEW PARKWAY, STE 111-123
ROWELET, TX 75088
WWW.ODISCOM.COM

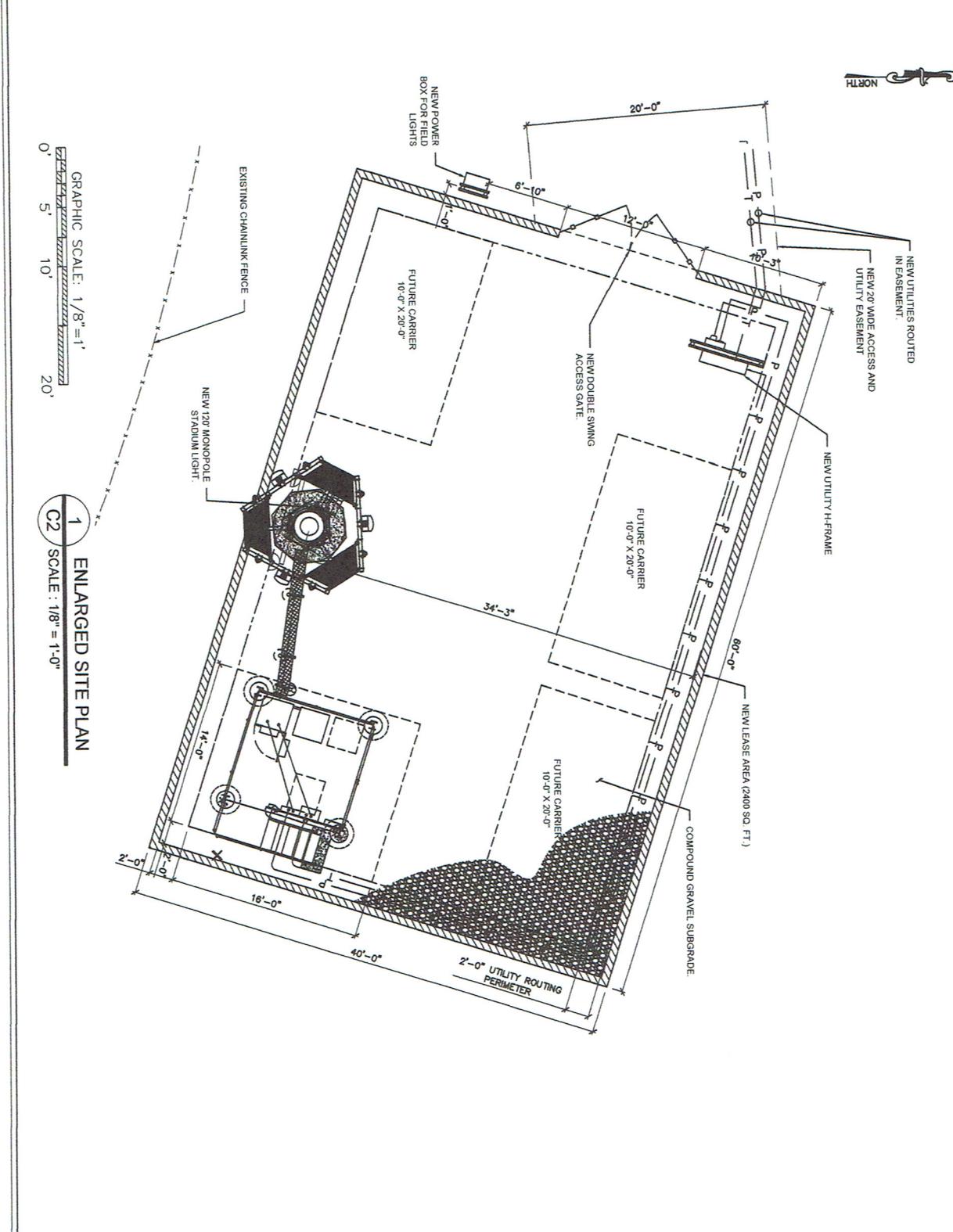
DRAWN BY: JAJ
CHECKED BY: JAJ
APPROVED BY: JAJ

**FOR ZONING
NOT FOR CONSTRUCTION**

SHEET TITLE:
**OVERALL
SITE PLAN**

SHEET NUMBER: **C1**

REVISION: **0**



GRAPHIC SCALE: 1/8" = 1'
 0 5 10 20'

1 ENLARGED SITE PLAN
 C2 SCALE: 1/8" = 1'-0"



PROJECT INFORMATION:
 LAKE RIVERSTONE / TX-0018
 T-MOBILE: A3C01808
 6735 203 NIGHT'S COURT
 MISSOURI CITY, TX 77599
 FORT BEND COUNTY

CURRENT ISSUE DATE:
 05/16/2017

ISSUED FOR:
 ZONING

REV.	DATE	ISSUED FOR	BY
0	05/16/17	ZONING	JAJ

CONSULTANT:
 EBI Consulting
 21 B STREET
 DUBLIN, TX 75003
 (800) 786-2346

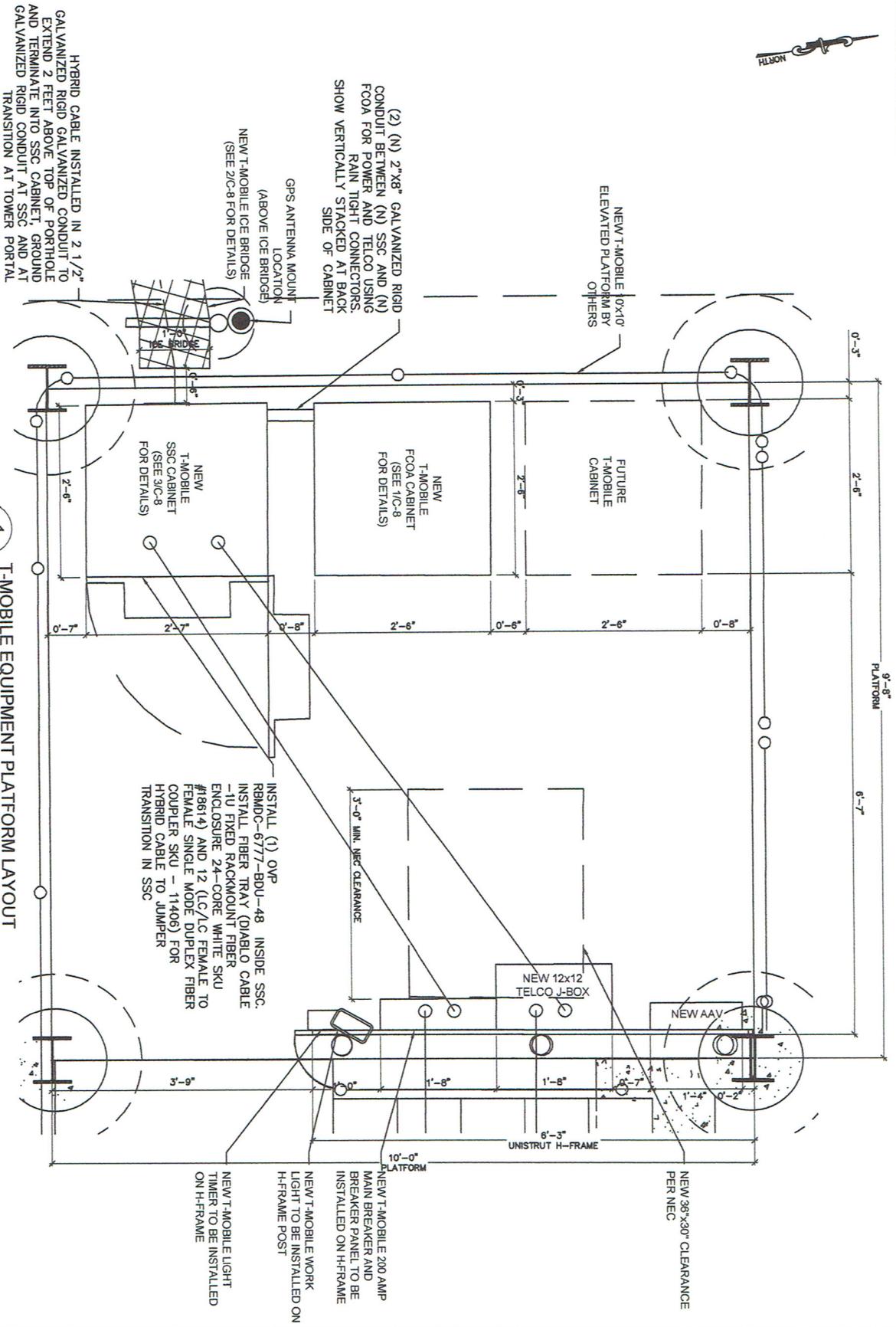
CONSULTANT:
 ODISCOM
 ODISCOM, LLC
 8301 LAKEVIEW PARKWAY, STE 111-123
 ROBERTS, TX 75068
 WWW.ODISCOM.COM

DRAWN BY: JAG
 CHECKED BY: JAG

FOR ZONING
 NOT FOR CONSTRUCTION

SHEET TITLE:
 ENLARGED SITE PLAN

SHEET NUMBER	REVISION
C2	0



1 T-MOBILE EQUIPMENT PLATFORM LAYOUT
 SCALE: 3/4" = 1'-0"
 C3

Eco-Site

PROJECT INFORMATION:
 LAKE RIVERSTONE / TX-0018
 T-MOBILE: A3001808
 6735 205 NINEH'S COUNTRY
 MESSAUR CITY, TX 77899
 FORT BEND COUNTY

ISSUED FOR: ZONING
 05/16/2017

REV.	DATE	ISSUED FOR	BY
0	05/16/17	ZONING	JAU

CONSULTANT:
EBI Consulting
 21 B STREET
 DALLAS, TX 75203
 (800) 786-2346

CONSULTANT:
DISCOM
 0055COM, LLC
 8201 LAKEVIEW PARKWAY, STE 111-123
 ROWLET, TX 75088
 WWW.DISCOM.COM

FOR ZONING
 NOT FOR CONSTRUCTION

SHEET TITLE:
T-MOBILE EQUIPMENT PLATFORM LAYOUT

SHEET NUMBER: C3
 REVISION: 0

2016 YEAR TAX STATEMENT



**PATSY SCHULTZ, PCC
FORT BEND COUNTY TAX ASSESSOR/ COLLECTOR
1317 EUGENE HEIMANN CIRCLE
RICHMOND, TEXAS 77469-3623
PHONE NO. (281) 341-3710**

Mail To:

FT BEND ISD
C/O TAX OFFICE
PO BOX 1004
SUGAR LAND, TX 77487-1004

Legal Description:

0077 E ROARK, TRACT 1, ACRES 57.118,
RESERVE "B", ELKINS HIGH SCHOOL, EXEMPT

Legal Acres: 57.1180

Parcel Address: 7007 KNIGHTS CT

Account No: **0077-00-000-1415-907**

CAD No: R151820

As of Date: 05/17/2017

Print Date: 05/17/2017 Printed By: ACT INQ

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$3,265,580	\$21,336,520	\$24,602,100	\$24,602,100	\$0	\$0	\$0	\$24,602,100

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Value			
FORT BEND ISD	\$24,602,100	XMP	\$24,602,100	\$0	1.340000	\$0.00
CITY OF MISSOURI CITY	\$24,602,100	XMP	\$24,602,100	\$0	0.560100	\$0.00
HOUSTON COMM COLL MISS CI	\$24,602,100	XMP	\$24,602,100	\$0	0.100263	\$0.00
FORT BEND CO DRAINAGE	\$24,602,100	XMP	\$24,602,100	\$0	0.016000	\$0.00
FORT BEND CO GEN FND	\$24,602,100	XMP	\$24,602,100	\$0	0.458000	\$0.00

Total 2016 Tax: \$0.00
Total 2016 Levy Paid To Date: \$0.00
2016 Levy Due: \$0.00
Total 2016 Due: \$0.00

Exemptions:

XMP EXEMPT

AMOUNT DUE IF PAID BY THE END OF:

05/31/2017 13%	06/30/2017 15%	07/31/2017 18 + 20%	08/31/2017 19 + 20%	09/30/2017 20 + 20%	10/31/2017 21 + 20%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

School Information :

FORT BEND ISD 2016 M&O 1.0400000 I&S .30000000 Total 1.3400000 2015 M&O 1.0400000 I&S .30000000 Total 1.3400000

TO PAY BY CREDIT CARD VISIT WWW.FORTBENDCOUNTYTX.GOV

CREDIT CARD PAYMENTS ARE CHARGED 2.25% CONVENIENCE FEE PER ACCOUNT BY CERTIFIED PAYMENTS. NO FEE CHARGED FOR E-CHECK.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT. 7.149 ✂

AMOUNT DUE IF PAID BY THE END OF:

Print Date: 05/17/2017

05/31/2017 13%	06/30/2017 15%	07/31/2017 18 + 20%	08/31/2017 19 + 20%	09/30/2017 20 + 20%	10/31/2017 21 + 20%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

PATSY SCHULTZ, PCC
FORT BEND COUNTY TAX ASSESSOR/COLLECTOR
PO BOX 1028 - PAYMENT PROCESSING DEPT
SUGAR LAND, TX 77487-1028



0077-00-000-1415-907
FT BEND ISD
C/O TAX OFFICE
PO BOX 1004
SUGAR LAND, TX 77487-1004

AMOUNT PAID:
\$ _____

000000R151820 047 0000000000 0000000000 0000000000 0000000000 1

March 16, 2017

Mr. Gregg Godwin
Eco-Site
240 Leigh Farm Rd., Suite 145
Durham, NC 27707

RE: Proposed 120' Sabre Monopole for TX-0018 Lake Riverstone, TX

Dear Mr. Godwin,

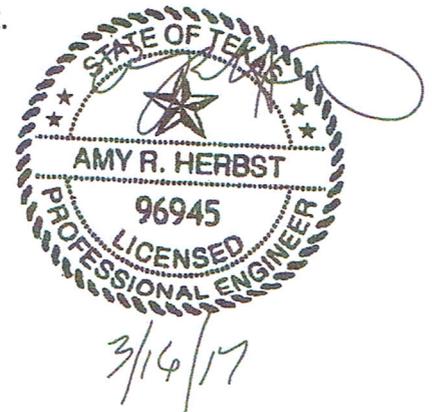
Upon receipt of order, we propose to design and supply the above referenced Sabre monopole for a Basic Wind Speed of 110 mph with no ice and 30 mph with ½" ice, Structure Class II, Exposure Category C and Topographic Category 1 in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-G, "Structural Standard for Antenna Supporting Structures and Antennas".

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors, resulting in an overall minimum safety factor of 25%. Therefore, it is highly unlikely that the monopole will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within the monopole shaft, above the base plate. Assuming that the wind pressure profile is similar to that used to design the monopole, the monopole will buckle at the location of the highest combined stress ratio within the monopole shaft. This is likely to result in the portion of the monopole above leaning over and remaining in a permanently deformed condition. **Please note that this letter only applies to the above referenced monopole designed and manufactured by Sabre Towers & Poles.** The fall radius for the monopole design described above is less than 60 feet.

Sincerely,

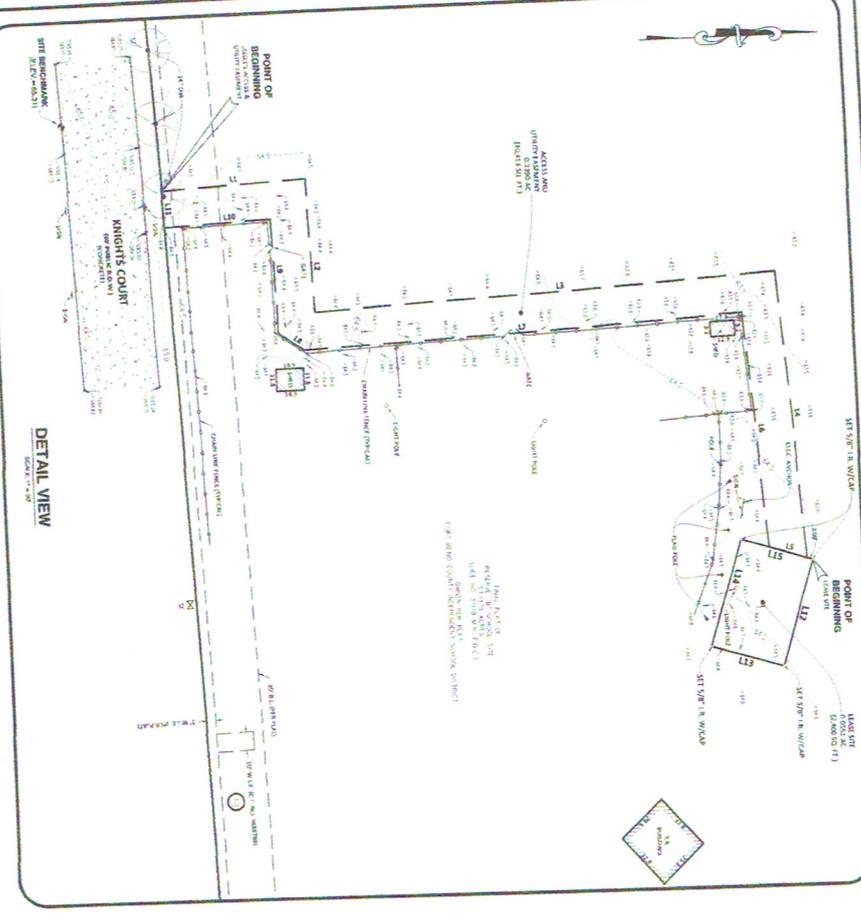
Amy R. Herbst, P.E.
Senior Design Engineer



UNIT TABLE	NO.	STARTING ELEVATION	ENDING ELEVATION
1	1.0000	100.00	100.00
2	1.0000	100.00	100.00
3	1.0000	100.00	100.00
4	1.0000	100.00	100.00
5	1.0000	100.00	100.00
6	1.0000	100.00	100.00
7	1.0000	100.00	100.00
8	1.0000	100.00	100.00
9	1.0000	100.00	100.00
10	1.0000	100.00	100.00
11	1.0000	100.00	100.00
12	1.0000	100.00	100.00
13	1.0000	100.00	100.00
14	1.0000	100.00	100.00
15	1.0000	100.00	100.00
16	1.0000	100.00	100.00
17	1.0000	100.00	100.00
18	1.0000	100.00	100.00
19	1.0000	100.00	100.00
20	1.0000	100.00	100.00
21	1.0000	100.00	100.00
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23	1.0000	100.00	100.00
24	1.0000	100.00	100.00
25	1.0000	100.00	100.00
26	1.0000	100.00	100.00
27	1.0000	100.00	100.00
28	1.0000	100.00	100.00
29	1.0000	100.00	100.00
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31	1.0000	100.00	100.00
32	1.0000	100.00	100.00
33	1.0000	100.00	100.00
34	1.0000	100.00	100.00
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37	1.0000	100.00	100.00
38	1.0000	100.00	100.00
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40	1.0000	100.00	100.00
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42	1.0000	100.00	100.00
43	1.0000	100.00	100.00
44	1.0000	100.00	100.00
45	1.0000	100.00	100.00
46	1.0000	100.00	100.00
47	1.0000	100.00	100.00
48	1.0000	100.00	100.00
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51	1.0000	100.00	100.00
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53	1.0000	100.00	100.00
54	1.0000	100.00	100.00
55	1.0000	100.00	100.00
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62	1.0000	100.00	100.00
63	1.0000	100.00	100.00
64	1.0000	100.00	100.00
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72	1.0000	100.00	100.00
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81	1.0000	100.00	100.00
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84	1.0000	100.00	100.00
85	1.0000	100.00	100.00
86	1.0000	100.00	100.00
87	1.0000	100.00	100.00
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90	1.0000	100.00	100.00
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93	1.0000	100.00	100.00
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100	1.0000	100.00	100.00

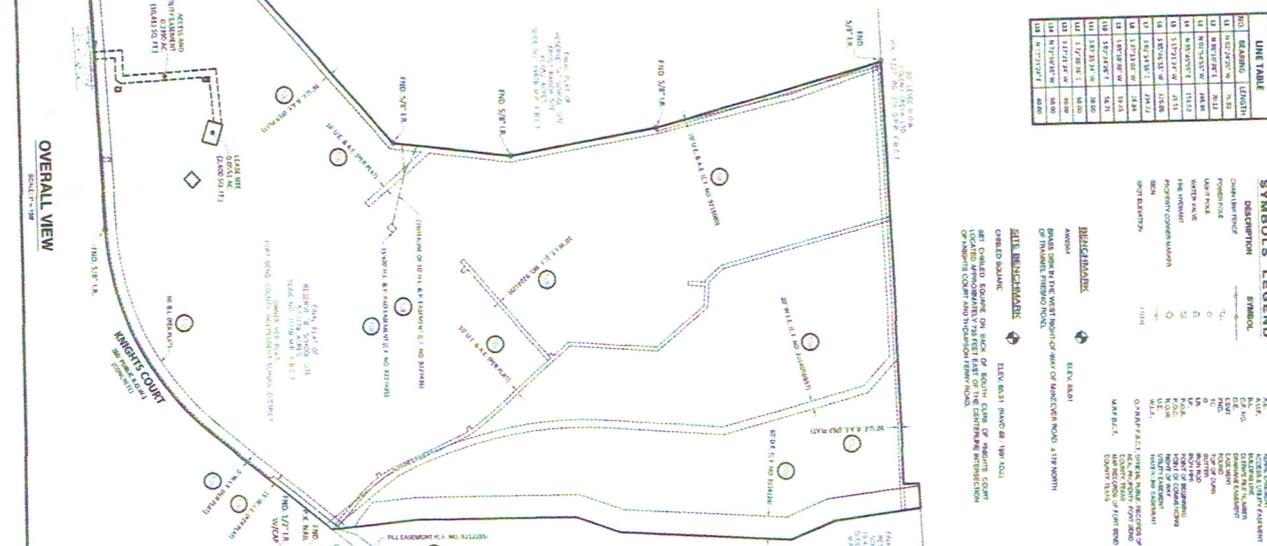
SYMBOLS LEGEND	DESCRIPTION	SYMBOL
1	CONCRETE	○
2	ASPHALT	○
3	GRAVEL	○
4	PAVEMENT	○
5	ROADWAY	○
6	POLE	○
7	POST	○
8	MARKER	○
9	WIRE	○
10	PIPE	○
11	VALVE	○
12	MANHOLE	○
13	POLE	○
14	POST	○
15	MARKER	○
16	WIRE	○
17	PIPE	○
18	VALVE	○
19	MANHOLE	○
20	POLE	○
21	POST	○
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23	WIRE	○
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26	MANHOLE	○
27	POLE	○
28	POST	○
29	MARKER	○
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35	POST	○
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46	VALVE	○
47	MANHOLE	○
48	POLE	○
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55	POLE	○
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67	VALVE	○
68	MANHOLE	○
69	POLE	○
70	POST	○
71	MARKER	○
72	WIRE	○
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74	VALVE	○
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77	POST	○
78	MARKER	○
79	WIRE	○
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81	VALVE	○
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91	POST	○
92	MARKER	○
93	WIRE	○
94	PIPE	○
95	VALVE	○
96	MANHOLE	○
97	POLE	○
98	POST	○
99	MARKER	○
100	WIRE	○

ABBREVIATIONS	SYMBOL	DESCRIPTION
1	○	CONCRETE
2	○	ASPHALT
3	○	GRAVEL
4	○	PAVEMENT
5	○	ROADWAY
6	○	POLE
7	○	POST
8	○	MARKER
9	○	WIRE
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88	○	VALVE
89	○	MANHOLE
90	○	POLE
91	○	POST
92	○	MARKER
93	○	WIRE
94	○	PIPE
95	○	VALVE
96	○	MANHOLE
97	○	POLE
98	○	POST
99	○	MARKER
100	○	WIRE



GENERAL NOTES:

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACTS OF 1909 AND 1929.
2. THE BOUNDARIES SHOWN ON THIS PLAN ARE BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT.
3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO OBVIOUS DISCREPANCIES.
4. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO OBVIOUS DISCREPANCIES.
5. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO OBVIOUS DISCREPANCIES.
6. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO OBVIOUS DISCREPANCIES.
7. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO OBVIOUS DISCREPANCIES.
8. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO OBVIOUS DISCREPANCIES.
9. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO OBVIOUS DISCREPANCIES.
10. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO OBVIOUS DISCREPANCIES.



LEASE SURVEY OF A PROPOSED LAND AREA AND ACCESS & UTILITY EASEMENT IN THE ELIAHROARK LEAGUE, A-77 FORT BEND COUNTY, TEXAS

SUPERVISOR CERTIFICATION:

I hereby certify that I am a duly licensed Surveyor in the State of Texas and that I have personally supervised the making of this survey and that the same is true and correct.

PROJECT INFORMATION:

DATE	10/15/2024
PROJECT NO.	2024-001
CLIENT	ELIAHROARK LEAGUE
LOCATION	FORT BEND COUNTY, TEXAS
SCALE	AS SHOWN
DATE	10/15/2024

LEASE SITE (AS SURVEYED)

BEING 0.0551 Acre (2,400 Square Feet) of land out of FINAL PLAT OF RESERVE "B" SCHOOL SITE, recorded under Slide No. 1111B Map Recorded under Map Records of Fort Bend County, Texas (M.R.F.B.C.T.), said 0.0551 acre tract lying in the ELIJAH ROARK LEAGUE, Abstract 77 and being more particularly described by metes and bounds as follows;

COMMENCING, at a found 5/8-inch iron rod found in the North Right-of-Way line of KNIGHTS COURT (60' Public R.O.W.) being the West corner of said FINAL PLAT OF RESERVE "B" SCHOOL SITE;

THENCE, North 87°35'34" East, 738.90 feet along North line of said R.O.W. to a point, being the Southwest corner of a called Access and Utility Easement (A.U.E.);

THENCE, departing said R.O.W., North 02°24'26" West, 76.92 feet to a point for an exterior corner of said A.U.E.;

THENCE, North 88°10'38" East, 70.12 feet to a point for an interior corner of said A.U.E.;

THENCE, North 02°54'55" West, 246.96 feet to a point for the Northwest corner of said A.U.E.;

THENCE, North 85°46'55" East, 153.52 feet to a point for the Northeast corner of said A.U.E.;

THENCE, departing said A.U.E., North 17°21'24" East, 3.00 feet to a 5/8-inch iron rod set with orange colored cap stamped "LANDPOINT 10194172" for the Northwest corner of the herein described tract and POINT OF BEGINNING;

THENCE, South 72°38'36" East, 60.00 feet to a 5/8-inch iron rod set with orange colored cap stamped "LANDPOINT 10194172" for the Northeast corner of the herein described tract;

THENCE, South 17°21'24" West, 40.00 feet to a 5/8-inch iron rod set with orange colored cap stamped "LANDPOINT 10194172" for the Southeast corner of the herein described tract;

THENCE, North 72°38'36" West, 60.00 feet to a 5/8-inch iron rod set with orange colored cap stamped "LANDPOINT 10194172" for the Southwest corner of the herein described tract;

THENCE, North 17°21'24" East, 40.00 feet to the POINT OF BEGINNING, containing a computed 0.0551 Acre (2,400 Square Feet) of land.

ACCESS AND UTILITY EASEMENT (AS SURVEYED)

BEING 0.2390 Acre (10,413 Square Feet) of land out of FINAL PLAT OF RESERVE "B" SCHOOL SITE, recorded under Slide No. 1111B Map Recorded under Map Records of Fort Bend County, Texas (M.R.F.B.C.T.), said 0.2390 acre tract lying in the ELIJAH ROARK LEAGUE, Abstract 77 and being more particularly described by metes and bounds as follows;

COMMENCING, at a found 5/8-inch iron rod found in the North Right-of-Way line of KNIGHTS COURT (60' Public R.O.W.) being the West corner of said FINAL PLAT OF RESERVE "B" SCHOOL SITE;

THENCE, North 87°35'34" East, 738.90 feet along North line of said R.O.W. to a point for the Southwest corner of the herein described tract and POINT OF BEGINNING;

THENCE, departing said R.O.W., North 02°24'26" West, 76.92 feet to a point for an exterior corner of the herein described tract;

THENCE, North 88°10'38" East, 70.12 feet to a point for an interior corner of the herein described tract;

THENCE, North 02°54'55" West, 246.96 feet to a point for the Northwest corner of the herein described tract;

THENCE, North 85°46'55" East, 153.52 feet to a point in the West line of a called Lease Site for the Northeast corner of the herein described tract;

THENCE, South 17°21'24" West, 21.51 feet along the West line of said Lease Site to a point for an Easterly corner of the herein described tract;

THENCE, departing West line of said Lease Site, South 85°46'55" West, 126.06 feet to a point for an interior corner of the herein described tract;

THENCE, South 02°54'55" East, 234.72 feet to a point for an exterior angle point of the herein described tract;

THENCE, South 37°13'03" West, 16.84 feet to a point for an exterior angle point of the herein described tract;

THENCE, South 88°10'38" West, 59.45 feet to a point for an interior corner of the herein described tract;

THENCE, South 02°24'26" East, 56.71 feet to a point in the North line of said R.O.W. for a Southeast corner of the herein described tract;

THENCE, South 87°35'34" West, 20.00 feet along said R.O.W. to the POINT OF BEGINNING, containing a computed 0.2390 Acre (10,413 Square Feet) of land.

**PARENT TRACT DESCRIPTION
(PER PLAT AS DESCRIBED BELOW)**

FINAL PLAT OF RESERVE "B" SCHOOL SITE, (Called 57.1179 Acres) recorded under Slide No. 1111B Map Recorded under Map Records of Fort Bend County, Texas (M.R.F.B.C.T.), said acre tract lying in the ELIJAH ROARK LEAGUE, Abstract 77;

OWNER: Fort Bend County Independent School District (F.B.C.I.S.D.)

Lisa Miller

To: TX0018 FILE
Subject: RIVERSTONE HOA - NO OBJECTION LETTER

Good afternoon Dani,

Riverstone HOA has no objections to the plans as submitted for review.

Thank you.

Jaime Villegas, CMCA, AMS, PCAM
Community Manager
Riverstone Homeowners Association
18353 University Blvd.
Sugar Land, Texas 77479
[281-778-2222](tel:281-778-2222) Office
jaimev@rshoa.org

Legend

 City Limits Line.lyr

ETJ

Colony Lakes

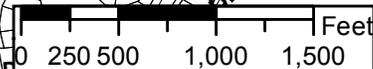
Subject Site

Creekstone Village at Riverstone

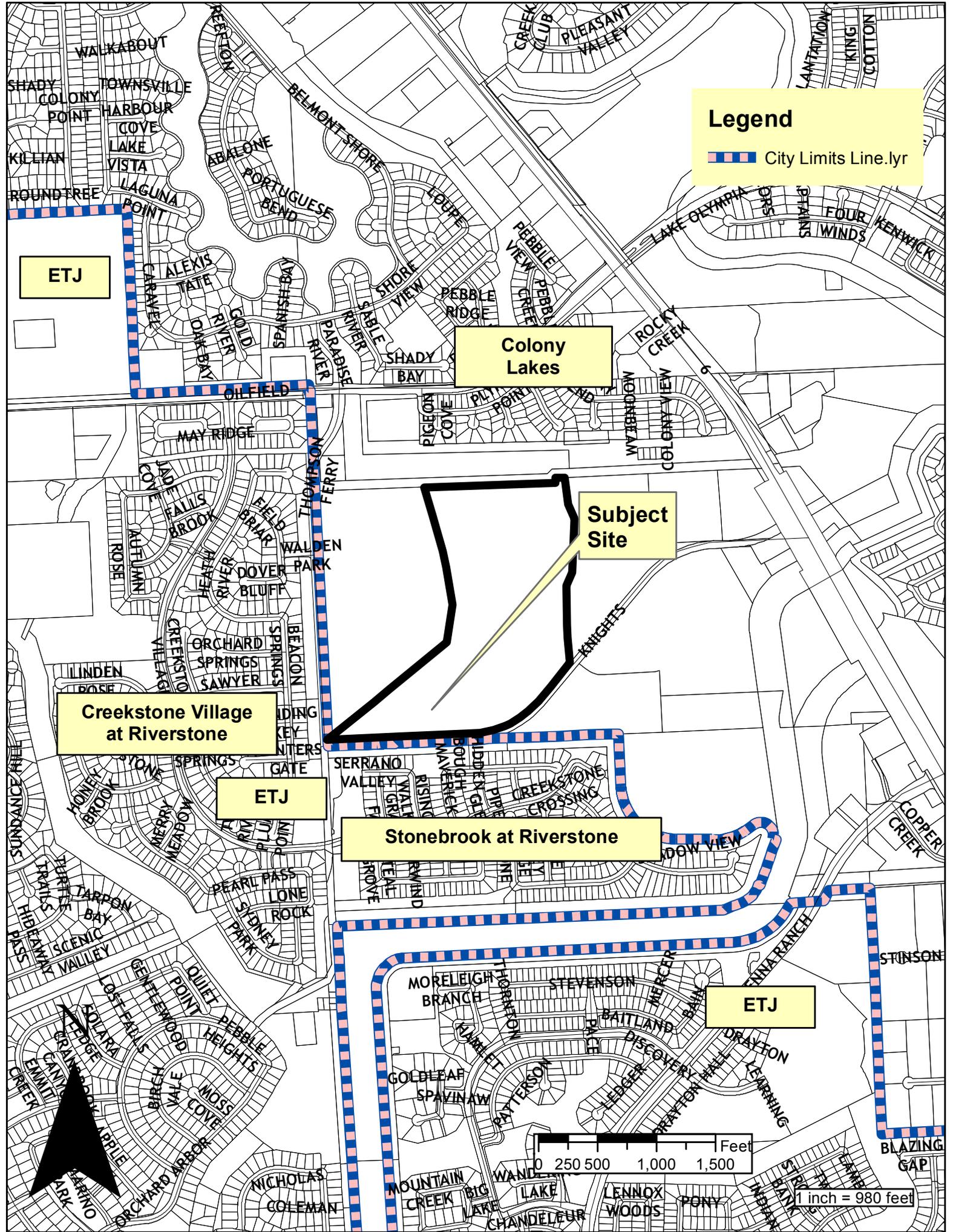
ETJ

Stonebrook at Riverstone

ETJ

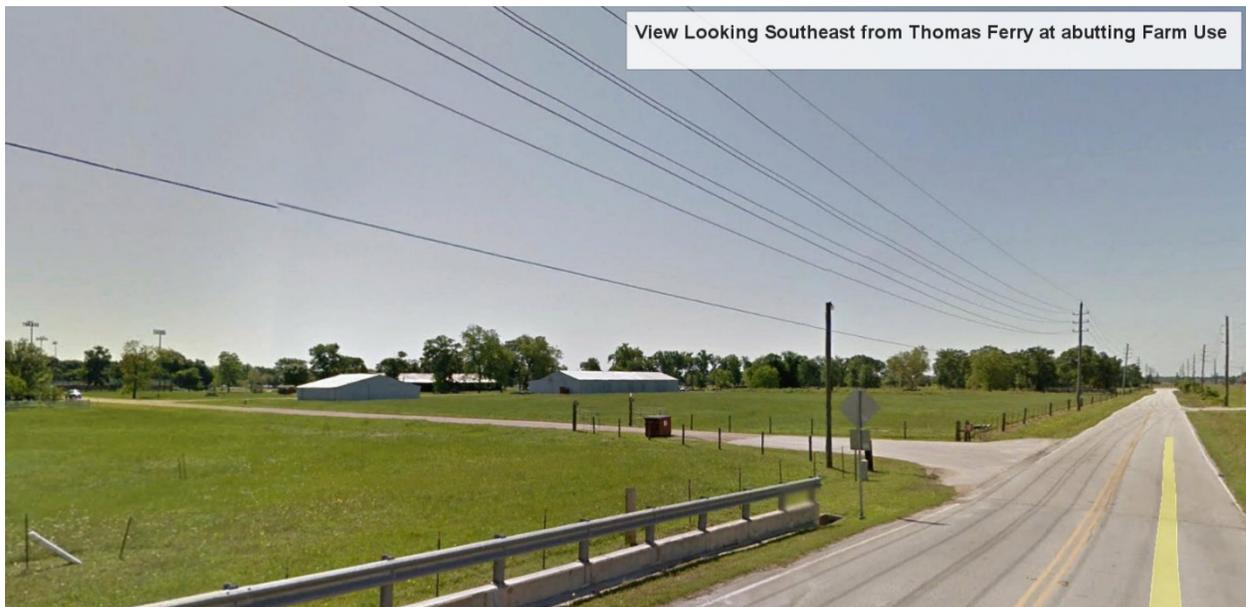
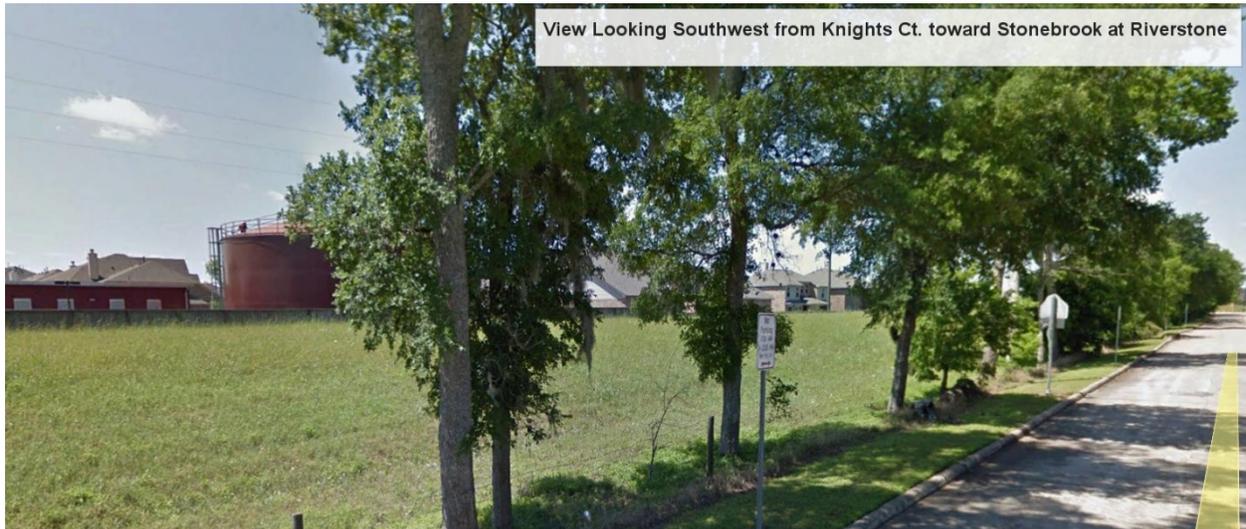
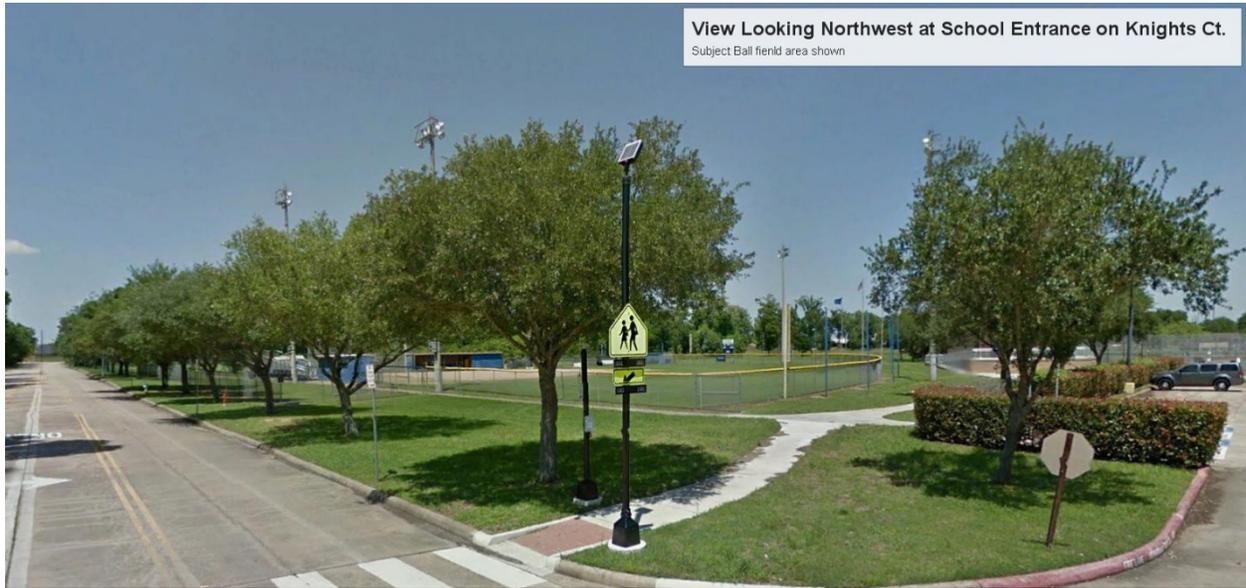


1 inch = 980 feet



SUP Lake Riverstone- Tower

Current Conditions -Site Pictures





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

DATE OF NOTICE: June 2, 2017

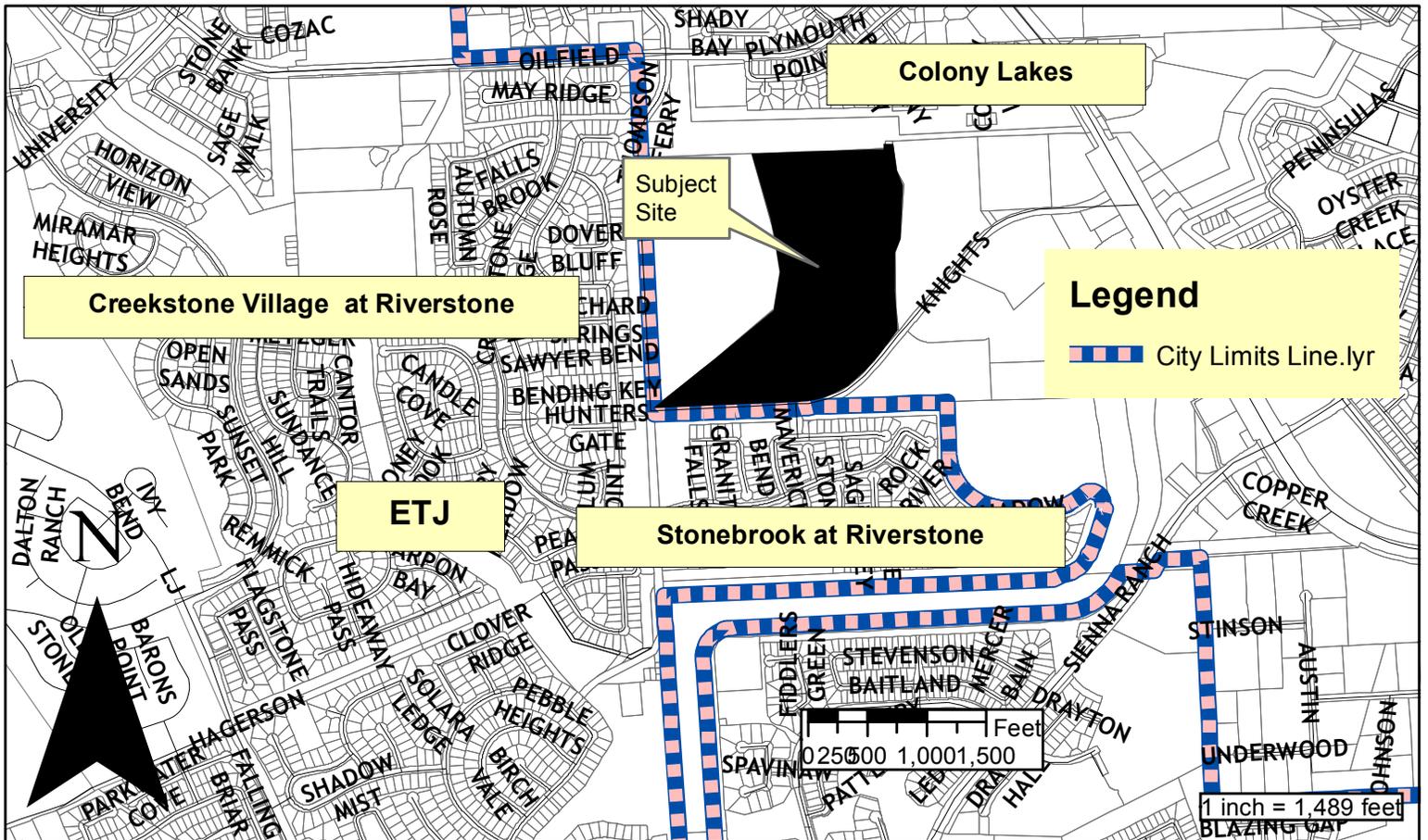
LOCATION/DATE: The Planning and Zoning Commission of the City of Missouri City will hold a public hearing on Wednesday, June 14, 2017, at the City Council Chambers – 2nd Floor, City Hall Building, 1522 Texas Parkway (FM-2234), Missouri City, Texas at 7:00 p.m.

PURPOSE: To receive comments for or against a request by Danielle Waecher of ECO-SITE for a Specific Use Permit to construct a 120' monopole telecommunications tower, to replace an existing stadium light pole, on a leased area, of an approximately 2,400 sq. ft. area tract of land within an SD district/SUP 112 (Size of parent tract is 57.1179 acres), in compliance with the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

SITE LOCATION: The subject site is located on the Elkins High School campus at 6735 2/3 Knights Ct., north of Knights Ct., south of Oilfield Rd., east of Thompson Ferry Rd., and on the west side of State Highway 6.

SITE LEGAL DESCRIPTION: The subject site can be described as being a 57.1179 acre tract of land, situated in the Final Plat of Reserve "B" School Site; Elijah Roark Survey, A-77, in Fort Bend County, Texas, being out of that certain tract called 57.1179 acres, conveyed to Fort Bend Independent School District.

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.





DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 2, 2017

CITY OF MISSOURI CITY, TEXAS
Planning and Zoning Commission

The Planning and Zoning Commission of the City of Missouri City will hold a public hearing:
Wednesday, June 14, 2017
City Council Chambers
2nd Floor, City Hall Building
1522 Texas Parkway (FM 2234); 7:00 PM

To receive comments for or against a request by Danielle Waecher of ECO-SITE for a Specific Use Permit to construct a 120' monopole telecommunications tower, to replace an existing stadium light pole, on a leased area, of an approximately 2,400 sq. ft. area tract of land within an SD district (Size of parent tract is 57.1179 acres), in compliance with the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

I/We protest this proposed rezoning because

I/We support this proposed rezoning because

Sincerely,

Signature

Print Name

Street Address

Subdivision

Phone Number

Return to:

Development Services Department
1522 Texas Parkway
Missouri City, TX 77489
FAX (281) 208-5551

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

Print Name

Signature



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: June 14, 2017

AGENDA ITEM SUBJECT: Plaza at Sienna Parkway – Planned Development District

AGENDA ITEM NUMBER: 7.C.

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

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

PERMIT NUMBER: 1701592

PROPERTY ID: 8125-01-000-0011-907

LOCATION: 4340 Sienna Parkway, north of the intersection of Silver Ridge Boulevard and Sienna Parkway; south of the Primrose School of Sienna, east of a Pepperoni's restaurant; and west of the Silver Ridge 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 tract as suburban commercial 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, July 3, 2017

Revised submittals due prior to June 21, 2017. 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 June 21, 2017, which is prior to the deadline for submittals to the City Council for their July 3, 2017, meeting.

SUMMARY:

In 2015, the subject site was zoned LC-1, local retail restricted district from SD, suburban district. At the time, the developer sought to construct a multitenant shopping center allowing for a tenant mix consistent with uses permitted in the LC-2, local retail district.

At the time of the zoning to allow for commercial uses, residents objected to the intensity of uses proposed and expressed concerns regarding the impact of the development on traffic as well as the effect on the vegetation that existed on the property.

The developer is now seeking to zone the subject site as a PD to expand the permitted uses as requested from residents in the adjacent Silver Ridge neighborhood.

REQUIREMENTS FOR A PD DISTRICT APPLICATION (SECTION 8.2)

A. Ownership:

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

B. Legal Description:

The subject site can be described as being an approximate 1.2392 acre tract of land, being all of Reserve B, of the Silver Ridge Retail Center subdivision, recorded in Fort Bend County Clerk's File Number 20080152 of the Official Public Records of Real Property.

C. Site Plan:

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

D. Total acreage:

1.2392 acres

E. Minimum design standards:

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

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

GENERAL SITE INFORMATION:

A. Existing Land Use and Zoning Designation:

Commercial / LC-1, local retail restricted district

B. Surrounding Land Uses and Zoning Designations:

North: Primrose School of Sienna / SUP, Specific Use Permit #156
(Ordinance O-11-37)

South: Silver Ridge Boulevard

East: Silver Ridge residential subdivision / R-2, single family residential
district

West: Sienna Parkway

C. Existing Zoning: LC-1, local retail restricted district

D. Zoning History:

12-21-1981: Subject site annexed by the City of Missouri City (Ordinance O-81-29).

11-15-1982: Subject site zoned SD, suburban district (Ordinance O-82-51).

01-22-2002: SUP #156 approved for subject site (Ordinance O-02-03).

04-20-2015: Subject site zoned LC-1, local retail restricted district (Ordinance O-15-27).

ANALYSIS OF SUBJECT SITE:

A. Purpose. PD, Planned Development District No. ____ is commercial development providing for the location of day-to-day retail and service needs for the surrounding residential community. Improvements to the site will be designed to enhance the overall urban design and nature of the surrounding areas.

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.

In 2015, the subject site was zoned LC-1, local retail restricted district from SD, suburban district. At the time, the developer sought to construct a multitenant shopping center allowing for a tenant mix consistent with uses permitted in the LC-2, local retail district. The site had been previously reserved as a spray area

to support private utilities for the Primrose School of Sienna prior to the site being annexed into a municipal utility district.

The LC-1 district is the most restrictive retail district. The purpose of the district is “to provide day-to-day retail and service needs for residential neighborhood service areas.” The district should be located convenient to residential areas with uses permitted that are not intended to be major traffic generators.

At the time of the zoning to allow for commercial uses, residents objected to the intensity of uses proposed and expressed concerns regarding the impact of the development on traffic as well as the effect on the vegetation that existed on the property. To address these concerns the site was zoned LC-1 and an approximate 9,990 square foot shopping center was subsequently developed to complement and reflect the character of the surrounding residential areas. To date, three tenants have submitted plans to locate within the center. These tenants include a small scaled coffee shop, a dry cleaners, and a hair salon.

The developer is now seeking to zone the subject site as a PD to expand the permitted uses as requested from residents in the adjacent Silver Ridge neighborhood. The applicant is requesting the following to be permitted within a PD district:

- 1.) Maintain all permitted LC-1 district uses;
- 2.) Increase the maximum square footage floor area per tenant permitted from 2,000 square feet to 3,000 square feet.
- 3.) Allow for the following additional uses to be permitted:
 - a. Candy, confectionery retail store;
 - b. Delicatessen;
 - c. Health and physical fitness center including uses such physical therapy and/or treatment centers
 - d. Restaurant, cafeteria or café.

The developer has indicated that they have expressed the above request with the neighborhood and HOA. The developer met with the board of the Silver Ridge HOA on April 19th to discuss their proposal.

Conformance with the Comprehensive Plan: Goal 2.2 of the City’s Comprehensive Plan provides that the City should focus on providing “more varied development to move beyond a ‘bedroom community’ perception of Missouri City.” Further, the Comprehensive Plan provides that instead of simply restricting allowable uses, the City should provide opportunities for neighborhood-oriented businesses and services by focusing on the scale of such uses and its potential impact near residences.

Conformance with the Land Use Plan: The City’s Future Land Use and Character Map identifies the area as being an appropriate location for suburban commercial. The suburban character is defined by the “predominance of ‘green versus gray’.” Developments of a suburban character provide the opportunity for greater areas of open space as opposed to the predominance of parking areas, buildings and other impervious improvements. Commercial development with the

suburban commercial character provides opportunities for office, retail and other service uses that are scaled and designed to blend with adjacent or nearby residential uses.

Staff recommendation: To approve the creation of a PD and allow for the use regulations and all other regulations permitted within the LC-1 district and to include the developer's request to allow for the uses provided above in addition to increasing the maximum square footage floor area to 3,000 square feet per tenant. As provided, the shopping center has now been constructed and the site improvements have been made. The proposed change would allow for additional neighborhood serving commercial uses to locate in this area while preserving the protections in place to ensure that the development and uses remain compatible with the surrounding neighborhoods.

-----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:

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**

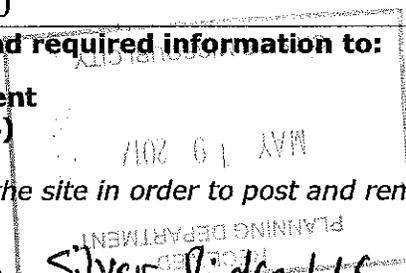
Date of Application:

1. Project Name:	Plaza at Sierra Parkway		
2. Address/Location of Property:	4340 Sierra Parkway Missouri City, TX 77459		
3. Applicant's Name:	Sierra Silver Ridge LLC		
Mailing Address:	34 Sullivan's Landing Missouri City, TX 77459		
Phone No.:	(832) 540 4647		
Email:	afstexas@yahoo.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:	Sierra Silver Ridge LLC		
Mailing Address:	34 Sullivan's Landing Missouri City, TX 77459		
Phone No.:	(832) 540 4647		
Email:	afstexas@yahoo.com		
6. Existing Zoning District:			
7. Total Acreage:	1.2392		
8. Proposed Development and Reasons for Application:			
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.):	4340 Sierra Pkwy Missouri City, TX 77459 Silver Ridge SEC 1, Block 1		
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	<input checked="" type="radio"/> NO	
(If yes, submit with application.)			
12. Does this application include an Architectural Design Review: (Circle One):	YES	<input checked="" type="radio"/> 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.



Sierra Silver Ridge LLC
 Print Name of Applicant

Sierra Silver Ridge LLC
 Print Name of Property Owner

Signature of Applicant

Signature of Property Owner, Agent or Attorney

Gernot Gowlke

Attachment A

Overview of the requested change in zoning

Based on the City's land use plan the property was originally anticipated to be zoned LC-2. At the time that permanent commercial zoning was sought there were a number of concerns from the adjacent Silver Ridge neighborhood. As a result the property was zoned and is currently zoned LC-1.

Based on the market demand and request from residents in the adjacent Silver Ridge neighborhood, the applicant has identified a number of additional uses that would be appropriate for the property. The applicant requests the creation of a PD that accomplishes the following goals

- 1) Maintains all allowed uses under the current LC-1 zoning
- 2) Increase in maximum single tenant size in the existing building to 3,000 SF
- 3) Adds the following of four uses as provided for in LC-2 zoning category
 - a. Candy, Confectionery retail store
 - b. Delicatessen
 - c. Health and physical fitness center
 - d. Restaurant, Cafeteria or café

The applicant has worked with the neighborhood and the HOA to discuss the proposed uses. On April 19, the applicant met with the board of the HOA to discuss proposed additional uses and changes listed above.



WATERBROOK

Primrose School of Sienna

SILVER RIDGE

SIENNA RANCH RD

SIENNA PARKWAY

INDIAN PT

Subject Site

Sienna Plantation Animal Clinic

SILVER RIDGE BLVD

Kids 'R' Kids Learning Academy of Sienna Plantation

Pepperoni's

McKEEVER RD

BEEB PSGE

Legend

- City Limits Line,lyr
- ▭ Plaza at SR

0 125 250 500 Feet

1 inch = 250 feet

Planned Development District Current Conditions – Site Pictures

Plaza at Sienna Parkway



Planned Development District Current Conditions – Site Pictures

Plaza at Sienna Parkway



View looking East, from Sienna Parkway



Plaza at Sienna Parkway



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

DATE OF NOTICE: June 2, 2017

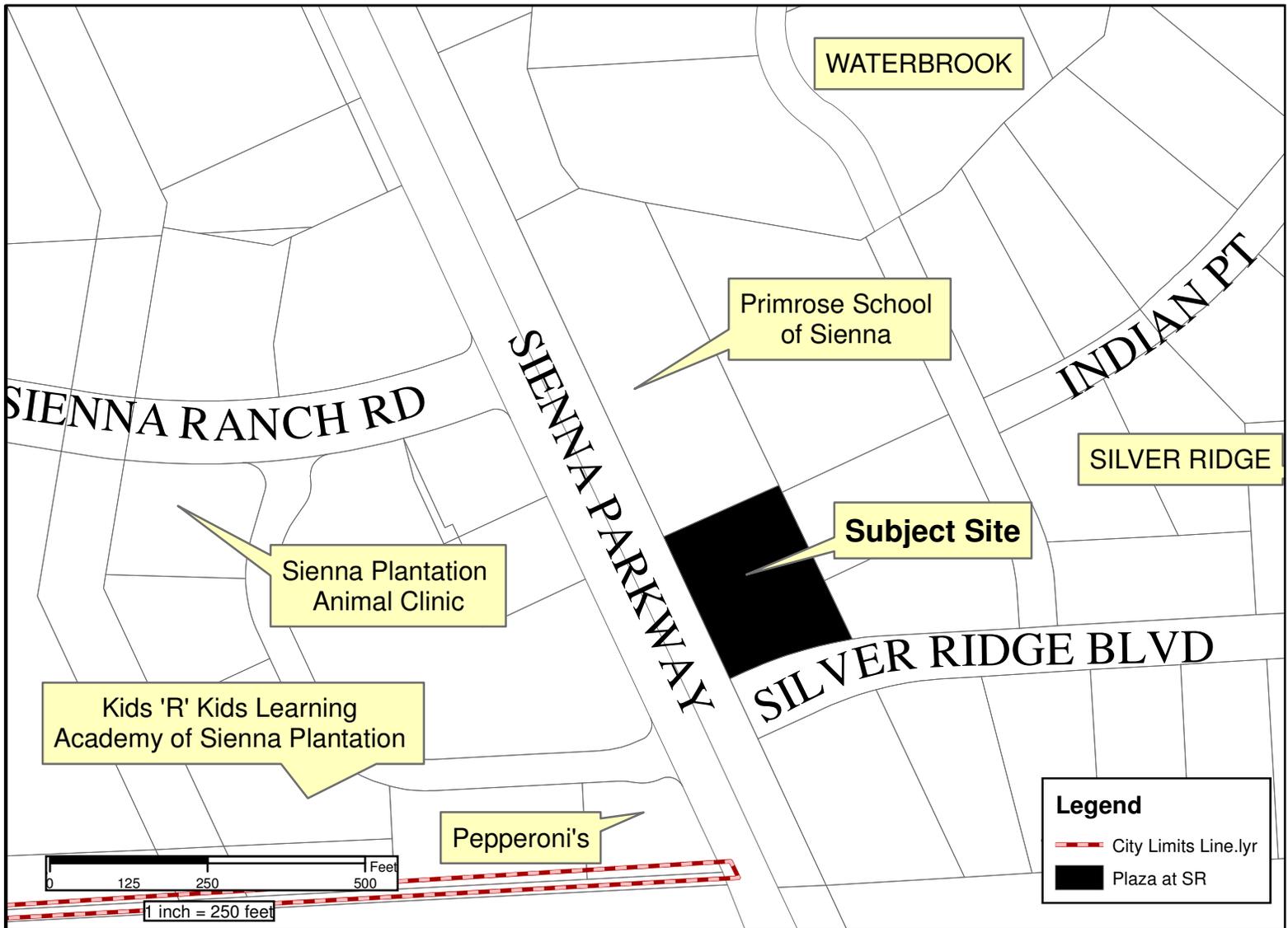
LOCATION/DATE: The Planning and Zoning Commission of the City of Missouri City will hold a public hearing on Wednesday, June 14, 2017, at the City Council Chambers – 2nd Floor, City Hall Building, 1522 Texas Parkway (FM-2234), Missouri City, Texas at 7:00 p.m.

PURPOSE: To receive comments for or against a request by Gernot Gaulke, Sienna Silver Ridge LLC, to zone an approximate 1.2392 acre tract of land from LC-1, local retail restricted district to PD, Planned Development District to allow for additional permitted uses and to increase the maximum single tenant size in the existing building, 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 the intersection of Silver Ridge Boulevard and Sienna Parkway; south of the Primrose School of Sienna, east of a Pepperoni's restaurant; and west of the Silver Ridge residential subdivision.

SITE LEGAL DESCRIPTION: The subject site can be described as being an approximate 1.2392 acre tract of land, being all of Reserve B, of the Silver Ridge Retail Center subdivision, recorded in Fort Bend County Clerk's File Number 20080152 of the Official Public Records of Real Property.

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.





DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 2, 2017

CITY OF MISSOURI CITY, TEXAS
Planning and Zoning Commission

The Planning and Zoning Commission of the City of Missouri City will hold a public hearing:
Wednesday, June 14, 2017
City Council Chambers
2nd Floor, City Hall Building
1522 Texas Parkway (FM 2234); 7:00 PM

To receive comments for or against a request by Gernot Gaulke, Sienna Silver Ridge LLC, to zone an approximate 1.2392 acre tract of land from LC-1, local retail restricted district to PD, Planned Development District to allow for additional permitted uses and to increase the maximum single tenant size in the existing building, 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.

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

Dear City Representatives:

I/We protest this proposed rezoning because

I/We support this proposed rezoning because

Sincerely,

Signature Print Name

Street Address Subdivision

Phone Number Return to: Development Services Department
1522 Texas Parkway
Missouri City, TX 77489
FAX (281) 208-5551

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

Print Name Signature



**PLANNING AND ZONING COMMISSION
AGENDA REQUEST**

AGENDA DATE: June 14, 2017
AGENDA ITEM SUBJECT: Mobile Food Truck Policy ZTA
AGENDA ITEM NUMBER: 8.A
PROJECT PLANNER:  Otis T. Spriggs, AICP, Director, Development Services

PERMIT NUMBER:

SUMMARY:

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

RECOMMENDED ACTION: This is the Preliminary Review Meeting and public input will be considered and evaluated by Planning and Legal Staff to finalize the draft text amendments to serve as future regulations for Mobile Food Establishment uses within the City of Missouri City Zoning jurisdiction. Preliminary and/or Conditional Approval is recommended by Staff.

HISTORY: *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.

September 6, 2016: Workshop was held at City Council Special Meeting
October 12, 2016: Concept Review Session was held at P&Z

Previous Comments/ Concerns raised include:

- Restaurants should not be penalized. Special Events only;
 - Construction Site Trailers (Not inspected currently)
 - 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 be 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
-

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.

Summary:

“Appendix A” in the supplemental attachments provides minimum regulations guidelines for consideration by the Commission and Council. This amendment seeks to continue the allowance of special event permits which have allowed temporary mobile food vendors to gain permit approval on a case-by-case basis. Checklists and application details are also attached for consideration and will be further refined after public input.

The ordinance also seeks to provide some level of standard for mobile food vendors to operate at major residential subdivision construction sites during the lunch period time frame.

Staff has also made available an option of a “Pilot Study” area within our major LC-3 Retail corridor, along Texas Parkway, specifically at 2416 Texas Parkway, known as the “movie theater” site (See Appendix C, Map #1). The owners have demonstrated positive acceptance of a possible “Pilot Project” location that could be an opportunity to test the market and demand for the mobile food truck uses. If the Commission agrees, a suggested 6-12 month period could be offered that could capture some of the anticipated HCC student population and employees in the region, who otherwise may not have the time or convenience of traveling to other more frequent restaurant establishments in Missouri City.

The second “Pilot Study” area is within our Lakeview Business Park area near 14847 Fairway Pines Drive (Rich Products area, Appendix C, Map #2), where business owners have in the past shown as interest of providing mobile food opportunities for their employees.

Other use types that need to be considered would include the farmer’s markets, and small itinerant stands, such as ice cream and hotdog food cart businesses that may want to participate in the pilot study.

Next Steps: Consider public input and Commission recommendations and present Final Text Amendment case before the P&Z Commission in upcoming regular session, and recommend for adoption by the City Council in August, 2017.

June 19, 2017: Present Ordinance to Council at Special Meeting (P&Z’s Preliminary Findings)
July 12, 2017: Final Report at P&Z Commission
August 7, 2017: City Council (first reading)
August 21, 2017: City Council (second reading)

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

CHAPTER 18 – BUSINESSES

...

ARTICLE II. – FOOD SERVICE

...

DIVISION 5. – MOBILE FOOD UNITS

Sec. 18-131. - Definitions.

The following words, terms, and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Director means the director of the city's development services department or his designee.

Food means a raw, cooked or processed edible substance, ice, beverage, or ingredient used or intended for use or for sale in whole or in part for human consumption, or chewing gum.

Food establishment has the meaning ascribed in section 18-102(4).

Mobile means the state of being in active, but not necessarily continuous, movement.

Mobile food unit means a food establishment that is vehicle-mounted, motorized, self-contained, designed to be readily moveable, and used to prepare, display, serve or sell food from a stationary location. The term specifically excludes a stand, pushcart or booth.

Mobile food unit permit or *permit* means a permit issued to operate a mobile food unit in the city in accordance with this division.

Stationary location means the position of the mobile food unit when not in motion and addressing the public for the purpose of selling or offering for sale food.

Sec. 18-132. – Compliance.

- (a) No person shall operate a mobile food unit without a valid mobile food unit permit issued pursuant to this division. A person desiring to operate one or more mobile food units in the city shall obtain an individual mobile food unit permit for each mobile food unit.
- (b) No mobile food unit shall be operated within the city unless it complies with all applicable laws, including the requirements of this chapter and applicable city ordinances.
- (c) The holder of a mobile food unit permit shall be the person in charge or shall designate a person in charge and shall ensure that a person in charge is present at the mobile food unit during all hours of operation.
- (d) The holder of a mobile food unit permit may only sell the food items described in the permit.

- (e) The holder of a mobile food unit permit may not sell a non-food item.
- (f) A mobile food unit must be readily moveable at all times.

Sec. 18-133. - Inspection of mobile food units.

Before a mobile food unit permit may be issued under this division, the mobile food unit for which a mobile food unit permit is sought must have been inspected and approved for compliance with the requirements of this article.

Sec. 18-134. – Transfer or assignment of permits.

A mobile food unit permit issued pursuant to this article may not be transferred or assigned to another person without the express written permission of the director.

Sec. 18-135. – Application for mobile food vendor permits.

A person seeking to operate a mobile food unit in the city shall submit an application for a mobile food unit permit to the director in an application form provided by the director and shall be accompanied by the payment of a fee in the amount specified in a resolution adopted by the city council establishing a schedule of fees. The application shall include the following information:

- (1) The name, address, telephone number, and email address of the applicant, provided that if the applicant is an entity, the following information shall also be provided:
 - (a) The legal name of the entity;
 - (b) If the entity is a corporation, the full name and address of each director, officer, and each shareholder, or if the corporation has more than five shareholders, the full name and address of at least five major shareholders;
 - (c) If the entity is a partnership, the full name and address of each partner and the type of partnership;
 - (d) If the entity is an unincorporated association, the full name and address of each associate and officer of such association
 - (e) Proof of entity form and current status, including, but not limited to:
 - i. A current and valid certificate of existence or certificate of authority from the state office of the secretary of state;
 - ii. A current and valid certificate of good standing from the state comptroller of accounts;
 - iii. All assumed names used and copies of all filings related to such names from the county clerk's office;
 - iv. A certificate of incorporation; and
 - v. A nonprofit certificate (IRS determination letter).
 - (f) The entity's federal tax identification number; and

- (g) Proof that the entity is not delinquent in state, local, and federal taxes.
- (2) The name, address, business telephone number, and email address of the person responsible for the operation or supervision of the mobile food unit;
- (3) A description of the type of food that the applicant proposes to sell or offer for sale from the mobile food unit;
- (4) The locations that the applicant proposes to operate the mobile food unit;
- (5) The vehicle identification number and description of the mobile food unit;
- (6) Proof of automobile liability insurance coverage for the mobile food unit;
- (7) The applicant's sales tax number and a copy of the applicant's sales tax permit;
- (8) Proof that the inspection of the mobile food unit complies with the requirements of this article;
- (9) For a mobile food unit that will be operated on private property, the following information:
 - (a) proof of ownership of the property or, if the applicant is not the owner of the property, a signed and notarized written statement from the property owner or the property owner's agent granting the applicant permission to operate a mobile food unit on the property; and
 - (b) if at one location for more than one hour, a signed and notarized statement from the owner or the agent of the owner of a business establishment located within 150 feet of the location where the mobile food unit will be in operation granting employees of the mobile food unit permission to use the business establishment's restroom with flushable toilets during the business establishment's hours of operation;
- (10) A description of the signage that will be affixed on the mobile food unit; and
- (11) Any other information that may be requested by the director to fully evaluate and review the application [including any application checklists](#).

Sec. 18-136. – Review and approval of applications.

Upon receipt of a complete application filed pursuant to this article, the director will review the application, and grant a mobile food unit permit upon a determination that the application is consistent with the requirements of this division.

Sec. 18- 137. – Denial of permits.

- (a) The director may deny a permit if one or more of the following conditions are met:
 - (1) The application contains false or misleading information, or required information is omitted;

- (2) The mobile food unit for which a mobile food unit permit is sought does not comply with the requirements of this chapter or applicable city ordinances; or
- (3) Operation of the mobile food unit presents a substantial hazard to public health [and public safety](#).

Sec. 18-138. – Suspension of permits.

The director may suspend a mobile food unit permit if one or more of the following conditions are met:

- (1) The holder of a permit does not comply with the requirements of this chapter or any applicable city ordinances;
- (2) The mobile food unit for which a mobile food unit permit is issued does not comply with the requirements of this chapter or any applicable city ordinances;
- (3) Operation of the mobile food unit constitutes a substantial hazard to public health [and public safety](#); or
- (4) The holder of a permit violates the terms and conditions of any written statement submitted to the director under subsection 18-135(9).

Sec. 18-139. – Revocation of permits.

The director may revoke a mobile food unit permit for serious or repeated violations of any of the requirements of this division.

Sec. 18-140. - Notice of denial, suspension or revocation of permits.

- (a) The director shall provide notice of the denial, suspension or revocation of a permit, in writing, and shall include the reasons for such denial, suspension or revocation.
- (b) Suspension is effective upon delivery of the notice of suspension to the holder of a permit or the person in charge, or when it is sent by registered or certified mail, return receipt requested, to the last known address of the holder of a permit.

Sec. 18-141. – Appeal of denial, suspension or revocation of permits.

A person may appeal the director's decision to deny, suspend or revoke a permit or application filed pursuant to this article to the city council by providing a written notice of appeal to the city secretary within 10 days of the date of notice of such decision. A decision by the city council shall be final.

Sec. 18-142. - Display of permits.

A mobile food unit permit issued under this article must be displayed, at all times, on each mobile food unit for which a permit is issued in a conspicuous place where the permit can be read by the general public.

Sec. 18-143. - Duration and renewal of permits.

- (a) A mobile food unit permit shall be valid for not more than 12 months from the date the permit is issued.

- (b) The holder of a mobile food unit permit may renew such permit by submitting to the director, at least 30 days before the expiration of the permit, an application for renewal containing the information required under section 18-135 and a renewal fee in the amount specified in a resolution adopted by the city council establishing a schedule of fees at least 30 days before the expiration of the permit.

Sec. 18-141. - Zoning regulations.

A mobile food unit shall comply with the zoning regulations for mobile food units set forth in section 9.19 of the City of Missouri City Zoning Ordinance.

Appendix A – ZONING

...

SECTION 4. – DEFINITIONS

The following words, terms, and phrases, when used in this appendix, shall have the meanings ascribed to them except where the context clearly indicates a different meaning. The terms not defined herein shall be construed in accordance with the ordinances of the city or their customary usage and meaning.

When necessary for a reasonable construction of this ordinance, words in the singular shall include the plural, words in the plural shall include the singular, and words used or defined in one tense or form shall include other tenses or derivative forms. The word "building" shall include the word "structure," the words "shall" or "will" are mandatory and the word "may" is permissive.

...

- (21.2) Food has the meaning set forth in section 18-311 of the Missouri City Code of Ordinances.

...

- (31.1) Mobile food unit has the meaning set forth in section 18-131 of the Missouri City Code of Ordinances.

...

- (58.4) Stationary location has the meaning set forth in section 18-131 of the Missouri City Code of Ordinances.

...

SECTION 9. – SUPPLEMENTARY DISTRICT REGULATIONS

...

Sec. 9.19. – Mobile food unit regulations.

- A. *Use districts allowed.* Mobile food units shall be allowed in the following districts in accordance with the terms and provisions of this section:

- 1. In I and BP districts;

2. In areas within LC-1, LC-2, LC-3, and LC-4 districts designated by the city for use by mobile food units, provided that the director shall maintain [a map Map Exhibit C](#) that depicts the areas to which this subsection applies;
3. In all zoning districts, provided that the mobile food unit is located within one hundred (100) feet of a property with an active building permit;
4. In all zoning districts pursuant to a special events permit issued by the city in accordance with section 9.10; and
5. In all zoning districts pursuant to an event that is sponsored or co-sponsored by the city.

~~6. Food trucks are not allowed within a park unless associated with a festival, city-sponsored event, or special event except by the approval from Missouri City Parks and Recreation Director.~~

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B. *Distance regulations.* A mobile food unit shall not be located within one hundred (100) feet of the primary entrance of an open and operating fixed-location food services establishment. This distance buffer may be reduced upon receiving written permission from said establishments.

C. *Hours of operation.* Mobile food units shall operate at a stationary location during the following hours:

1. In an I or BP district, for a period of time that does not exceed three (3) hours, per location, per day, provided that such hours are between 11:00 a.m. and 2:00 p.m.
2. In areas within LC-1, LC-2, LC-3, and LC-4 districts designated by the city for use by mobile food units, between the hours of 7 a.m. and 6 p.m. [Allowable locations shall only be allowed as illustrated on MFU Map Exhibit C.](#)
3. Except as provided in subsections (1) and (2) of this section, between the hours of 6 a.m. and 2:00 a.m., except in SD, R, R-1, R-1A, R-2, R-3, R-4, R-5, R-6, MF-1, MF-2, and MH districts, a mobile food unit shall operate between the hours of 7 a.m. and 10:00 p.m.

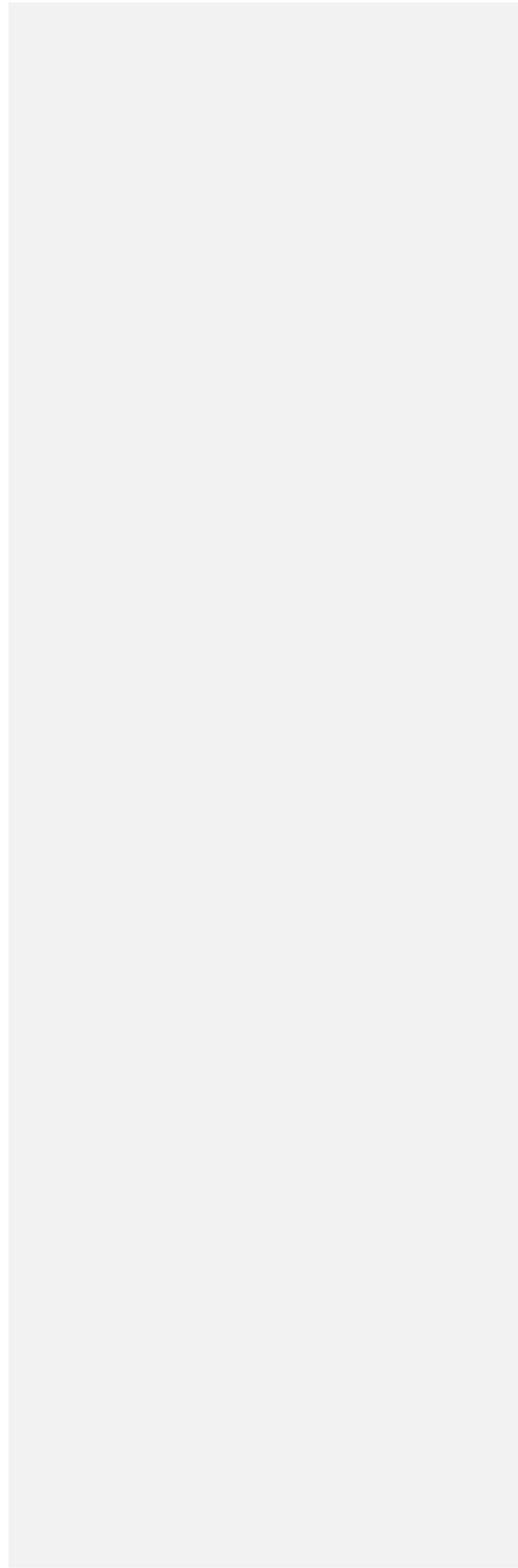
D. *Signage.* A mobile food unit is limited to signs attached to the exterior of the mobile food unit. The signs:

1. ~~Must be readily identifiable by business name, printed, permanently affixed, and prominently displayed upon at least two sides of the mobile food unit, in letters not less than _____ inches in height;~~
[Must display the name clearly posted on at least 2-sides of the unit. Letters must be in bold black letters at least 6 inches high, not less than 1 ½ inches in width, permanently affixed and prominently displayed. Name posted on the unit must match the business name listed on the Sales Tax.](#)
2. May not project more than _____ inches from the exterior of the mobile food unit; and

3. Must be constructed of durable materials and shall be maintained in good repair and structural condition and shall have a neat appearance. Maintenance includes replacing defective parts and painting, repainting, and cleaning signs.
- E. *Mobility.* A mobile food unit must demonstrate mobility at any reasonable time if requested by a peace officer or the director of development services or his designee.
- F. *Noise.* Use of audio amplification is prohibited. Mobile food units are subject to the provisions of Chapter 30 of the Missouri City Code of Ordinances.
- G. *Trash disposal.*
1. Trash receptacle for use by customers shall be provided during business hours.
 2. All areas within five (5) feet of the mobile food unit shall be kept clear of litter and debris at all times.
 3. All trash associated with the operation of the mobile food unit shall be disposed by the operator of the mobile food unit. City trash receptacles may not be used to dispose of trash or waste.
- H. *Utilities.*
1. A permanent water or wastewater connection is prohibited.
 2. Electrical service may be provided only by a temporary service or other connection provided by an electric utility or an onboard generator.
 3. All conventional unrestricted mobile food units must be taken to an approved commissary daily to be serviced.
- I. *Parking.*
1. A mobile food unit shall not park on any public street, sidewalk, any area between a street and sidewalk, or other public right-of-way as that term is defined in chapter 46, City of Missouri City Code of Ordinances, as amended, without the express written permission of the city.
 2. A mobile food unit shall not be placed on a common or shared driveway or parking area if it prevents the use of such driveway or parking area by a person entitled to use the driveway or parking area other than the individual who placed or caused to be placed such mobile food unit on the premises.
- J. *Exemptions.* Events that are sponsored or co-sponsored by the city are exempt from the provisions of subsections 9.19.A, 9.19.B, 9.19.C, and 9.19.I(1).
- K. *Penalty.* A violation of any provision of section 9.19 is a class C misdemeanor.
- L. *Effective date.* The areas within LC-1, LC-2, LC-3, and LC-4 districts designated by the city for use by mobile food units [depicted on MFU Map Exhibit C](#) pursuant to section 9.19.A(2) shall expire twelve (12) months from the effective date of this Ordinance, provided that the designated areas shall continue after the expiration of this period unless city council takes action to terminate the areas.

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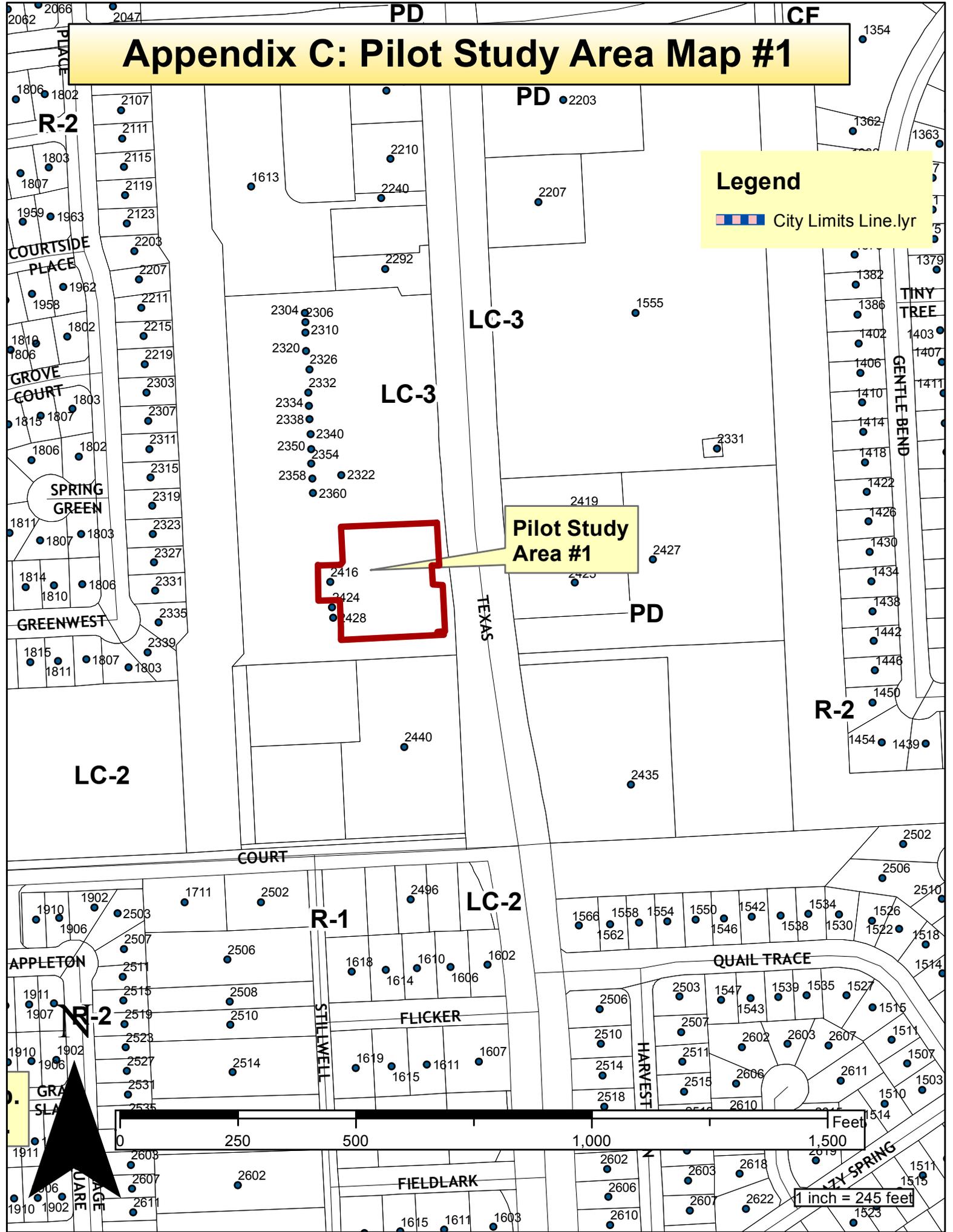


Appendix C: Pilot Study Area Map #1

Legend

 City Limits Line.lyr

Pilot Study Area #1



1 inch = 245 feet



**PLANNING AND ZONING COMMISSION
PRELIMINARY REPORT**

AGENDA DATE: June 14, 2017

AGENDA ITEM SUBJECT: Section 8.3.A.1 (Requirements for a PD district amendment application) - ZTA

AGENDA ITEM NUMBER: 8.B.

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

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

RECOMMENDED ACTION:

The Planning and Zoning Commission should adopt this as its Preliminary Report and call a public hearing for the consideration of a Final Report for a recommendation to forward to the City Council.

BACKGROUND:

Section 8.3.A.1 requires that a property owner seeking to amend a PD district must submit "proof of unified ownership or control of all of the property within the PD district...at the time of application or...proof of notice to all of the other property owners within the PD district." Further, the regulations provides that "if proof of notice is to be submitted with an application, such notice shall be sent to all of the other property owners within the PD district not earlier than ten calendar days before the date such application is submitted and not later than the date such application is submitted to the city."

The above standard, adopted in 2013, allowed for applications to move forward for consideration by the Commission and City Council while protecting the ability of other property owners within the PD district to provide protest or support for amendments which may or may not directly affect their interests.

The time constraints involved with the standard have now been found to impose an unnecessary burden on staff to verify information on the date that an application is submitted. If it is determined after the application date that insufficient notice has been provided, the application is then rejected and delayed until compliant with the standard. This has resulted in delays for a couple of applications seeking consideration of amendments.

Staff now seeks to allow additional time for an applicant to provide notice to other property owners. The proposed amendment would allow time for staff to review notification related to an application, inform the applicant, and allow for the applicant to correct the issue.

The proposed amendment seeks to establish a timeframe consistent with Section 211.007 of the Texas Local Government and allow for notice to be sent to all other property owners within a PD district no earlier than ten calendar days before the date which the application is made and no later than before the 10th day before the Commission's public hearing on the matter.

Staff recommendation: To approve the amendment to Section 8.3.A.1. as attached as the Commission's preliminary report and call a public hearing for consideration of a final report.

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



**PLANNING AND ZONING COMMISSION
AGENDA REQUEST**

AGENDA DATE: June 14, 2017
AGENDA ITEM SUBJECT: Window Signs Conceptual Presentation
AGENDA ITEM NUMBER: 8.C
PROJECT PLANNER:  Otis T. Spriggs, AICP, Development Services

SUMMARY:

STAFF PROPOSES TO PRESENT TO THE P&Z COMMISSION BASIC GUIDELINES AND CASE STUDY INFORMATION REGARDING THE REGULATION OF WINDOW SIGNS AND STOREFRONT COVER POLICIES AS WE HOPE TO RECEIVE COMMISSION AND PUBLIC COMMENTS FOR OR AGAINST SUCH REGULATIONS AS WE SET POLICIES FOR MOVING FORWARD.

RECOMMENDED ACTION: Staff requests that the P&Z Commission offer general parameters and guideline suggestions and limitations on the pending regulations, and call a public hearing for consideration of a final report.

HISTORY:

- A. Item was first introduced during the joint planning workshop/special meeting held on behalf of the P&Z Commission and City Council on January 23, 3017.***

Meeting facilitator, Kim Mickelson presented on planning and zoning rules and led the discussion on sign regulations as well as window coverings. A desire was expressed to have standards established for limiting the amount of a single window which could be covered for a business establishment. A number of Councilmembers and Mayor Owen expressed concern with the safety of businesses that completely cover windows, as well as the impact of such coverings on the character of overall shopping centers or commercial corridors.

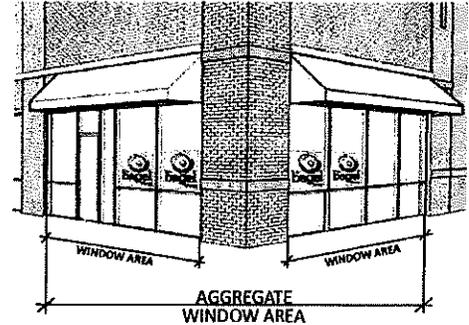
GENERAL PARAMETERS:

Related City of Missouri City, Sign Code Regulations are outlined below:

Wall Signs: Are **Conditionally Exempt** (allowed without a permit and subject to certain conditions under Section 13.10.J)

Section 13.10.J Window signs. A window sign may be located in any zoning district, except for a suburban zoning district. Such sign shall be located in accordance with the following regulations:

1. Except as provided by subsections 13.10.J.2 and 13.12.P hereof, window signs in a nonresidential zoning district shall not exceed twenty-five percent of an establishment's aggregate window area.
2. An establishment in a nonresidential zoning district that displays a changeable message sign on its premises may utilize no more than fifteen percent of the establishment's aggregate window area for window signs.
3. The total sign area for all window signs located on a residential dwelling unit in a residential zoning district shall not exceed six square feet. Such signs may display only noncommercial messages.



Window signs

(Ord. No. O-12-21, § 9, 6-18-2012; Ord. No. O-13-01, §§ 6, 7, 1-7-2013)

Sec. 13.10. - Regulations for conditionally exempt signs.

The following types of signs are allowed without a sign permit, provided that such signs comply with the provisions of this subsection 13.10:

J. Window signs. A window sign may be located in any zoning district, except for a suburban zoning district. Such sign shall be located in accordance with the following regulations:

1. Except as provided by subsections 13.10.J.2 and 13.12.P hereof, window signs in a nonresidential zoning district shall not exceed twenty-five percent of an establishment's aggregate window area.
2. An establishment in a nonresidential zoning district that displays a changeable message sign on its premises may utilize no more than fifteen percent of the establishment's aggregate window area for window signs.
3. The total sign area for all window signs located on a residential dwelling unit in a residential zoning district shall not exceed six square feet. Such signs may display only noncommercial messages.

Sec. 13.17. - Prohibited signs.

The following signs shall be prohibited:

- A. Home occupation signs.
- B. Human signs.
- C. Inflatable signs.
- D. Except as otherwise provided in this section 13, portable signs.

E. Except as provided by subsections 13.10.C and 13.12.C hereof, signs that move and signs that contain visible moving parts, including signs that blink, flash, flutter, rotate, spin, swing, travel, undulate, otherwise have ribbons, strings of light bulbs, moving lights or messages, or simulate movement.

F. Except as provided herein, signs affixed to, attached to, or located upon exposed benches, trash containers, fences, trees, shrubs, and utility poles. Information about the manufacturer or distributor of benches and trash containers may be placed on their products, provided that such information shall not exceed ten percent of one surface of a bench or trash container.

G. Except as otherwise provided in this section 13, pole signs and pylon signs.

H. Signs attached to or located on roofs.

I. Signs or portions thereof which are posted on or attached to any public right-of-way, public sidewalk, curb, hydrant, bridge, street light, traffic control device, street sign, or other similar public property without the written authorization of the public entity that owns or controls such property.

J. Signs which interfere with, obstruct the view of, or may be confused with any official traffic control sign, signal, marking, or device.

K. Signs violating the corner visibility triangle and the sight line triangle provisions set forth in the city infrastructure code.

L. Signs which contain statements, words, pictures, photographs, silhouettes, drawings, or pictorial representations of any matter that depict or allude to the touching of human genitals, the pubic region, the anus, female breasts, sexual stimulation or sexual gratification, including sexual intercourse, masturbation, oral copulation, or sodomy, or signs which are obscene, as that term is defined by V.T.C.A., Penal Code § 43.21.

M. Signs that emit an odor or produce an audible message.

N. Signs not expressly allowed, conditionally exempt, or exempt from regulation pursuant to section 13 hereof.

Below is a summary of a few case study cities that have sign codes that were written to address similar signage challenges as Missouri City.

City or Entity	Regulate % Window Sign Coverage	Regulate Window Covering %	Goal/Purpose Achieved	Notes
Missouri City	25% of Window Area	N/A	Safety, Communications efficiency, Landscape quality and preservation.	
Milwaukee, WI	25% of Window Area;	Clear vision zone starts at 3 ft. above floor, extends vertical to a 7 Ft. above the floor	Too many signs give customers an impression of clutter and disorganization.	
ChangeLab Solutions Model California Ordinance for reducing Window Signage	One-third (33 percent) of the square footage of windows and clear doors with signs		A public safety rationale in addition to an aesthetic rationale. Reducing storefront window signage and requiring an unobstructed view into stores would help address local concerns related to protecting public safety and preserving community aesthetics.	Lee Law To avoid challenges on First Amendment grounds, communities should ensure their regulation does not restrict the content or message of the signs subject to regulation.
City of San Antonio, TX	15 sq. ft. in size, providing they do not cover more than 25% of the window area (edge of lettering)	N/A		Prohibited Signs: Any sign placed upon a building, object, site or structure in any manner so as to disfigure, damage, or conceal any window opening, door
Atlanta, GA	30%	Yes. Certain Sq. ft. limit in certain districts (6-50 sq./ ft.)	...effectively balance legitimate business and development needs with a safe and aesthetically attractive environment	
Grand Terrace, CA Tobacco, Smokeshops/Vapor Lounge		Yes. No obstructions allowed within the storefront windows and doors which would hinder surveillance of the interior during operating hours. Obstructions include signage, window tint, window coverings, and advertisements.	Public Safety	

Other Supportive Documents Attached to this Item:

1. Inventory of Missouri City Store Front Business performed by the Code Enforcement Division depicting properties currently noncompliant with existing City regulations.

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 on August 21, 2017.

Upcoming Meetings:

7/12/17: P&Z Preliminary Review of Ordinance Amendment
8/09/17: P&Z Final Approval of Ordinance Amendment
8/21/17: Council: First Reading: Possible 1st Reading

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

WINDOW SIGNS

Code Enforcement Sweep of Texas Parkway – Part I

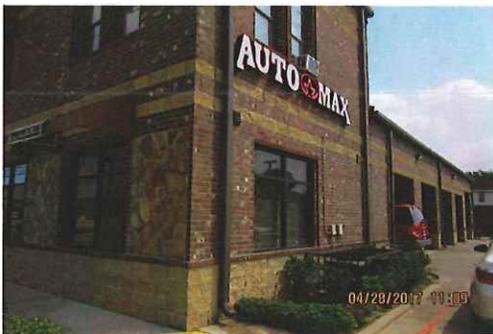
Walgreen's 3403 Texas Parkway



Calculations

Business Name:	Walgreens'
Address:	3403 Texas Parkway
Total sq. ft. Windows:	352 sq. ft.
Total Window Signage Allowed:	88 sq. ft.
Total sq. ft. in Use:	5.73 sq. ft.
Remaining sq. ft. available for use:	82.27 sq. ft.
Status:	Compliant

Auto Max 3007 Texas Parkway



Auto Max Cont.



Calculations

Business Name:	Auto Max
Address:	3007 Texas Parkway
Total sq. ft. Windows:	400.7 sq. ft.
Total Window Signage Allowed:	100.2 sq. ft.
Total sq. ft. in Use:	4 sq. ft.
Remaining sq. ft. available for use:	96.2 sq. ft.
Status:	Compliant

Valero Fuel 2975 Texas Parkway



Valero Fuel Cont.



Calculations

Business Name:	Valero Fuel
Address:	2975 Texas Parkway
Total sq. ft. Windows:	498.3 sq. ft.
Total Window Signage Allowed:	124.6 sq. ft.
Total sq. ft. in Use:	54.1 sq. ft.
Remaining sq. ft. available for use:	70.5 sq. ft.
Status:	Compliant

Auto Zone 2765 Texas Parkway



Calculations

Business Name:	Auto Zone
Address:	2765 Texas Parkway
Total sq. ft. Windows:	529.9 sq. ft.
Total Window Signage Allowed:	132.375 sq. ft.
Total sq. ft. in Use:	122 sq. ft.
Remaining sq. ft. available for use:	10.375 sq. ft.
Status:	Compliant

Medlin Pharmacy 2755 Texas Parkway, Ste. 101



Calculations

Business Name:	Medlin Pharmacy
Address:	2755 Texas Parkway, Ste. 101
Total sq. ft. Windows:	256.4 sq. ft.
Total Window Signage Allowed:	64.10 sq. ft.
Total sq. ft. in Use:	110.45 sq. ft.
Remaining sq. ft. available for use:	-46.35 sq. ft.
Status:	In violation
Action taken:	A copy of the sign ordinance and 10 day violation notice and was given to the tenant.

Obsessions Hair

2755 Texas Parkway, Ste. 102



Calculations

Business Name:	Obsessions Hair
Address:	2755 Texas Parkway, Ste. 102
Total sq. ft. Windows:	285.10 sq. ft.
Total Window Signage Allowed:	71.275 sq. ft.
Total sq. ft. in Use:	1.95 sq. ft.
Remaining sq. ft. available for use:	69.325 sq. ft.
Status:	Compliant

She Only Wants Shoes

2755 Texas Parkway, Ste. 102B



Calculations

Business Name:	She Only Wants Shoes
Address:	2755 Texas Parkway, Ste. 102 B
Total sq. ft. Windows:	157.3 sq. ft.
Total Window Signage Allowed:	39.3 sq. ft.
Total sq. ft. in Use:	1.75 sq. ft.
Remaining sq. ft. available for use:	37.55 sq. ft.
Status:	Compliant

House of Glam

2755 Texas Parkway, Ste. 103



Calculations

Business Name:	House of Glam
Address:	2755 Texas Parkway, Ste. 103
Total sq. ft. Windows:	226.2 sq. ft.
Total Window Signage Allowed:	56.5 sq. ft.
Total sq. ft. in Use:	24.2 sq. ft.
Remaining sq. ft. available for use:	32.30 sq. ft.
Status:	Compliant

American Eyes Optical

2755 Texas Parkway, Ste. 104



Calculations

Business Name:	American Eyes Optical
Address:	2755 Texas Parkway, Ste. 104
Total sq. ft. Windows:	447.4 sq. ft.
Total Window Signage Allowed:	111.85 sq. ft.
Total sq. ft. in Use:	62.70 sq. ft.
Remaining sq. ft. available for use:	49.15 sq. ft.
Status:	Compliant

Global Nails 2755 Texas Parkway, Ste. 105



Calculations

Business Name:	Global Nails
Address:	2755 Texas Parkway, Ste. 105
Total sq. ft. Windows:	184.40 sq. ft.
Total Window Signage Allowed:	46.1 sq. ft.
Total sq. ft. in Use:	11.65 sq. ft.
Remaining sq. ft. available for use:	34.45 sq. ft.
Status:	Compliant

Vacant location 2755 Texas Parkway, Ste. 106

Business Name:	Vacant
Address:	2755 Texas Parkway, Ste. 106
Total sq. ft. Windows:	86.9 sq. ft.
Total Window Signage Allowed:	21.725 sq. ft.
Total sq. ft. in Use:	None
Remaining sq. ft. available for use:	21.725 sq. ft.
Status:	Compliant



A Special Touch Dry Cleaners

2755 Texas Parkway, Ste. 107



Calculations

Business Name:	A Special Touch Dry Cleaners
Address:	2755 Texas Parkway, Ste. 107
Total sq. ft. Windows:	184.37 sq. ft.
Total Window Signage Allowed:	46.09 sq. ft.
Total sq. ft. in Use:	17.7 sq. ft.
Remaining sq. ft. available for use:	28.39 sq. ft.
Status:	Compliant

Vacant Location 2755 Texas Parkway, Ste. 108

Business Name:	Vacant
Address:	2755 Texas Parkway, Ste. 108
Total sq. ft. Windows:	88.5 sq. ft.
Total Window Signage Allowed:	22.5 sq. ft.
Total sq. ft. in Use:	None
Remaining sq. ft. available for use:	22.5 sq. ft.
Status:	Compliant



Domino's Pizza 2435 Texas Parkway, Ste. A



Calculations

Business Name:	Domino's Pizza
Address:	2435 Texas Parkway, Ste. A
Total sq. ft. Windows:	731.2 sq. ft.
Total Window Signage Allowed:	182.8 sq. ft.
Total sq. ft. in Use:	7.95 sq. ft.
Remaining sq. ft. available for use:	174.85 sq. ft.
Status:	Compliant

Tim's Barber Shop 2435 Texas Parkway, Ste. B



Business Name:	Tim's Barber Shop
Address:	2435 Texas Parkway, Ste. B
Total sq. ft. Windows:	160.3 sq. ft.
Total Window Signage Allowed:	40.08 sq. ft.
Total sq. ft. in Use:	21.9 sq. ft.
Remaining sq. ft. available for use:	18.18 sq. ft.
Status:	Compliant

Nails by Tony 2435 Texas Parkway, Ste. D

Business Name:	Nails by Tony
Address:	2435 Texas Parkway, Ste. D
Total sq. ft. Windows:	133.7 sq. ft.
Total Window Signage Allowed:	33.44 sq. ft.
Total sq. ft. in Use:	44.59 sq. ft.
Remaining sq. ft. available for use:	-11.15 sq. ft.
Status:	In violation
Action taken:	A copy of the sign ordinance and 10 day violation notice and was given to the tenant on 5/1/2017.



Karate 2435 Texas Parkway, Ste. G



Karate Cont.



Business Name:	Karate
Address:	2435 Texas Parkway, Ste. G
Total sq. ft. Windows:	282.6 sq. ft.
Total Window Signage Allowed:	70.6 sq. ft.
Total sq. ft. in Use:	13.6 sq. ft.
Remaining sq. ft. available for use:	57 sq. ft.
Status:	Compliant

Vacant Location 2435 Texas Parkway, Ste. H



Calculations

Business Name:	Vacant
Address:	2435 Texas Parkway, Ste. H
Total sq. ft. Windows:	282.6 sq. ft.
Total Window Signage Allowed:	70.6 sq. ft.
Total sq. ft. in Use:	9.7 sq. ft.
Remaining sq. ft. available for use:	60.9 sq. ft.
Status:	In violation
Action taken:	A copy of the sign ordinance and 10 violation notice will be mailed to owner.

Vacant Location 2435 Texas Parkway, Ste. I

Business Name:	Vacant
Address:	2435 Texas Parkway, Ste. I
Total sq. ft. Windows:	203.8 sq. ft.
Total Window Signage Allowed:	50.9 sq. ft.
Total sq. ft. in Use:	None
Remaining sq. ft. available for use:	50.9 sq. ft.
Status:	Compliant



Vacant Location 2435 Texas Parkway, Ste. K



Business Name:	Vacant
Address:	2435 Texas Parkway, Ste. K
Total sq. ft. Windows:	193.16 sq. ft.
Total Window Signage Allowed:	48.3 sq. ft.
Total sq. ft. in Use:	67.38 sq. ft.
Remaining sq. ft. available for use:	-19.08 sq. ft.
Status:	In violation
Action taken:	A copy of the sign ordinance and 10 violation notice will be mailed to owner.

Cat fish Willy's 2435 Texas Parkway, Ste. M

Business Name:	Catfish Willy's
Address:	2435 Texas Parkway, Ste. M
Total sq. ft. Windows:	163.87 sq. ft.
Total Window Signage Allowed:	41 sq. ft.
Total sq. ft. in Use:	13.17 sq. ft.
Remaining sq. ft. available for use:	27.83 sq. ft.
Status:	Compliant



Klassic Touch 2435 Texas Parkway, Ste. N



Business Name:	Klassic Touch
Address:	2435 Texas Parkway, Ste. N
Total sq. ft. Windows:	231.16 sq. ft.
Total Window Signage Allowed:	57.8 sq. ft.
Total sq. ft. in Use:	20.7 sq. ft.
Remaining sq. ft. available for use:	37.1 sq. ft.
Status:	Complaint

Vacant Location 2435 Texas Parkway, Ste. O

Business Name:	Vacant
Address:	2435 Texas Parkway, Ste. O
Total sq. ft. Windows:	140.13 sq. ft.
Total Window Signage Allowed:	35.03 sq. ft.
Total sq. ft. in Use:	None
Remaining sq. ft. available for use:	35.03 sq. ft.
Status:	Complaint



\$1.25 Cleaners 2435 Texas Parkway, Ste. P



Business Name:	\$1.25 Cleaners
Address:	2435 Texas Parkway, Ste. P
Total sq. ft. Windows:	140.13 sq. ft.
Total Window Signage Allowed:	35.03 sq. ft.
Total sq. ft. in Use:	23.5 sq. ft.
Remaining sq. ft. available for use:	11.53 sq. ft.
Status:	Complaint

The Parkway Outlet 2435 Texas Parkway, Ste. Q, R & S



The Parkway Outlet Cont.



Business Name:	The Parkway Outlet
Address:	2435 Texas Parkway, Ste. O, R & S
Total sq. ft. Windows:	946 sq. ft.
Total Window Signage Allowed:	236.5 sq. ft.
Total sq. ft. in Use:	3.6 sq. ft.
Remaining sq. ft. available for use:	232.9 sq. ft.
Status:	Complaint

American Storage 2427 Texas Parkway

Business Name:	American Storage
Address:	2427 Texas Parkway
Total sq. ft. Windows:	123 sq. ft.
Total Window Signage Allowed:	30.77 sq. ft.
Total sq. ft. in Use:	3.27 sq. ft.
Remaining sq. ft. available for use:	27.5 sq. ft.
Status:	Complaint



American Storage Cont.



Business Name:	Allstate
Address:	2419 Texas Parkway, Ste. 100
Total sq. ft. Windows:	143 sq. ft.
Total Window Signage Allowed:	35.75 sq. ft.
Total sq. ft. in Use:	59.75 sq. ft.
Remaining sq. ft. available for use:	-24.03 sq. ft.
Status:	In violation
Action taken:	A copy of the sign ordinance and 10 day violation notice and was given to the tenant on 5/5/2017.

Michel Int'l Beauty Center 2419 Texas Parkway, Ste. 200

Business Name:	Miche Int'l Beauty Center
Address:	2419 Texas Parkway, Ste. 200
Total sq. ft. Windows:	143 sq. ft.
Total Window Signage Allowed:	35.75 sq. ft.
Total sq. ft. in Use:	57.4 sq. ft.
Remaining sq. ft. available for use:	-21.65 sq. ft.
Status:	In violation
Action taken:	A copy of the sign ordinance and 10 day violation notice and was given to the tenant on 5/5/2017.



KT Nails Spa 2419 Texas Parkway, Ste. 300



Business Name:	KT Nails
Address:	2419 Texas Parkway, Ste. 300
Total sq. ft. Windows:	144 sq. ft.
Total Window Signage Allowed:	36 sq. ft.
Total sq. ft. in Use:	42.8 sq. ft.
Remaining sq. ft. available for use:	-6.8 sq. ft.
Status:	In violation
Action taken:	A copy of the sign ordinance and 10 day violation notice and was given to the tenant on 5/2/2017.

K Cutz 2419 Texas Parkway, Ste. 400



Business Name:	K Cutz
Address:	2419 Texas Parkway, Ste. 400
Total sq. ft. Windows:	145 sq. ft.
Total Window Signage Allowed:	36.5 sq. ft.
Total sq. ft. in Use:	39.31 sq. ft.
Remaining sq. ft. available for use:	-2.81 sq. ft.
Status:	In violation
Action taken:	A copy of the sign ordinance and 10 day violation notice and was given to the tenant on 5/2/2017.

Burger King 2207 Texas Parkway



Calculations

Business Name:	Burger King
Address:	2207 Texas Parkway
Total sq. ft. Windows:	466.1 sq. ft.
Total Window Signage Allowed:	116.5 sq. ft.
Total sq. ft. in Use:	125.6 sq. ft.
Remaining sq. ft. available for use:	-9.1 sq. ft.
Status:	In violation
Action taken:	A copy of the sign ordinance and 10 day violation notice and was given to the tenant.

Houston Beauty Supply 2193 Texas Parkway

Business Name:	Houston Beauty Supply
Address:	2193 Texas Parkway
Total sq. ft. Windows:	270.9 sq. ft.
Total Window Signage Allowed:	67.7 sq. ft.
Total sq. ft. in Use:	58 sq. ft.
Remaining sq. ft. available for use:	9.7 sq. ft.
Status:	Compliant



Mr. Sticker 2189 Texas Parkway



Business Name:	Mr Sticker
Address:	2189 Texas Parkway
Total sq. ft. Windows:	167.4 sq. ft.
Total Window Signage Allowed:	66.9 sq. ft.
Total sq. ft. in Use:	4.72 sq. ft.
Remaining sq. ft. available for use:	62.18 sq. ft.
Status:	Compliant

Timmy Chans 2015 Texas Parkway



Calculations

Business Name:	Timmy Chans
Address:	2015 Texas Parkway
Total sq. ft. Windows:	306 sq. ft.
Total Window Signage Allowed:	76.5 sq. ft.
Total sq. ft. in Use:	13.61 sq. ft.
Remaining sq. ft. available for use:	62.89 sq. ft.
Status:	Compliant

Teaze Daiquiri Lounge 1975 Texas Parkway



Teaze Daiquiri Lounge Cont.



Calculations

Business Name:	Teaze Daiquiri Lounge
Address:	1975 Texas Parkway
Total sq. ft. Windows:	351.6 sq. ft.
Total Window Signage Allowed:	87.9 sq. ft.
Total sq. ft. in Use:	105.6 sq. ft.
Remaining sq. ft. available for use:	-17.7 sq. ft.
Status:	In violation
Action taken:	A copy of the sign ordinance and 10 day violation notice and was given to the tenant.

Braids R Us 1972 Texas Parkway

Business Name:	Braids R Us
Address:	1971 Texas Parkway
Total sq. ft. Windows:	123.25 sq. ft.
Total Window Signage Allowed:	30.8 sq. ft.
Total sq. ft. in Use:	57.04 sq. ft.
Remaining sq. ft. available for use:	-26.24 sq. ft.
Status:	In violation
Action taken:	A copy of the sign ordinance and 10 day violation notice and was given to the tenant.



Nails by Heather 1969 Texas Parkway



Business Name:	Nails by Heather
Address:	1969 Texas Parkway
Total sq. ft. Windows:	167.2 sq. ft.
Total Window Signage Allowed:	41.8 sq. ft.
Total sq. ft. in Use:	33.71 sq. ft.
Remaining sq. ft. available for use:	8.09 sq. ft.
Status:	Compliant

Amazing Grace Pharmacy 1965 Texas Parkway

Business Name:	Amazing Grace Pharmacy
Address:	1965 Texas Parkway
Total sq. ft. Windows:	125.4 sq. ft.
Total Window Signage Allowed:	31.34 sq. ft.
Total sq. ft. in Use:	61.38 sq. ft.
Remaining sq. ft. available for use:	-30.04 sq. ft.
Status:	In violation
Action taken:	A copy of the sign ordinance and 10 day violation notice and was given to the tenant.



\$1.19 Cleaners 1963 Texas Parkway

Business Name:	\$1.19 Cleaners
Address:	1963 Texas Parkway
Total sq. ft. Windows:	306 sq. ft.
Total Window Signage Allowed:	76.5 sq. ft.
Total sq. ft. in Use:	75.61 sq. ft.
Remaining sq. ft. available for use:	.89 sq. ft.
Status:	Compliant



Fort Bend Dance 1959 Texas Parkway



Business Name:	Fort Bend Dance
Address:	1959 Texas Parkway
Total sq. ft. Windows:	406.5 sq. ft.
Total Window Signage Allowed:	101.6 sq. ft.
Total sq. ft. in Use:	10.12 sq. ft.
Remaining sq. ft. available for use:	91.48 sq. ft.
Status:	Compliant

Business Name:	Chosen International Salon
Address:	1951 Texas Parkway
Total sq. ft. Windows:	83.5 sq. ft.
Total Window Signage Allowed:	20.8 sq. ft.
Total sq. ft. in Use:	4.52 sq. ft.
Remaining sq. ft. available for use:	16.28 sq. ft.
Status:	Compliant

Chosen International Salon 1951 Texas Parkway



Church's Chicken 1949 Texas Parkway

Business Name:	Church's Chicken
Address:	1949 Texas Parkway
Total sq. ft. Windows:	318.48 sq. ft.
Total Window Signage Allowed:	79.62 sq. ft.
Total sq. ft. in Use:	65.15 sq. ft.
Remaining sq. ft. available for use:	14.47 sq. ft.
Status:	Compliant



Little Caesar's Pizza 1947 Texas Parkway



Business Name:	Little Caesar's Pizza
Address:	1947 Texas Parkway
Total sq. ft. Windows:	158.7 sq. ft.
Total Window Signage Allowed:	39.7 sq. ft.
Total sq. ft. in Use:	13.6 sq. ft.
Remaining sq. ft. available for use:	26.1 sq. ft.
Status:	Compliant

Check Into Cash 1945 Texas Parkway

Business Name:	Check Into Cash
Address:	1945 Texas Parkway
Total sq. ft. Windows:	347 sq. ft.
Total Window Signage Allowed:	86.9 sq. ft.
Total sq. ft. in Use:	30.7 sq. ft.
Remaining sq. ft. available for use:	56.2 sq. ft.
Status:	Compliant



Brentwood Fish Market 1941 Texas Parkway



Business Name:	Brentwood Fish Market
Address:	1941 Texas Parkway
Total sq. ft. Windows:	188.5 sq. ft.
Total Window Signage Allowed:	47.13 sq. ft.
Total sq. ft. in Use:	27.15 sq. ft.
Remaining sq. ft. available for use:	19.98 sq. ft.
Status:	Compliant

Vacant Location 1937 Texas Parkway

Business Name:	Vacant
Address:	1937 Texas Parkway
Total sq. ft. Windows:	196.4 sq. ft.
Total Window Signage Allowed:	49.1 sq. ft.
Total sq. ft. in Use:	None
Remaining sq. ft. available for use:	49.1 sq. ft.
Status:	Compliant



Interpeace Center 1935 Texas Parkway

Business Name:	Interpeace Center
Address:	1935 Texas Parkway
Total sq. ft. Windows:	116.3 sq. ft.
Total Window Signage Allowed:	29.1 sq. ft.
Total sq. ft. in Use:	3.3 sq. ft.
Remaining sq. ft. available for use:	25.8 sq. ft.
Status:	Compliant

Regional Finance 1931 Texas Parkway

Business Name:	Regional Finance
Address:	1931 Texas Parkway
Total sq. ft. Windows:	215.2 sq. ft.
Total Window Signage Allowed:	53.8 sq. ft.
Total sq. ft. in Use:	48.9 sq. ft.
Remaining sq. ft. available for use:	4.9 sq. ft.
Status:	Compliant



☺

Texas Parkway Window Signs

Walgreens
3403 TX. Pkwy
Windows – 352 sq. ft.
Allowed 88 sq. ft. of window signs
5.73 sq. ft. of signs on windows

Auto Max
3007 TX. Pkwy
9.5 sq. ft. of signs on windows
Windows – 400.7 sq. ft.
Allowed 100.2 sq. ft. of window signs
4 sq. ft. of signs on the windows

Valero Fuel
2975 TX. Pkwy
Windows – 498.3 Sq. Ft.
Allowed 124.6 Sq. ft. of window signs
54.1 sq. ft. of signs on windows

Auto Zone
2765 TX. Pkwy
Windows – 529.9 sq. ft.
Allowed 132.375 sq. ft. of window signs
122 sq. ft. of signs on windows

Medlin Pharmacy
2755 TX. Pkwy Ste 101
Windows – 256.4 sq. ft.
Allowed 64.1 sq. ft. of window signs
110.45 sq. ft. of signs on windows
Given 10 day notice on 5/31/17

Obsessions Hair
2755 TX. Pkwy Ste 102
Windows – 285.1 sq. ft. of window signs
Allowed 71.275 sq. ft. of window signs
1.95 sq. ft. of signs on windows

She Only Wants Shoes
2755 TX Pkwy Ste 102 B
Windows – 157.3 sq. ft.
Allowed 39.3 sq. ft. of window signs
1.75 sq. ft. of signs on the windows

House of Glam
2755 TX. Pkwy Ste 103
Windows – 226.2 sq. ft.
Allowed 56.5 sq. ft.
24.2 sq. ft. of signs on windows

American Eyes Optical (possibly vacant)
2755 TX. Pkwy Ste 104
Windows – 447.4 sq. ft.
Allowed – 111.85 sq. ft. of window signs
62.7 sq. ft. of signs on the windows

Global Nails
2755 TX. Pkwy Ste 105
Windows – 184.4 sq. ft.
Allowed – 46.1 sq. ft. of window signs
11.65 sq. ft. of signs on windows

Vacant
2755 TX. Pkwy Ste 106
Windows – 86.9 sq. ft.
Allowed 21.71 sq. ft. of window signs
6 sq. ft. of signs on the windows

A Special Touch Dry Cleaners
2755 TX. Pkwy Ste 107
Windows – 184.37 sq. ft.
Allowed – 46.09 sq. ft. of window signs
17.7 sq. ft. of signs on windows

Vacant
2755 TX. Pkwy Ste 108
Windows 88.5 Sq. ft.
Allowed 22.5 sq. ft. of window signs

Domino Pizza
2435 TX. Pkwy Ste A
Windows – 731.2 sq. ft
Allowed 182.8 sq. ft. of window signs
7.95 sq. ft. of signs on windows

Tim's Barber Shop
2435 TX. Pkwy Ste B
Windows – 160.3 sq. ft.
Allowed - 40.08 sq. ft. of window signs
21.9 sq. ft. of signs on the windows

Karate
2435 TX. Pkwy Ste G
Windows – 282.6 sq. ft.
Allowed - 70.6 sq. ft. of window signs
13.6 sq. ft. of signs on the windows

Vacant
2435 TX. Pkwy Ste H
Windows – 282.6 sq. ft.
Allowed - 70.6 sq. ft. of window signs
9.7 sq. ft. of signs on the windows

Vacant
2435 TX. Pkwy Ste I
Windows – 203.8 sq. ft.
Allowed - 50.9 sq. ft.
No signs on windows

Vacant
2435 TX. Pkwy K
Windows – 193.16 sq. ft.
Allowed - 48.3 sq. ft. of window signs
67.38 sq. ft. of signs on the windows
Corrected 5/22/17
24.7 sq. ft. of signs on the windows

Nails by Tony
2435 TX. Pkwy Ste D
Windows – 133-7 sq. ft.
Allowed - 33.44 Sq. ft. of window signs
44.59 sq. ft. of signs on the windows
10 day notice issued on 5/1/17
Corrected on 5/9/17
24.7 sq. ft. of signs on the windows. 5/16/17

Catfish Willy's
2435 TX. Pkwy Ste. M
Windows – 163.87 sq. ft.
Allowed – 41 sq. ft. of window signs
13.17 sq. ft. of signs on the windows

Klassic Touch
2435 TX. Pkwy Ste N
Windows – 231.16 sq. ft.
Allowed – 57.8 sq. ft. of window signs
20.7 sq. ft. of signs on the windows

Vacant
2435 TX. Pkwy Ste O
Windows – 140.13 sq. ft.
Allowed – 35.03 sq. ft. of window signs
No signs on windows

\$1.25 Cleaners
2435 TX. Pkwy Ste P
Windows – 140.13 sq. ft.
Allowed – 35.03 Sq. ft. of window signs
23.5 sq. ft. of signs on the windows

The Parkway Outlet
2435 TX. Pky Ste Q,R,S
Windows – 946 sq. ft.
Allowed – 236.5 sq. ft. of window signs
3.6 sq. ft. of signs on the windows

American Storage
2427 TX. Pkwy
Windows – 123 sq. ft.
Allowed – 30.77 sq. ft. of window signs
3.27 sq. ft. of signs on the windows

Allstate
2419 TX. Pkwy Ste 100
Windows – 143 sq. ft.
Allowed – 35.75 sq. ft. of window signs
59.78 sq. ft. of signs on the windows
5/5/17, issued a 10 day notice
Corrected on 5/9/17
23.2 sq. ft. of signs on the windows 5/16/17

Miche International Hair Salon
2419 TX. Pkwy Ste 200
Windows – 143 sq. ft.
Allowed – 35.75 sq. ft. of window signs
57.4 sq. ft. of signs on the windows
5/5/17, issued a 10 day notice
Corrected on 5/16/17
34.8 sq. ft. of signs on the windows

KT Nails
2419 TX. Pkwy Ste 300
Windows – 144 sq. ft.
Allowed – 36 sq. ft. of window signs
42.8 sq. ft. of signs on the windows
10 day notice issued on 5/2/17
Corrected on 5/9/17
19.1 sq. ft. of signs on the windows 5/16/17

K Cutz
419 TX. Pkwy Ste 400
Windows – 145 sq. ft.
Allowed – 36.5 sq. ft. of window signs
39.31 sq. ft. of signs on the windows
10 day notice issued on 5/2/17
Corrected on 5/9/17
36.3 sq. ft. of signs on the windows 5/16/17

Burger King
2207 TX. Pkwy
Windows – 466.1 sq. ft.
Allowed – 116.5 sq. ft. of window signs
125.6 sq. ft. of signs on the windows

Houston Beauty Supply
2193 TX Pkwy
Windows – 270.9 sq. ft.
Allowed – 67.7 sq. ft. of window signs
58 sq. ft. of signs on the windows

Mr Sticker
2189 TX. Pkwy
Windows – 167.4 sq. ft.
Allowed – 66.9 sq. ft. of window signs
4.72 sq. ft. of signs on the windows

Timmy Chans
2015 TX. Pkwy
Windows – 306 sq. ft.
Allowed 76.5 Sq. ft. of window signs
13.61 sq. ft. of signs on the windows

Teaze Daiquiri Lounge
1975 TX. Pkwy
Windows – 351.6 sq. ft.
Allowed up to 87.9 sq. ft. of window signs
105.6 sq. ft. of signs on the windows
5/10/17, a 10 day notice was issued
Corrected 5/16/17
61.8 sq. ft. of signs on the windows 5/16/17

Braids R Us
1971 TX. Pkwy
Windows – 123.25 sq. ft
Allowed – 30.8 sq. ft. of window signs
57.04 sq. ft. of signs on the windows
5/5/17, issued a 10 day notice
Corrected on 5/10/17
26.3 sq. ft. of signs on the windows 5/16/17

Nails by Heather
1969 TX. Pkwy
Windows – 167.2 sq. ft.
Allowed – 41.8 sq. ft. Of window signs
33.71 sq. ft. of signs on the windows

Amazing Grace Pharmacy
1965 TX. Pkwy
Windows – 125.4 sq. ft.
Allowed – 31.34 sq. ft. of window signs
61.38 Sq. ft. of signs on the windows
5/10/17, issued a 10 day notice
Corrected 5/22/17
28.7 sq. ft. of signs on the windows

\$1.19 Cleaners
1963 TX. Pkwy
Windows – 306 sq. ft.
Allowed – 76.5 sq. ft. of window signs
75.61 sq. ft. of signs on the windows

Fort Bend Dance
1959 TX. Pkwy
Windows – 406.5 sq. ft.
Allowed – 101.6 sq. ft. of window signs
10.12 sq. ft. of signs on the windows

Chosen International salon
1951 TX. Pkwy
Windows – 83.5 sq. ft.
Allowed – 20.8 sq. ft. of window signs
4.52 sq. ft. of signs on the windows

Church's Chicken
1949 TX. Pkwy
Windows – 318.48 sq. ft.
Allowed – 79.62 sq. ft. of window signs
65.15 sq. ft. of signs on the windows

Little Ceasar's Pizza
1947 TX. Pkwy
Windows – 158.7 sq. ft.
Allowed – 39.7 sq. ft. of window signs
13.6 sq. ft. of signs on the windows

Check Into Cash
1945 TX Pkwy
Windows – 347 sq. ft.
Allowed – 86.9 sq. ft. of window signs
30.7 sq. ft. of signs on the windows

Brentwood Fish Market
1941 TX. Pkwy
Windows – 188.5 sq. ft.
Allowed – 47.13 sq. ft. of window signs
27.15 sq. ft. of signs on the windows

Vacant
1937 TX. Pkwy
Windows – 196.4 sq. ft.
Allowed – 49.1 sq. ft. of window signs
No signs on windows

Interpeace Center
1935 TX. Pkwy
Windows – 116.3 sq. ft.
Allowed – 29.1 sq. ft.
3.3 sq. ft. of signs on the windows

Regional Finance
1931 TX. Pkwy
Windows – 215.2 sq. ft.
Allowed – 53.8 sq. ft. of window signs
48.9 sq. ft. of signs on the windows

River City Pawn Shop
1923 TX. Pkwy
Windows – 401.6 sq. ft.
Allowed – 100.6 sq. ft. of window signs
15.1 sq. ft. of signs on the windows

Washateria
1919 TX. Pkwy
Windows – 396.5 sq. ft.
Allowed – 99.13 sq. ft. of window signs
9.4 sq. ft. of signs on the windows

Vacant
1911 TX. Pkwy
Windows – 226 sq. ft.
Allowed – 56.5 sq. ft. of window signs
11.7 sq. ft. of signs on the windows

Grace's
1909 TX. Pkwy
Windows – 107.3 sq. ft.
Allowed – 26.8 sq. ft. of window signs
28.1 sq. ft. of signs on the windows
Gave 10 day notice 5/10/17
Corrected 5/10/17
26.7 sq. ft. of window signs on 5/16/17

One Stop
1901 TX. Pkwy
Windows – 549.6 sq. ft.
Allowed – 137.4 sq. ft. of window signs
145.6 sq. ft. of signs on the windows
5/10/17, issued a 10 day notice
Corrected 5/24/17
127 sq. ft. of signs on the windows

Dairy Queen
1799 TX. Pkwy
Windows – 209.3 sq. ft.
Allowed – 52.3 sq. ft. of window signs
32.2 sq. ft. of signs on the windows

Kelley Auto
1797 TX. Pkwy
Windows – 126.6 sq. ft.
Allowed 31.65 sq. ft. of window signs
60.35 sq. ft. of signs on the windows
5/9/17, gave a 10 day notice to correct
Corrected 5/22/17
25.1 sq. ft. of signs on the windows

Studio II & Co.
1787 TX Pkwy
Windows – 511.4 sq. ft.
Allowed 127.9 sq. ft. of window signs
4.2 sq. ft. of signs on the windows

Dollar General
1783 TX Pkwy
Windows 1231.7 sq. ft.
Allowed 307.9 sq. ft. of window signs
42.2 sq. ft. of signs on the windows

Jolla Bella Beauty Supply
1771 TX. Pkwy
Windows – 644.5 sq. ft.
Allowed – 161.1 sq. ft. of window signs
155.2 sq. ft. of signs on the windows

Boogies BBQ
1767 TX Pkwy
Windows – 136.6 sq. ft.
Allowed – 34.2 sq. ft. of window signs
17.4 sq. ft. of signs on the windows

Coco Nails
1765 TX. Pkwy
Windows – 125.9 sq. ft.
Allowed – 31.5 sq. ft. of window signs
30.7 sq. ft. of signs on the windows

Dr. Stewart
1761 TX Pkwy
Windows – 155.9 sq. ft.
Allowed – 38.9 sq. ft. of window signs
12.4 sq. ft. of signs on the windows

\$1.25 Cleaners
1759 TX. Pkwy
Windows 866.2 sq. ft.
Allowed – 216.5 sq. ft. of window signs
58.5 sq. ft. of signs on the windows

Citi Trends
1751 TX. Pkwy
Windows – 805.4 sq. ft.
Allowed – 201.4 sq. ft. of window signs
78.6 sq. ft. of signs on the windows

Vacant
1747 TX. Pkwy
Windows – 213 sq. ft.
Allowed – 53.5 sq. ft. of window signs
14.8 sq. ft. of signs on the windows

Crestar Insurance
1745 TX. Pkwy
Windows – 213.9 sq. ft.
Allowed – 53.5 sq. ft. of window signs
87.3 sq. ft. of signs on the windows
5/10/17, issued a 10 day notice

Vacant
1743 TX. Pkwy
Windows – 218.9 sq. ft.
Allowed – 54.7 sq. ft. of window signs
No signs on windows

Check N Go
1741 TX. Pkwy
Windows 231.9 sq. ft.
Allowed – 53.5 sq. ft. of window signs
48.8 sq. ft. of signs on the windows

Frenchy's Chicken
1739 TX. Pkwy
Windows – 213.9 sq. ft.
Allowed 53.5 sq. ft. of window signs
37.3 sq. ft. of signs on the windows

Boost Mobile
1735 TX. Pkwy
Windows – 213.9 sq. ft.
Allowed – 53.5 sq. ft. of window signs
53.2 sq. ft. of signs on the windows

Sugar Rush
1731 TX. Pkwy
Windows – 178.1 sq. ft.
Allowed – 44.5 sq. ft. of window signs
5.5 sq. ft. of window signs

Direct Discount Furn.
1715 TX. Pkwy
Windows – 206.7 sq. ft.
Allowed – 51.7 sq. ft. of window signs
104.4 sq. ft. of signs on the windows
5/10/17, issued a 10 day notice
Corrected 5/23/17
46.3 sq. ft. of signs on the windows

Progressive Insurance
1711 TX. Pkwy
Windows – 143.8 sq. ft.
Allowed – 35.9 sq. ft. of window signs
26.2 sq. ft. of signs on the windows

Queen Braid
1707 TX. Pkwy
Windows – 158.8 sq. ft.
Allowed 39.7 sq. ft. of window signs
55 sq. ft. of signs on the windows
5/23/17, issued a 10 day notice

Liberty Tax
1705C TX. Pkwy
Windows – 114.4 sq. ft.
Allowed – 28.6 sq. ft. of window signs
10.9 sq. ft. of signs on the windows

Walter's Barber Shop
1705 TX. Pkwy
Windows – 114.4 sq. ft.
Allowed – 28.6 sq. ft. of window signs
21.2 sq. ft. of window signs

Mini Station
1703 A TX. Pkwy
Windows – 156.6 sq. ft.
Allowed 39.1 sq. ft. of window signs

Mo City Barber College
1703 Texas Pkwy
Windows – 658.8 sq. ft.
Allowed – 164.7 sq. ft. of window signs
92.9 sq. ft. of signs on the windows

Shipley's
1701 TX. Pkwy
Windows – 539.3 sq. ft.
Allowed – 134.8 sq. ft. of window signs
3.8 sq. ft. Of signs on the windows

Vacant
1619 D TX. Pkwy
Windows – 90.3 sq. ft.
Allowed – 22.6 sq. ft. of window signs
No signs on windows

Vacant
1619 C TX. Pkwy
Windows – 101.8 sq. ft.
Allowed – 25.5 sq. ft. of window signs\
No signs on windows

Ballers Barber Shop
1619 B TX. Pkwy
Windows – 154.7 sq. ft.
Allowed – 38.8 sq. ft. of window signs
37.7 sq. of signs on the windows

Summit Nails
1619 A TX Pkwy
Windows -115.1 sq. ft.
Allowed – 28.8 sq. ft. of window signs
42.7 sq. ft. of signs on the windows
5/10/17, issued a 10 day notice

Fast Saver
1539 TX. Pkwy
Windows – 268.6 sq. ft.
Allowed – 67.2 sq. ft. of window signs
105.55 sq. ft. of signs on the windows
5/23/17, issued a 10 day notice

Kinder Care
1531 TX. Pkwy
Windows – 133.3 sq. ft.
Allowed 33.3 sq. ft. of window signs
4.5 sq. ft. of signs on the windows

TK Mart Chevron
503 TX. Pkwy
Windows – 298.8 sq. ft.
Allowed -74.7 sq. ft. of window signs
27.5 sq. ft. of signs on the windows

Vacant
503 B TX. Pkwy
Windows – 728.3 sq. ft.
Allowed – 182.1 sq. ft. of window signs
191.4 sq. ft. of signs on windows
5/10/17, issued a 10 day notice
Corrected 5/16/17
4.3 sq. ft. of signs on the windows 5/16/17

Boost Mobile
503 A TX. Pkwy
Windows – 191.7 sq. ft.
Allowed -47.9 sq. ft. of window signs
62 sq. ft. of signs on the windows
5/10/17, issued a 10 day notice
Corrected 5/24/17
33.1 sq. ft. of signs on the windows

Vacant 614 TX.
Pkwy Ste 100
Windows – 148.7 sq. ft.
Allowed – 37.2 sq. ft. of window signs
No signs on the windows

Rose CPA
614 TX. Pkwy Ste 200
Windows – 89.7 sq. ft.
Allowed – 22.4 sq. ft. of window signs
14.2 sq. ft. of signs on the windows

Rose CPA
614 TX. Pkwy Ste 300
Windows – 50.3 sq. ft.
Allowed – 12.6 sq. ft. of window signs
.6 sq. ft. of signs on the windows

Vacant
614 TX. Pkwy Ste 400
Windows – 86.04 sq. ft.
Allowed – 21.5 sq. ft. of window signs
No signs on the windows

Allstate
614 TX. Pkwy Ste 500
Windows – 148.8 sq. ft.
Allowed – 37.2 sq. ft. of window signs
35.4 sq. ft. of signs on the windows

Vacant
614 TX. Pkwy Ste 600
Windows – 430.5 sq. ft.
Allowed – 107.6 sq. ft. of window signs
No signs on the windows

Vacant
614 TX. Pkwy Ste 700
Windows – 219.6 sq. ft.
Allowed – 54.9 sq. ft. of window signs
No signs on the windows

Vacant
614 TX. Pkwy Ste 800
Windows – 236.9
Allowed – 59.2 sq. ft. of window signs
No signs on the windows

Subway
2120 TX. Pkwy
Windows – 372.7 sq. ft.
Allowed – 93.2 sq. ft. of window signs
60.2 sq. ft. of signs on the windows

Vacant
2124 TX. Pkwy
Windows – 164.7 sq. ft.
Allowed – 41.2 sq. ft. of window signs
67.8 sq. ft. of signs on the windows

Vacant
2128 TX. Pkwy
Windows – 255.3 sq. ft.
Allowed – 56.3 sq. ft. of window signs
18.2 sq. ft. of signs on the windows

Advance America
2166 TX. Pkwy
Windows – 213.7 sq. ft.
Allowed – 53.4 sq. ft. of window signs
75.3 sq. ft. of signs on the windows
5/18/17, issued a 10 day notice

Vacant –
2166 B TX. Pkwy
Windows – 132.2 sq. ft.
Allowed – 33 sq. ft. of window signs
No signs on the windows

Metro Cellular
2166 A TX. Pkwy
Windows – 124.2 sq. ft.
Allowed – 31.1 sq. ft. of window signs
18.8 sq. ft. of signs on the windows

Vacant
2168 B TX. Pkwy
Windows – 127.8 sq. ft.
Allowed – 31.9 sq. ft. of window signs
20.3 sq. ft. of signs on the windows

Roy's Barber Shop
2168 A TX. Pkwy
Windows – 125.6 sq. ft.
Allowed – 31.4 sq. ft. of window signs
16.6 sq. ft. of signs on the windows

Vacant
2172 TX. Pkwy
Windows – 252.8 sq. ft.
Allowed – 63.2 sq. ft. of window signs
No signs on the windows

Vacant
2174 TX. Pkwy
Windows – 124.2 sq. ft.
Allowed 31 sq. ft. of window signs
2.6 sq. ft. of signs on the windows

H & R Block
2176 TX. Pkwy
Windows – 167.6 sq. ft.
Allowed – 41.9 sq. ft. of window signs
37.5 sq. ft. of signs on the windows

C & R Fashion
2180 TX. Pkwy
Windows – 508.4 sq. ft.
Allowed 127.1 sq. ft. of window signs
160 sq. ft. of signs on the windows
5/18/17, issued a 10 day notice

Civic Liquor
2184 TX. Pkwy
Windows – 167.6 sq. ft.
Allowed – 41.9 sq. ft. of window signs
27.6 sq. ft. of signs on the windows

Vacant
2186 TX. Pkwy
Windows – 166.8 sq. ft.
Allowed – 41.7 sq. ft.
5.9 sq. ft. of signs on the windows

Vacant
2188 A TX. Pkwy
Windows – 85.2 sq. ft.
Allowed – 21.3 sq. ft. of window signs
23.3 sq. ft. of signs on the windows

Vacant
2188 B&C TX. Pkwy
Windows – 408 sq. ft.
Allowed – 102 sq. ft. of window signs
11.9 sq. ft. of signs on the windows

Tic Tac Nails
2188 D TX. Pkwy
Windows – 121.3 sq. ft.
Allowed – 30.3 sq. ft. of window signs
29.9 sq. ft. of signs on the windows

Family Dollar
2190 TX. Pkwy
Windows – 290.4 sq. ft.
Allowed 72.6 sq. ft. of window signs
51.5 sq. ft. of signs on the windows

King Dollar
2192 A TX. Pkwy
Windows – 585.1 sq. ft.
Allowed – 146.2 sq. ft. of window signs
52.7 Sq. Ft. of signs on the windows

Valero
2196 TX. Pkwy
Windows – 323.9 sq. ft.
Allowed – 80.9 sq. ft. of window signs
65.9 sq. ft. of signs on the windows

KFC
2210 TX. Pkwy
Windows – 282.3 sq. ft.
Allowed – 70.6 sq. ft. of window signs
51 sq. ft. of signs on the windows

Dentistry at Artysan Lane
2240 TX. Pkwy Ste 400
Windows – 488.9 sq. ft.
Allowed – 122.2 sq. ft. of window signs
51 sq. ft. of signs on the windows

Vacant
2240 TX. Pkwy Ste 300
Windows – 187.7 sq. ft.
Allowed 46.9 sq. ft. of window signs
6.9 sq. ft. of signs on the windows

7 Spice
2240 TX. Pkwy Ste 200
Windows – 215.9 sq. ft.
Allowed 53.9 sq. ft. of window signs
32.1 sq. ft. of signs on the windows

Wingstop
2420 TX. Pkwy Ste 100
Windows – 343.2
Allowed – 85.8 sq. ft. of window signs
33 sq. ft. of signs on the windows

Pizza Hut
2292 TX. Pkwy
Windows – 260.4 sq. ft.
Allowed – 65.1 sq. ft. of window signs
30.9 sq. ft. of signs on the windows

Buttons & Bows
2304 TX. Pkwy
Windows – 258.5 sq. ft.
Allowed – 64.6 sq. ft. of window signs
193.1 sq. ft. of signs on the windows

6/2/17, issued a 10 day notice

360 Tax

2306 RX. Pkwy

Windows – 115.2 sq. ft.

Allowed – 28.8 sq. ft. of window signs

49.2 sq. ft. of signs on the windows

Vacant

2310 TX. Pkwy

Windows – 71.7 sq. ft.

Allowed 17.8 sq. ft. of window signs

16 sq. ft. of signs on the windows

Vacant

2314 TX. Pkwy

Windows – 680 sq. ft.

Allowed – 170 sq. ft. of window signs

2.7 sq. ft. of signs on the windows

Volley Fits U

2318 TX. Pkwy

Windows – 282.7 sq. ft.

Allowed – 70.7 sq. ft. of signs on the windows

34.3 sq. ft. of signs on the windows

City H Furniture

2326 TX. Pkwy

Windows – 330.1 sq. ft.

Allowed – 82.5 sq. ft. of window signs

30.8 sq. ft. of signs on the windows

Cleaners

2332 TX. Pkwy

Windows – 171.9 sq. ft.

Allowed – 42.9 sq. ft. of window signs

44.9 sq. ft. of signs on the windows

Re-measured deducting hours open sign.

42.9 sq. ft. of signs on the windows

Daisy Nails

2334 TX. Pkwy

Windows – 129.3 sq. ft.

Allowed – 32.3 sq. ft. of window signs

41.8 sq. ft. of signs on the windows

5/18/17, issued a 10 day notice

Missouri City Insurance

2338 TX. Pkwy

Windows – 173.3 sq. ft.

Allowed – 43.3 sq. ft. of window signs

12.9 sq. ft. of signs on the windows

The Penticostals
2340 TX. Pkwy
Windows – 128.6 sq. ft.
Allowed – 36.4 sq. ft. of window signs
11.5 sq. ft. of signs on the windows

A & G African Market
2350 TX. Pkwy
Windows 215.9 sq. ft.
Allowed – 53.9 sq. ft. of window signs
85.1 sq. ft. of signs on the windows
5/18/17, issued a 10 day notice

Fade Masters
2354 TX. Pkwy
Windows – 130.7 sq. ft.
Allowed – 32.7 sq. ft. of window signs
19.1 sq. ft. of signs on the windows

Greatest BBQ
2358 TX. Pkwy
Windows – 120.2 sq. ft.
Allowed – 30.3 sq. ft. of window signs
24.7 sq. ft. of signs on the windows

Vacant
2360 TX. Pkwy
Windows – 146.1 sq. ft.
Allowed – 36.5 sq. ft. of window signs
3 sq. ft. of signs on the windows

Kids in Dance
2400 TX. Pkwy
Windows – 171.9 sq. ft.
Allowed 42.9 sq. ft. of window signs
30.2 sq. ft. of signs on the windows

Vacant
2412 TX. Pkwy
Windows – 170.4 sq. ft.
Allowed – 42.6 sq. ft. of window signs
10.7 sq. ft. of signs on the windows

In His Image
2416 TX. Pkwy
Windows – 649.3 sq. ft.
Allowed – 216.4 sq. ft. of window signs
55.4 sq. ft. of signs on the windows

Vacant

2420 TX. Pkwy

Windows – 865.7 sq. ft.

Allowed – 216.4 sq. ft. of window signs

2.6 sq. ft. of signs on the windows

Hair Express

2424 TX. Pkwy

Windows – 552.5 sq. ft.

Allowed – 138.1 sq. ft. of window signs

156.2 sq. ft. of signs on the windows

Re-measured and it is in compliance

98.2 sq. ft. of signs on the windows

Chiropractor

2428 TX. Pkwy

Windows – 303.8 sq. ft.

Allowed – 75.9 sq. ft. of window signs

3.5 sq. ft. of signs on the windows

OReilly Auto Parts

3410 TX. Pkwy

Windows – 372.7 sq. ft.

Allowed 93.2 sq. ft. of window signs

17.3 sq. ft. of signs on the windows

Kenforest Window Signs

Vacant

1532 Kenforest Dr.

Windows – 98.4 sq. ft.

Allowed – 24.6 sq. ft. of window signs

No signs on the windows

KT Hair

1534 Kenforest Dr.

Windows – 94.8 sq. ft.

Allowed – 23.7 sq. ft. of

22 sq. ft. of signs on the windows

Ray's and May's Café

1536 Kenforest Dr.

Windows – 115.2 sq. ft.

Allowed – 28.9 sq. ft. of window signs

11.4 sq. ft. of signs on the windows

Vacant

1540 Kenforest Dr.

Windows – 139.7 sq. ft.

Allowed – 34.9 sq. ft. of window signs

No signs on the windows

Wayne's Barber Shop

1542 Kenforest Dr.

Windows – 83.5 sq. ft.

Allowed – 20.9 sq. ft. of window signs

39 sq. ft. of signs on the windows

Winner's Tax

1544 Kenforest Dr.

Windows – 28.7 sq. ft.

Allowed – 7.2 sq. ft. of window signs

8.7 sq. ft. of window signs

Nails by Cindy

1546 Kenforest Dr.

Windows – 189.2 sq. ft.

Allowed 47.3 sq. ft. of window signs

49.2 sq. ft. of signs on the windows

Pop N Tees

Windows – 183.9 sq. ft.

Allowed – 45.9 sq. ft. of window signs

33.4 sq. ft. of signs on the windows

Cartwright Rd Window signs

Life Storage 4717 Cartwright Rd.

Windows – 201.1 sq. ft.

Allowed – 50.3 sq. ft. of window signs

8 sq. ft. of signs on the windows

Fort Bend Family Promise 4645 Cartwright Rd.

Windows – 256.8 sq. ft.

Allowed – 64.2 sq. ft. of window signs

No signs on the windows

4501 Cartwright Rd.

Vacant 3843 Cartwright Rd.

Windows – 305.5 sq. ft.

Allowed – 76.4 sq. ft. of window signs

No signs on the windows

Vacant 3841 Cartwright Rd.

Windows – 173.5 sq. ft.

Allowed – 43.4 sq. ft. of window signs

No signs on the windows

Vacant 3839 Cartwright Rd.

Windows – 130.5 sq. ft.

Allowed – 32.6 sq. ft. of window signs

No signs on the windows

Vacant 3825 Cartwright Rd.

Windows – 650.4 sq. ft.

Allowed – 162.6 sq. ft. of window signs

No signs on the windows

Vacant 3823 Cartwright Rd.

Windows – 293.6 sq. ft.

Allowed – 73.4 sq. ft. of window signs

No signs on the windows

Vacant 3821 Cartwright Rd.

Windows – 210.2 sq. ft.

Allowed – 52.5 sq. ft. of window signs

No signs on the windows

Fresenius Medical Care 3819 Cartwright Rd.

Windows – 468 sq. ft.

Allowed – 117 sq. ft. of window signs

No signs on the windows

Quail Cleaners 3817 Cartwright Td.
Windows – 259.3 sq. ft.
Allowed – 64.8 sq. ft. of window signs
3.4 sq. ft. of signs on the windows

Vacant 3815 Cartwright Rd.
Windows – 153.8 sq. ft.
Allowed – 38.5 sq. ft. of window signs
No signs on the windows

Vacant 3811 Cartwright Rd.
Windows – 233 sq. ft.
Allowed – 58.3 sq. ft. of window signs
No signs on the windows



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: June 14, 2017

AGENDA ITEM SUBJECT: The Grove at Riverstone - Parkland dedication

AGENDA ITEM NUMBER: 9.A.(1)

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

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

RECOMMENDED ACTION:

The Planning and Zoning Commission should accept the action of the Parks and Recreation Board and recommend acceptance of cash payment in lieu of the dedication of property.

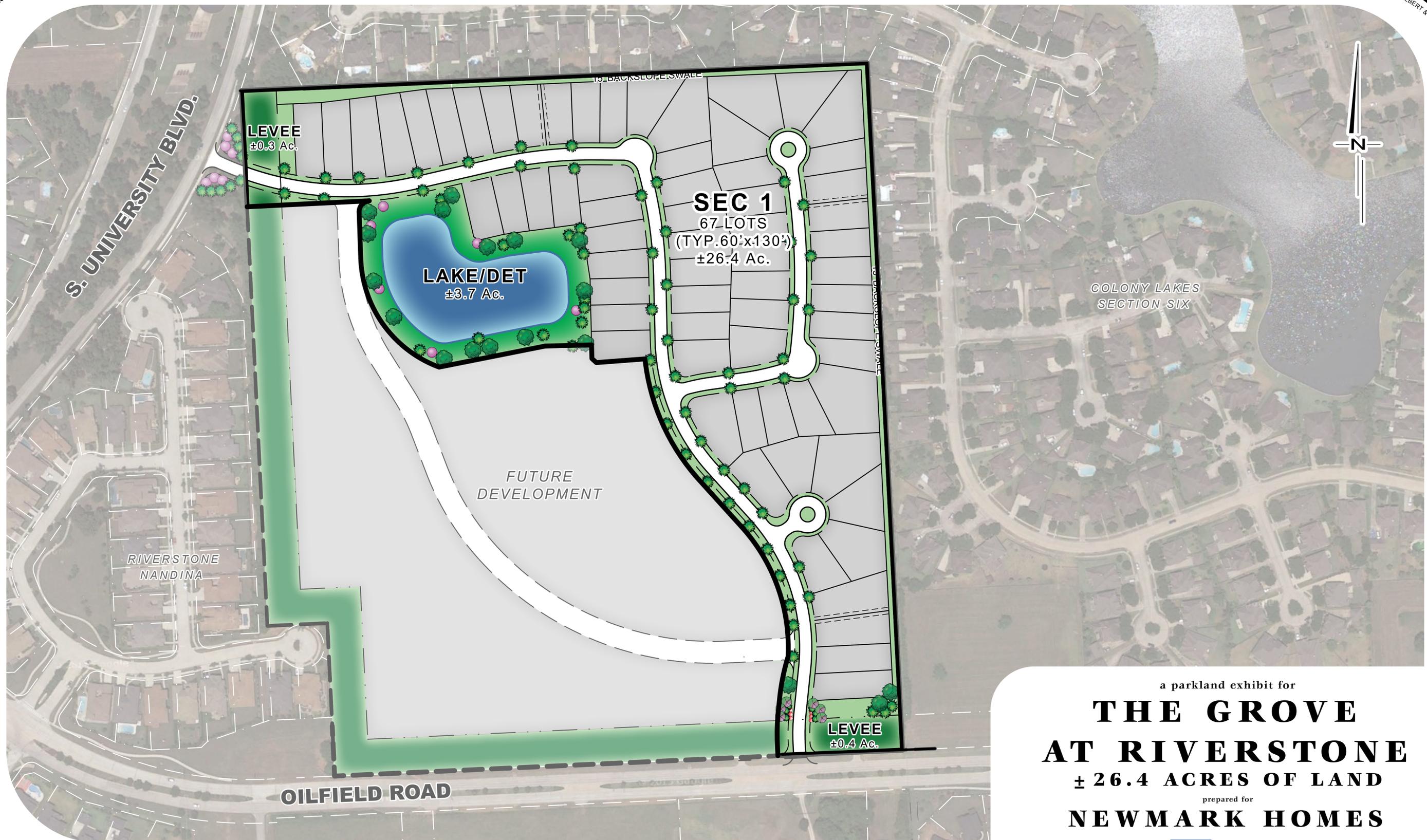
BACKGROUND:

The Grove at Riverstone is a proposed single family residential subdivision to consist of 67 lots on an approximate 26.44 acre tract of land. The subdivision is being developed by Newmark Homes Houston, LLC as part of the Riverstone master planned community.

The developer provided the attached proposal to pay cash in lieu of the provision of parkland within the boundaries of the subdivision.

The Parks Board considered the proposal on June 1, 2017 and recommended unanimously to forward a positive recommendation to accept the applicant's proposal.

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



a parkland exhibit for

THE GROVE

AT RIVERSTONE

± 26.4 ACRES OF LAND

prepared for

NEWMARK HOMES



— Land Planning Consultants —
 23501 Cinco Ranch Blvd., Suite A-250
 Katy, Texas 77494

7000 North Mopac, Suite 330
 Austin, TX 78731

2595 Dallas Parkway, Suite 204
 Frisco, TX 75034

Tel: 281-579-0340



APRIL 24, 2017
 KGA #05301G

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Parks Board

Jason Mangum, Parks & Rec. Director
Randy Troxell, Asst. Parks & Rec Director
Shane Mize, Rec. Superintendent
Barry Hamilton, Parks Superintendent
Pamela Andrews, Board Member
J.R. Atkins, Board Member
Diane Giltner, Board Member
Donald Ivory, Board Member

Don Johnson, Board Member
Thomasine Johnson, Board Member
Adrian Matteucci, Board Member
Sharman McGilbert, Co-Chair
Loveless Mitchell, Board Member
Dan Porter, Board Member
Rafik Sandford, Board Member
Buddy Snyder, Board Member
Llarance Turner, Chairman

PARKS BOARD PARKLAND DEDICATION MINUTES JUNE 1, 2017 7:00 O'CLOCK P.M. CITY COUNCIL CHAMBER

J.R made a motion to move agenda number 9 forward to agenda item 4. Pamela seconded, and the vote was unanimous.

4. PARKLAND DEDICATION

a. Grove at Riverstone

Jason described the parkland dedication for the Grove at Riverstone as a property located in Riverstone, a total of 6.7 acres for 67 lots, and the proposal offered a fee in lieu of the parkland at 1400 dollars per lot. Jason continued that staff felt the area had a sufficient amount of parkland, and recommended accepting the proposal for a fee in lieu of parkland.

Llarance opened the floor up for questions, and asked where the closest park was. Jason responded that were a lot of parks in Riverstone, as well as previously dedicated undeveloped parkland from Riverstone Development nearby.

Llarance asked if within the layout, children would have walkable access to recreational facilities. Kathryn Edwards, with BGE | Kerry R. Gilbert & Associates, stated that there would be a detention lake which would be amenitized, and sidewalks which would be connected to other areas. J.R. asked if there would be a trail to connect sidewalks all the way through University into the existing sidewalk trails, and Kathryn responded that they would.

Don asked if there would be playground equipment around the lake, and Kathryn answered there would not be a playground, and stated in response to Pamela that the park would be more natural. Kathryn further stated she wasn't sure about the amenity details, but there would be a sidewalk around the detention area so residents could utilize the area, but specific amenity details would be decided by Riverstone HOA.

J.R. made a motion to accept the fee in lieu of parkland. Pamela seconded the motion. The vote was unanimous. **The motion passed.**

b. Parks Edge

Jason explained the parkland of Parks Edge was a development occurring within close proximity to Community Park, one of the city's flagship parks. Jason mentioned there was also parkland the city owned on the southwest side of the development.

Jason stated the developer recommended the parkland dedicated be satisfied with 50% of parkland dedication by way of private parkland, to be maintained by the area's HOA. According to the parkland dedication ordinance, the HOA may fulfill that requirement only up to 50%. The developer would be providing a recreation center, a centerpiece of their park system, which would be 3.2 acres, as well as on the north side, a 2 acre park. There would also be a detention system, which would meander through the park. Additionally Jason stated in the proposal, developers agreed to provide street access to the existing parkland owned by the city, and have pedestrian access from

there to Community Park. Thomasine stated there didn't seem to be a lot of green space inside the area around the homes, and Jason clarified that there were pockets of green space. Randy stated that if one added the entire distance up, there were 5 to 6 acres total of green space. Jason stated there was a lot of linear green space as well. Kathryn stated that while there wouldn't be green space in the middle of where the homes would be, there would be a trail system allowing residents easy access to the other areas with green space, and the detention areas would be amenitized. The main goal would be to provide connectivity and trails amongst all the areas of development. Buddy asked how many homes were in phase 1, and Kathryn answered about 300, and the whole development would be around 1100.

J.R. asked about the elementary school site, and Kathryn responded that there was a plan for it with potential modifications of location, but ultimately the school and its location would be up to the school district.

There was discussion Llarance led regarding the conceptual plan, and Llarance clarified that the plan was for all of the sections.

Kathryn stated that the development they would provide 50% of dedication through private parkland and 50% through a fee in lieu of the parkland. Adrian asked about the potential space for the pedestrian bridge. Kathryn responded that as part of the agreement, the bridge would be added, though the final location was still to be determined. Buddy asked a question regarding the HOA's knowledge of the conceptual plan. Kathryn responded that the developer already had discussions as far as the HOA, and that whatever parklands to be put in would be managed by the HOA and the MUD. Jason clarified that the MUD would naturally take over the portion of green space that served as detention areas.

Don made a motion to send a positive recommendation to accept the proposal. Diane seconded the motion. The vote was unanimous. **The motion passed.**



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: June 14, 2017

AGENDA ITEM SUBJECT: Parks Edge - Parkland dedication

AGENDA ITEM NUMBER: 9.A.(2)

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

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

RECOMMENDED ACTION:

The Planning and Zoning Commission should accept the action of the Parks and Recreation Board and recommend acceptance of 50 percent private parkland and 50 percent cash payment in lieu of the dedication of land.

BACKGROUND:

Parks Edge is a proposed single family residential subdivision to consist of 1,040 lots on an approximately 352.6 acres of land. The subdivision is being developed by DRH Land Opportunities I, Inc. The proposed subdivision is located within PD, planned development district #95 and is governed by a development agreement and utility agreement with the city. The subdivision is also located within a municipal management district.

The developer provided the attached proposal to provide 50 percent private parkland and 50 percent cash in lieu of the provision of parkland within the boundaries of the subdivision.

The Parks Board considered the proposal on June 1, 2017 and recommended unanimously to forward a positive recommendation to accept the applicant's proposal.

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



May 31, 2017

Jennifer Thomas Gomez, AICP
Development Services Department
Planning and Development Division
1522 Texas Parkway
Missouri City, TX 77489

RE: Parks Edge Parkland Dedication

Dear Jennifer,

On behalf of our client, BGE| Kerry R. Gilbert & Associates is submitting a proposal for parkland dedication for Parks Edge. The project is located west of Fort Bend Parkway and north of Lake Olympia Parkway. The proposed development will have approximately 1040 residential lots, requiring a total of 10.4 acres of parkland or payment of the applicable parkland fees (\$1,400 per lot). Please note, the final lot count is subject to change as the project develops. All fees and/or dedication requirements will be adjusted accordingly.

To meet the required parkland dedication requirement, the developer proposes the following:

- 50% private parkland
- 50% parkland fee
- Public street access to the City parkland located between SF-14 and Mustang Bayou (See attached exhibit).
- Pedestrian connection from Parks Edge to the Missouri City Community Park west of the development (See attached exhibit).

The proposed private parkland will be composed of a mixture of amenitized drainage/detention, open space and park areas. A 3.2 acre recreation center located along Parks Edge Blvd is proposed with the first phase of the development. The rec center will include a park, pool and other amenities for the neighborhood. An additional park will be located on the northern side of the development to provide further recreation opportunities for future phases. A trail system will be incorporated throughout the community, connecting to and thru the various parks, detention areas and open spaces. The trail system will also connect to other trails in the area and to the Missouri City Community Park west of the development. With the various parkland elements located within the development, residents will have ample opportunity for recreation within the community. All parkland will be privately maintained but the HOA.

Enclosed you will find an exhibit highlighting the location of all proposed parkland, open space and trails. A chart specifying the uses, acreages and applicable credit is also included.

We are requesting this application to be reviewed by staff and the Parks Board at the June 1 meeting. Please contact me if any further information is necessary.

Sincerely,

A handwritten signature in blue ink that reads "Kathryn Edwards".

Kathryn Edwards

Enclosures

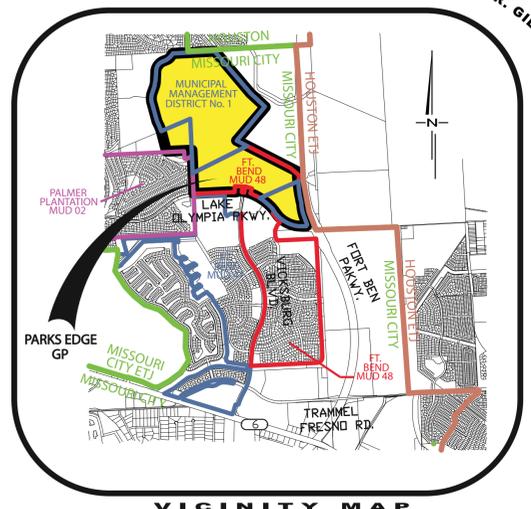
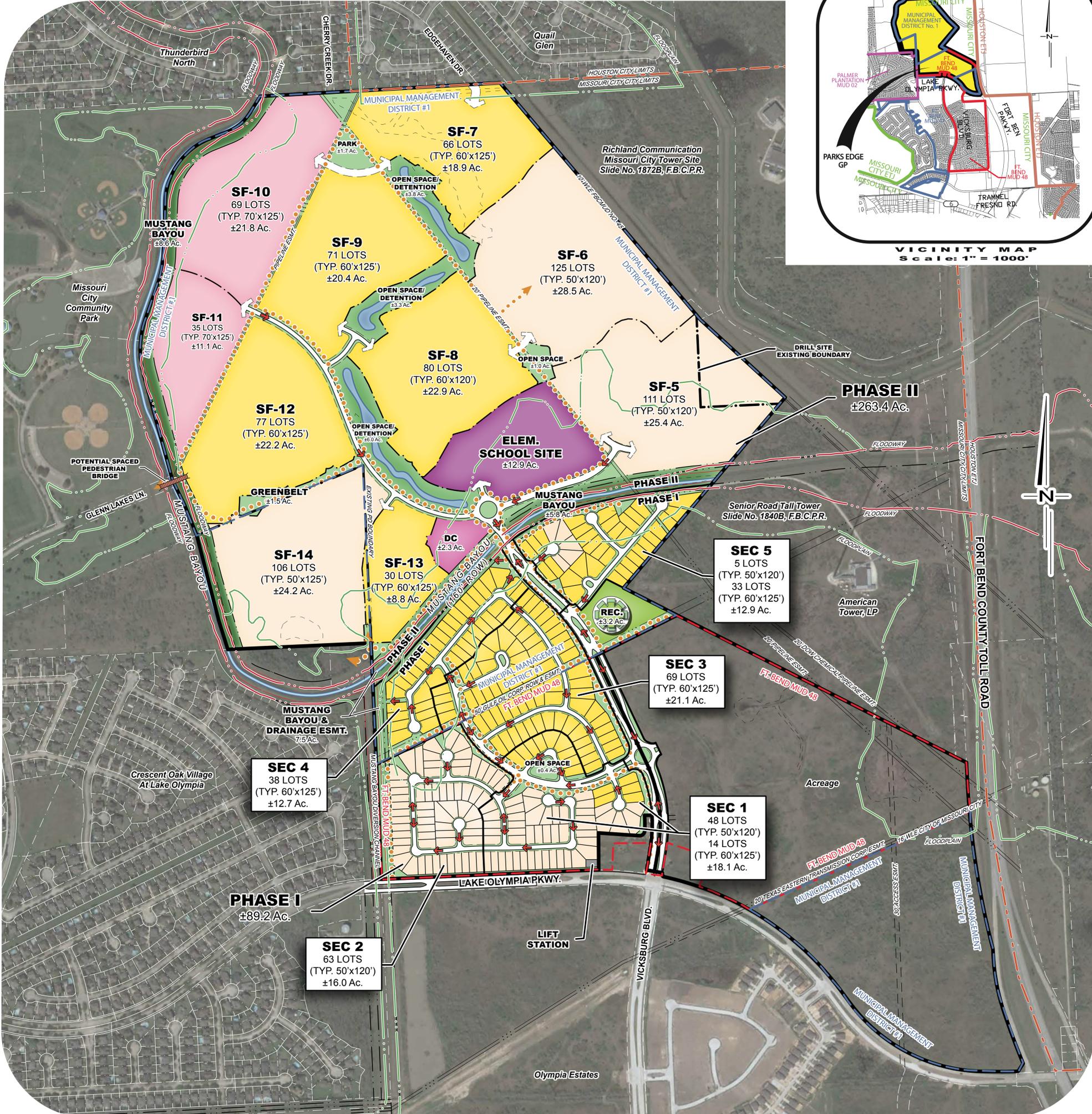
**Parks Edge
Parkland Dedication Proposal**

Number of Lots	1040*
Req. Parkland Dedication (1 Ac/Per 100 DU)	10.4 Acre*

Land Use	Acreage*	% Credit	Credited Acreage
Rec/Park	4.9	100%	4.9
Open Space (unencumbered)	2.5	100%	2.5
Detention	13.1	16.66%	2.2
Mustang Bayou	14.4	16.66%	2.4
Pipeline/trails	2.0	33.33%	0.7
Total Parkland Provided	36.9		12.6
Max 50% Private Parkland Credit			5.2

	Fee per lot	Total Lots	Total Fee
Fee in lieu of parkland will be provided for a maximum of 50% of the parkland requirement	\$ 1,400.00	1040*	\$ 1,456,000.00
Applied Private Parkland Credit (50% total)			\$ 728,000.00
Total Fee after applied Private Parkland Credit			\$ 728,000.00

*All acrages and lot counts are preliminary and subject to change thru the platting process. All final dedication will comply with the applicable credit calculations



LEGEND

- PROPOSED TRAIL SYSTEM
-
- ➔ PROPOSED DRAINAGE ROUTE

LAND USE ANALYSIS

RESIDENTIAL	±275.7 AC.
50'x120'	±105.8 AC.
60'x120'	±137.0 AC.
70'x125'	±32.9 AC.
COMMUNITY	±15.2 AC.
SCHOOL	±12.9 AC.
DAY CARE	±2.3 AC.
OPEN SPACE	±43.1 AC.
DETENTION/DRAINAGE	±35.0 AC.
O.S./PARKS/GREENBELT	±4.9 AC.
RECREATION CENTER	±3.2 AC.
CIRCULATION	±11.5 AC.
THOROUGHFARE STREET	±1.4 AC.
COLLECTOR STREETS	±10.1 AC.
UTILITIES	±7.1 AC.
PIPELINE EASEMENTS	±6.4 AC.
WATER LINE EASEMENTS	±0.7 AC.
PROJECT TOTALS	±352.6 AC.

a concept plan for
PARKS EDGE

± 352.6 ACRES of LAND

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

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

OWNER:
DRH Land Opportunities I, Inc.

PLANNER:



Land Planning Consultants -
23501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494
Tel: 281-579-0340



APRIL 21, 2017
KGA #17002E

THIS GENERAL PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MISSOURI CITY SUBDIVISION AND ZONING ORDINANCES IN EFFECT AT THE TIME THIS GENERAL PLAN WAS PREPARED ALONG WITH ANY VARIANCE(S) TO THE PROVISIONS OF THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE MISSOURI CITY PLANNING COMMISSION AND/OR THE CITY COUNCIL. THIS GENERAL PLAN WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER BGE | KERRY R. GILBERT & ASSOCIATES, INC. NOR ANY OF ITS OFFICERS, DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY OR CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE GENERAL PLAN.



LEGEND
PROPOSED TRAIL SYSTEM
 ● ● ● ● ●

a parkland exhibit for
PARKS EDGE
 ± 352.6 ACRES of LAND

OUT OF THE
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APRIL 21, 2017
 KGA #17062E

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