



**BOARD OF ADJUSTMENT
MEETING AGENDA**

Notice is hereby given of a meeting of the Board of Adjustment of the City of Missouri City to be held on **October 3, 2018, at 6:00 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**
Consider approval of the minutes of the June 27, 2018, Zoning Board of Adjustment meeting.
4. **REPORTS**
Reports: Chairman, Commissioners, Director of Development Services
6. **PUBLIC COMMENT**
7. **AGENDA ITEM FOR CONSIDERATION**
 - A. To receive comments for or against a request by Nazir Khalfe, on behalf of HPC-Seefried BB, LLC to allow for a variance from Section 7A.4.A.3 of the City's zoning ordinance for a variance from Section 14- Fence Regulations of the City's zoning ordinance for the construction of a 10 ft. high perimeter chain-link fence, with 1 ft. high of barbed wire strands above. The subject site is located at 636 Hwy. 90A (Best Buy BTS), north of US Hwy. 90A east side of Cravens Rd., west of Beltway 8.
8. **CLOSED EXECUTIVE SESSION**
The Board of Adjustment may go into Executive Session regarding any item posted on the Agenda as authorized by Chapter 551 of the Texas Government Code.
9. **RECONVENE**
Reconvene into Regular Session and Consider Action, if any, on items discussed in Executive Session.
10. **ADJOURNMENT**

In compliance with the Americans with Disabilities Act, the City of Missouri City will provide reasonable accommodations for persons attending Board of Adjustment Meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact Egima Brown, Development Services Department at 281-403-8541.

CERTIFICATION

I certify that a copy of the October 3, 2018, agenda of items to be considered by the Missouri City Board of Adjustment was posted on the City Hall bulletin board on September 24, 2018.

Egima Brown
Development Services
Planning Technician



BOARD OF ADJUSTMENT

AGENDA DATE: September 27, 2018

AGENDA ITEM SUBJECT: 636 Hwy. 90A (Best Buy- 10' Fence) – Request for a variance from Section 14- Fence Regulations of the City's Zoning Ordinance pertaining to the maximum height requirement of a perimeter fence

AGENDA ITEM NUMBER: 6.A.

PREPARED & SUBMITTED BY: **Otis T. Spriggs, AICP**, Director, Development Services

PERMIT NUMBER: Variance request: 1800004
Original building permit application number: COM1800285

PROPERTY ID: 0116-00-000-8500-907

LOCATION: 636 Hwy. 90A, Missouri City, Texas 77489

STATEMENT BY THE ENFORCING OFFICER

General Information:

Applicant: Nazir Khalfe, Powers Brown Architects, 2100 Travis St., Ste. 501, Houston Texas 77002

Property Owners: HPC - Seefried BB, LLC

Purpose of Application: A request for variance from requirements for a maximum height requirement of a perimeter fence contained within Section 14.2.; 14.2.C.2.a. and Section 14.2.C.2.b., Fence Regulations of the City of Missouri City Zoning Ordinance.

Legal Description: The subject site can be described Beltway Crossing East-Dev. 1, Reserves A, B and C, 81.8922 acres +/-, Tracts 1 & 2, as recorded by instrument number 20180018 in the Fort Bend County Official Public Records, and RP-2018-33332 (Film Code 683859) in the Harris County Clerk's Records.

**Existing Land Use
and Zoning District:**

Best Buy; I- Industrial

**Surrounding Land Uses
and Zoning Districts:**

North: S. Gessner Rd., Vacant Industrial Land, Colony Crossing, Village of Talbots Mill

South: Hwy. 90 A, Park 8 Ninety, PD

East: Beltway 8 W, South Main Gardens, Industrial

West: Cravens Rd, Vacant I-Industrial Land

Background:

- On or about July 23, 2018, the owner applied for a fence permit for a fence (gates & barriers) that had already been installed prior to permit issuance, and the project was forward for review.
- On or about August 1, 2018, an approval was granted by the Fire Marshal; August 3, 2018 approval was granted by the Building Inspector; and on August 24, 2018, the Planning Department issued a disapproval report for the fence application due to Section 14, Fence Regulations not being satisfied.
- On or about August 3, 2018, the applicants for Best Buy obtained a TCO, Temporary Certificate of Occupancy approval with pending items on the development project.
- On or about September 4, 2018, Nazir Khalfe of Powers Brown Architects, on behalf of the owner, HPC - Seefried BB, LLC filed an application for a variance to the Missouri City Development Services Department.

Authority of Board of Adjustment:

Section 18.2 of the City of Missouri City Zoning Ordinance provides:

- A. The board of adjustment shall have the power to hear appeals by any person aggrieved or by any officer, department, board, or bureau of the city affected by any decision of an administrative official in the enforcement of this ordinance. Such appeal shall be taken within 15 days by filing, with the officer from whom the appeal is taken and the board of adjustment, a notice of appeal specifying the grounds thereof. The officer from whom the appeal is taken shall forthwith transmit to the board all the papers constituting the record upon which the action appealed from was taken.
- B. The board of adjustment shall have the power to authorize upon appeal in specific cases such variance from the terms of this ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of this ordinance will result in unnecessary

hardship, and so that the spirit of the ordinance shall be observed and substantial justice done.

In granting such variance, the board of adjustment may prescribe appropriate conditions and safeguards in conformity with this ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this ordinance.

Under no circumstances shall the board of adjustment grant a variance to allow a use not permissible under the terms of this ordinance in the district involved, or any use, expressly or impliedly, prohibited by the terms of this ordinance in said district.

- C. The board of adjustment shall have the power in appropriate cases and subject to appropriate conditions and safeguards to hear and decide special exceptions to the terms of this ordinance upon which such board is required to pass under this ordinance.

Staff Analysis of Variance Request:

This application represents a request for a variance from the literal enforcement of the Zoning Ordinance in order to achieve a reasonable development of the property. The City recommends that the variance application be granted for the following reasons:

Best Buy representatives have made the argument that the corporate branch has a loss reduction plan that requires the 10 ft. fence be built. Staff agrees that this is a typical operational need that occurs in many distribution and industrial parks.

Staff canvassed the project vicinity and noticed other similar I-Industrial uses in the vicinity that did not meet the requirement fully. The majority of the instances where the barbed wire components of the industrial use fences were in compliance with special PD, Planned District approvals of higher fence heights.

Section 14 of the Zoning Code requires that no fence shall be constructed at a height exceeding eight feet, and that barbed wire shall be located behind the designated front building line at a height between six and eight feet. Staff will be working with City Leadership in the very near future, to bring forth a possible Zoning Text Amendment case to study the fencing needs of the industrial and business park areas, and to insure that the fence regulations accommodate unique situations where a higher heights may be deemed acceptable.

Recommendation: Approve the variance request.



**DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division**

1522 Texas Parkway
Missouri City, Texas 77489
281-403-8600 (Office) ■ 281-208-5551 (Fax)
www.missouricitytx.gov

**BOARD OF ADJUSTMENT
VARIANCE APPLICATION**

Owner's Name: HPC - Seefried BB, LLC

Mailing Address (Including City, State, Zip): 3333 Riverwood Parkway, Suite 200, Atlanta, GA 30339

Phone: (214) 393-6063 Email: dotte@seefriedproperties.com

Address of property: 636 Highway 90A Subdivision Name: Beltway Crossing
Missouri City, TX 77489 Block Number: East Development 1
481576718.001
Lot Number: Reserve "B"

From which section(s) of the Zoning Ordinance is a variance being sought:
Section 14 - Fence regulations

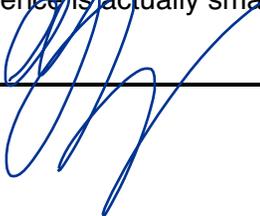
Why will your proposed use not diminish the value of surrounding properties?
We believe if the variance is granted it would not be a detriment to any future developments or development owners. The adjacent land owner was part of the development team for this project.

Why would granting the variance be of benefit to the public interest?
The building is already constructed, but as part of the initial site selection process, the site security as well as access, were a big selling point to the tenant. This is the largest e-commerce building in the city, and a fortune 500 company. The tenant will attract future developments to the city.

Why would denial of the variance result in unnecessary hardship?
Without the variance the loss of security would bear heavily on the property and existing use. As the largest e commerce development in the city, it would be remorseful towards any future developments.

Why would granting the variance do substantial justice?
Yes. The fence is a minor but important part of the project. As more large E commerce tenants look at the city, the fence height requirement based on the high inventory needs to be re-reviewed, especially as these large users already have pre approved details and designs. This should be talked at future predevelopment meetings

Why is the proposed use consistent with the spirit of the Zoning Ordinance?
The requested height difference is minimum of 2'-0". The fence is also set back approximately 164'-0" on the two sides facing a public right of way, and on one side (Hwy 90), the existing rail acts as a substantial height buffer. Additionally, the abundant planting around the fence, provides the perception that the fence is actually smaller than the required amount.

Applicant's Signature  Date 09/04/2018



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Planning & Development Division**

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**BOARD OF ADJUSTMENT
General Information Form**

1. Date of Application: 08-31-2018	
2. Address/Location of property: 636 Highway 90A, Missouri City, TX 77489	
3. Applicant's Name: Nazir Khalfe	
4. Mailing Address: 2100 Travis St., Suite 501, Houston, TX 77002	
5. Phone No: 713.224.0456	Email address: khalfe@powersbrown.com
6. Status of Applicant (Please circle): <u>Agent</u> Corporation Owner Relative Trustee	
7. Property Owner's Name (If different from applicant): HPC - Seefried BB, LLC	
8. Mailing Address: 3333 Riverwood Parkway, Suite 200, Atlanta, GA 30339	
9. Phone No: 214-393-6063	Email address: dotte@seefriedproperties.com
10. Type of Appeal Requested (Please circle): Interpretation Special Exception <u>Variance</u>	
11. Reason(s) for Appeal: Variance request for the perimeter fence at the Best Buy development. The current fence is 10'-0" tall in lieu of the City Ordinance, mandating a maximum height of 8'-0".	
12. Legal Description of the Property (If the legal description is a portion of a lot, then a metes and bounds description of the tract must be attached): Beltway Crossing East Development 1; A Subdivision of 81.8922 acres of land out of the B.B.B. & C.R.R. Co. Survey No. 8, A-116, A-184	
Subdivision Name: Beltway Crossing East Development 1	Lot No. Reserve "B"
Volume No. 683	Block No. 481576718.001
and Page No. 858 of Recorded Plat.	
13. Central Appraisal District Tax Identification Number(s) for property: Fort Bend County: 0116-00-000-8500-907; 0116-00-000-8501-907 Harris County: 0420360000011	
14. Existing Land Use: I, Industrial	
15. Do deed restrictions or restrictive covenants exist for the property? (Please circle): YES <u>NO</u>	
FILING FEE: \$300.00	
NOTE: Filing fee must accompany completed application form.	
Signature of Applicant	Signature of Property Owner, Agent, or Attorney (If different from the applicant)
Deliver application and filing fee to: Development Services Department 1522 Texas Parkway (FM-2234) Missouri City, Texas 77489	



Otis T. Spriggs, AICP

Director of Development Services
1522 Texas Parkway
Missouri City, TX 77489

RE: Best Buy fence variance.

Otis,

Powers Brown on behalf of Seefried and Best Buy would like to submit a variance request for the perimeter fence at the Best Buy development.

As you well know the current fence is 10'-0" tall in lieu of the City Ordinance, mandating a maximum height of 8'-0". This 10'-0" is based on the Best Buy's standard details, and due to their insurance coverage based on the extremely high monetary value of product that is being stored.

This package includes the following drawings

- Overall site plan showing the adjacent roads
- Landscape plans, showing the abundant planting around the fence area

Per our discussions we have to submit a variance that demonstrates we comply with the criteria referenced below. We have gone ahead and listed the criteria questions, and its respective response.

CRITERIA

•To be granted a variance, a request for a variance must demonstrate an unnecessary hardship and be consistent with all of the following criteria:

1. The existence of limitations on the use of the property due to physical, topographical and geologic features. –

<PBA> The site is covered on two side by a detention pond, and is accessible on two sides of the development. The one side is a public road and the other side will be another development. These two "open" sides provide a potential security risk to the building..

2. The granting of the variance will not grant any special privilege to the property owner –

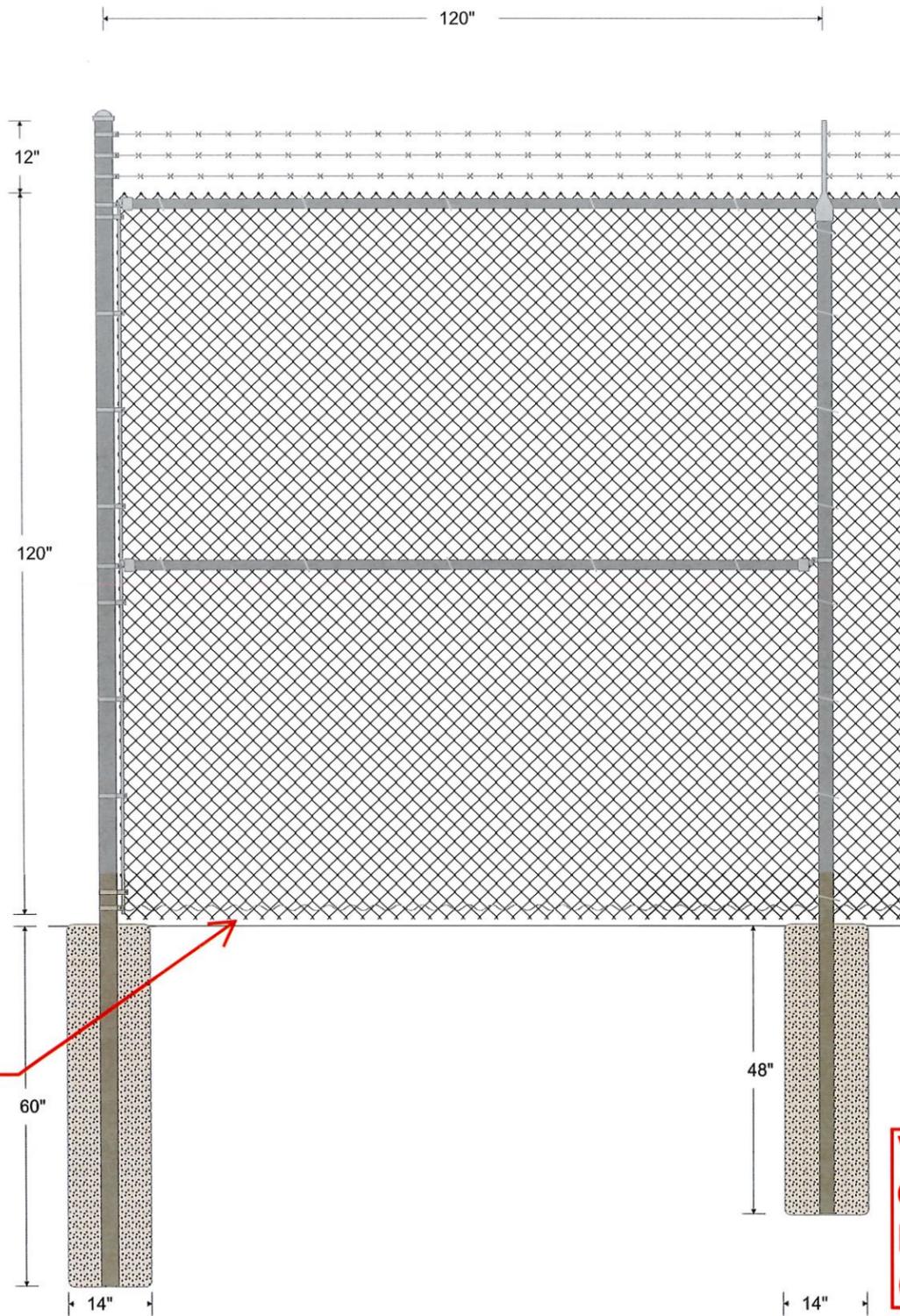
<PBA> We believe If the variance is granted, there would not be any special privileges received by having a higher fence, and it would not be a detriment to any future developments or development owners. The adjacent land owner was part of the development team for this project.

3. The applicant can demonstrate that without a variance there can be no reasonable use of the property –

<PBA> Without the variance the loss of security would bear heavily on the property and existing use. As the largest e commerce development in the city, it would be remorseful towards any future developments.



4. The granting of the variance is not based solely on economic reasons.
<PBA> *The variance is not based on economic reasons, but more on security and loss prevention reasons*
5. The necessity for the variance was not created by the property owner
<PBA> *The variance is not based on the property owner, but based on standard details from Best Buy as part of their national program*
6. The variance requested is the minimum variance necessary to allow reasonable use of the property
<PBA> *The requested height difference is minimum of 2'-0". In addition, based on the images attached of the development, the fence is set back approximately 164'-0" on the two sides facing a public right of way, and on one side (Hwy 90), the existing rail also acts as a substantial height buffer. In addition the abundant planting around the fence, provides the perception that the fence is actually smaller than the required amount*
7. The granting of the variance will not be injurious to the public health, safety or welfare –
<PBA> *The minimum height difference will not affect public health, safety or welfare*
8. The property subject to the variance request possesses one or more unique physical characteristics not applicable to similarly situated properties –
<PBA> *The building is already constructed, but as part of the initial site selection process, the site security as well as access, were a big selling point to the tenant. As mentioned before, this is the largest e commerce building in the city, and a fortune 500 company. The tenant will attract future developments to the city*



**PER BB REQUIREMENTS:
VERIFY FENCE BOTTOM
TO BE AT FINISH GRADE
LEVEL, WITH NO GAPS
GREATER THAN 2
INCHES.**

**VERIFY WITH BEST BUY/
OWNER REQUIREMENTS
FOR FENCE GATE TYPE
(SLIDING OR SWING)**

Powers Brown Architecture

Approved Approved as Corrected
 Rejected Revise and Resubmit
 Submit Specified Item

This review is only for general conformance with the design concept of the project and general compliance with the information given in the Contract Documents. Corrections or comments made on the shop drawings during this review do not review contractor from compliance with the requirements of the plans and specifications. Approval of a specific item shall not include approval of an assembly of which the item is a component. Contractor is responsible for: dimensions to be confirmed and correlated at the jobsite; information that pertains solely to the fabrication processes or to the means, methods, techniques, sequences and procedures of construction; coordination of the Work of all trades; and for performing all work in a safe and satisfactory manner.

Date 2018-05-22 By Cristle Castillo

E. E. Reed Construction, L.P.
Submittal Review

Project Name:	Best Buy BTS
Project Number:	874-000
Submittal ID:	05 50 00-005
Received On:	5/18/2018
Reviewed On:	5/18/2018
Reviewed By:	Nick Heinz
Action:	No Exceptions

Job Measurements, Quantities and Conformance with contract documents are the specific responsibility of the subcontractor/supplier.

FABRIC: 120" 9 GA. GAW (2" Mesh) KT CHAIN LINK FABRIC.

TOP RAIL: 1 5/8" O.D. SCHEDULE 40 PIPE 2.27 lbs. per foot. Top rail 21' in length, joined with 1 5/8" GALVANIZED SLEEVE.

LINE POST: 2 1/2" O.D. SCHEDULE 40 PIPE 3.65 lbs. per foot. Line posts set 10' on center maximum spacing. Concrete footing: 14" diameter, 48" depth.

TERMINAL POST: 3" O.D. SCHEDULE 40 PIPE 5.79 lbs. per foot. Concrete footing: 14" diameter, 60" depth.

TENSION WIRE: 7 GA. 1.2 OZ TENSION WIRE attached to bottom of fence fabric with 9 GA. STEEL (Lb. of 230) HOG RING spaced 24" on center.

BARBED WIRE: 3 strands of 12 1/2 GA. CL3 BARB WIRE on GALVANIZED 45 DEGREE BARB WIRE ARM.

FITTINGS: REGULAR BRACE BAND & GALVANIZED W/NUT CARRIAGE BOLT, PRESSED STEEL COMBO RAIL-END, GALVANIZED 45 DEGREE BARB WIRE ARM, PRESSED STEEL DOME CAP, 3/4" STEEL TENSION BAR, REGULAR TENSION BAND & GALVANIZED W/NUT CARRIAGE BOLT.

TIE WIRE: 8 1/4" 9 GA. ALUMINUM TIE WIRE spaced 15" on center for line posts & 24" on center for rails.

POST FOOTING: TRUCK POURED CONCRETE.

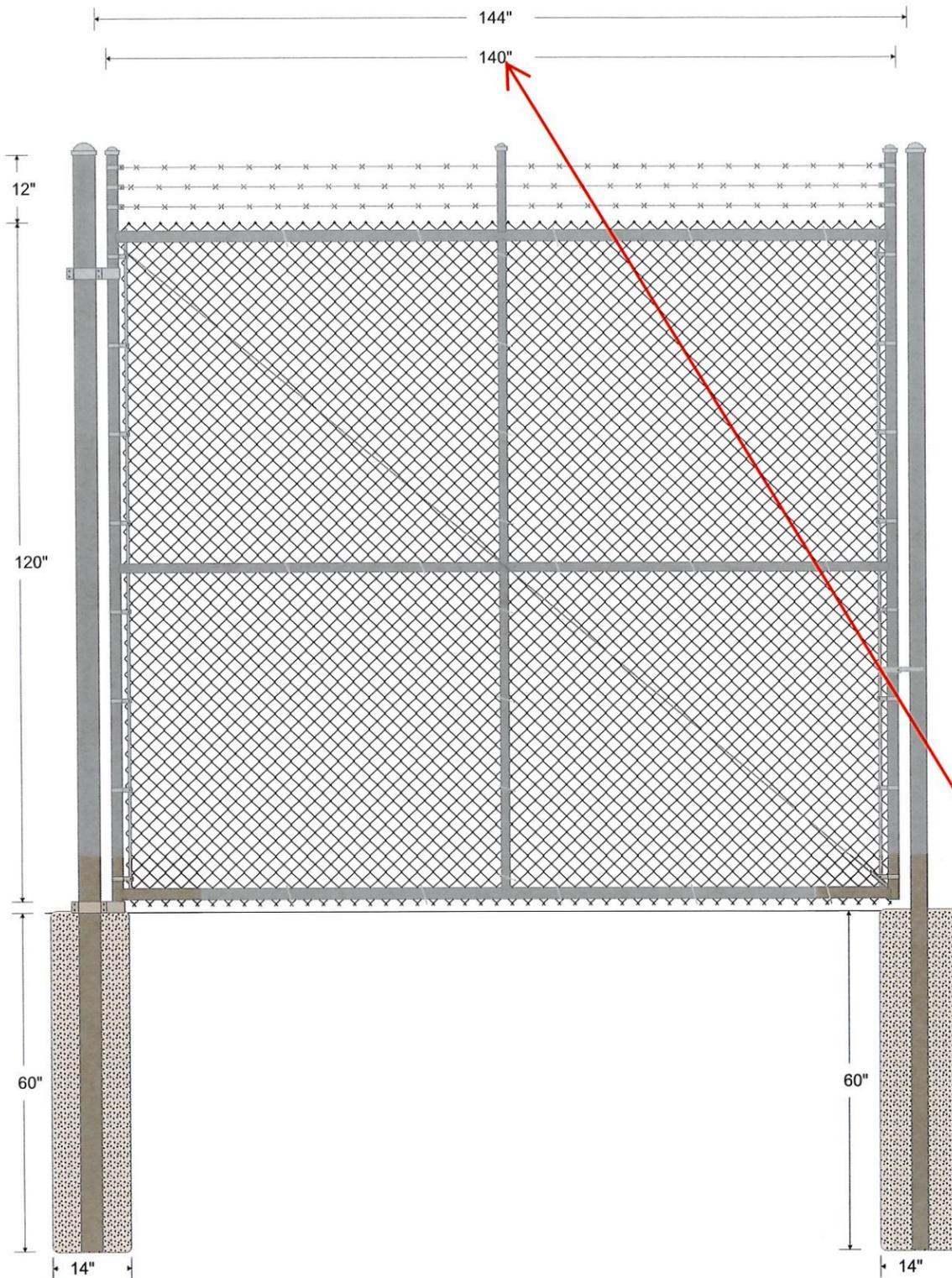


Backwater Fence LLC
11603 N Houston Rosslyn, Bldg 2
Houston, Texas 77086
(832) 680-6107

EE Reed
333 Commerce Green Blvd
Sugarland, Texas 77478
(281)620-9895

Best Buy BTS - 10' Chainlink with Barbwire

Drawn: SR 05/18/2018
File:



**VERIFY GATE LENGTHS
WITH FIELD CONDITIONS
AND WITH OWNER
REQUIREMENTS**

FABRIC: 120" 9 GA. GAW (2" Mesh) KT CHAIN LINK FABRIC.

GATES: Framework of 2" SCHEDULE 40 PIPE 2.72 lbs. per foot. Gates braced and trussed as necessary. Same fabric as fence. Barbed wire included on all gates.

GATE POST: 4" O.D. SCHEDULE 40 PIPE 9.11 lbs. per foot. Concrete footing: 14" diameter, 60" depth.

BARBED WIRE: 3 strands of 12 1/2 GA. CL3 BARB WIRE on GALVANIZED 45 DEGREE BARB WIRE ARM.

FITTINGS: REGULAR BRACE BAND & GALVANIZED W/NUT CARRIAGE BOLT, PRESSED STEEL COMBO RAIL-END, GALVANIZED 45 DEGREE BARB WIRE ARM, PRESSED STEEL DOME CAP, 3/4" STEEL TENSION BAR, REGULAR TENSION BAND & GALVANIZED W/NUT CARRIAGE BOLT.

TIE WIRE: 8 1/4" 9 GA. ALUMINUM TIE WIRE spaced 15" on center for line posts & 24" on center for rails.

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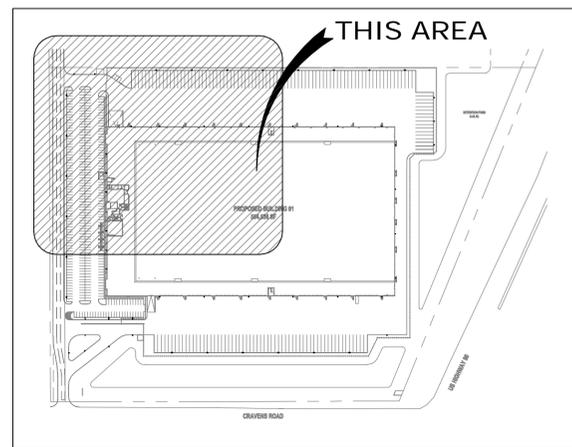
EE Reed
333 Commerce Green Blvd
Sugarland, Texas 77478
(281)620-9895

Baest Buy BTS-12' SINGLE GATE

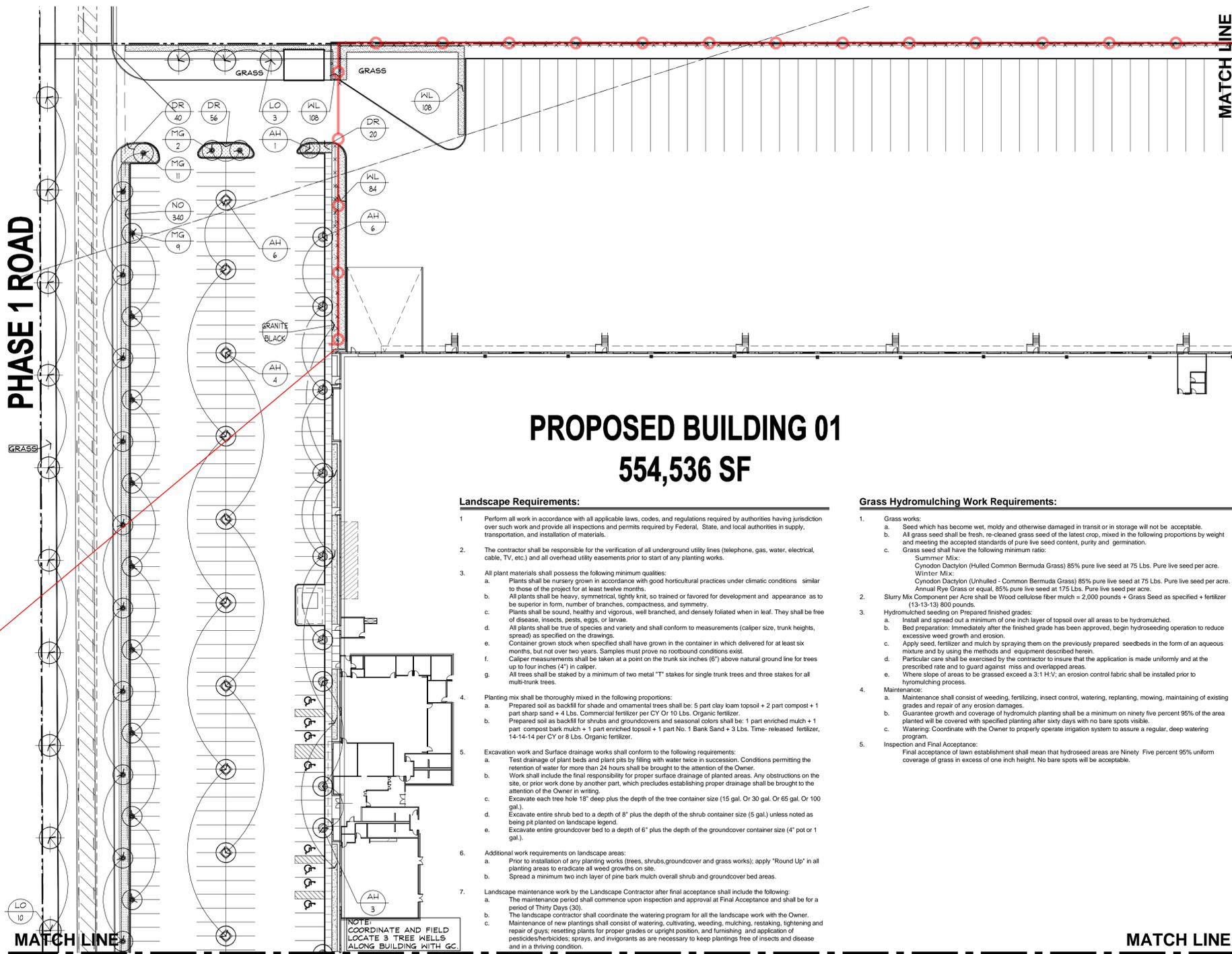
Drawn: SR 05/18/2018
File:

Landscape Legend:

Symbolic Name	Quantities (Verify)	Botanical Name	Common Name	Size and Plant Requirements
LO	13	Quercus Virginiana	Live Oak	2" cal. 30 gal. container; 9' to 10' ht. with minimum 48" canopy spread.
MG	22	Magnolia Grandiflora	DD Blanchard Magnolia	2" cal. 30 gal. container; 9' to 10' ht. with minimum 42" canopy spread.
AH	1	Ilex x Attenuata	Eagleton American Holly	2" cal. 30 gal. container; 9' to 10' ht. with minimum 36" canopy spread.
AH	19	Ilex x Attenuata	Eagleton American Holly	2" cal. 30 gal. container; 9' to 10' ht. with minimum 36" canopy spread. Trees installed in 6' x 6' tree well shall have sch. 40 pvc sump pipe extending from top of curb extending all the way to the lowest point of the tree pit. Install a minimum 10" layer of loose washed gravel wrapped with filter fabric membrane. Top of sump pipe shall be capped. Coordinate proper drainage of each tree wells with GC.
WL	300	Ligustrum Japonica	Waxleaf Ligustrum	5 gal. planted at 36" o.c. double row triangularly spaced. 30" ht. x 24" spread at time of installation.
NO	340	Nerium Oleander	Petite Pink Oleander	3 gal. planted at 36" o.c. double row triangularly spaced. 30" ht. x 24" spread at time of installation.
DR	116	Rosa Drift Red	Drift Red Roses	3 gal. planted at 30" o.c. triangularly spaced.
Granite Black	Verify LF.			Proposed "black star" crushed granite finished areas along building edge. Excavate area to a depth of 3" compact subgrade to slope away from building. Install approved filter fabric membrane over compacted channel and install approved "Black Star" crushed granite over entire areas.
Grass	Verify SF.	Cynodon Dactylon	Common Bermuda	Hydromulched all unpaved areas within limits of this project include entire detention pond and right of way areas. All areas to be grassed shall be cleaned up and fine graded with a minimum 2" layer of topsoil to adhere to civil grading and drainage plan.



A VICINITY MAP
SCALE: NTS



Landscape Requirements:

- Perform all work in accordance with all applicable laws, codes, and regulations required by authorities having jurisdiction over such work and provide all inspections and permits required by Federal, State, and local authorities in supply, transportation, and installation of materials.
- The contractor shall be responsible for the verification of all underground utility lines (telephone, gas, water, electrical, cable, TV, etc.) and all overhead utility easements prior to start of any planting works.
- All plant materials shall possess the following minimum qualities:
 - Plants shall be nursery grown in accordance with good horticultural practices under climatic conditions similar to those of the project for at least twelve months.
 - All plants shall be heavy, symmetrical, tightly knit, so trained or favored for development and appearance as to be superior in form, number of branches, compactness, and symmetry.
 - Plants shall be sound, healthy and vigorous, well branched, and densely foliated when in leaf. They shall be free of disease, insects, pests, eggs, or larvae.
 - All plants shall be true of species and variety and shall conform to measurements (caliper size, trunk heights, spread) as specified on the drawings.
 - Container grown stock when specified shall have grown in the container in which delivered for at least six months, but not over two years. Samples must prove no rootbound conditions exist.
 - Caliper measurements shall be taken at a point on the trunk six inches (6") above natural ground line for trees up to four inches (4") in caliper.
 - All trees shall be staked by a minimum of two metal "T" stakes for single trunk trees and three stakes for all multi-trunk trees.
- Planting mix shall be thoroughly mixed in the following proportions:
 - Prepared soil as backfill for shade and ornamental trees shall be: 5 part clay loam topsoil + 2 part compost + 1 part sharp sand + 4 Lbs. Commercial fertilizer per CY Or 10 Lbs. Organic fertilizer.
 - Prepared soil as backfill for shrubs and groundcovers and seasonal colors shall be: 1 part enriched mulch + 1 part compost bark mulch + 1 part enriched topsoil + 1 part No. 1 Bank Sand + 3 Lbs. Time-released fertilizer, 14-14-14 per CY or 8 Lbs. Organic fertilizer.
- Excavation work and Surface drainage works shall conform to the following requirements:
 - Test drainage of plant beds and plant pits by filling with water twice in succession. Conditions permitting the retention of water for more than 24 hours shall be brought to the attention of the Owner.
 - Work shall include the final responsibility for proper surface drainage of planted areas. Any obstructions on the site, or prior work done by another party, which precludes establishing proper drainage shall be brought to the attention of the Owner in writing.
 - Excavate each tree hole 18" deep plus the depth of the tree container size (15 gal. Or 30 gal. Or 65 gal. Or 100 gal.).
 - Excavate entire shrub bed to a depth of 8" plus the depth of the shrub container size (5 gal.) unless noted as being pit planted on landscape legend.
 - Excavate entire groundcover bed to a depth of 6" plus the depth of the groundcover container size (4" pot or 1 gal.).
- Additional work requirements on landscape areas:
 - Prior to installation of any planting works (trees, shrubs, groundcover and grass works), apply "Round Up" in all planting areas to eradicate all weed growths on site.
 - Spread a minimum two inch layer of pine bark mulch overall shrub and groundcover bed areas.
- Landscape maintenance work by the Landscape Contractor after final acceptance shall include the following:
 - The maintenance period shall commence upon inspection and approval at Final Acceptance and shall be for a period of Thirty Days (30).
 - The landscape contractor shall coordinate the watering program for all the landscape work with the Owner.
 - Maintenance of new plantings shall consist of watering, cultivating, weeding, mulching, restaking, tightening and repair of guys; resetting plants for proper grades or upright position, and furnishing and application of pesticides/herbicides, sprays, and fungicides as are necessary to keep plantings free of insects and disease and in a thriving condition.
- Warranty Periods, Plant Guarantees, and Replacements:
 - Planting supplied shall be warranted to remain alive and healthy for a period of twelve months (12) after the date of Final Acceptance by Owner. Plants in an impaired, dead, or dying condition after initial acceptance or within 12 months shall be removed and replaced immediately to the satisfaction of the Owner.

NOTE:
COORDINATE AND FIELD
LOCATE 3 TREE WELLS
ALONG BUILDING WITH GC.

Grass Hydromulching Work Requirements:

- Grass works:
 - Seed which has become wet, moldy and otherwise damaged in transit or in storage will not be acceptable.
 - All grass seed shall be fresh, re-cleaned grass seed of the latest crop, mixed in the following proportions by weight and meeting the accepted standards of pure live seed content, purity and germination.
 - Grass seed shall have the following minimum ratio:
 - Summer Mix: Cynodon Dactylon (Hulled Common Bermuda Grass) 85% pure live seed at 75 Lbs. Pure live seed per acre. Winter Mix: Cynodon Dactylon (Unhulled - Common Bermuda Grass) 85% pure live seed at 75 Lbs. Pure live seed per acre. Annual Rye Grass or equal, 85% pure live seed at 175 Lbs. Pure live seed per acre.
- Slurry Mix Component per Acre shall be Wood cellulose fiber mulch = 2,000 pounds + Grass Seed as specified + fertilizer (13-13-13) 900 pounds.
- Hydromulched seeding on Prepared finished grades:
 - Install and spread out a minimum of one inch layer of topsoil over all areas to be hydromulched.
 - Bed preparation: Immediately after the finished grade has been approved, begin hydroseeding operation to reduce excessive weed growth and erosion.
 - Apply seed, fertilizer and mulch by spraying them on the previously prepared seedbeds in the form of an aqueous mixture and by using the methods and equipment described herein.
 - Particular care shall be exercised by the contractor to insure that the application is made uniformly and at the prescribed rate and to guard against miss and overlapped areas.
 - Where slope of areas to be grassed exceed a 3:1 H:V, an erosion control fabric shall be installed prior to hydromulching process.
- Maintenance:
 - Maintenance shall consist of weeding, fertilizing, insect control, watering, replanting, mowing, maintaining of existing grades and repair of any erosion damages.
 - Guarantee growth and coverage of hydromulch planting shall be a minimum of ninety five percent 95% of the area planted will be covered with specified planting after sixty days with no bare spots visible.
 - Watering: Coordinate with the Owner to properly operate irrigation system to assure a regular, deep watering program.
- Inspection and Final Acceptance:
 - Final acceptance of lawn establishment shall mean that hydroseed areas are Ninety Five percent 95% uniform coverage of grass in excess of one inch height. No bare spots will be acceptable.

Owner's Responsibility For Maintenance
Client acknowledges and agrees that proper Project maintenance is required after the Project is complete. A lack of or improper maintenance in areas such as, but not limited to, operation and maintenance of automatic irrigation system, all site drainage and all planting materials maintenance may result in damage to property or persons. Client further acknowledges that he is solely responsible for the results of any lack of or improper maintenance.

Landscape Contractor's Responsibilities:
All drainage (surface and subsurface) of all landscape areas within the project limits shall be the responsibility of the installing landscape contractor and landscape maintenance company. All grading of areas along all building areas must absolutely have positive slope away from building. In no case shall any plant bed be constructed along edge of building that will impede water flow away from building. If planting beds are located at edges of building, landscape contractor shall make sure that these areas drain properly (surface and subsurface-wise). Contractor shall install moisture barrier along building as necessary to keep water from penetrating underneath building slab.

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1 LANDSCAPE PLAN
SCALE: 1" = 40'-0"

powers brown architecture
2100 Travis St., Suite 501
Houston, Texas 77002
713.224.0456
713.224.0457 fax
www.powersbrown.com

PROJECT TITLE

BEST BUY BTS

636 HIGHWAY 90A
MISSOURI CITY, TX 77489

A PROJECT FOR



GENERAL NOTES

DATE	REVISION
10.25.17	ISSUED FOR PERMIT
01.04.18	ISSUED FOR PERMIT
01.03.18	CITY COMMENTS 01
03.12.18	REVISION NO. 1
04.05.18	V.E. PER OWNER
05.04.18	REVISION 02 ISSUE

PROJECT NO: 171249
DRAWN BY: EWSR
CHECKED BY: EW

SHEET TITLE

LANDSCAPE PLAN

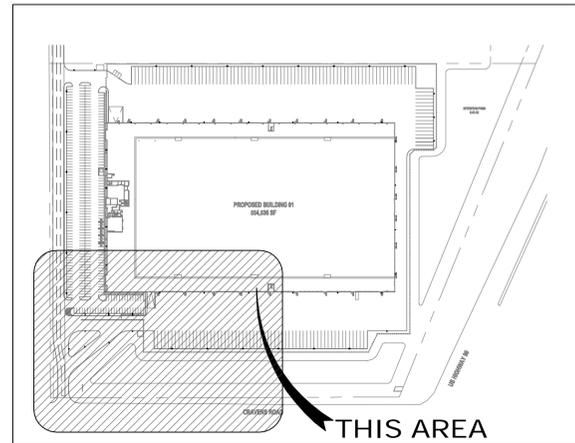
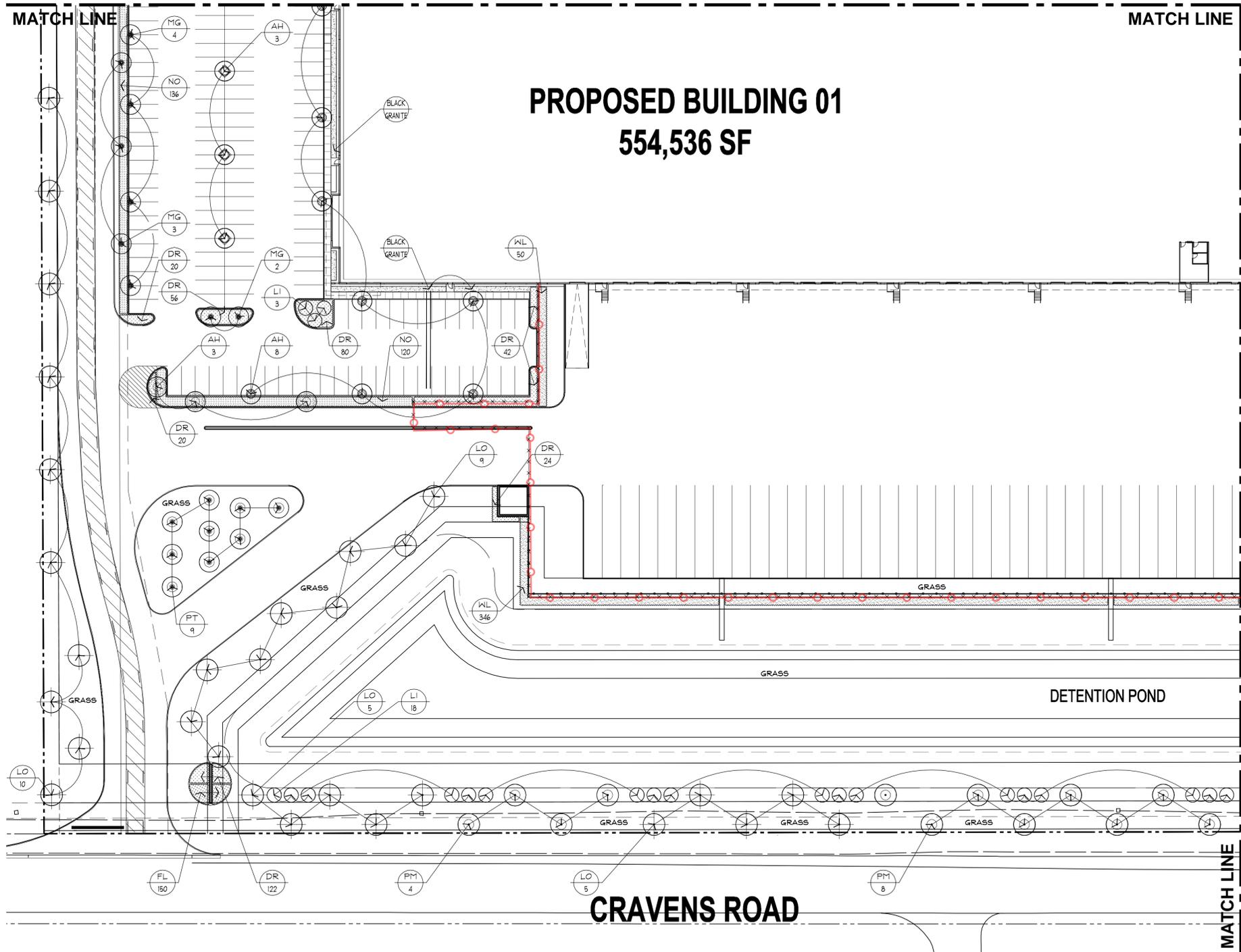
SEAL SHEET NUMBER



L1.4

Landscape Legend:

Symbolic Name	Quantities (Verify)	Botanical Name	Common Name	Size and Plant Requirements
PT	9	Pinus Taeda	Loblolly Pine	2" cal. 30 gal. container; 9' to 10' ht. with minimum 48" canopy spread.
LO	29	Quercus Virginiana	Live Oak	2" cal. 30 gal. container; 9' to 10' ht. with minimum 48" canopy spread.
MG	9	Magnolia Grandiflora	DD Blanchard Magnolia	2" cal. 30 gal. container; 9' to 10' ht. with minimum 42" canopy spread.
PM	12	Platanus Mexicana	Mexican Sycamore	2" cal. 30 gal. container; 9' to 10' ht. within minimum 48" canopy spread.
LI	21	Lagerstroemia Indica	Tuscarora Red Crepe myrtles	2" cal. 30 gal. container; 9' to 10' ht. multi trk with min. 36" canopy spread.
AH	3	Ilex x Attenuata	Eagleton American Holly	2" cal. 30 gal. container; 9' to 10' ht. with minimum 36" canopy spread.
AH	11	Ilex x Attenuata	Eagleton American Holly	2" cal. 30 gal. container; 9' to 10' ht. with minimum 36" canopy spread. Trees installed in 6' x 6' tree well shall have sch. 40 pvc sump pipe extending from top of curb extending all the way to the lowest point of the tree pit. Install a minimum 10" layer of loose washed gravel wrapped with filter fabric membrane. Top of sump pipe shall be capped. Coordinate proper drainage of each tree wells with GC.
WL	396	Ligustrum Japonica	Waxleaf Ligustrum	5 gal. planted at 36" o.c. double row triangularly spaced. 30" ht. x 24" spread at time of installation.
NO	256	Nerium Oleander	Petite Pink Oleander	3 gal. planted at 36" o.c. double row triangularly spaced. 30" ht. x 24" spread at time of installation.
DR	364	Rosa Drift Red	Drift Red Roses	3 gal. planted at 30" o.c. triangularly spaced. 24" ht. x 24" spread at time of installation.
Granite Black	Verify LF.			Proposed "black star" crushed granite finished areas along building edge. Excavate area to a depth of 3". compact subgrade to slope away from building. Install approved filter fabric membrane over compacted channel and install approved "Black Star" crushed granite over entire areas.
Grass	Verify SF.	Cynodon Dactylon	Common Bermuda	Hydromulched all unpaved areas within limits of this project include entire detention pond and right of way areas. All areas to be grassed shall be cleaned up and fine graded with a minimum 2" layer of topsoil to adhere to civil grading and drainage plan.



A VICINITY MAP
SCALE: NTS

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A PROJECT FOR
SEEFRIED INDUSTRIAL PROPERTIES

GENERAL NOTES

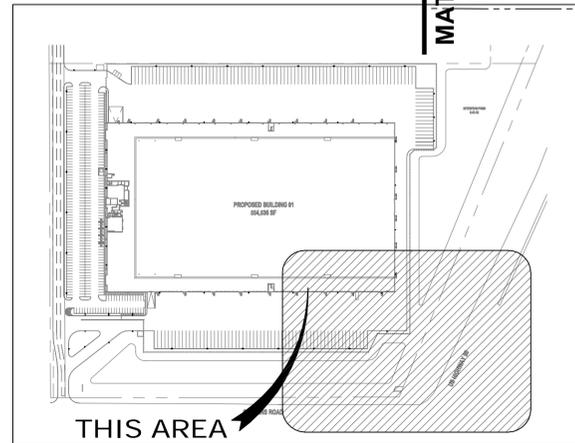
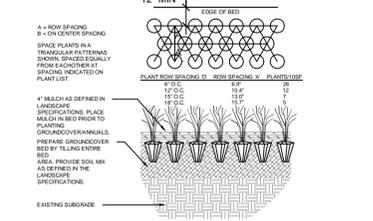
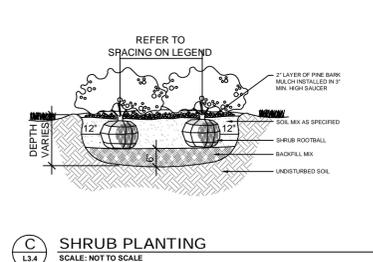
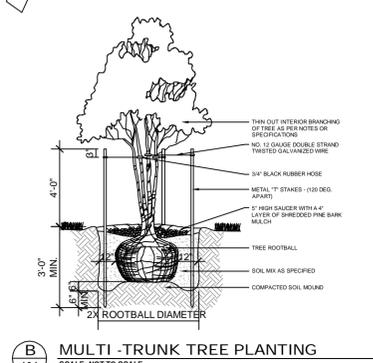
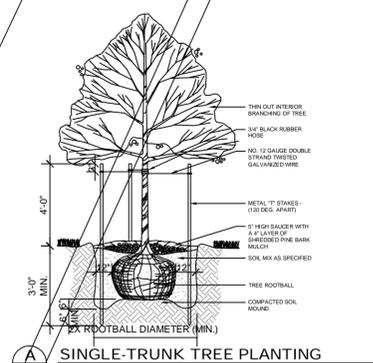
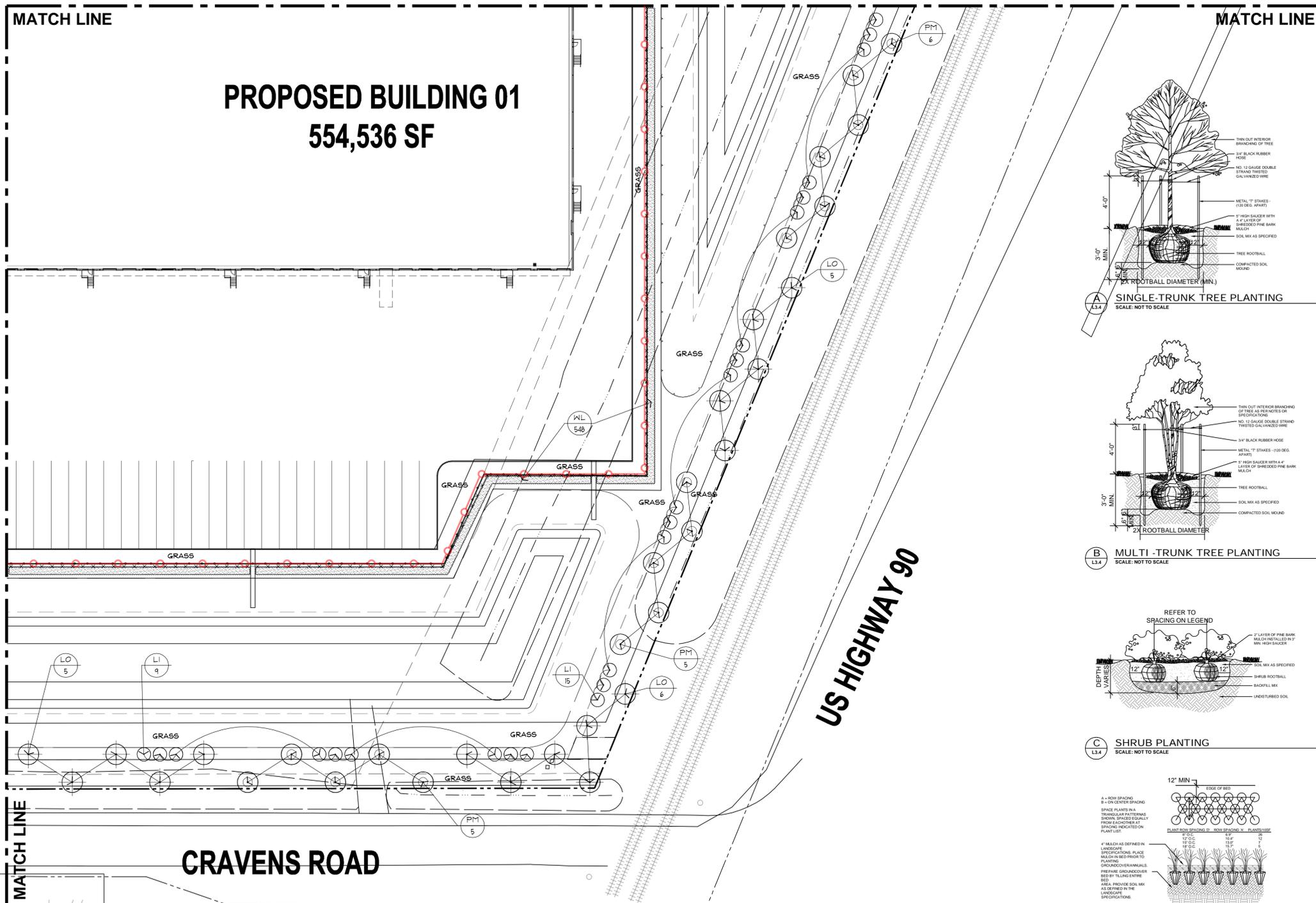
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PROJECT NO:	171249
DRAWN BY:	EW/SR
CHECKED BY:	EW
SHEET TITLE	

LANDSCAPE PLAN

SEAL	SHEET NUMBER
	L2.4

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A VICINITY MAP
SCALE: NTS

Landscape Legend:

Symbolic Name	Quantities (Verify)	Botanical Name	Common Name	Size and Plant Requirements
LO	16	Quercus Virginiana	Live Oak	2" cal. 30 gal. container; 9' to 10' ht. with minimum 48" canopy spread.
PM	16	Platanus Mexicana	Mexican Sycamore	2" cal. 30 gal. container; 9' to 10' ht. within minimum 48" canopy spread.
LI	24	Lagerstroemia Indica	Tuscarora Red Crepe myrtle	2" cal. 30 gal. container; 9' to 10' ht. multi trk with min. 36" canopy spread.
WL	548	Ligustrum Japonica	Waxleaf Ligustrum	5 gal. planted at 36" o.c. double row triangularly spaced. 30" ht. x 24" spread at time of installation.
Grass	Verify SF.	Cynodon Dactylon	Common Bermuda	Hydromulched all unpaved areas within limits of this project include entire detention pond and right of way areas. All areas to be grassed shall be cleaned up and fine graded with a minimum 2" layer of topsoil to adhere to civil grading and drainage plan.

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PROJECT NO: 171249
DRAWN BY: EWSR
CHECKED BY: EW

LANDSCAPE PLAN

SEAL SHEET NUMBER
L3.4

Professional seal of a landscape architect, including the name 'Wong & Associates, Inc.' and the state of Texas seal.

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PROJECT TITLE

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A PROJECT FOR



GENERAL NOTES

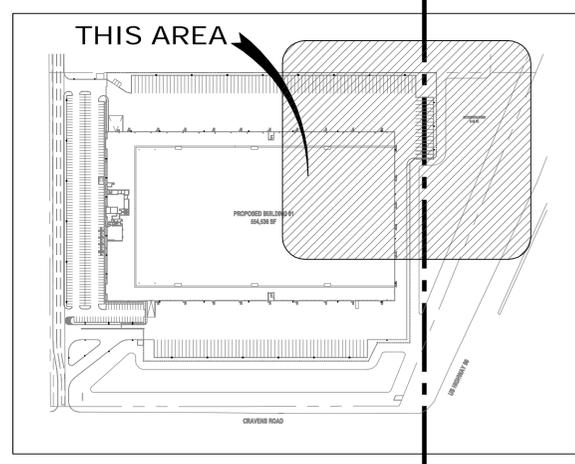
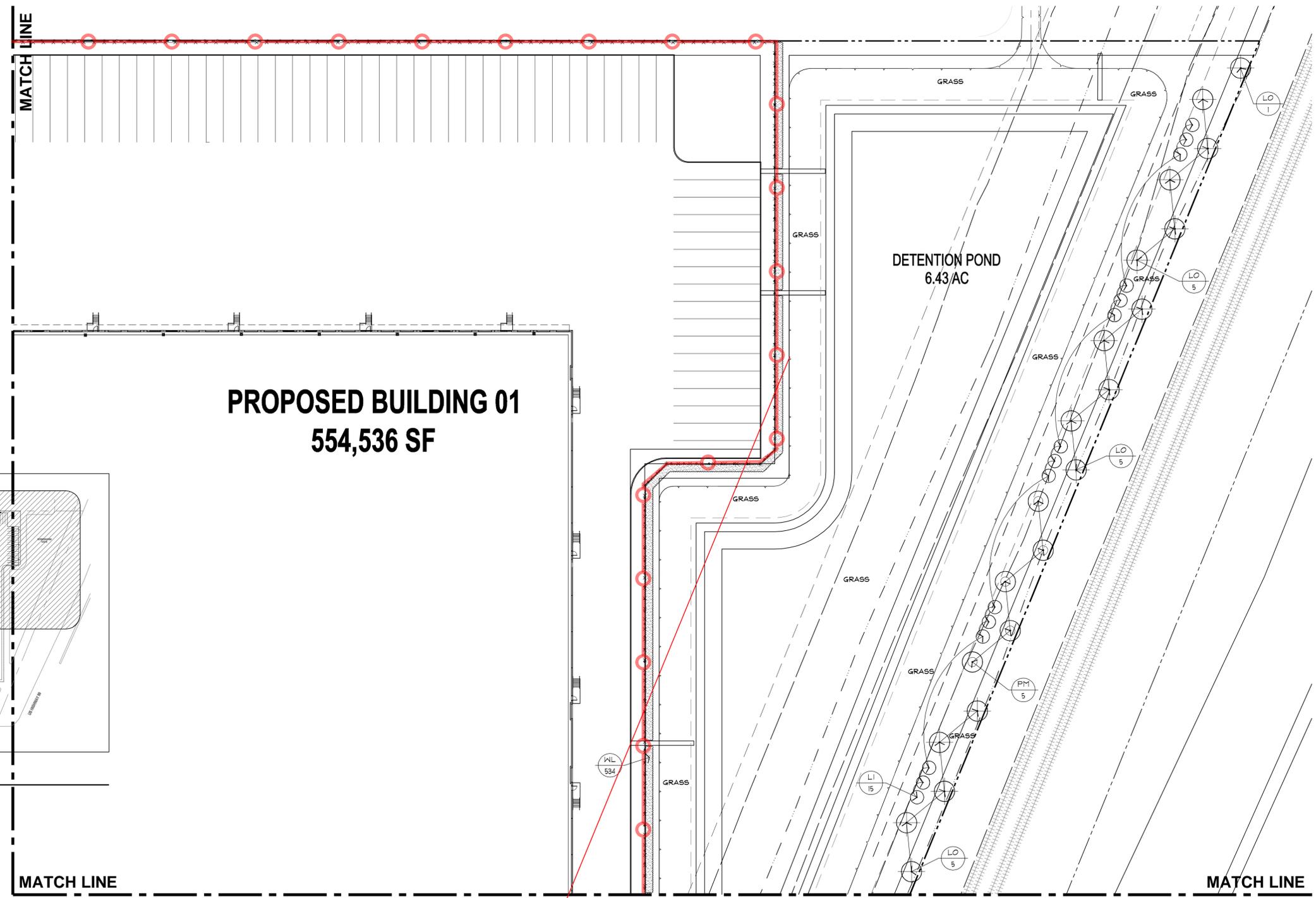
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PROJECT NO:	171249
DRAWN BY:	EW/SR
CHECKED BY:	EW
SHEET TITLE	

LANDSCAPE PLAN	
SEAL	SHEET NUMBER

Landscape Architects
Wong & Associates, Inc.
P.O. Box 2028
Bullhead, Texas 77425-2028
Member: American Society of Landscape Architects

L4.4



A VICINITY MAP
L4.4 SCALE: NTS

Landscape Legend:

Symbolic Name	Quantities (Verify)	Botanical Name	Common Name	Size and Plant Requirements
LO	16	Quercus Virginiana	Live Oak	2" cal. 30 gal. container; 9' to 10' ht. with minimum 48" canopy spread.
PM	5	Platanus Mexicana	Mexican Sycamore	2" cal. 30 gal. container; 9' to 10' ht. within minimum 48" canopy spread.
LI	15	Lagerstroemia Indica	Tuscarora Red Crepe myrtles	2" cal. 30 gal. container; 9' to 10' ht. multi trk with min. 36" canopy spread.
WL	534	Ligustrum Japonica	Waxleaf Ligustrum	5 gal. planted at 36" o.c. double row triangularly spaced. 30" ht. x 24" spread at time of installation.
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L4.4 SCALE: 1" = 40'-0"



Site Pictures

Board of Adjustment

September 27, 2018

636 Hwy. 90A



View Looking at Guard Station gated Entry



View looking at Gate/entry toward truck docking area in rear



View from Cravens Rd. @ 90A toward site perimeter fencing.



727 Cravens Rd. - I- Industrial



DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

**NOTICE
TO ADJOINING PROPERTY OWNERS
WITHIN 200 FEET OF PROPERTY SUBJECT TO VARIANCE**

DATE OF NOTICE: SEPTEMBER 21, 2018

LOCATION/DATE: The Board of Adjustment of the City of Missouri City will hold a special public hearing on Wednesday, October 3, 2018, at the City Council Chambers – 2nd Floor, City Hall Building, 1522 Texas Parkway (FM-2234), Missouri City, Texas at 6:00 p.m.

PURPOSE: To receive comments for or against a request by Nazir Khalfe on behalf of HPC-Seefried BB, LLC to allow for a variance from Section 14- Fence Regulations of the City's zoning ordinance for the construction of a 10 ft. high perimeter chain-link fence, with 1 ft. high of barbed wire strands above.

Section 14.2. Requires that no fence shall be constructed at a height exceeding eight feet;

Section 14.2.C.2.a. Barbed wire shall be located behind the designated front building line; and

Section 14.2.C.2.b. Barbed wire shall only be allowed at elevations of between six and eight feet and must be atop fences constructed of other materials.

SITE LOCATION: The subject site is located at 636 Hwy. 90A (Best Buy BTS), north of US Hwy. 90A east side of Cravens Rd., west of Beltway 8.

SITE LEGAL DESCRIPTION: The subject site can be described Beltway Crossing East- Dev. 1, Reserves A, B and C, 81.8922 acres +/-, Tracts 1 & 2, as recorded by instrument number 20180018 in the Fort Bend County Official Public Records, and RP-2018-33332 (Film Code 683859) in the Harris County Clerk's Records.

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.

