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CITY OF MISSOURI CITY
PLANNING AND ZONING COMMISSION AGENDA

Notice is hereby given of a meeting of the Planning and Zoning Commission of the City of Missouri City to be held on **October 10, 2018 at 7:00 p.m. at: City Hall, Council Chambers, 2nd Floor**, 1522 Texas Parkway, Missouri City, Texas, for the purpose of considering the following agenda items. All agenda items are subject to action. The Planning and Zoning Commission reserves the right to meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

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1. CALL TO ORDER

2. ROLL CALL

3. READING OF MINUTES

Consider approval of the minutes of the September 12, 2018 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) Engineering
  a Assistant City Engineer

5. PUBLIC COMMENT

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

6. PLATS

A. CONSENT AGENDA

(1) Consider approval of a preliminary plat for Parks Edge Street Dedication & Lift Station
(2) Consider approval of a preliminary plat for CityPark Logistics Center
(3) Consider approval of a final plat for Vanguard Montessori
(4) Consider approval of a final plat for 5th Street at Independence

B. CONCEPT PLAN

(1) Consider approval of a concept plan for Sienna Plantation Sections 24, 25, 26, 33A, 34A, 40A, 40B, and 41

(2) Consider approval of a preliminary plat for Sienna Plantation Section 24

(3) Consider approval of a preliminary plat for Sienna Plantation Section 40A

C. PUBLIC HEARING AND CONSIDERATION OF A REPLAT FOR CLINARD PROPERTIES 5 PLAT

(1) Consider approval of a replat for Clinard Properties 5 Plat

7. ZONING MAP AMENDMENTS

A. PUBLIC HEARING FOR A SPECIFIC USE PERMIT AMENDMENT

(1) To receive comments for or against a request by Osagie John Okpamen for a SUP, Specific Use Permit to allow for the location of a place of assembly on an approximate 2 acre tract of land, and to the extent such zoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

B. PUBLIC HEARING FOR A PLANNED DEVELOPMENT DISTRICT AMENDMENT

(1) To receive comments for or against a request by John Tsai to rezone an approximate 5.19 acre tract of land from R-1-A single family residential district to PD, Planned Development District to allow for the development of a child care facility and certain commercial uses including but not limited to educational and professional offices, neighborhood and specialized retail uses; to consider a revised conceptual site plan; 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.

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

8. ZONING TEXT AMENDMENTS

None

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

None.

10. CLOSED EXECUTIVE SESSION

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

11. RECONVENE

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

12. ADJOURN

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

CERTIFICATION

I certify that a copy of the October 10, 2018, agenda of items to be considered by the Missouri City Planning and Zoning Commission was posted on the City Hall bulletin board on October _, 2018.

Egima Brown
Planning Technician

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PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	October 10, 2018
AGENDA ITEM SUBJECT:	Preliminary Plat of Parks Edge Street Dedication and Lift Station
AGENDA ITEM NUMBER:	6.A.(1)
PROJECT PLANNER:	**Mason A. Garcia,** Planner I
APPROVAL:	**Otis T. Spriggs, AICP,** Director, Development Services **Shashi K. Kumar, P.E., CFM,** City Engineer/Public Works Director

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PERMIT NUMBER:	PLAT1800070
PROPERTY ID:	0313-00-000-0126-907
LOCATION:	North of the intersection Lake Olympia Parkway and Parks Edge Boulevard
ZONING DISTRICT DESIGNATION:	PD, Planned Development District #95 (Ordinance O-15-52)

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: The site is subject to a Development Agreement between the City and 349 Memorial LLC created for the Missouri City Management District No. 1 to provide standards utility and road agreements.

RECOMMENDED ACTION:

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

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

A preliminary plat application must be in the form and contain the information and documents as required by the Administrative Platting Manual of the City of Missouri City, as adopted in June 2014 and in accordance with Section 82-65 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Administrative Platting Manual are referenced in the comments below, except where indicated otherwise.

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

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

   a. The proposed name of the subdivision or development shall be indicated in accordance with Section 2.D(1). **Please confirm that the name of the subdivision should include Parks Edge when the segment of the street being dedicated is Park Vista Drive.**

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

   a. Areas designated for drainage detention require reserves. Reserves are to be designated as restricted use for drainage only.

   b. Prior to final plat approval, a letter shall be provided from the Ft. Bend County Drainage District stating that the tract has outfall drainage and all applicable fees have been paid.

   c. Utility models for water are required per Chapter 5.02 of the Public Infrastructure Design Manual. The minimum fire flow and minimum system pressure is required. Please provide fire flow model.

   d. All waterlines must be looped. The entire water system is shown as a single feed as defined by the Public Infrastructure Design Manual, which cannot extend beyond 400 feet. The proposed development needs to provide a secondary feed to mitigate this requirement per Public Infrastructure Design Manual Chapter 5.02.

   e. Utility models for sanitary are required per Chapter 6.02 of the Public Infrastructure Design Manual.

   f. The Parks Edge Phase II Drainage Analysis has not been approved and revisions have not been submitted. This plat will not move forward to a final plat until the Phase II Drainage Analysis has been approved by the City and other applicable municipalities.

   g. Offsite storm sewer calculations were provided but cannot be verified until Phase II of the Parks Edge Drainage Analysis is finalized and approved.

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

   a. An electronic plat shall be submitted in accordance with Section 2.D(2). **Please provide a revised .dwg file as the one submitted is not projecting properly.**

B. STANDARD PLAT NOTES:

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

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

   a. The following note must be provided if pipelines or pipeline easements exist within or adjacent to the subdivision for a distance of not less than 200 feet: "Buildings shall be set back a minimum distance of 30 feet from any pipeline or 15 feet from any pipeline easement, whichever distance is greater."

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

   a. All drainage and floodway easements shall be kept clear of fences, buildings, plantings and other obstructions to the operations and maintenance of the drainage facility as required by Subsection 82-168(d) of the Code of Ordinances of the City of Missouri City, Texas.

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

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

APPLICATION FOR PLAT APPROVAL

Check One: [ ] **CONCEPTUAL PLAN** [X] **PRELIMINARY**
[ ] **REVISED CONCEPTUAL PLAN** [ ] **REVISED PRELIMINARY**

Date of Application:

1. Name of plat: PARKS EDGE STREET DEDICATION & LIFT STATION	
2. Name of conceptual plan that encompasses this plat (if applicable): PARKS EDGE	
3. Type of use (Circle one or more): Multifamily Residential Commercial Industrial Planned Development Single Family Residential Specific Use Permit Other (Explain):	
4. Landowner's name (If company or corporation, list chief officer): DRH Land Opportunities I, Inc. - Chris Lindhorst	
Mailing Address: 14100 SW Freeway, Suite 500 Sugar Land, TX 77478	
Phone No.:(281) 566 - 2100	
Email: clindhorst@drhorton.com	
5. Applicant's name (Engineer, Planner, Architect, Etc.): Kathryn Edwards- META Plannning + Design LLC	
Mailing Address: P.O. Box 598 Katy, TX 77492	
Phone No.:(281) 810 - 1422 ext 105	
Email: kedwards@metaplanningdesign.com	
6. Is plat located inside the City limits or City's ETJ? (Circle One): CITY LIMITS ETJ	
7. Is plat located inside the City's ETJ? (Circle One): YES NO	
8. Total acreage: 2.2 Acres	
9. Estimated # of Sections: 1 Blocks: 1 Reserves: 2	
10. Estimated # of residential lots/dwelling units: 0 lots	
11. Land distribution (in acres) - *Must total acreage indicated in Line 8 above*: Private Streets: _____ Public Streets: 1.12 Residential Lots: _____ Lakes/Ponds (non-recreational):_____ Irrigation/Drainage Canals:_____ Recreational Uses:_____ Utility Easements: _____ Public Parkland: _____ Other (explain): Landscape/open space - 0.76; Lift Station - 0.32 (acres): 1.08	
12. Residential lot dimensions: Average: N/A Smallest: _____	
13. Lot area: N/A Non cul-de-sac: Cul-de-sac:	
14. Front width (At property line): Non cul-de-sac: Cul-de-sac:	
15. Front width (At building line): Non cul-de-sac: Cul-de-sac:	
16. Depth: Non cul-de-sac: Cul-de-sac	
17. Block Length: _____ Average: _____ Longest: _____ Shortest: _____	
18. Type of Streets (Circle One): Public Private Combination Public/Private	
19. Type of Water System (Circle One): Public Individual Water Wells Other (attach explanation)	
20. Type of Sanitary System (Circle One): Public Individual Septic Tanks Other (attach explanation)	
21. Municipal Utility District: FB MUD 48	

META PLANNING + DESIGN
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GENERAL NOTE:

1.) "B.L." INDICATES BUILDING LINE.
2.) "U.E." INDICATES UTILITY EASEMENT.
3.) "W.L.E." INDICATES WATER LINE EASEMENT.
4.) "STM. SWR. ESMT." INDICATES STORM SEWER EASEMENT.
5.) "S.S.E." INDICATES SANITARY SEWER EASEMENT.
6.) "L.S." INDICATES LIFT STATION SITE.
7.) "1' RES." INDICATES ONE FOOT RESERVE.
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs assigns, or successors.

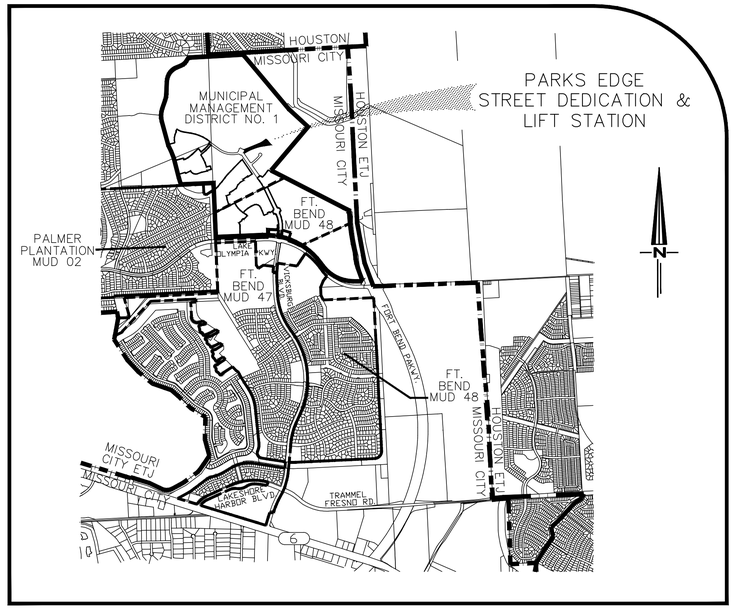
8.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
9.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
10.) CONTROL BENCHMARK: CITY OF MISSOURI CITY SURVEY MARKER #PCM-003 LOCATED AT NORTHWEST CORNER OF SIENNA PARKWAY AND TRAMMEL-FRESNO ROAD WITH A PUBLISHED ELEVATION OF 66.07, NAVD '88, 2001 ADJ.;

THE CONTOURS AND SLAB ELEVATIONS SHOWN HEREON ARE BASED ON THE VERTICAL DATUM OF NGVD 29, 1973 ADJ.

11.) T.B.M. 5/8" IRON ROD CAP ELEVATION, 62.96'. ELEVATIONS BASED ON U.S.C. &G.S. MONUMENT STAMPED SUGARLAND 1942-1, ELEVATION: 62.96 FEET N.G.V.D. 1929, 1973 ADJUSTMENT.
12.) IN ACCORDANCE WITH CENTERPOINT ENERGY SERVICE STANDARDS, ACTICLE 406.52, ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION IN THE SUGAR LAND DISTRICT AREA, CALL (281) 561-2999.
13.) DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
14.) SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTIONS 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
15.) THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACE; AND THE PARKS EDGE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES AS REQUIRED BY SECTION 3.C.(12) OF THE ADMINISTRATIVE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (JUNE 2014)
16.) ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE CITY OF MISSOURI CITY.
17.) ALL SLAB ELEVATIONS SHALL BE ELEVATED TO OR ABOVE A HEIGHT WHICH IS THE HIGHER OF EIGHTEEN INCHES ABOVE HIGHEST ADJACENT GRADE, OR TWELVE INCHES ABOUT THE MAXIMUM ONE PERCENT ANNUAL FLOOD RISK FLOODPLAIN PONDING ELEVATION IN THE NEAREST DRAINAGE SYSTEM AS PER SECTION 42-54 OF THE MISSOURI CITY CODE OF ORDINANCES. THE MINIMUM SLAB ELEVATION FOR SECTION 2 IS 75.50'.
18.) ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED.
19.) NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
20.) REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
21.) THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500 FT. FOR RESIDENTIAL DEVELOPMENT AND 300 FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
22.) ALL STREETS WITHIN THE SUBJECT SUBDIVISION ARE PUBLIC STREETS.
23.) RESERVES CREATED BY THIS PLAT WILL BE OWNED AND MAINTAINED BY THE PARKS EDGE HOMEOWNERS ASSOCIATION.
24.) BASED ON FEMA FIRM PANEL NO. 48157C0285L, DATED APRIL 2, 2014, THE PROPERTY LIES PARTIALLY WITHIN ZONES AE, X, AND SHADED X. THIS PROPERTY IS CURRENTLY BEING FILLED ABOVE THE 100-YEAR FLOODPLAIN ELEVATION. ONCE THE FILL HAS BEEN PLACED AND VERIFIED, THE LETTER OF MAP REVISION BASED ON FILL (LOMR-F) WILL BE SUBMITTED TO FEMA FOR APPROVAL. BUILDING PERMITS WILL NOT BE RELEASED BY THE CITY OF MISSOURI CITY UNTIL FEMA HAS APPROVED THE LOMR-F.
25.) THERE IS 1 PIPELINE EASEMENT WITHIN THE LIMITS OF THE SUBDIVISION AS PER SECTION 82-97 (5)
26.) DRIVEWAY LOCATION – FOR THE LOT ON THE INSIDE OF A KNUCKLE OR 90-DEGREE TURN, DRIVEWAY MUST BE PLACED ON THE LOT FRONTAGE ALONG THE INSIDE APPROACH LANE PRIOR TO THE RIGHT TURN, TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
27.) THE CONTOURS AND SLAB ELEVATIONS SHOWN HEREON ARE BASED ON THE VERTICAL DATUM OF NGVD 29, 1973 ADJ. TO CONVERT TO THE DATUM NAVD 1988, 2001 ADJ., SUBTRACT 1.30 FEET FROM 1973 ELEVATIONS.
28.) IN ACCORDANCE WITH PD, PLANNED DEVELOPMENT DISTRICT #95 (ORDINANCE O-15-52) THERE SHALL BE A REAR YARD OF NOT LESS THAN 8 FEET. EXCEPT AS SPECIFICALLY SET FORTH IN THE RESIDENTIAL BUILDER GUIDELINES, ADOPTED AS EXHIBIT D BY ORDINANCE O-15-52, A SIDE YARD OF ZERO (0) FEET IS ALLOWED, THE COMBINED SIDE YARDS BETWEEN A BUILDING ON A GIVEN LOT AND A BUILDING ON AN ADJACENT LOT SHALL BE NOT LESS THAN TEN FEET.
29.) ALL DRAINAGE AND FLOOD WAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168 (D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
30.) NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS, WILL BE ISSUES BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THE SUBDIVISION UNTIL SUCH TIME AS {THE ESCROW OF FUNDS REQUIRED UNDER THE PROVISIONS OF SUBSECTION (D)} OR {THE PAYMENT OF MONEY IN LIEU OF PARKLAND REQUIRED UNDER THE PROVISIONS OF SUBSECTION (E)} OF SECTION 82-174 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS HAS BEEN SUBMITTED AND ACCEPTED BY THE CITY.
31.) IN ACCORDANCE WITH CENTER POINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.

DISCLAIMER AND LIMITED WARRANTY

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



Vicinity Map
Scale: 1" = 2000'

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

A PRELIMINARY PLAT OF

PARKS EDGE
STREET DEDICATION & LIFT STATION

BEING 2.2± ACRES OF LAND
CONTAINING TWO RESERVES IN ONE BLOCK.

OUT of THE
DAVID BRIGHTON LEAGUE, A-13
CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS

DEVELOPER:
DRH LAND OPPORTUNITIES I, INC.
14100 SW FREEWAY, SUITE 500
SUGAR LAND, TEXAS 77478
ATTN. CHRIS LINDHORST
(281) 566-2100

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

PLANNER:
META
PLANNING + DESIGN
- Land Planning Consultants -
P.O. BOX 598
Katy, Texas 77492
Tel: 281-810-1422

PAGE 1 OF 2
SCALE: 1" = 100'
0 50 100 200

SEPTEMBER 21, 2018
MTA# 17002E

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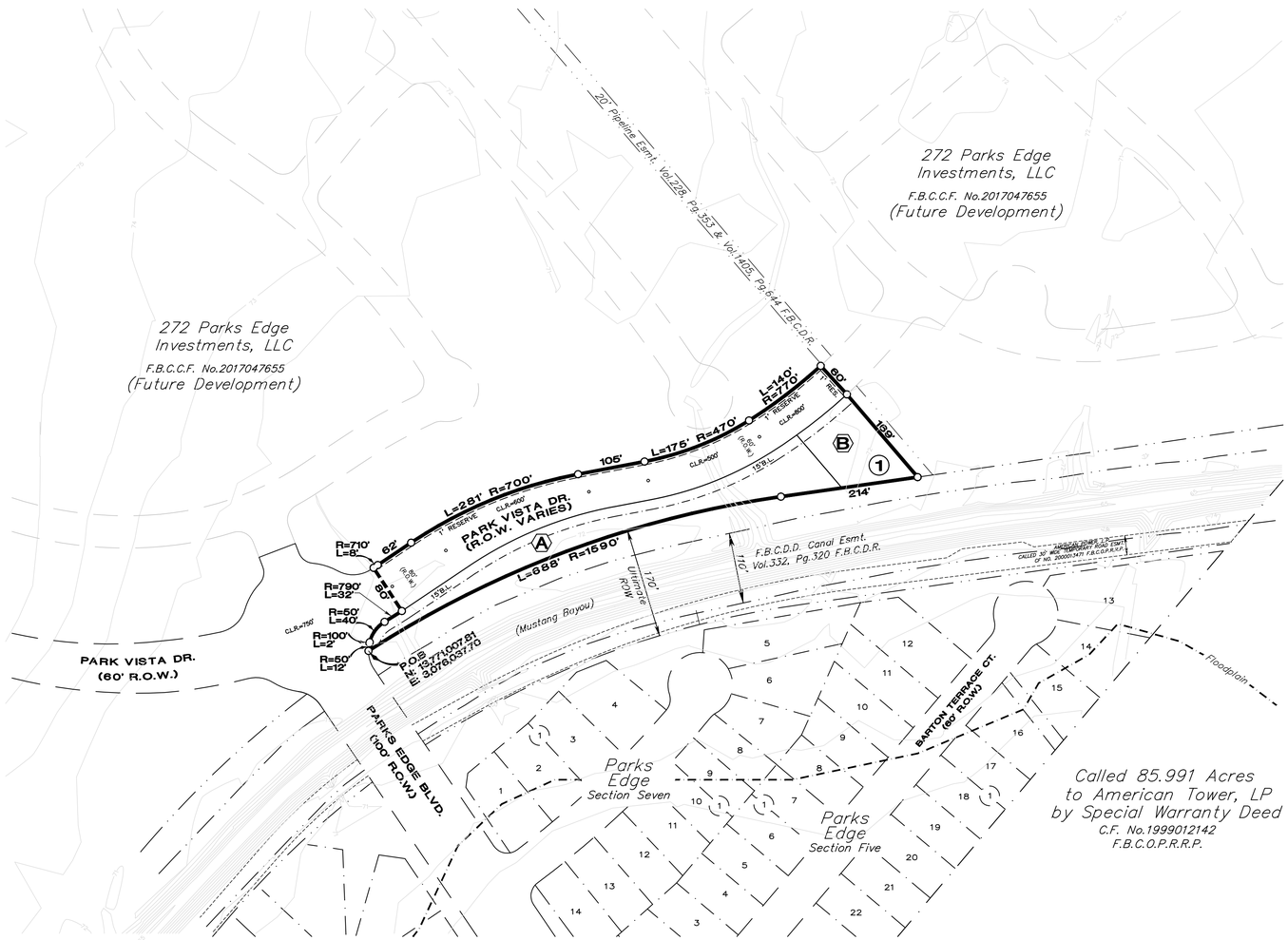

A PRELIMINARY PLAT OF

PARKS EDGE
STREET DEDICATION & LIFT STATION

BEING 2.2± ACRES OF LAND
CONTAINING TWO RESERVES IN ONE BLOCK.

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DAVID BRIGHTON LEAGUE, A-13
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14100 SW FREEWAY, SUITE 500
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6335 GULFTON, SUITE 100
HOUSTON, TEXAS 77081
ATTN. MR. SEAN BURCH
(713) 777-5337

PLANNER:
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- Land Planning Consultants -
P.O. BOX 598
Katy, Texas 77492
Tel: 281-810-1422

NOTE:

(A) RESTRICTED RESERVE "A"
LANDSCAPE/OPEN SPACE
±0.76 ACRE

(B) RESTRICTED RESERVE "B"
LIFT STATION
±0.32 ACRE

DISCLAIMER AND LIMITED WARRANTY

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PAGE 2 OF 2
SCALE: 1" = 100'
0 50 100 200

SEPTEMBER 21, 2018
MTA# 17002E

missouri CITY
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PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	October 10, 2018
AGENDA ITEM SUBJECT:	Preliminary Plat of CityPark Logistics Center
AGENDA ITEM NUMBER:	6.A.(2)
PROJECT PLANNER:	**Mason A. Garcia,** Planner I
APPROVAL:	OS **Otis T. Spriggs, AICP,** Director, Development Services SK **Shashi K. Kumar, P.E., CFM,** City Engineer/Public Works Director

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PERMIT NUMBER:	PLAT1800068
PROPERTY ID:	0115-00-000-0500-907 / 0116-00-000-8505-907 / 0420-35-0000-001
LOCATION:	North of Highway 90A, southwest of Beltway 8, south of Gessner Road

ZONING DISTRICT DESIGNATION: I, Industrial

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: N/A

RECOMMENDED ACTION:

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

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

A preliminary plat application must be in the form and contain the information and documents as required by the Administrative Platting Manual of the City of Missouri City, as adopted in June 2014 and in accordance with Section 82-65 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Administrative

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

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

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

   a. All lots and blocks shall be **numbered or lettered consecutively** in accordance with Section 2.D(3). **A table should be used listing the identifying letter, use, and acreage of all reserves.**

   b. North shall be indicated and the plat must be oriented with North at the top of the drawing in accordance with Section 2.D(7).

   c. The scale must be indicated numerically and graphically. Both the numerical and graphical displays of the scale must be located adjacent to each other. The minimum scale acceptable shall be one inch equals 100 feet in accordance with Section 2.D(8).

   d. The **location, rights-of-way widths, and names** of all **existing** and **proposed public** and **private streets** within or adjacent to the subdivision for a distance of not less than 200 feet must be indicated in accordance with Section 2.D(12). **The proposed street name "City Park Drive" is under review. City staff will work with the applicant on a name for this proposed public right-of-way.**

   e. Building lines shall be labeled in accordance with Section 2.D(17). The building line shown along Cravens Road is 10 feet which is consistent with the side yard requirements for the Industrial District. The building line shown along the proposed "City Park Drive" is 25 feet, consistent with a front yard requirement. **Please add to the building line labels, "front" and "side" where applicable.**

   f. An encumbrance certificate, which certifies that all existing and proposed easements, rights-of-way, fee strips, and significant topographical features on the land being platted are fully shown and accurately identified on the face of the plat, must be provided in accordance with Section 2.B. An encumbrance certificate may be placed on the face of the plat in accordance with Appendix H.

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

   a. The point of beginning (POB) for the subdivision shall be expressed as Texas State Plane NAD83 grid coordinate values of "X", "Y" as required by the City of Missouri City Design Manual, Section 2.10(G).

   b. Prior to final plat approval, a letter shall be provided from the Fort Bend County Drainage District and Harris County Drainage District, as the

property falls in both counties, stating that the tract has outfall drainage and all applicable fees have been paid.

c. Please provide the minimum slab elevation on the plat.

d. The benchmark is to be a primary benchmark from the City's benchmark system in accordance with Chapter 2.12 of the Public Infrastructure Design Manual.

e. Please provide offsite storm sewer calculations to verify existing storm system has capacity.

f. Contour lines with intervals of one foot, referred to sea level (USGS and city datum), shall be provided to show at least two contour lines within the subdivision in addition to those necessary to clearly show outfall drainage in accordance with Section 2.D(15).

g. Cross access to neighboring lots must be provided. Cross access must be adjacent to or as close to the street frontage as possible. Easements for cross access must be included on the plat.

h. Areas designated for drainage detention require reserves. Reserves are to be designated as restricted use for drainage only.

i. A drainage analysis has not been provided. The subject plat is located within the Willow Waterhole watershed. A Drainage Analysis must be fully approved by the City and other applicable municipalities before the plat can proceed to a final plat application.

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

a. An electronic plat shall be submitted in accordance with Section 2.D(2). **Please provide a .dwg file of the plat.**

B. STANDARD PLAT NOTES:

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

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

a. Shared access and parking facilities shall be provided as required under the provisions of Subsection 82-159 of the Code of Ordinances of the City of Missouri City.

b. In accordance with Center Point Energy Electrical Service Manual, Article 421.2, electric meters shall be located in a position that is accessible at all times without customer assistance. Access to the meter shall not be blocked by gates, walls or fences.

c. All required utility companies have been contacted and all public utility easements as shown on the above and foregoing plat constitute all of the easements required by the utility companies contacted.

d. The following note must be provided if pipelines or pipeline easements exist within or adjacent to the subdivision for a distance of not less than 200 feet: "Buildings shall be set back a minimum distance of 30 feet from any pipeline or 15 feet from any pipeline easement, whichever distance is greater."

e. Required fire flows shall be provided based on the size and construction of all buildings as required by the International Fire Code as adopted by the City.

f. The placement of fire hydrants shall be provided based on the minimum distance requirements as established in the International Fire Code as adopted by the City (500 feet for residential development and 300 feet for commercial development). All fire hydrants shall be installed according to the International Fire Code as adopted by the City.

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

a. Driveway approaches shall be provided in accordance with the Missouri City Driveway Approach Policy as required under the provisions of Subsection 82-160 of the Code of Ordinances of the City of Missouri City, Texas.

b. All drainage and floodway easements shall be kept clear of fences, buildings, plantings and other obstructions to the operations and maintenance of the drainage facility as required by Subsection 82-168(d) of the Code of Ordinances of the City of Missouri City, Texas.

c. The City of Missouri City shall not be responsible for maintenance of driveways, sidewalks, emergency access easements, recreational areas and open space; and the _(insert name)_ shall be responsible for such maintenance of driveways, emergency access easements, recreational areas and open spaces as required by Section 3.C.(12) of the Administrative Platting Manual of the City of Missouri City (June 2014).

d. Sidewalks shall be constructed as required by Subsection 82-164 of the Code of Ordinances of the City of Missouri City, Texas.

e. No building or other permit, except permits for construction of public improvements will be issued by the City of Missouri City, Texas, for construction within this subdivision until such time as all public improvements of the subdivision have been constructed by the developer and accepted by the City or the guarantee of construction of public improvements required by Subsection 82-206 of the Code of Ordinances of the City of Missouri City, Texas, is submitted to and approved by the City.

f. All slab elevations shall be one foot above the 100-year flood elevation as established by FEMA as per Section 3.C.(11) of the Administrative Platting Manual of the City of Missouri City (June 2014).

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

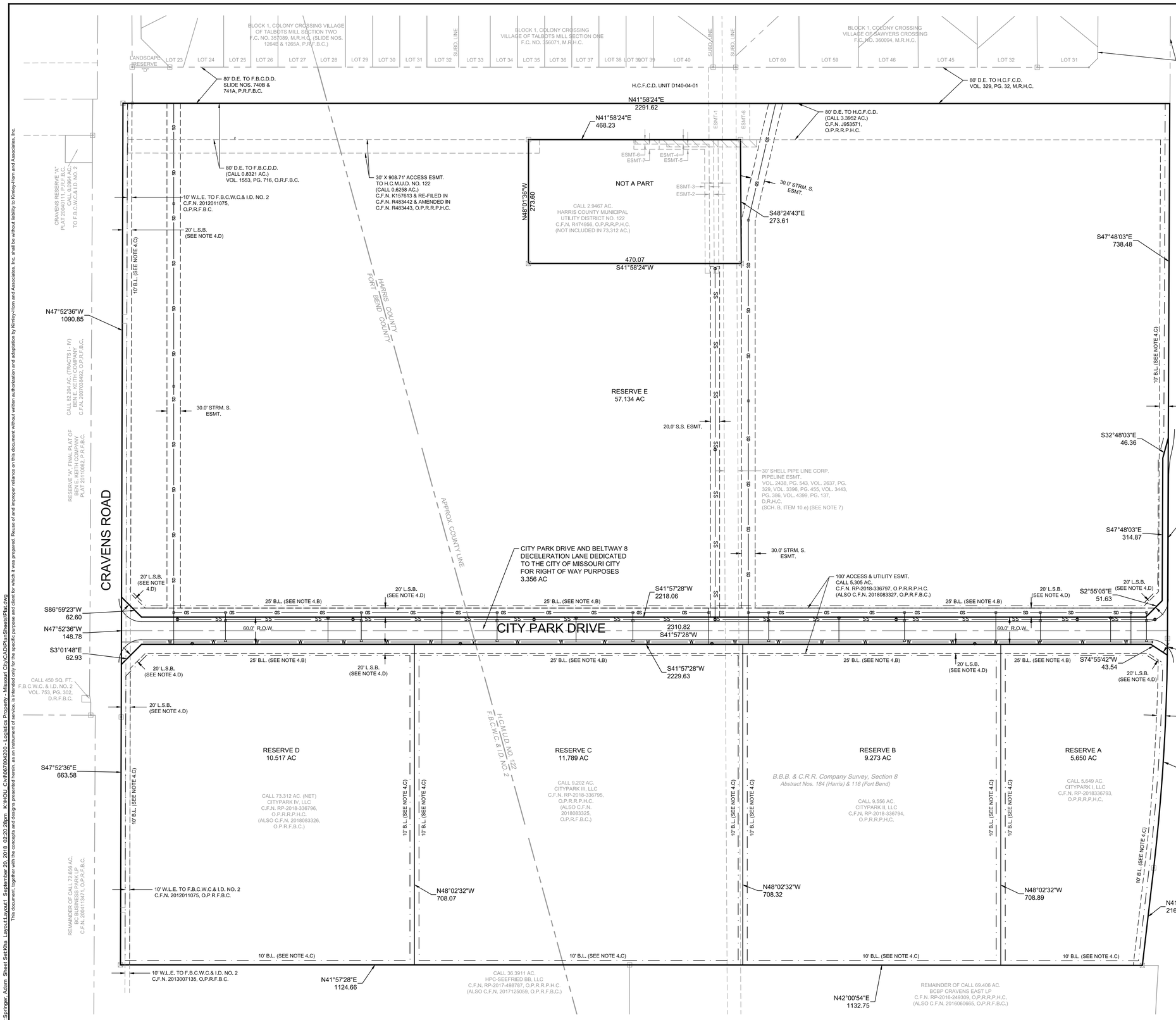
DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division
1522 Texas Parkway
Missouri City, Texas 77489
281-403-8600 (Office) ■ 281-208-5551 (Fax)
www.missouricitytx.gov

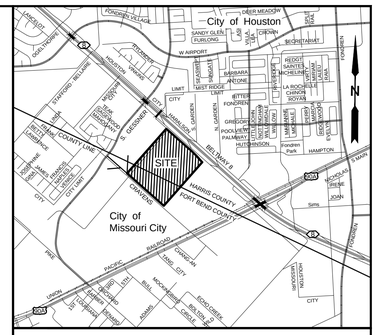
APPLICATION FOR PLAT APPROVAL

Check One: [ ] **CONCEPTUAL PLAN** [X] **PRELIMINARY**
[ ] **REVISED CONCEPTUAL PLAN** [ ] **REVISED PRELIMINARY**

Date of Application:

1. Name of plat:	CityPark Logistics Center
2. Name of conceptual plan that encompasses this plat (if applicable):	CityPark Logistics Center
3. Type of use (Circle one or more):	Multifamily Residential Commercial (Industrial) Planned Development Single Family Residential Specific Use Permit Other (Explain):
4. Landowner's name (If company or corporation, list chief officer):	Logistics Property Company - Kent Newsom
Mailing Address:	1 N. Wacker Drive, Suite 1925 Chicago, IL 60606
Phone No.:	214-850-2341
Email:	knewsom@logisticspropertyco.com
5. Applicant's name (Engineer, Planner, Architect, Etc.):	Kimley-Horn & Associates - Dan Elkins
Mailing Address:	11700 Katy Freeway, Suite 800 Houston, TX 77079
Phone No.:	713-510-9405
Email:	Dan.Elkins@Kimley-horn.com
6. Is plat located inside the City limits or City's ETJ? (Circle One):	(CITY LIMITS) ETJ
7. Is plat located inside the City's ETJ? (Circle One):	YES NO
8. Total acreage:	97.719 ac.
9. Estimated # of Sections: 1	Blocks: 2 Reserves: 5
10. Estimated # of residential lots/dwelling units:	0
11. Land distribution (in acres) - *Must total acreage indicated in Line 8 above*:	Private Streets: 0 Public Streets: 3.356 Residential Lots: 0 Lakes/Ponds (non-recreational): Irrigation/Drainage Canals: 0 Recreational Uses: 0 Utility Easements: Public Parkland: 0 Other (explain): Reserves for industrial use (acres): 94.363
12. Residential lot dimensions:	Average: n/a Smallest: n/a
13. Lot area:	Non cul-de-sac: Cul-de-sac:
14. Front width (At property line):	Non cul-de-sac: Cul-de-sac:
15. Front width (At building line):	Non cul-de-sac: Cul-de-sac:
16. Depth:	Non cul-de-sac: Cul-de-sac
17. Block Length: 2,310'	Average: 2,310' Longest: 2,310' Shortest: 2,310'
18. Type of Streets (Circle One):	(Public) Private Combination Public/Private
19. Type of Water System (Circle One):	(Public) Individual Water Wells Other (attach explanation)
20. Type of Sanitary System (Circle One):	(Public) Individual Septic Tanks Other (attach explanation)
21. Municipal Utility District:	Harris County MUD 122 & WCID 2





VICINITY MAP (SCALE: 1"=0.5 MILE)

EASEMENT INFORMATION

EASEMENTS TO HOUSTON LIGHTING AND POWER CO. PER C.F.N. K642677, O.P.R.R.P.H.C.:

ESMT-1 30' A.E. STARTING 16' ABOVE GROUND (SCH. B, ITEM 10.j (i))

ESMT-2 10' X 295' ESMT. (SCH. B, ITEM 10.j (ii))
ESMT-3 10' A.E. STARTING 16' ABOVE GROUND (SCH. B, ITEM 10.j (ii))

ESMT-4 10' X 115' ESMT. (SCH. B, ITEM 10.j (iii))
ESMT-5 11.5' A.E. STARTING 16' ABOVE GROUND (SCH. B, ITEM 10.j (iii))

EASEMENTS TO HOUSTON LIGHTING AND POWER CO. PER C.F.N. K968284, O.P.R.R.P.H.C.:

ESMT-6 10' X 56' ESMT. (SCH. B, ITEM 10.k)
ESMT-7 11.5' A.E. STARTING 16' ABOVE GROUND (SCH. B, ITEM 10.k)

ESMT-8 30' X 80' SHELL PIPE LINE CORP. PIPELINE ESMT. (CALL 0.0551 AC.) C.F.N. J867451, O.P.R.R.P.H.C. (SCH. B, ITEM 10.f)

GENERAL NOTES

1. This survey relies on a Commitment for Title Insurance issued by Chicago Title Insurance Company, under G.F. No. 3711000915; effective April 5, 2018; last issued April 19, 2018, for all matters of record, including easements, rights-of-way, and other encumbrances of public record affecting the subject property. No additional research has been performed by Terra Surveying Company, Inc., to determine the existence of any other encumbrances.

2. Bearings hereon are grid bearings based on the Texas State Plane Coordinate System; South Central Zone, NAD83 (Geoid 99), as determined from GPS observations. Distances hereon are surface distances and may be converted to grid by multiplying by a scale factor of 0.999870017.

3. The subject property is located entirely within unshaded Zone "X" ("area of minimal flood hazard") per National Flood Insurance Program FIRM Map Numbers 48201C0845L (latest map revision dated June 18, 2007) and 48157C0170L (panel not printed by FEMA).

4. While the subject property is located partially in Harris County and partially in Fort Bend County, it is located entirely within the limits of the City of Missouri City. This property has been zoned "I" ("Industrial District") and is subject to the City's planning and development ordinances, which among other things stipulates, under Appendix A – Zoning:
A) No limit on building height, except limited to 40 feet when adjacent to a residential district per Sec. 7.13 (D.1);
B) 25' front building setback line per Sec. 7.13 (D.2);
C) 10' side and rear building setback line per Sec. 7.13 (D.3)(D.4);
D) 20' landscape buffer along major thoroughfares & collector streets per Sec. 11.4 (D.1).

5. At present there are no buildings located within nor perimeter fencing along the boundaries of the subject property.

6. Surface or subsurface faulting, hazardous waste, or other environmental issues have not been addressed within the scope of this survey. Further, there is no evidence that this site is being used as a solid waste dump, sump, or sanitary landfill.

7. Purportedly, this easement contains a 24-inch crude transmission pipeline operated by Enterprise Crude Pipeline LLC. Information about which was obtained from the Texas Railroad Commission's on-line mapping website. There may be other buried utility lines or pipelines of which this surveyor is unaware. No pipeline markers were found.

8. There is no evidence of recent street or sidewalk improvements or construction within the rights-of-way of Beltway 8 or Cravens Road, nor are there any pending changes to these rights-of-way known to this surveyor.

9. There was no evidence of recent dirt work or earthmoving within the subject property observed in the course of conducting the field work.

10. Beltway 8 is a public roadway maintained by the Texas Department of Transportation. Per TxDOT R.O.W. Map Sheets 2 & 3 (Beltway 8; CSJ 3256-1-008), the entire frontage of the subject property has access to the southbound feeder road of Beltway 8; however, the location of future driveways is subject to the Department's permitting process. The distances shown to the nearest exit and entrance ramps to the main lanes of Beltway 8 are approximate, as scaled from Google Earth.

11. Bearings and distances, labeled "CALL", are from the subject deed recorded under C.F.N. J914972, O.P.R.R.P.H.C., the same being Vol. 1628, Pg. 539, O.R.F.B.C.

CITYPARK LOGISTICS CENTER

BEING A SUBDIVISION OF 97.719 ACRES OF LAND
B.B.B. & C.R.R. COMPLANY SURVEY, SECTION 7,
ABSTRACT NOS. 183 (HARRIS) & 115 (FORT BEND) AND
B.B.B. & C.R.R. COMPANY SURVEY, SECTION 8,
ABSTRACT NOS. 184 (HARRIS) & 116 (FORT BEND)
CITY OF MISSOURI CITY,
HARRIS COUNTY & FORT BEND COUNTY, TEXAS

5 RESERVES 1 BLOCK

SEPTEMBER 2018

OWNER:
LOGISTICS PROPERTY COMPANY
N. WACKER DRIVE, # 1925
CHICAGO, ILLINOIS 60606

KENT NEWSOM
214-850-2341

SURVEYOR:
TERRA SURVEYING CO., INC
3000 WILCREST DR. #210
HOUSTON, TEXAS 77042

GEORGE COLLISON, R.P.L.S.
713-993-0327

ENGINEER:
KIMLEY-HORN & ASSOC., INC.
11700 KATY FREEWAY, #800
HOUSTON, TEXAS 77079

DANIEL J. ELKINS, P.E.
281-597-9300

Plotted By:Springer, Adam Sheet Set:Kha Layout:Layout1 September 20, 2018 02:20:28pm K:\HOU_Civil\097894200 - Logistics Property - Missouri City\CAD\PlanSheets\Plat.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

missouri CITY
TEXAS
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PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	October 10, 2018
AGENDA ITEM SUBJECT:	Final Plat of Vanguard Montessori
AGENDA ITEM NUMBER:	6.A.(3)
PROJECT PLANNER:	**Thomas K. White Jr.,** Planner II
APPROVAL:	**Otis T. Spriggs, AICP,** Director, Development Services **Shashi K. Kumar, P.E., CFM,** City Engineer/Public Works Director

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PERMIT NUMBER:	Plat1800066
PROPERTY ID:	0031-00-000-3051-907 / 0031-00-000-3048-907
LOCATION:	South of Sienna Parkway, east of Waters Lake Boulevard

ZONING DISTRICT DESIGNATION: ETJ, Extraterritorial Jurisdiction

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

RECOMMENDED ACTION:

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

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

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

A final plat application must be in the form and contain the information and documents as required by the Administrative Platting Manual of the City of Missouri City, as adopted in June 2014 and in accordance with Section 82-95 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Administrative Platting Manual are referenced in the comments below, except where indicated otherwise.

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

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

   a. The vicinity map must show sufficient detail to a distance of not less than one-half mile. The suggested scale of the vicinity map is one inch equals 1,200 feet. The vicinity map shall be oriented north at the top of the drawing and in the same direction as the subdivision drawing in accordance with Section 2.D(9). **Please add north arrow to the vicinity map.**

   b. The name of the registered professional engineer and/or registered professional surveyor responsible for the survey and the design shall be indicated in accordance with Section 2.D(5).

   c. The Certificate for engineer and surveyor must be made a part of the final plat drawing in accordance with Section 3.C(8)(e). **Please provide the name of the engineer in the certificate.**

   d. The Certificate for Planning and Zoning Commission must be made a part of the final plat in accordance with Section 3.C(8)(f). **Please revise the name of the plat.**

   e. An Encumbrance certificate must be made a part of the final plat in accordance with Section 3.C(8)(h).

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

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

   b. Please provide minimum slab elevation as indicated in plat note #7.

   c. Please provide offsite storm sewer calculations to verify existing storm system has capacity.

   d. Cross access must be adjacent to or as close to the street frontage as possible. Easements for cross access must be included on the plat.

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

   a. An electronic plat shall be submitted in accordance with Section 2.D(2). **Please submit a revised .dwg as the file provided did not project properly.**

B. STANDARD PLAT NOTES:

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

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

   None.

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

   None

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

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

APPLICATION FOR PLAT APPROVAL

Check One: [ ] **AMENDING** [✓] **FINAL (including Replat)**
[ ] **LARGE ACREAGE TRACT**

Date of Application:

1. Name of plat: VANGUARD MONTESSORI
2. Name of preliminary plat that encompasses this plat (if applicable): N/A
3. Type of plat (Circle one or more): Multifamily Residential (Commercial) Industrial Planned Development Single Family Residential Specific Use Permit Other (Explain):
4. Landowner's name (If company or corporation, list chief officer): RANOLLY, INC / ALEX RANA
   Mailing Address: 1823 MISTY OAKS LANE, SUGARLAND TX 77479
   Phone No.: (510) 660-7730 Fax No.: ( ) -
   Email: ALEXANDER.RANA@YAHOO.COM
5. Applicant's name (Engineer, Planner, Architect, Etc.): GBI PARTNERS / JON BORDOVSKY
   Mailing Address: 13340 South Gessner MISSOURI CITY TX 77489
   Phone No.: (281) 499-4539 Fax No.: ( ) -
   Email: JBORD@GBISURVEY.COM
6. Is plat located inside the City limits? (Circle One): YES (NO)
7. Is plat located inside the City's ETJ? (Circle One): (YES) NO
8. Total acreage: 1.719
9. Number of sections: 1 Blocks: 1 Reserves: 1
10. Number of residential lots/dwelling units: 0
11. Land distribution (in acres) - *Must total acreage indicated in Line 8 above.*
    Private Streets: 0.138 Public Streets: _____ Residential Lots: _____
    Lakes/Ponds (non-recreational): _____ Irrigation/Drainage Canals: _____ Recreational Uses: _____
    Utility Easements: _____ Public Parkland: _____
    Other (explain): 1.581 (acres): Reserve
12. Average lot area: N/A
13. Typical lot area: N/A
14. Block Length: Average: _____ Longest: _____ Shortest: _____
15. Type of Streets (Circle One): Public (Private) Combination Public/Private
16. Type of Water System (Circle One): (Public) Individual Water Wells Other (attach explanation)
17. Type of Sanitary System (Circle One): (Public) Individual Septic Tanks Other (attach explanation)
18. Municipal Utility District: SIENNA Plantation MUD No. 6

STATE OF TEXAS
COUNTY OF FORT BEND

We, Ranolly, Inc., acting by and through Alexander Rana, its authorized Representative, hereinafter referred to as owner of the 1.719 acre tract described in the above and foregoing plat of Vanguard Montessori, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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

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

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

Further, Owners do hereby acknowledge the receipt of the "Orders for Regulation of Outdoor Lighting in the Unincorporated Areas of Fort Bend County, Texas", and do hereby covenant and agree and shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004 and any subsequent amendments.

IN TESTIMONY WHEREOF, Ranolly, Inc. has caused these presents to be signed by Alexander Rana, Authorized Representative thereunto authorized, attested by its Secretary (or authorized trust officer) Anupreet Jolly and its common seal hereunto affixed this _____ day of _____, 2018

Ranolly, Inc.

By: _____
Alexander Rana
Authorized Representative

By: _____
Anupreet Jolly
Secretary (or Authorized Trust Officer)

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Alexander Rana, Authorized Representative of Ranolly, Inc. known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this____day of_____, 2018.

_____
Notary Public in and for the State of Texas
My Commission Expires:

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Anupreet Jolly, Authorized Trust Officer of Ranolly, Inc.known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this____day of_____, 2018.

_____
Notary Public in and for the State of Texas
My Commission Expires:

We, BBVA Compass Bank, owner and holder of a lien against the property described in the plat known as Vanguard Montessori, said lien being evidenced by instrument of record in file numbers 2018XXXXXX of the Official Records of Fort Bend County, Texas do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and I hereby confirm that I am the present owner of said lien and have not assigned the same nor any part thereof.

BBVA Compass Bank
as Administrative Agent

By: _____
Sheryl Haugen, Senior Vice President

STATE OF TEXAS
COUNTY OF HARRIS

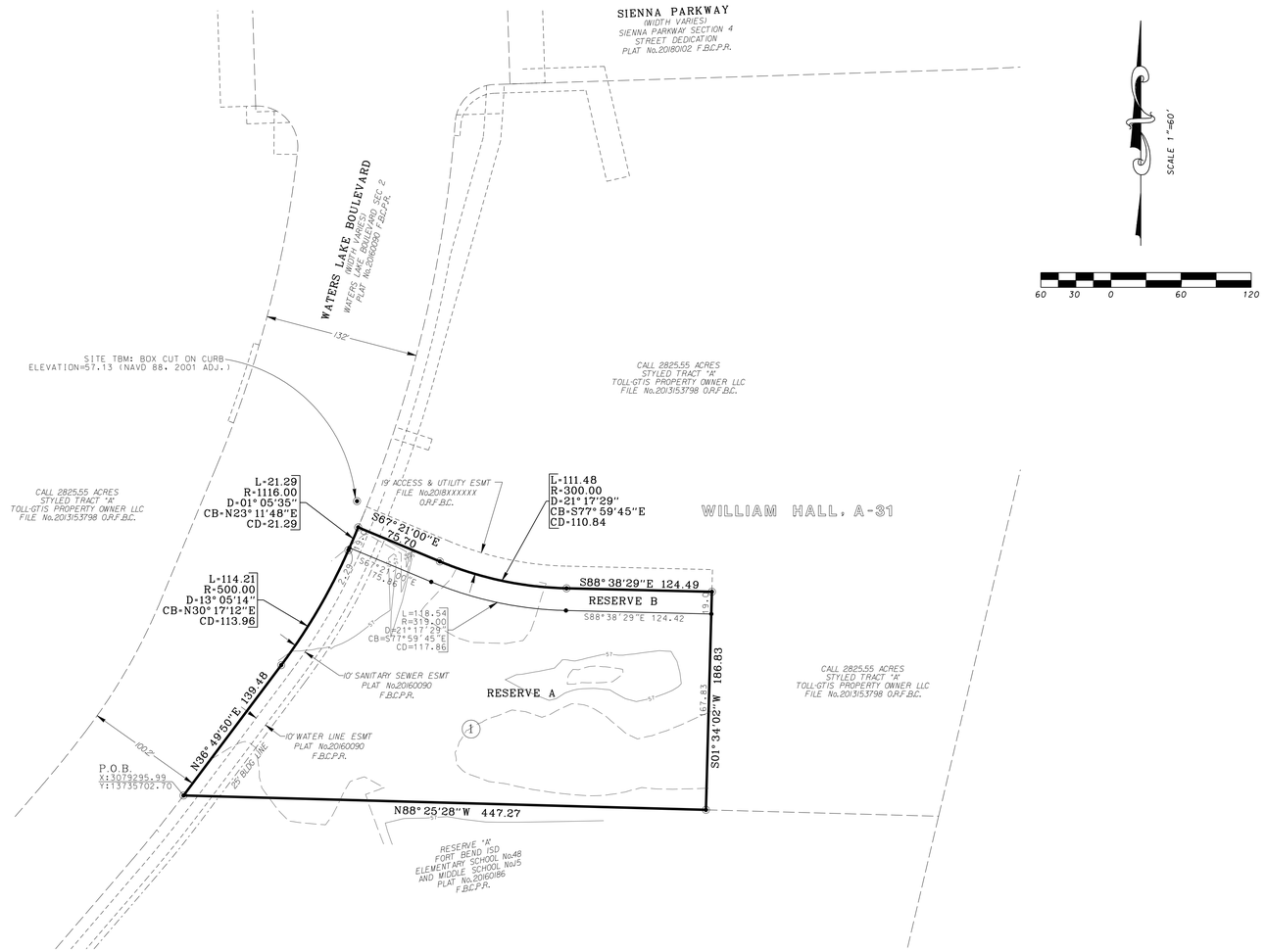
This instrument was acknowledged before me on _____, 2018, by Sheryl Haugen senior vice president of BBVA Compass Bank, a national banking association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity and for the purposes and consideration stated herein.

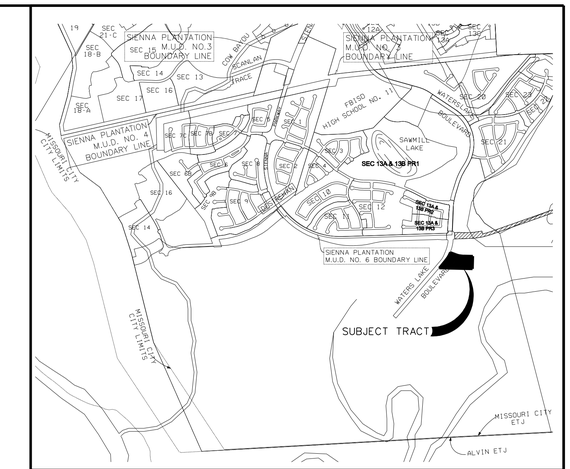
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this____day of_____.2018.

_____
Notary Public in and for the State of Texas
My Commission Expires:

GENERAL NOTES:

1. B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; STM.S.E. INDICATES STORM SEWER EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; A.E. INDICATES AERIAL EASEMENT; W.L.E. INDICATES WATERLINE EASEMENT; O.R.F.B.C. INDICATES FORT BEND COUNTY OFFICIAL RECORDS; F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; F.M.E. INDICATES FORCE MAIN EASEMENT; D.E. INDICATES DRAINAGE EASEMENT.
2. FIVE EIGHTHS (5/8) INCH IRON RODS THREE (3) FEET IN LENGTH WITH PLASTIC CAP MARKED "GBI PARTNERS" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
3. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204 (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.99986797.
4. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 267927, EFFECTIVE DATE AUGUST 20, 2018. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
5. BENCHMARK: CITY OF MISSOURI CITY MONUMENT No. PCM-011, BRASS DISC IN CONCRETE LOCATED IN THE GRASSY AREA IN FRONT OF MISSOURI CITY FIRE STATION NUMBER 5 ON WATERS LAKE BOULEVARD. ELEV.= 59.97 NAVD 88, 2001 ADJUSTMENT AS PER THE CITY OF MISSOURI CITY.
6. IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY COMMUNITY PANEL NO. 48157C0345L, MAP REVISED APRIL 2, 2014, PROPERTY LIES WITHIN SHADED ZONE "X", AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. FAILURE OR OVERTOPPING OF LEVEES IS POSSIBLE.
7. SLAB ELEVATION SHALL BE ELEVATED TO OR ABOVE A HEIGHT WHICH IS THE HIGHER OF EIGHTEEN INCHES ABOVE HIGHEST ADJACENT GRADE, OR TWELVE INCHES ABOVE THE MAXIMUM ONE PERCENT ANNUAL FLOOD RISK FLOODPLAIN PONDING ELEVATION IN THE NEAREST DRAINAGE SYSTEM AS PER SECTION 42-54 OF THE MISSOURI CITY CODE OF ORDINANCES. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF XX.XX FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.
8. THERE ARE NO APPARENT PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
9. THIS PLAT LIES WITHIN FORT BEND COUNTY SUBSIDENCE DISTRICT AND FORT BEND COUNTY DRAINAGE DISTRICT.
10. THIS PLAT LIES WITHIN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT No.6 OF FORT BEND COUNTY TEXAS AND SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT.
11. THIS PLAT LIES WITH IN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 2.
12. ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF MISSOURI CITY, TEXAS.
13. SHARED ACCESS AND PARKING FACILITIES SHALL BE PROVIDED AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-159 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY.
14. NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
15. PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY, ALL STREET RIGHTS-OF-WAY WILL BE MONUMENTED.
16. SIDEWALKS/ TRAILS SHALL BE CONSTRUCTED AS REQUIRED BY THE SIENNA PLANTATION JOINT DEVELOPMENT AGREEMENT WITH THE CITY OF MISSOURI CITY AND AS REQUIRED BY SECTION 82-164 OF THE CODE OF ORDINANCE FOR THE CITY OF MISSOURI CITY. SIDEWALK/ TRAILS SHALL BE CONSTRUCTED BY THE DEVELOPER ALONG ALL STREETS WHERE HOUSES DO NOT FRONT OR SIDE PRIOR TO ACCEPTANCE OF STREETS WITHIN THIS SUBDIVISION BY FORT BEND COUNTY INTO THE ONE YEAR MAINTENANCE PERIOD. BEFORE CERTIFICATES OF OCCUPANCY SHALL BE ISSUED, BUILDERS OF HOMES SHALL CONSTRUCT SIDEWALKS ALONG STREETS ON WHICH HOMES FRONT AND ALONG STREETS ON WHICH HOMES SIDE.
17. DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
18. THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACES AND RESERVES.
19. ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED.
20. METER LOCATION: IN ACCORDANCE WITH CENTERPOINT ENERGY SERVICE STANDARDS, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION PLEASE CONTACT SIENERGY AT (281) 778-6250.
21. GAS METER LOCATION: GAS METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION PLEASE CONTACT SIENERGY AT (281) 778-6250.
22. REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
23. THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500 FEET FOR RESIDENTIAL DEVELOPMENT AND 300 FEET FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
24. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
25. ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168 (d) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS
26. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
27. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS OF WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT OF WAY OF PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
28. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY FOR AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.





VICINITY MAP: 1"=2000'

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

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

APPROVED by the Commissioners' Court of Fort Bend County, Texas this ____day of _____, 2018.

_____ _____
Vincent M. Morales, Jr., Commissioner Precinct 1 — Grady Prestage, Commissioner Precinct 2

_____
Robert E. Hebert, County Judge

_____ _____
W.A. "Andy" Meyers, Commissioner Precinct 3 — James Patterson, Commissioner Precinct 4

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 20__ at ____o'clock ____.m., in plat number _____ of the Plat Records of Fort Bend County

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

_____
Laura Richard, County Clerk
Fort Bend County, Texas

By: _____
Deputy

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

PRELIMINARY

_____
Jon P. Bordovsky
Registered Professional Land Surveyor
Texas Registration No. 6405

I, XXXXXXXXXXXXXX, a professional engineer registered in the State of Texas do hereby certify that this plat meets all requirements of Fort Bend County and the City of Missouri City, to the best of my knowledge.

_____
XXXXXXXXXXXXXX
Registered Professional Engineer
Texas Registration Number XXXXXX

This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this plat and subdivision of Ravella at Sienna Plantation in conformance with the laws of the State of Texas and the ordinances of the City of Missouri City as shown hereon and authorized the recording of this plat this_____, day of_____, 20__

By: _____
Sonya Brown-Marshall, Chair

By: _____
Timothy R. Haney, Vice Chair

RESERVE TABLE

RESERVE No.	TYPE	ACREAGE	SQ.FT.
"A"	UNRESTRICTED	1.581	68.875
"B"	ACCESS & UTILITY	0.138	5.989

SERVICE TABLE

WATER	SI ENVIROMENTAL
MUD	SIENNA PLANTATION MUD 6
LID	SIENNA PLANTATION
SCHOOL	FORT BEND I.S.D.
FIRE	FORT BEND COUNTY
ETJ	CITY OF MISSOURI CITY

SURVEYOR:

GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
TBPLS FIRM No. 10130300
13340 S.Gessner Missouri City, TX 77489
Phone: 281-499-4539 • www.gbisurvey.com
JON P. BORDOVSKY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION No. 6405

FINAL PLAT
VANGUARD MONTESSORI
A SUBDIVISION OF 1.719 ACRES
LOCATED IN THE
WILLIAM HALL SURVEY, A-31
FORT BEND COUNTY, TEXAS

BEING A PORTION OF A CALL 2825.55 ACRE TRACT STYLED AS TRACT "A" AND RECORDED IN THE NAME OF TOLL-GTIS PROPERTY OWNER, LLC IN FILE NUMBER 2013153798 OF THE O.R.F.B.C.

0 LOTS 2 RESERVES 1 BLOCK

SEPTEMBER 6, 2018

OWNER:
RANOLLY, INC.
ALEXANDER RANA
PRESIDENT
1823 MISTY OAKS LANE
SUGAR LAND, TEXAS 77479
PHONE: (510) 660-7730

missouri CITY
TEXAS
the show me city

PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	October 10, 2018
AGENDA ITEM SUBJECT:	Final Plat of 5th Street at Independence
AGENDA ITEM NUMBER:	6.A.(4)
PROJECT PLANNER:	**Thomas K. White Jr.,** Planner II
APPROVAL:	**Otis T. Spriggs, AICP,** Director, Development Services **Shashi K. Kumar, P.E., CFM,** City Engineer/Public Works Director

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PERMIT NUMBER:	PLAT1800067
PROPERTY ID:	0064-00-000-2800-907
LOCATION:	Southeast of the intersection of 5th Street and Independence Boulevard

ZONING DISTRICT DESIGNATION: LC-3, retail district

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: N/A

RECOMMENDED ACTION:

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

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

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

A final plat application must be in the form and contain the information and documents as required by the Administrative Platting Manual of the City of Missouri City, as adopted

in June 2014 and in accordance with Section 82-95 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Administrative Platting Manual are referenced in the comments below, except where indicated otherwise.

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

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

    a. All conditions placed on the approval of the Preliminary Plat must be approved or information provided as requested. **Please provide a corrected preliminary plat in .pdf as well as a separate corrected final plat that includes preliminary plat corrections but in final plat format.**

    b. The vicinity map must show sufficient detail to a distance of not less than one-half mile. The suggested scale of the vicinity map is one inch equals 1,200 feet. The vicinity map shall be oriented north at the top of the drawing and in the same direction as the subdivision drawing in accordance with Section 2.D(9). **Please provide scale.**

    c. The **location, rights-of-way widths, and names** of all **existing** and **proposed public** and **private streets** within or adjacent to the subdivision for a distance of not less than 200 feet must be indicated in accordance with Section 2.D(12). **Please provide ROW of 5th St. along lot.**

    d. The **boundaries** of **political subdivisions** and **school districts** within or adjacent to the subdivision for a distance of not less than 200 feet must be indicated in accordance with Section 2.D(12). **Please identify City of Missouri City limits.**

    e. An Encumbrance certificate must be made a part of the final plat in accordance with Section 3.C(8)(h). **Please provide.**

    f. The County clerk filing acknowledgement statement must be made a part of the final plat in accordance with Section 3.C(8)(g). **Please revise the County clerk signature block.**

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

    a. All conditions placed on the approval of the Preliminary Plat must be approved or information provided as requested.

    b. The benchmark is to be a primary benchmark from the City's benchmark system in accordance with the Public Infrastructure Design Manual, Chapter 2.12.A.

c. Please provide offsite storm sewer calculations to verify existing storm system has capacity.

d. Easements for cross access must be included on the plat.

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

a. An electronic plat shall be submitted in accordance with Section 2.D(2). **Please provide a revised .dwg file as the one provided did not project properly.**

B. STANDARD PLAT NOTES:

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

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

None

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

None

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

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

APPLICATION FOR PLAT APPROVAL

Check One: [ ] **AMENDING** [x] **FINAL (including Replat)**
[ ] **LARGE ACREAGE TRACT**

Date of Application:

1. Name of plat: 5th Street at Independence
2. Name of preliminary plat that encompasses this plat (if applicable):
3. Type of plat (Circle one or more): Multifamily Residential (Commercial) Industrial Planned Development Single Family Residential Specific Use Permit Other (Explain):
4. Landowner's name (If company or corporation, list chief officer): Blossom Development Inc.
   Mailing Address: 5605 Jenolan Ridge Lane Sugar Land, TX 77474
   Phone No.:(713-391-0791 Fax No.:( ) -
   Email: Riyaz_7@yahoo.com
5. Applicant's name (Engineer, Planner, Architect, Etc.): Dena Caldwell & Jason Barringer of South Texas Surveying Assoc, Inc.
   Mailing: 11281 Richmond Ave Bldg J, Suite 101 Houston, TX 77082
   Phone No.:(281-556-6918 Fax No.:( ) -
   Email: denac@stsurvey.com & jasonb@stsurvey.com
6. Is plat located inside the City limits? (Circle One): (YES) NO
7. Is plat located inside the City's ETJ? (Circle One): YES (NO)
8. Total acreage:
9. Number of sections: _____ Blocks: _____ Reserves 1 ___
10. Number of residential lots/dwelling units:
11. Land distribution (in acres) - *Must total acreage indicated in Line 8 above*:
    Private Streets: _____ Public Streets: _____ Residential Lots: _____
    Lakes/Ponds (non-recreational):_____ Irrigation/Drainage Canals:_____ Recreational Uses:_____
    Utility Easements: Public Parkland: _____
    Other (explain): Commercial Reserve _____(acres): 3.0
12. Average lot area:
13. Typical lot area:
14. Block Length: Average: _____ Longest: _____ Shortest: _____
15. Type of Streets (Circle One): Public Private Combination Public/Private
16. Type of Water System (Circle One): Public Individual Water Wells Other (attach explanation)
17. Type of Sanitary System (Circle One): Public Individual Septic Tanks Other (attach explanation)
18. Municipal Utility District: Quail Valley Utility District

STATE OF TEXAS
COUNTY OF FORT BEND

We, Blossom Development, Inc., acting by and through _____, president, and _____, secretary, being officers of Blossom Development, Inc., owners hereinafter referred to as owners (whether one or more) of the 3.000 acre tract described in the above and foregoing plat of 5TH STREET AT INDEPENDENCE, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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

Further, owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an 11 feet, six inches for ten feet perimeter ground easements or seven feet, six inches for 14 feet perimeter ground easements or five feet, six inches for 16 feet perimeter ground easements, from a plane 16 feet above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted thereon, whereby the aerial easements total 21 feet, six inches in width.

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

IN TESTIMONY WHEREOF, the Blossom Development, Inc., has caused these presents to be signed by _____, its President, thereunto authorized, attested by its Secretary, _____, and its common seal hereunto affixed this _____ day of _____, 2018.
Blossom Development, Inc.

_____
Print name:
President

Attest:_____
Print name:
Secretary

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared _____ president, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

_____
Print name:
Notary Public in and for the State of Texas

My Commission Expires:_____

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared _____ secretary, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

_____
Print name:
Notary Public in and for the State of Texas
My Commission Expires:_____

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

STATE OF TEXAS · REGISTERED · FRED W. LAWTON · 2321 · PROFESSIONAL LAND SURVEYOR

_____
Fred W. Lawton
R.P.L.S. #2321

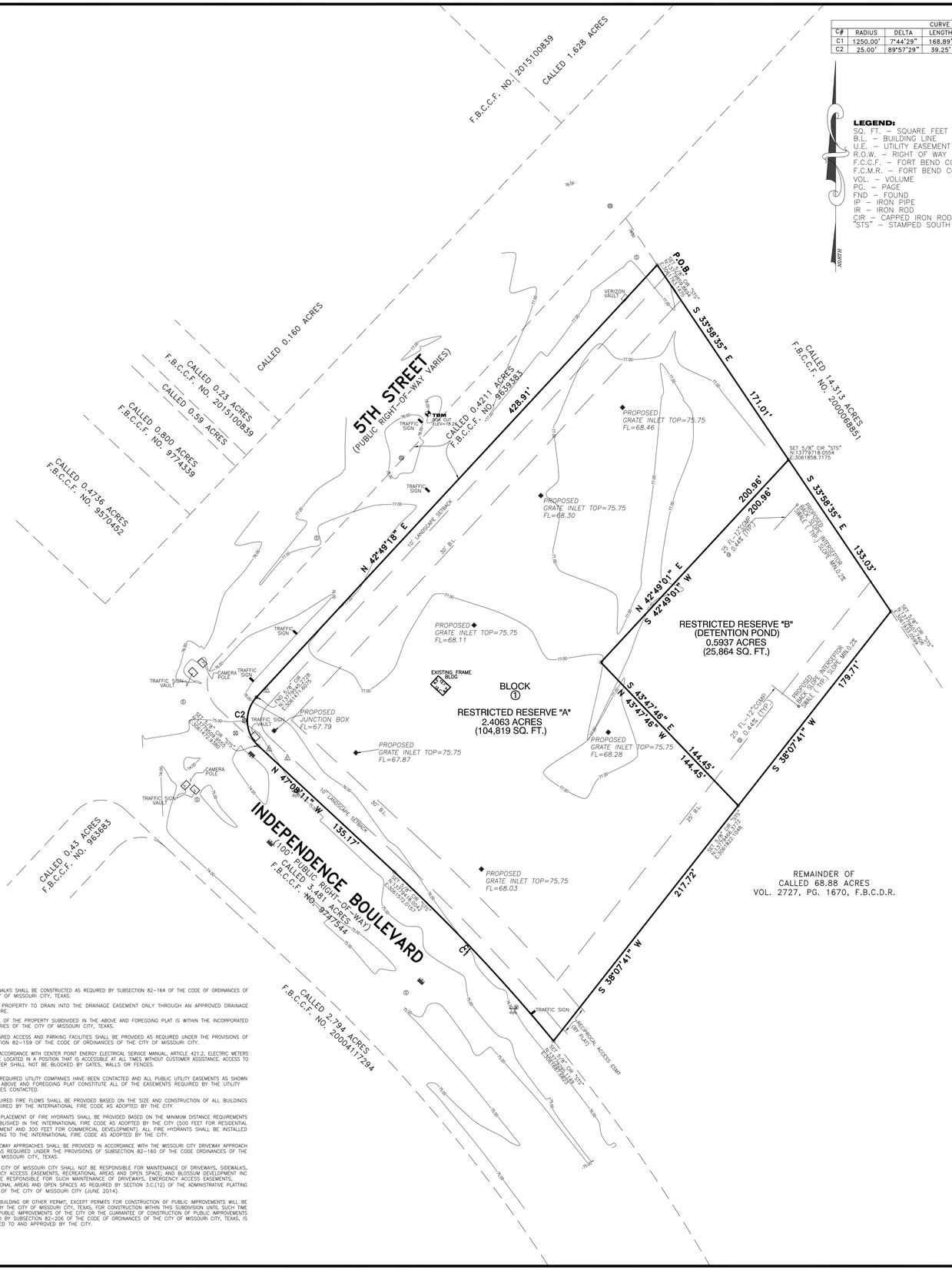
This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this plat and subdivision of 5th STREET AT INDEPENDENCE in conformance with the laws of the State of Texas and the ordinances of the City of Missouri City as shown hereon and authorized the recording of this plat this _____, day of _____, 2018.

_____
Chairman
Print Name:

_____
Vice Chairman
Print name:

I, _____ Clerk of the Commissioners' Court of Fort Bend County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, _____ 2018 at _____ o'clock (a.m. or p.m.), and duly recorded on _____, _____ 2018, at _____ o'clock (a.m. or p.m.), and in Volume _____, page _____ of the map records of Fort Bend County for said County. Witness my hand and seal of office, at Richmond, Texas, the day and date last above written. Ex Officio Clerk of the Commissioners' Court of Fort Bend County, Texas

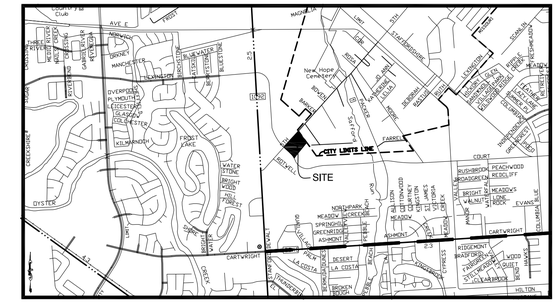
_____
Deputy
Print name:



CURVE TABLE					
C#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	1250.00'	7°44'29"	168.89'	N 43°15'57" W	168.76'
C2	25.00'	89°57'29"	39.25'	N 02°09'27" W	35.34'

LEGEND:
SQ. FT. – SQUARE FEET
B.L. – BUILDING LINE
U.E. – UTILITY EASEMENT
R.O.W. – RIGHT OF WAY
F.C.C.F. – FORT BEND COUNTY CLERKS FILE
F.C.M.R. – FORT BEND COUNTY MAP RECORDS
VOL. – VOLUME
PG. – PAGE
FND – FOUND
IP – IRON PIPE
IR – IRON ROD
CIR – CAPPED IRON ROD
"STS" – STAMPED SOUTH TEXAS SURVEYING

HARRY



VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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

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

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS _____ DAY OF _____, 2018.

_____
RICHARD MORRISON
PRECINCT 1, COUNTY COMMISSIONER

_____
GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

_____
ROBERT E. HEBERT
COUNTY JUDGE

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

_____
JAMES PATTERSON
PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2018 AT _____ O'CLOCK ___M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BED COUNTY, TEXAS.

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

_____
LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

5TH STREET AT INDEPENDENCE

1 BLOCK, 2 RESERVES

A SUBDIVISION OF 3.0000 ACRES (130,683 SQ. FT.) OF LAND BEING OUT OF A CALLED 68.86 ACRE TRACT AS DESCRIBED IN VOLUME 2727, PAGE 1670 FORT BEND COUNTY DEED RECORDS.

SCALE: 1"= 40' DATE: 8/2018

OWNER: BLOSSOM DEVELOPMENT
ADDRESS: 5606 JENOLAN RIDGE LANE
HOUSTON, TEXAS 77479

NOTES

1. B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS; F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS;

2. BENCHMARK: A BENCH MARK DISK STAMPING H805 1943 AT THE JUNCTIONOF NORTH MAIN STREET AND STAFFORD ROAD, TRAVEL SOUTHWEST 2.0 FEET OF THE NORTH CORNER OF THE BUILDING ABOUTH 3 1/2 FEET HIGHER THAN THE STREET. MONUMENT IS 3.5 FEET ABOVE THE GROUND. NAVD 88, 2001 ADJUSTMENT, ELEVATION 82.29.

3. TBM INDICATES TEMPORARY BENCHMARK; BOX CUT; ELEVATION = 78.26 FEET NAVD 88 ADJUSTMENT.

4. ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83), COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.999874398969094.

5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NO. FAH18002210, DATED APRIL 1, 2018, THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY;

6. IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY PANEL NO. 48157C 0285L, MAP REVISED APRIL 02, 2014, PROPERTY LIES WITHIN ZONE "X", AREAS OF 500-YEAR FLOOD;

7. 5/8-INCH IRON RODS WITH PLASTIC CAP MARKED "SOUTH TEXAS SURVEYING" AND THREE (3) FEET IN LENGTH WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS AND/OR STREET ROWS HAVE NOT BEEN MONUMENTED;

8. ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 3.C.(11) OF THE ADMINISTRATIVE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (JUNE 2014)

9. TOP OF ALL FLOOR SLAB SHALL BE MINIMUM OF 78.00 FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.

10. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS;

11. ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.

12. UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS O CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.

13. THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.

14. SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SUBSECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.

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

16. ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.

17. SHARED ACCESS AND PARKING FACILITIES SHALL BE PROVIDED AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-159 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY.

18. IN ACCORDANCE WITH CENTER POINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.

19. ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED.

20. REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.

21. THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500 FEET FOR RESIDENTIAL DEVELOPMENT AND 300 FEET FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.

22. DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.

23. THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACE; AND BLOSSUM DEVELOPMENT INC SHALL BE RESPONSIBLE FOR SUCH MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACES AS REQUIRED BY SECTION 3.C.(12) OF THE ADMINISTRATIVE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (JUNE 2014).

24. NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SUBSECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.

JOB: 566-18A

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
281-556-6918 FAX 281-556-9331
Firm Number: 10045400

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missouri CITY
TEXAS
the show me city

PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	October 10, 2018
AGENDA ITEM SUBJECT:	Concept Plan of Sienna Plantation 24, 25, 26, 33A, 34A, 40A, 40B, 41
AGENDA ITEM NUMBER:	6.B.(1)
PROJECT PLANNER:	**Thomas K. White Jr.,** Planner II
APPROVAL:	**Otis T. Spriggs, AICP,** Director, Development Services **Shashi K. Kumar, P.E., CFM,** City Engineer/Public Works Director

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PERMIT NUMBER:	PLAT1800074
PROPERTY ID:	Various including 0031-00-000-3051-907 / 0031-00-000-3048-907 / 0025-00-000-1971-907
LOCATION:	Various throughout Sienna South

ZONING DISTRICT DESIGNATION: ETJ, Extraterritorial Jurisdiction

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

RECOMMENDED ACTION:

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

A conceptual plan application must be in the form and contain the information and documents as required by the Administrative Platting Manual of the City of Missouri City, as adopted in June 2014, and in accordance with Subsection 82-32(b) of the Code of Ordinances of the City of Missouri City. The applicable sections of the Administrative Platting Manual are referenced in the comments below, except where indicated otherwise.

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

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

   a. Please clearly show the right-of-way providing access to proposed Section 33A from Sienna Parkway.

   b. Ensure that the number of proposed lots is reflected correctly. A count of all sections shown indicates approximately 353 lots however the title block and application indicate 295. Please clarify.

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

   None.

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

   None

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

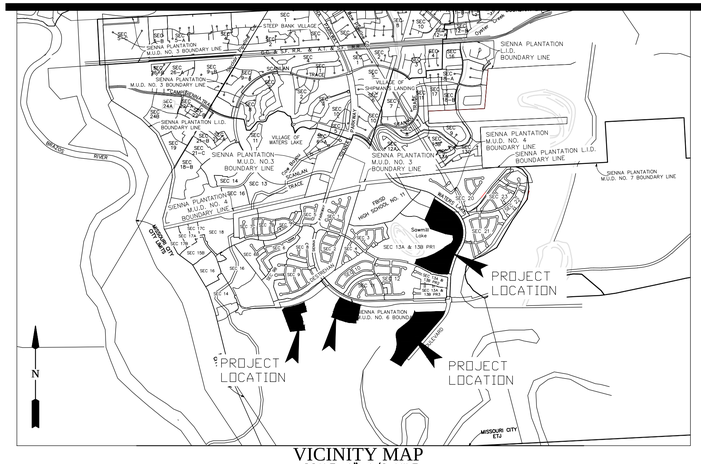
DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division
1522 Texas Parkway
Missouri City, Texas 77489
281-403-8600 (Office) ■ 281-208-5551 (Fax)
www.missouricitytx.gov

APPLICATION FOR PLAT APPROVAL

Check One: [X] **CONCEPTUAL PLAN** [ ] **PRELIMINARY**
[ ] **REVISED CONCEPTUAL PLAN** [ ] **REVISED PRELIMINARY**

Date of Application: 9/21/2018

1. Name of plat: Sienna Plantation Sections 24, 25, 26, 33A, 34A, 40A, 40B, 41	
2. Name of conceptual plan that encompasses this plat (if applicable):	
3. Type of use (Circle one or more): Multifamily Residential Commercial Industrial Planned Development Single Family Residential Specific Use Permit Other (Explain):	
4. Landowner's name (If company or corporation, list chief officer): Toll-GTIS Property Owners LLC.	
Mailing Address: 10110 W. Sam Houston Pkwy. Suite 210	
Phone No.: (281) 985 - 5076	
Email: jjenkins@tollbrothers.com	
5. Applicant's name (Engineer, Planner, Architect, Etc.): TBG Partners, c/o Jake Burgus	
Mailing Address: 3050 Post Oak Blvd. Suite 1100	
Phone No.: (713) 439 - 0027	
Email: jacob.burgus@tbgpartners.com	
6. Is plat located inside the City limits or City's ETJ? (Circle One): CITY LIMITS ETJ	
7. Is plat located inside the City's ETJ? (Circle One): YES NO	
8. Total acreage: 141.16	
9. Estimated # of Sections: 8 Blocks: 28 Reserves: 26	
10. Estimated # of residential lots/dwelling units: 295	
11. Land distribution (in acres) - *Must total acreage indicated in Line 8 above*: Private Streets: _____ Public Streets: 26.19 Residential Lots: 95.34 Lakes/Ponds (non-recreational): _____ Irrigation/Drainage Canals: _____ Recreational Uses: _____ Utility Easements: _____ Public Parkland: _____ Other (explain): Reserve (acres): 19.63	
12. Residential lot dimensions:	Average: 70'x130' Smallest: 55'x130'
13. Lot area:	Non cul-de-sac: Cul-de-sac:
14. Front width (At property line):	Non cul-de-sac: Cul-de-sac:
15. Front width (At building line):	Non cul-de-sac: Cul-de-sac:
16. Depth:	Non cul-de-sac: Cul-de-sac
17. Block Length: _____	Average: _____ Longest: _____ Shortest: _____
18. Type of Streets (Circle One):	Public Private Combination Public/Private
19. Type of Water System (Circle One):	Public Individual Water Wells Other (attach explanation)
20. Type of Sanitary System (Circle One):	Public Individual Septic Tanks Other (attach explanation)
21. Municipal Utility District:	



VICINITY MAP
SCALE: 1"=1/2 MILE
KEY MAP NO. 650-T

RESIDENTIAL LAND USE:
TYPICAL LOT SIZE:

LOT DIMENSIONS	SQ. FT.
28'X125'	3,500
35'X125'	4,375
45'X120'	5,400
50'X120'	6,000
55'X130' (PATIO)	7,150
60'X130' (PATIO)	7,800
60'X130'	7,800
65'X130'	8,450
65'X150'	9,750
75'X130'	9,750
85'X140'	11,900
100'X140	14,000

TOTAL LOTS = 295

LEGEND

LP	LOW POINT
LS	LIFT STATION
OS	OPEN SPACE
➡	CONCEPTUAL DRAINAGE FLOW
DET.	DETENTION
RES.	RESERVE

TBG

CONCEPT PLAN
SIENNA PLANTATION

SECTIONS 24, 25, 26, 33A, 34A, 40A, 40B, 41

A CONCEPT PLAN OF 141.16 ACRES OUT OF THE DAVID FITZGERALD SURVEY, ABSTRACT 25, FORT BEND COUNTY, TEXAS

295 TOTAL LOTS
55'x130': 48 UNITS
60'x130': 51 UNITS
65'x130': 34 UNITS
65'x150': 38 UNITS
70'x130': 42 UNITS
80'x140':50 UNITS
100'x140': 32 UNITS
28 BLOCKS
8 TOTAL SECTIONS

OWNER:
TOLL GTIS PROPERTY OWNER, LLC

ENGINEER:
LJA ENGINEERING, INC.

Job Number:
H14128

Drawn:
JB, YL

Rev.Date:
9-18-2018

File Number:
TBG 14010

NORTH

0 150' 300' 600' 900'
GRAPHIC SCALE
ORIGINAL SCALE:1" =300'

TBG Partners
3050 Post Oak Blvd., Suite 1100
Houston, Texas 77056

missouri CITY
TEXAS
the show me city

PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	October 10, 2018
AGENDA ITEM SUBJECT:	Preliminary Plat of Sienna Plantation Section 24
AGENDA ITEM NUMBER:	6.B.(2)
PROJECT PLANNER:	**Thomas K. White Jr.,** Planner II
APPROVAL:	**Otis T. Spriggs, AICP,** Director, Development Services **Shashi K. Kumar, P.E., CFM,** City Engineer/Public Works Director

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PERMIT NUMBER:	PLAT1800073
PROPERTY ID:	0025-00-000-2188-907 / 0025-00-000-1971-907
LOCATION:	North of Mount Logan, west of Waters Lake Blvd.

ZONING DISTRICT DESIGNATION: ETJ, Extraterritorial Jurisdiction

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

RECOMMENDED ACTION:

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

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

A preliminary plat application must be in the form and contain the information and documents as required by the Administrative Platting Manual of the City of Missouri City, as adopted in June 2014 and in accordance with Section 82-65 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Administrative

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

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

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

   a. Ensure that the suffix for the street name "Sunny Spring" is the same as recorded in Section 13A. It appears that "Drive" was not previously used.

   b. Reserve C not found, please clarify or revise.

   c. Please remove acknowledgements and certificates from the plat.

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

   a. The point of beginning (POB) for the subdivision shall be expressed as Texas State Plane NAD83 grid coordinate values of "X", "Y" as required by the City of Missouri City Design Manual, Section 2.10(G).

   b. Prior to final plat approval, a letter shall be provided from the Ft. Bend County Drainage District stating that the tract has outfall drainage and all applicable fees have been paid.

   c. All street separation distances must meet city standards. Please provide adequate justification on variance to be approved by city

   d. Contour lines with intervals of one foot, referred to sea level (USGS and city datum), shall be provided to show at least two contour lines within the subdivision in addition to hose necessary to clearly show outfall drainage in accordance with Section 82-68(15).

   e. Cul-de-sac and knuckle radii must be minimum 50 feet. The western most cul-de-sac appears to meet the scale. Please label the radius on the plat.

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

   a. An electronic plat shall be submitted in accordance with Section 2.D(2). **Please provide a .dwg.**

   b. An alphabetical list of proposed street names for the subdivision shall be provided in accordance with Section 2.D(23). **Proposed street names are under review. Additional comments may be forthcoming.**

B. STANDARD PLAT NOTES:

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

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

   None

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

   None

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

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

APPLICATION FOR PLAT APPROVAL

Check One: [ ] **CONCEPTUAL PLAN** [X] **PRELIMINARY**
[ ] **REVISED CONCEPTUAL PLAN** [ ] **REVISED PRELIMINARY**

Date of Application: September 21, 2018

1. Name of plat: Sienna Plantation Section 24
2. Name of conceptual plan that encompasses this plat (if applicable): Sienna Plantation
3. Type of use (Circle one or more): Multifamily Residential Commercial Industrial Planned Development Single Family Residential Specific Use Permit Other (Explain):
4. Landowner's name (If company or corporation, list chief officer): TOLL-GTIS Property Owners, LLC - Jimmie Jenkins
   Mailing Address: 10110 W. Sam Houston Parkway North, Suite 350, Houston, Texas 77064
   Phone No.:(281) 894 - 8655
   Email:
5. Applicant's name (Engineer, Planner, Architect, Etc.): LJA Engineering, Inc. - Rene R.
   Mailing Address: 2929 Briarpark, Suite 600, Houston, Texas 77042
   Phone No.:(713) 953 - 5228
   Email: rerodriguez@lja.com
6. Is plat located inside the City limits or City's ETJ? (Circle One): CITY LIMITS ETJ
7. Is plat located inside the City's ETJ? (Circle One): YES NO
8. Total acreage: 25.61 Ac
9. Estimated # of Sections: 1 Blocks: 1 Reserves: 3
10. Estimated # of residential lots/dwelling units: 50
11. Land distribution (in acres) - *Must total acreage indicated in Line 8 above*:
    Private Streets: 0 Public Streets: 4.33 Residential Lots: 16.26
    Lakes/Ponds (non-recreational): 0 Irrigation/Drainage Canals: 0 Recreational Uses: 0
    Utility Easements: 0 Public Parkland: 0
    Other (explain): Land Scape/Open Space (acres): 5.02
12. Residential lot dimensions: Average: 80' x 150' Smallest: 80' x 150'
13. Lot area: Non cul-de-sac: 12,000 Cul-de-sac: 12,000
14. Front width (At property line): Non cul-de-sac: 80' Cul-de-sac: 80'
15. Front width (At building line): Non cul-de-sac: 80' Cul-de-sac: 80'
16. Depth: Non cul-de-sac: 150' Cul-de-sac 150'
17. Block Length: _____ Average: 836' Longest: 1,921' Shortest: 298'
18. Type of Streets (Circle One): Public Private Combination Public/Private
19. Type of Water System (Circle One): Public Individual Water Wells Other (attach explanation)
20. Type of Sanitary System (Circle One): Public Individual Septic Tanks Other (attach explanation)
21. Municipal Utility District: Sienna Plantation Municipal Utility District No. 4

STATE OF TEXAS
COUNTY OF FORT BEND

WE, TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE, OF TOLL-GTIS PROPERTY OWNER LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS OF THE 25.613 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SIENNA PLANTATION SECTION 24, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

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

FURTHER, WE DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

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

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

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

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF SIENNA PLANTATION SECTION 24 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

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

IN TESTIMONY WHEREOF, TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JIMMIE F. JENKINS, ITS AUTHORIZED REPRESENTATIVE, THEREUNTO AUTHORIZED THIS _____ DAY OF _____, 2018.

TOLL-GTIS PROPERTY OWNER LLC
A TEXAS LIMITED LIABILITY COMPANY

BY:_____
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE OF TOLL-GTIS PROPERTY OWNER LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS _____ DAY OF _____, 2018.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTES:

1. BENCHMARK: FOUND 4 INCH BRASS DISC LOCATED IN A POURED CONCRETE POST IN THE GRASSY AREA IN FRONT OF MISSOURI CITY FIRE STATION NUMBER 5 16.5 FEET FROM THE SIDE WALK.
   SURVEY MARKER NO. PCM-011
   ELEV. = 59.97 (NAVD88 2001 ADJUSTMENT)
2. T.B.M. INDICATES TEMPORARY BENCHMARK
   FND. 5/8 INCH IRON ROD WITH CAP MARKED "GBI PARTNERS"
   ELEV. = 55.81 2001 ADJUSTMENT
3. ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A FACTOR OF 0.999867651
4. THIS PLAT WAS PREPARED TO MEET CITY OF MISSOURI CITY AND FORT BEND COUNTY REQUIREMENTS.
5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. _____ DATED _____, 2018 THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
7. THIS PLAT LIES WHOLLY WITHIN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4, SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE ETJ OF THE CITY OF MISSOURI CITY AND FORT BEND COUNTY.
8. BY GRAPHICAL PLOTTING THE SUBJECT TRACT LIES WITHIN ZONE "X" (SHADED ON THE FIRM MAP), ZONE "X" (SHADED) IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD". "NOTE 1" READS AS FOLLOWS: "THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1-PERCENT-ANNUAL-CHANCE OR GREATER FLOOD HAZARD BY LEVEE SYSTEM. OVERTOPPING OR FAILUSRE OF ANY LEVEE SYSTEM IS POSSIBLE." AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 48157C 0435L, MAP REVISED APRIL 2, 2014. "LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS".
9. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THIS SUBDIVISION.
10. FIVE-EIGHTHS (5/8) INCH IRON RODS WITH PLASTIC CAP MARKED "GBI PARTNERS" AND THREE (3) FEET IN LENGTH WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS AND/OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
11. THE MINIMUM SLAB ELEVATION SHALL BE ELEVATED TO OR ABOVE A HEIGHT WHICH IS HIGHER OF EIGHTEEN INCHES ABOVE HIGHEST ADJACENT GRADE, OR TWELVE INCHES ABOVE THE MAXIMUM ONE PERCENT ANNUAL FLOOD RISK FLOODPLAIN PONDING ELEVATION IN THE NEAREST DRAINAGE SYSTEM AS PER SECTION 42 - ARTICLE III OF THE MISSOURI CITY CODE OF ORDINANCES. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 57.80 FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND. ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 82-97(11).
12. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
13. ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
14. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
15. ALL LOT LINES SHALL HAVE A MINIMUM FIVE (5) FOOT SIDE YARD SETBACK.
16. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
17. THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACE AND RESERVES.
18. SIDEWALK SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5-FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
19. SIDEWALKS SHALL BE BUILT AS REQUIRED BY SECTION 82-164 OR THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
20. DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
21. DRIVEWAY LOCATION - FOR THE LOTS ON THE INSIDE OF A KNUCKLE OR 90 DEGREE TURN, DRIVEWAY MUST BE PLACED ON THE LOT FRONTAGE ALONG THE INSIDE APPROACH LANE PRIOR TO THE RIGHT TURN, TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
22. ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED AT THE TIME OF PLATTING.
23. GAS METER LOCATION: GAS METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION PLEASE CONTACT SIENERGY AT 281-778-6250.
24. ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE ETJ BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
25. NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
26. PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY. ALL BLOCK CORNERS AND STREET RIGHT-OF-WAY WILL BE MONUMENTED.
27. ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.
28. REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
29. THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500FT. FOR RESIDENTIAL DEVELOPMENT AND 300FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
30. STREET LIGHTING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MISSOURI CITY INFRASTRUCTURE DESIGN MANUAL, CHAPTER 4 STREET LIGHTING AND OVERHEAD UTILITIES. THE INSTALLATION, OPERATION, AND MAINTENANCE OF ORNAMENTAL STREET LIGHTS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MISSOURI CITY, EXCEPT AS PROVIDED THEREIN.
31. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE RESERVES AND CHANNELS IS VESTED IN THE SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF LANDSCAPE RESERVES IS VESTED IN THE HOMEOWNERS ASSOCIATION (HOA).
32. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES WITHIN THE SECTIONS IS VESTED IN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES ALONG BOULEVARDS AND MAJOR THOROUGHFARES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5.
33. IN ACCORDANCE WITH CENTER POINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
34. THE TEMPORARY DRAINAGE EASEMENT AND RIGHT-OF-WAY SHALL EXPIRE AND TERMINATE AT SUCH TIME AS OTHER DRAINAGE IMPROVEMENTS HAVE BEEN CONSTRUCTED WITHIN PERMANENT EASEMENTS OR RIGHT-OF-WAY IN SUCH MANNER AS TO PROVIDE AN ALTERNATE ROUTE OF DRAINAGE OF STORM WATER FLOWING FROM PORTIONS OF SIENNA PLANTATION. AT SUCH TIME AS SUCH ALTERNATE DRAINAGE ROUTE IS PROVIDED AND CONSTRUCTED, THE TEMPORARY EASEMENT AND RIGHT-OF-WAY SHALL AUTOMATICALLY CEASE, AND TERMINATE AS PER DEED RECORDED IN VOLUME 2077, PAGES 216-232, FORT BEND COUNTY DEED RECORDS. THE ABOVE REFERENCED EASEMENT WILL DISSOLVE ONCE THE PLAT IS RECORDED.
35. THIS PLAT IS SUBORDINATED BY:
    AYLSSA PRATKA, VICE PRESIDENT, U.S. BANK NATIONAL ASSOCIATION D/B/A HOUSING CAPITAL COMPANY, AS RECORDED IN FILE NO. _____ OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
36. THIS PLAT LIES WITHIN LIGHTING ZONE 2.
37. THIS PLAT IS SUBJECT TO VARIOUS BLANKET EASEMENTS AS SET FORTH BY THE RESTRICTIVE COVENANTS RECORDED UNDER F.N. 2015009259, F.B.C.O.R.
38. U.V.E. INDICATES UNOBSTRUCTED VIEW EASEMENT. FORT BEND COUNTY SHALL BE RESPONSIBLE FOR ENFORCING U.V.E. REQUIREMENTS WITHIN THE PUBLIC RIGHT-OF-WAY AND SIENNA PLANTATION COMMUNITY ASSOCIATION, INC. SHALL ENFORCE AREAS OUTSIDE OF RIGH-OF-WAY.
39. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.

I, JON P. BORDOVSKY, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLES, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTHS (5/8) INCH WITH PLASTIC CAP MARKED "GBI PARTNERS" AND A LENGTH OF NOT LESS THAN THREE (3) FEET (SEE NOTE 9).

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

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

_____
OMAR NOE ESCOBAR, JR., P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 107281

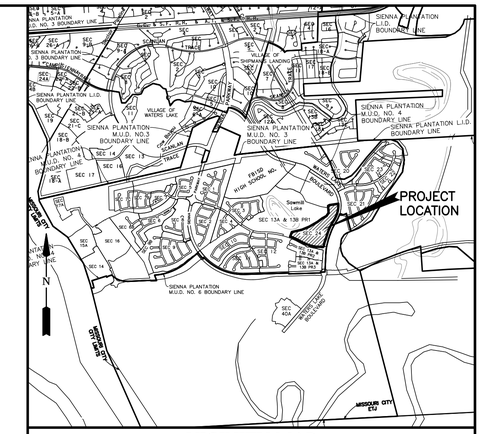
STATE OF TEXAS
COUNTY OF FORT BEND

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF SIENNA PLANTATION SECTION 24 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT

THIS _____ DAY OF _____, 2018.

_____
SONYA BROWN-MARSHALL, CHAIRMAN

_____
TIMOTHY R. HANEY, VICE CHAIRMAN



VICINITY MAP
SCALE: 1"=1/2 MILE

KEY MAP NO. 650-R,V

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

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

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

THIS _____ DAY OF _____, 2018.

_____ _____
VINCENT M. MORALES, JR. GRADY PRESTAGE
PRECINCT 1, COUNTY COMMISSIONER PRECINCT 2, COUNTY COMMISSIONER

_____
ROBERT E. HEBERT
COUNTY JUDGE

_____ _____
W. A. (ANDY) MEYERS JAMES PATTERSON
PRECINCT 3, COUNTY COMMISSIONER PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2018 AT _____ O'CLOCK _____M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

_____
LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

PRELIMINARY PLAT OF

SIENNA PLANTATION SECTION 24

A SUBDIVISION OF 25.613 ACRES OF LAND SITUATED IN THE DAVID FITZGERALD LEAGUE, ABSTRACT 25, FORT BEND COUNTY, TEXAS.

50 LOTS 3 RESERVES (5.016 ACRES) 1 BLOCK

SEPTEMBER 21, 2018 JOB NO. 1414-1524P.309

TOLL-GTIS PROPERTY OWNER, LLC
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE
10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 250, HOUSTON, TEXAS 77064
PH. (281) 894-8655

SURVEYOR

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

ENGINEER:

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

MYLAR CHECK: _____
CAD: _____
Path\Name : I:\Projdsk1\PLATTING\1414\FINPLT\Sienna Plantation Section 24.dwg
Date\Time : Fri, 21 Sep 2018 - 8:20am

CURVE TABLE

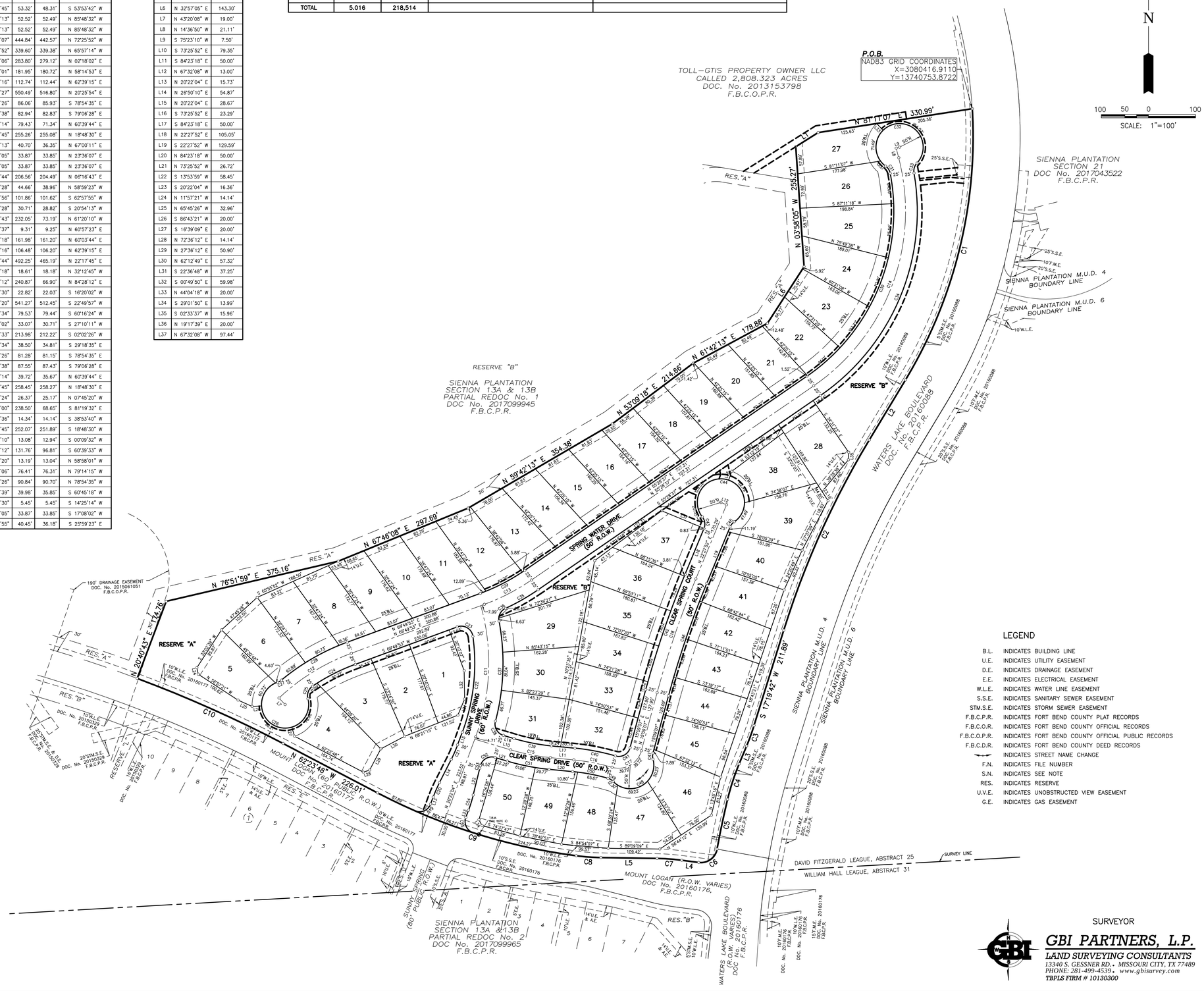
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	1000.00'	34°29'03"	601.86'	592.82'	S 13°49'47" W
C2	1850.00'	13°44'36"	443.76'	442.69'	S 24°12'00" W
C3	500.00'	5°17'56"	46.24'	46.22'	S 19°58'40" W
C4	500.00'	9°02'45"	78.94'	78.86'	S 18°06'15" W
C5	1861.00'	3°19'33"	108.02'	108.01'	S 11°55'06" W
C6	35.00'	87°16'45"	53.32'	48.31'	S 53°53'42" W
C7	450.00'	6°41'13"	52.52'	52.49'	N 85°48'32" W
C8	450.00'	6°41'13"	52.52'	52.49'	N 85°48'32" W
C9	1270.00'	20°04'07"	444.84'	442.57'	N 72°25'52" W
C10	2735.00'	7°06'52"	339.60'	339.38'	N 65°57'14" W
C11	450.00'	36°08'06"	283.80'	279.12'	N 02°18'02" E
C12	450.00'	23°10'01"	181.95'	180.72'	N 58°14'53" E
C13	450.00'	14°21'16"	112.74'	112.44'	N 62°39'15" E
C14	450.00'	70°05'27"	550.49'	516.80'	N 20°25'54" E
C15	450.00'	10°57'26"	86.06'	85.93'	S 78°54'35" E
C16	450.00'	10°33'38"	82.94'	82.83'	S 79°06'28" E
C17	50.00'	91°01'14"	79.43'	71.34'	N 60°39'44" E
C18	2000.00'	7°18'45"	255.26'	255.08'	N 18°48'30" E
C19	25.00'	93°16'13"	40.70'	36.35'	N 67°00'11" E
C20	300.00'	6°28'05"	33.87'	33.85'	N 23°36'07" E
C21	300.00'	6°28'05"	33.87'	33.85'	N 23°36'07" E
C22	420.00'	28°10'44"	206.56'	204.49'	N 06°16'43" E
C23	25.00'	102°21'28"	44.66'	38.96'	N 58°59'23" W
C24	425.00'	13°43'56"	101.86'	101.62'	S 62°57'55" W
C25	25.00'	70°23'28"	30.71'	28.82'	S 20°54'13" W
C26	50.00'	265°54'43"	232.05'	73.19'	N 61°20'10" W
C27	25.00'	21°19'37"	9.31'	9.25'	N 60°57'23" E
C28	475.00'	19°32'18"	161.98'	161.20'	N 60°03'44" E
C29	425.00'	14°21'16"	106.48'	106.20'	N 62°39'15" E
C30	425.00'	66°21'44"	492.25'	465.19'	N 22°17'45" E
C31	25.00'	42°39'18"	18.61'	18.18'	N 32°12'45" W
C32	50.00'	276°01'12"	240.87'	66.90'	N 84°28'12" E
C33	25.00'	52°17'30"	22.82'	22.03'	S 16°20'02" W
C34	475.00'	65°17'20"	541.27'	512.45'	S 22°49'57" W
C35	475.00'	9°35'34"	79.53'	79.44'	S 60°16'24" W
C36	25.00'	75°48'02"	33.07'	30.71'	S 27°10'11" W
C37	480.00'	25°32'33"	213.98'	212.22'	S 02°02'26" W
C38	25.00'	88°14'34"	38.50'	34.81'	S 29°18'35" E
C39	425.00'	10°57'26"	81.28'	81.15'	S 78°54'35" E
C40	475.00'	10°33'38"	87.55'	87.43'	S 79°06'28" E
C41	25.00'	91°01'14"	39.72'	35.67'	N 60°39'44" E
C42	2025.00'	7°18'45"	258.45'	258.27'	N 18°48'30" E
C43	25.00'	60°26'24"	26.37'	25.17'	N 07°45'20" W
C44	50.00'	273°18'00"	238.50'	68.65'	S 81°19'32" E
C45	25.00'	32°51'36"	14.34'	14.14'	S 38°53'40" W
C46	1975.00'	7°18'45"	252.07'	251.89'	S 18°48'30" W
C47	25.00'	29°59'10"	13.08'	12.94'	S 00°09'32" W
C48	50.00'	150°59'12"	131.76'	96.81'	S 60°39'33" W
C49	25.00'	30°14'20"	13.19'	13.04'	N 58°58'01" W
C50	425.00'	10°18'06"	76.41'	76.31'	N 79°14'15" W
C51	475.00'	10°57'26"	90.84'	90.70'	N 78°54'35" W
C52	25.00'	91°37'39"	39.98'	35.85'	S 60°45'18" W
C53	300.00'	1°02'30"	5.45'	5.45'	S 14°25'14" W
C54	300.00'	6°28'05"	33.87'	33.85'	S 17°08'02" W
C55	25.00'	92°42'55"	40.45'	36.18'	S 25°59'23" E

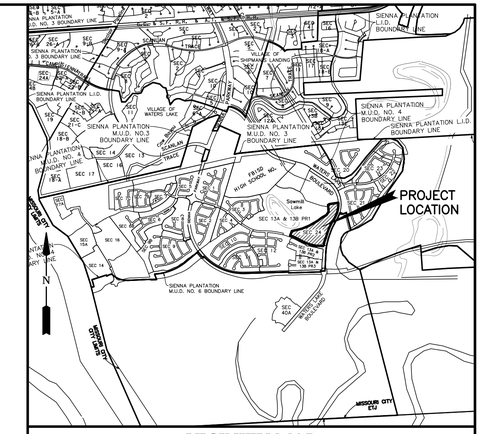
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 57°46'07" E	56.15'
L2	S 31°04'18" W	149.04'
L3	S 22°37'38" W	41.33'
L4	N 82°27'55" W	36.34'
L5	N 89°09'09" W	119.17'
L6	N 32°57'05" E	143.30'
L7	N 43°20'08" W	19.00'
L8	N 14°36'50" W	21.11'
L9	S 75°23'10" W	7.50'
L10	S 73°25'52" E	79.35'
L11	S 84°23'18" E	50.00'
L12	N 67°32'08" W	13.00'
L13	N 20°22'04" E	15.73'
L14	N 26°50'10" E	54.87'
L15	N 20°22'04" E	28.67'
L16	S 73°25'52" E	23.29'
L17	S 84°23'18" E	50.00'
L18	N 22°27'52" E	105.05'
L19	S 22°27'52" W	129.59'
L20	N 84°23'18" W	50.00'
L21	N 73°25'52" W	26.72'
L22	S 13°53'59" W	58.45'
L23	S 20°22'04" W	16.36'
L24	N 11°57'21" W	14.14'
L25	N 65°45'26" W	32.96'
L26	S 86°43'21" W	20.00'
L27	S 16°39'09" E	20.00'
L28	N 72°36'12" E	14.14'
L29	N 27°36'12" E	50.90'
L30	N 62°12'49" E	57.32'
L31	S 22°36'48" W	37.25'
L32	S 00°49'50" E	59.98'
L33	N 44°04'18" W	20.00'
L34	S 29°01'50" E	13.99'
L35	S 02°33'37" W	15.96'
L36	N 19°17'39" E	20.00'
L37	N 67°32'08" W	97.44'

RESERVE TABLE

RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	1.764	76,857	RESTRICTED TO LANDSCAPE/OPEN SPACE	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.)
B	2.876	121,360	RESTRICTED TO LANDSCAPE/OPEN SPACE	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.)
C	0.466	20,297	RESTRICTED TO LANDSCAPE/OPEN SPACE	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.)
TOTAL	**5.016**	**218,514**		





VICINITY MAP
SCALE: 1"=1/2 MILE

KEY MAP NO. 650-R,V

LEGEND

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

PRELIMINARY PLAT OF

SIENNA PLANTATION SECTION 24

A SUBDIVISION OF 25.613 ACRES OF LAND SITUATED IN THE DAVID FITZGERALD LEAGUE, ABSTRACT 25, FORT BEND COUNTY, TEXAS.

50 LOTS 3 RESERVES (5.016 ACRES) 1 BLOCK

SEPTEMBER 21, 2018 JOB NO. 1414-1524P.309

TOLL-GTIS PROPERTY OWNER, LLC
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE
10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 250, HOUSTON, TEXAS 77064
PH. (281) 894-8655

SURVEYOR

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

ENGINEER:

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

SHEET 2 OF 2

MYLAR CHECK: _____
CAD: _____
Path\Name : I:\Projdsk1\PLATTING\1414\FINPLT\Sienna Plantation Section 24.dwg
Date\Time : Fri, 21 Sep 2018 - 8:20am

missouri CITY
TEXAS
the show me city

PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	October 10, 2018
AGENDA ITEM SUBJECT:	Preliminary Plat of Sienna Plantation 40A
AGENDA ITEM NUMBER:	6.A.(3)
PROJECT PLANNER:	**Thomas K. White Jr.,** Planner II
APPROVAL:	OTS **Otis T. Spriggs, AICP,** Director, Development Services SK **Shashi K. Kumar, P.E., CFM,** City Engineer/Public Works Director

---

PERMIT NUMBER:	PLAT1800075
PROPERTY ID:	0031-00-000-3051-907
LOCATION:	South of Sienna Parkway, east of Waters Lake Boulevar.

ZONING DISTRICT DESIGNATION: ETJ, Extraterritorial Jurisdiction

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

RECOMMENDED ACTION:

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

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

A preliminary plat application must be in the form and contain the information and documents as required by the Administrative Platting Manual of the City of Missouri City, as adopted in June 2014 and in accordance with Section 82-65 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Administrative

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

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

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

   a. Building lines shall be labeled in accordance with Section 2.D(17). **Please label Lots 1-8, Block 3 (25' B.L.).**

   b. Ensure that the section boundaries and number of lots contained on the concept plan match what is proposed in this section. The conceptual plan shows 53 lots with five lots located south of the proposed Morning Star Drive. The proposed subdivision shows no lots south of the same right-of-way.

   c. Please remove acknowledgements and certificates.

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

   a. Prior to final plat approval, a letter shall be provided from the Ft. Bend County Drainage District stating that the tract has outfall drainage and all applicable fees have been paid.

   b. Utility models for water are required per the requirements of the Public Infrastructure Design Manual, Chapter 5.02. The minimum fire flow and minimum system pressure is required. **Please provide fire flow model.**

   c. Utility models for sanitary are required per the Public Infrastructure Design Manual, Chapter 6.02.

   d. Please provide minimum slab elevation as indicated in plat note #13

   e. All street separation distances must meet city standards. Please provide adequate justification on variance for approval.

   f. Contour lines with intervals of one foot, referred to sea level (USGS and city datum), shall be provided to show at least two contour lines within the subdivision in addition to hose necessary to clearly show outfall drainage in accordance with Section 82-68(15).

   g. Street name must remain the same around the knuckles, unless either of the segments is greater than 1,000 feet around the turn.

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

   a. An electronic plat shall be submitted in accordance with Section 2.D(2).

   b. An alphabetical list of proposed street names for the subdivision shall be provided in accordance with Section 2.D(23). **Street names are under review. Additional comments may be forthcoming.**

B. STANDARD PLAT NOTES:

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

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

   None

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

   None

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

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

APPLICATION FOR PLAT APPROVAL

Check One: [ ] **CONCEPTUAL PLAN** [X] **PRELIMINARY**
[ ] **REVISED CONCEPTUAL PLAN** [ ] **REVISED PRELIMINARY**

Date of Application: September 21, 2018

1. Name of plat: Sienna Plantation Section 40A
2. Name of conceptual plan that encompasses this plat (if applicable): Sienna Plantation
3. Type of use (Circle one or more): Multifamily Residential Commercial Industrial Planned Development Single Family Residential Specific Use Permit Other (Explain):
4. Landowner's name (If company or corporation, list chief officer): TOLL-GTIS Property Owners, LLC - Jimmie Jenkins
   Mailing Address: 10110 W. Sam Houston Parkway North, Suite 350, Houston, Texas 77064
   Phone No.:(281) 894 - 8655
   Email:
5. Applicant's name (Engineer, Planner, Architect, Etc.): LJA Engineering, Inc. - Rene R.
   Mailing Address: 2929 Briarpark, Suite 600, Houston, Texas 77042
   Phone No.:(713) 953 - 5228
   Email: rerodriguez@lja.com
6. Is plat located inside the City limits or City's ETJ? (Circle One): CITY LIMITS ETJ
7. Is plat located inside the City's ETJ? (Circle One): YES NO
8. Total acreage: 15.48 Ac
9. Estimated # of Sections: 1 Blocks: 3 Reserves: 6
10. Estimated # of residential lots/dwelling units: 48
11. Land distribution (in acres) - *Must total acreage indicated in Line 8 above*:
    Private Streets: 0 Public Streets: 3.52 Residential Lots: 10.17
    Lakes/Ponds (non-recreational): 0 Irrigation/Drainage Canals: 0 Recreational Uses: 0
    Utility Easements: 0 Public Parkland: 0
    Other (explain): Land Scape/Open Space (acres): 1.79
12. Residential lot dimensions: Average: 60' x 140' Smallest: 60' x 130'
13. Lot area: Non cul-de-sac: 8,974 Cul-de-sac: 9,069
14. Front width (At property line): Non cul-de-sac: 60' Cul-de-sac: 60'
15. Front width (At building line): Non cul-de-sac: 60' Cul-de-sac: 60'
16. Depth: Non cul-de-sac: 140' Cul-de-sac 160'
17. Block Length: _____ Average: 604' Longest: 1061' Shortest: 192'
18. Type of Streets (Circle One): Public Private Combination Public/Private
19. Type of Water System (Circle One): Public Individual Water Wells Other (attach explanation)
20. Type of Sanitary System (Circle One): Public Individual Septic Tanks Other (attach explanation)
21. Municipal Utility District: Sienna Plantation Municipal Utility District No. 4

STATE OF TEXAS
COUNTY OF FORT BEND

WE, TOLL-GTIS PROPERTY OWNER, LLC., A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE, BEING AN OFFICER OF TOLL-GTIS PROPERTY OWNER, LLC., A TEXAS LIMITED LIABILITY COMPANY, OWNERS OF THE 15.479 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SIENNA PLANTATION SECTION 40A, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

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

FURTHER, WE DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

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

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

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

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF SIENNA PLANTATION SECTION 40A WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

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

IN TESTIMONY WHEREOF, TOLL-GTIS PROPERTY OWNER, LLC., A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JIMMIE F. JENKINS, ITS AUTHORIZED REPRESENTATIVE, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2018.

TOLL-GTIS PROPERTY OWNER, LLC.
A TEXAS LIMITED LIABILITY COMPANY

BY:_____
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE OF TOLL-GTIS PROPERTY OWNER, LLC., A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2018.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

1. NOTES:

2. BENCHMARK: FOUND 4 INCH BRASS DISC LOCATED IN A POURED CONCRETE POST IN THE GRASSY AREA IN FRONT OF MISSOURI CITY FIRE STATION NUMBER 5 16.5 FEET FROM THE SIDE WALK.
SURVEY MARKER NO. PCM-011
ELEV. = 59.97 (NAVD88 2001 ADJUSTMENT)

3. T.B.M. INDICATES TEMPORARY BENCHMARK
FND. 5/8 INCH IRON ROD WITH CAP MARKED "GBI PARTNERS"
ELEV. = 55.81 2001 ADJUSTMENT

4. ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A FACTOR OF 0.999867651

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

6. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. _____, DATED _____, 2018. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

7. THIS PLAT LIES WHOLLY WITHIN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4, SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE ETJ OF THE CITY OF MISSOURI CITY AND FORT BEND COUNTY.

8. IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48157C 0270J, REVISED TO REFLECT LETTER OF MAP REVISION (LOMR), DATED AUGUST 22, 2002 CASE NO. 02-06-266P, PROPERTY LIES WITHIN ZONE "X" (SHADED ON THE FIRM MAP). ZONE "X" (SHADED) IS DEFINED AS AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.

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

10. FIVE-EIGHTS (5/8) INCH IRON RODS WITH PLASTIC CAP MARKED "LJA ENG" AND THREE (3) FEET IN LENGTH WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS AND/OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.

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

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

13. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF _____ FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.

14. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.

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

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

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

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

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

20. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH A.D.A. REQUIREMENTS.

21. SIDEWALKS SHALL BE BUILT AS REQUIRED BY SECTION 82-164 OR THE CODE OF ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS.

22. DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.

23. ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED AT THE TIME OF PLATTING.

24. IN ACCORDANCE WITH CENTER POINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.

25. GAS METER LOCATION: GAS METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION PLEASE CONTACT SIENERGY AT 281-778-6250.

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

27. NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.

28. PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY. ALL BLOCK CORNERS AND STREET RIGHT-OF-WAY WILL BE MONUMENTED.

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

30. REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.

31. THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500FT. FOR RESIDENTIAL DEVELOPMENT AND 300FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.

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

33. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE RESERVES AND CHANNELS IS VESTED IN THE SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF LANDSCAPE RESERVES IS VESTED IN THE HOMEOWNERS ASSOCIATION (HOA).

34. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES WITHIN THE SECTIONS IS VESTED IN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES ALONG BOULEVARDS AND MAJOR THOROUGHFARES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5.

35. STREET LIGHTING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MISSOURI CITY INFRASTRUCTURE DESIGN MANUAL, CHAPTER 4 STREET LIGHTING AND OVERHEAD UTILITIES. THE INSTALLATION, OPERATION, AND MAINTENANCE OF ORNAMENTAL STREET LIGHTS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MISSOURI CITY, EXCEPT AS PROVIDED THEREIN.

36. THIS PLAT LIES WITHIN LIGHTING ZONE 2.

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

38. THIS PLAT IS SUBORDINATED BY:
AYLSSA PRATKA, VICE PRESIDENT, U.S. BANK NATIONAL ASSOCIATION D/B/A HOUSING CAPITAL COMPANY, AS RECORDED IN FILE NO. _____ OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.

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

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

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

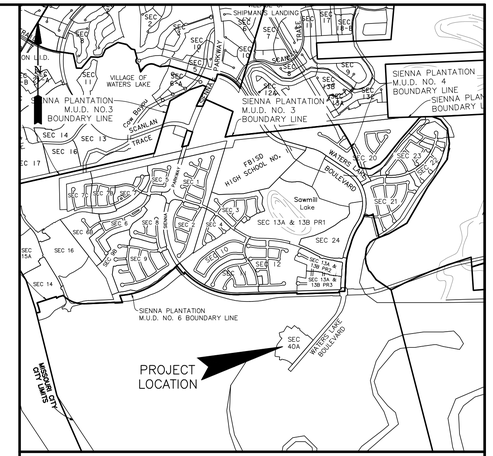
_____
AMANDA CARRIAGE, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 105912

STATE OF TEXAS
COUNTY OF FORT BEND

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF SIENNA PLANTATION SECTION 40A IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2018.

_____
SONYA BROWN-MARSHALL, CHAIRMAN

_____
TIMOTHY HANEY, VICE CHAIRMAN



VICINITY MAP
SCALE: 1"= 2,000'

KEY MAP NO. 650R

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

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

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS _____ DAY OF _____, 2018.

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

_____
GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

_____
ROBERT E. HEBERT
COUNTY JUDGE

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

_____
JAMES PATTERSON
PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2018 AT _____ O'CLOCK _____.M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

_____
LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

PRELIMINARY PLAT

SIENNA PLANTATION
SECTION 40A

A SUBDIVISION OF 15.479 ACRES OF LAND SITUATED IN THE DAVID FITZGERALD LEAGUE, ABSTRACT 25, FORT BEND COUNTY, TEXAS.

48 LOTS 6 RESERVES (1.787 ACRES) 3 BLOCKS

SEPTEMBER 21, 2018 JOB NO. 1416-1540AP.309

OWNERS:
TOLL-GTIS PROPERTY OWNER, LLC.
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE
10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 350, HOUSTON, TEXAS 77064
PH. (281) 894-8655

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

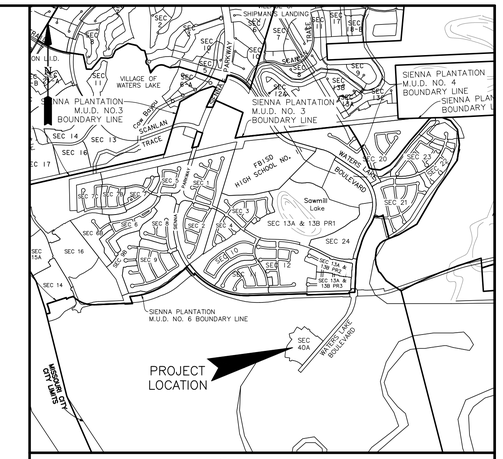
ENGINEER:
LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386
T.B.P.L.S. Firm No. 10110501

SHEET 1 OF 2

X:X.
DIR._____
MYLAR CHECK: COORD._____
Date\Time : Thu, 20 Sep, 2018 - 8:36am
path\name : I:\Projects\PLATTING\1416\PREPLT\Sienna Plantation Section 40A_PP.dwg

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	25.00'	90°00'18"	39.27'	35.36'	S 04°20'44" E
C2	25.00'	89°59'42"	39.27'	35.35'	N 85°39'16" E
C3	30.00'	93°56'19"	49.19'	43.86'	N 06°19'03" W
C4	425.00'	25°58'53"	192.72'	191.07'	N 66°16'39" W
C5	25.00'	91°22'15"	39.87'	35.78'	S 55°02'47" W
C6	425.00'	2°08'03"	15.83'	15.83'	N 08°17'39" E
C7	2000.00'	2°08'28"	74.74'	74.74'	S 41°43'39" W
C8	2000.00'	1°17'52"	45.30'	45.30'	S 42°08'57" W
C9	450.00'	34°16'24"	269.18'	265.19'	S 24°21'49" W
C10	450.00'	2°08'03"	16.76'	16.76'	S 08°17'39" W
C11	50.00'	85°43'43"	74.81'	68.03'	S 84°21'53" W
C12	2500.00'	1°17'52"	56.62'	56.62'	N 42°08'57" E
C13	2500.00'	2°08'28"	93.43'	93.42'	N 41°43'39" E
C14	450.00'	25°58'53"	204.06'	202.31'	S 66°16'39" E
C15	25.00'	90°00'18"	39.27'	35.36'	S 04°20'44" E
C16	30.00'	90°00'00"	47.12'	42.43'	N 85°39'07" E
C17	30.00'	90°00'00"	47.12'	42.43'	N 04°20'53" W
C18	25.00'	89°28'05"	39.04'	35.19'	S 85°55'04" W
C19	2525.00'	1°36'51"	71.14'	71.14'	S 41°59'28" W
C20	2475.00'	1°17'52"	56.06'	56.06'	S 42°08'57" W
C21	25.00'	32°21'41"	14.12'	13.93'	S 25°19'11" W
C22	50.00'	150°27'05"	131.29'	96.69'	S 84°21'53" W
C23	25.00'	32°21'41"	14.12'	13.93'	N 36°35'25" W
C24	25.00'	90°21'20"	39.43'	35.46'	S 82°03'04" W
C25	425.00'	29°38'47"	219.91'	217.46'	S 22°03'01" W
C26	25.00'	86°29'43"	37.74'	34.26'	S 36°01'14" E
C27	475.00'	25°58'53"	215.39'	213.55'	S 66°16'39" E
C28	30.00'	86°03'41"	45.06'	40.94'	N 83°40'57" E
C29	475.00'	34°16'24"	284.14'	279.92'	N 24°21'49" E
C30	25.00'	90°00'00"	39.27'	35.36'	N 03°29'58" W
C31	25.00'	48°11'23"	21.03'	20.41'	N 72°35'40" W
C32	50.00'	276°22'46"	241.19'	66.67'	N 41°30'02" E
C33	25.00'	48°11'23"	21.03'	20.41'	S 24°24'17" E
C34	25.00'	88°42'08"	38.70'	34.95'	N 87°08'57" E
C35	1975.00'	2°08'28"	73.81'	73.80'	N 41°43'39" E
C36	25.00'	94°16'17"	41.13'	36.65'	N 05°38'07" W
C37	1975.00'	1°17'52"	44.73'	44.73'	N 42°08'57" E
C38	2025.00'	0°50'02"	29.48'	29.48'	N 42°22'52" E
C39	25.00'	88°41'16"	38.70'	34.95'	N 86°18'29" E
C40	25.00'	90°33'13"	39.51'	35.53'	S 04°04'16" E
C41	2475.00'	1°35'33"	68.79'	68.79'	S 42°00'07" W
C42	2525.00'	1°17'52"	57.19'	57.19'	S 42°08'57" W
C43	25.00'	85°43'43"	37.41'	34.01'	S 84°21'53" W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 49°20'35" E	50.00'
L2	N 40°39'25" E	8.25'
L3	N 53°17'12" W	52.22'
L4	N 79°16'05" W	46.21'
L5	N 80°38'20" W	50.00'
L6	N 07°13'37" E	65.01'
L7	N 39°19'31" W	14.52'
L8	N 48°29'58" W	68.04'
L9	N 14°16'40" W	102.08'
L10	N 30°43'20" E	14.14'
L11	N 28°34'59" E	61.07'
L12	N 76°50'33" E	14.14'
L13	S 58°08'23" E	110.00'
L14	S 46°45'22" E	26.37'
L15	N 40°39'25" E	26.17'
L16	S 40°39'25" W	53.23'
L17	N 40°39'25" E	84.79'
L18	S 40°39'25" W	8.24'
L19	S 79°16'05" E	51.99'
L20	S 53°17'12" E	59.80'
L21	N 40°39'25" E	53.23'
L22	N 03°16'30" W	14.40'
L23	S 18°39'05" W	48.60'
L24	N 62°56'22" W	20.00'
L25	N 21°10'53" W	41.66'



VICINITY MAP
SCALE: 1"= 2,000'

KEY MAP NO. 650R

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	0.122	5,325	RESTRICTED TO LANDSCAPE/OPEN SPACE	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.)
B	0.855	37,246	RESTRICTED TO LANDSCAPE/OPEN SPACE	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.)
C	0.190	8,269	RESTRICTED TO LANDSCAPE/OPEN SPACE	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.)
D	0.207	9,036	RESTRICTED TO LANDSCAPE/OPEN SPACE	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.)
E	0.028	1,226	RESTRICTED TO LANDSCAPE/OPEN SPACE	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.)
F	0.385	16,761	RESTRICTED TO LANDSCAPE/OPEN SPACE	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.)
TOTAL	1.787	77,863		

LEGEND

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

PRELIMINARY PLAT

SIENNA PLANTATION
SECTION 40A

A SUBDIVISION OF 15.479 ACRES OF LAND SITUATED IN THE DAVID FITZGERALD LEAGUE, ABSTRACT 25, FORT BEND COUNTY, TEXAS.

48 LOTS 6 RESERVES (1.787 ACRES) 3 BLOCKS

SEPTEMBER 21, 2018 JOB NO. 1416-1540AP.309

OWNERS:
TOLL-GTIS PROPERTY OWNER, LLC.
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE
10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 350, HOUSTON, TEXAS 77064
PH. (281) 894-8655

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

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

Date\Time : Thu, 20 Sep 2018 - 8:36am
Path\Name : I:\Projects\LJA\INC\1416\PREPLT\Sienna Plantation Section 40A_PP.dwg
MYLAR CHECK: COORD._____ DIR._____

missouri CITY
TEXAS
the show me city

PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	October 10, 2018
AGENDA ITEM SUBJECT:	Clinard 5 Properties being a replat of Shoppes at Plantation Crossing
AGENDA ITEM NUMBER:	6.C.
PROJECT PLANNER:	**Mason A. Garcia,** Planner I
APPROVAL:	OS **Otis T. Spriggs, AICP,** Director, Development Services SL **Shashi K. Kumar, P.E., CFM,** City Engineer/Public Works Director

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PERMIT NUMBER:	PLAT1800072
PROPERTY ID:	0077-00-000-0513-907 / (0077-00-000-0529-907)
LOCATION:	Northwest of Oakwick Estates, south of Highway 6 and Kitty Hollow Park
ZONING DISTRICT DESIGNATION:	LC-3, retail
DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP:	N/A

RECOMMENDED ACTION:

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

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

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

A replat application must be in the form and contain the information and documents as required by the Administrative Platting Manual of the City of Missouri City, as adopted in

June 2014 and in accordance with Section 82-95 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Administrative Platting Manual are referenced in the comments below, except where indicated otherwise.

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

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

    a. The application incorrectly references a preliminary plat called "Service First Automotive Center Missouri City". There is no such preliminary plat submitted under that name. The subject plat is a replat of Shoppes at Plantation Crossing.

    b. All lots and blocks shall be **numbered or lettered consecutively** in accordance with Section 2.D(3). A table should be used listing the identifying letter, use, and acreage of all reserves.

    c. The vicinity map must show sufficient detail to a distance of not less than one-half mile. The suggested scale of the vicinity map is one inch equals 1,200 feet. The vicinity map shall be oriented north at the top of the drawing and in the same direction as the subdivision drawing in accordance with Section 2.D(9).

    d. The Lienholder's acknowledgement and subordination statement must be made a part of the final plat drawing in accordance with Section 3.C(8)(c).

    e. The Certificate for Planning and Zoning Commission must be made a part of the final plat in accordance with Section 3.C(8)(f). **Please correct the name of the subject plat.**

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

    a. The point of beginning (POB) for the subdivision shall be expressed as Texas State Plane NAD83 grid coordinate values of "X", "Y" as required by the City of Missouri City Design Manual, Section 2.10(G).

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

    c. Please provide offsite storm sewer calculations to verify existing storm system has capacity.

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

    a. An electronic plat shall be submitted in accordance with Section 2.D(2).

B. STANDARD PLAT NOTES:

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

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

   a. Please remove the reference to Fort Bend ISD in plat note #17.

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

   None.

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

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

APPLICATION FOR PLAT APPROVAL

Check One: [ ] **AMENDING** [X] **FINAL (including Replat)**
[ ] **LARGE ACREAGE TRACT**

Date of Application:

1. Name of plat: Clinard Properties S Plat
2. Name of preliminary plat that encompasses this plat (if applicable): Service First Automotive Center Missouri City
3. Type of plat (Circle one or more): Multifamily Residential (Commercial) Industrial Planned Development Single Family Residential Specific Use Permit Other (Explain):
4. Landowner's name (If company or corporation, list chief officer): Mike Clinard Manager
   Mailing Address: 25207 Dunlap Meadows N. Katy TX 77494
   Phone No.: (713) 208 7171 Fax No.: ( ) -
   Email: mike@clinardproperties.com
5. Applicant's name (Engineer, Planner, Architect, Etc.): Laura Caldwell Landpoint
   Mailing Address: 2216 Saw dust #2003 The Woodlands
   Phone No.: (281) 832-9410251 Fax No.: ( ) -
   Email: Lcaldwell@landpoint.net
6. Is plat located inside the City limits? (Circle One): (YES) NO
7. Is plat located inside the City's ETJ? (Circle One): (YES) NO
8. Total acreage: 2.062 Acres
9. Number of sections: 1 Blocks: 1 Reserves: 2
10. Number of residential lots/dwelling units: N/A
11. Land distribution (in acres) - *Must total acreage indicated in Line 8 above:*
    Private Streets: 0 Public Streets: 0 Residential Lots: 0
    Lakes/Ponds (non-recreational): 0 Irrigation/Drainage Canals: 0 Recreational Uses: 0
    Utility Easements: 0 Public Parkland: 0
    Other (explain): _____ (acres): _____
12. Average lot area: N/A
13. Typical lot area: N/A
14. Block Length: Average: — Longest: ~~234.33~~ Shortest: —
15. Type of Streets (Circle One): (Public) Private Combination Public/Private
16. Type of Water System (Circle One): (Public) Individual Water Wells Other (attach explanation)
17. Type of Sanitary System (Circle One): (Public) Individual Septic Tanks Other (attach explanation)
18. Municipal Utility District: FORTBEND MUD 48

STATE OF TEXAS
COUNTY OF FORT BEND

We, Clinard Properties 5, LLC acting by and through Mike Clinard, Manager, and _____, _____ being officers of Clinard Properties 5, LLC, owner hereinafter referred to as owners of the 2.062 acre tract described in the above and foregoing plat of Clinard Properties 5 Plat, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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

Further, owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an 11 feet, six inches for ten feet perimeter ground easements or seven feet, six inches for 14 feet perimeter ground easements or five feet, six inches for 16 feet perimeter ground easements, from a plane 16 feet above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted thereon, whereby the aerial easements total 21 feet, six inches in width.

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

IN TESTIMONY WHEREOF, the Clinard Properties 5, LLC has caused these presents to be signed by the Mike Clinard, Manager thereunto authorized, attested by its _____, _____, and its common seal hereunto affixed this _____ day of _____, 2018.

Clinard Properties 5, LLC

By: _____
Mike Clinard, Manager

Attest By: _____

_____, _____

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Mike Clinard, Manager, and _____, _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

_____
Notary Public in and for the State of Texas

Print name: _____

My Commission expires: _____

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

_____
Jay Dean Canine
Registered Professional Land Surveyor
Texas Registration No. 4345

This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this plat and subdivision of Replat of The Township in conformance with the laws of the State of Texas and the ordinances of the City of Missouri City as shown hereon and authorized the recording of this plat this _____ day of _____, 2018.

By: _____
Sonya Brown-Marhall, Chairman

By: _____
Timothy R. Haney, Vice Chairman

I, Laura Richard, Clerk of the Commissioners' Court of Fort Bend County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 2018 at _____ o'clock ____, and duly recorded on _____, 2018, at ___ o'clock ____, and in Plat Number _____ of the map records of Fort Bend County for said County.

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

_____
Laura Richard, Clerk of the County
Fort Bend County, Texas

By: _____
Deputy

I, Jay Dean Canine, do hereby certify that all existing encumbrances, such as various types of easements both public and private, fee strips and all significant topographical features which would affect the physical development of the property illustrated on this plat are accurately identified and located and further certify that this plat represents all of the contiguous land which the Fort Bend Jewish Congregation dba Congregation Beth EL owns or has a legal interest in.

_____
Jay Dean Canine
Registered Professional Land Surveyor
Texas Registration No. 4345

BENCHMARK

PCM-003 (MISSOURI CITY) EL. 66.07' (2001 ADJ.)

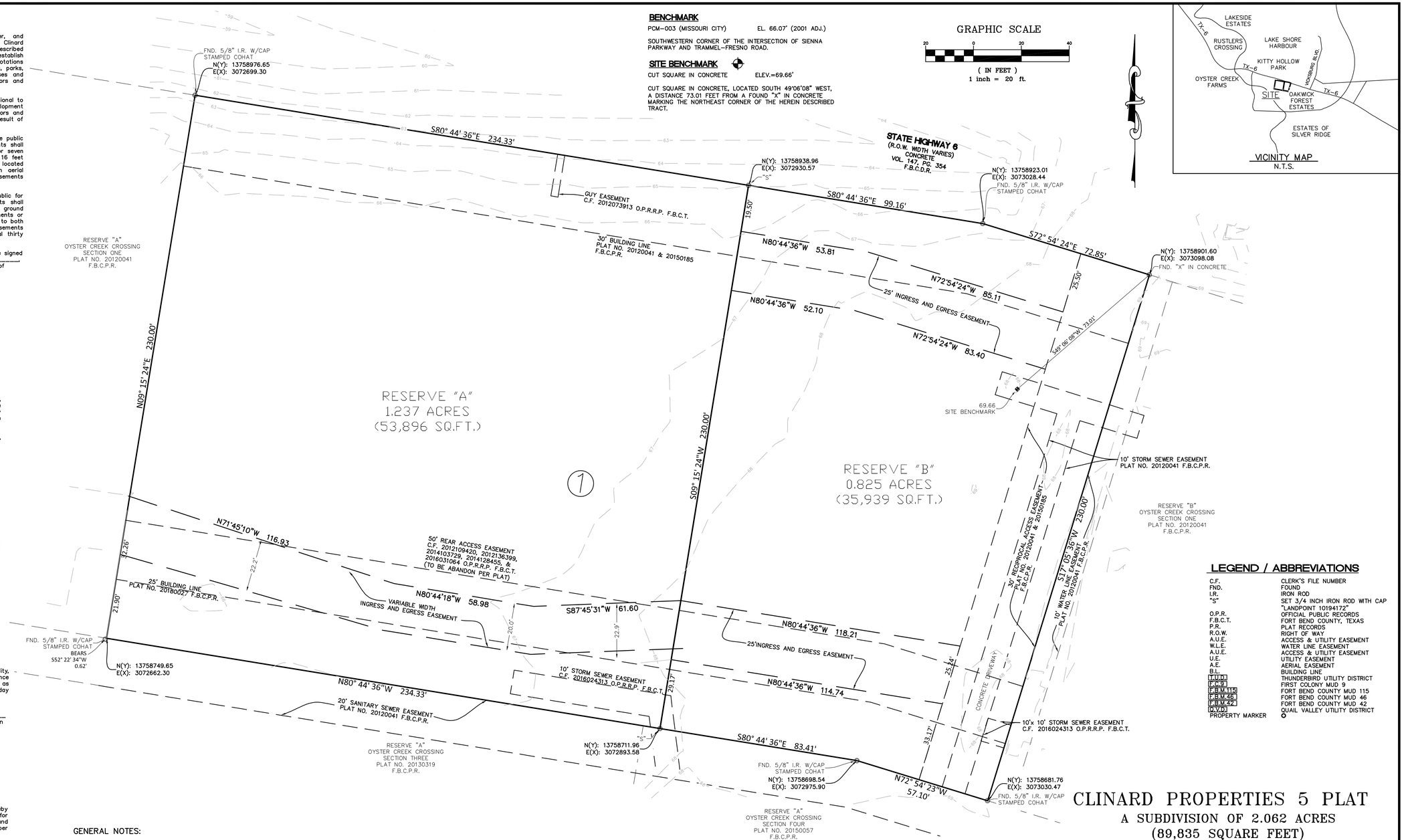
SOUTHWESTERN CORNER OF THE INTERSECTION OF SIENNA PARKWAY AND TRAMMEL-FRESNO ROAD.

SITE BENCHMARK

CUT SQUARE IN CONCRETE ELEV.=69.66'

CUT SQUARE IN CONCRETE, LOCATED SOUTH 49°06'08" WEST, A DISTANCE 73.01 FEET FROM A FOUND "X" IN CONCRETE MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT.

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1 inch = 20 ft.



LEGEND / ABBREVIATIONS

C.F.	CLERK'S FILE NUMBER
FND.	FOUND
I.R.	IRON ROD
"S"	SET 3/4 INCH IRON ROD WITH CAP "LANDPOINT 10194172"
O.P.R.	OFFICIAL PUBLIC RECORDS
F.B.C.T.	FORT BEND COUNTY, TEXAS
P.R.	PLAT RECORDS
R.O.W.	RIGHT OF WAY
A.U.E.	ACCESS & UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT
A.U.E.	ACCESS & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
A.E.	AERIAL EASEMENT
B.L.	BUILDING LINE
T.U.D.	THUNDERBIRD UTILITY DISTRICT
F.C.9	FIRST COLONY MUD 9
F.B.M.115	FORT BEND COUNTY MUD 115
F.B.M.46	FORT BEND COUNTY MUD 46
F.B.M.42	FORT BEND COUNTY MUD 42
Q.V.U.	QUAIL VALLEY UTILITY DISTRICT
PROPERTY MARKER	O

GENERAL NOTES:

1. All of this site is situated in Zone "X" in Fort Bend County, Texas according to FEMA map number 48157C0295L dated April 2, 2014.

2. All of the property subdivided in the above and foregoing plat is within the incorporated boundaries of the City of Missouri City, Texas.

3. Shared access and parking facilities shall be provided as required under the provisions of Subsection 82-159 of the Code of Ordinances of the City of Missouri City, Texas.

4. In accordance with CenterPoint Energy Electrical Service Manual, Article 421.2, electric meters shall be located in a position that is accessible at all times without customer assistance. Access to the meter shall not be blocked by gates, walls or fences.

5. Driveway approaches shall be provided in accordance with the Missouri City Driveway Approach Policy as required under the provisions of Subsection 82-160 of the Code of Ordinances of the City of Missouri City, Texas.

6. Sidewalks shall be constructed as required by Subsection 82-164 of the Code of Ordinances of the City of Missouri City, Texas.

7. All drainage and floodway easements shall be kept clear of fences, buildings, plantings and other obstructions to the operations and maintenance of the drainage facility as required by Subsection 82-168(d) of the Code of Ordinances of the City of Missouri City, Texas.

8. All required utility companies have been contacted and all public utility easements as shown on the above and foregoing plat constitute all of the easements required by the utility companies contacted.

9. There are no existing and proposed pipeline easements within the limits of the subdivision.

10. No building or other permit, except permits for construction of public improvements will be issued by the City of Missouri City, Texas, for construction within this subdivision until such time as all public improvements of the subdivision have been constructed by the developer and accepted by the City or the guarantee of construction of public improvements required by Subsection 82-206 of the Code of Ordinances of the City of Missouri City, Texas, is submitted to and approved by the City.

11. All slab elevations shall be one foot above the 100-year flood elevation as established by FEMA as per Section 3.C.(11) of the Administrative Platting Manual of the City of Missouri City (June 2014). Minimum slab elevation = 64.50 feet.

12. Required fire flows shall be provided based on the size and construction of all buildings as required by the International Fire Code as adopted by the City.

13. The placement of fire hydrants shall be provided based on the minimum distance requirements as established in the International Fire Code as adopted by the City (500 feet for residential development and 300 feet for commercial development). All fire hydrants shall be installed according to the International Fire Code as adopted by the City.

14. Bearings and distances shown hereon are based on State Plane Coordinate System, South Central Zone, NAD83.

15. All property corners will be set in accordance with Chapter 2 of the City of Missouri City Public Infrastructure Standards unless otherwise noted.

16. Driveway approaches shall be provided in accordance with the Missouri City Driveway Approach Policy as required under the provisions of Subsection 82-160 of the Code of Ordinances of the City of Missouri City, Texas.

17. The City of Missouri City shall not be responsible for maintenance of driveways, sidewalks, emergency access easements, recreational areas and open space; and Fort Bend Independent School District the Homeowners' Association shall be responsible for such maintenance of driveways, emergency access easements, recreational areas and open spaces as required by Section 3.C.(12) of the Administrative Platting Manual of the City of Missouri City (June 2014).

18. The top of all floor slabs shall be a minimum of 64.50 feet above mean sea level. In addition to the minimum, no floor slab shall be less than 18 inches above natural ground.

19. Benchmark: 3 inch Brass Disk set in concrete, located 4 feet east and 1 foot south of the southwest corner of Reserve "A", elevation=68.35'. Benchmark is based on City of Missouri City, Survey Marker No. PCM-009.

CLINARD PROPERTIES 5 PLAT

A SUBDIVISION OF 2.062 ACRES
(89,835 SQUARE FEET)
BEING A REPLAT OF RESERVE "A" OF SHOPPES AT PLANTATION CROSSING
PLAT NO. 20180027 F.B.C.P.R.
LOCATED IN THE
ELIJAH ROARK SURVEY, ABSTRACT 77
FORT BEND COUNTY, TEXAS

1 BLOCK 2 RESERVES

SEPTEMBER 2018

REASON FOR REPLAT:
DIVIDE RESERVE "A" INTO TWO RESERVES

SURVEYOR:
LANDPOINT
2219 SAWDUST ROAD, STE. 2003
THE WOODLANDS, TX 77380
(281)465-8730
www.landpoint.net
TBPLS REG. NO. 10194172

OWNER:
CLINARD PROPERTIES 5, LLC
MIKE CLINARD, MANAGER
25207 DUNLAP MEADOWS LN.
KATY, TX 77494
PH: (713) 208-7171

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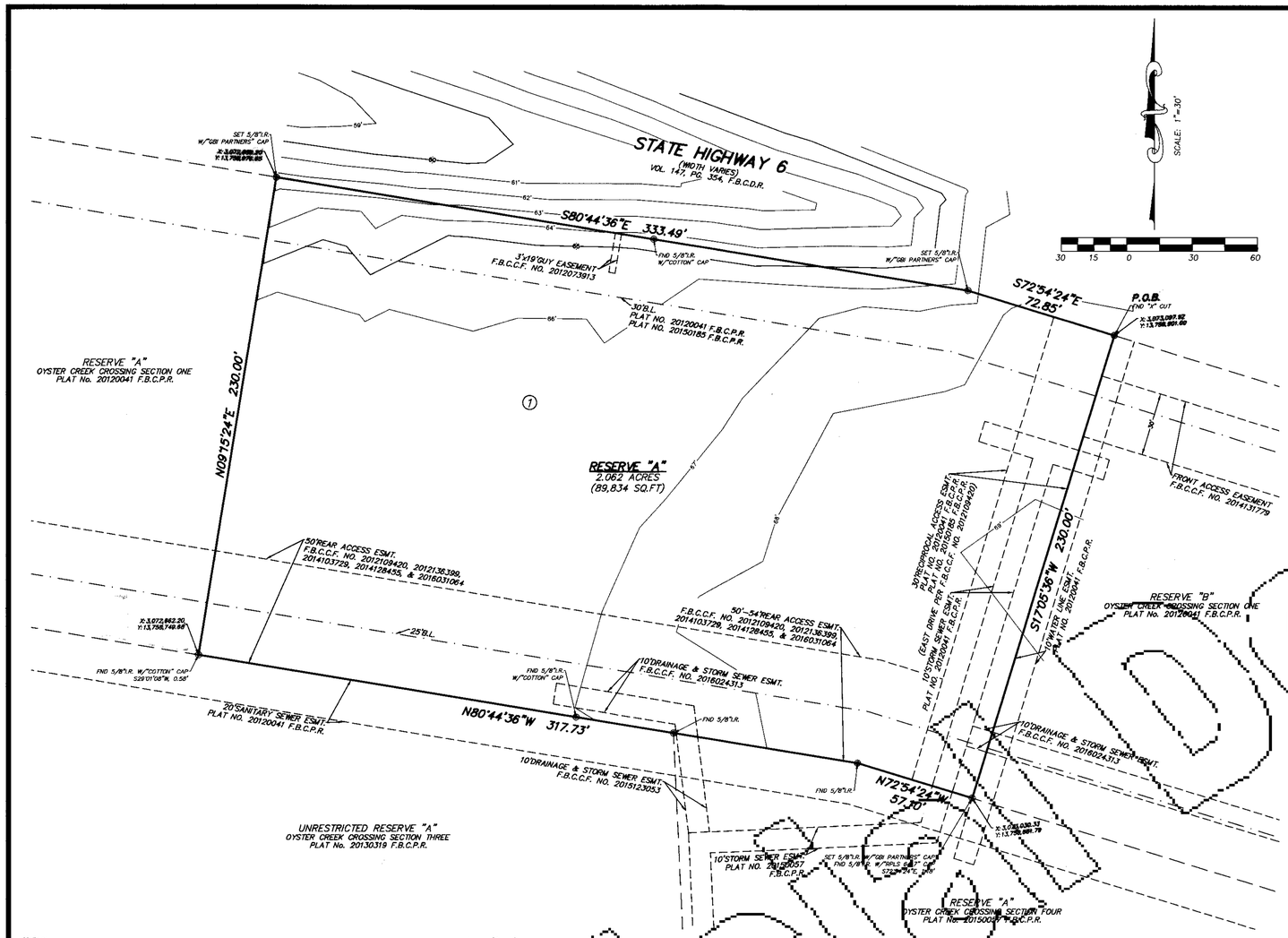
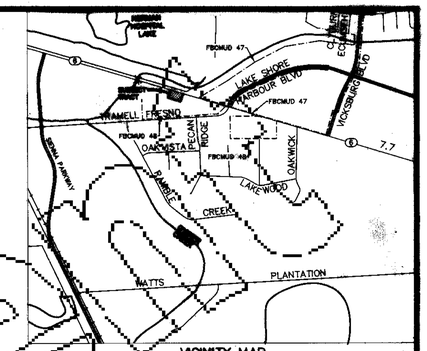




VICINITY MAP
(1"=1500')
(KEY MAP No. 610W)

STATE OF TEXAS
COUNTY OF FORT BEND

We, Clinard Properties 5, LLC, a Texas limited liability comapy, acting by and through Mike Clinard, Manager, hereinafter referred to as owners of the 2.062 acre tract described in the above and foregoing plat of Shoppes at Plantation Crossing, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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

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

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

Further, Owners do hereby acknowledge the receipt of the "Orders for Reduction of Outdoor Lighting in the Unincorporated Areas of Fort Bend County, Texas", and do hereby covenant and agree and shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004 and any subsequent amendments.

IN TESTIMONY WHEREOF, Clinard Properties 5, LLC, has caused these presents to be signed by Mike Clinard, thereunto authorized, and its common seal hereunto affixed this 11 day of December 2017.

Clinard Properties 5, LLC
A Texas limited liability company

By: _____
Mike Clinard
Manager

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared MIKE CLINARD ~~Mike Clinard~~ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 11th day of December 2017

_____
Notary Public in and for the State of Texas
My Commission Expires: 03-26-2021

KRISTI LYNN O'HARA
Notary Public, State of Texas
Comm. Expires 03-26-2021
Notary ID 131096826

We, International Bank of Commerce, owners and holders of a lien against the property described in the plat known as Shoppes at Plantation Crossing, said lien being evidenced by instruments of record in File Nos. 2017105838, 2017105839 and 2017105840 of the Official Records of Fort Bend County, Texas do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

International Bank of Commerce

By: _____
Jeff Samples
President

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Jeff Samples President known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 13th day of December 2017

_____
Notary Public in and for the State of Texas
My Commission Expires: 4-7-21

Kristy Diggs
Notary Public
State of Texas
My Comm. Exp. 04/07/21
Notary ID 131166572-7

This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this plat and subdivision of Shoppes at Plantation Crossing in conformance with the laws of the State of Texas and the ordinances of the City of Missouri City, as shown hereon and authorized the recording of this plat this 8th day of January, 2018

By: _____
Sonya Brown-Mitchell, Chair

By: _____
Timothy R. Haney, Vice Chair

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on February 7, 2018 at 9:45 o'clock A.m., in plat number 20180029 of the Plat Records of Fort Bend County

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

Laura Richard, County Clerk
Fort Bend County, Texas

By: _____ Deputy
PATRICIA GUEBARA

10 pgs 2018013226

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Laura Richard, County Clerk
Fort Bend County Texas
February 07, 2018 08:47:25 AM
FEE: $150.00 PG2 20180027

ALL SIGNATURES AND SEALS APPEAR ON THIS ORIGINAL.***

Notes:

1. B.L. indicates Building Line; Esmt. indicates Easement; F.B.C.C.F. indicates Fort Bend County Clerk's File; F.B.C.D.R. indicates Fort Bend County Deed Records; F.B.C.P.R. indicates Fort Bend County Plat Records; I.R. indicates Iron Rod.

2. Five eighths (5/8) inch iron rods three (3) feet in length with plastic cap marked "GBI PARTNERS" will be set on all perimeter boundary corners, unless otherwise noted.

3. All bearings are referenced to the Texas State Plane Coordinate System South Central Zone 4204 (NAD83). Coordinates shown are grid and may be converted to surface by dividing by a factor of 0.99987044878.

4. This plat was prepared from information furnished by Alamo Title Insurance, GF No. ATCH-01COM-ATCH1705963 (Date of Policy: September 27, 2017). The surveyor has not abstracted the above property.

5. Benchmark: City of Missouri City Monument No. PCM-003, Brass disc in concrete located on the southwest corner of Sienna Parkway and Trammel Fresno.
Elev.= 66.07' NAVD88, 2001 adjustment as per the City of Missouri City.

6. According to FEMA Flood Insurance Rate Map (FIRM) No. 48157C0295L, map revised April 2, 2014, subject tract lies within Zone "X" unshaded, areas determined to be outside the 0.2% annual chance floodplain.

7. This plat is subject to restrictive covenants recorded in Fort Bend County Clerk's File No. 2012109420, 2012136399, 2014103729, 2014128455, 2014131779, and 2016031064 and under Plat No. 20150185 of the Fort Bend County Plat Records.

8. This plat is subject to Annual Pad Site Contribution Charge/Assessment as provided for in Plat No. 20120041 of the Fort Bend County Plat Records and Fort Bend County Clerk's File No. 2012109420, 2012139399, and 2014103729.

9. All of the property subdivided in the above and foregoing plat is within the incorporated boundaries of the City of Missouri City, Texas.

10. Shared access and parking facilities shall be provided as required under the provisions of Subsection 82-159 of the Code of Ordinances of the City of Missouri City.

11. In accordance with CenterPoint Energy Electrical Service Manuel, Article 421.2, electric meters shall be located in a position that is accessible at all times without customer assistance. Access to the meter shall not be blocked by gates, walls or fences.

12. Sidewalks shall be constructed as required by subsection 82-164 of the Code of Ordinances of the City of Missouri City, Texas.

13. There are no apparent existing or proposed pipeline easements within the limits of the subdivision.

Notes (Cont.):

13. Required fire flows shall be provided based on size and construction of all buildings as required by the International Fire Code as adopted by the City.

14. The placement of fire hydrants shall be provided based on the minimum distance requirements as established in the International Fire Code as adopted by the City. (500 feet for residential development and 300 feet for commercial development). All fire hydrants shall be installed according to the International Fire Code as adopted by the City.

15. Driveway approached shall be provided in accordance with the Missouri City Driveway Approach policy as required under the provisions of Subsection 82-160 of the Code of Ordinances of the City of Missouri City, Texas.

16. All drainage and floodway easements shall be kept clear of fences, outbuildings, plantings, and other obstructions to the operation and maintenance of the drainage facilities as required by Subsection 82-158(d) of the Code of Ordinances of the City of Missouri City, Texas.

17. The City of Missouri City shall not be responsible for the maintenance of driveways, sidewalks, emergency access easements, recreational areas, and open space.

18. No building or other permit, except permits for construction of public improvements will be issued by City of Missouri City, Texas, for construction within this subdivision until such time as all public improvements of the subdivision have been constructed by the developer and accepted by the City or the guarantee of construction of public improvements required by Subsection 82-206 of the Code of Ordinances of the City of Missouri City, Texas, is submitted to and approved by the City.

19. The minimum slab elevation for this section shall be 70.00'. It has been determined using the Fort Bend County Regulations of subdivisions, Sec 4.16, and Fort Bend County Drainage Criteria Manual requirements as follows:
1. Not less than eighteen (18) inches above the 100-year floodplain or impounding water surface elevation;
2. Not less than twelve (12) inches above the maximum ponding of sheet flow elevation within the site during an extreme event;
3. Not less than eighteen (18) inches above the highest natural ground at any point on the perimeter of the lowest slab.

20. All required utility companies have been contacted and all public utility easements as shown on the above and foregoing plat constitute all of the easements required by the utility companies contacted.

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

Kyle A. Kacal
Registered Professional Land Surveyor
Texas Registration No. 6652

STATE OF TEXAS REGISTERED KYLE A. KACAL 6652 PROFESSIONAL LAND SURVEYOR

RESERVE TABLE			
RESERVE No.	TYPE	ACREAGE	SQ.FT.
"A"	UNRESTRICTED	2.062	89,834

SURVEYOR:
GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
13340 S. GESSNER RD. • MISSOURI CITY, TX 77489
PHONE: 281-499-4539 • www.gbisurvey.com
TBPLS FIRM # 10130300
KYLE A. KACAL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6652

FINAL PLAT
SHOPPES AT PLANTATION CROSSING

A SUBDIVISION OF 2.062 ACRES LOCATED IN THE
ELIJAH ROARK SURVEY, A-77
FORT BEND COUNTY, TEXAS

BEING A PORTION OF A CALL 10.37 ACRE TRACT RECORDED IN FORT BEND COUNTY CLERK'S FILE NO. 2011131145 AND A REPLAT OF RESTRICTED RESERVE "A", KWIK KAR AT OYSTER CREEK, A SUBDIVISION RECORDED IN PLAT NO. 20150185 OF THE FORT BEND COUNTY PLAT RECORDS

REASON FOR REPLAT: TO CREATE ONE RESERVE

0 LOTS 1 RESERVE 1 BLOCK

DECEMBER 2017

OWNER:
CLINARD PROPERTIES 5
A TEXAS LIMITED LIABILITY COMPANY
MIKE CLINARD, MANAGER
25207 DUNLAP MEADOWS LANE
KATY, TEXAS 77494
PHONE: (832)-913-5922

DO NOT RECORD

B:\Data\2017\17057\Dwg\17057.dwg

missouri CITY
TEXAS
the show me city

PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	October 10, 2018
AGENDA ITEM SUBJECT:	Abounding Love Development – SUP, Specific Use Permit
AGENDA ITEM NUMBER:	7.A.
PROJECT PLANNER:	**Jennifer Thomas Gomez, AICP,** Planning Manager
APPROVAL:	**Otis T. Spriggs, AICP,** Director, Development Services

PERMIT NUMBER:	SUP1800003
PROPERTY ID:	0064-00-000-2800-907
LOCATION:	The subject site is located northwest of the Lexington Place residential subdivision and southeast of the intersection of 5th Street and Independence Boulevard.

RECOMMENDED ACTION:

The proposal complies with the provisions of the Comprehensive Plan and the policies contained in the Future Land Use Plan. Such policies recommend development of the tract as Commercial allowing for Auto-Oriented 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, November 5, 2018

Revised submittals due prior to October 24, 2018. 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 October 24, 2018, which is prior to the deadline for submittals to the City Council for their November 5, 2018, meeting.

SUMMARY:

The applicant seeks a SUP, Specific Use Permit to locate a place of assembly on the subject property. As part of the application, the applicant has submitted a conceptual site plan and building elevations to show the proposed development.

The proposed place of assembly is the Abounding Love Christian Center. The development plan includes the construction of one, single story 14,780 square foot facility. The facility will include a sanctuary with occupancy for approximately 300 people. An outdoor children's recreational area and associated development site work are also proposed.

GENERAL SITE INFORMATION:

A. **Legal Description:** The subject site can be described as being an approximate 2.00 acres of land situated in the William T. Neal Survey, A-64, Fort Bend County, Texas, and being out of the residue of that certain called 68.88 acre tract recorded under Fort Bend County Clerk's File No. 9747544 of the deed records of Fort Bend County, Texas.

B. **Size:** 2 acres

C. **Existing Land Use and Zoning Designation:** Undeveloped / LC-2, local restricted retail district; LC-3, retail district

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

North: Undeveloped / LC-3, retail district

South: Undeveloped / LC-2, local retail district

East: Unincorporated Fort Bend County

West: Independence Boulevard

E. **Zoning History:**

12-03-1959: Subject site annexed by the City of Missouri City, Texas (Ordinance No. 63)

01-19-1981: Subject site zoned R-4, patio-cluster residential district

Ordinance O-81-1)

11-20-1996: Subject site zoned LC-3, retail district, in part and LC-2, local retail district, in part (O-95-45).

ANALYSIS OF SUBJECT SITE:

A. Development Potential

The applicant seeks a SUP, Specific Use Permit to locate a place of assembly on the subject property. The proposed place of assembly is the Abounding Love Christian Center. The development plan includes the construction of one, single story 14,780 square foot facility. The facility will include a sanctuary with occupancy for approximately 300 people. An outdoor children's recreational area and associated development site work are also proposed.

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

- *Goal 2. More varied development to move beyond a "bedroom community" perception of Missouri City.*

Conformance with the Land Use Plan: The Future Land Use Map identifies the subject tract as Commercial, providing for Auto-Oriented Character.

Auto-Oriented Character is described as follows:

This designation typically covers most areas identified for commercial uses where accommodation of automobile access, circulation, and parking drives the placement of buildings and overall site design.

Staff recommendation: Approve the SUP to allow for a place of assembly. The proposed place of assembly should be developed in accordance with the regulations and requirements for the LC-2, local retail district unless recommended otherwise in this report.

B. Architectural design standards. Except as set forth herein, all buildings and structures constructed shall comply with the building codes of the City of Missouri City. Buildings and structures are required to meet the requirements of Section 7A, Architectural design standards.

The applicant has submitted color exterior elevations and a list of proposed materials to be considered as an architectural design review. The applicant should be aware that a sample board of all approved materials and colors will be required to be submitted at the time of building permit review.

The proposed building design includes the primary use of a honed, cream colored limestone and gray toned brick. The accent materials on the building

included painted plaster and wood formed concrete. A portion of the building is proposed to have a pitched roof. The plaster is proposed to be white and the wood formed concrete and pitched roof would also be in a grayish tone, complementing the brick. The wood formed concrete is shown as an accent element, framing the windows and doors along the front of the elevation.
A decorative wall, consisting of the limestone and plantings is proposed to extend around the perimeter of the outdoor children's area.

Section 7A,C.2. requires: One hundred percent of exterior walls, excluding windows and doors, shall consist of masonry.

Masonry is defined as being "a form of construction composed of architectural masonry units, brick, stone, stucco, Exterior Insulation and Finish System (EIFS), tile, split-face concrete masonry units, concrete tilt-wall, or other similar concrete products."

Neither plaster nor wood formed concrete are considered as masonry materials.

Staff recommendation: The applicant should clarify whether or not the reference to plaster means the use of stucco or EIFS. Otherwise, a sample and specifications of the material should be provided for review. Additionally, the applicant should be provide a sample and specifications for the proposed wood formed concrete for consideration. Unless such products are superior in construction and warranty to defined masonry materials, then such should not be permitted.

C. **Sign requirements.** The subject tract shall comply with Section 13, Sign Regulations for LC-2, Local retail district.

The submitted exterior elevations show a sign that includes the provision of a metal cross extending beyond the roof or parapet.

Section 13.12.R.4 requires that "a wall sign shall not project above the roofline or parapet walls of a building."

Staff recommendation: The proposed sign should be placed flush mounted on the building and not extend beyond the roofline or parapet.

D. **Ingress and egress.** All driveways and off-street parking areas, including locations shall comply with the Public Infrastructure Design Manual.

E. **Utilities.** All utilities shall comply with the Public Infrastructure Design Manual.

F. **Drainage.** All utilities shall comply with the Public Infrastructure Design Manual.

G. **Sidewalks.** Sidewalks shall be constructed in compliance with the Public Infrastructure Design Manual.

H. **Platting.** The site is required to be platted.

I. Development Schedule. The applicant has advised the development phase is not planned to be beyond the five-year period required by Section 15.

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

MISSOURI CITY
the show me city

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

APPLICATION FOR:

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

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

Date of Application:

1. Project Name:	A bounding Love Development
2. Address/Location of Property:	5th St. and Independence Blvd.
3. Applicant's Name:	OSAGIE JOHN OKPAMEN
Mailing Address:	12240-P Murphy Rd., Stafford, TX 77477
Phone No.:	(832) 643-9512
Email:	ojokpaman@yahoo.com
4. Status of Applicant: Owner (Agent) Attorney Trustee Corporation Relative (If other than Owner, submit written authorization from Owner with application.)	
5. Property Owner:	Blossum Development Inc.
Mailing Address:	1215 Gessner Dr., Houston, TX 77055
Phone No.:	(713) 785-6272
Email:	bhill@silvertriusa.com
6. Existing Zoning District:	Commercial
7. Total Acreage:	2 Acres
8. Proposed Development and Reasons for Application:	Assembly
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.):	Metes and bounds description attached
10. Central Appraisal District tax identification numbers of property (Attach Paid Tax Receipts):	R360775
11. Do deed restrictions or restrictive covenants exist for the property? (Circle One): (If yes, submit with application.)	YES (NO)
12. Does this application include an Architectural Design Review: (Circle One): (If yes, see page 8, Exhibit C for materials required to be submitted.)	(YES) NO
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.

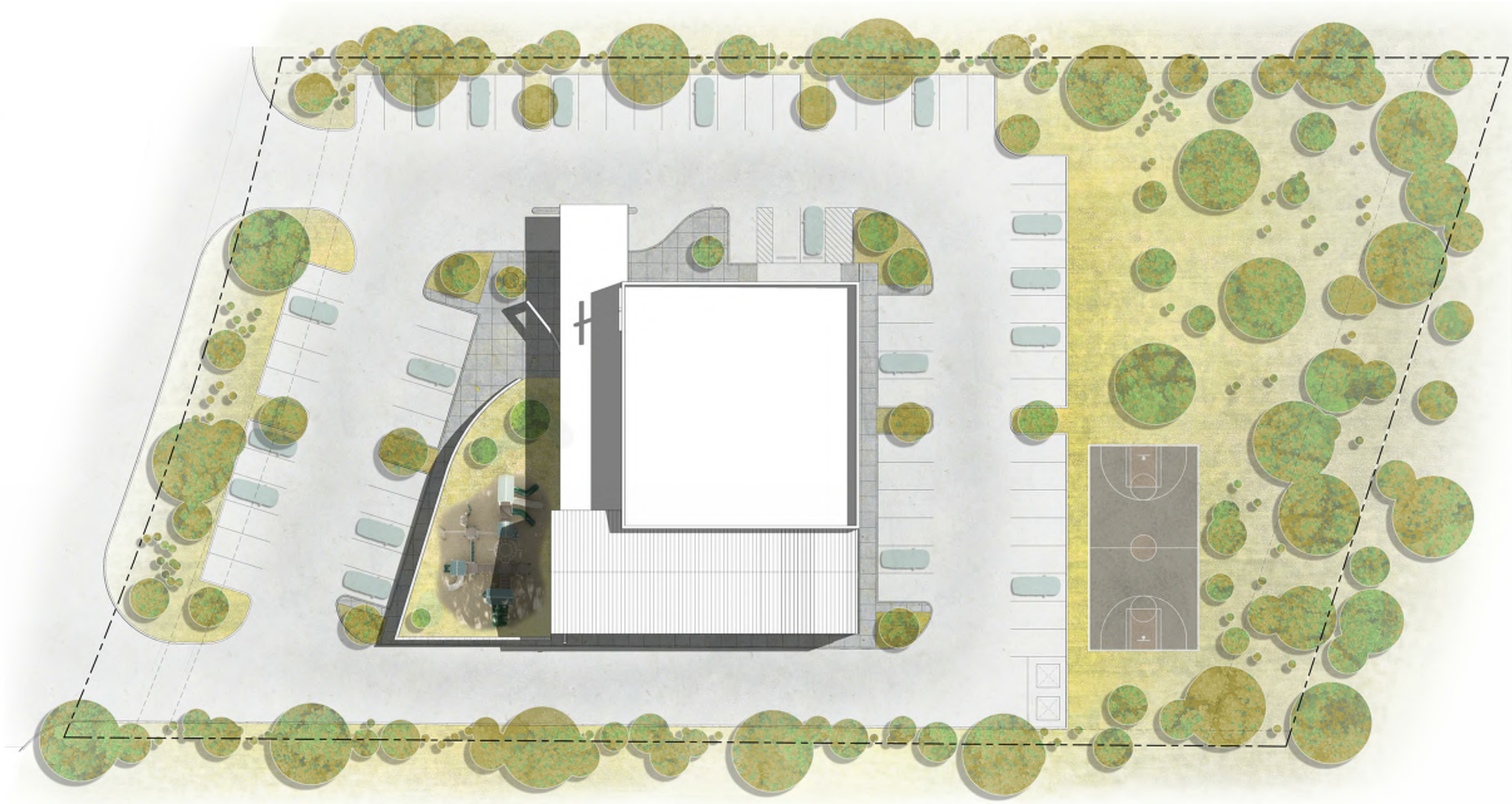
OSAGIE JOHN OKPAMEN
Print Name of Applicant

Signature of Applicant

BLOSSUM Development Inc.
Print Name of Property Owner

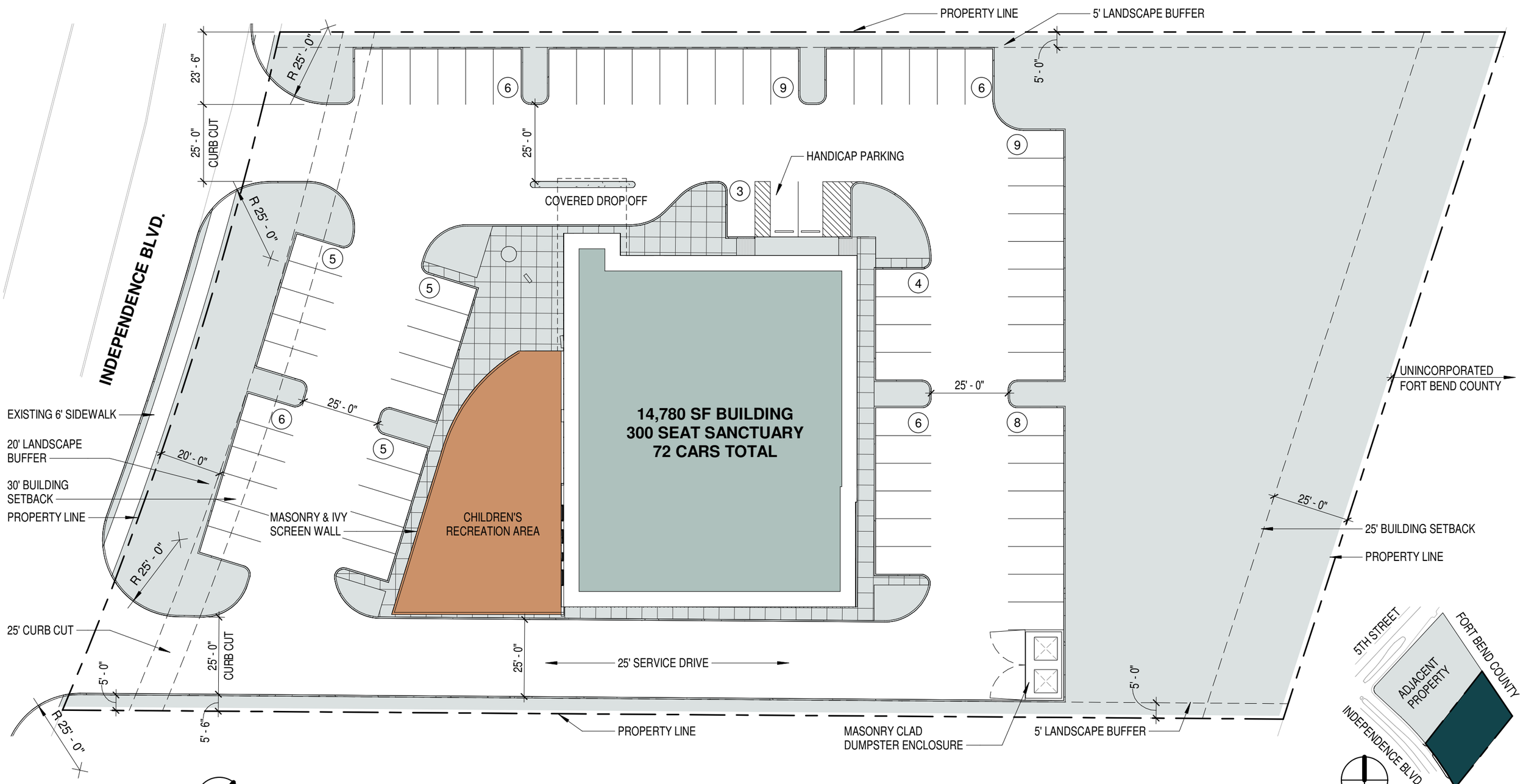
Signature of Property Owner, Agent or Attorney

Lighthouse Indian Church
UNICORPORATED FORT BEND COUNTY
Subject Site
INDEPENDENCE BLVD
S REVOLUTION WAY
5TH ST
ROTHWELL ST
Future Calvary Church
LEXINGTON PLACE SEC 1
FREEDOM CT
LEXINGTON LAKE
Legend
City Limits Line.lyr
ETJ Line.lyr
1 inch = 250 feet
0
125
250
500
Feet



ABOUNDING LOVE CHRISTIAN CENTER

ARC THREE STUDIO



OVERALL SITE PLAN

ABOUNDING LOVE CHRISTIAN CENTER

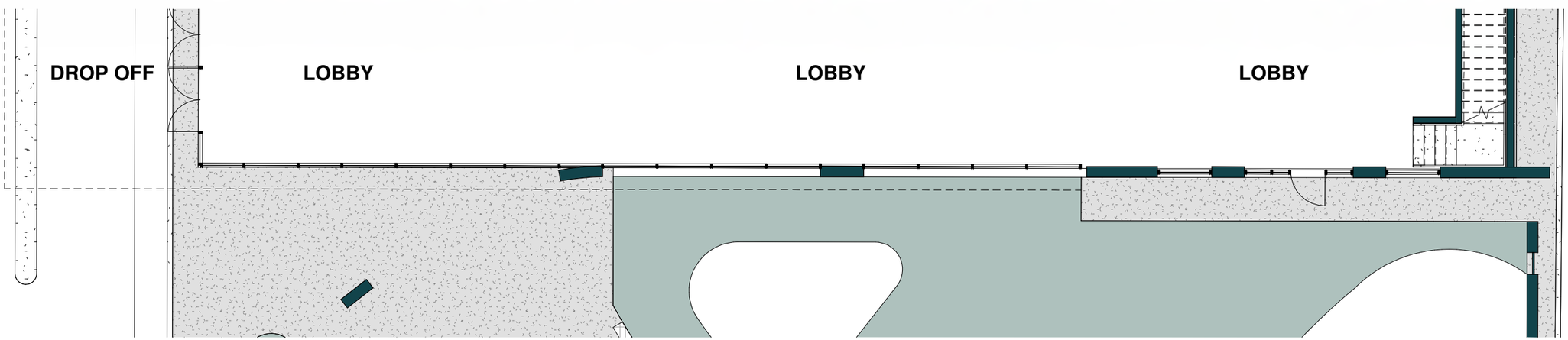
ARC THREE
STUDIO

ABOUNDING LOVE CHRISTIAN CENTER

ARC THREE STUDIO

ABOUNDING LOVE CHRISTIAN CENTER

ARC THREE
STUDIO



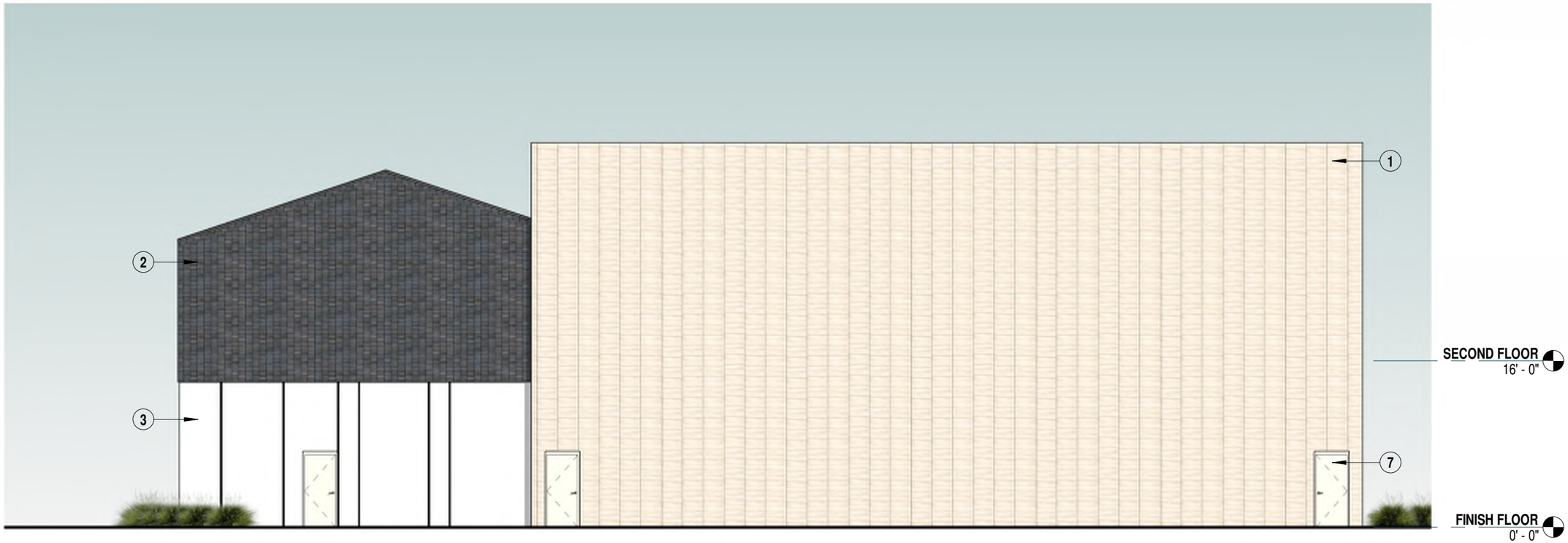
SOUTH ELEVATION

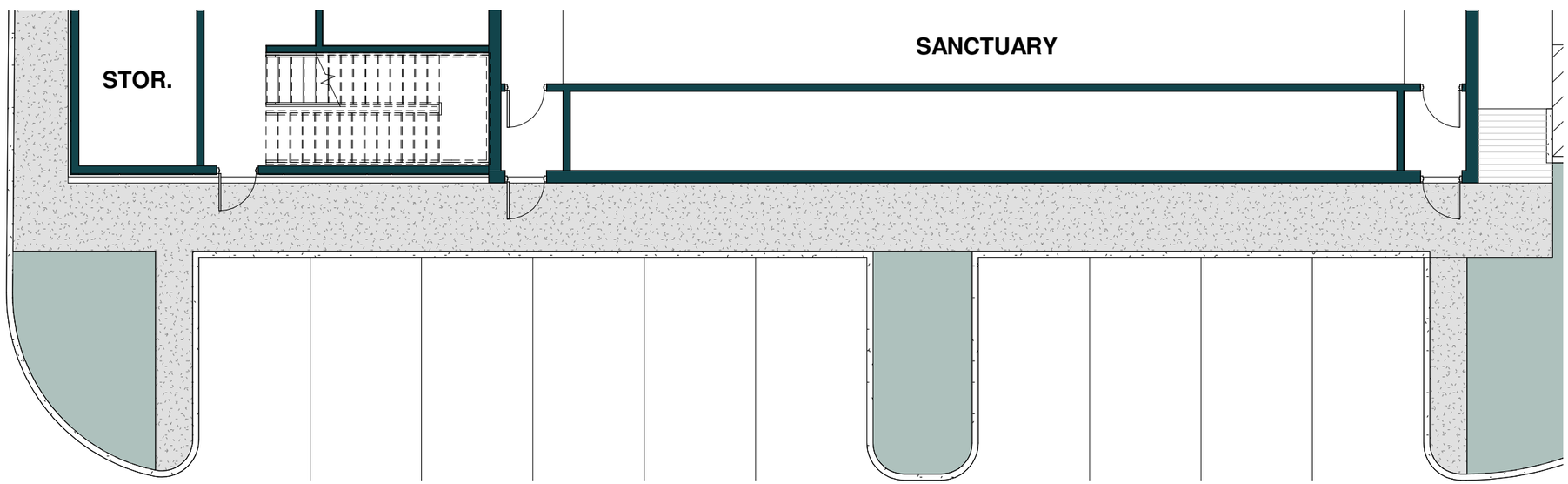
MATERIAL LEGEND:

1. HONED LIMESTONE
2. MASONRY / BRICK
3. PAINTED PLASTER
4. WOOD FORMED CONCRETE
5. CLEAR ANODIZED STOREFRONT
6. STANDING SEAM ROOF
7. PREFINISHED METAL
8. GREEN SCREEN

ABOUNDING LOVE CHRISTIAN CENTER

ARC THREE STUDIO





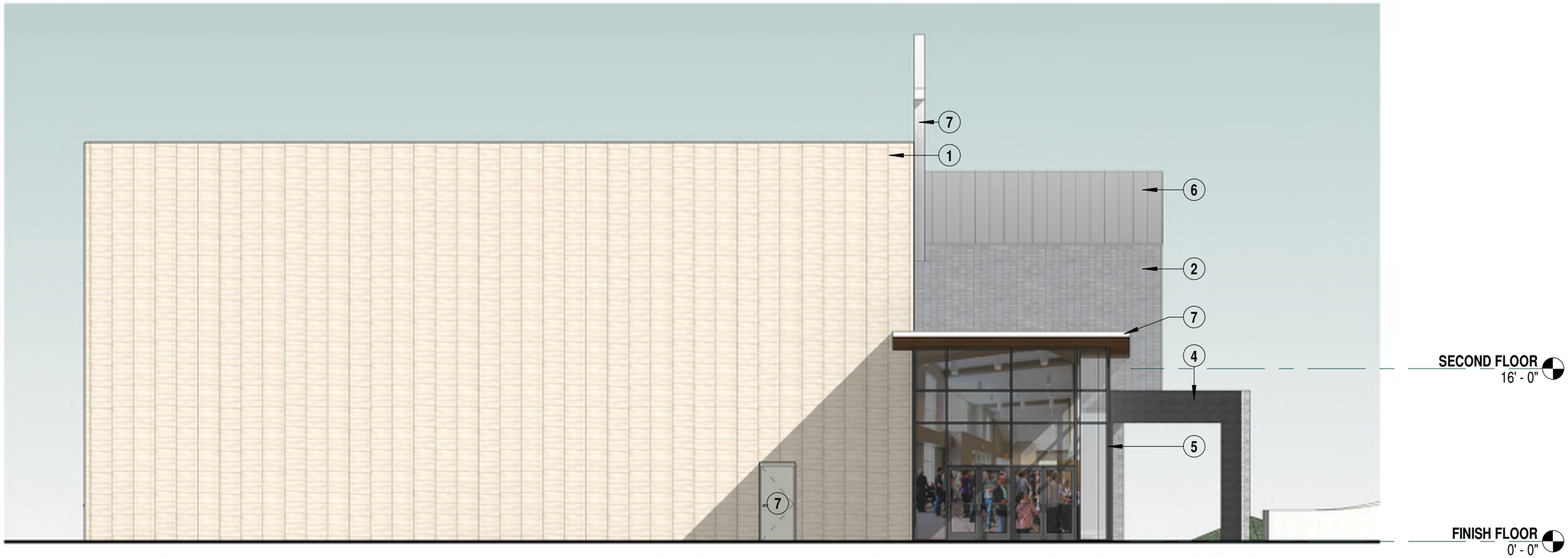
MATERIAL LEGEND:

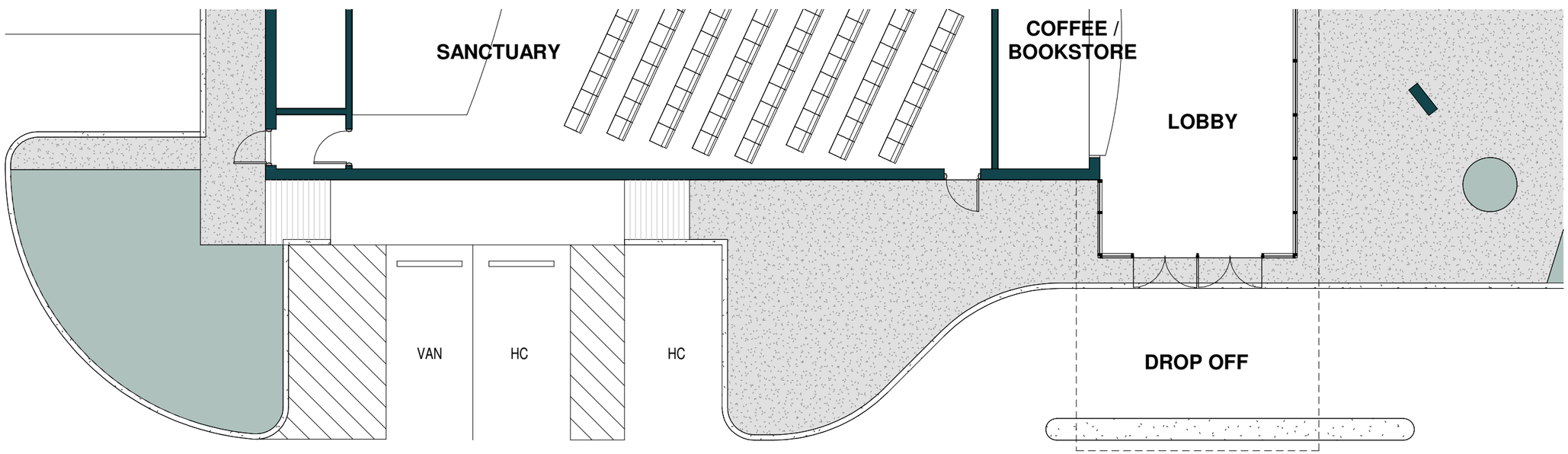
1. HONED LIMESTONE
2. MASONRY / BRICK
3. PAINTED PLASTER
4. WOOD FORMED CONCRETE
5. CLEAR ANODIZED STOREFRONT
6. STANDING SEAM ROOF
7. PREFINISHED METAL
8. GREEN SCREEN

NORTH ELEVATION

ABOUNDING LOVE CHRISTIAN CENTER

ARC THREE STUDIO





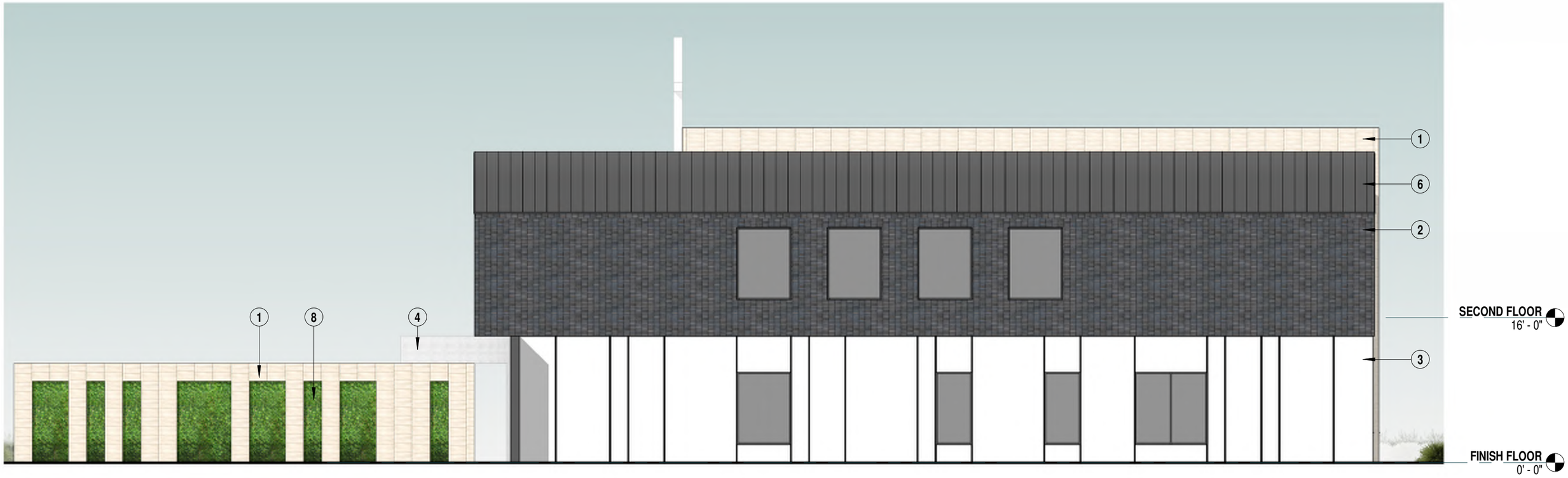
MATERIAL LEGEND:

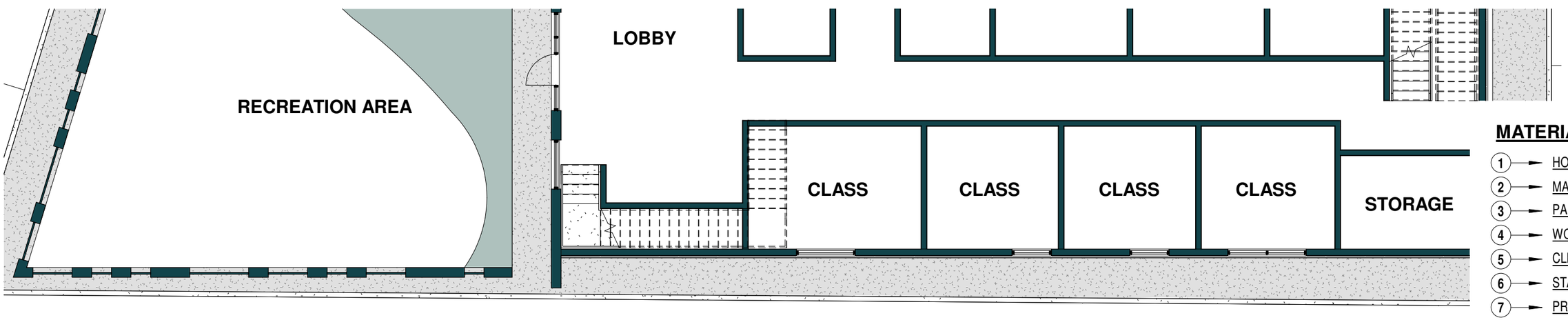
1. HONED LIMESTONE
2. MASONRY / BRICK
3. PAINTED PLASTER
4. WOOD FORMED CONCRETE
5. CLEAR ANODIZED STOREFRONT
6. STANDING SEAM ROOF
7. PREFINISHED METAL
8. GREEN SCREEN

WEST ELEVATION

ABOUNDING LOVE CHRISTIAN CENTER

ARC THREE STUDIO





MATERIAL LEGEND:

1. HONED LIMESTONE
2. MASONRY / BRICK
3. PAINTED PLASTER
4. WOOD FORMED CONCRETE
5. CLEAR ANODIZED STOREFRONT
6. STANDING SEAM ROOF
7. PREFINISHED METAL
8. GREEN SCREEN

EAST ELEVATION

ABOUNDING LOVE CHRISTIAN CENTER

ARC THREE STUDIO

ABOUNDING LOVE CHRISTIAN CENTER

ARC THREE STUDIO

ABOUNDING LOVE CHRISTIAN CENTER

ARC THREE STUDIO

missouri CITY
TEXAS

DEVELOPMENT SERVICES - PLANNING DIVISION

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

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

DATE OF NOTICE: September 28, 2018

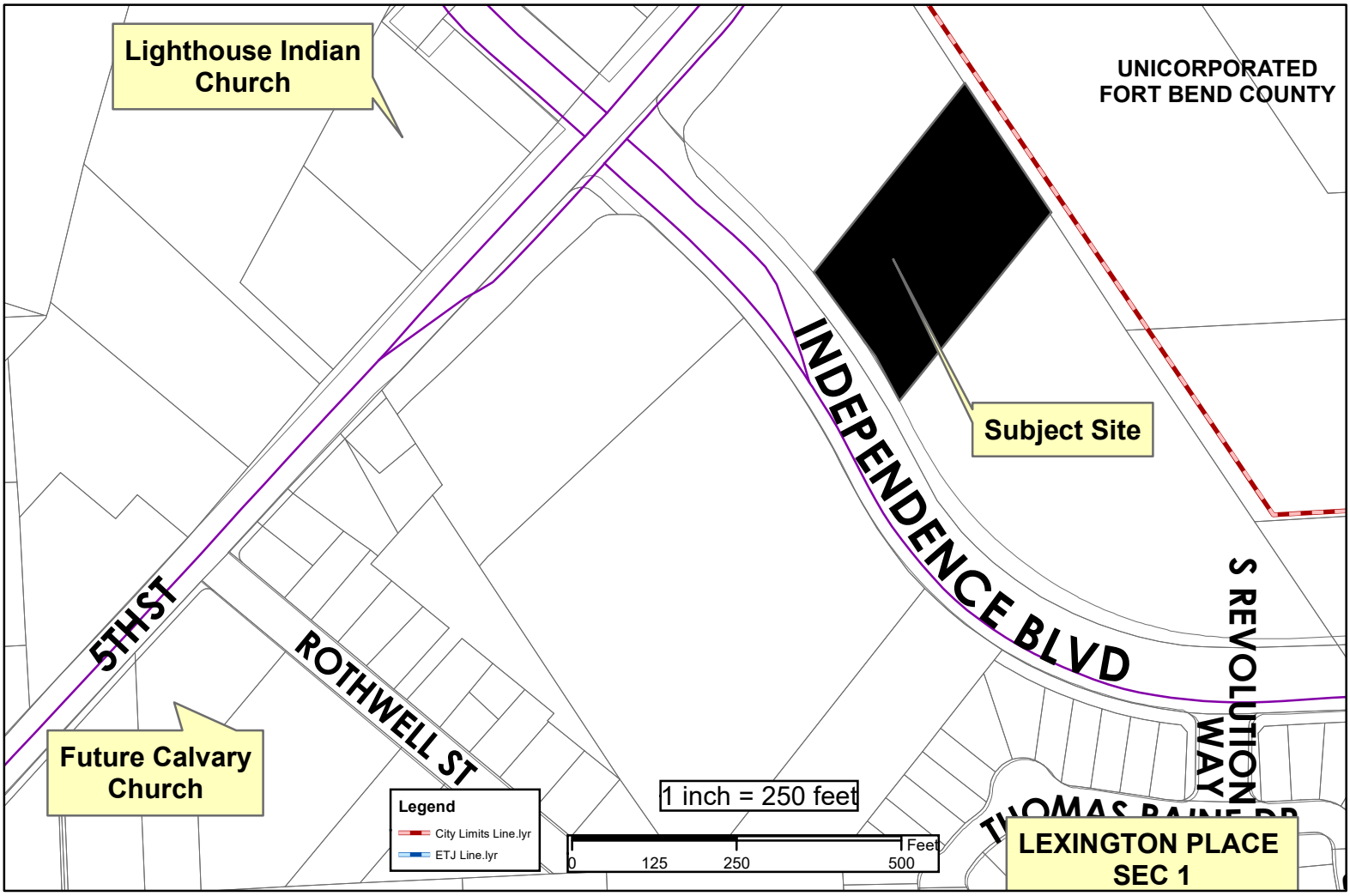
LOCATION/DATE: The Planning and Zoning Commission of the City of Missouri City will hold a public hearing on Wednesday, October 10, 2018, at the City Council Chambers – 2nd Floor, City Hall Building, 1522 Texas Parkway (FM-2234), Missouri City, Texas at 7:00 p.m.

PURPOSE: To receive comments for or against a request by Osagie John Okpamen for a SUP, Specific Use Permit to allow for the location of a place of assembly on an approximate 2 acre tract of land, and to the extent such zoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

SITE LOCATION: The subject site is located northwest of the Lexington Place residential subdivision and southeast of the intersection of 5th Street and Independence Boulevard.

SITE LEGAL DESCRIPTION: The subject site can be described as being an approximate 2.00 acres of land situated in the William T. Neal Survey, A-64, Fort Bend County, Texas, and being out of the residue of that certain called 68.88 acre tract recorded under Fort Bend County Clerk's File No. 9747544 of the deed records of Fort Bend County, Texas.

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


Lighthouse Indian Church
UNICORPORATED FORT BEND COUNTY
INDEPENDENCE BLVD
Subject Site
S REVOLUTION WAY
5THST
ROTHWELL ST
Future Calvary Church
Legend
City Limits Line.lyr
ETJ Line.lyr
1 inch = 250 feet
Feet
0
125
250
500
LEXINGTON PLACE SEC 1

missouri CITY
TEXAS

DEVELOPMENT SERVICES – PLANNING DIVISION

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

September 28, 2018

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, October 10, 2018
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 Osagie John Okpamen for a SUP, Specific Use Permit to allow for the location of a place of assembly on an approximate 2 acre tract of land, and to the extent such zoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

missouri CITY
TEXAS
the show me city

PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	October 10, 2018
AGENDA ITEM SUBJECT:	Greenfield Village (Vicksburg Development) – Planned Development District
AGENDA ITEM NUMBER:	7.B.
PROJECT PLANNER:	**Jennifer Thomas Gomez, AICP,** Planning Manager
APPROVAL:	**Otis T. Spriggs, AICP,** Director, Development Services
PERMIT NUMBER:	PD1800001
PROPERTY ID:	0077-00-000-0435-907
LOCATION:	The subject site is located north of Life Pointe church, south of Olympia Estates, east of Olympia Estates and Vicksburg, Village of Sedona Creek and west of Vicksburg, Village of Cumberland

RECOMMENDED ACTION:

The proposal complies with the goals of the Comprehensive Plan but not the policy contained in the Future Land Use Plan. Such policy recommends development of the tract as Single Family Residential.

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

SCHEDULED FIRST READING BY THE CITY COUNCIL:

7:00 p.m., Monday, November 19, 2018

Revised submittals due prior to Friday, October 26, 2018. 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 October 26, 2018, which is prior to the deadline for submittals to the City Council for their November 19, 2018, meeting.

BACKGROUND INFORMATION:

The Commission originally considered a request by the applicant on the July 2018 agenda. At the time, the Commission expressed concern with the proposed development site plan, the number and location of certain buildings and uses in proximity to the residential areas.

Since this meeting, the applicant has met with the HOA and several community members to discuss options for development. The applicant has revised their proposed development as a result of these meetings. The analysis and recommendations included below reflect these changes.

This application has been submitted for the purpose of providing development and design standards for a mixed use development. The development has been revised to include fewer buildings. Three single-story buildings are now proposed. Two 3,000 square foot buildings, one to locate a tutoring center and the other to locate a café and a multipurpose "community" room. The third building is a proposed 7,000 square foot child care facility.

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 a tract or parcel containing 5.1913 acres situated in the Elijah Roark League Survey, A-77, Fort Bend County, Texas and being out of and a part of that certain tract conveyed in substitute trustee's deed, recorded in County Clerk File No. 2009105602, official records Fort bend County, Texas.

C. Site Plan:
A proposed site plan has been submitted which constitutes the required site plan.

D. Total acreage: 5.19 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:

Vacant / R-1-A, single family residential district

B. Surrounding Land Uses and Zoning Designations:

North:	Olympia Estates residential subdivision / R-1-A, single family residential district
South:	Life Pointe Church / SUP, Specific Use Permit #155 (Ordinance O-01-60); LC-2, local retail district
East:	Olympia Estates residential subdivision / R-2, single family residential district
West:	Olympia Estates residential subdivision / R-2, single family residential district

C. Zoning History:

02-21-1983:	Subject site annexed by the City of Missouri City (Ordinance O-83-4).
10-17-2001:	Subject site zoned R-1-A, single family residential district (Ordinance O-01-47).

Subsection 8.2.C and 8.5 – Site plan and Use regulations: As stated above, per Zoning Ordinance Section 8.2.C, Site Plan, and 8.5, Use regulations, the applicant is required to propose minimum development guidelines for the site.

A. **Purpose.** PD, Planned Development District No. ___ is proposed to comprise of a mixed use commercial, retail development. Improvements to the site will be designed to enhance the overall urban design and nature of the surrounding area.

B. **Use regulations.** In PD, Planned Development District No. ___, no building, structure, or land shall be used and no building or structure shall be hereafter erected, reconstructed, altered or enlarged unless otherwise provided in the proposed Ordinance.

The revised proposal for the development is a mix of uses to include a tutoring facility, café and multipurpose room and a childcare facility.

Future Land Use Map: The City's Future Land Use and Character map identify the subject site as being an appropriate location for single family residential.

The single family residential designation is consistent with the auto-oriented character designation. The auto-oriented character for residential uses is defined by homes being placed relatively close together and individual lots having less extensive yard and landscape areas. Moderate density housing types could be permitted within this character area provided that buffering requirements and design standards are provided to ensure compatibility and quality outcomes.

Comprehensive Plan: Goal 2 of the City's 2017 Comprehensive Plan establishes that the more varied development should be encouraged to move the City beyond a "bedroom community" perception. This goal can be achieved by focusing on the scale and potential impact of neighborhood-oriented businesses and services near residences rather than simply restricting allowable uses.

Staff recommendation: Approve the proposed mixed use development. As recommended by both the Future Land Use and Character designation as well as Goal 2.2 of the City's Comprehensive Plan, special attention should be placed on the architectural design standards, landscaping, buffer yards between the subject site and the adjacent single family residential areas to ensure compatibility amongst the uses. The Future Land Use map should be updated to reflect the subject site as Suburban Commercial.

C. **Height and area regulations.** The height and area regulations recommended below, should apply in PD, Planned Development District No. __.

A revised development proposal has been provided to show the conceptual layout.

The development now includes fewer buildings. Three single-story buildings are proposed. Two 3,000 square foot buildings, one to locate a tutoring center and the other to locate a café and a multipurpose "community" room. The third building is a proposed 7,000 square foot child care facility.

Building setbacks are shown at 30 feet from both Vicksburg Boulevard and Truesdale Drive. Buildings are setback approximately 280 feet from the western property line adjacent to Vicksburg Village of Cumberland and over 300 feet from the northern property line.

Staff recommendation: Approve the minimum building height to be a maximum of one story or 20 feet. Approve the increased setbacks to be a minimum of 280 feet from the northern and western property lines, where immediately adjacent to the residential subdivision. The provision of these standards, would generally maintain the conceptual design as provided while also allowing for an appropriate scale for a nonresidential development within this area.

D. **Building regulations.** The building regulations for LC-2, local retail district should apply in PD, Planned Development District No. ___.

The LC-2, local retail district provides regulations that require articulation of building fronts and standards on lighting.

Staff recommendation: Approve the LC-2, local retail district building regulations for the subject site.

E. **Architectural standards.** Except as set forth herein, all buildings and structures constructed shall comply with the building codes of the City of Missouri City. Buildings and structures are required to meet the requirements of Section 7A, Architectural design standards.

The applicant has submitted revised building elevations and color elevations for consideration of an architectural design review to be included in this application. At the time of building permit application, the applicant is required to submit material and color samples for review and consistency with the approved requirements.

The applicant proposes for all buildings to meet the following minimum design standards:

- All buildings are to be 100% masonry, excluding soffits, trim, and infill areas;
- All buildings are to utilize a brick color in the red and terra cotta family
- All trim and soffit color will be white or dark bronze, or will be stained and sealed wood.

The elevations have been revised to show a pitched roof.

The applicant has submitted an elevation showing a proposed wood screen for ground mounted equipment.

Comprehensive Plan: Goal 5 of the City's 2017 Comprehensive Plan provides the City's commitment to encouraging quality design and community appearance. In particular along the City's major corridors, encourage well-planned and designed private development.

Staff recommendation: Approve the proposed architectural standards provided above in addition to the City's minimum standards.

F. **Trash disposal regulations.** The trash disposal regulations for the LC-2, local retail district should apply in PD, Planned Development District No. ___.

This revised site plan provides for a trash disposal location about 145 feet from the western property line. A typical dumpster screen has also been provided for reference. The applicant has indicated that additional landscaping would be used to screen these areas.

Generally, what is depicted meets the minimum trash disposal regulations which requires trash disposal areas to be located in side of a building or to the side or rear of a property. Enclosures used for screening are required to consist of masonry with an opaque metal gate in a color either matching the enclosure or

an approved trim color. The enclosure must be one foot taller than the receptacle enclosed within it.

Staff recommendation: Apply the City's trash disposal regulations for the LC-2, local retail district. The location of the dumpster should not encroach into a building yard (setback).

G. **Outside placement, storage, sales, and services regulations.** Outside placement, storage, sales, and services should be prohibited within PD, Planned Development District No. ___.

H. **Landscaping regulations.** The landscaping regulations for the LC-2, local retail district should apply in PD, Planned Development District No. ___.

A revised development proposal has been provided to show the conceptual layout for the development. This layout includes conceptual landscape and buffer yard areas.

A landscape plan, meeting the application requirements provided in Section 11.11 of the City's zoning ordinance is required to be submitted as part of a building permit review. The landscape plan as submitted does not meet these requirements.

The design appears to make provision for a greater amount of greenspace to be preserved along the perimeter of the site, particularly where adjacent to residential uses. The applicant proposes to install a new, 7 foot tall wood fence along the perimeter. The greenspace various in width around the development. Landscaping is shown throughout the parking areas however does not appear to meet the City's requirements in terms of the provision of parking islands and diamonds, screening from adjacent properties or landscaping around the perimeter of parking areas.

Section 11.4.D. requires a transitional buffer yard when a nonresidential use adjoins a residential use located within a residential district and when a nonresidential use is adjacent to a collector or major thoroughfare. In each instance a minimum 20 foot buffer yard depth is required. When adjacent to a nonresidential use, Type A screening, generally including the provision of an 8 foot tall masonry wall is required. When adjacent to a collector or a major thoroughfare, Type B screening is required.

Type A and Type B screening are described as consisting of the following:

Type A screening. Screening composed of one of the following:

a. Masonry wall fencing a minimum eight feet in height and one canopy tree per 30 linear feet of buffer yard. Such fencing shall be located along property lines unless physical constraints exist that would prohibit such placement as determined by the director of development services.

b. Opaque or near opaque live vegetative screening year-round from the ground to a height of at least eight feet at installation with intermittent screening providing a minimum of 25 percent screening during the growing season to a height of at least 20 feet at maturity. A wood fence, a minimum of eight feet in height, shall also be located along property lines unless physical constraints exist that would prohibit such placement as determined by the director of development services.

c. Opaque or near opaque live vegetative screening year-round within wire trellising fencing a minimum eight feet in height at installation, provided that such fencing may only be located adjacent to a nonresidential use or a nonresidential district. Such fencing shall consist of a three-dimensional welded wire trellising system designed to allow growing space for plants or landscaping to mature into a dense screening mechanism. Such fencing shall be located along property lines unless physical constraints exist that would prohibit such placement as determined by the director of development services.

Type B screening. Screening composed of a minimum of two of the following:

a. One canopy tree per 30 linear feet of buffer yard.
b. One understory tree per 20 linear feet of buffer yard.
c. One shrub spaced a minimum of every 30 inches or less on center along the length of the buffer yard, or a combination of berming and shrubs which includes the minimum planting of one shrub per five linear feet of buffer yard.

Staff recommendation: Apply the City's landscaping regulations for the LC-2, local retail district and require increased buffer yards, a minimum of 150 feet from the northern and western property lines, where adjacent to the single family residential district. Additionally Type A screening, including a masonry wall, should be provided instead of the wood fence as shown.

I. **Parking regulations.** The parking regulations for the LC-2, local retail district should apply in PD, Planned Development District No. ___.

J. **Sign regulations.** The sign regulations for the LC-2, local retail district should apply in PD, Planned Development District No. ___.

A general development proposal has been provided to show the conceptual layout for the development. This proposal indicates that monument signage is not proposed to be permitted within this development.

Staff recommendation: Allow for one low profile monument sign to be placed only along Vicksburg Blvd. Although the application indicates no monument signage to be included, a future tenant and/or the developer may desire such signage after the subject site is developed. Restrictions may be placed on the location of such signage to reduce conflict with the adjacent residential areas and

to allow for identification for the nonresidential uses located on the subject site. A low profile monument sign is the smallest type of monument sign permitted and restricts the height of such signage to no taller than 10 feet.

K. Fence regulations. The fence regulations for the LC-2, local retail district should apply in PD, Planned Development District No. ___.

L. Ingress and egress. All driveways and off-street parking areas, including locations, should comply with the City's Infrastructure Standards.

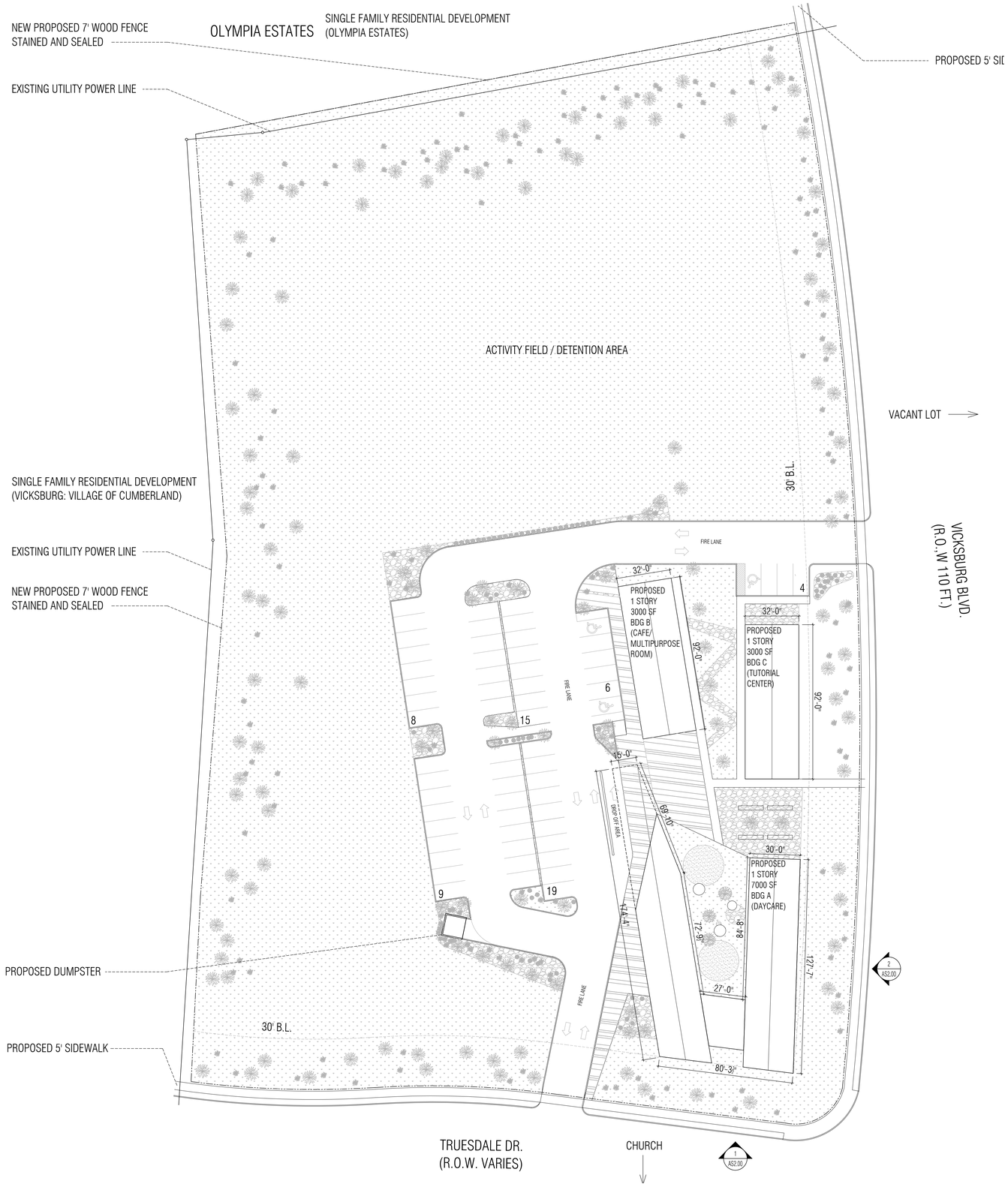
M. Utilities. All utilities shall comply with the City's Public Infrastructure Design Standards.

a. **Water and Sewer Service.** The subject tract is served by Fort Bend County Municipal Utility District #48
b. **Drainage.** The subject tract is within the Mustang Bayou watershed.

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

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

Subject Site
OLYMPIA ESTATES
OLYMPIA ESTATES
VICKSBURG VILLAGE OF CUMBERLAND
Lifepointe Community Church
VICKSBURG SEDONA CREEK
HERA DR
BREMERTON FALLS DR
OAKLAWN PLACE DR
ALDRIDGE DR
VICKSBURG BLVD
ATLAS DR
ARGOS DR
ARGOS CT
EROS
TROY DR
ATHENA CT
CHIMERA LN
ITHACA DR
CLAYTON T
THEBES CT
SPARTA DR
AEGEAN DR
PHOENIX CT
FOUNTAIN HILLS DR
PALMS DR
TRUESDALE DR
VERMILLION DR
WELBORN CT
PRICHARD
KEE CT
POWELL SPRINGS CT
SCOTTSDALE
SANDSTONE
ANTELOPE HILLS DR
ASH CREEK DR
SEDONA CREEK DR
BULL RUN CT
SHILOH DR
SHILOH CT
KENNESAW DR
BEDFORD FORREST DR
BEDFORD FORREST CT
BEAUREGARD CT
STONEWALL CT
CRESSWELL CT
MANION DR
SWINTON DR
CORBETT DR
DARNELL CT
CUMBERLAND DR
SHOTWELL CT
MANION
CUMSEL CT
EDISON BROOK
COVE LN
PILLAR
OINT LN
Legend
City Limits Line.lyr
Greenfield Development
1 inch = 400 feet
0
200
400
800
Feet



1 SITE PLAN
1/32" = 1'-0"

1. NO MONUMENT SIGNS PROPOSED FOR PROJECT

2 GENERAL NOTES

SOD

GRAVEL

PAVERS

CONCRETE

CANOPY TREE

UNDERSTORY TREE

BUSH

1 KEY

jt arc studio

2020 richmond
suite 201
houston, TX 77098
(t) 713 349 0860
(f) 713 490 3435

Architect
JT Arc Studio
2020 Richmond
Suite 201
Houston, TX 77098
(t) 832 754 4162
(f) 713 490 3435

Project Name: Greenfield Village
19400 Vicksburg Blvd.
Missour City, TX 77459

Project Number: 18-100-121

Date of Issue: 10-1-2018

Revisions

REGISTERED ARCHITECT
JOHN H. TSAI
19696
STATE OF TEXAS

10-1-2018

Description: Site Plan

North

Sheet: AS1.00

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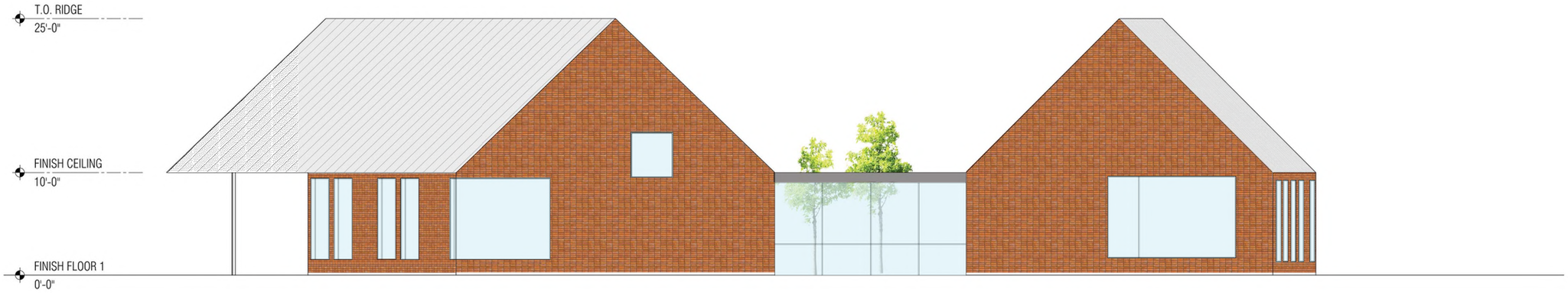
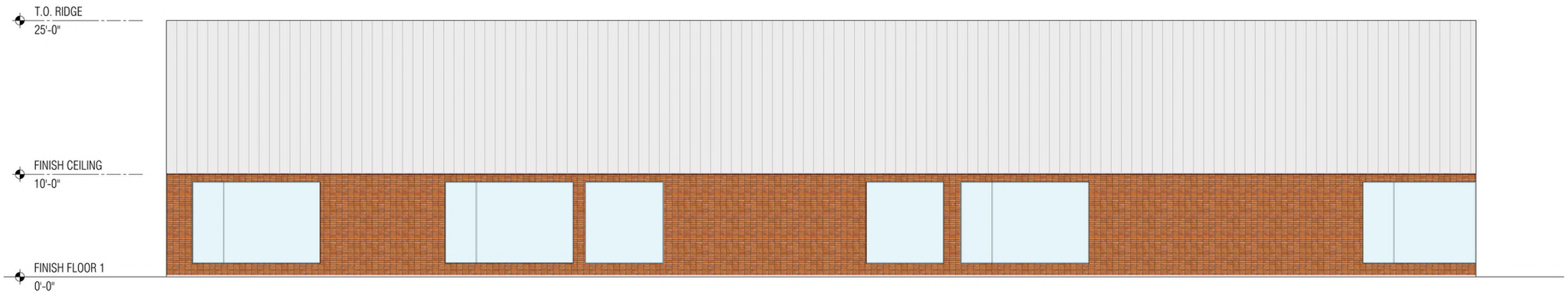


1 SOUTH ELEVATION
1/4"=1'-0"



2 EAST ELEVATION
1/4"=1'-0"

1. ALL BUILDINGS TO BE 100% MASONRY, EXCLUDING SOFFITS, TRIM, AND INFILL AREAS
2. ALL BUILDINGS TO UTILIZE BRICK COLOR IN THE RED AND TERRA COTTA FAMILY
3. ALL TRIM AND SOFFIT COLOR WILL BE WHITE OR OR DARK BRONZE, OR WILL BE STAINED AND SEALED WOOD

1 TYPICAL ARCHITECTURAL NOTES FOR ALL BUILDINGS
1/32"=1'-0"

jt arc studio
2020 richmond
suite 201
houston, TX 77098
(t) 713 349 0860
(f) 713 490 3435

Architect
JT Arc Studio
2020 Richmond
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Revisions

REGISTERED ARCHITECT
JOHN H. TSAI
19696
STATE OF TEXAS

10-1-2018

Description
BDG A Elevations and Typical Architectural Standards for the Development

North

Sheet
AS2.00

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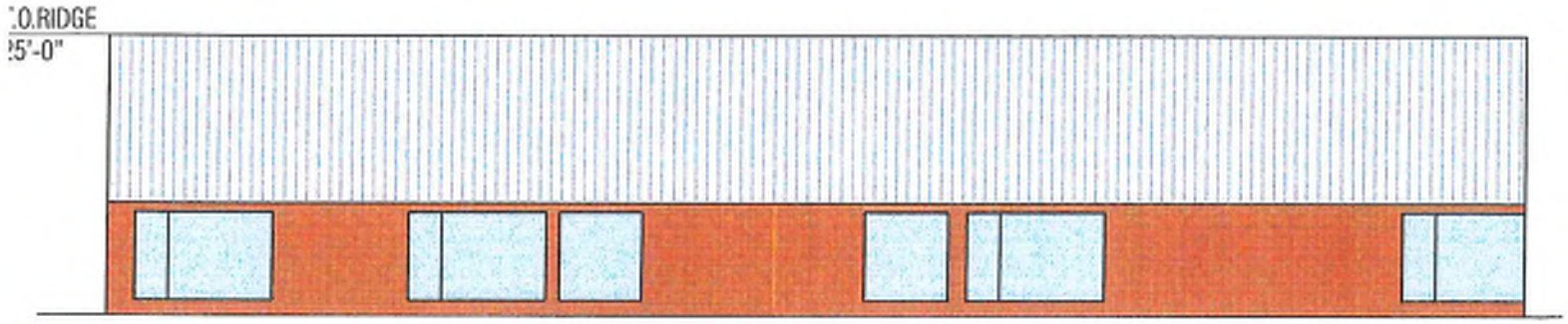

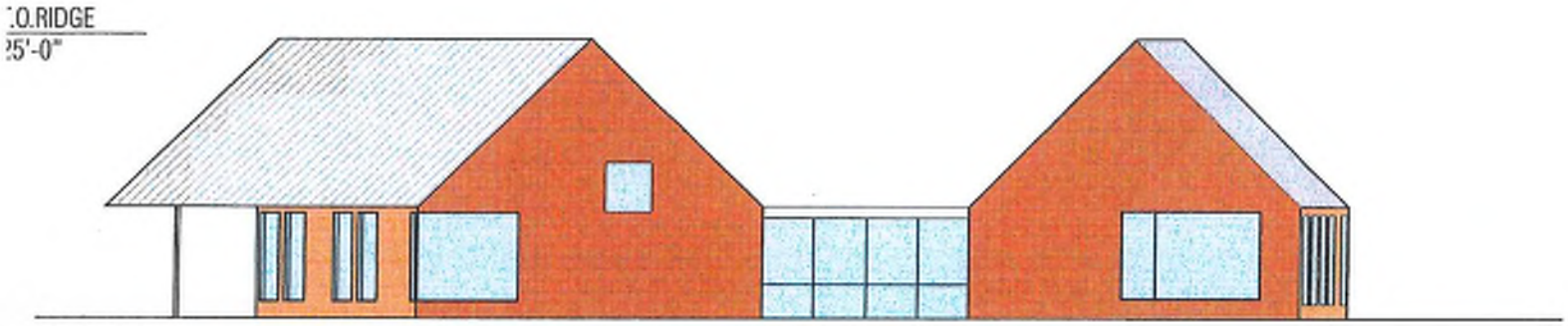

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City of Missouri City, TX
Received
OCT 0 5 2018
Planning Division

BDG A ELEVATIONS - TYPICAL ELEVATION FOR PROJECT STRUCTURES
GREENFIELD VILLAGE
10.1.2018

jt arc studio
2020 RICHMOND AVE
SUITE 201
HOUSTON, TX
77098

missouri CITY
TEXAS

DEVELOPMENT SERVICES - PLANNING DIVISION

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

NOTICE OF 2nd PUBLIC HEARING
TO ADJOINING PROPERTY OWNERS
WITHIN 200 FEET OF PROPERTY SUBJECT TO REZONING

DATE OF NOTICE: September 28, 2018

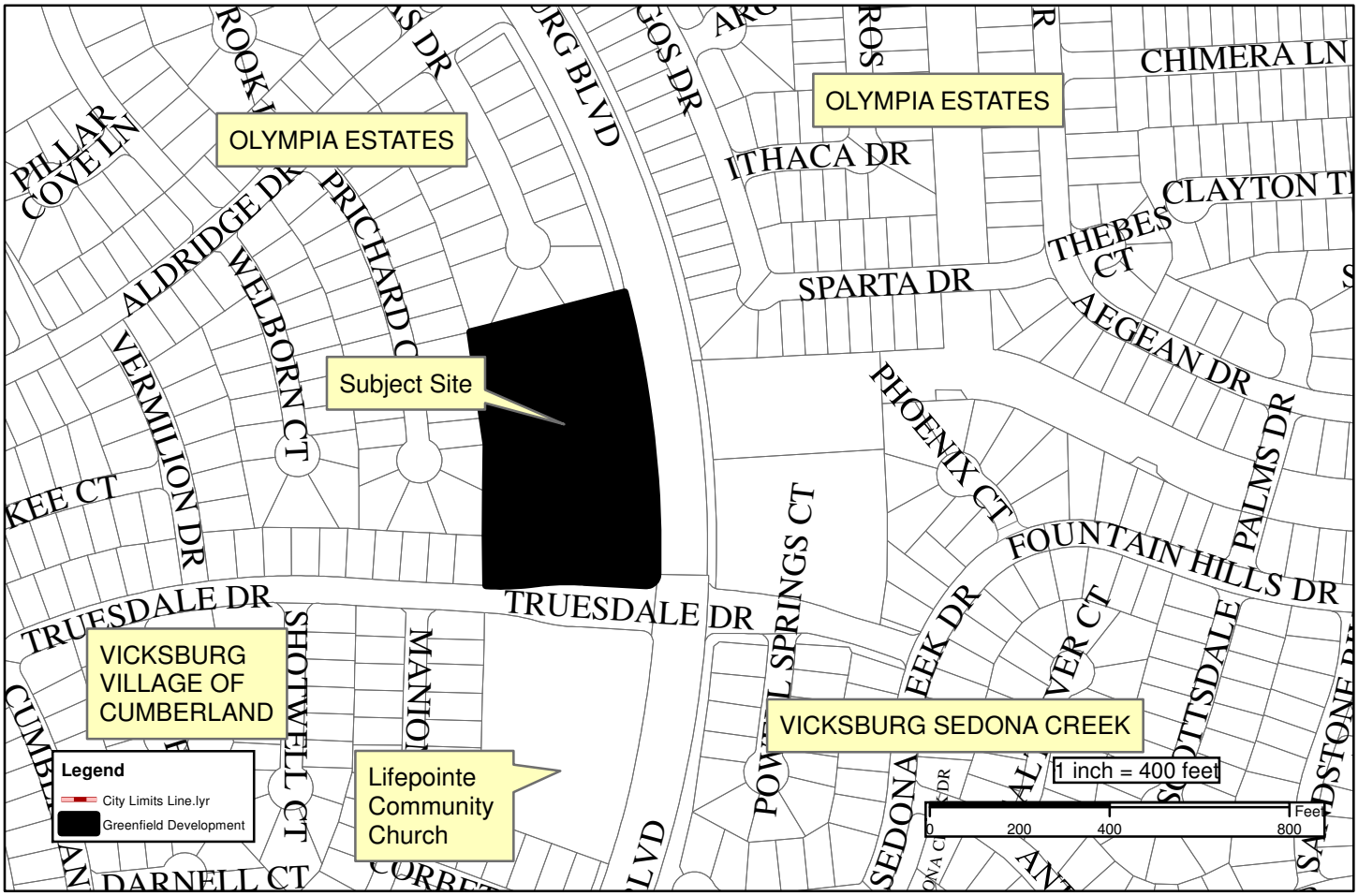
LOCATION/DATE: The Planning and Zoning Commission of the City of Missouri City will hold a public hearing on Wednesday, October 10, 2018, at the City Council Chambers – 2nd Floor, City Hall Building, 1522 Texas Parkway (FM-2234), Missouri City, Texas at 7:00 p.m.

PURPOSE: To receive comments for or against a request by John Tsai to rezone an approximate 5.19 acre tract of land from R-1-A single family residential district to PD, Planned Development District to allow for the development of a child care facility and certain commercial uses including but not limited to educational and professional offices, neighborhood and specialized retail uses; **to consider a revised conceptual site plan**; 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 Life Pointe Church, south of Olympia Estates, east of Olympia Estates and Vicksburg, Village of Sedona Creek and west of Vicksburg, Village of Cumberland.

SITE LEGAL DESCRIPTION: The subject site can be described as being a tract or parcel containing 5.1913 acres situated in the Elijah Roark League Survey, A-77, Fort Bend County, Texas and being out of and a part of that certain tract conveyed in substitute trustee's deed, recorded in County Clerk File No. 2009105602, official records Fort bend County, Texas.

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


OLYMPIA ESTATES
OLYMPIA ESTATES
Subject Site
VICKSBURG VILLAGE OF CUMBERLAND
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VICKSBURG SEDONA CREEK
TRUESDALE DR
TRUESDALE DR
ITHACA DR
SPARTA DR
CHIMERA LN
CLAYTON TR
THEBES CT
AEGEAN DR
PHOENIX CT
FOUNTAIN HILLS DR
PALMS DR
POWELL SPRINGS CT
SCOTTSDALE
ALDRIDGE DR
WELBORN CT
VERMILION DR
PRICHARD CT
SHOTWELL CT
DARNELL CT
PILLAR COVE LN
GOS DR
BRG BLVD
1 inch = 400 feet
Feet
0
200
400
800
Legend
City Limits Line.lyr
Greenfield Development

missouri CITY
TEXAS

DEVELOPMENT SERVICES – PLANNING DIVISION

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

September 28, 2018

CITY OF MISSOURI CITY, TEXAS
Planning and Zoning Commission

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Wednesday, October 10, 2018
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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