

ALLEN OWEN
Mayor

VASHAUNDRA EDWARDS
Councilmember at Large Position No. 1

CHRIS PRESTON
Councilmember at Large Position No. 2



REGINALD PEARSON
Councilmember District A

JEFFREY L. BONEY
Councilmember District B

ANTHONY G. MAROULIS
Councilmember District C

FLOYD EMERY
Councilmember District D

CITY COUNCIL MEETING AGENDA

Notice is hereby given of a meeting of the City Council of Missouri City to be held on **Monday, December 17, 2018, at 7:00 p.m.** at: **City Hall, Council Chamber, 2nd Floor**, 1522 Texas Parkway, Missouri City, Texas, 77489, for the purpose of considering the following agenda items. All agenda items are subject to action. The City Council 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.

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. PRESENTATIONS AND RECOGNITIONS

- (a) Administer the oath of office to Yolanda Ford, Mayor, and Chris Preston, City Councilmember At-Large Position No. 2.
- (b) Recognize Mayor Allen Owen for over 32 years of service to the City of Missouri City, Texas.
- (c) Present the Community Development Block Grant scholarship to recipients.
- (d) Recognize the Communications Division for receiving multiple 2018 TAMI awards.
- (e) Presentation from Brian Nguyen regarding Thomas Plaza II updates.

4. PUBLIC COMMENTS

An opportunity for the public to address City Council on agenda items or concerns not on the agenda—those wishing to speak must complete the orange comment card, present the comment card to the City Secretary prior to the beginning of the meeting, and observe a three-minute time limit.

5. STAFF REPORTS

- (a) City Manager announcements.

6. CONSENT AGENDA

All consent agenda items listed are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a councilmember so requests; in which event, the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda. Information concerning consent agenda items is available for public review.

- (a) Consider approving the minutes of the special and regular City Council meetings of December 3, 2018.

7. PUBLIC HEARINGS AND RELATED ACTIONS

(a) Zoning Public Hearings and Ordinances

- (1) Consider an ordinance rezoning 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; tutoring facility; and a café with a multipurpose room; providing for an amendment to the Comprehensive Plan; providing a penalty; and consider the ordinance on the first of two readings. 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.

- (2) Public hearing to receive comments for or against a request to amend the regulations and restrictions of PD Planned Development District No. 81 on an approximate 38.51-acre tract of land to allow for a mixed use development to include commercial, retail, office/warehouse, townhomes and multifamily residential developments; providing for an amendment to the Comprehensive Plan; providing a penalty; and consider the related ordinance on the first of two readings. The subject site is located north of the intersection of Fifth Street and FM 1092, southeast of the intersection of Lexington Boulevard/Independence Boulevard and FM 1092, and west of Armstrong Elementary School.

(b) Public Hearings and related actions

- (1) Public hearing to receive comments on the Program Year 2017 – 2018 Comprehensive Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant program.
- (2) Public hearing to consider a grant application to utilize Community Development Block Grant – Disaster Recovery (CDBG-DR) Hurricane Harvey infrastructure funding through the Texas General Land Office recovery team and provide for a 30-day comment period.

8. APPOINTMENTS

- (a) Consider appointing members to the board of directors for each tax increment reinvestment zone.

9. AUTHORIZATIONS

- (a) Consider electing a Mayor Pro Tem.
- (b) Consider authorizing the negotiation and execution of a financing agreement for a fire truck.
- (c) Consider authorizing an interlocal agreement with the Texas Parks and Wildlife Department for the housing of an archery specialist at the City's City Hall complex.
- (d) Consider authorizing the mayor to sign the official plat of Mustang Trails Section 2, which contains an approximate 15.612-acre tract of land owned by the City of Missouri City.
- (e) Consider authorizing the mayor to execute the First Amendment to [the] Utility and Road Agreement between the City of Missouri City and Missouri City Management District No. 1.

10. ORDINANCES – *There are no Ordinances on this agenda.*

11. RESOLUTIONS

- (a) Consider a resolution selecting a representative and an alternate to the Houston-Galveston Area Council 2019 General Assembly and selecting a representative and an alternate to the Houston-Galveston Area Council 2019 Board of Directors.
- (b) Consider a resolution approving the submission of a grant application to the Houston Urban Area Security initiative to fund the purchase of site licensing and software for enhancements

to the city's radio communications system; designating the Mayor as the City's authorized official to accept, reject, alter or terminate the grant.

12. CITY COUNCIL ANNOUNCEMENTS

Discussion, review, and possible action regarding a meeting or activity of one or more of the following entities (each entity refers to a City of Missouri City entity unless otherwise indicated):

Charter Review Commission, Community Development Advisory Committee, Construction Board of Adjustments, Electrical Board, Parks Board, Planning and Zoning Commission, Tax Increment Reinvestment Zone Boards, Fort Bend Chamber of Commerce, Houston-Galveston Area Council, Fort Bend Regional Council, Texas Municipal League, Fort Bend County, Harris County, Gulf Coast Building and Construction Trades Council, Mayor's Youth Commission, Finances and Services Committee, Fort Bend Leadership Forum, Fort Bend County Drainage District, Economic Development Committee, Missouri City Parks Foundation, Missouri City Police and Fire Auxiliary, Livable Community Committee, Texas Parkway Alliance, High Performance Organization Committee, Missouri City Juneteenth Celebration Foundation, Fort Bend County Mayor and Council Association, METRO, Planning, Development and Infrastructure Committee, Fort Bend Independent School District, Greater Fort Bend Economic Development Coalition, Transportation Policy Council, Community Development Advisory Committee, Veterans Memorial Committee, Missouri City Recreation and Leisure Local Government Corporation, Missouri City Development Authority, and the Greater Houston Partnership and Emergency Management updates.

13. CLOSED EXECUTIVE SESSION

The City Council may go into Executive Session regarding any item posted on the Agenda as authorized by Title 5, Chapter 551 of the Texas Government Code.

14. RECONVENE

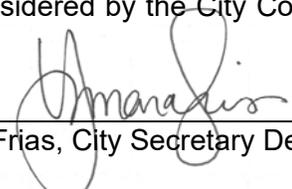
Reconvene into Regular Session and Consider Action, if any, on items discussed in Executive Session.

15. ADJOURN

In compliance with the Americans with Disabilities Act, the City of Missouri City will provide for reasonable accommodations for persons attending City Council meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact Maria Jackson, City Secretary, at 281.403.8686.

CERTIFICATION

I certify that a copy of the December 17, 2018, agenda of items to be considered by the City Council was posted on the City Hall bulletin board on December 14, 2018, at 4:00 p.m.



Yomara Frias, City Secretary Department

I certify that the attached notice and agenda of items to be considered by the City Council was removed by me from the City Hall bulletin board on the ____ day of _____, 2018.

Signed: _____

Title: _____



**Council Agenda Item
December 17, 2018**

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. PRESENTATIONS AND RECOGNITIONS

- (a) Administer the oath of office to Yolanda Ford, Mayor, and Chris Preston, City Councilmember At-Large Position No. 2.
- (b) Recognize Mayor Allen Owen for over 32 years of service to the City of Missouri City, Texas.
- (c) Present the Community Development Block Grant scholarship to recipients.
- (d) Recognize the Communications Division for receiving multiple 2018 TAMI awards.
- (e) Presentation from Brian Nguyen regarding Thomas Plaza II updates.

4. PUBLIC COMMENTS

An opportunity for the public to address City Council on agenda items or concerns not on the agenda--those wishing to speak must complete the orange comment card, present the comment card to the City Secretary prior to the beginning of the meeting, and observe a three-minute time limit.

5. STAFF REPORTS

- (a) City Manager announcements.
-

ALLEN OWEN
Mayor

VASHAUNDRA EDWARDS
Councilmember at Large Position No. 1

CHRIS PRESTON
Councilmember at Large Position No. 2



REGINALD PEARSON
Councilmember District A

JEFFREY L. BONEY
Councilmember District B

ANTHONY G. MAROULIS
Councilmember District C

FLOYD EMERY
Councilmember District D

CITY COUNCIL SPECIAL MEETING MINUTES

The City Council of the City of Missouri City, Texas, met in special session on **Monday, December 3, 2018**, at the City Hall, Council Conference Room, 2nd Floor, behind the Council Chamber, 1522 Texas Parkway, Missouri City, Texas, 77489, at **6:00 p.m.** to consider the following:

1. CALL TO ORDER

Mayor Owen called the meeting to order at 6:03 p.m.

Those also present: Councilmembers Edwards, Pearson, Boney, and Maroulis; City Manager Snipes, City Attorney Iyamu, City Secretary Jackson, Assistant City Manager Atkinson, Director of Development Services Spriggs, Director of Public Works Kumar, Director of Communications Walker, Assistant Director of Public Works Brouhard, Community Relations Coordinator Matte, and Media Relations Specialist II Kalimkoottil. Councilmember Emery arrived at 6:10 p.m. Councilmember Preston arrived at 6:19 p.m. Also present: Frank Hester and Roy Gilbert.

2. DISCUSSION/POSSIBLE ACTION

- (a) Consider and discuss board, committee, and commission member appointments and reappointments.

City Secretary Jackson went over the board, committee and commission member appointments and reappointments. City Council requested to move forward with appointing the Tax Increment Reinvestment Zone (TIRZ) members during the next City Council meeting. Councilmember Boney informed City Council of Bobby Merchant's passing and stated he would recommend a representative to serve the TIRZ No. 3 board. City Council also requested to interview candidates for the Planning and Zoning Commission vacancy.

- (b) Seek direction on the utilization of Community Development Block Grant – Disaster Recovery (CDBG-DR) Hurricane Harvey recovery infrastructure funding in the amount of \$954,306 allocated to the City.

Director of Public Works/City Engineer Kumar presented on the utilization of the Community Development Block Grant – Disaster Recovery (CDBG-DR) to be used on Hurricane Harvey infrastructure recovery. Councilmember Boney inquired on the time it would take to complete the project. Kumar stated it would be completed late 2019.

- (c) Discuss the City's usage of portable message boards.

Assistant Director of Public Works Brouhard presented on the usage of portable message boards throughout the City. Brouhard noted portable message boards, if used in the public right of way, could not be used for advertisements and could only be used for traffic related matters. Councilmember Boney asked the consequences for placing a portable board with an advertisement. City Manager Snipes stated the City could be fined and any future grant requests could be affected.

3. CLOSED EXECUTIVE SESSION

After proper notice was given pursuant to the Texas Open Meetings Act, the City Council went into Executive Session at 6:25 p.m.

Texas Government Code, Section 551.071 – Consultation with attorney to seek or receive legal advice regarding pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the City under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act: (i) proper zoning considerations; (ii) legal limitations on regulating the use of City property; and (iii) Texas Penal Code Section 39.09 (abuse of official capacity).

4. RECONVENE

At 6:48 p.m., Council reconvened into open session. No action was taken.

5. ADJOURN

The special City Council meeting adjourned at 6:48 p.m.

ATTEST:

Allen Owen, Mayor

Maria Jackson, City Secretary

ALLEN OWEN
Mayor

VASHAUNDR A EDWARDS
Councilmember at Large Position No. 1

CHRIS PRESTON
Councilmember at Large Position No. 2



REGINALD PEARSON
Councilmember District A
JEFFREY L. BONEY
Councilmember District B
ANTHONY G. MAROULIS
Councilmember District C
FLOYD EMERY
Councilmember District D

CITY COUNCIL MEETING MINUTES

The City Council of the City of Missouri City, Texas, met in regular session on **Monday, December 3, 2018**, at the City Hall, Council Chamber, 2nd Floor, 1522 Texas Parkway, Missouri City, Texas, 77489, at **7:00 p.m.** to consider the following:

1. ROLL CALL

Mayor Owen called the meeting to order at 7:01 p.m.

Those also present: Councilmembers Edwards, Preston, Pearson, Boney, Maroulis, and Emery; City Manager Snipes, City Attorney Iyamu, and City Secretary Jackson.

Mayor Owen requested a moment of silence for the passing of former United States President George H.W. Bush.

2. The PLEDGE OF ALLEGIANCE was led by Boy Scout Troop 140.

Newly elected Fort Bend County Judge KP George introduced himself to the City of Missouri City.

3. PRESENTATIONS AND RECOGNITIONS

Mayor Owen and City Manager Snipes recognized Assistant City Manager Scott Elmer on his retirement and over 23 years of service with the City of Missouri City. Mayor Owen recognized Junior Tennis players Jasmine Escamos, Jastine Escamos, Aly Ham, Pratik Sahajwan, and Kendall Wu for winning the 2018 United States Tennis Association (USTA) Fall Sectional Championship.

4. PUBLIC COMMENTS

Bruce Zaborowski, 7915 Chancel, spoke of his concerns with the Fonmeadow subdivision.

5. STAFF REPORTS

City Manager Snipes reminded everyone that December 4 was the last day for early voting for the runoff election and that both the Quail Valley Fund Office and the Community Center would be open from 7 a.m. through 7 p.m. Runoff Election information would be shared with the media, residents, and stakeholders. Snipes invited everyone to the following upcoming events: the annual Snowfest Festival on December 7, the Snowfest Shuffle on December 8, Leadership Luncheon on December 13, Senior Holiday Party on December 13, Toy Drive Tennis Tournament on December 15, and Breakfast with Santa on December 15. A public hearing to receive input on the CDBG Comprehensive Annual Performance and Evaluation Report was set for December 17. Snipes highlighted the following: the Employee Recognition Committee who coordinated the annual Employee Holiday Party on December 1, the Junior Tennis Players who won the United States Tennis Association State Championship, and Scott Elmer who served the City for more than 23 years. Mayor Owen, upon request from Councilmembers Boney and Emery, appointed a Freedom Tree Ad Hoc Committee.

6. CONSENT AGENDA

- (a) Consider approving the minutes of the special City Council meeting of November 16, 2018, and the special and regular City Council meetings of November 19, 2018.

- (b) Consider amending the special City Council meeting minutes of April 2, 2018.
- (c) Consider accepting the Capital Improvements Advisory Committee's (CIAC) report on capital improvement impact fees.

Councilmember Boney moved to approve the Consent Agenda pursuant to recommendations by City Staff. Councilmember Maroulis seconded. **MOTION PASSED UNANIMOUSLY.**

7. PUBLIC HEARINGS AND RELATED ACTIONS

(a) Zoning Public Hearings and Ordinances

- (1) Public hearing to receive comments for or against a request 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 and neighborhood and specialized retail uses; providing for an amendment to the Comprehensive Plan; providing a penalty; and consider the related ordinance on the first of two readings. 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.

Planning Manager Gomez presented on an application submitted to provide development and design standards for a multiple phase, mixed use development. Gomez noted there were two additional support letters included in the packet. City Attorney Iyamu added that a super majority vote by City Council would not be required.

Steve Hawkins, 11050 S. Auden Circle, spoke in support of the request.

John Davis, 2818 Argos Drive, spoke against the request.

Jim Klimek, 2739 Prichard Court, spoke against the request.

Pamela Zachary, 2727 Prichard Court, spoke against the request.

William Jacobs, 3230 Woods Canyon Court, spoke against the request.

Kathleen Jacobs, 3230 Woods Canyon Court, spoke against the request.

Carl Questa, 3726 Auburn Grove Circle, spoke in support of the request.

Kim Gies and Keith Derington, 3003 Tecumseh Court, spoke against the request.

Rocio Anton, 19 Cloud Brook Drive, spoke in support of the request.

Radielle Maurdis, 3419 Phoenix Court, spoke in support of the request.

MaryLee W. Vandervoort, 2718 Prichard Court, spoke against the request.

Travis Huehlefeld, 2500 Fannin Street, spoke in support of the request.

Councilmember Boney moved to approve the request. Councilmember Maroulis seconded.

Councilmember Emery asked if the café would be open to the public. Cally Serrano, owner, stated it would be a small coffee shop open to the public and no alcoholic beverages would be served. Councilmember Maroulis inquired about the need of grease traps. Serrano stated they would serve prepackaged

sandwiches. Councilmember Boney asked about the possibility of Serrano meeting with the community. Serrano stated he made a previous presentation to the HOA's but was not allowed to answer questions.

Councilmember Boney asked if he had the opportunity to meet with the stakeholders or if he would be amenable to suggested changes from the community. Serrano stated he would. Jerry Wyatt stated the project pertained to land use.

Councilmember Emery asked if the café would be a separate building. Serrano stated the coffee shop and the multi-use room would be one building.

Councilmember Boney noted the Planning and Zoning Commission looked into this development and submitted a positive recommendation. He added today, three individuals changed their concerns and submitted support letters. Boney noted more dialogue would be needed and requested to postpone the request in order to meet with both parties. Mayor Owen agreed with Councilmember Boney about having both parties meet and work through the rezoning request.

Travis Huehlefeld, Serrano's attorney, requested City Council to proceed and, if approved, they could address any other concerns within the next two weeks. Mayor Owen stated the property owner could withdraw the application and give the community more time to discuss their concerns with them. Serrano stated he met with plenty of the property owners and does not believe they would change their minds. Councilmember Edwards stated the importance of building a relationship with the residents. Councilmember Pearson also recommended a dialogue between both parties. Councilmember Boney stated he would be happy to attend the HOA meeting with the applicant to help facilitate the dialogue. Mayor Owen inquired where the stop sign would be placed and requested another traffic study to be performed. Director of Public Works Kumar stated another traffic analysis would be performed, should City Council approve the request. Councilmember Boney stated a land use workshop on the development of the proposed rezoning request at the intersection of Truesdale and Vicksburg would be held on Monday, December 10 and questions to the property owner should be directed to Planning Manager Gomez.

Councilmember Boney moved to postpone agenda item 7a1. Councilmember Maroulis seconded. **MOTION PASSED UNANIMOUSLY.**

There were no **Public Hearings and related actions.**

8. APPOINTMENTS

- (a) Consider appointing a City representative to the Groundwater Reduction Plan Oversight Committee pursuant to the Groundwater Reduction Plan participation agreements.

Councilmember Pearson moved to appoint Bill Atkinson as the primary representative and Shashi Kumar as the alternate representative to the committee. Councilmember Emery seconded. **MOTION PASSED UNANIMOUSLY.**

9. AUTHORIZATIONS

- (a) Consider authorizing the city manager to negotiate and execute an agreement for the construction of the Beltway 8 connector project.

Councilmember Boney moved to authorize the negotiation and execution of the agreement. Councilmember Maroulis seconded. **MOTION PASSED UNANIMOUSLY.**

There were no **ORDINANCES.**

11. RESOLUTIONS

- (a) Consider a resolution selecting a representative and an alternate to the Houston-Galveston Area Council 2019 Transportation Policy Council and selecting a representative and an alternate to the Houston-Galveston Area Council 2019 Technical Advisory Committee.

Councilmember Emery moved to appoint Shashi Kumar as the primary representative and Clifford Brouhard as the alternate representative to the 2019 Houston-Galveston Area Council Transportation Policy Council and Technical Advisory Committee. Councilmember Pearson seconded. **MOTION PASSED UNANIMOUSLY.**

- (b) Consider a resolution of the City Council of the City of Missouri City, Texas, authorizing the City Manager to negotiate and execute an economic development agreement between the City of Missouri City, Texas, and Citypark I, LLC, Citypark II, LLC, Citypark III, LLC, and Citypark IV, LLC, pertaining to certain road improvements located in the City of Missouri City, Texas.

Councilmember Pearson moved to approve the resolution. Councilmember Emery seconded. **MOTION PASSED UNANIMOUSLY.**

12. CITY COUNCIL ANNOUNCEMENTS

Councilmember Pearson thanked the Mayor and City Council for voting him in as the new District A representative. Councilmember Boney welcomed Councilmember Pearson to City Council and requested a moment of silence for the passing of former TIRZ Board member Bobby Merchant.

13. ADJOURN

The regular City Council meeting adjourned at 8:59 p.m.

ATTEST:

Allen Owen, Mayor

Maria Jackson, City Secretary



CITY COUNCIL AGENDA ITEM COVER MEMO

December 17, 2018

To: Mayor and City Council
Agenda Item: 7(a)(1) Greenfield Village - R-1-A to PD, Planned Development District
Submitted by: Jennifer Thomas Gomez, AICP, Planning Manager

SYNOPSIS

This is the first of two readings of an ordinance 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 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.

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.

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Grow business investments in Missouri City
- Have quality development through buildout

BACKGROUND

This application has been submitted for the purpose of providing development and design standards for a multiple phase, mixed use development. The development is proposed to include three single-story buildings; 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.

The Planning and Zoning Commission originally considered a request by the applicant on their July 2018 agenda. At the time, the Commission expressed concern with the original development site plan, the number and location of certain buildings and uses in proximity to the residential areas. Following that meeting, the applicant met with the homeowners association and several community members to discuss options for development. The applicant revised their proposed development as a result of these meetings.

The Planning and Zoning Commission considered the revised proposal on their October 10, 2018 agenda. Staff recommended approval and the Commission forwards a positive recommendation to allow only for the development of a tutoring facility, café and multipurpose room; a childcare facility and associated site development standards for such uses.

On Monday, December 10, 2018, City Council organized a workshop between the applicant and the public, particularly residents and property owners of both Vicksburg and Olympia Estates residential subdivisions.

As of December 14, 2018 (10:00 am), written protest has been received from property owners owning 16.6 percent of the property within 200 feet of the subject site. Section 211.006 of the Texas Local Government Code requires the affirmative vote of at least $\frac{3}{4}$ of all members of the governing body (6 out of 7 votes) if written protest, signed by the owners of at least 20 percent of “the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.”

Three property owners that had previously submitted written protest submitted support letters received on December 3, 2018 withdrawing their protest. A $\frac{3}{4}$ of all members vote is not required at this time.

BUDGET ANALYSIS

Funding Source	Account Number	Project Code/Name	FY__ Funds Budgeted	FY__ Funds Available	Amount Requested
Budget	N/A				

Purchasing Review: N/A
Financial/Budget Review: N/A

Note: Compliance with the conflict of interest questionnaire requirements, if applicable, and the interested party disclosure requirements (HB 1295) has been confirmed/is pending within 30-days of this Council action and prior to execution.

SUPPORTING MATERIALS

1. Ordinance
2. Planning and Zoning Commission meeting minutes (October 10, 2018)
3. Planning and Zoning Commission final report
4. Application
5. Letter of owner authorization
6. Planned Development proposal
7. Ortho map
8. Notice of public hearing
9. Notice of public hearing to adjoining property owners (October 10, 2018; July 11, 2018)
10. Mailing labels for adjoining property owners
11. Rezoning application protest letters analysis
12. Letters of protest (including protest petitions received on November 19, 2018 and December 3, 2018)
13. Letters of support **(including support letters received on December 3, 2018)**

STAFF'S RECOMMENDATION

Staff recommends approval of the ordinance on the first reading.

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

**Assistant City Manager/
 City Manager Approval:** Bill Atkinson, Assistant City Manager

ORDINANCE NO. O-18-__

AN ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS, CHANGING THE ZONING CLASSIFICATION OF 5.19 ACRES OF LAND FROM R-1-A, SINGLE FAMILY RESIDENTIAL DISTRICT TO PD PLANNED DEVELOPMENT DISTRICT NO. 107; DESCRIBING SAID 5.19 ACRES OF LAND; REGULATING AND RESTRICTING THE DEVELOPMENT AND USE OF PROPERTY WITHIN SUCH PD PLANNED DEVELOPMENT DISTRICT; AMENDING THE ZONING DISTRICT MAP OF THE CITY OF MISSOURI CITY; PROVIDING FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN; PROVIDING FOR REPEAL; PROVIDING A PENALTY; PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

* * * * *

WHEREAS, Josefina P. Serrano and Ivy Kenneth Joy L. Miraflor are the owners of approximately 5.19 acres of land within the corporate limits of the City of Missouri City, Texas (the "Property"); and

WHEREAS, the Property presently has a zoning classification of R-1-A, single family residential district pursuant to Ordinance No. O-01-47, adopted on October 17, 2001; and

WHEREAS, the owner's agent, John Tsai, has made application to the City of Missouri City to change the zoning classification of the Property from R-1-A single family residential district to PD Planned Development District; and

WHEREAS, pursuant to Section 8.2 of the City of Missouri City Zoning Ordinance, said application was submitted to the City of Missouri City with proof of unified ownership or control of all of the Property; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Missouri City have each conducted, in the time and manner and after the notice required by law and the City of Missouri City Zoning Ordinance, a public hearing on such proposed change in zoning classification; and

WHEREAS, the City of Missouri City Planning and Zoning Commission has issued its final report and the City Council of the City of Missouri City now deems it appropriate to grant such requested change in zoning classification; now therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS:

Section 1. The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. As required by law, the City Council of the City of Missouri City conducted the public hearing on the request for zoning reclassification and closed the public hearing prior to the final adoption of this Ordinance.

Section 3. The zoning classification of the Property is hereby changed from R-1-A single family residential district to PD Planned Development District No. 107. The Property is described in Exhibit "A", attached hereto and made a part hereof for all purposes, and is depicted in Exhibit "A-1," attached hereto and made a part hereof for reference purposes only. In the event Exhibit "A-1" conflicts with Exhibit "A," Exhibit "A" shall prevail.

Section 4. The planned development district shall be developed in accordance with the Missouri City Code, including the City of Missouri City Zoning Ordinance, specifically all regulations that apply to LC-2 local retail district, and shall be developed generally in accordance with the site plan, Exhibit "B," attached hereto and made a part hereof for all purposes, and is subject to the following regulations and restrictions:

- A. Purpose.** The planned development district may include a mixed use commercial and 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 the planned development district, no building, structure or land shall be used and no building or structure shall be hereafter erected, reconstructed, altered or enlarged except as provided in this Ordinance.

The following uses shall be allowed:

- 1. Childcare facility;
 - 2. Tutoring facility;
 - 3. Café (no alcoholic services) with multipurpose room.
- C. Height and area regulations.** Except as provided herein, the height and area regulations for LC-2 local retail districts, contained in Section 7.11.C of the Missouri City Zoning Ordinance, shall apply.
 - 1. No building or structure shall exceed one story or twenty (20) feet in height.
 - 2. Building setbacks shall be a minimum of two hundred eighty (280) feet from the northern and western property lines that are immediately adjacent to residential subdivisions.
 - D. Architectural Standards.** Except as provided herein, all buildings and structures constructed in the planned development district shall be constructed in accordance with Section 7A, Architectural Design Standards, of the City of Missouri City Zoning Ordinance.
 - 1. Primary materials and colors for building and structure exteriors shall be as follows:

Brick: red, terra cotta, or a color similar to red or terra cotta.

2. Trim, soffits, and infill areas shall be white or dark bronze, or shall be stained and sealed wood.
3. Ground-mounted equipment shall be screened by wood.

E. Outside placement, storage, sales and services regulations.

1. The outside placement of materials, merchandise, or equipment is prohibited.
2. The provision of outside sales and services is prohibited.

F. Landscaping regulations. Except as set forth herein, the landscaping, screening, and buffer yard regulations contained in Section 11, Landscaping, of the City of Missouri City Zoning Ordinance shall apply.

1. Transitional buffer yards shall be constructed along the northern and western property lines that are immediately adjacent to residential subdivisions. Such transitional buffer yards shall be a minimum of one hundred fifty (150) feet deep and shall be screened using Type A screening.

G. Sign regulations. Except as set forth herein, the sign regulations for nonresidential zoning districts contained in Section 13, Sign Regulations, of the City of Missouri City Zoning Ordinance shall apply.

1. No more than one monument sign shall be placed in the planned development district. Such sign shall be a low-profile monument sign as described in subsection 13.12.H, Monument Signs—Low Profile, of the Missouri City Zoning Ordinance and shall be placed along Vicksburg Boulevard on the eastern property line.

Section 5. The Zoning District Map of the City of Missouri City shall be revised and amended to show the zoning classification of the Property with the appropriate references thereon to the number and effective date of this Ordinance and a brief description of the nature of these changes.

Section 6. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Missouri City, save and except the changes in zoning classification described in Section 3 hereof and the imposition of the findings, regulations, restrictions and conditions contained herein.

Section 7. *Comprehensive plan deviation.* To the extent this Ordinance represents any deviation from the Future Land Use and Character map of the City of Missouri City Comprehensive Plan, such map is hereby amended to conform with this Ordinance.

Section 8. *Repeal.* Ordinance Number O-01-47, adopted by the City Council of the City of Missouri City on October 17, 2001, is hereby repealed only to the extent of conflict

with this Ordinance. Any ordinance or any other part of any other ordinance in conflict herewith shall be and is hereby repealed only to the extent of such conflict.

Section 9. Penalty. Any person, firm, partnership, association, corporation, company, or organization of any kind who or which violates any provision of this Zoning Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in an amount not to exceed Five Hundred Dollars (\$500.00). Each day during which said violation shall exist or occur shall constitute a separate offense. The owner or owners of any property or of premises where any violation of this Zoning Ordinance shall occur, and any agent, contractor, builder, architect, person, or corporation who shall assist in the commission of such offense shall be guilty of a separate offense unless otherwise prohibited by law and, upon conviction thereof, shall be punished as above provided.

Section 10. Severability. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Missouri City, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

PASSED and APPROVED on first reading this ___ day of _____, 2018.

PASSED, APPROVED and ADOPTED on second and final reading this ___ day of _____, 2018.

Allen Owen, Mayor

ATTEST:

APPROVED AS TO FORM:

Maria Jackson, City Secretary

E. Joyce Iyamu, City Attorney

Escrow File No.: 11-181624CA

EXHIBIT "A"

A TRACT OR PARCEL OF LAND CONTAINING 5.1913 ACRES (226,135 SQUARE FEET) SITUATED IN THE ELIJAH ROARK LEAGUE SURVEY, ABSTRACT No. 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 (O.R.F.B.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS ARE BASED IN C.C.F. NO. 2005061676)

BEGINNING at a found 1/2" iron rod in the west right-of-way (R.O.W.) line of Vicksburg Boulevard (110' R.O.W.) and a curve to the right for the common Northeast corner of herein described Tract and an interior angle point and corner of Olympia Estates, Section 1, recorded under Slide No. 2330 A & B, Plat Records Fort Bend County, Texas (P.R.F.B.C.T.);

THENCE in a Southeasterly direction along the common East line of herein described Tract and the west R.O.W. line of said Vicksburg Boulevard and said curve to the right having a RADIUS of 2294.08', DELTA of 15° 50' 50", LENGTH of 634.52', CHORD BEARING of S 03° 41' 19"E and a CHORD LENGTH of 632.49', to a found M" iron rod at the beginning of a curve return to the right from the west R.O.W. line of said Vicksburg Boulevard to the north R.O.W. line of Truesdale Drive (R.O.W. varies), for the north most Southeast corner of herein described Tract;

THENCE in a Southwesterly direction along said curve return to the right having a RADIUS of 25.00' DELTA of 9154'14", LENGTH of 40.10', CHORD BEARING of S 50° 10' 55" W and a CHORD LENGTH of 35.93', to a set M" iron rod with orange plastic cap stamped "Precision Surveyors" (hereinafter called "set" iron rod") in the north R.O.W. line of said Truesdale Drive for the south most Southeast corner of herein described Tract;

THENCE N 83° 52' 15" W, 136.00', along the common South line of herein described Tract and the north R.O.W. line of said Truesdale Drive, to a point at the beginning of a curve to the left for a corner of herein described Tract, from which a found M" iron rod Bears S43° 32' 55" W, 0.48';

THENCE in a Westerly direction continuing along the common South line of herein described Tract and the north R.O.W. line of said Truesdale Drive and said curve to the left having a RADIUS of 600.00', DELTA of $10^{\circ} 28' 32''$, LENGTH of 109.70', CHORD BEARING of $N89^{\circ} 06' 31'' W$ and a CHORD LENGTH of 109.55', to a found M" iron rod for a corner of herein described Tract at the beginning of a curve to the right-

THENCE in a Westerly direction continuing along the common South line of herein described Tract and the north R.O.W. line of said Truesdale Drive and said curve to the right having a RADIUS of 600.00', DELTA of $10^{\circ} 28' 32''$, LENGTH of 109.70', CHORD BEARING of $N89^{\circ} 06' 31'' W$ and a CHORD LENGTH of 109.55', to a found 1/2" iron rod for the common Southwest corner of herein described Tract and the southeast corner of Lot 64, Block 4, Final Plat of Vicksburg, Village of Cumberland, recorded under Slide No. 644 B, P.R.F.B.C.T.;

THENCE $N 02^{\circ} 08' 26'' E$, 110.27', departing the north R.O.W. line of said Truesdale Drive and along the West line of herein described Tract and the east line of said Lot 64, Block 4, to a set 1/2" iron rod for the common corner of Lots 64 and 14, Block 4 of said Final Plat of Vicksburg, Village of Cumberland and a corner of herein described Tract;

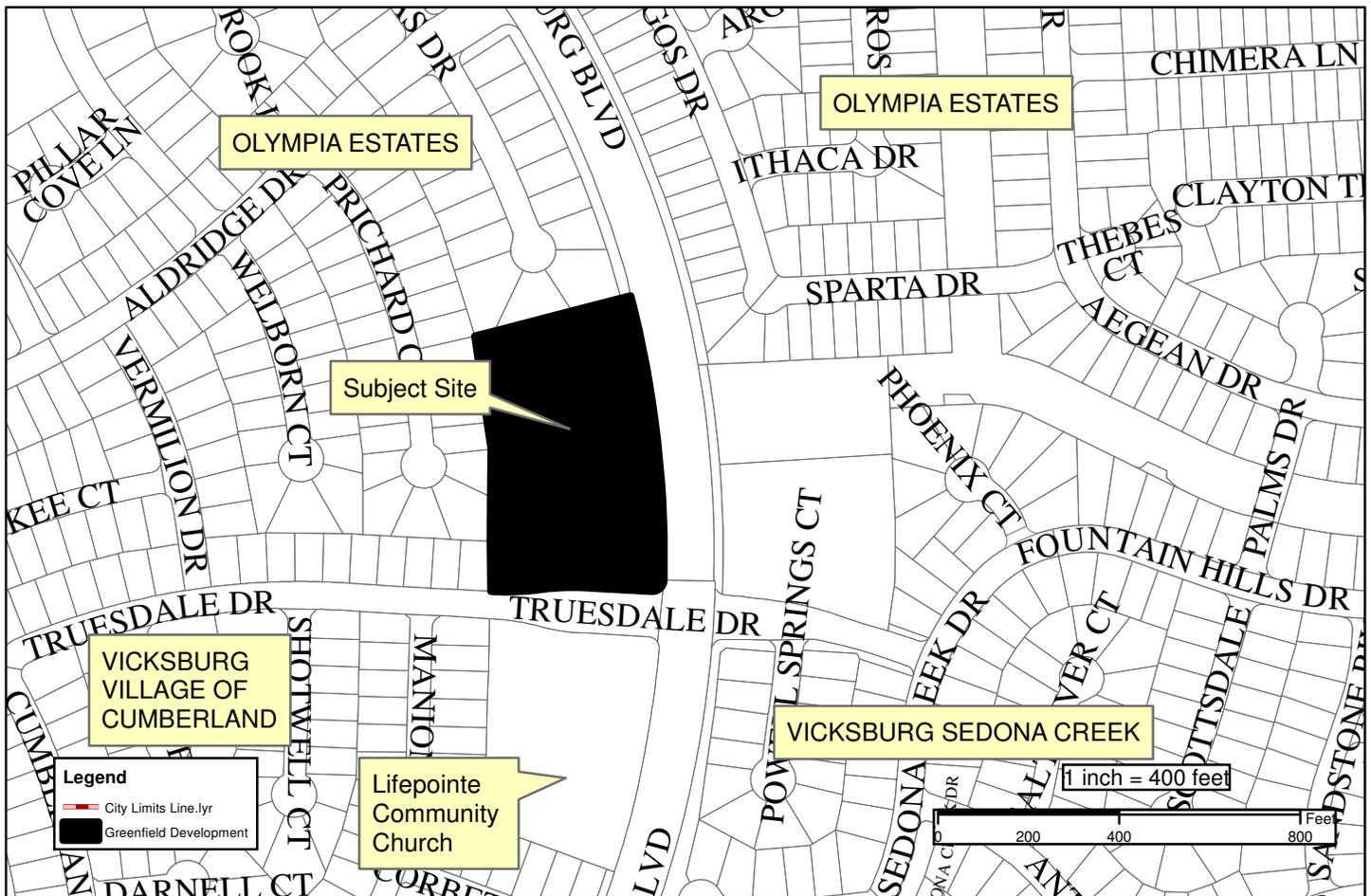
THENCE $N 03^{\circ} 25' 05'' E$, 203.69', continuing along the common West line of herein described Tract and the east line of Lots 14 and 13, Block 4 of said Final Plat of Vicksburg, Village of Cumberland, to a point for the common corner of Lots 13 and 12, Block 4 of said Final Plat of Vicksburg, Village of Cumberland and a corner of herein described Tract, from which a found 1/2" iron rod Bears $N40^{\circ} 55' 32'' W$, 0.48';

THENCE $N 05^{\circ} 15' 55'' W$, 252.28', continuing along the common West line of herein described Tract and the east line of Lots 12 through 9, Block 4 of said Final Plat of Vicksburg, Village of Cumberland, to a point for the common corner of Lots 9 and 8, Block 4 of said Final Plat of Vicksburg, Village of Cumberland, the southwest corner of Lot 10, Block 3 of said Olympia Estates, Section 1 and the Northwest corner of herein described Tract, from said point a found 1/2" iron rod Bears $N 23^{\circ} 48' 14'' W$, 0.54';

THENCE $N 78^{\circ} 23' 16'' E$, 355.36', along the common North line of herein described Tract and the south line of said Olympia Estates, Section 1 to the POINT OF BEGINNING containing 5.1913 acres (226,135 square feet) of land, more or less.

"Note: The Company does not represent that the acreage or square footage calculations are correct"







MINUTES
PLANNING AND ZONING COMMISSION
CITY OF MISSOURI CITY, TEXAS
October 10, 2018

1. CALL TO ORDER

The Notice of the Meeting and Agenda having been duly posted in accordance with the legal requirements and a quorum being present, the meeting was call to order by Vice Chairman Haney, at 7:00 PM.

2. ROLL CALL

Commissioners Present:

Sonya Brown-Marshall
Tim Haney
Hugh Brightwell
John O'Malley
Reginald Pearson
Douglas Parker
James G. Norcom III
Courtney Johnson Rose

Commissioners Absent: Ramesh Anand

Councilmembers Present: None

Staff Present:

Otis T. Spriggs, Director of Development Services
Jamilah Way, First Assistant City Attorney
James Santangelo, Assistant City Attorney
Jennifer Hobbs, Assistant City Engineer
Thomas White, Planner II
Mason Garcia, Planner I
Egima Brown, Planning Technician

Others Present:

Debra James, Addie Johnson, Jacob Burgus /TBG, Roco Anters, Jonathan Martinez, Saeed Gaddi, Gemma Almuete, Ludivina Campos, Ivy Miraflor, Joseph Micalor, Ashleigh Jefferson, Sorawit Benz Srilamsingha, Hillary L. McAdams, James Harris, Dan Elkins / Kimley Horn, Donna Barnes, Jesus Gomez, Taylor Palmer, Janncenn Serrano, John Davis, Courtney Penry, Pamela Zackory, Rebecca Lievano, Miriah Crusca, Greg Black, Cally Serrano, Michael Gholston, Pernell

Washington, Ramona C. Williams, Sherry & Sarah Walker, Vandervoort, Kathleen Jacobs, William L. Jacobs Jr., Jim Klimek, Carissa Serrano, Calirose Serrano, Steve & Kathy Hawkins, Kharla Sowell, Kim Gies, Keith Derington, Osagie John Okpamen, Mary Ann Cadiente, Hal Moyer / Landpoint, Chad Laughlin, Jennifer Shick, David Beck

7. ZONING MAP AMENDMENTS

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.

Otis Spriggs presented this item. The original consideration by the Planning Commission was in July of 2018. The site location is at the intersection of Truesdale Drive and Vicksburg Boulevard. Mr. Spriggs presented the previous concept plan that showed seven structures. The applicant is proposing a mixed development to include a tutoring facility, café and multi-purpose room and a child-care facility. There were previous uses that were considered as part of the LC-1 district, however, since that time the developer was able to meet with the HOA, Home Owners Association. The applicant will provide additional information. The previous plat had concerns the Commission had over the site plan design, as well as the number and location of certain buildings, and the uses that would be near the residential. The applicant, since that time has revised the proposed plan. A graphic indication of the revision consist of single story buildings. Three buildings are proposed. Two of the buildings will be 3,000 sq. ft. One building is to locate a tutoring center and the other building will locate a café / multi-purpose community room. The third building proposed at 7,000 sqft. would locate the child-care facility. Mr. Spriggs informed that the site is 5.19 acres, as recalled from the previous case considered.

Mr. Spriggs informed that other graphics of the architectural treatment had been received. The previous meeting discussed flat, more commercialized roof type architectural treatment. The current submittal proposed shows the pitched roof and more of a residential character for the structures. An overlay was presented that showed the current proposal and the impact of what was provided by the applicant previously. Since that time the proposal had been narrowed down with more consideration of buffers and setbacks. The building setback would satisfy the 30 ft. setback from Vicksburg Boulevard. The applicant adhered to an increased setback of approximately 280 ft. from the western boundary, as well as on the northern boundary of 300 ft. Staff has reviewed the increased setbacks that would include the fencing, prescribed as the masonry requirement, as well as landscape enhancement in those particular areas. Staff's recommendation is to approve with the minimum setbacks and with the general concept to provide the residential scale character.

Mr. Spriggs informed that the building site regulations of LC-2 would be adhered in terms of articulating the building fronts in accordance with the architectural standards. Other regulations of LC-2 will be required. The actual uses would be what had been described and nothing else. The revised elevations the Commissioners had seen with the proposed materials of masonry with the roof satisfying the standing seam requirements. Staff recommended that the submitted elevation details be approved as the proposed

architectural standards that would be included with any ordinance that would be considered by Council.

Mr. Spriggs informed that there was an area for the trash dumpster that will compromise the describe setback from the western boundary line. Staff considered the dumpster as a vertical structure that the applicant would have to resituate to satisfy the proposed setbacks that had been described. Staff recommended approval of the compliance with the LC-2 district under the trash disposal requirement to meet the setback.

Mr. Spriggs informed that under the landscape requirements, the applicant proposed a 7-ft. tall wood fence. However, in the landscape standards, a masonry wall would be required 8 ft. in height, with one canopy tree per 30 linear feet. Spacing along the upper line would be required. Staff recommended that the Type A screening, including the masonry wall, would be included in the proposal as well as the buffer yard minimums would be adhered to as discussed.

Mr. Spriggs informed that he will defer comments to the applicant, who will discuss the call-outs in greater detail.

Commissioner Johnson Rose informed that she saw four buildings but only saw buildings A, B & C. Commissioner Johnson Rose asked staff if the front buildings were connected as one 7,000 sq. ft. day-care center.

Greg Black, Imperial Builders, informed that the applicant is a resident of Missouri City and was keeping her business, of a day-care, in her home. The owner is a small business owner. The project is the owner's dream and to build a legacy for her family. Mr. Black confirmed that the buildings in question was a connecting building. The square footage is 7,000 sq. ft.

Commissioner Johnson Rose asked if the owner was present.

Josephina Serrano, Cally Serrano and Ivy Mirafior, owners of the business, introduced themselves.

Commissioner Johnson Rose asked the owners if they had conversations with the Homeowners Association and how did it go.

Cally Serrano informed that they had attended two HOA, Homeowner's Association meetings. A coffee shop that will be provided per the conversation with the HOA. The HOA and the community informed that they wanted a place for meetings instead of going to Sienna Plantation or the church next door, which is why the owners provided the coffee shop on the plans. Mr. Serrano informed that they would work with the community.

Commissioner Johnson Rose asked the owners if they had purchased the property.

The owners answered, "Yes".

Commissioner Johnson Rose asked the owners how long they had owned the property.

The owners informed that they had owned the property since April.

Chair Brown-Marshall asked staff if the two driveways were required and if the driveway on Truesdale would be required or could the driveway on Vicksburg only be required.

Mr. Spriggs informed that at the time, a traffic analysis had not been submitted. It would be a part of the development review plan. From a Fire safety prospective and alternative access control, it may be recommended. There may be some way to control the traffic that would flow on the residential street. Those types of constraints could be considered.

Ms. Hobbs informed that conversation with the Fire Marshall Department had not been conducted. The traffic analysis is typically not required until the proposal had passed and moved forward to preliminary platting. The reason for the two driveways would be due to the school and the Fire Marshall requiring a secondary access.

Mr. Spriggs informed that it would help with the drop-off for a daycare facility. A secondary driveway could help with the traffic control to maintain safety for the children.

Chair Brown-Marshall informed that she understood.

Chair Brown-Marshall open the floor to the Public and informed that each person will have three minutes to speak. Vice Chair Haney would keep time.

Addie Jackson, 3322 Fountain Hills, informed that the property is not located at a major thoroughfare with a lot of traffic. It will have to be supported by the residence of Vicksburg. Ms. Jackson's concern was future blight. There may be a daycare, which is ok. However, if the daycare moved, who will move in and maintain the building. If Ms. Jackson sells her home, the building may not be maintained. The property is zoned for residential because it is successful as residential. There are houses that are built in the area. There are not any commercial buildings currently. Ms. Jackson informed that the neighborhood is not Sienna, there is not any foot traffic, it is not on Highway 6, and the property be sustainable in the area.

Pamela Zackory, 2727 Prichard Ct, thanked the Commissioners for their service. Ms. Zackory informed that during the previous meeting, the residence were informed that everyone that submitted a form and that protested or supported would receive a letter for the rezoning announcing the next meeting, even if the residents lived outside of 250 ft. The action did not occur. Ms. Zackory informed that due to trusting what was stated about the notice, she did not walk the neighborhood to try to get the word out. There would have been more people present. Ms. Zackory understood of the landowners fighting for their property, however, the homeowners should not be addressed as selfish and bullies as it was said. The residents are fighting for what is best for their properties. Someone said it best when said, "I believe in change, progress and development, but it must be rational and feasible to more than the people who want to make the change." Ms. Zackory informed that she had not seen any subdivision that had commercial properties inside. The major thoroughfares, FM 1092, Highway 6, Cartwright, FM 2234, and Sienna Ranch Road, did have "for lease" signs and empty shells of where businesses used to occupy. Vicksburg is 1.5 miles long and not close to a major thoroughfare. If those businesses did not make it with that much exposure, how can the proposed project. The 1.5 mile is not enough to showcase empty buildings. Ms. Zackory informed that if the commercial does work, will the land be sold to someone that does not want a daycare or to be anchored by a daycare center, what will the residents be subject to. Mayor Allen Owen was quoted, "That we really do not have much say of what goes on with commercial properties." After reading political articles, Missouri City may consider taxes received on the land over the opinions of the

actual homeowners that live every day in the community, that have paid taxes for the last ten / twenty-five plus years and that have invested heavily in their personal properties. Ms. Zackory informed that if the Commissioners allow the vote to move forward to the next step, they told the homeowners on the "Next Door" app that they would provide a building that will be used free of charge for community events. The residents were also informed previously that the buildings would be built by phases. What phase would the community building be built and when would it be accessible. How long will the building be free of charge for use. If ownership changed, what are the chances that the community would still have access. Would only Vicksburg have access or would it include Olympia Estates. What if the owners decide to never go into the next phase.

Three minutes had been reached.

Vice Chair Haney informed that the Commission had asked for the Public to not repeat concerns. If Ms. Zackory had additional items, the people after Ms. Zackory would also be asked to not repeat the concerns that was already stated.

Ms. Zackory informed that there were additional concerns that had not been mentioned. There is a building that would be 8 ft. When looking from the backyard, the residence would see uneven fencing. A space would be in between. Ms. Zackory asked who would be responsible for the mentioned space and if the owners would be responsible, would they be required to place a barrier for keeping foliage from growing in between the fences or that would stop animals from making it a habitat. What about drainage and run-off due to extra concrete. Parking is behind the building. Would there be a locked gate to prevent unwanted cars from parking at night. Ms. Zackory was unsure about the measurements shown on the pictures, but Truesdale and Vicksburg is a two way stop. Political signs were in the way that almost caused an accident. Would the residents be looking at the back of the owner's buildings and would there be bushes. If so, it would be a problem for traffic.

Chair Brown-Marshall informed Ms. Zackory that she provided valid points. The Planning and Zoning meeting was for the reason of the rezoning portion of the property and if it was a good fit for the area. Ms. Zackory's concerns were on point. However, the concerns would not be addressed due to the purpose of the meeting for rezoning.

Ms. Zackory asked when will her concerns be appropriate due to asking a question last time and was stopped.

Chair Brown-Marshall informed that she would speak with staff. If the rezoning case moved forward, to say that the rezoning would fit the land, there would be additional steps. The residence would want to attend the meeting that would discuss the additional steps.

Vice Chair Haney informed that the land is a PD, Planned Development District and all items would fall in line with the PD.

Ms. Hobbs informed that at the current point of the rezoning process, staff had not received details of the drainage, nor any of the traffic analysis. Staff would not receive the details unless the property would be rezoned. If the property is rezoned, at that point, there would be a preliminary plat. At the time of the preliminary plat, the applicant would be required to prove that the new concrete with mitigating the drainage, the site issues, setbacks, sight distance, traffic, and the Fire Marshall's Office would review the plat for emergencies. If the report was read at the current time, there would not be any comments from Public Works due to not having the items for comments.

Ms. Zackory informed that a lot of people could not attend the meeting. Residents were trying to send forms, however, they could not get through. Different City offices were called for the correct fax number. However, did not receive an answer.

Chair Brown-Marshall asked Legal if residents could continue to send their protest / support forms after the meeting.

Jamilah Way answered, "Yes". The forms would be provided to City Council.

Ms. Zackory asked if the rezoning case was going to Council.

Ms. Way informed that whether the Commission voted up or down, the case would still move forward to Council.

Vice Chair Haney informed that the case would move forward to Council either way.

Mr. Spriggs informed that the decision of the case would not be completed at the Planning and Zoning meeting.

Vice Chair Haney informed that at the current time, it would depend on the Commission's vote as a "positive" or "negative".

Ms. Zackory asked how far in advance are the residents supposed to receive letters of an upcoming meeting.

Mr. Spriggs informed that if the residents are within the 200 ft. boundary of the site, letters would be received within 14 days prior to the meeting.

Ms. Zackory informed that they were informed that people who submitted the form who were outside of the 200 ft., would receive a letter and they did not.

Chair Brown-Marshall informed that the Commission would address the point with staff. Staff did meet the law requirements and that it would be addressed with staff.

Vice Chair Haney informed that the Council meeting that the case would move forward to, would be at that time scheduled for Monday, November 19th, 2018 at 7:00 pm.

Mr. Spriggs informed that the Council meeting would be the second meeting in November.

Chair Brown-Marshall informed that the residents could get the information out.

Mary Lee Vandervoort, 2718 Prichard Ct, informed that she would like to speak after her neighbors, being the President.

Kathleen Jacobs, 3230 Woods Canyon Ct, informed that she was a 15 year resident of the community as a homeowner of the Sedona Creek subdivision near the development. One of the early pictures that was presented showed that the property sits in the middle of homes and the community. Ms. Jacobs is against changing the zoning to a commercial property with the concerns of the property in the future of 10 / 20 years. Ms. Jacobs thanked the Commission and staff for being present and listening to the residents. The Commissioners asked if there was a presentation to the HOA, Home Owners Association

committee from the owners (landowners). The owners did attend HOA meetings. Ms. Jacobs's opinion was that the owners were not well received. During the last HOA meetings, the owners made a comment that they were not aware of the property being zoned as residential. Ms. Jacobs informed that her concern about the owners' due diligence and decision making skills. The concern is for the future of the community. It is not just Ms. Jacobs' house, but her home. Ms. Jacobs asked the Commission to make the right decision for the community.

Courtney Penry, 2223 McKeever Rd, informed that Cally Serrano (landowner) and the family have been best friends, The Serrano family are gentle souls. Ms. Penry informed that she was an active Missouri City member, grew up in the City, graduated from Elkins High School, and Cally Serrano went to Hightower High School. If the land was to be owned by anyone else, there should be a concern. The owners are the type of owners that the community would want to have. Ms. Penry had witnessed the character of the family. Ms. Serrano's family had a daycare in the home for over 10 years and is active in the community. The family were active volunteers. They would listen to the community, their concerns, and would try their best to be on the community's side due to also being Missouri City residents.

Jim Klimek, 2739 Prichard Ct, informed that the project site is behind his backyard. Mr. Klimek is opposed to the rezoning. The land owners did attend some of the HOA meetings. They were not well received. A proposal of phases for the property was presented. The total of the property was about 33,000 sq. ft of commercial space. The landowners would utilize 7,000, 20%. The other 80% of the property's use is unknown. Business practice is business practice. The owners may inform that a coffee shop would be provided and that the residents would be able to use part of the coffee shop as a community center. However, when the mortgage is due, the kind words would not pay the mortgage. The spaces would need to be rented out. Mr. Klimek read, "Child care facility and certain commercial uses, including but not limited to educational and professional offices". The "not limited to" is the concern. A year from now the owners could sell the property. There is no guarantee that the future owners would have the same vision as the current owners. The availability of using the coffee shop as a community center is not guaranteed. The property was purchased in April, 6 months ago. Business people know what they are getting into. The owners speculated the residential property could be turned into a commercial property, therefore the property value increases and they would be able to operate. It is not good business practice and model. The owners may be wonderful people as previously stated by a speaker. However, not solid good business owners.

Jesus Gomez, 117 Lane Dr., University of Houston Small Business Development Center, informed that he had been working in Missouri City for close to 14 years. Mr. Gomez informed that his job is to assist a lot of small business owners to grow in the community and to expand. Mr. Gomez communicates with Mayor Owens and City Council for what they would want to see in the City. Kids, 1st Academy, Texas Leaguer Brewing Company and Texas Biergarten are projects in the area that Mr. Gomez had been involved. Mr. Gomez assist business owners by walking them through the process. The businesses also create jobs.

Donna Barnes, 3223 Confederate Dr., informed that she is a new resident of Vicksburg in on the Shiloh side and had been a Missouri City resident for more than 10 years. Ms. Barnes' dream was to move into a community that did not have commercial property. The concern is the traffic and tranquility of the neighborhood. Ms. Barnes is against the rezoning.

Steve Hawkins, 11050 S. Auden Cir., informed that change is hard. Mr. Hawkins informed that he does not live in Vicksburg and lives in Sienna Plantation. The Hawkins have lived in Missouri City for almost 12 years. Mr. Hawkins and his wife knew that they would need child care. Sienna has a variety of daycares that are within the neighborhood / City perimeter. If the child care was not there, they would not have moved to the area. He understood that Vicksburg was not Sienna. The Hawkins live 30 minutes from their jobs. If they would have to drive an extra 10 to 15 minutes to take a child to child care, it would be hard due to traffic. As far as Children's Talent, Mr. Hawkins would trust the Serrano Family with their only child. Ms. Serrano wants to be an asset to the community.

Stephanie Harris 3930 Chestnut Bend, informed that she had been a teacher for 20 years and 10 of the years have been in Fort Bend County. When Ms. Harris moved to the City 10 years ago, she became pregnant. Upon looking, there were two teachers that had children at Children's Talent Academy with Ms. Serrano. Ms. Harris observed the child care facility that was in Ms. Serrano's home. Ms. Serrano was a warm welcoming person. Ms. Harris stated that she was providing a character plea and not necessarily about the building. Ms. Harris' child was enrolled in Children's Talent Academy until Kindergarten. Her child had been a straight "A" student due to the foundation that was laid down. Ms. Harris also enrolled her second child.

Ashleigh Jefferson, 4907 Cotter Lake Dr., informed that she was an advocate for Ms. Serrano. There is not a doubt that whatever Ms. Serrano touches would flourish. Ms. Jefferson trust no one else but Ms. Serrano with her children. With the recommendation of a co-worker, Ms. Jefferson tried Children's Talent Academy for her daughter. When Ms. Jefferson returns to work, due to having a baby, her son will be enrolled as well.

Dr. Rocio Antone, 19 Cloud Brook Dr., informed that she is in favor for Children's Talent Academy and is present to point to why the business would be a great asset to the community. Ms. Antone moved to the City since 2009 and believes in Missouri City being a united City. A personal experience with taking her middle child to a neighborhood community in Riverstone for child care was negative. This is how Ms. Antone learned about Josie, what the parents call Ms. Serrano, and the care that she provided children. Ms. Antone is the daughter of a small business owner, whose dad did not have a lot of business knowledge, but had a lot of drive and perseverance. A lot of those qualities had been found in Ms. Serrano and her family. Due to the character of the family, Ms. Antone would not assume to have the judgement to bring a liquor store anywhere near a place of worship across the street nor a child care center.

Ludivina Campos, 13616 Stone Branch, informed that she is a teacher of Fort Bend ISD. They (landowners) are present because they want a good thing for the community. The daycare would be good to have a child care center in the neighborhood where it is safe.

Rebecca Lievano, 9918 Foggy River, informed that she was in support of Ms. Josie, (Serrano). Both of Ms. Lievano's children are enrolled in Children's Talent Academy. The child care will be a good asset to the community.

Mrs. Vandervoort, 2718 Prichard Ct, informed that she is the President of the Vicksburg HOA, Home Owners Association for more than 10 years. Most of her neighbors are against the rezoning. Mrs. Vandervoort did not realize that they were attending a character meeting and thought they were attending a zoning meeting. Vicksburg is an older neighborhood without a lot of little children. A child care business is not needed in the neighborhood. Mrs.

Vandervoort informed that they were told that they would be able to use part of the building for their HOA meetings. It was Mrs. Vandervoort first experience of hearing that information. A topic that was brought up in the HOA meeting is that the landowners were not keeping up with the property. The landowners were asked to mow the lawn and keep up the appearance. Mrs. Vandervoort informed that the landowners halfway fulfilled the request maybe once or twice. The clippings were left on the side of the area. The landowners are not good neighbors. The residents are not interested in having building built and leased or not be leased in that area. A lot of good buildings are empty and if the owners would like to place a business in the current empty buildings, they could. Mrs. Vandervoort informed that they would like to remain as a home area without any commercial business.

Motion: To close the public hearing

Made By: Commissioner Haney

Second: Commissioner Johnson Rose

AYES: Commissioner Brown-Marshall, Commissioner O'Malley, Commissioner Pearson, Commissioner Parker, Commissioner Johnson Rose, Commissioner Brightwell, Commissioner Haney

NAYES: None

ABSTENTIONS: None

The motion passed

Chair Brown-Marshall informed that they heard "thoroughfare" on different occasions and asked Ms. Hobbs to clarify what type of road was Vicksburg.

Ms. Hobbs informed that Vicksburg is a minor arterial, which means that it connects to one major arterial, being Highway 6. Lake Olympia will end up becoming a minor arterial with the extension of the Fort Bend Parkway up and coming. With the last section of Olympia Estates section 11, there would be the southbound bridge with four lanes connected and would be reclassified as an arterial.

Chair Brown-Marshall asked about the barrier in between the fences being discussed previously.

Vice Chair Haney informed that the existing wood fence had been replaced. They are details that will be addressed after the decision is made. If the case moved forward, all the details would have to be identified. It was clear that there was a huge decent with rezoning the property. If the Commission could not agree on the decision, then all the details could not be discussed.

Chair Brown-Marshall informed that she was trying to have some questions answered to help alleviate some of the contention if possible.

Commissioner Johnson Rose informed that the previous concept plan had several buildings and asked if the owner had decreased the building to what was currently being presented at the meeting.

Mr. Spriggs answered, "Yes". As mentioned, the LC list of available uses, which are typically adjacent to residential. The applicant had taken a step back and deleted the plan. With the Planned District development, the applicant would limit the uses to what was stated, the daycare, community use and the café.

Commissioner Johnson Rose asked if what the Commission approved would be limited to those softer uses.

Mr. Spriggs answered, "Yes". Along with the tutoring facility.

Commissioner Johnson Rose asked about the church which is located across the street.

Mr. Spriggs informed that the church across the street is zoned SUP, Specific Use Permit appropriately.

Vice Chair Haney asked what the underline zoning was for the church.

Mr. Spriggs informed that it was zoned commercial, LC-2.

Vice Chair Haney asked that if the PD, Planned Development was approved, would it change the underline zoning or not.

Mr. Spriggs informed that the underline zoning on the site district is R-1-A.

Vice Chair Haney informed that there was a previous discussion about whether or not anyone would develop the property as residential.

Commissioner Johnson Rose informed that the original developer might had been Perry Homes and why the property was left as is currently and not developed residential. Commissioner Johnson Rose asked staff if there were any background information as to why the decision was made by the developers.

Mr. Spriggs informed that the developer probably had the impression to have some type of residential / commercial due to the way the lot was configured. Whether or not the land could be used as residential would have to be determined. From the staff's view point, the quality of development having to cut up cul-de-sacs into that area for residential, with large lots of residential may not be efficient planning. A determination would have to be made.

Vice Chair Haney asked if it is a PD, Planned Development, would the underlining zoning be changed.

Mr. Spriggs informed that it would be changing into a Planned Development District. The underlining zoning would go away.

Vice Chair Haney asked would the property go away from R-1-A to PD, Planned Development?

Mr. Spriggs informed that it would change to PD, Planned Development District for the particular uses that had been described.

Vice Chair Haney asked if the property was sold in 10 years, it would still be a PD, Planned Development District, could not be commercial, other than the three uses that are listed.

Mr. Spriggs answered, "Yes".

Vice Chair Haney informed that anyone who purchased the property would have to amend the PD, Planned Development District.

Mr. Spriggs confirmed, "Yes". The same process.

Vice Chair Haney informed that the concerns around what type of business would be on site may be less. However, there is still concern that there could be vacant property. If anyone purchased the property, they would still have to go through the process to receive approval to have a different type of business.

Mr. Spriggs informed that the parking and landscaping would follow the LC-2 standards.

Vice Chair Haney informed that if there is not a PD, Planned Development standard, the LC-2 standards would be required.

Mr. Spriggs informed that the applicant had proposed increased setbacks to address proximity issues to the remaining residential in the rear of the property.

Commissioner Pearson informed that due to the proximity of the church, a liquor permit would not be allowed and there would be no need to be concerned.

Motion: The Planning and Zoning Commission move forward to Council with a negative recommendation

Made By: Commissioner Haney
Second: Commissioner Pearson

AYES: Commissioner Haney, Commissioner Pearson

NAYS: Commissioner Brown-Marshall, Commissioner O'Malley,
Commissioner Johnson Rose, Commissioner Parker,
Commissioner Brightwell

ABSTENTIONS: None

The motion failed.

Mr. Spriggs informed that the Commissioners' votes was an example of though the vote was not in the affirmative, it did not make it clear and asked if the motion failed.

Ms. Way informed that the Commission would need to restate a motion.

Vice Chair Haney informed that the motion failed.

Chair Brown-Marshall informed that the motion failed.

Motion: The Planning and Zoning Commission move forward to Council with a positive recommendation.

Made By: Commissioner Brightwell
Second: Johnson Rose

AYES: Commissioner Brown-Marshall, Commissioner O'Malley,
Commissioner Parker, Commissioner Brightwell, Commissioner
Johnson Rose

NAYS: Commissioner Haney, Commissioner Pearson,

ABSTENTIONS: None

The motion passed.



**PLANNING AND ZONING COMMISSION
FINAL REPORT**

AGENDA DATE: November 19, 2018

AGENDA ITEM SUBJECT: Greenfield Village (Vicksburg Development) –
Planned Development District

AGENDA ITEM NUMBER: 7.a.1

PROJECT PLANNER: **Jennifer Thomas Gomez, AICP**, Planning
Manager

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

Sonya Brown-Marshall, Planning and Zoning
Commission Chair

A handwritten signature in black ink, appearing to read "Sonya", is written over a horizontal line.

Sonya Brown Marshall, Chair

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 Future Land Use map should be updated to reflect the subject site as Suburban Commercial.***

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

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 recommended: 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.

P&Z recommends: To approve as staff recommended.

- 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 recommended: 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.

P&Z recommends: To approve as staff recommended.

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

P&Z recommends: To approve as staff recommended.

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

P&Z recommends: To approve as staff recommended.

- 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 recommended: 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).

P&Z recommends: To approve as staff recommended.

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 varies 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 recommended: 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.

P&Z recommends: To approve as staff recommended.

- 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 recommended: 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.

P&Z recommends: To approve as staff recommended.

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**-----



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:	Greenfield Village
2. Address/Location of Property:	Elijah Kork League Subdivision
3. Applicant's Name:	John Tsai
Mailing Address:	2020 Richmond Ave. #201, Houston TX 77098
Phone No.:	(832) 754-4162
Email:	jtsai@jtarstudio.com
4. Status of Applicant:	Owner <input checked="" type="radio"/> Agent <input type="radio"/> Attorney <input type="radio"/> Trustee <input type="radio"/> Corporation <input type="radio"/> Relative
(If other than Owner, submit written authorization from Owner with application.)	
5. Property Owner:	Josefina P. Serrano / Ivy Kenneth Joy L. Mirafior
Mailing Address:	3918 Town Park Lane Missouri TX 77459
Phone No.:	(713) 295-1219
Email:	childrenstalentacademy@gmail.com
6. Existing Zoning District:	R1-a
7. Total Acreage:	5.1913 acres
8. Proposed Development and Reasons for Application:	Amend existing zoning district to be a Planned Development District
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.):	FBCCF no. 2009105602 (Liberty Bankers Life Ins Comp)
10. Central Appraisal District tax identification numbers of property (Attach Paid Tax Receipts):	recently acquired property (closing document provided)
11. Do deed restrictions or restrictive covenants exist for the property? (Circle One):	YES <input type="radio"/> NO <input checked="" type="radio"/>
(If yes, submit with application.)	
12. Does this application include an Architectural Design Review? (Circle One):	YES <input checked="" type="radio"/> NO <input type="radio"/>
(If yes, see page 8, Exhibit C for materials required to be submitted.)	
FILING FEE: \$1,200.00	

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

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

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

John Tsai
 Print Name of Applicant

Josefina P. Serrano / Ivy Mirafior
 Print Name of Property Owner

Signature of Applicant

City of Missouri City, TX
 Received

Signature of Property Owner, Agent or Attorney

Last updated January 2017

JUN 21 2018 Page 6

Planning Division

Owner's Authorization of Representation

Owners: Ivy Kenneth Joy L. Mirafior
Josefina P. Serrano

Property: (5.1913 Acres in Elijah Roark League Subdivision, ABS. NO. 77)

Authorized Representative(s):

Gregory S. Black
Imperium Builders LLC.

John H. Tsai
Robert Mazza
JT Arc Studio

OWNER'S AUTHORIZATION LETTER

I/we hereby certify that I/we am/are the owner(s) of the above described property. I/we hereby authorize the Applicants listed on this application to act on my/our behalf during the processing and presentation of both the pre-development and zoning meetings. They shall be the principal contact with the City in processing this application.

jserrano 6/21/2015
Owner's Signature Date

[Signature] 6/21/18
Owner's Signature Date

Josefina P. Serrano
1st Owner's Printed Name

Ivy Kenneth Joy L. Mirafior
2nd Owner's Printed Name

City of Missouri City, TX
Received

JUN 21 2018

Planning Division

PLANNED DEVELOPEMENT PROPOSAL

GREENFIELD VILLAGE

10.1.2018

jt
arc
studio

2020 RICHMOND AVE
SUITE 201
HOUSTON, TX
77098



SITE LOCATION
GREENFIELD VILLAGE
10.1.2018

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



ADJACENT NEIGHBORHOODS AND STRUCTURES
GREENFIELD VILLAGE
10.1.2018

jt
arc
studio

2020 RICHMOND AVE
SUITE 201
HOUSTON, TX
77098

Masonry Wall

ACTIVITY FIELD /
DETENTION AREA

BUILDING C
SINGLE STORY
3000 SF
TUTORIAL CENTER

BUILDING B
SINGLE STORY
3000 SF
CAFE AND
MULTIPURPOSE ROOM

Masonry Wall

PICK UP/ DROP OFF AREA

BUILDING A
SINGLE STORY
7000 SF
DAYCARE CENTER

DUMPSTER
REF. DIAGRAM PAGE
FOR SCREENING INFO



VICKSBURG BLVD. (110' R.O.W.)

TRUESDALE DR. (100' R.O.W.)



3/256" = 1'

SITE PLAN - OVERVIEW
GREENFIELD VILLAGE
10.1.2018

T.O. WALL
7'-0" MINIMUM

GRADE
0'-0" A.F.F.



ALL SIDE ELEVATIONS

T.O. WALL
7'-0" MINIMUM

GRADE
0'-0" A.F.F.



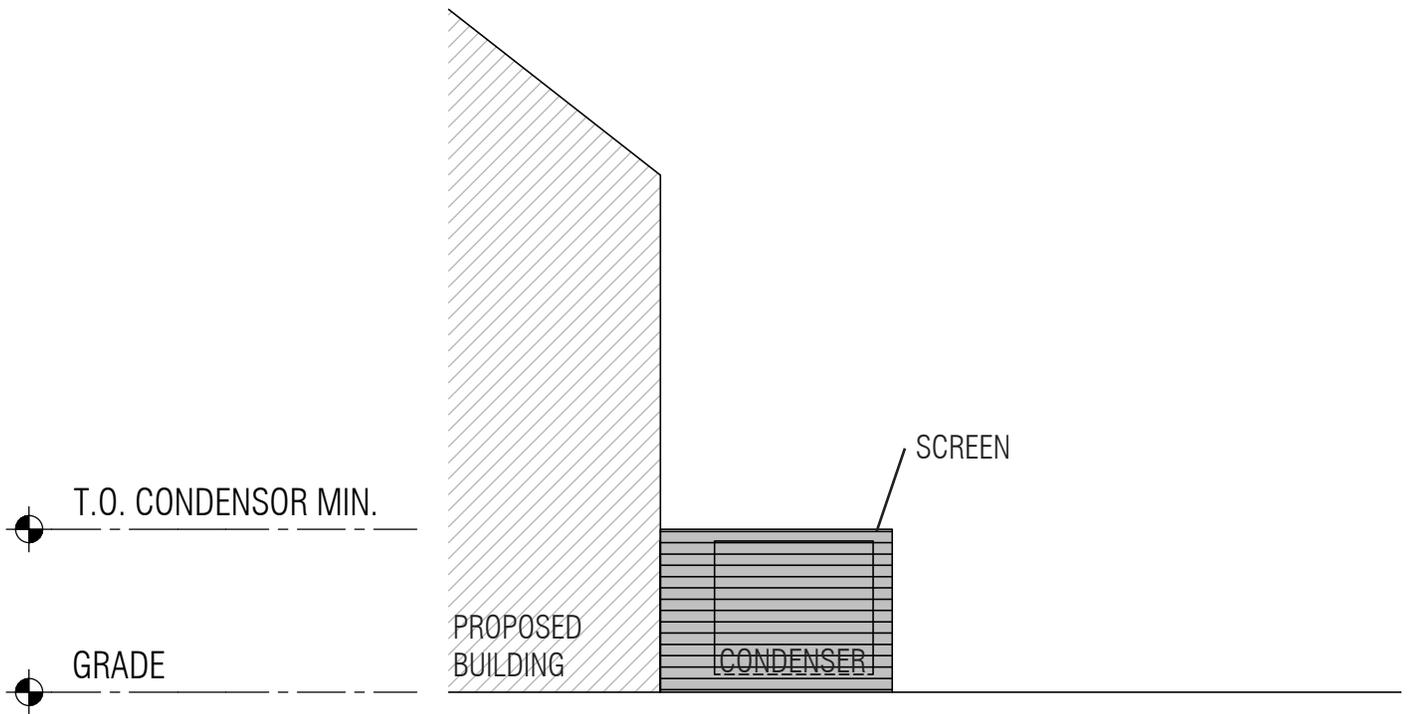
FRONT ELEVATION

PROPOSED BRICK VENEER TO
MATCH PROPOSED BUILDINGS

METAL DOORS TO BE PAINTED-
COLOR TO MATCH APPROVED
TRIM COLOR

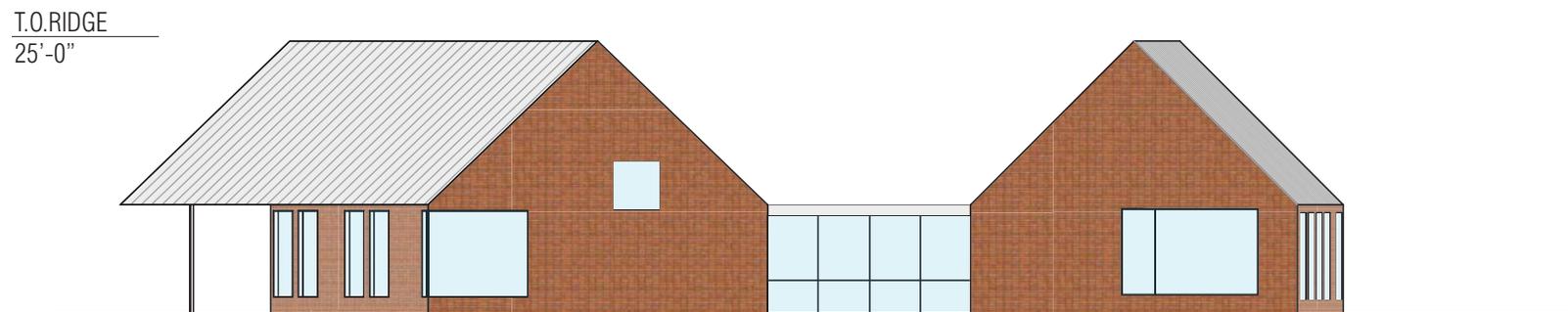
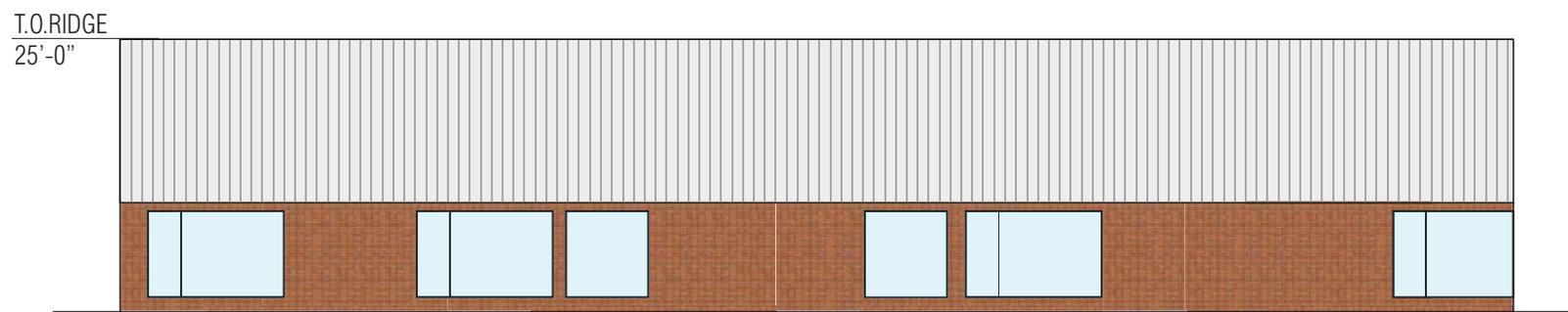
ALL PROPOSED DUMPSTERS
TO HAVE ADDITIONAL LANDSCAPING-
REFERENCE SITE PLAN

TYPICAL PROPOSED DUMPSTER SCREEN VICKSBURG DAYCARE AND COMMERCIAL DEVELOPMENT 10.1.2018



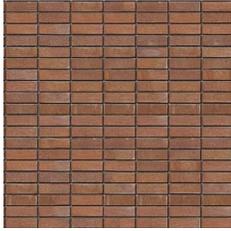
SCREEN WITHOUT PARAPET

CONDENSER UNITS PLACED ON GROUND
 SHIELDED BY SOLID WOOD SCREEN - SCREEN
 TO BE PAINTED TO MATCH APPROVED TRIM COLOR



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

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



DARKEST

LIGHTEST



DARK RED (BOND STACK)
WESTERN BRICK

LIGHT ORANGE
WESTERN BRICK

COLOR RANGE FOR PROPOSED MASONRY (100% WALL SURFACE)



STOREFRONT WINDOW SYSTEMS - BLACK / DARK BRONZE

STOREFRONTS TO BE BLACK / DARK BRONZE OR ANODIZED SILVER



STOREFRONT WINDOW SYSTEMS - ANODIZED SILVER



SW CAVIAR OR SIMILAR



SW PURE WHITE OR SIMILAR

TRIM TO BE BLACK / DARK BRONZE OR WHITE



ACCENT / SOFFIT WOOD PLANK - STAINED AND SEALED

ALL PROPOSED STRUCTURES TO COMPLY WITH MATERIAL BOARD





OLYMPIA ESTATES

OLYMPIA ESTATES

Subject Site

VICKSBURG
VILLAGE OF
CUMBERLAND

VICKSBURG SEDONA CREEK

Lifepointe
Community
Church

Legend

-  City Limits Line.lyr
-  Greenfield Development

1 inch = 400 feet





City of Missouri City

NOTICE OF PUBLIC HEARING

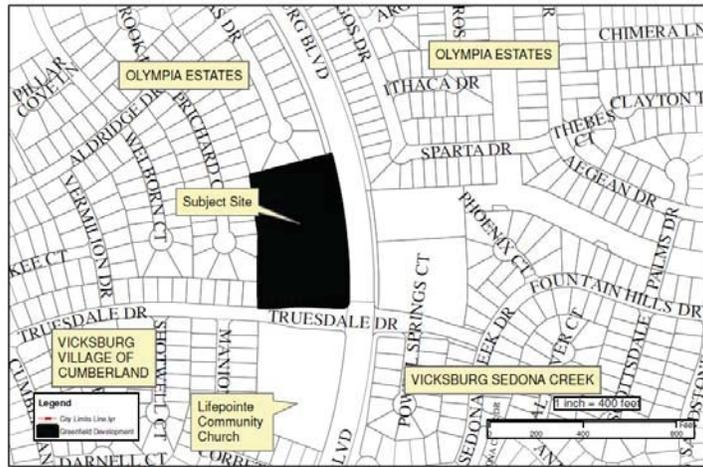
LOCATION/DATE: The City Council of the City of Missouri City will hold a public hearing on Monday, November 19, 2018, at the City Council Chambers – 2nd Floor, City Hall Building, 1522 Texas Parkway (FM-2234), Missouri City, Texas at 7:00 p.m.

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





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.



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 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.

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

[Empty box for protest reason]

I/We support this proposed rezoning because

[Empty box for support reason]

Sincerely,

Signature

Print Name

Street Address

Subdivision

Phone Number Return to:

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

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

Print Name

Signature



DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

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

DATE OF NOTICE: JUNE 29, 2018

LOCATION/DATE: The Planning and Zoning Commission of the City of Missouri City will hold a public hearing on Wednesday, July 11, 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, specialized fitness, small food service, neighborhood and specialized retail uses, 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.

<p>Diocese of North America & Europe The Mar Thoma Church 2320 Merrick AVE Merrick, NY 11566-4340</p>	<p>Tricoastal Partners 08 LP C/o National Realty Consultants 4500 Bissonnet ST STE 380</p>	<p>Olympia Estates Community Association Inc c/o Crest Management Company 17171 Park ROW</p>
<p>Olympia Estates I Association Ltd c/o Raymond G Tiedje 7373 E DOUBLETREE RANCH RD STE 225</p>	<p>Lewis Eric 2723 Atlas DR Missouri City, TX 77459-6746</p>	<p>Garza Joseph F & Marianela Benitez 2727 Atlas DR Missouri City, TX 77459-6746</p>
<p>Pillai Preet & Sandhya Sivaraj 2731 Atlas DR Missouri City, TX 77459-6746</p>	<p>Holmes Alexander & Cynthia 2730 Atlas DR Missouri City, TX 77459-6745</p>	<p>Nwajei Joseph K & Philomena E 2726 Atlas DR Missouri City, TX 77459-6745</p>
<p>Williams Edmond C & Betty J 2722 Atlas DR Missouri City, TX 77459-6745</p>	<p>Dresen Karla Lavon & Christopher M 2718 Atlas DR Missouri City, TX 77459-6745</p>	<p>Herbert Brendolyn 2802 Argos DR Missouri City, TX 77459-2580</p>
<p>Puthuchirayil Ashley Abraham & Nishus Joy 6858 Bears Path LN Missouri City, TX 77459-3571</p>	<p>Rogers Connie 2810 Argos DR Missouri City, TX 77459-2580</p>	<p>Smith Fredrick 2814 Argos DR Missouri City, TX 77459-2580</p>
<p>Davis John 2818 Argos DR Missouri City, TX 77459-2580</p>	<p>Obadina Koyejo 2822 ARGOS DR Missouri City, TX 77459-2580</p>	<p>Thai Hoan Van & Kimtuyen Thai Bui 2826 Argos DR Missouri City, TX 77459-2580</p>
<p>Greenwood Latarsha 3419 Sparta DR Missouri City, TX 77459-6760</p>	<p>Vicksburg Community Association Inc c/o Principal Management Group 11000 Corporate Centre DR STE 150</p>	<p>Gaddi Saeed PO Box 2554 Stafford, TX 77497-2554</p>
<p>Bolden Grace 2802 Powell Springs CT Missouri City, TX 77459-4850</p>	<p>Lifepointe Community Church 6149 Highway 6 STE 113 Missouri City, TX 77459-4068</p>	<p>Sarah Walter & Sherry 2719 PRICHARD CT MISSOURI CITY, TX 77459-4846</p>
<p>Khosravi Javad 2215 Parkview LN Missouri City, TX 77459-4459</p>	<p>Zackory Pamela 2727 Prichard CT Missouri City, TX 77459-4846</p>	<p>Cottrell Stephanie 2731 Prichard CT Missouri City, TX 77459-4846</p>
<p>Beck David K & Vachonda 2735 Prichard CT Missouri City, TX 77459-4847</p>	<p>Klimek James & Patricia 2739 Prichard CT Missouri City, TX 77459-4847</p>	<p>NORCOM JAMES G & MARLENE H 2743 PRICHARD CT MISSOURI CITY, TX 77459-4847</p>

Pascual Sinbad Fontanilla & Josephine 2747 Prichard CT Missouri City, TX 77459-4847	Joyce Michael E & Gloria I 2751 Prichard CT Missouri City, TX 77459-4847	Moore Keilan Paul & Moniqueka 2755 Prichard CT Missouri City, TX 77459-4847
Tara Properties LLC 10661 Rockley RD Houston, TX 77099-3513	Plowden Takeisha 2758 Prichard CT Missouri City, TX 77459-4823	Edwards Rudolph 2754 Prichard CT Missouri City, TX 77459-4823
Parra Orlando & Mariela 2750 Prichard CT Missouri City, TX 77459-4823	Brown Curtis A & Kimberly A 2746 Prichard CT Missouri City, TX 77459-4823	Pham Christine 2742 Prichard CT Missouri City, TX 77459-4823
Thompson Maryevanna 2738 PRICHARD CT MISSOURI CITY, TX 77459-4823	Session Annie 2734 PRICHARD CT MISSOURI CITY, TX 77459-4822	BREWSTER BARRY & CLARISSA 2730 PRICHARD CT MISSOURI CITY, TX 77459-4822
Campbell Kwaski 2726 Prichard CT Missouri City, TX 77459-4822	Vandervoort William A & Mary L 2718 PRICHARD CT MISSOURI CITY, TX 77459-4822	Roquemore Melinda 3542 Truesdale DR Missouri City, TX 77459-4834
McNeil Darius 3538 Truesdale DR Missouri City, TX 77459-4834	Johnson Eric & Tammy A 3534 Truesdale DR Missouri City, TX 77459-4834	Griffey Rick L & Sherrie L 3530 Truesdale DR Missouri City, TX 77459-4834
Washington Pernell 3526 Truesdale DR Missouri City, TX 77459-4834	Gipson Craig A & Idette M Jones 2806 MANION DR MISSOURI CITY, TX 77459-4838	Davis Donna 2802 Manion DR Missouri City, TX 77459-4838
Dogru Investment Inc 27718 Interstate 45 N Conroe, TX 77385-8726	Gray Clarence JR & Janice Y 2807 Manion DR Missouri City, TX 77459-4813	Scisco Olga 2811 Manion DR Missouri City, TX 77459-4813
Olympia Estates Community Association Tammy McMillan, Crest Management tammy.mcmillan@crest- management.com	DEAN MARK E & MARCIA H 2815 MANION DR MISSOURI CITY, TX 77459-4813 Vicksburg	MAX CLELAND FBISD 16431 LEXINGTON BLVD SUGAR LAND TX 77479

City of Missouri City, Texas
Development Services Department – Planning Division
UPDATED Rezoning Application Protest Letters Analysis

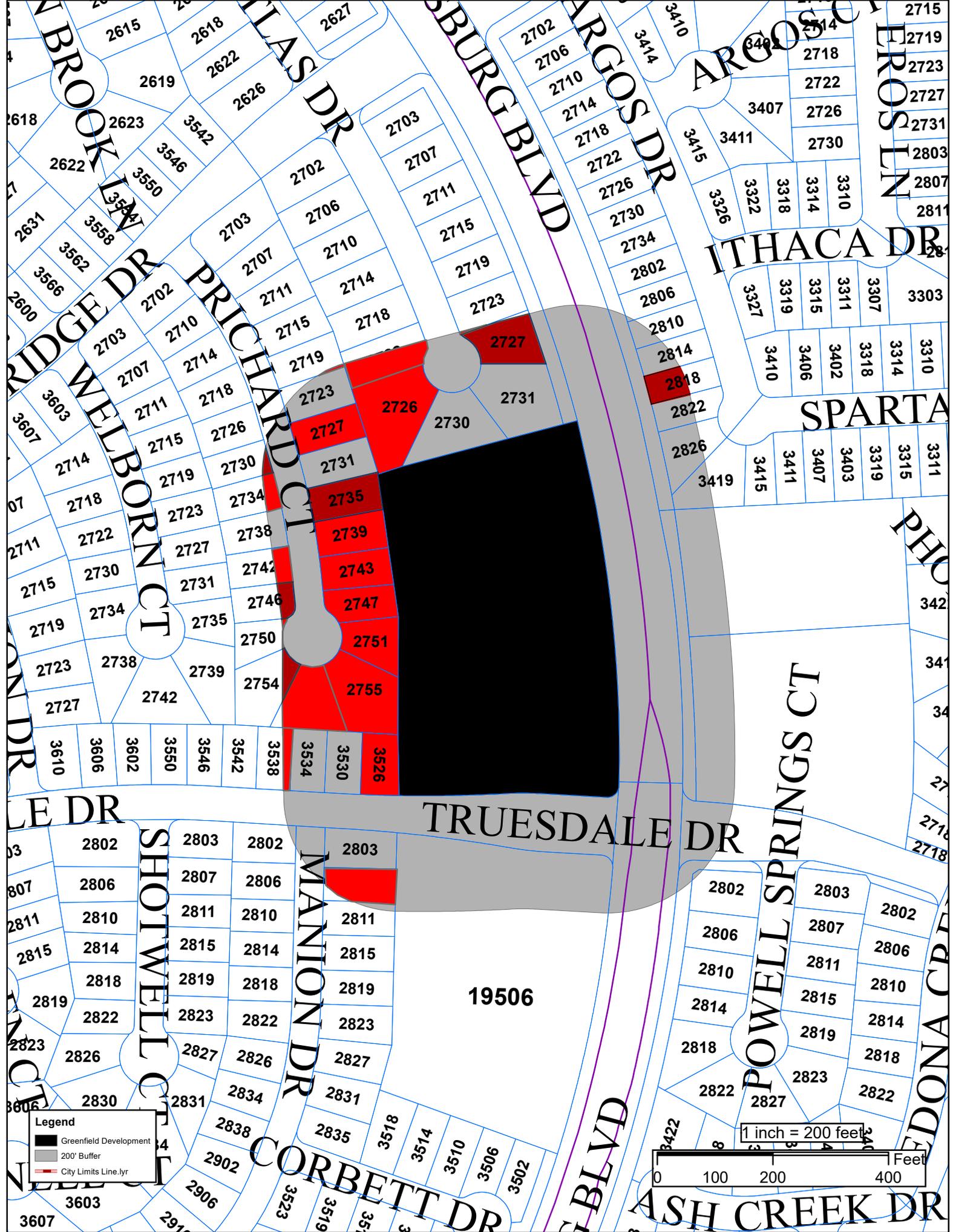
Application: Greenfield Development - PD

City Council First Reading: November 19, 2018 (postponed); December 3, 2018 (postponed); **December 17, 2018**

Protest Letters Received

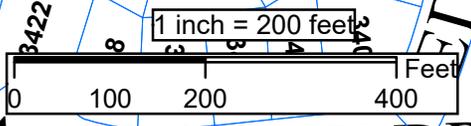
Name	Property Address OR Fort Bend County Account Number	Land Area (Square Feet) Within 200 Feet
Mr. & Mrs. Walter Sarah	2719 Prichard Ct	174.18
Williams Betty J	2722 Atlas Dr	5,833.10
Joseph Nwajei	2726 Atlas Dr	16,557.23
Pamela Zakory	2727 Prichard Ct	7,263.65
BREWSTER CLARISSA	2730 Prichard CT	470.00
Annie Sessions	2734 Prichard Ct	1,505.14
Beck David K	2735 Prichard CT	7,657.00
James Klimek	2739 Prichard Ct	7,739.46
Christine Pham	2742 Prichard Ct	1,774.41
James Norcom	2743 Prichard Ct	7,496.03
Brown Curtis A	2746 Prichard CT	1,549.00
Orlando Parra	2750 Prichard Ct	124.25
Michael Joyce	2751 Prichard Ct	7,512.78
Edwards, Rudolph, Jr	2754 Prichard CT	1,368.76
Clarence Gray	2807 Manion Dr	6,568.44
John Davis	2818 Argos Dr	3,389.00
Pernell Washington	3526 Truesdale Dr	6,908.11
Darius McNeil	3538 Truesdale Dr	1,548.27
Total Area Represented by Protest(s):		85,438.81
Total Land Area <i>Including</i> Subject Site:		740,748.93
Subject Site <i>Only</i> Land Area:		226,076.40
Total Land Area <i>Only Within 200 Feet</i> of Subject Site:		514,672.53
Protest(s) Percentage of Land Area Within 200 Feet:		16.60%

Note: The information above reflects protest received as of **December 14 2018 (10:00 am)**.



Legend

- Greenfield Development
- 200' Buffer
- City Limits Line.lyr



19506

Map labels include street names: BROOK, WELLS, RIDGE DR, BORN CT, PUGH, ITHACA DR, SPARTA, PHOENIX, POWELL SPRINGS CT, TRUESDALE DR, MANION DR, CORBETT DR, ASH CREEK DR, and various lot numbers such as 2615, 2618, 2619, 2622, 2626, 2627, 2631, 2637, 2688, 2702, 2703, 2706, 2707, 2711, 2715, 2718, 2719, 2723, 2726, 2727, 2730, 2731, 2735, 2738, 2739, 2742, 2743, 2746, 2747, 2751, 2754, 2755, 2777, 2802, 2803, 2806, 2807, 2810, 2811, 2814, 2815, 2818, 2819, 2822, 2823, 2826, 2827, 2830, 2831, 2834, 2835, 2838, 2851, 2852, 2853, 2854, 2855, 2856, 2857, 2858, 2859, 2860, 2861, 2862, 2863, 2864, 2865, 2866, 2867, 2868, 2869, 2870, 2871, 2872, 2873, 2874, 2875, 2876, 2877, 2878, 2879, 2880, 2881, 2882, 2883, 2884, 2885, 2886, 2887, 2888, 2889, 2890, 2891, 2892, 2893, 2894, 2895, 2896, 2897, 2898, 2899, 2900, 2901, 2902, 2903, 2904, 2905, 2906, 2907, 2908, 2909, 2910, 2911, 2912, 2913, 2914, 2915, 2916, 2917, 2918, 2919, 2920, 2921, 2922, 2923, 2924, 2925, 2926, 2927, 2928, 2929, 2930, 2931, 2932, 2933, 2934, 2935, 2936, 2937, 2938, 2939, 2940, 2941, 2942, 2943, 2944, 2945, 2946, 2947, 2948, 2949, 2950, 2951, 2952, 2953, 2954, 2955, 2956, 2957, 2958, 2959, 2960, 2961, 2962, 2963, 2964, 2965, 2966, 2967, 2968, 2969, 2970, 2971, 2972, 2973, 2974, 2975, 2976, 2977, 2978, 2979, 2980, 2981, 2982, 2983, 2984, 2985, 2986, 2987, 2988, 2989, 2990, 2991, 2992, 2993, 2994, 2995, 2996, 2997, 2998, 2999, 3000, 3001, 3002, 3003, 3004, 3005, 3006, 3007, 3008, 3009, 3010, 3011, 3012, 3013, 3014, 3015, 3016, 3017, 3018, 3019, 3020, 3021, 3022, 3023, 3024, 3025, 3026, 3027, 3028, 3029, 3030, 3031, 3032, 3033, 3034, 3035, 3036, 3037, 3038, 3039, 3040, 3041, 3042, 3043, 3044, 3045, 3046, 3047, 3048, 3049, 3050, 3051, 3052, 3053, 3054, 3055, 3056, 3057, 3058, 3059, 3060, 3061, 3062, 3063, 3064, 3065, 3066, 3067, 3068, 3069, 3070, 3071, 3072, 3073, 3074, 3075, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3102, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111, 3112, 3113, 3114, 3115, 3116, 3117, 3118, 3119, 3120, 3121, 3122, 3123, 3124, 3125, 3126, 3127, 3128, 3129, 3130, 3131, 3132, 3133, 3134, 3135, 3136, 3137, 3138, 3139, 3140, 3141, 3142, 3143, 3144, 3145, 3146, 3147, 3148, 3149, 3150, 3151, 3152, 3153, 3154, 3155, 3156, 3157, 3158, 3159, 3160, 3161, 3162, 3163, 3164, 3165, 3166, 3167, 3168, 3169, 3170, 3171, 3172, 3173, 3174, 3175, 3176, 3177, 3178, 3179, 3180, 3181, 3182, 3183, 3184, 3185, 3186, 3187, 3188, 3189, 3190, 3191, 3192, 3193, 3194, 3195, 3196, 3197, 3198, 3199, 3200, 3201, 3202, 3203, 3204, 3205, 3206, 3207, 3208, 3209, 3210, 3211, 3212, 3213, 3214, 3215, 3216, 3217, 3218, 3219, 3220, 3221, 3222, 3223, 3224, 3225, 3226, 3227, 3228, 3229, 3230, 3231, 3232, 3233, 3234, 3235, 3236, 3237, 3238, 3239, 3240, 3241, 3242, 3243, 3244, 3245, 3246, 3247, 3248, 3249, 3250, 3251, 3252, 3253, 3254, 3255, 3256, 3257, 3258, 3259, 3260, 3261, 3262, 3263, 3264, 3265, 3266, 3267, 3268, 3269, 3270, 3271, 3272, 3273, 3274, 3275, 3276, 3277, 3278, 3279, 3280, 3281, 3282, 3283, 3284, 3285, 3286, 3287, 3288, 3289, 3290, 3291, 3292, 3293, 3294, 3295, 3296, 3297, 3298, 3299, 3300, 3301, 3302, 3303, 3304, 3305, 3306, 3307, 3308, 3309, 3310, 3311, 3312, 3313, 3314, 3315, 3316, 3317, 3318, 3319, 3320, 3321, 3322, 3323, 3324, 3325, 3326, 3327, 3328, 3329, 3330, 3331, 3332, 3333, 3334, 3335, 3336, 3337, 3338, 3339, 3340, 3341, 3342, 3343, 3344, 3345, 3346, 3347, 3348, 3349, 3350, 3351, 3352, 3353, 3354, 3355, 3356, 3357, 3358, 3359, 3360, 3361, 3362, 3363, 3364, 3365, 3366, 3367, 3368, 3369, 3370, 3371, 3372, 3373, 3374, 3375, 3376, 3377, 3378, 3379, 3380, 3381, 3382, 3383, 3384, 3385, 3386, 3387, 3388, 3389, 3390, 3391, 3392, 3393, 3394, 3395, 3396, 3397, 3398, 3399, 3400, 3401, 3402, 3403, 3404, 3405, 3406, 3407, 3408, 3409, 3410, 3411, 3412, 3413, 3414, 3415, 3416, 3417, 3418, 3419, 3420, 3421, 3422, 3423, 3424, 3425, 3426, 3427, 3428, 3429, 3430, 3431, 3432, 3433, 3434, 3435, 3436, 3437, 3438, 3439, 3440, 3441, 3442, 3443, 3444, 3445, 3446, 3447, 3448, 3449, 3450, 3451, 3452, 3453, 3454, 3455, 3456, 3457, 3458, 3459, 3460, 3461, 3462, 3463, 3464, 3465, 3466, 3467, 3468, 3469, 3470, 3471, 3472, 3473, 3474, 3475, 3476, 3477, 3478, 3479, 3480, 3481, 3482, 3483, 3484, 3485, 3486, 3487, 3488, 3489, 3490, 3491, 3492, 3493, 3494, 3495, 3496, 3497, 3498, 3499, 3500, 3501, 3502, 3503, 3504, 3505, 3506, 3507, 3508, 3509, 3510, 3511, 3512, 3513, 3514, 3515, 3516, 3517, 3518, 3519, 3520, 3521, 3522, 3523, 3524, 3525, 3526, 3527, 3528, 3529, 3530, 3531, 3532, 3533, 3534, 3535, 3536, 3537, 3538, 3539, 3540, 3541, 3542, 3543, 3544, 3545, 3546, 3547, 3548, 3549, 3550, 3551, 3552, 3553, 3554, 3555, 3556, 3557, 3558, 3559, 3560, 3561, 3562, 3563, 3564, 3565, 3566, 3567, 3568, 3569, 3570, 3571, 3572, 3573, 3574, 3575, 3576, 3577, 3578, 3579, 3580, 3581, 3582, 3583, 3584, 3585, 3586, 3587, 3588, 3589, 3590, 3591, 3592, 3593, 3594, 3595, 3596, 3597, 3598, 3599, 3600, 3601, 3602, 3603, 3604, 3605, 3606, 3607, 3608, 3609, 3610, 3611, 3612, 3613, 3614, 3615, 3616, 3617, 3618, 3619, 3620, 3621, 3622, 3623, 3624, 3625, 3626, 3627, 3628, 3629, 3630, 3631, 3632, 3633, 3634, 3635, 3636, 3637, 3638, 3639, 3640, 3641, 3642, 3643, 3644, 3645, 3646, 3647, 3648, 3649, 3650, 3651, 3652, 3653, 3654, 3655, 3656, 3657, 3658, 3659, 3660, 3661, 3662, 3663, 3664, 3665, 3666, 3667, 3668, 3669, 3670, 3671, 3672, 3673, 3674, 3675, 3676, 3677, 3678, 3679, 3680, 3681, 3682, 3683, 3684, 3685, 3686, 3687, 3688, 3689, 3690, 3691, 3692, 3693, 3694, 3695, 3696, 3697, 3698, 3699, 3700, 3701, 3702, 3703, 3704, 3705, 3706, 3707, 3708, 3709, 3710, 3711, 3712, 3713, 3714, 3715, 3716, 3717, 3718, 3719, 3720, 3721, 3722, 3723, 3724, 3725, 3726, 3727, 3728, 3729, 3730, 3731, 3732, 3733, 3734, 3735, 3736, 3737, 3738, 3739, 3740, 3741, 3742, 3743, 3744, 3745, 3746, 3747, 3748, 3749, 3750, 3751, 3752, 3753, 3754, 3755, 3756, 3757, 3758, 3759, 3760, 3761, 3762, 3763, 3764, 3765, 3766, 3767, 3768, 3769, 3770, 3771, 3772, 3773, 3774, 3775, 3776, 3777, 3778, 3779, 3780, 3781, 3782, 3783, 3784, 3785, 3786, 3787, 3788, 3789, 3790, 3791, 3792, 3793, 3794, 3795, 3796, 3797, 3798, 3799, 3800, 3801, 3802, 3803, 3804, 3805, 3806, 3807, 3808, 3809, 3810, 3811, 3812, 3813, 3814, 3815, 3816, 3817, 3818, 3819, 3820, 3821, 3822, 3823, 3824, 3825, 3826, 3827, 3828, 3829, 3830, 3831, 3832, 3833, 3834, 3835, 3836, 3837, 3838, 3839, 3840, 3841, 3842, 3843, 3844, 3845, 3846, 3847, 3848, 3849, 3850, 3851, 3852, 3853, 3854, 3855, 3856, 3857, 3858, 3859, 3860, 3861, 3862, 3863, 3864, 3865, 3866, 3867, 3868, 3869, 3870, 3871, 3872, 3873, 3874, 3875, 3876, 3877, 3878, 3879, 3880, 3881, 3882, 3883, 3884, 3885, 3886, 3887, 3888, 3889, 3890, 3891, 3892, 3893, 3894, 3895, 3896, 3897, 3898, 3899, 3900, 3901, 3902, 3903, 3904, 3905, 3906, 3907, 3908, 3909, 3910, 3911, 3912, 3913, 3914, 3915, 3916, 3917, 3918, 3919, 3920, 3921, 3922, 3923, 3924, 3925, 3926, 3927, 3928, 3929, 3930, 3931, 3932, 3933, 3934, 3935, 3936, 3937, 3938, 3939, 3940, 3941, 3942, 3943, 3944, 3945, 3946, 3947, 3948, 3949, 3950, 3951, 3952, 3953, 3954, 3955, 3956, 3957, 3958, 3959, 3960, 3961, 3962, 3963, 3964, 3965, 3966, 3967, 3968, 3969, 3970, 3971, 3972, 3973, 3974, 3975, 3976, 3977, 3978, 3979, 3980, 3981, 3982, 3983, 3984, 3985, 3986, 3987, 3988, 3989, 3990, 3991, 3992, 3993, 3994, 3995, 3996, 3997, 3998, 3999, 4000.

Letters of Protest
Property Owners within 200 feet of subject property



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 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, July 11, 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 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, specialized fitness, small food service, neighborhood and specialized retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

[X] I/We protest this proposed rezoning because

Commercial use

___ I/We support this proposed rezoning because

[Empty box]

Sincerely,
Annie Session

Signature

2434 Frichard

Street Address

[Redacted] Return to:

Phone Number

Annie Session

Print Name

Vicksburg

Subdivision

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

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

Annie Session

Print Name

[Signature]

Signature

City of Missouri City, TX

Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 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, July 11, 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 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, specialized fitness, small food service, neighborhood and specialized retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

[checked] I/we protest this proposed rezoning because

we would like to keep this a residential area

___ I/we support this proposed rezoning because

[empty box]

Sincerely, Betty Williams

Signature 2722 Athens Dr.

Street Address [redacted]

Phone Number [redacted]

Return to:

Betty Williams

Print Name LAKE OLYMPIA ESTATES

Subdivision

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

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

Print Name

Signature

City of Missouri City, TX

Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 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, July 11, 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 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, specialized fitness, small food service, neighborhood and specialized retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

[X] I/We protest this proposed rezoning because

This area is a single family residential district. I want to keep it that way.

___ I/We support this proposed rezoning because

[Empty box for supporting reasons]

Sincerely, [Signature]

Signature 2742 PRICHARD CT.

Street Address

Phone Number

CHRISTINE N. PHAM

Print Name VICKSBURG

Subdivision

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

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

CHRISTINE N. PHAM

Print Name

[Signature]

Signature





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 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.

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:

[check] I/We protest this proposed rezoning because

I oppose to having commercial businesses in the one single home residential area

___ I/We support this proposed rezoning because

[empty box]

Sincerely,

[Signature]

Signature

2742 Prichard Ct.

Street Address

[Redacted]

Phone Number

Return to:

CHRISTINE PHAM

Print Name

VICKSBURG

Subdivision

Development Services Department

1522 Texas Parkway

Missouri City, TX 77489

FAX (281) 208-5551

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

CHRISTINE PHAM

Print Name

[Signature]

Signature



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 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, July 11, 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 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, specialized fitness, small food service, neighborhood and specialized retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

I/We protest this proposed rezoning because

1. Environmental (Flooding) 3. TRAFFIC FLOW
2. SAFETY/SECURITY

I/We support this proposed rezoning because

[Empty box for support reasons]

Sincerely,

Signature

Street Address

Phone Number

Return to:

[Redacted address]

[Handwritten signature]

2807 MANION DR

Print Name

Subdivision

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

CLARENCE GRAY
VICKSBURG

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

City of Missouri City, TX

Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 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, July 11, 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 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, specialized fitness, small food service, neighborhood and specialized retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

I We protest this proposed rezoning because

I fear this will diminish my property value.

I We support this proposed rezoning because

[Empty box for supporting reasons]

Sincerely, [Signature]

DARIUS K. McNeil

Signature 3538 TRUESDALE DR.

Print Name Vicksburg Village of Campbellland

Street Address [Redacted]

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

Phone Number Return to:

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.

DARIUS K. McNeil
Print Name

[Signature]
Signature

City of Missouri City, TX
Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 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, July 11, 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 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, specialized fitness, small food service, neighborhood and specialized retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

[checked] I/We protest this proposed rezoning because

DO NOT WANT INCREASED TRAFFIC, ABUNDANT COMMERCIAL PROPERTY ON HWY 6, ITS A NEIGHBORHOOD

___ I/We support this proposed rezoning because

[Empty box for supporting reasons]

Sincerely,

[Handwritten signature]

Signature

2723 AQUAS DR

Street Address

[Redacted]

Phone Number

Return to:

ERIC LEWIS

Print Name

OLYMPIA ESTATES

Subdivision

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

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

ERIC LEWIS

Print Name

[Handwritten signature]

Signature

City of Missouri City, TX

Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 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, July 11, 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 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, specialized fitness, small food service, neighborhood and specialized retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

[check] I/we protest this proposed rezoning because

DAY CARE WOULD TAKE UP 7,000 SQ. FT OF THE 35,000 SQ FT BEING BUILT. AFTER PROPERTY IS REZONED THE LAND VALUE WOULD RISE SUBSTANTIALLY AND AFTER OWNING THE LAND FOR 3 MONTHS OWNER COULD RESSELL IT FOR A QUICK PROFIT. UNCERTAINTY OF THE REMAINING 6 BUILDINGS (28,000 SQ FT) AS TO THE TYPE OF BUSINESSES THAT COULD MOVE IN

I/we support this proposed rezoning because

Sincerely,
James Klimek
Signature
2739 PRICHARD CT.
Street Address
[redacted]
Phone Number

JAMES KLIMEK
Print Name
VICKSBURG VILLAGE OF CUMBERLAND
Subdivision
Development Services Department
1522 Texas Parkway
Missouri City, TX 77489
FAX (281) 208-5551

Return to:

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.

JAMES KLIMEK
Print Name
James Klimek
Signature

City of Missouri City, TX
Received

JUL 19 2018

Planning Division



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

City of Missouri City, TX

Received

September 28, 2018

OCT 09 2018

CITY OF MISSOURI CITY, TEXAS
Planning and Zoning Commission

Planning Division

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 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.

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:

[checked] I/We protest this proposed rezoning because

[Empty box for protest reason]

___ I/We support this proposed rezoning because

[Empty box for support reason]

Sincerely,

[Handwritten signature of James Klimetz]
Signature

2739 PRICHARD CT.
Street Address

[Redacted]
Phone Number

Return to:

[Handwritten signature of James Klimetz]
Print Name

VICKSBURG VILLAGE OF CUMBERLAND BLACK 4 LOT 10
Subdivision

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

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

JAMES KLIMETZ
Print Name

[Handwritten signature of James Klimetz]
Signature

Egima Brown

From: Jim Klimek [REDACTED]
Sent: Friday, July 20, 2018 10:05 AM
To: Egima Brown
Subject: Fwd:
Attachments: FullSizeR.jpg; FullSizeR.jpg; IMG_2607.jpg; FullSizeR.jpg; FullSizeR.jpg; FullSizeR.jpg; FullSizeR.jpg; FullSizeR.jpg

----- Forwarded message -----

From: <[REDACTED]>
Date: 2018-07-20 9:34 GMT-05:00
Subject:
To: [REDACTED]

Egima,

Please see photos attached and include them with the protest letter that I dropped off yesterday. At the HOA meeting this week the owner's son was present and he stated that he is mowing the lot. As you can see by the photos the grass is about a foot and a half tall.

Their neglect of the land conditions is further evidence that they do not have the neighborhood's best interest in mind and begs the question as to how they will proceed renting the 28,000 sq ft of space they will have available for rent in addition to the 7,000 sq ft day care facility that they are proposing. The plan that was shared by the owner's representatives is that they will have about 35,000 sq ft. of space total in 7 buildings. 20% of the total will be day a care facility. The uncertainty and unknown of what type of businesses the remaining 80% will be made up of is very concerning. The request for rezoning of this parcel of lad in the middle of residential zoning should not be allowed.

Please let me know if there are any questions or if there is anyone else that I or we as neighbors should be directing our objections to.

My cell number is [REDACTED]

Thanks,
Jim Klimek

City of Missouri City, TX
Received

JUL 20 2018

Planning Division



City of Missouri City, TX
Received

11/21/2019

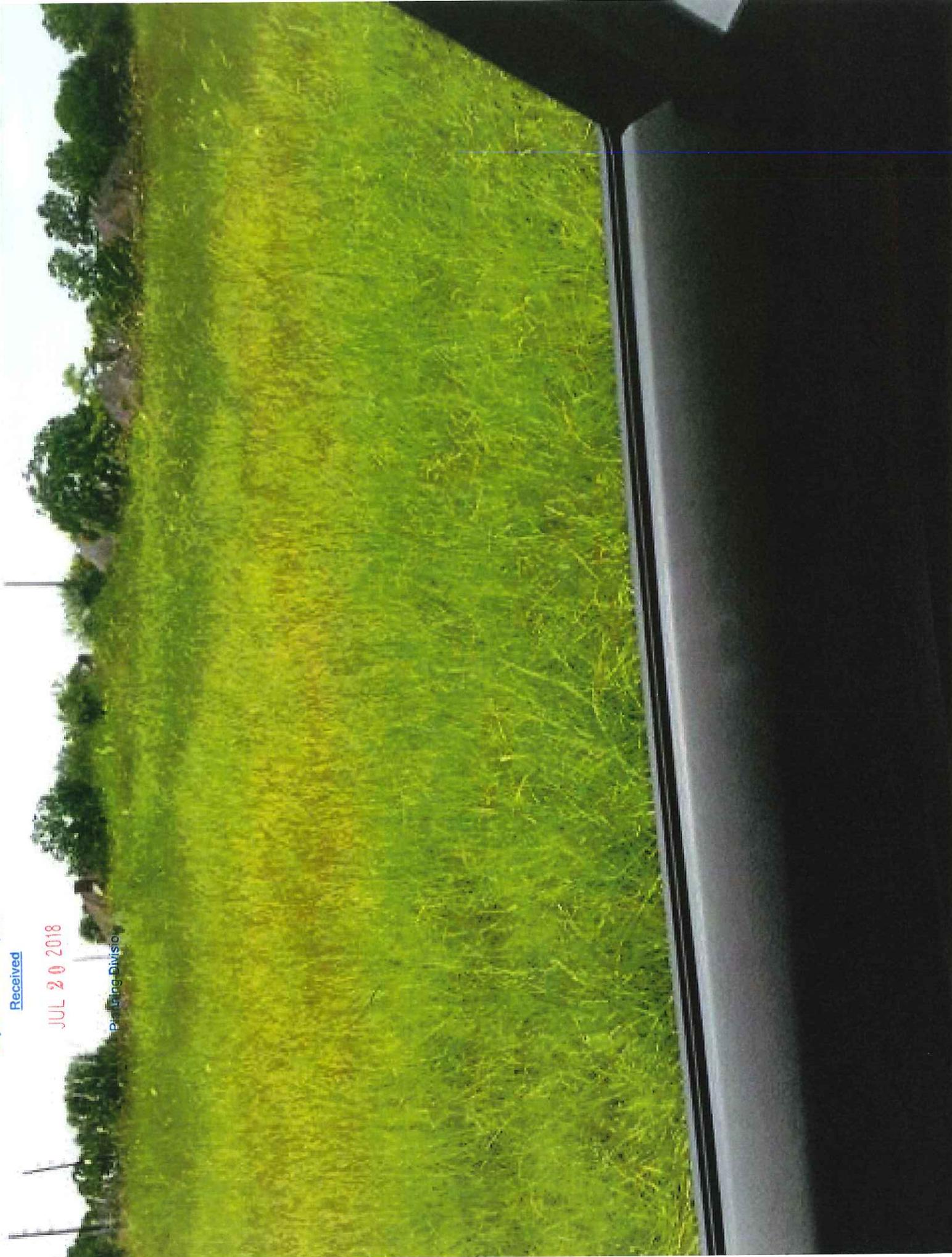
Planning Division

City of Missouri City, TX

Received

JUL 20 2018

Planning Division



City of Missouri City, TX

Received

JUL 20 2018

Planning Division

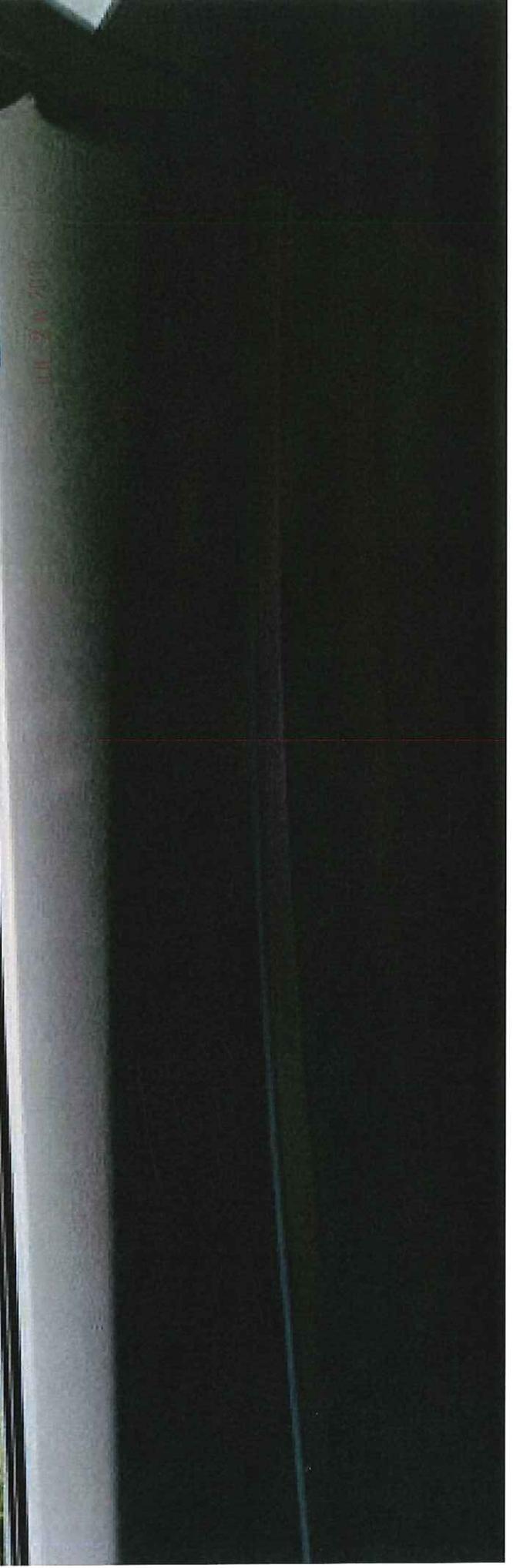




City of Florence, AL, TX

Received

JUL 2 11 25 AM

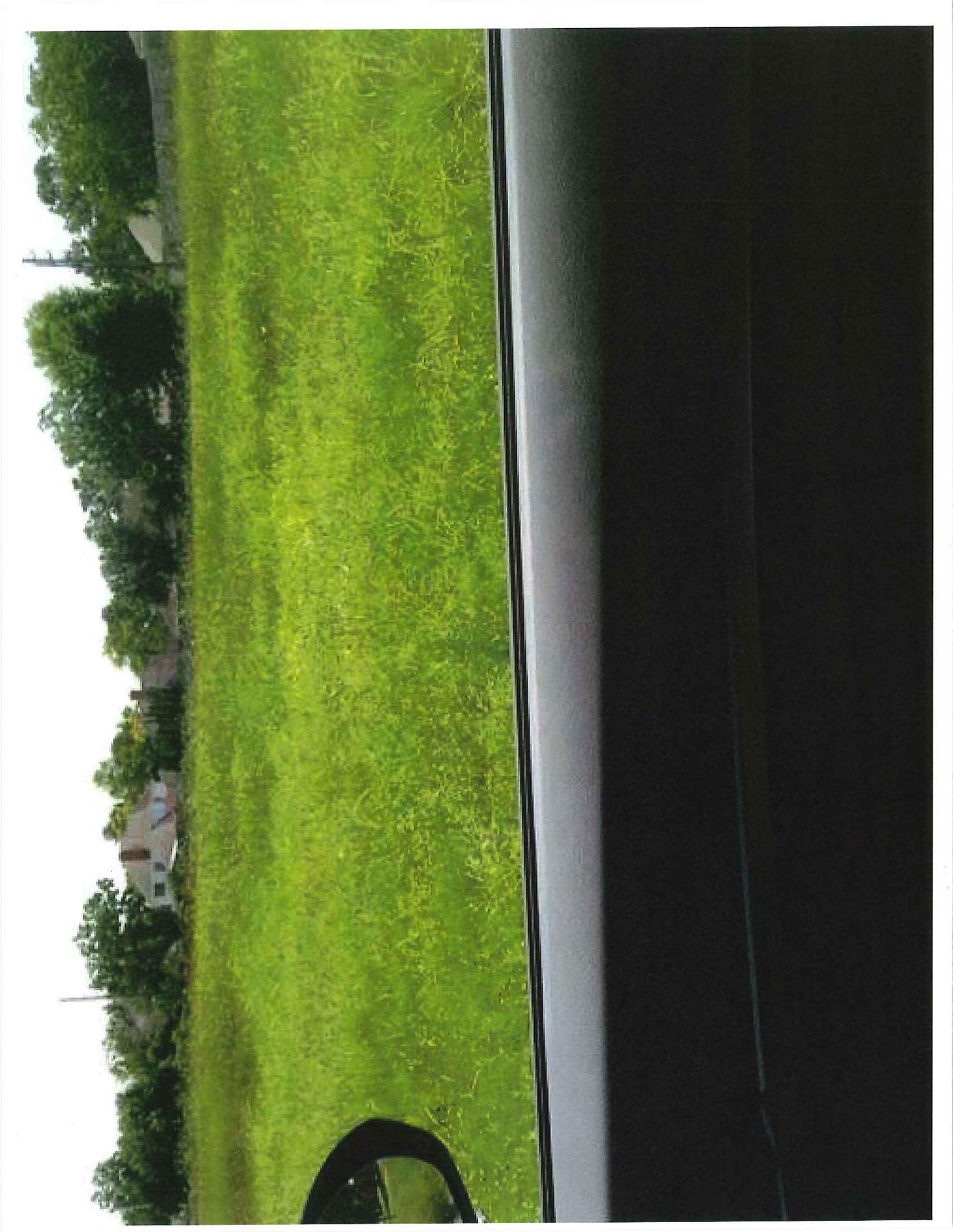


City of Missouri City, TX

Received

JUL 20 2018

Planning Division





City of Missouri City, TX

Received

JUL 20 2018

Planning Division





DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 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, July 11, 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 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, specialized fitness, small food service, neighborhood and specialized retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:



I/We protest this proposed rezoning because

We do not want a commercial business against our Backyards.

I/We support this proposed rezoning because

[Empty box for support text]

Sincerely,

James G. Norcom, III

Signature

2743 PELCHARD CT.

Street Address

[Redacted] Return to:

Phone Number

JAMES G. NORCOM, III

Print Name

Vicksburg

Subdivision

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

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

Print Name

Signature



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 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.

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

Purpose and proposed use of property.

I/We support this proposed rezoning because

[Empty box for support reasons]

Sincerely,
James G. Norcom
Signature
2743 Richard Court

JAMES G. NORCOM
Print Name

Street Address
[Redacted]
Phone Number

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

Return to:

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.

JAMES G. NORCOM, III
Print Name

James G. Norcom
Signature



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 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, July 11, 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 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, specialized fitness, small food service, neighborhood and specialized retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

KM IWe protest this proposed rezoning because

Keilan P. MOORE

IWe support this proposed rezoning because

[Empty box for support reason]

Sincerely

Keilan P. Moore

Signature 2755 Prichard Ct.

Street Address

Phone Number

Keilan P. MOORE

Print Name Vicksburg

Subdivision

Return to:

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

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

Keilan P. MOORE

Print Name

Keilan P. Moore

Signature

City of Missouri City, TX

Received

JUL 11 2018

Planning Division

JUL 03 2018



DEVELOPMENT SERVICES – PLANNING DIVISION

Planning Division

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 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, July 11, 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 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, specialized fitness, small food service, neighborhood and specialized retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

I/We protest this proposed rezoning because

It will lower my property value. Any garbage containers outside will stink up my backyard! Noise and lighting

I/We support this proposed rezoning because Potential flooding issues to my property

Sincerely,
Michael Joyce
Signature
2751 PRICHARD CT.
Street Address
Return to:
Phone Number

MICHAEL JOYCE
Print Name
VICKSBURG
Subdivision
Development Services Department
1522 Texas Parkway
Missouri City, TX 77489
FAX (281) 208-5551

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

MICHAEL JOYCE
Print Name
Signature

Higher potential for break-ins from alleyway behind any buildings.
Note: If this does pass, definitely want brick wall minimum 10' tall replacing existing wall



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 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.

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

Adjoins my property which will potentially be noisy, higher probability of someone breaking into my home from development areas. Do not want trash/smells from businesses in my backyard.

I/We support this proposed rezoning because

NOTE: Should this proposal be approved fence to be replaced with cement wall

Sincerely, Michael Joyce
Signature
2751 PRICAARD CT.

Print Name
VICKSBURG

Street Address
Return to:
Phone Number

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

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

Print Name
MICHAEL JOYCE

Signature
Michael Joyce

Similar to that at church on the other corner.



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 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, July 11, 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 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, specialized fitness, small food service, neighborhood and specialized retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

X I/We protest this proposed rezoning because

This is Residential area we would like to keep it that way.
I will business elsewhere, next to Wal-Mart in business area.

I/We support this proposed rezoning because

Sincerely,
Mr & Mrs Walter Sarah
Signature
2719 Prichard ct
Street Address
Return to:
Phone Number

Mr & Mrs Walter Sarah
Print Name
Vicksburg
Subdivision
Development Services Department
1522 Texas Parkway
Missouri City, TX 77489
FAX (281) 208-5551

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

Mr. & Mrs Walter Sarah
Print Name
Mr & Mrs Walter Sarah
Signature

City of Missouri City, TX
Received

JUL 11 2018

Planning Division



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 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.

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:

X I/We protest this proposed rezoning because

We dont want all the traffic in our Neighborhood.

I/We support this proposed rezoning because

[Empty box for supporting reasons]

Sincerely, Walter Sherry Sarah

Signature 2719 Prichard Ct

Street Address

[Redacted]

Phone Number

Return to:

Walter Sherry Sarah

Print Name Vicksburg

Subdivision

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

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

Walter Sherry Sarah

Print Name

Walter Sherry Sarah

Signature



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 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, July 11, 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 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, specialized fitness, small food service, neighborhood and specialized retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

I/We protest this proposed rezoning because

No it's going to devalue my prop

I/We support this proposed rezoning because

[Empty box for supporting reasons]

Sincerely,

Signature

Street

Phone Number

Print Name

Subdivision

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

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

Print Name

Signature

City of Missouri City, TX

Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 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, July 11, 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 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, specialized fitness, small food service, neighborhood and specialized retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

X I/We protest this proposed rezoning because

Do not agree with our subdivision rezoning to Commercial, but keep it strictly residential, due to noise & traffic. Hwy 6 is available for that purpose.

I/We support this proposed rezoning because

[Empty box for supporting reasons]

Sincerely,

Signature

2750 Prichard Ct.

Street Address

Phone Number

Return to:

Orlando & Mariela Parra

Print Name

Vicksburg

Subdivision

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

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

Orlando Parra

Print Name

[Signature]

Signature

City of Missouri City, TX

Received

JUL 10 2018

Planning Division



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 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.

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:

[check] I/We protest this proposed rezoning because

Traffic increase, noise increase, property can be sold out to others, crime increase, property located in mid-community. Homeowner insurance will be increased if within 300 feet.

[scribble] I/We support this proposed rezoning because

[scribble]

Sincerely,

[Signature]

Orlando Parra

Signature

2750 Richard Ct.

Print Name

Vicksburg

Street Address

Subdivision

[Redacted]

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.

Orlando Parra

Print Name

[Signature]

Signature



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 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, July 11, 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 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, specialized fitness, small food service, neighborhood and specialized retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

I/We protest this proposed rezoning because

THIS SHOULD REMAIN A RESIDENTIAL NEIGHBORHOOD TO MAINTAIN ITS feel as a small COMMUNITY OF FAMILIES; WE ARE CLOSE ENOUGH TO STORES, GAS STATIONS, ETC. ON HWY 6. THIS HAS THE POTENTIAL TO DEVALUE

I/We support this proposed rezoning because PROPERTY and INCREASE CRIME

Sincerely,
Pamela Zakory
Signature
2727 PRICHARD CT
Street Address
Return to:
Phone Number

Pamela Zakory
Print Name
VICKSBURG
Subdivision
Development Services Department
1522 Texas Parkway
Missouri City, TX 77489
FAX (281) 208-5551

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

Pamela Zakory
Print Name
Signature

City of Missouri City, TX
Received

JUL 11 2018

Planning Division



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 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.

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:

[check] I/We protest this proposed rezoning because

IT DOESNT SEEM RATIONAL OR NEEDED IN OUR NEIGHBORHOOD
AFRAID OF WHAT IT MAY BECOME ON THAT CORNER IF THE
PLAN FAILS AND ITS ALREADY COMMERCIAL PROPERTY

I/We support this proposed rezoning because

[Empty box for supporting reasons]

Sincerely,
[Signature]
Signature
2727 Prichard CT
Street Address
[Redacted]
Phone Number

Pamela Zaekory
Print Name
Vicksburg
Subdivision
Development Services Department
1522 Texas Parkway
Missouri City, TX 77489
FAX (281) 208-5551

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

Pamela Zaekory
Print Name

[Signature]
Signature



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 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, July 11, 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 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, specialized fitness, small food service, neighborhood and specialized retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

I We protest this proposed rezoning because

This is a residential district not suitable for commercial agendas

I We support this proposed rezoning because

[Empty box for supporting reasons]

Sincerely,
Signature: Pennell Washington
Street Address: 3526 TRUESDALE DR
Phone Number: [Redacted]

Print Name: PENNELL WASHINGTON
Subdivision: WICKSBURY
Development Services Department
1522 Texas Parkway
Missouri City, TX 77489
FAX (281) 208-5551

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

Pennell Washington

Print Name

Signature

City of Missouri City, TX

Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 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, July 11, 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 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, specialized fitness, small food service, neighborhood and specialized retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

I/We protest this proposed rezoning because

[X] We don't agree with this proposal

I/We support this proposed rezoning because

[Empty box for supporting reasons]

Sincerely,

Signature

2747 Prichard Ct

Street Address

Phone Number

Sinbad Pascual

Print Name

Subdivision

Development Services Department

1522 Texas Parkway

Missouri City, TX 77489

FAX (281) 208-5551

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

Print Name

SINBAD F PASCUAL

Signature

City of Missouri City, TX

Received

JUL 10 2018

Planning Division



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 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, July 11, 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 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, specialized fitness, small food service, neighborhood and specialized retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

X IWe protest this proposed rezoning because

of the safety & esthetic quality of my community.

IWe support this proposed rezoning because

[Empty box for support reasons]

Sincerely,

Signature

2758 Prichard Court

Street Address

Phone Number

Return to:

Print Name

Subdivision

Development Services Department

1522 Texas Parkway

Missouri City, TX 77489

FAX (281) 208-5551

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

Takeisha Plowden
Print Name

[Signature]
Signature

City of Missouri City, TX

Received

JUL 11 2018

Planning Division

Letters of Protest
Received 11/19/2018

Names highlighted are protest received after November 14, 2018

Checked names are included in protest letter analysis.

REZONING OF 5.19 ACRE TRACT OF LAND

FROM R-1-A SINGLE FAMILY RESIDENTIAL

TO

PD, PLANNED DEVELOPMENT DISTRICT COMMERCIAL

Protest Withdrawn - Received 12/03/2018

I **oppose** the rezoning of this property

- ✓ Name JIM KLIMEK Address 2739 PRICHARD CT.
- Name Nick Cottrell Address 2731 Prichard Ct not property owner
- ✓ Name SINBAD PASUAL Address 2747 " "
- ✓ Name Takeisha PLOWDEN Address 2758 Prichard Court 77459
- ✓ Name Lucretia Edmonds Address 2754 Prichard Ct 77459
- ✓ Name Curtis Brown Address 2746 Prichard Ct 77459
- Name Jamal Winston Address 2738 Prichard Ct 77459 not property owner
- Name Onepa Campbell Address 2726 Prichard Ct 77459 not within 200 feet
- Name Calvin Booker Address 2703 Prichard Ct 77459 not within 200 feet
- Name John Jacobae Address 2707 Prichard Ct. 77459 not within 200 feet
- ✓ Name Walter & Sherry Sarah Address 2719 Prichard Ct 77459
- ✓ Name James G. Norom Address 2743 Prichard Ct. 77459
- Name Brandon Davis Address 2702 Atlas Dr. Missouri City 77459 not within 200 feet
- Name Patrick Simpson Address 2706 Atlas Dr Missouri City 77459 not within 200 feet
- Name MICHAEL ADEUSE Address 2707 ATLAS DR MISSOURI CITY 77459 not within 200 feet
- Name PRASHANT UPPONE Address 2711 ATLAS DR, Missouri City 77459 not within 200 feet
- ✓ Name Edward Williams Address 2722 Atlas Dr. Missouri City 77459
- Name Lalon Dresen Address 2718 Atlas Dr. Missouri City 77459 not within 200 feet

Names highlighted are protest received after November 14, 2018

Checked names are included in protest letter analysis.

REZONING OF 5.19 ACRE TRACT OF LAND

FROM R-1-A SINGLE FAMILY RESIDENTIAL

TO

PD, PLANNED DEVELOPMENT DISTRICT COMMERCIAL

Protest Withdrawn - Received 12/03/2018

I **oppose** the rezoning of this property

✓ Name Joseph GAZZA Address 2727 ATLAS DR

Name Alicia Powell Address 2718 ATLAS DR not within 200 feet

Name Dhilton Thomson Address 2719 ATLAS DR. not within 200 feet

Name Tyson Mars Address 2703 ATLAS DR not within 200 feet

Name Dorel Jones Address 3554 Aldridge Dr. not within 200 feet

✓ Name MICHAEL JOYCE Address 2751 PRICHARD CT.

✓ Name Keilene Moore Address 2755 Prichard CT.

✓ Name Clarissa Brewster Address 2730 PRICHARD CT

Name Sedell Washington Address 2715 ATLAS DR. not within 200 feet

Name Ed Royer Address 2715 Prichard Court not within 200 feet

✓ Name Christine Pham Address 2742 Prichard Ct.

✓ Name Orlando Parra Address 2750 Prichard Ct.

Name Tammy Byrd Address 2714 Prichard CT not within 200 feet

✓ Name Pamela Zakory Address 2727 PRICHARD CT

✓ Name David Beck Address 2775 Prichard Ct

Name VANDERVOOR Address 2718 Prichard Ct not within 200 feet

Name _____ Address _____

Name _____ Address _____

Letters of Protest

Property Owners not within 200 feet of subject property



DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 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, July 11, 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 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, specialized fitness, small food service, neighborhood and specialized retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

X [X] We protest this proposed rezoning because

TRAFFIC, ABANDONED BUILDING ISSUES

[] We support this proposed rezoning because

[]

Sincerely,

Signature

3322 ANTELOPE HILLS

Street Address

Phone Number

Return to:

Print Name

SEDONA CREEK

Subdivision

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

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

Print Name

Signature

City of Missouri City, TX

Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES -- PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 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, July 11, 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 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, specialized fitness, small food service, neighborhood and specialized retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

X I/We protest this proposed rezoning because

This is a residential community. We did not want commercial property in between our homes.

I/We support this proposed rezoning because

this move will damage our property value.

Sincerely,

Signature

Street Address

Phone Number

Return to:

Print Name

Subdivision

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

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

Print Name

Signature

City of Missouri City, TX

Received

JUL 10 2018

Planning Division



DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

City of Missouri City, TX

Received

June 28, 2018

CITY OF MISSOURI CITY, TEXAS
Planning and Zoning Commission

JUL 14 2018

Planning Division

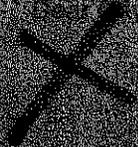
The Planning and Zoning Commission of the City of Missouri City will hold a public hearing:

Wednesday, July 11, 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 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, specialized fitness, small food service, neighborhood and specialized retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment

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 do not support the proposed rezoning because

This is a residential community. We don't want commercial property in between our homes. This will damage our property values.

AMANDA VICKS SISCO

Print Name

Vicksburg

Subdivision

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

Return to:

of the public to access information that governmental bodies produce. In making this letter to the City, the personal information included can be released to the public. If you do not consent to the release of your name, please sign your name below.

Signature



DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 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, July 11, 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 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, specialized fitness, small food service, neighborhood and specialized retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

I/We protest this proposed rezoning because

High unwanted traffic; not required

I/We support this proposed rezoning because

[Empty box for supporting reasons]

Sincerely,

Signature

Street Address

Phone Number

Handwritten signature and address: Andy Ramirez, 3246 Houston Hills

Print Name

Subdivision

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

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

Print Name

Signature

Handwritten signature and name: Andy Ramirez

City of Missouri City, TX

Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 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, July 11, 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 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, specialized fitness, small food service, neighborhood and specialized retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

[X] I/We protest this proposed rezoning because

[Handwritten: THIS WILL BRING HIGH TRAFFIC TO OUR SUBDIVISION.]

[Handwritten: UNWANTED]

___ I/We support this proposed rezoning because

[Empty box for supporting reasons]

Sincerely,

[Handwritten signature]

Signature

[Handwritten address: 2218 ...]

Street Address

[Redacted address]

Phone Number

Return to:

[Handwritten signature]

Print Name

[Handwritten: COLUMBIA ESTATES]

Subdivision

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

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

Print Name

Signature

City of Missouri City, TX

Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 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, July 11, 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 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, specialized fitness, small food service, neighborhood and specialized retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

I/We protest this proposed rezoning because

[Handwritten signature: Betty R Barnes]

I/We support this proposed rezoning because

[Empty box for support reasons]

Signature

Signature

Street Address

Phone Number

Return to:

Print Name

Subdivision

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

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

Print Name

Signature

City of Missouri City, TX

Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 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, July 11, 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 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, specialized fitness, small food service, neighborhood and specialized retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

[check] I/We protest this proposed rezoning because

Commercial property can bring traffic; unknown elements into a neighborhood. No other neighborhood have gas station where there house site.

I/We support this proposed rezoning because

[Empty box for supporting reasons]

Sincerely,

[Handwritten signature]

Signature

3319 Fountain Hills Dr

Street Address

[Redacted]

Phone Number

Return to:

Brandie Nickerson

Print Name

Sedona Creek @ Vicksburg

Subdivision

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

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

Print Name

Signature

City of Missouri City, TX

Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 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, July 11, 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 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, specialized fitness, small food service, neighborhood and specialized retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

[check] I/We protest this proposed rezoning because

we want to maintain the quiet atmosphere of the neighborhood. MORE TRAFFIC IS NOT WANTED

___ I/We support this proposed rezoning because

[empty box]

Sincerely, [Signature]
Signature

2703 EROS LN
Street Address

[Redacted]
Phone Number

Return to:

BRENDA L. DANIELS
Print Name

OLYMPIA ESTATES
Subdivision

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

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

BRENDA L. DANIELS
Print Name

[Signature]
Signature

City of Missouri City, TX

Received

JUL 11 2018



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 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, July 11, 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 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, specialized fitness, small food service, neighborhood and specialized retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

[X] I/We protest this proposed rezoning because

This should not be in a residential area, PLACE IN COMMERCIAL STRIP.

I/We support this proposed rezoning because

[Empty box for supporting reasons]

Sincerely,

[Handwritten signature: Calvin J. Coleman]

Signature

2803 Powell Spring Ct.

Street Address

[Redacted phone number]

Phone Number

Return to:

[Handwritten name: CALVIN J. COLEMAN]

Print Name

Sedona

Subdivision

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

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

Print Name

Signature

City of Missouri City, TX

Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 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, July 11, 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 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, specialized fitness, small food service, neighborhood and specialized retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

I/We protest this proposed rezoning because

More traffic will not be a good thing

I/We support this proposed rezoning because

Sincerely,

Signature

Chris Jeffrey
Print Name

3411 Thebas ct
Street Address

Olympia Estates
Subdivision

Phone Number

Return to:

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

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

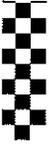
Print Name

Signature

City of Missouri City, TX
Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES -- PLANNING DIVISION

1522 TEXAS PARKWAY MISSOURI CITY, TEXAS 77489

June 29, 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, July 11, 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 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, specialized fitness, small food service, neighborhood and specialized retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

I/We protest this proposed rezoning because

ruins our neighborhood, ^{EXCESSIVE} ~~EXCESSIVE~~ traffic, noise, etc.

I/We support this proposed rezoning because

[Empty box for supporting reasons]

Sincerely, 

Signature
3514 Nuyles Point Lane
Street Address

Phone Number

Return to:

DENISE BLANCO

Print Name
Olympia Estates
Subdivision

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

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

Print Name

Signature



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 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, July 11, 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 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, specialized fitness, small food service, neighborhood and specialized retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

[X] We protest this proposed rezoning because

[Empty box for protest reason]

[] We support this proposed rezoning because

[Empty box for support reason]

Sincerely,

[Handwritten signature]

Signature

2800 Powell Springs Ct.

Street Address

[Redacted]

Phone Number

Return to:

German L. Rivera Gomez

Print Name

Sedona Creek

Subdivision

Development Services Department

1522 Texas Parkway

Missouri City, TX 77489

FAX (281) 208-5551

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

German Rivera
Print Name

[Handwritten signature]
Signature

City of Missouri City, TX

Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 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, July 11, 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 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, specialized fitness, small food service, neighborhood and specialized retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

I/We protest this proposed rezoning because

no commercial

I/We support this proposed rezoning because

[Empty box for support reasons]

Sincerely,

Signature

Print Name

Street Address

Subdivision

Phone Number

Return to:

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

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

Print Name

Signature

City of Missouri City, TX

Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES -- PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 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, July 11, 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 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, specialized fitness, small food service, neighborhood and specialized retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

I/We protest this proposed rezoning because

this will destroy the quietness, beauty and safety of our community.

I/We support this proposed rezoning because

Sincerely,

Thomas

Signature

2814 Powell Springs Ct

Street Address

Phone Number

Return to:

Gracykitty Thomas

Print Name

Vicksburg Sedona Creek

Subdivision

Development Services Department

1522 Texas Parkway

Missouri City, TX 77489

FAX (281) 208-5551

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

Print Name

Gracykitty Thomas

Signature

Thomas



DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY MISSOURI CITY, TEXAS 77489

June 29, 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, July 11, 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 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, specialized fitness, small food service, neighborhood and specialized retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

[X] I/We protest this proposed rezoning because

Specific purpose unknown

___ I/We support this proposed rezoning because

[Empty box for support reasons]

Sincerely,
Helen Keels
Signature
2610 Atlas Dr
Street Address

Helen Keels
Print Name
Olympia Estates
Subdivision

Return to:
Phone Number

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

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

Helen Keels
Print Name
Signature

City of Missouri City, TX
Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES ~ PLANNING DIVISION

1522 TEXAS PARKWAY MISSOURI CITY, TEXAS 77489

June 29, 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, July 11, 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 John Teal to rezone an approximate 6.19 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, specialized fitness, small food service, neighborhood and specialized retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

I/We protest this proposed rezoning because

Why build a commercial property that could possibly go out of business and leaving our community with empty buildings that could be destroyed by kids?

I/We support this proposed rezoning because

[Empty box for supporting reasons]

Sincerely,

Signature
3231 Aegean Drive
Street Address
[Redacted]
Phone Number

Jayrod M. Lee
Print Name
Olympia Estates
Subdivision
Development Services Department
1522 Texas Parkway
Missouri City, TX 77489
FAX (281) 208-5861

Return to:

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 _____

City of Missouri City, TX
Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY MISSOURI CITY, TEXAS 77489

June 29, 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, July 11, 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 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, specialized fitness, small food service, neighborhood and specialized retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

I/We protest this proposed rezoning because

We like this residential community and want it to stay this way. Plenty of high way 6 without involvement of our community.

I/We support this proposed rezoning because

Sincerely
Travis Fisher
Signature
3407 Beauwagard Ct.
Street Address
[Redacted]
Phone Number

TRAVIS FISHER
Print Name
VICKSBURG
Subdivision
Development Services Department
1522 Texas Parkway
Missouri City, TX 77489
FAX (281) 208-5551

Return to:

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.

TRAVIS FISHER
Print Name
Travis Fisher
Signature

City of Missouri City, TX
Received

JUL 11 2018



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 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, July 11, 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 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, specialized fitness, small food service, neighborhood and specialized retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

[check] I/We protest this proposed rezoning because

Not a geographically desirable area for businesses.

I/We support this proposed rezoning because

[Empty box for supporting reasons]

Sincerely,

Signature

3223 Fountain Hills

Street Address

Phone Number

Return to:

Print Name

Subdivision

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

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

Print Name

Jennifer Lopez

Signature

[Handwritten signature]

City of Missouri City, TX
Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 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, July 11, 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 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, specialized fitness, small food service, neighborhood and specialized retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

X

I/We protest this proposed rezoning because

I do not want people that do not live here in the neighborhood.

I/We support this proposed rezoning because

[Empty box for support reasons]

Sincerely,

[Handwritten signature]

Signature

2502 Scottsdale Blvd

Street Address

Phone Number

Return to:

Jennifer Young

Print Name

Subdivision

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

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

Jennifer Young

Print Name

[Handwritten signature]

Signature

City of Missouri City, TX

Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY MISSOURI CITY, TEXAS 77489

June 29, 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, July 11, 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 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, specialized fitness, small food service, neighborhood and specialized retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

I/We protest this proposed rezoning because

I don't want the area used for retail food services

I/We support this proposed rezoning because

I like the idea of using the area for development of childcare facilities

Sincerely, John Nadolski

Signature 2839 Goodman Ridge Dr

Street Address
Phone Number

John Nadolski

Print Name Olympia Estates

Subdivision

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

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

John Nadolski

Print Name

Signature

City of Missouri City, TX

Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY MISSOURI CITY, TEXAS 77489

June 29, 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, July 11, 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 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, specialized fitness, small food service, neighborhood and specialized retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

[X] I/We protest this proposed rezoning because

OF UNWANTED FOOT TRAFFIC, VERMIN, TOO CLOSE TO PEOPLE'S HOMES

I/We support this proposed rezoning because

Sincerely,
Karla N. Lang
Signature
3603 ALDRIDGE DR.
Street Address
[REDACTED]
Phone Number

KARLA N. LANG
Print Name
VICKSBURG
Subdivision
Development Services Department
1522 Texas Parkway
Missouri City, TX 77489
FAX (281) 208-5551

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

KARLA N. LANG
Print Name

[Signature]
Signature

City of Missouri City, TX
Received

JUL 17 2018

Planning Division



DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 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, July 11, 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 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, specialized fitness, small food service, neighborhood and specialized retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

I/We protest this proposed rezoning because

The building would disrupt the quiet housing

I/We support this proposed rezoning because

[Empty box for supporting reasons]

Sincerely, Katherine Wright
Signature

3215 Aegean Drive
Street Address

[Redacted] return to:
Phone Number

Katherine Wright
Print Name

Olympia Estates
Subdivision

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

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

Print Name

Signature

City of Missouri City, TX

Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 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, July 11, 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 John Tsai to rezone an approximate 8.19 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, specialized fitness, small food service, neighborhood and specialized retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

I/We protest this proposed rezoning because

of the unknown

I/We support this proposed rezoning because

[Empty box for support reasons]

Sincerely, [Signature]
Signature
3227 Aegon Dr

[Signature]
Print Name: Keisha Fulette

Street Address
[Redacted]
Phone Number

Return to:

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

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

Print Name Signature

City of Missouri City, TX
Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 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, July 11, 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 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, specialized fitness, small food service, neighborhood and specialized retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

I/We protest this proposed rezoning because

additional traffic is not good in residential areas, and diminishes safety.

I/We support this proposed rezoning because

Sincerely,

Signature
3335 Aldridge Dr
Street Address

Lori Jansen
Print Name
Olympia Estates
Subdivision

Return to:
Phone Number

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

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

Lori Jansen
Print Name

Signature

City of Missouri City, TX
Received

JUL 12 2018

Planning Division



DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 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, July 11, 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 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, specialized fitness, small food service, neighborhood and specialized retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

[X] We protest this proposed rezoning because

Unwanted traffic in the neighborhood

___ We support this proposed rezoning because

[Empty box for support reasons]

Sincerely, [Signature] Khalid Ibragimov Nilufar Dursunova
Signature Print Name

2703 Scottsdale Palms Olympia Estate
Street Address Subdivision

[Redacted] Return to: Development Services Department
1522 Texas Parkway
Missouri City, TX 77489
Phone Number 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

City of Missouri City, TX

Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 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, July 11, 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 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, specialized fitness, small food service, neighborhood and specialized retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

I/We protest this proposed rezoning because

Handwritten: Mr. Oscar Hall - rezoning of property

I/We support this proposed rezoning because

[Empty box for support reasons]

Sincerely,

Signature

Street Address

Phone Number

Print Name

Subdivision

Return to:

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

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

Print Name

Signature

City of Missouri City, TX

Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 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, July 11, 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 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, specialized fitness, small food service, neighborhood and specialized retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

I/We protest this proposed rezoning because... I/We support this proposed rezoning because... (Handwritten notes: We have also seen an increase in crime since opening of lots... We prefer to keep the neighborhood a residential area... Keep Residential Residential 10)

Sincerely, Pam Senegal
Signature
3202 Cumberbridge
Street Address
Phone Number

Pam Senegal
Print Name
Sedona Creek
Subdivision
Development Services Department
1522 Texas Parkway
Missouri City, TX 77489
FAX (281) 208-5551

Return to:

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.

Pam Senegal
Print Name
Signature

City of Missouri City, TX
Received
JUL 11 2018
Planning Division



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 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, July 11, 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 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, specialized fitness, small food service, neighborhood and specialized retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

[X] I/We protest this proposed rezoning because

It is in the middle of residences, would generate too much traffic and there are commercial areas available on Hwy 6.

___ I/We support this proposed rezoning because

[Empty box for supporting reasons]

Sincerely,

Patricia Batteaux (handwritten signature)

Signature

2923 Manion Dr, No City

Street Address

[Redacted]

Phone Number

Return to:

Patricia Batteaux (handwritten signature)

Print Name

Vicksburg/Lumberland

Subdivision

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

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

Patricia Batteaux (handwritten signature)

Print Name

Patricia Batteaux (handwritten signature)

Signature

City of Missouri City, TX

Receive#

JUL 10 2018

Planning Division



DEVELOPMENT SERVICES -- PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 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, July 11, 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 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, specialized fitness, small food service, neighborhood and specialized retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

X [We protest this proposed rezoning because

CONCERNS OF INCREASED TRAFFIC AND NO DESIRE

[We support this proposed rezoning because FOR COMMERCIAL ENTITIES WITHIN OUR NEIGHBORHOOD

Sincerely, RAY PARKER, JR. [Signature]
Signature Print Name

3114 SAVANNAH LN
Street Address
[Redacted] Return to:
Development Services Department
1522 Texas Parkway
Missouri City, TX 77489
Phone Number 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: RAY PARKER, JR. Signature: [Signature]

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 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, July 11, 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 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, specialized fitness, small food service, neighborhood and specialized retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

[x] I/We protest this proposed rezoning because

[Empty box for protest reason]

[] I/We support this proposed rezoning because

[Empty box for support reason]

Sincerely,

Sharon Stoll-Beckett

SHARON STOLL-BECKETT

Signature

3211 ANTELOPE HILLS DR.

Print Name

VICKSBURG - SEDONA CREEK

Street Address

281-983-3821

Return to:

Subdivision

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

Phone Number

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.

SHARON STOLL-BECKETT

Sharon Stoll-Beckett

Print Name

Signature

City of Missouri City, TX

Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 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, July 11, 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 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, specialized fitness, small food service, neighborhood and specialized retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

X I/We protest this proposed rezoning because

this project would bring more traffic/safety concerns into a residential area.

I/We support this proposed rezoning because

[Empty box for support reasons]

Sincerely, [Signature]

Signature
3306 Breckinridge Lane

Street Address

Phone Number

Return to:

[Signature]

Print Name
Vicksburg

Subdivision

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

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

[Signature]
Print Name

[Signature]
Signature

City of Missouri City, TX
Received

JUL 10 2018

Planning Division



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 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, July 11, 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 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, specialized fitness, small food service, neighborhood and specialized retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

[checked] I/We protest this proposed rezoning because

We do not need the traffic subdivision

___ I/We support this proposed rezoning because

[empty box]

Sincerely,

Signature

Street

Phone Number

[Handwritten signature: Abel Herrera]

[Redacted address]

Print Name

Subdivision

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

[Handwritten signature: Pearl Rabell]
[Handwritten text: Olympic Estates]

Return to:

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

City of Missouri City, TX

Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES -- PLANNING DIVISION

1522 TEXAS PARKWAY MISSOURI CITY, TEXAS 77489

June 29, 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, July 11, 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 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, specialized fitness, small food service, neighborhood and specialized retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

X I/We protest this proposed rezoning because

The main concerns are Property value, Traffic & Safety. Also it will affect the quietness we enjoy now.

I/We support this proposed rezoning because

[Empty box for supporting reasons]

Sincerely, [Signature]

Susan Alex

Signature
3307 Selene Dr

Print Name

Street Address

Subdivision

Phone Number

Return to:

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

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

Susan Alex

[Signature]

Print Name

Signature

City of Missouri City, TX

Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 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, July 11, 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 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, specialized fitness, small food service, neighborhood and specialized retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

[checked] I/We protest this proposed rezoning because

[Empty box for protest reasons]

[unchecked] I/We support this proposed rezoning because

[Empty box for support reasons]

Sincerely,
[Signature]
Signature

ROBERT STANTON
Print Name

2807 Powell Springs Ct
Street Address

Sedona Creek
Subdivision

[Redacted] Return to:
Phone Number

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

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

Robert Stanton
Print Name

[Signature]
Signature
City of Missouri City, TX

Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 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, July 11, 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 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, specialized fitness, small food service, neighborhood and specialized retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

X I/We protest this proposed rezoning because

commercial development within the neighborhood threatens the safety, aesthetics and integrity of vicksburg.

I/We support this proposed rezoning because

[Empty box for supporting reasons]

Sincerely,

[Handwritten signature]

Signature

3423 Bedford Forrest Ct.

Street Address

[Redacted]

Phone Number

Return to:

Taryn Burnett

Print Name

Vicksburg

Subdivision

Development Services Department

1522 Texas Parkway

Missouri City, TX 77489

FAX (281) 208-5551

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

Taryn Burnett

Print Name

[Handwritten signature]

Signature

City of Missouri City, TX

Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 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, July 11, 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 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, specialized fitness, small food service, neighborhood and specialized retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

X I/We protest this proposed rezoning because

it's important for our neighborhood to maintain the small town feel. We are so close to a variety of comm establishments there's no need to bring that into the community. We must consider the excess traffic and exposure that a neighborhood this size can't handle plus lets not forget about potential rise in crime.

I/We support this proposed rezoning because

[Empty box for supporting reasons]

Sincerely, [Signature]

3215 ANTELOPE HILLS DRIVE
Street Address

[Redacted] Return to:
Phone Number

Tiffany Chestnut
Print Name

Sedona Creek Vicksburg
Subdivision

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

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

Print Name Signature

City of Missouri City, TX
Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY MISSOURI CITY, TEXAS 77489

June 29, 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, July 11, 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 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, specialized fitness, small food service, neighborhood and specialized retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

[X] I/We protest this proposed rezoning because

Having business in the middle of a residential area will create more traffic & unwanted people as well as ruining the peaceful life of the residents there which is against the will of the citizens.

___ I/We support this proposed rezoning because

[Empty box for supporting reasons]

Sincerely,

[Handwritten signature: Wan Yan Chan]

Signature

WAN YAN IVY CHAN

Print Name

3235 Aegean Dr. 77459

Street Address

Subdivision

[Redacted] Return to:

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

Phone Number

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.

WAN YAN IVY CHAN

Print Name

[Handwritten signature: Wan Yan Chan]

Signature

City of Missouri City, TX

Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 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, July 11, 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 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, specialized fitness, small food service, neighborhood and specialized retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

[] We protest this proposed rezoning because

William A. Vandervoort we want the
Marylee W. Vandervoort neighborhood to
remain and no

[] I/We support this proposed rezoning because

commercial building.

Sincerely,

Marylee W. Vandervoort

Signature

2718 Richard Court

Street Address

Phone Number

[Redacted]

Return to:

Marylee W. Vandervoort
William A. Vandervoort

Print Name

Vicksburg/Cumberland

Subdivision

Development Services Department

1522 Texas Parkway

Missouri City, TX 77489

FAX (281) 208-5551

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

Print Name

Signature

City of Missouri City, TX

Received

JUL 12 2018

Planning Division



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 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.

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:

X I/We protest this proposed rezoning because

Handwritten: We do not want a commercial property in the midst of our community

I/We support this proposed rezoning because

[Empty box for support text]

Sincerely,

Handwritten signature: Mary Lee W. Vandervoort

Signature

Handwritten address: 2718 Prichard Court

Street Address

Phone Number

[Redacted phone number]

Return to:

Handwritten name: Mary Lee W. Vandervoort

Print Name

Handwritten subdivision: Vicksburg / Cumberland

Subdivision

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

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

Handwritten print name: Mary Lee W. Vandervoort

Print Name

Handwritten signature: Mary Lee W. Vandervoort

Signature



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

City of Missouri City, TX

Received

September 28, 2018

OCT 09 2018

CITY OF MISSOURI CITY, TEXAS
Planning and Zoning Commission

Planning Division

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 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.

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:

We protest this proposed rezoning because

I DO NOT WANT A BUSINESS IN A RESIDENTIAL SUBDIVISION THE CURRENT OWNERS DOES NOT TAKE CARE OF THE VACANT LOT & THEY SURELY WILL NOT TAKE CARE OF A BUSIN PARK

We support this proposed rezoning because

Sincerely,

Signature
Melinda Roquemore

MELINDA Roquemore
Print Name
Vicksburg Village of Cumberland
Subdivision

Street Address

[Redacted]

Return to:

Phone Number

3542 Truesdale DR

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

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

Print Name
MELINDA Roquemore

Signature
Melinda Roquemore

Letters of Protest
Property Owners **not within** 200 feet of subject property

Received between
December 3, 2018 and December 14, 2018 (10:00 am)

Includes some repeated protest

Jennifer Thomas Gomez

Received 12-03-2018
- by email
MC Development
Services

From: Rachel Cleveland <[REDACTED]>
Sent: Monday, December 3, 2018 4:49 PM
To: Jennifer Thomas Gomez
Subject: Proposed Rezoning in Vicksburg

Good Afternoon,
My understanding is that I can submit a vote via e-mail. If that's the case, please count this as a vote for NO.

Thank you,

Rachel Cleveland
3607 Yankee Ct
Missouri City, TX 77459

Subdivision: VICKSBURG VILLAGE OF CUMBERLAND

Jennifer Thomas Gomez

From: Lindauer, Sharon <[REDACTED]>
Sent: Monday, December 3, 2018 3:36 PM
To: Jennifer Thomas Gomez
Subject: Proposed re-zoning in Vicksburg

Received 12-03-2018
- by email
MC Development
Services

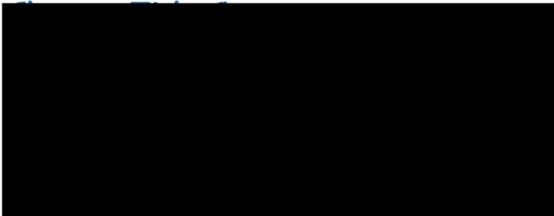
My husband and I vote NO.

Thank you,

Sharon Lindauer
2939 Manion Dr.
Missouri City Tx.

Subdivision: VICKSBURG VILLAGE OF CUMBERLAND

Sharon Lindauer



NOTICE: The information contained in this message is proprietary and/or confidential and may be privileged. If you are not the intended recipient of this communication, you are hereby notified to: (i) delete the message and all copies; (ii) do not disclose, distribute or use the message in any manner; and (iii) notify the sender immediately.

Received 12-03-2018
- by email
MC Development
Services

Jennifer Thomas Gomez

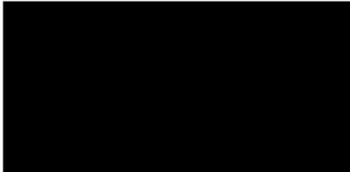
From: Sharmia Thomas Powell <[REDACTED]>
Sent: Monday, December 3, 2018 1:41 PM
To: Jennifer Thomas Gomez
Cc: [REDACTED]
Subject: Rezoning of 5.19 acre plot of land on Vicksburg Blvd and Truesdale Dr

Hello Jennifer,

I am a Vicksburg resident (3306 Breckinridge Lane). My husband, Eddie Powell, and I spoke against rezoning at previous meeting. I am going to try to attend tonight's City Council meeting. However, I wanted to email my vote against rezoning from residential to commercial use due reasons previously stated in last city council meeting.

Sharmia Thomas-Powell, PharmD, BCPS
Clinical Staff Pharmacist

Subdivision: VICKSBURG VILLAGE OF SHILOH



Jennifer Thomas Gomez

From: NARENDRA UTUKURI <[REDACTED]>
Sent: Monday, December 3, 2018 3:33 PM
To: Jennifer Thomas Gomez
Subject: Proposed rezoning NO

Received 12-03-2018
- by email
MC Development
Services

My vote is NO . I will oppose the rezoning in residential area.

Malathi Utukuri
5422 pointed leaf drive
Missouri City
77459
Sent from my iPhone

Subdivision: Pecan Estates At Anderson Springs

Jennifer Thomas Gomez

From: NARENDRA UTUKURI <[REDACTED]>
Sent: Monday, December 3, 2018 3:36 PM
To: Jennifer Thomas Gomez
Subject: Rezoning in Vicksburg

Received 12-03-2018
- by email
MC Development
Services

My vote is NO
No commercial businesses in residence locality.
Utukuri Malati

Sent from my iPhone

Assume same address as 5422 Pointed Leaf Drive - Pecan Estates at Anderson Springs
subdivision;

Jennifer Thomas Gomez

From: Morgan McMorris <[REDACTED]>
Sent: Monday, December 3, 2018 3:09 PM
To: Jennifer Thomas Gomez
Subject: Voting

Received 12-03-2018
- by email
MC Development
Services

I won't make it tonight but I would like to vote no

Thanks,
Morgan McMorris

Sent from my iPhone

Subdivision: VICKSBURG VILLAGE OF SHILOH

Jennifer Thomas Gomez

From: Morgan McMorris <[REDACTED]>
Sent: Monday, December 3, 2018 3:47 PM
To: Jennifer Thomas Gomez
Subject: Re: Voting

My address 2923 Bull Run Ct

Subdivision: VICKSBURG VILLAGE OF SHILOH

Sent from my iPhone

> On Dec 3, 2018, at 3:24 PM, Jennifer Thomas Gomez <Jennifer.ThomasGomez@Missouricitytx.gov> wrote:

>

> Morgan,

>

> Thank you. The City Council is scheduled to vote on the proposed ordinance tonight. What can impact the vote is written protest, particularly from property owners within 200 feet of the subject site.

>

> Please provide your property address so that it can be determined if your property is within 200 feet.

>

> Your protest will be forwarded to City Council regardless of if your property is within 200 feet or not.

>

> Let me know if you have any questions.

>

> Thanks.

>

>

> Jennifer Thomas Gomez, AICP | Planning Manager

> 1522 Texas Parkway | Missouri City, TX 77489 t. 281.403.8547 | f.

> 281.208.5551

> website | map | email

> ~ A Safe, Scenic City rated one of America's "Best" Places to Live ~

> The Mission of the City Government of Missouri City is to provide municipal services in a financially responsible and customer friendly manner, while engaging our residents. How can we better serve you? Take our customer satisfaction survey.

>

>

>

> -----Original Message-----

> From: Morgan McMorris [mailto:[REDACTED]]

> Sent: Monday, December 3, 2018 3:09 PM

> To: Jennifer Thomas Gomez <Jennifer.ThomasGomez@Missouricitytx.gov>

> Subject: Voting

>

> I won't make it tonight but I would like to vote no

>

> Thanks,

> Morgan McMorris

>

> Sent from my iPhone

Jennifer Thomas Gomez

From: Linita McDonald <[REDACTED]>
Sent: Monday, December 3, 2018 2:08 PM
To: Jennifer Thomas Gomez
Subject: Rezoning in Vicksburg

Received 12-03-2018
- by email
MC Development
Services

Hi Mrs. Thomas Gomez,

I cannot attend the meeting tonight, but I am against the rezoning.

Thank you!

Property address not provided

Jennifer Thomas Gomez

Received 12-03-2018
- by email
MC Development
Services

From: Johnny Brice <[REDACTED]>
Sent: Monday, December 3, 2018 9:18 PM
To: Jennifer Thomas Gomez
Cc: sharonbrice832@gmail.com
Subject: No to Rezoning in Vicksburg

Good Evening,

I live on Truesdale drive which will be affected by rezoning if this ordinance passes. I am truly upset that someone can purchase a empty lot in the middle of this quiet neighborhood and build whatever they want. Please know, this is not fair and whomever has purchased this land does not need to build a gas station which could effect our water or any other nuisance in this neighborhood. I work from home and walk the neighborhood and we don't need the extra traffic and busier road ways.

Thank you for listening and reading my email!

John and Dorothy Brice

Sent from my iPhone

Jennifer Thomas Gomez

From: Ed & Les Royer <[REDACTED]>
Sent: Monday, December 3, 2018 2:55 PM
To: Jennifer Thomas Gomez
Subject: Rezoning Vote tonight

Received 12-03-2018
- by email
MC Development
Services

Hi Mrs. Thomas-Gomez,

Please accept this email as a vote AGAINST rezoning and allowing commercial/businesses to be built inside the Vicksburg neighborhood, particularly the 5.19 acre plot located at Vicksburg Blvd. and Truesdale Dr.

Fondly,
Edward and Leslie Royer

The Village of Cumberland, Vicksburg Subdivision
2715 Prichard Court
Missouri City, TX 77459

Jennifer Thomas Gomez

From: Darrell Zeno <[REDACTED]>
Sent: Monday, December 3, 2018 3:49 PM
To: Jennifer Thomas Gomez
Subject: Rezoning of Lot in Vicksburg

Received 12-03-2018
- by email
MC Development
Services

Good afternoon,

My name is Darrell Zeno and I reside at 2911 coyote trail ct Missouri city tx 77459. My home is located in the Vicksburg neighborhood.

I am emailing to confirm my vote of NO - I am completely against the rezoning of the property for commercial use.

Thank you for this opportunity to make my voice heard!

Regards,

Darrell Zeno

Subdivision: SEDONA CREEK

Jennifer Thomas Gomez

From: Davie <[REDACTED]>
Sent: Monday, December 3, 2018 1:20 PM
To: Jennifer Thomas Gomez
Subject: Rezoning

Received 12-03-2018
- by email
MC Development
Services

Hi

My name is Davie Lee I live at 3610 Ashley Ct in Vicksburg community. I vote no for the rezoning in my neighborhood.
Thanks, Davie Lee Sent from my iPhone

Subdivision: VICKSBURG VILLAGE OF CUMBERLAND

Jennifer Thomas Gomez

Received 12-03-2018
- by email
MC Development
Services

From: Christine Pham <[REDACTED]>
Sent: Monday, December 3, 2018 12:11 PM
To: Jennifer Thomas Gomez
Subject: I Oppose the proposed rezoning on Vicksburg Blvd.

Dear Sir/Madam:

I protest/oppose the proposed rezoning on Vicksburg Blvd. This community should remain a single family zone.

Regards,
Christine Pham
2742 Prichard Court
Missouri City, TX 77459

Jennifer Thomas Gomez

Received 12-03-2018
- by email
MC Development
Services

From: pat <[REDACTED]>
Sent: Monday, December 3, 2018 5:00 PM
To: Jennifer Thomas Gomez
Subject: Proposed PD, Planned Development

To: Development Services Department

I am opposed and protest the rezoning of property by John Tsai to PD. This is and should continue to be a residential community. There are many area for development of buildings in this request in Missouri City. I purchased my home to live in a quiet residential area, not commercial. We have few children in the community, therefore a need for a child care facility is not needed definitely no café. Many restaurants, fast food places are located all up and down Highway 6, without coming in the community. I strongly protest this rezoning effort.
Annie Session

Jennifer Thomas Gomez

Received 12-03-2018
- by email
MC Development
Services

From: CHARZETTA FLEMING <[REDACTED]>
Sent: Monday, December 3, 2018 3:18 PM
To: Jennifer Thomas Gomez
Subject: The rezoning of a 5.19 acre plot of land on Vicksburg Blvd. and Truesdale Dr. from residential to commercial use

In regards to the rezoning of a 5.19 acre plot of land on Vicksburg Blvd. and Truesdale Dr. from residential to commercial use. **I would like to vote NO to commercial use of this land.**

Thank you,

Charzetta Fleming

Subdivision: SEDONA CREEK SEC 1

Jennifer Thomas Gomez

From: CHARZETTA FLEMING <[REDACTED]>
Sent: Monday, December 3, 2018 3:33 PM
To: Jennifer Thomas Gomez
Subject: RE: The rezoning of a 5.19 acre plot of land on Vicksburg Blvd. and Truesdale Dr. from residential to commercial use

My property address is:

2811 Sedona Creek,
Missouri City, Tx 77459

Thank you.

On December 3, 2018 at 3:26 PM Jennifer Thomas Gomez
<Jennifer.ThomasGomez@Missouricitytx.gov> wrote:

Charzetta,

Thank you. The City Council is scheduled to vote on the proposed ordinance tonight. What can impact the vote is written protest, particularly from property owners within 200 feet of the subject site.

Please provide your property address so that it can be determined if your property is within 200 feet.

Your protest will be forwarded to City Council regardless of if your property is within 200 feet or not.

Let me know if you have any questions.

Thanks.



Jennifer Thomas Gomez, AICP | Planning Manager

1522 Texas Parkway | Missouri City, TX 77489

t. 281.403.8547 | f. 281.208.5551

[website](#) | [map](#) | [email](#)    

~ A Safe, Scenic City rated one of America's "Best" Places to Live ~

The Mission of the City Government of Missouri City is to provide municipal services in a financially responsible and customer friendly manner, while engaging our residents. How can we better serve you? Take our [customer satisfaction survey](#).

From: CHARZETTA FLEMING [mailto:████████████████████]

Sent: Monday, December 3, 2018 3:18 PM

To: Jennifer Thomas Gomez <Jennifer.ThomasGomez@Missouricitytx.gov>

Subject: The rezoning of a 5.19 acre plot of land on Vicksburg Blvd. and Truesdale Dr. from residential to commercial use

In regards to the rezoning of a 5.19 acre plot of land on Vicksburg Blvd. and Truesdale Dr. from residential to commercial use. **I would like to vote NO to commercial use of this land.**

Thank you,

Charzetta Fleming

Petition Summary: Rezoning 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 and neighborhood and specialized retail uses; providing for an amendment to the Comprehensive Plan; providing a penalty. 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 Sedona, Village of Cumberland.

DEC 03 2018

Action Petitioned For: Citizens requesting the City Council rule against the Rezoning of this property and allow it to remain an R-1-A single family residential district.

Planning Division

	PRINTED NAME	SIGNATURE	STREET ADDRESS
1.	ARUN BHAGAT	Arun Bhagat	2902 Coyote Trail Ct
2.	RAVI BHAGAT	Ravi Bhagat	2902 COYOTE TRAIL CT
3.	ZULKHUMAR DURSUNOVA	Zulkh	2906 Coyote Trail Dr
4.	Federico Thomas	Federico Thomas	3222 Antelope Hills Dr
5.	Ingrid M. Lee	Ingrid M. Lee	3231 Aegean Dr.
6.	Hilary D. Thompson	Hilary D. Thompson	3326 Breckinridge Ln
7.	EDWARD L THOMPSON	Edward L. Thompson	3326 Breckinridge Ln
8.	Kim Gies	Kim Gies	3003 Tecumseh Ct
9.	Keith Derrington	Keith Derrington	3003 Tecumseh Ct.
10.	Sharon Prior	Sharon Prior	2914 Manion Dr
11.	CARL PRIOR	C. Prior	2914 MANION DR.
12.	Deatrice Parsons	D. Parsons	3103 Shiloh Dr.
13.	Rolanel Parsons	Rolanel Parsons	3103 Shiloh Dr.
14.	Silvia Oulle	Silvia Oulle	3235 Cumberland Dr
15.	DANNY OVALLE	Danny Ovalle	3235 Cumberland Dr.
16.	Kevin Chestnut	Kevin Chestnut	3215 Antelope Hills Dr
17.	Tyrance Richardson	Tyrance Richardson	2831 Salt River Ct
18.	Amber Richardson	Amber Richardson	2831 Salt River Ct.
19.	CHARLOTTA THURMAN	Charlotte Thurman	2827 SALT RIVER CT
20.	JUAN ALDARE	Juan Aldare	2811 SALT RIVER CT
21.	JULIE ALDARE	Julie Aldare	2811 SALT RIVER CT
22.	Dawn Fairley	Dawn Fairley	2806 Salt River Ct.
23.	RALPH FAIRLEY	Ralph Fairley	2806 Salt River Ct.
24.	Bythella Thomas	Bythella Thomas	2810 Salt River Ct
25.	Hiroshi Weaver	Hiroshi Weaver	3239 Antelope Hills 77459

77459
Mesa
City

Petition Summary: Rezoning 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 and neighborhood and specialized retail uses; providing for an amendment to the Comprehensive Plan; providing a penalty. 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 Sedona, Village of Cumberland.

City of Missouri City, TX
 Received
 DEC 03 2018

Action Petitioned For: Citizens requesting the City Council rule against the Rezoning of this property and allow it to remain an R-1-A single family residential district.

Planning Division

	PRINTED NAME	SIGNATURE	STREET ADDRESS
1.	Kathleen Jacobs	Kathleen Jacobs	3230 Woods Canyon Ct.
2.	William Jacobs	Wm Jacobs	3230 Woods Canyon Ct.
3.	CARLOS Aguilar Mathis	[Signature]	3226 Woods Canyon Ct
4.	Phyllis M. Williams	Phyllis M. Williams	3214 Woods Canyon Ct
5.	Kenneth Mayet	Kenneth Mayet	3203 Woods Canyon Ct.
6.	Sayera	[Signature]	3210 Wood Canyon Ct
7.	Thomas Smith	witnessed by Kathleen Jacobs	3219 Woods Canyon Ct
8.	SIBY GEORGE	[Signature]	3239 Woods Canyon Ct.
9.	Rency Chacko	Rency Chacko	3239 Woods Canyon Ct.
10.	Jameel Abdul-Chatir	Jameel Abdul-Chatir	3247 Woods Canyon Ct
11.	Carolyn Hooper	Carolyn Hooper	3247 Woods Canyon Ct
12.	Cherise Hooper	[Signature]	3247 Woods Canyon Ct
13.	Shawn Fisher	Shawn Fisher	3246 Woods Canyon.
14.	ANITRIA Langlais	[Signature]	3242 Woods Canyon
15.	LUBNA ZAIDI	[Signature]	3238 Woods Canyon.
16.	Leonard Harris	Leonard Harris	3234 woods canyon Ct
17.	SHANTEL Benjamin	Shantel Benjamin	3223 TRUESDALE DRIVE
18.	Bernadette Jackson	[Signature]	3219 TRUESDALE TRUESDALE Drive
19.	Andie Weaver	Andie Weaver	3239 Antelope Hills Drive
20.	Yolanda Segura	Yolanda Segura	3235 Antelope Hills Dr.
21.	Alimoh Liel	[Signature]	3227 Antelope Hills Dr.
22.	Shanel Gasque	[Signature]	3223 Antelope Hills Dr
23.	Darrell Zeno	Darrell Zeno	2911 Coyote Trail Ct.
24.	ESKANDAR DURSIW	[Signature]	2910 Coyote Trail Ct.
25.	Michael Stribling	[Signature]	3210 Antelope Hills

Petition Summary: Rezoning 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 and neighborhood and specialized retail uses; providing for an amendment to the Comprehensive Plan; providing a penalty. 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 Sedona, Village of Cumberland.

DEC 03 2018

Action Petitioned For: Citizens requesting the City Council rule against the Rezoning of this property and allow it to remain an R-1-A single family residential district.

Planning Division

	PRINTED NAME	SIGNATURE	STREET ADDRESS
1.	Barbra Oliver	Barbra Oliver	3331 Antelope Hills
2.	Rodney Wayne Jackson	Rodney Jackson	3310 Antelope Hills Dr
3.	Rosie Jackson	Rosie Jackson	3310 Antelope Hills Dr.
4.	NEWSON MATTHEW	[Signature]	3314 Hill Valley
5.	Kim Hampshire	Kim Hampshire	3322 Antelope Hills DR.
6.	Bart Hampshire	Bart Hampshire	3322 Antelope Hills DR.
7.	Myron K Bertrand	Myron Bertrand	2830 Salt River Ct.
8.	Tracy M. Bertrand	Tracy Bertrand	2830 Salt River Ct.
9.	Vanessa Fuentes	[Signature]	2914 Cumberland Dr.
10.	Tiffany Chestnut	Tiffany Chestnut	3215 Antelope Hills Dr.
11.	Carol Sortun	Carol Sortun	3219 Antelope Hills Dr
12.	Carndace Stringfellow	Carndace Stringfellow	3226 Antelope Hills Dr.
13.	Wesley Stringfellow	Wesley Stringfellow	3224 Antelope Hills DR.
14.	TETRE / CASKIN	[Signature]	3223 Antelope Hill DR
15.	Bridget Wright	Bridget Wright	2309 Bull Run Ct.
16.	Archie Wright	[Signature]	2907 Bull Run Ct
17.	Matthew Wright	[Signature]	2907 Bull Run Ct
18.	Tashon Ismailov	[Signature]	2818 Powell Springs Ct
19.	Melvin Foreman	Melvin Foreman	2822 Powell Springs Ct
20.	Dwayne Ward	Dwayne F. Ward	2827 Powell Springs Ct.
21.	Cynthia Ward	Cynthia Ward	2827 Powell Springs Ct.
22.	Robert Stanton	ROBERT STANTON	2807 Powell Springs Ct.
23.	Meredith Stanton	Meredith Stanton	2807 Powell Springs
24.	Johnny Theas	Johnny Theas	2802 Powell Springs Ct
25.	Calvin L. Coleman	Calvin L. Coleman	2803 Powell Springs Ct

Petition Summary: Rezoning 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 and neighborhood and specialized retail uses; providing for an amendment to the Comprehensive Plan; providing a penalty. 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 Sedona, Village of Cumberland.

Action Petitioned For: Citizens requesting the City Council rule against the Rezoning of this property and allow it to remain an R-1-A single family residential district.

	PRINTED NAME	SIGNATURE	STREET ADDRESS
1.	Patricia Coleman	Patricia Coleman	2863 Powell Springs Ct.
2.	CAROLYN DAVIS	x CD Davis	3231 Woods Canyon Ct
3.	Doyle W. DAVIS	x DW DAVIS	' ' ' '
4.	Ruslan Shakirov	[Signature]	2935 Kennesaw dr
5.	Islam Shakirov	[Signature]	Missouri City Tx 77459
6.	Kamila Shakirov	[Signature]	2935 KENNESAW, MC TX
7.	Jose Hernandez	[Signature]	2938 Kennesaw, 77459
8.	Tamikia Reed	TR Reed	3622 Yankee Ct, 77459
9.	Reginald Reed	Reginald Reed	3622 Yankee Ct 77459
10.			City of Missouri City, TX
11.			Received
12.			DEC 03 2018
13.			Planning Division
14.			
15.			
16.			
17.			
18.			
19.			
20.			
21.			
22.			
23.			
24.			
25.			

Letters of Support



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

Received 12-03-2018
- by email
MC Development
Services

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 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.

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

[Empty rectangular box for protest reason]

I/We support this proposed rezoning because

I truly believe this is an awesome idea, it will benefit families, the whole community, will make the community more attractive. Excellent now!

Sincerely,

[Handwritten signature]

Signature

3418 Phoenix Ct

Street Address

6469440415

Phone Number

Return to:

Rosie Cartagena

Print Name

VICKSBURG

Subdivision

Development Services Department

1522 Texas Parkway

Missouri City, TX 77489

FAX (281) 208-5551

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

Print Name

Signature



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

September 28, 2018

City of Missouri City, TX

Received

CITY OF MISSOURI CITY, TEXAS
Planning and Zoning Commission

DEC 03 2018

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

Planning Division

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.

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

[Empty box for protest reason]

I/We support this proposed rezoning because

It does not negatively affect the community

Sincerely, *E.C. Williams*

Signature
2722 ATLAS DR.

Street Address

Phone Number

Return to:

Edmond C. Williams

Print Name
LAKE OLYMPIA ESTATES

Subdivision

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

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

Edmond C. Williams
Print Name

[Signature]
Signature



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

Protest withdrawn - Support Letter received 12/03/2018 Development Services

June 29, 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, July 11, 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 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, specialized fitness, small food service, neighborhood and specialized retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

X I/We protest this proposed rezoning because

Does not improve the quality of life for the area (1) Traffic problems more + larger vehicles, etc

I/We support this proposed rezoning because

Sincerely, Edmund C. Williams

Signature 2722 ATLAS DR

Street Address

Phone Number Return to:

Edmond C. Williams Print Name

Olympia Estates Subdivision

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

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

City of Missouri City, TX

Print Name

Signature

Received

JUL 12 2018

Planning Division



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 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.

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

[Empty box for protest reason]

I/We support this proposed rezoning because

We believe it will help our community by providing educational and fun activities.

Sincerely,

[Handwritten signature]

Signature

3415 Phoenix Ct.

Street Address

[Redacted address]

Phone Number

Return to:

Jorje L. Lopez

Print Name

Vicksburg

Subdivision

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

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

Print Name

Signature



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 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.

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

[Empty rectangular box for protest reason]

I/We support this proposed rezoning because

I truly believe this is an awesome idea, it will benefit families, the whole community, will make the community more attractive. Excellent move!

Sincerely,

[Handwritten signature]

Signature

3418 Phoenicia Ct

Street Address

Phone Number

Return to:

Rosie Cartagena

Print Name

Vicksburg

Subdivision

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

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

Print Name

Signature

To Councilman Jeffrey Boney,

Hello, my name is Rachelle Mavridis and I've lived in the Vicksburg Community for 14 years. I would like to see, the John Tsai Planning Zone project at the Vicksburg and Truesdale St. go forward. I think the proposal they made would benefit our Community. I live right in the back of the other field across the street from this property. I hope one day something nice will be built there. The Proposal from the family looks very nice and with small businesses being there would be an uplift for us. The family stated most of the land would be green with grass, plants, trees and shrubs. It sounds very pretty and with one of the buildings they said we could use as a Community Center which we desperately need. Maybe now we could do more gatherings for Vicksburg and have a HOA meetings, they could rent it out for private parties. I can't wait til the other field behind me gets sold and builds. It doesn't look good when you drive down our beautiful Vicksburg Blvd and you see 2, 5 acre fields. So please let's approve this and let's get started. Take care and thanks for listening.

Sincerely,

Rachelle Mavridis

3419 Phoenix Ct.

Missouri City, TX, 77459



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 John Tsa 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.

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

[Empty rectangular box for protest reasons]

I/We support this proposed rezoning because

Because we need something beautiful on that empty lot and what they propose is beautiful and will benefit our community.

Sincerely

Rachelle Mavridis

Signature

3419 Phoenix Ct.

Street Address

[Redacted]

Phone Number

Return to:

Rachelle Mavridis

Print Name

The Vicksburg

Subdivision

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

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

Rachelle Mavridis

Print Name

Rachelle Mavridis

Signature



CITY COUNCIL AGENDA ITEM COVER MEMO

December 17, 2018

To: Mayor and City Council
Agenda Item: 7(a)(2) Lexington Village - PD, Planned Development District Amendment
Submitted by: Jennifer Thomas Gomez, AICP, Planning Manager

SYNOPSIS

This is the first of two readings of an ordinance to amend the regulations and restrictions of PD, Planned Development District No. 81 to allow for a mixed use development to include commercial, retail, townhomes and multifamily residential developments, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

PD No. 81 is located north of the intersection of Fifth Street and FM 1092, southeast of the intersection of Lexington Boulevard/Independence Boulevard and FM 1092, and west of the FBISD Armstrong Elementary School. PD No. 81 includes undeveloped acreage and a Starbucks at 1321 FM 1092 and a Take 5 Oil Change at 1405 FM 1092.

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Have quality development through buildout

BACKGROUND

PD No. 81 was approved in 2012 to allow for uses permitted within the LC-3, retail district; townhouses and related accessory uses and office/warehouse uses related to commercial and retail developments. To date, two tracts within the PD have been developed, one for a Starbucks and the other for a Take 5 oil change business. The applicant has worked over the last several years, to consider various development plans for the proposed townhouses.

The applicant has brought this application seeking to amend the rules and regulations of the PD to expand the allowance for residential uses and provide for uniform development standards for both townhouses and multifamily residential products.

A revised conceptual plan has been provided, indicating a development to include approximately 173 patio homes including 2-car garages on an 18.16 acre tract of land; approximately 288 multifamily dwelling units on an 11.12 acre tract of land; and maintaining approximately 7.14 acres of land for commercial uses.

Staff recommended approval and the Planning and Zoning Commission held a public hearing on November 14, 2018 and forwards a positive recommendation to include the proposed uses, provide regulations including architectural standards and to require that a development permit be sought within 18 months of the effective date of the ordinance, if passed.

BUDGET ANALYSIS

Funding Source	Account Number	Project Code/Name	FY__ Funds Budgeted	FY__ Funds Available	Amount Requested
Budget	N/A				

Purchasing Review: N/A

Financial/Budget Review: N/A

Note: Compliance with the conflict of interest questionnaire requirements, if applicable, and the interested party disclosure requirements (HB 1295) has been confirmed/is pending within 30-days of this Council action and prior to execution.

SUPPORTING MATERIALS

1. Ordinance
2. Ordinance O-12-07
3. Planning and Zoning Commission meeting minutes (November 14, 2018)
4. Planning and Zoning Commission final report
5. Application
6. Ortho map
7. Conceptual site plan, building elevations
8. Notice of public hearing
9. Notice of public hearing to adjoining property owners
10. Mailing labels for adjoining property owners
11. Rezoning application protest letters analysis
12. Letters of protest
13. Letters of support

STAFF'S RECOMMENDATION

Staff recommends approval of the ordinance on the first reading.

Director Approval: Otis T. Spriggs, AICP

**Assistant City Manager/
City Manager Approval:** Bill Atkinson, Assistant City Manager

ORDINANCE NO. O-19-__

AN ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS, AMENDING USES AND REGULATIONS IN PD PLANNED DEVELOPMENT DISTRICT NO. 81; DESCRIBING SAID 38.51-ACRE TRACT OF LAND; REGULATING AND RESTRICTING THE DEVELOPMENT AND USE OF PROPERTY WITHIN SUCH PD PLANNED DEVELOPMENT DISTRICT; AMENDING THE ZONING DISTRICT MAP OF THE CITY OF MISSOURI CITY; PROVIDING FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN; PROVIDING FOR REPEAL; PROVIDING A PENALTY; PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

* * * *

WHEREAS, Sunlake, Limited is the owner of an approximate 30.61-acre tract of land, Hannover Estates, Limited is the owner of a 6.53-acre tract of land, Leo E Tealdi 2011 Trust is the owner of an approximate 0.76-acre tract of land, and MFM Maestri Missouri City, Limited Liability Company is the owner of an approximate 0.61-acre tract of land, for a total of approximately 38.51 acres of land within the corporate limits of the City of Missouri City, Texas (the "Property"); and

WHEREAS, said Property has a zoning classification of PD Planned Development District No. 81 under Ordinance No. O-12-07, adopted on March 5, 2012; and

WHEREAS, Clinton Wong, president of Hannover Estates, Limited and Sunlake, Limited, has made application to the City of Missouri City to amend PD Planned Development District No. 81; and

WHEREAS, pursuant to Section 8.3 of the City of Missouri City Zoning Ordinance, said application was submitted to the City of Missouri City with proof of notice of the application to all of the other property owners within PD Planned Development District No. 81; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Missouri City have each conducted, in the time and manner and after the notice required by law and the City of Missouri City Zoning Ordinance, a public hearing on such requested amendment; and

WHEREAS, the Planning and Zoning Commission of the City of Missouri City has issued its final report and the City Council of the City of Missouri City now deems it appropriate to grant such requested changes in uses and regulations; now therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS:

Section 1. The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. As required by law, the City Council of the City of Missouri City conducted the public hearing on the request for zoning reclassification and closed the public hearing prior to the final adoption of this Ordinance.

Section 3. The zoning classification of said 38.51-acre tract of land is PD Planned Development District No. 81. The 38.51-acre tract of land is more fully described in Exhibit "A," and depicted in Exhibit "A-1," attached hereto and made a part hereof for all purposes.

Section 4. Except as set forth herein, PD Planned Development District No. 81 shall be developed in accordance with the Missouri City Code and the City of Missouri City Zoning Ordinance, and shall be developed generally in accordance with the revised general site plan, Exhibit "B," attached hereto and made a part hereof for all purposes. If Exhibit "B" conflicts with this Ordinance, the regulations contained herein, shall prevail. PD Planned Development District No. 81 is subject to the following regulations and restrictions:

- A. Purpose.** PD Planned Development District No. 81 may include LC-3 retail district uses, R-5 townhouse residential district uses, MF-2 multifamily residential district uses, and office/warehouse uses related to uses allowed in LC-3 retail districts. Improvements to the site shall be designed to enhance the overall urban design and nature of the surrounding area.
- B. Use regulations.** In PD Planned Development District No. 81, no building, structure, or land shall be used and no building or structure shall be hereafter erected, reconstructed, altered or enlarged except as provided by this Ordinance.

The following uses shall be permitted:

1. LC-3 retail district uses, hereinafter referred to as "LC-3 retail uses."
2. Townhouse residential district uses and related accessory uses, hereinafter referred to as "townhouse uses."
3. MF-2 multifamily residential district uses, hereinafter referred to as "multifamily uses."
4. Office/warehouse uses related to uses allowed in an LC-3 retail district, hereinafter referred to as "office/warehouse uses."

C. Height and area regulations. The height and area regulations for PD Planned Development District No. 81 shall be as follows:

1. LC-3 retail uses and office/warehouse uses: Except as set forth herein, the height and area regulations contained in Section 7.12, LC-3 retail district, of the City of Missouri City Zoning Ordinance shall apply to LC-3 retail uses and office/warehouse uses.

a. A building designated for office/warehouse uses located along F.M. Road 1092 shall not consist of more than 8,000 square feet of foundation area and shall not exceed two stories or 35 feet in height.

2. Townhouse uses: The height and area regulations contained in Section 7.6, R-5 townhouse residential district, of the City of Missouri City Zoning Ordinance shall apply.

3. Multifamily uses: The height and area regulations contained in Section 7.9, MF-2 multifamily residential district, of the City of Missouri City Zoning Ordinance shall apply to multifamily uses.

D. Architecture and building regulations. Except as set forth herein, all buildings and structures constructed in PD Planned Development District No. 81 shall be constructed in accordance with Section 7A, Architectural Design Standards, of the City of Missouri City Zoning Ordinance.

1. Office/warehouse uses: A building designated for office/warehouse uses may utilize any type of masonry material allowed by the City of Missouri City Zoning Ordinance as a primary material for the exterior walls of the warehouse area of such building, provided that such walls are not visible by the public from F.M. Road 1092 or Independence Boulevard. The standards for buildings located in Architectural design zone 1 shall apply to all other exterior walls of buildings designated for office/warehouse uses.

2. Townhouse uses.

a. The architectural design standards of townhouse uses shall be consistent with the architectural design standards for multifamily uses set forth in Section 7.9, MF-2 multifamily residential district, of the City of Missouri City Zoning Ordinance.

b. Exterior walls on the first floor of townhouse structures shall consist of masonry materials. 100 percent of facades visible

from a public right-of-way shall consist of masonry materials.

3. Multifamily uses and townhouses uses.
 - a. All residential structures shall be uniform in color and building materials.
 - b. Roofs on townhouse structures and multifamily structures shall be comprised of 30 year asphalt shingles, and the dormers and accent roofing shall consist of standing seam roofing material.
 - c. Structures built incidental to townhouse uses or multifamily uses, including office buildings and pool facilities, shall have standing seam roofs. Exterior walls of these structures shall consist of 100 percent brick, stone or stucco, and shall be uniform in color with structures for townhouse uses and multifamily uses.

E. Trash disposal regulations. Except as set forth herein, the trash disposal regulations contained in Section 9.14, Trash disposal regulations, of the City of Missouri City Zoning Ordinance shall apply.

1. LC-3 retail uses and office/warehouse uses: The trash disposal regulations for nonresidential zones, specifically, LC-3 retail districts, shall apply to LC-3 retail uses and office/warehouse uses.

2. Townhouse uses: The trash disposal regulations for residential zones shall apply to townhouse uses.

3. Multifamily uses: The trash disposal regulations contained in Section 7.9, MF-2 multifamily residential district, of the City of Missouri City Zoning Ordinance shall apply to multifamily uses.

F. Garage regulations. The garage regulations contained in the City of Missouri City Zoning Ordinance shall apply. Specifically, the garage regulations contained in Section 7.6, R-5 townhouse residential district, of the City of Missouri City Zoning Ordinance shall apply to townhouse uses.

G. Landscaping regulations. Except as set forth herein, the landscaping, screening, and buffer yard regulations contained in Section 11, Landscaping, of the City of Missouri City Zoning Ordinance shall apply.

1. A masonry wall at least seven feet in height and one canopy tree per 30 linear feet of buffer yard may be used to satisfy Type A screening requirements.

2. Multifamily uses: MF-2 multifamily residential district landscaping regulations shall apply to multifamily uses.

H. Parking regulations. The parking regulations contained in Section 12, Parking Regulations, of the City of Missouri City Zoning Ordinance shall apply.

I. Sign regulations. Except as set forth herein, the sign regulations contained in Section 13, Sign Regulations, of the City of Missouri City Zoning Ordinance shall apply.

1. LC-3 retail district uses and office/warehouse uses related to uses allowed in LC-3 retail districts: The sign regulations for nonresidential zoning districts shall apply to LC-3 retail uses and office/warehouse uses.

2. Townhouse uses and multifamily uses: The sign regulations for residential zoning districts shall apply to townhouse uses and multifamily uses.

J. Fence regulations. Except as set forth herein, the fence regulations contained in Section 14, Fence Regulations, of the City of Missouri City Zoning Ordinance shall apply.

1. LC-3 retail uses and office/warehouse uses: Except as set forth herein, the fence regulations for LC-3 retail districts shall apply to LC-3 retail uses and office/warehouse uses. Fencing shall consist of masonry and shall be at a minimum height of eight feet (8'), but not less than one foot (1') taller than any placement, storage, sales or services that are required to be screened. The height of such fencing shall be uniform and shall consist of materials that match the primary materials used for buildings.

2. Townhouse uses: The fence regulations for R-5 townhouse residential districts shall apply to townhouse uses.

3. Multifamily uses: The fence regulations for Section 7.9, MF-2 multifamily residential district, of the City of Missouri City Zoning Ordinance shall apply to multifamily uses.

K. Portable storage unit regulations. The portable storage unit regulations contained in the City of Missouri City Zoning Ordinance shall apply. Specifically, the portable storage unit regulations for R-5 townhouse residential districts contained in Section 9.15, Portable storage unit regulations in suburban and residential districts, of the City of Missouri City Zoning Ordinance shall apply to townhouse uses.

- L. Sound.** Except as set forth herein, sound emanating from uses located within PD Planned Development District No. 81 shall comply with the Missouri City Code.
1. Except for typical sounds emanating from a restaurant drive-through, the amplification of sound outside of buildings shall be prohibited.
- M. Lighting.** The lighting regulations contained in Section 7.12, LC-3 retail district, of the City of Missouri City Zoning Ordinance shall apply.
- N. Outside placement, storage, sales and services regulations.** Outside placement, storage, sales or services are allowed provided that such outside placement, storage, sales or services are screened from public view by a masonry fence at a minimum height of eight feet (8'), but not less than one foot (1') taller than any placement, storage, sales or services that are required to be screened. The height of such fencing shall be uniform and shall consist of materials that match the primary materials used for buildings.
- O. Development Schedule.** The Property owner shall file an application for a development permit within 18 months from the effective date of this Ordinance. The Property owner may request an extension prior to this deadline and upon the recommendation of the planning and zoning commission for good cause shown by the Property owner. The city council may grant or deny the request.

Section 5. The Zoning District Map of the City of Missouri City shall be revised and amended to show the zoning classification of said 38.51-acre tract of land as provided in Section 3 hereof, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of this change.

Section 6. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Missouri City, save and except the changes described in this Ordinance and the imposition of the findings, regulations, restrictions, and conditions contained herein.

Section 7. *Repeal.* Ordinance Number O-12-07, adopted by the City Council of the City of Missouri City on March 5, 2012, is hereby repealed. Any other ordinance or any other part of any other ordinance in conflict herewith shall be and is hereby repealed only to the extent of such conflict.

Section 8. *Penalty.* Any person, firm, partnership, association, corporation, company, or organization of any kind who or which violates any provision of this zoning ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in an amount not to exceed Five Hundred Dollars (\$500.00). Each day during which said violation shall exist or occur shall constitute a separate offense. The owner

or owners of any property or of premises where any violation of this zoning ordinance shall occur, and any agent, contractor, builder, architect, person, or corporation who shall assist in the commission of such offense shall be guilty of a separate offense unless otherwise prohibited by law and, upon conviction thereof, shall be punished as above provided.

Section 9. *Severability.* In the event any section, paragraph, subdivision, clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Missouri City, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

PASSED and APPROVED on first reading this 17th day of December, 2018.

PASSED, APPROVED and ADOPTED on second and final reading this 7th day of January, 2019.

Yolanda Ford, Mayor

ATTEST:

APPROVED AS TO FORM:

Maria Jackson, City Secretary

E. Joyce Iyamu, City Attorney

LEGAL DESCRIPTION
PROPOSED PD ZONING – LEXINGTON SQUARE
31.983 Acres

31.983 Acres of land, out of the residue of that certain tract of land called 94.384 acres conveyed to Sunlake Limited from Memorial Hermann Hospital System by deed dated May 5, 2000, filed for record under Fort Bend County Clerk's File No. 2000-044439, being situated in the William T. Neal Survey, Abstract No. 64, Fort Bend County, Texas; said 18.06 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch iron pipe for the southwesterly corner of the said 94.384 acre tract at the intersection of the southerly line of said 94.384 acre tract with the east right-of-way line of FM 1092 (140 feet wide);

Thence South 70 degrees 11 minutes 40 seconds East, a distance of 243.49 feet along the southerly line of said 94.384 acre tract to a 1 inch iron rod for the southeast corner of said 94.384 acre tract;

Thence North 18 degrees 44 minutes 03 seconds East, a distance of 1485.75 feet along the easterly line of said 94.384 acre tract to a point within the western right-of-way of Independence Boulevard (100-foot right-of-way) recorded in Fort Bend County Clerk File No. 9671130 of Fort Bend County Official Public Records of Real Property;

Thence North 0 degrees 0 minutes 45 seconds East a distance of 645.38 feet, along the western right-of-way line of Independence Boulevard to a point;

Thence in a northwesterly direction, with the said southerly right-of-way line of Lexington Boulevard, an arc distance of 839.62 feet along a curve to the right, having a radius of 700.00 feet, a central angle of 68 degrees 43 minutes 26 seconds, and a chord bearing North 34 degrees 21 minutes 43 seconds West, as distance of 790.18 feet, to the point of tangency, said point being the northeast corner of 1.8027 acre tract conveyed to Lex 1092, L.P. from Sunlake Limited;

Thence South 02 degrees 38 minutes 03 seconds East, a distance of 278.79 feet along the eastern boundary of said 1.8027 acre tract to a 5/8 inch iron rod being the southeast corner of said 1.8027 acre tract,

Thence South 87 degrees 21 minutes 57 seconds West, a distance of 254.00 feet along the southern boundary of said 1.8027 acre tract to the point being the southwestern corner of said 1.8027 acre tract, also being in the eastern right-of-way line of FM 1092;

Thence South, a distance of 2324.48 feet along the eastern right-of-way line of FM 1092 to the Point of Beginning and containing 31.983 acres, more or less.

Above legal intended for description of zoning designation only and not intended for use of property sale or transfer.



[Handwritten Signature]
10/20/11

Wongard Services, Inc.
1616 Voss, Suite 618 Houston, Texas 77057
713.978.5900 TXPE No. F-11843

Exhibit "A"

BEING A TRACT CONTAINING 6.5333-ACRES (284,592 SQ.FT.) OF LAND LOCATED IN THE WILLIAM NEAL SURVEY, ABSTRACT-64, FORT BEND COUNTY, TEXAS, BEING OUT OF A CALLED 14.34-ACRE TRACT DESCRIBED IN DEED RECORDED UNDER FORT BEND COUNTY CLERKS FILE NUMBER 9608676, SAID 6.5333 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE (NAD83, 2001 ADJ.):

BEGINNING AT A 5/8-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE SAID 14.34-ACRE TRACT BEING THE NORTHWEST CORNER OF A CALLED 2.00-ACRE TRACT OF LAND DESCRIBED IN VOL. 2088, PG. 1324 OF THE FORT BEND COUNTY DEED RECORDS AND LYING IN THE SOUTHEASTERLY LINE OF A CALLED 94.384-ACRE TRACT RECORDED UNDER CLERKS FILE NO. 2000044439 OF THE FORT BEND COUNTY DEED RECORDS FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 15°57'20" EAST, ALONG THE WESTERLY LINE OF SAID 14.34-ACRE TRACT AND THE SOUTHEASTERLY LINE OF THE SAID 94.384-ACRE TRACT, A DISTANCE OF 1188.57 FEET TO A 5/8-INCH IRON ROD WITH A&B CAP SET IN THE WEST RIGHT-OF-WAY LINE OF INDEPENDENCE BLVD. (100' WIDE) FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, SOUTH 02°38'37" EAST, ALONG THE WEST LINE OF SAID INDEPENDENCE BLDV., A DISTANCE OF 597.72 TO A 5/8-INCH IRON ROD WITH A&B CAP SET CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE WEST RIGHT-OF-WAY LINE OF SAID INDEPENDENCE BLDV., BEING A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 32°52'18" AN ARC LENGTH OF 344.23 FEET, A RADIUS OF 600.00 FEET AND A CHORD WHICH BEARS SOUTH 18°55'51" EAST, 339.67 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

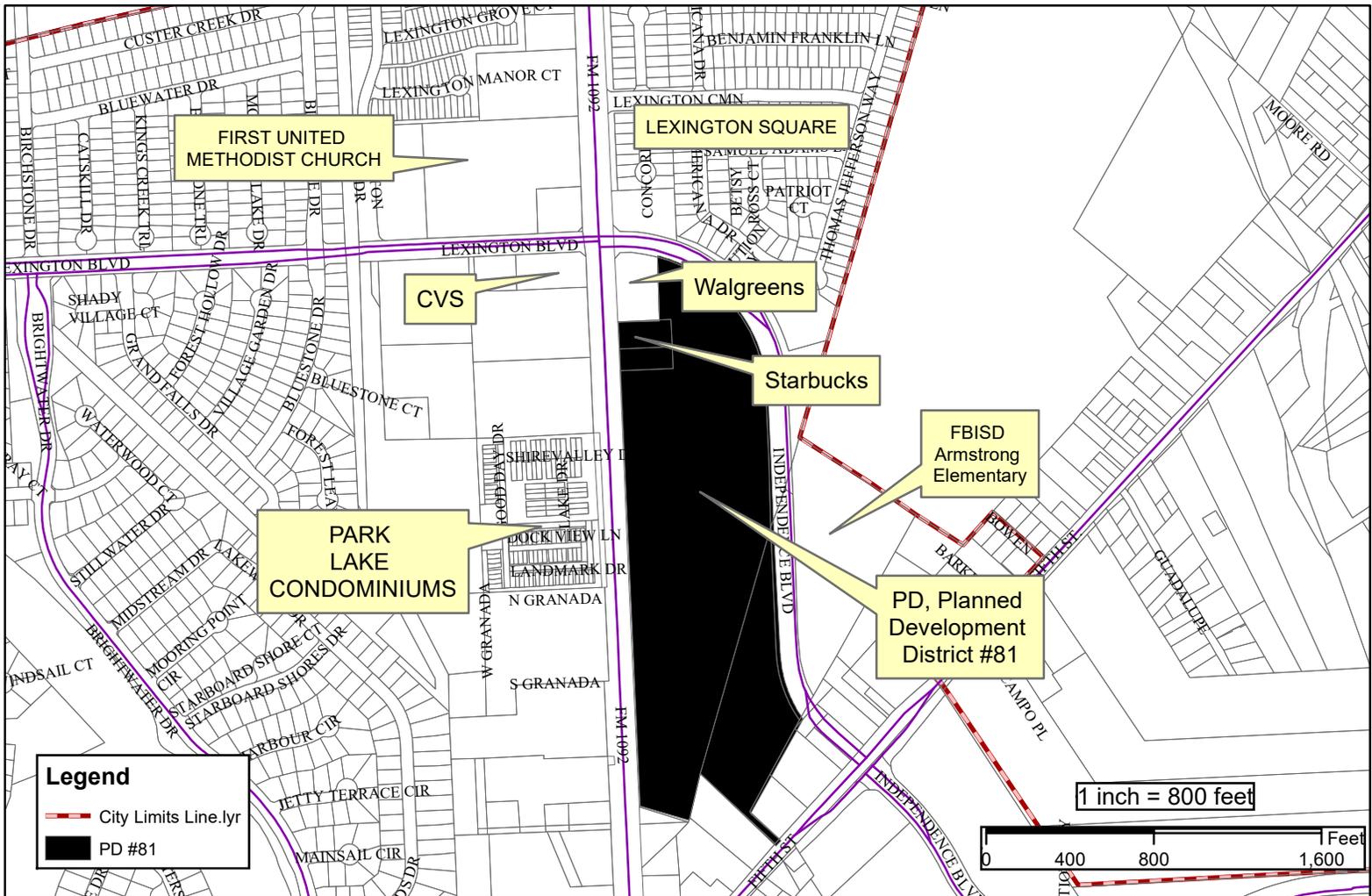
THENCE, SOUTH 28°25'26" WEST, ALONG THE EASTERLY LINE OF THE REMAINDER OF SAID 14.34-ACRE TRACT, A DISTANCE OF 448.20 TO A 5/8 INCH IRON ROD WITH A&B CAP SET AT THE CORNER OF A CALLED 1.0-ACRE TRACT RECORDED IN VOL. 624, PG. 292 OF THE FORT BEND DEED RECORDS AND THE SOUTHEAST CORNER OF SAID 14.34-ACRE TRACT FOR INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

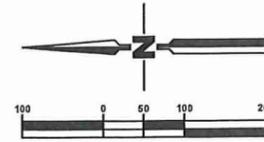
THENCE, SOUTH 47°01'11" EAST, WITH THE SOUTHWEST LINE OF SAID 1.0-ACRE TRACT AND THE NORTHEAST LINE CALLED 0.36 ACRE TRACT DESCRIBED IN VOL 491, PG. 329 OF THE FORT BEND DEED RECORDS, A DISTANCE OF 192.77 FEET TO A 5/8 INCH IRON ROD WITH CAP FOUND IN THE NORTHWEST RIGHT-OF-WAY LINE OF FIFTH STREET (WIDTH VARIES) FOR THE SOUTHEAST CORNER OF SAID 1.0-ACRE TRACT AND CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, SOUTH 42°40'14" EAST, ALONG THE NORTHWEST LINE OF SAID FIFTH STREET AND ACROSS SAID 0.36-ACRE TRACT, A DISTANCE OF 30.00 FEET TO A 5/8 INCH IRON ROD WITH CAP FOUND IN THE NORTHEASTERLY LINE OF SAID 2.0-ACRE TRACT FOR SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND; TO A 5/8 INCH IRON ROD WITH CAP FOUND

THENCE, NORTH 47°01'11" WEST, WITH THE SOUTHWEST LINE OF SAID 0.36-

ACRE TRACT AND THE NORTHEAST LINE OF SAID 2.0-ACRE TRACT, NORTH
LAKE HOUSTON PARKWAY AND ALONG THE SOUTHERLY LINE OF SAID 210.9385
ACRE TRACT, A DISTANCE OF 498.48 FEET TO THE POINT OF BEGINNING
CONTAINING 6.5333-ACRES (284,592 SQ.FT.) OF LAND.





SCALE: 1" = 100'

F.B.I.S.D.
ELEMENTARY
SCHOOL

INDEPENDENCE BLVD.

LEXINGTON
SQUARE
SUBDIVISION

WALGREENS

STARBUCKS

QUICK
OIL CHANGE

COMMERCIAL

COMMERCIAL

F.M. 1092 (140' R.O.W.)

CHURCH

SHELL

LEXINGTON BLVD. (100' R.O.W.)

AREA

18.16 ACRES

11.12 ACRES

7.58 ACRES

TOTAL 36.86 ACRES

USE

■ TOWN HOMES (2-CAR GARAGE)*

■ UNITS APARTMENTS (576 PARKINGS-60 GARAGES;56 CARPORT; 294 OPEN)*

■ COMMERCIAL

Kinder Morgan Texas Pipeline

*Townhouse use including number of dwelling units is required to be consistent with the R-5, townhouse residential district; Multifamily use including the number of dwelling units is required to be consistent with the MF-2, multifamily residential district.

SKYMARK DEVELOPMENT COMPANY, INC.
1616 VOSS, SUITE 618
HOUSTON, TEXAS 77057
(713) 978-5900

GENERAL PLAN OF LEXINGTON VILLAGE

37.14 ACRES OF LAND
LOCATED IN MISSOURI CITY
IN FORT BEND COUNTY, TEXAS

June 04, 2018

ORDINANCE NO. O-12-07

AN ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS, CHANGING THE ZONING CLASSIFICATION OF AN APPROXIMATE 38.51-ACRE TRACT OF LAND FROM LC-3 RETAIL DISTRICT TO PD PLANNED DEVELOPMENT DISTRICT NO. 81; DESCRIBING SAID 38.51-ACRE TRACT OF LAND; REGULATING AND RESTRICTING THE DEVELOPMENT AND USE OF PROPERTY WITHIN SUCH PD PLANNED DEVELOPMENT DISTRICT; REFERENCING A GENERAL SITE PLAN; PROVIDING FOR CERTAIN CONSTRUCTION ACCORDING TO SAID PLAN; AMENDING THE ZONING DISTRICT MAP OF THE CITY OF MISSOURI CITY AS ADOPTED BY ORDINANCE NO. O-81-1 ON JANUARY 19, 1981, AS AMENDED; REPEALING PARTS OF ORDINANCE NO. O-95-45, ADOPTED ON NOVEMBER 20, 1995; REPEALING ALL OTHER ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A PENALTY; PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

* * * *

WHEREAS, Sunlake Limited is the owner of an approximate 31.98-acre tract of land and Hannover Estates, Ltd. is the owner of a 6.53-acre tract of land for a total of approximately 38.51 acres of land within the corporate limits of the City of Missouri City, Texas; and

WHEREAS, said 38.51-acres of land presently have a zoning classification of LC-3 retail district under Ordinance No. O-95-45, adopted on November 20, 1995; and

WHEREAS, the owners' agent, Clinton Wong of Amerifirst Corporation, general partner of Sunlake Limited, has made application to the City of Missouri City to change the zoning classification of said 38.51-acre tract of land from LC-3 retail district to PD Planned Development District No. 81; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Missouri City have each conducted, in the time and manner and after the notice required by law and the City of Missouri City Zoning Ordinance, a public hearing on such proposed change in the zoning classification; and

WHEREAS, the Planning and Zoning Commission of the City of Missouri City has issued its final report and the City Council of the City of Missouri City now deems it appropriate to grant such requested change in zoning classification; now therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS:

Section 1. The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. As required by law, the City Council of the City of Missouri City conducted the public hearing on the request for zoning reclassification and closed the public hearing prior to the final adoption of this Ordinance.

Section 3. The zoning classification of said 38.51-acre tract of land is hereby changed from LC-3 retail district to PD Planned Development District No. 81. The 38.51-acre tract of land is more fully described in Exhibit "A," attached hereto and made a part hereof for all purposes.

Section 4. PD Planned Development District No. 81 shall be developed in accordance with the Missouri City Code and the City of Missouri City Zoning Ordinance and shall be developed generally in accordance with the general site plan, Exhibit "B," attached hereto and made a part hereof for all purposes, and is subject to the following regulations and restrictions:

- A. Purpose.** PD Planned Development District No. 81 may include LC-3 retail district uses, townhouse residential district uses, and office/warehouse uses related to uses allowed in LC-3 retail districts. Improvements to the site shall be designed to enhance the overall urban design and nature of the surrounding area.
- B. Use regulations.** In PD Planned Development District No. 81, no building, structure, or land shall be used and no building or structure shall be hereafter erected, reconstructed, altered or enlarged except as provided by this Ordinance.

The following uses shall be permitted:

- 1. LC-3 retail district uses.
 - 2. Townhouses and related accessory uses.
 - 3. Office/warehouse uses related to uses allowed in an LC-3 retail district.
- C. Height and area regulations.** The height and area regulations for PD Planned Development District No. 81 shall be as follows:
- 1. LC-3 retail district uses and office/warehouse uses related to uses allowed in LC-3 retail districts: Except as set forth herein, the height and area regulations contained in Section 7.12, LC-3 retail district, of the City of Missouri City Zoning Ordinance shall apply.

a. A building designated for office/warehouse uses related to uses allowed in an LC-3 retail district located along F.M. Road 1092 shall not consist of more than 8,000 square feet of foundation area and shall not exceed two stories or 35 feet in height.

b. A building designated for office/warehouse uses related to uses allowed in an LC-3 retail district located along Independence Boulevard shall not consist of more than 25,000 square feet of foundation area. The warehouse area for such building shall not exceed three stories and 45 feet in height and an office area for such building shall not exceed two stories and 35 feet in height.

2. Townhouses: Except as set forth herein, the height and area regulations contained in Section 7.6, R-5 townhouse residential district, of the City of Missouri City Zoning Ordinance shall apply. A townhouse residential development shall be constructed on a site that consists of at least 6 acres. At least 85 percent (85%) of the townhouse units shall be developed as units of townhouse buildings consisting of four or more townhouse units. If such development is not technically feasible, as determined by the director of development services or his designee, the above-referenced percentage may be decreased, but only to the extent necessary to accommodate the development's limitations.

D. Architecture and building regulations. Except as set forth herein, all buildings and structures constructed in PD Planned Development District No. 81 shall be constructed in accordance with the Missouri City Code. All buildings and structures within such planned development shall meet the requirements of Section 7A, Architectural Design Standards, of the City of Missouri City Zoning Ordinance.

1. A building designated for office/warehouse uses related to uses allowed in an LC-3 retail district may utilize any type of masonry material allowed by the City of Missouri City Zoning Ordinance as a primary material for the exterior walls of the warehouse area of such building provided that such walls are not visible by the public from F.M. Road 1092 or Independence Boulevard. The standards for buildings located in Architectural design zone 1 shall apply to all other exterior walls of buildings designated for office/warehouse uses related to uses allowed in an LC-3 retail district.

E. Trash disposal regulations. Except as set forth herein, the trash disposal regulations contained in Section 9.14, Trash disposal regulations, of the City of Missouri City Zoning Ordinance shall apply.

1. LC-3 retail district uses and office/warehouse uses related to uses allowed in LC-3 retail districts: The trash disposal regulations for nonresidential zones, specifically, LC-3 retail districts, shall apply.
 2. Townhouses: The trash disposal regulations for residential zones shall apply.
- F. Garage regulations.** The garage regulations contained in the City of Missouri City Zoning Ordinance shall apply. Specifically, the garage regulations contained in Section 7.6, R-5 townhouse residential district, of the City of Missouri City Zoning Ordinance shall apply to the townhouse development.
- G. Landscaping regulations.** Except as set forth herein, the landscaping, screening, and buffer yard regulations contained in Section 11, Landscaping, of the City of Missouri City Zoning Ordinance shall apply.
1. A masonry wall at least seven feet in height and one canopy tree per 30 linear feet of buffer yard may be used to satisfy Type A screening requirements.
- H. Parking regulations.** The parking regulations contained in Section 12, Parking Regulations, of the City of Missouri City Zoning Ordinance shall apply.
- I. Sign regulations.** Except as set forth herein, the sign regulations contained in Section 13, Sign Regulations, of the City of Missouri City Zoning Ordinance shall apply.
1. LC-3 retail district uses and office/warehouse uses related to uses allowed in LC-3 retail districts: The sign regulations for commercial districts shall apply.
 2. Townhouses: The sign regulations for residential districts shall apply.
- J. Fence regulations.** Except as set forth herein, the fence regulations contained in Section 14, Fence Regulations, of the City of Missouri City Zoning Ordinance shall apply.
1. LC-3 retail district uses and office/warehouse uses related to uses allowed in LC-3 retail districts: Except as set forth herein, the fence regulations for LC-3 retail districts shall apply. Fencing shall consist of masonry and shall be at a minimum height of eight feet (8'), but not less than one foot (1') taller than any placement, storage, sales or services that are required to be screened. The height of such fencing shall be uniform and shall consist of materials that match the primary materials used for buildings.

2. Townhouses: The fence regulations for R-5 townhouse residential districts shall apply.

- K. Portable storage unit regulations.** The portable storage unit regulations contained in the City of Missouri City Zoning Ordinance shall apply. Specifically, the portable storage unit regulations for R-5 townhouse residential districts contained in Section 9.15, Portable storage unit regulations in suburban and residential districts, of the City of Missouri City Zoning Ordinance shall apply to the townhouse development.
- L. Sound.** Except as set forth herein, sound emanating from uses located within PD Planned Development District No. 81 shall comply with the Missouri City Code.
1. Except for typical sounds emanating from a restaurant drive-through, the amplification of sound outside of buildings shall be prohibited.
- M. Lighting.** The lighting regulations contained in Section 7.12, LC-3 retail district, of the City of Missouri City Zoning Ordinance shall apply.
- N. Outside placement, storage, sales and services regulations.** Outside placement, storage, sales or services are allowed provided that such outside placement, storage, sales or services are screened from public view by a masonry fence at a minimum height of eight feet (8'), but not less than one foot (1') taller than any placement, storage, sales or services that are required to be screened. The height of such fencing shall be uniform and shall consist of materials that match the primary materials used for buildings.
- O. Water and wastewater treatment and disposal system regulations.** The use of a private water or wastewater treatment and disposal system is prohibited.
- P. Development Schedule.** Pursuant to Section 8, PD Planned Development District, of the City of Missouri City Zoning Ordinance, the property is required to be developed within five (5) years of the date the first planned development application was filed for this project if no progress has been made toward the completion of the project.

Section 5. The Zoning District Map of the City of Missouri City shall be revised and amended to show the zoning classification of said 38.51-acre tract of land as provided in Section 3 hereof, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of this change.

Section 6. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Missouri City, save and except the change in zoning classification of the 38.51-acre tract of land described in Section 3 hereof and the imposition of the findings, regulations, restrictions and conditions applicable to PD Planned Development District No. 81 contained herein.

Section 7. Repeal. Ordinance Number O-95-45, adopted by the City Council of the City of Missouri City on November 20, 1995, is hereby repealed only to the extent of conflict with this Ordinance. Any other ordinance or any other part of any other ordinance in conflict herewith shall be and is hereby repealed only to the extent of such conflict.

Section 8. Penalty. Any person, firm, partnership, association, corporation, company, or organization of any kind who or which violates any provision of this zoning ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in an amount not to exceed Five Hundred Dollars (\$500.00). Each day during which said violation shall exist or occur shall constitute a separate offense. The owner or owners of any property or of premises where any violation of this zoning ordinance shall occur, and any agent, contractor, builder, architect, person, or corporation who shall assist in the commission of such offense shall be guilty of a separate offense unless otherwise prohibited by law and, upon conviction thereof, shall be punished as above provided.

Section 9. Severability. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Missouri City, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

PASSED and APPROVED on first reading this 5th day of December, 2012.

PASSED, APPROVED and ADOPTED on second and final reading this 5th day of March, 2012.



Allen Owen, Mayor

ATTEST:

APPROVED AS TO FORM:



Marja Gonzalez, City Secretary



Caroline Kelley, City Attorney

LEGAL DESCRIPTION
PROPOSED PD ZONING – LEXINGTON SQUARE
31.983 Acres

31.983 Acres of land, out of the residue of that certain tract of land called 94.384 acres conveyed to Sunlake Limited from Memorial Hermann Hospital System by deed dated May 5, 2000, filed for record under Fort Bend County Clerk's File No. 2000-044439, being situated in the William T. Neal Survey, Abstract No. 64, Fort Bend County, Texas; said 18.06 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch iron pipe for the southwesterly corner of the said 94.384 acre tract at the intersection of the southerly line of said 94.384 acre tract with the east right-of-way line of FM 1092 (140 feet wide);

Thence South 70 degrees 11 minutes 40 seconds East, a distance of 243.49 feet along the southerly line of said 94.384 acre tract to a 1 inch iron rod for the southeast corner of said 94.384 acre tract;

Thence North 18 degrees 44 minutes 03 seconds East, a distance of 1485.75 feet along the easterly line of said 94.384 acre tract to a point within the western right-of-way of Independence Boulevard (100-foot right-of-way) recorded in Fort Bend County Clerk File No. 9671130 of Fort Bend County Official Public Records of Real Property;

Thence North 0 degrees 0 minutes 45 seconds East a distance of 645.38 feet, along the western right-of-way line of Independence Boulevard to a point;

Thence in a northwesterly direction, with the said southerly right-of-way line of Lexington Boulevard, an arc distance of 839.62 feet along a curve to the right, having a radius of 700.00 feet, a central angle of 68 degrees 43 minutes 26 seconds, and a chord bearing North 34 degrees 21 minutes 43 seconds West, as distance of 790.18 feet, to the point of tangency, said point being the northeast corner of 1.8027 acre tract conveyed to Lex 1092, L.P. from Sunlake Limited;

Thence South 02 degrees 38 minutes 03 seconds East, a distance of 278.79 feet along the eastern boundary of said 1.8027 acre tract to a 5/8 inch iron rod being the southeast corner of said 1.8027 acre tract,

Thence South 87 degrees 21 minutes 57 seconds West, a distance of 254.00 feet along the southern boundary of said 1.8027 acre tract to the point being the southwestern corner of said 1.8027 acre tract, also being in the eastern right-of-way line of FM 1092;

Thence South, a distance of 2324.48 feet along the eastern right-of-way line of FM 1092 to the Point of Beginning and containing 31.983 acres, more or less.

Above legal intended for description of zoning designation only and not intended for use of property sale or transfer.



Wongard Services, Inc.
1616 Voss, Suite 618 Houston, Texas 77057
713.978.5900 TXPE No. F-11843

Exhibit "A"

BEING A TRACT CONTAINING 6.5333-ACRES (284,592 SQ.FT.) OF LAND LOCATED IN THE WILLIAM NEAL SURVEY, ABSTRACT-64, FORT BEND COUNTY, TEXAS, BEING OUT OF A CALLED 14.34-ACRE TRACT DESCRIBED IN DEED RECORDED UNDER FORT BEND COUNTY CLERKS FILE NUMBER 9608676, SAID 6.5333 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE (NAD83, 2001 ADJ.):

BEGINNING AT A 5/8-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE SAID 14.34-ACRE TRACT BEING THE NORTHWEST CORNER OF A CALLED 2.00-ACRE TRACT OF LAND DESCRIBED IN VOL. 2088, PG. 1324 OF THE FORT BEND COUNTY DEED RECORDS AND LYING IN THE SOUTHEASTERLY LINE OF A CALLED 94.384-ACRE TRACT RECORDED UNDER CLERKS FILE NO. 2000044439 OF THE FORT BEND COUNTY DEED RECORDS FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 15°57'20" EAST, ALONG THE WESTERLY LINE OF SAID 14.34-ACRE TRACT AND THE SOUTHEASTERLY LINE OF THE SAID 94.384-ACRE TRACT, A DISTANCE OF 1188.57 FEET TO A 5/8-INCH IRON ROD WITH A&B CAP SET IN THE WEST RIGHT-OF-WAY LINE OF INDEPENDENCE BLVD. (100' WIDE) FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, SOUTH 02°38'37" EAST, ALONG THE WEST LINE OF SAID INDEPENDENCE BLDV., A DISTANCE OF 597.72 TO A 5/8-INCH IRON ROD WITH A&B CAP SET CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE WEST RIGHT-OF-WAY LINE OF SAID INDEPENDENCE BLDV., BEING A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 32°52'18" AN ARC LENGTH OF 344.23 FEET, A RADIUS OF 600.00 FEET AND A CHORD WHICH BEARS SOUTH 18°55'51" EAST, 339.67 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, SOUTH 28°25'26" WEST, ALONG THE EASTERLY LINE OF THE REMAINDER OF SAID 14.34-ACRE TRACT, A DISTANCE OF 448.20 TO A 5/8 INCH IRON ROD WITH A&B CAP SET AT THE CORNER OF A CALLED 1.0-ACRE TRACT RECORDED IN VOL. 624, PG. 292 OF THE FORT BEND DEED RECORDS AND THE SOUTHEAST CORNER OF SAID 14.34-ACRE TRACT FOR INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, SOUTH 47°01'11" EAST, WITH THE SOUTHWEST LINE OF SAID 1.0-ACRE TRACT AND THE NORTHEAST LINE CALLED 0.36 ACRE TRACT DESCRIBED IN VOL 491, PG. 329 OF THE FORT BEND DEED RECORDS, A DISTANCE OF 192.77 FEET TO A 5/8 INCH IRON ROD WITH CAP FOUND IN THE NORTHWEST RIGHT-OF-WAY LINE OF FIFTH STREET (WIDTH VARIES) FOR THE SOUTHEAST CORNER OF SAID 1.0-ACRE TRACT AND CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

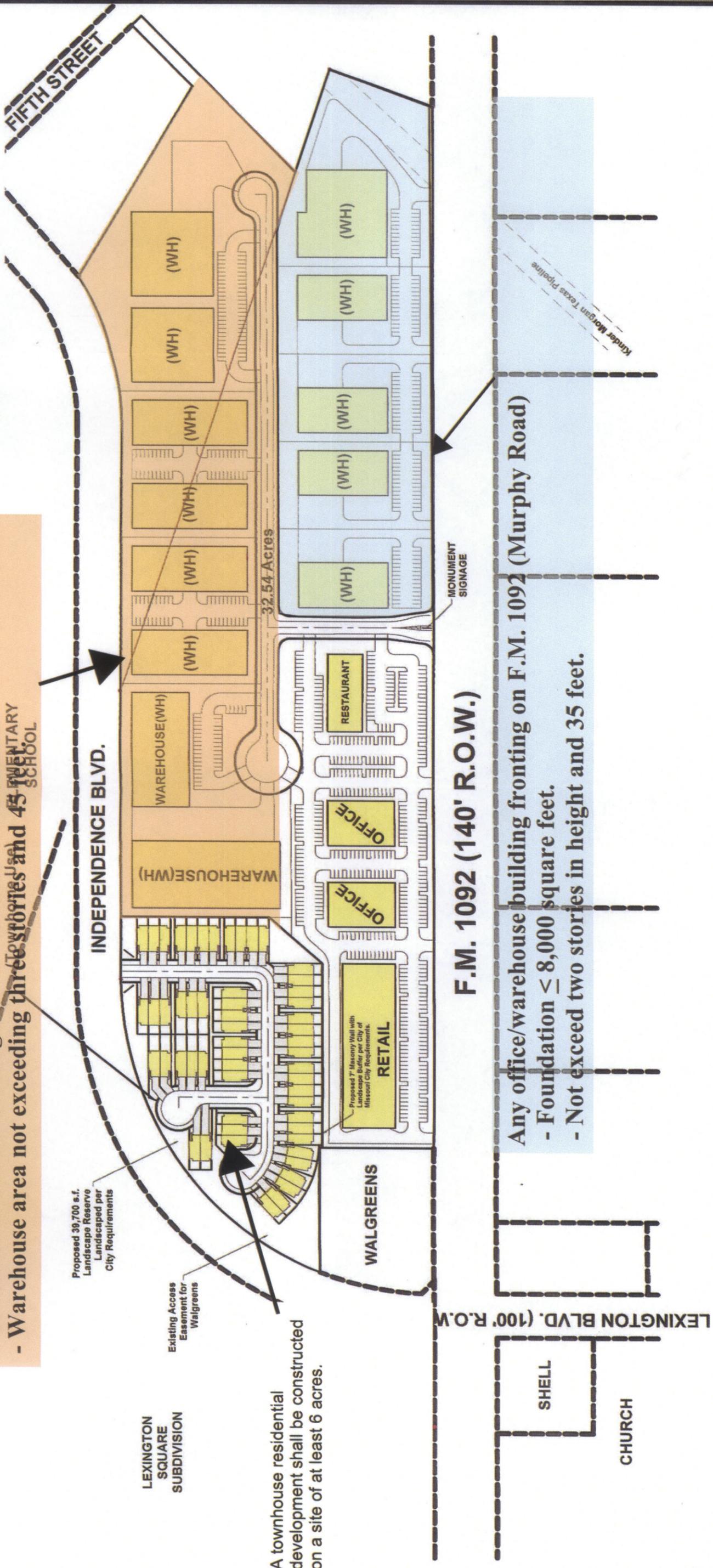
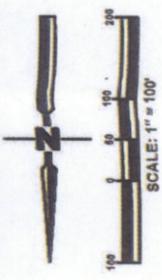
THENCE, SOUTH 42°40'14" EAST, ALONG THE NORTHWEST LINE OF SAID FIFTH STREET AND ACROSS SAID 0.36-ACRE TRACT, A DISTANCE OF 30.00 FEET TO A 5/8 INCH IRON ROD WITH CAP FOUND IN THE NORTHEASTERLY LINE OF SAID 2.0-ACRE TRACT FOR SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND; TO A 5/8 INCH IRON ROD WITH CAP FOUND

THENCE, NORTH 47°01'11" WEST, WITH THE SOUTHWEST LINE OF SAID 0.36-

ACRE TRACT AND THE NORTHEAST LINE OF SAID 2.0-ACRE TRACT, NORTH
LAKE HOUSTON PARKWAY AND ALONG THE SOUTHERLY LINE OF SAID 210.9385
ACRE TRACT, A DISTANCE OF 498.48 FEET TO THE POINT OF BEGINNING
CONTAINING 6.5333-ACRES (284,592 SQ.FT.) OF LAND.

- Any office/warehouse building along Independence Boulevard
- Foundation \leq 25,000 square feet.
 - An office area not exceeding two stories and 35 feet F.B.I.S.D.
 - Warehouse area not exceeding three stories and 45 feet ELEMENTARY SCHOOL

Exhibit B
General Site Plan



- F.M. 1092 (140' R.O.W.)
- Any office/warehouse building fronting on F.M. 1092 (Murphy Road)
- Foundation \leq 8,000 square feet.
 - Not exceed two stories in height and 35 feet.

GENERAL PLAN OF
LEXINGTON VILLAGE

SKYMARK DEVELOPMENT COMPANY, INC.
1616 VOSS, SUITE 618
HOUSTON, TEXAS 77057
(713) 978-5900

38.51 ACRES OF LAND
LOCATED IN MISSOURI CITY
IN FORT BEND COUNTY, TEXAS

December 9, 2011



MINUTES
PLANNING AND ZONING COMMISSION
CITY OF MISSOURI CITY, TEXAS
November 14, 2018

1. CALL TO ORDER

The Notice of the Meeting and Agenda having been duly posted in accordance with the legal requirements and a quorum being present, the meeting was call to order by Chair Brown-Marshall, at 7:00 PM.

2. ROLL CALL

Commissioners Present:

Sonya Brown-Marshall
Tim Haney
Hugh Brightwell
John O'Malley
Reginald Pearson
Douglas Parker
James G. Norcom III
Courtney Johnson Rose
Ramesh Anand

Commissioners Absent:

Councilmembers Present: None

Staff Present:

Otis T. Spriggs, Director of Development Services
Jennifer Gomez, Planning Manager
Jamilah Way, First Assistant City Attorney
Cliff Brouhard, Assistant Director of Public Works
Thomas White, Planner II
Mason Garcia, Planner I
Egima Brown, Planning Technician
Gretchen Pyle, Development Review Coordinator of Planning

Others Present:

J. Della Rosa / Costello, Inc, AGS, Marie Escue / LJA, David White / Tetra

7. ZONING MAP AMENDMENTS

A. PUBLIC HEARING FOR A PLANNED DEVELOPMENT DISTRICT AMENDMENT

- (1) To receive comments for or against a request by Clinton Wong, President, Hannover Estates, Ltd and Sunlake Ltd to amend the regulations and restrictions of PD, Planned Development District No. 81 to allow for a mixed use development to include commercial, retail, townhomes and multifamily residential developments, 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 7A(1) above.

Jennifer Gomez presented this item. Ms. Gomez informed that the property site is PD 81, Planned Development, located off of FM 1092, south of Independence Boulevard, Lexington Boulevard is located on the west side of FM 1092. The PD, Planned Development, was approved in 2012 to allow for a combination of townhouses on a minimum of 6 acres within the PD, Planned Development, and office warehouses, as well as commercial frontage, off of FM 1092. Ms. Gomez informed that the desire at the time was to tap into some of the office warehouse development that was observed. The PD, Planned Development, was designed to provide for that type of development, but to blend with the scale to the area due to not being right off of the Beltway 8 or Highway 90A.

Ms. Gomez informed that the applicant had been seeking to develop the tract and in response to the Comprehensive Plan that was adopted in 2017, the applicant was seeking to expand the residential uses on the tract and to provide additional density. Within PD 81, Planned Development, there was a stipulation on the townhouses, in addition to the minimum acreage, that a minimum of 85% of the units consist of four units in one building. Ms. Gomez informed that there was some concern expressed by Council on the quality and design of duplexes within the City or the general area. The applicant made the application to amend those regulations.

Ms. Gomez presented the site plan and informed that FM 1092 was located on the bottom of the site plan, which was the west side of the property. Based on the site plan, the applicant proposed a combination of patio homes, multifamily as well as preserving FM 1092 frontage for commercial and retail uses. Due to the Comprehensive Plan, staff discussed the missing pieces to balance the land uses and to create a more robust opportunity for non-residential growth, employment generating uses and density. Staff's recommendation is to allow the mix of uses that the applicant proposed, with the caveat of applying the density regulations for the patio home districts which would cap the number of patio home units on the development, as well as capping the number of multifamily units.

Ms. Gomez informed that due to the conversation with the applicant since the report had been provided, the addendum was presented in the staff report. The proposal is to remove the references of the patio homes and to return to townhomes for the density to be achieved. Staff's recommendation is to support the proposal, provided that design standards are placed on the townhomes. Standards are already provided for multi-family. The standards would tie the townhome development into the multifamily design standards.

Ms. Gomez informed that under the "Clarified Revised Recommendations", the first change is to remove the patio homes and allow for townhomes to be consistent with the R-5 District regulations that would allow 10 dwelling units per platted acre and allow for attached / detached townhomes within the development. Based on the acreage shown dedicated to patio homes, patio homes would change into townhomes to achieve the 173 dwelling units that are proposed on the site plan. Ms. Gomez informed that the second part of the recommendation is to provide uniform and complimentary architectural design standards,

applying Section 7(A) and the multifamily standards to all residential uses. The staff report states non-residential. Ms. Gomez clarified that it was residential uses. Any commercial use and non-residential use would already be tied the architectural standards. What would be new would be townhomes. The developer offered to provide some percentage; percentage needed to be confirmed, of masonry on the first floors of all townhomes, masonry stone would be placed on all facades of the townhomes facing any public right of ways, as Independence Boulevard and FM 1092. The balance of the sides and the rear are proposed to use siding. Siding is not permitted for multifamily, therefore, it would be a deviation to the architectural standards. The applicant is proposing 30 year asphalt shingle roofs, with standing seam metal for architectural details on the townhomes and multifamily developments. The standing seam metal roof would be used on the architectural details. The 30 year asphalt shingles on the buildings with architectural details for the buildings, and accent roofing consisting of standing seam metal is proposed.

Ms. Gomez informed that the applicant proposed a clubhouse facility for the townhouse development and one for the multifamily development. The clubhouse would have standing seam metal roof, 100% brick, stone or stucco which is consistent with the multifamily standards, with materials that are consistent with the construction of the townhomes. Both developments, townhomes and multifamily, would complement each other materials and color as well as with the monument for signage, amenities features and other details. Staff's recommendation is to adopt the architectural standards in allowing the mixed use development of townhouses consistent with the R-5 standards, multifamily consistent with the MF-2 standards and commercial / retail uses along the frontage of FM 1092.

Vice Chair Haney asked if there were 173 townhomes instead of patio homes.

Ms. Gomez informed that the density would be a maximum of 10 units per gross platted acre, which is the maximum that could be yield. It would depend on how much right of way that the developer would have to provide. Parkland dedication would need to be completed. Whether or not green space is added for private parkland within the facility, the density would be capped at no more than 10 units per gross platted acre. Ms. Gomez informed that based on the shown acreage, it would be more units than what was provided, give or take.

Commissioner O'Malley asked if it was before the two proposed clubhouses.

Ms. Gomez informed that the clubhouses were not shown on the site plan.

Commissioner O'Malley asked if there were about 400 units and that currently there were 200 units proposed for the total density of the project.

Ms. Gomez informed that if the R-5 were to be applied, it would be a maximum of 10 units for the townhomes. Based on the acreage, it would be about 181 dwellings and a maximum of 20 units for the apartments. The apartments could have up to three stories. Based on the acreage, it would be about 300 dwellings of units.

Commissioner Johnson Rose asked about the traffic analysis.

Ms. Gomez informed that a traffic analysis had not been conducted at that time and that it would be required with the type of development.

Commissioner Johnson Rose asked about the townhomes with the two car garages.

Ms. Gomez informed that the townhomes would be required to have two car garages for each unit.

Commissioner Johnson Rose asked if the dwellings were actually duplexes with one slab, two units and one roof.

Ms. Gomez informed that the applicant had not defined the development at that time and would allow the applicant to clarify. The regulations would allow attach / detached to develop duplexes, three units in one.

Commissioner Johnson Rose stated duplexes.

Ms. Gomez confirmed, "Yes".

Mr. Eric Ungar informed that what they proposed to develop is an "unattached townhome", individual slabs, and two car garages with the facades.

Vice Chair Haney asked the applicant if they were going to change the name from patio homes to townhomes.

Mr. Eric Ungar informed that the development was not attached.

Commissioner Norcom III asked for clarification if the development was not attached.

It was confirmed, "No".

Mr. Eric Ungar informed that there were gaps between the developments and that they were 30 ft. lots.

Vice Chair Haney explained that the lots were 24 ft. width with 30 ft. lot.

Mr. Eric Ungar informed that there was a standard 6 ft. gap between each unit. When it was looked at appearance wise, each lot will have 6ft between the units, however, it would only be 5 ft. It will allow Centerpoint access easements on the side of the houses.

Chair Brown-Marshall asked the applicant if the restrictions would cover both commercial and residential property.

Mr. Eric Ungar informed that the plan was to do the HOA, Homeowners Association, and the restrictions. There would be an HOA, Homeowners Association, on the townhomes. The apartments would have their own guidelines. Mr. Eric Ungar informed that he was unsure if they would incorporate commercial restrictions. The developers would try to have the HOA, Homeowners Association, maintain the median going in from FM 1092.

Ms. Gomez informed that there are already two commercial developments that have already been developed. Starbucks and Take 5 Oil Change already exists. Architectural standards were applied and any other commercial development would have the same standards.

Ms. Gomez informed that Mr. Eric, the applicant, had not introduced himself.

Mr. Eric Ungar, Skymark Development, introduced himself.

Commissioner O'Malley asked Mr. Ungar about the water drainage.

Mr. Ungar informed that the drainage would flow to Independence Boulevard. Years ago the City built the drainage on Independence Boulevard. At the current time, no detention is required on site. The plans will be reviewed by the City.

Chair Brown-Marshall asked Mr. Ungar if he was opposed to adding masonry towards other areas where it was stated that there would only be siding.

Mr. Ungar informed that the developers would like to hold the masonry to the front and sides and not the rear and rear sidings. The internal right of ways could have the first floor full masonry. From the side street internally, a full masonry unit would be seen.

Chair Brown-Marshall informed that in the future years, siding tends to look bad.

Mr. Ungar informed that the HOA, Homeowners Association, would enforce and oversee the siding.

Commissioner Brightwell asked Mr. Ungar about the roofing of 30 year shingles.

Mr. Ungar informed that there would be a 30 ft. asphalt shingle for the base part of the roof, the main structure of the roof. The standing seam would be an accent over any dormers and entry ways. It will elevate and tie into the apartment appearance.

Commissioner Brightwell asked if there would be a separate system for the accent.

Mr. Ungar informed that it would be a standing seam, with the option of slate or tile.

Commissioner Brightwell asked staff if there would be a timeline for the development.

Ms. Gomez informed that there could be phasing of the development.

Mr. Ungar informed that there was a clearing plan that had been approved by the City and they are ready to clear the site.

Ms. Gomez informed that the approach would be in the performance standards. The phasing in of the totality of the development, the percentage of the townhomes and the percentage of the multifamily, based on performance, the full build-out could occur after. That would be a better option due to it being zoning that runs with land, it would not necessarily be an expiration of the zoning. Ms. Gomez informed that the market could not be controlled, therefore it would be based on performance standards on their full build-out.

Commissioner Brightwell informed that he was ok with the phasing and wanted the development to move forward due to the area being empty for a long time.

Ms. Gomez asked Mr. Ungar to talk about their current phasing schedule.

Mr. Ungar informed that they had plans submitted for 18 acres of townhomes. It was the belief that Argie Miller was in the process of beginning the design for the utilities to serve the 18 acres. Within 12 months, the design on the apartments will begin.

Commissioner Brightwell wanted to confirm the designing in 12 months and the clearing to currently begin.

Mr. Ungar informed that the clearing for the townhomes was ready to begin development.

Commissioner Brightwell informed that there was not a TIA, Traffic Impact Analysis, and no drainage plan.

Mr. Ungar informed that that was correct and that they were the requirements for the submittal.

Chair Brown-Marshall asked Mr. Ungar about the examples of the townhomes and apartments that were presented.

Mr. Ungar informed that the townhomes were what the developers had originally planned. The plans would be revised to have the front of the development all masonry and stone. They would want to keep some of the slate shingle as an accent. For the most part, there would be a revision to show more masonry on the front.

Chair Brown-Marshall informed that the examples of the townhomes and the apartments were not the same.

Mr. Ungar informed that the developers were aware that they would have to show garages, pool, and recreation facility to meet the standards. They could meet that requirement for the color schemes.

Commissioner O'Malley asked Mr. Ungar since he had been with the company for 20 years, how confident their office was that the development would work.

Mr. Ungar informed that he worked with the company for 19 ½ years and was pretty confident. The 18 acres are were ready for clearing. Mr. Ungar informed that they wanted to have apartments in the beginning. At the time, it was not in the Comprehensive Plan.

Motion: To close the public hearing.

Made By: Commissioner Haney

Second: Commissioner O'Malley

Chair Brown-Marshall informed that there was one support letter for the development, reading, "The development of the property would be good for the community."

Ms. Gomez informed that there was another support letter that was received by staff that was not present at the meeting.

AYES: Commissioner Brown-Marshall, Commissioner O'Malley, Commissioner Pearson, Commissioner Norcom III, Commissioner Parker, Commissioner Brightwell, Commissioner Johnson Rose, Commissioner Norcom III, Commissioner Anand

NAYES: None.

ABSTENTIONS: None.

The motion passed.

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

Jamilah Way, First Assistant City Attorney, informed that the Courts were clear that a revisionary clause could not be created and that exact language could be used. A condition to the permit would be events that would have to happen prior to the zoning change. If the developer did not receive a permit by designated time, the zoning would not change. Ms.

Way informed that if the developer was allowed to change the zoning and if the developer did not get a permit, then it reverts back, it would be illegal.

Chair Brown-Marshall asked Ms. Way if the Commission could set the time.

Ms. Way replied, "You can." It would be the recommendation to Council. Technically it is the Council's power.

Commissioner Brightwell asked Ms. Way if the timeline would be tied to the fact that by the time the developer received the permit, they would need to begin work within such time as the permit is issued.

Ms. Way replied, "Correct."

Chair Brown-Marshall informed that if the developer did not start the work, then it could revert.

Ms. Way informed that it would not revert. It would not trigger the zoning change.

Commissioner Brightwell informed that would be an incentive for the developers to proceed. The land is ready to be cleared, however the design is not completed and not approved by the Commission, it could be 9 months to a year, or 6 months to 9 months. Commissioner Brightwell informed that the platting and the changes will affect the infrastructure for the design, so there would be a timeline. The site would have to be maintained after the clearing and would be enforced.

Commissioner Brightwell informed that the developers would need to be building within 12 months from receiving the permit.

Ms. Way informed that the developers would need to seek the permit.

Ms. Gomez informed that the developers should be given a little more than a year due to platting. A permit could not be pulled until the plat had been recorded, which could take a few months.

Motion: The Planning and Zoning Commission grants the approval of the staff report and make a positive recommendation with the following change: The development permits must be sought within 18 months to complete the zoning change.

Made By: Commissioner Brightwell

Second: Commissioner Haney

AYES: Commissioner Brown-Marshall, Commissioner O'Malley, Commissioner Pearson, Commissioner Norcom III, Commissioner Parker, Commissioner Brightwell, Commissioner Johnson Rose, Commissioner Norcom III, Commissioner Anand

NAYES: None.

ABSTENTIONS: None.

The motion passed.



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: December 17, 2018

AGENDA ITEM SUBJECT: Lexington Village – Planned Development District Amendment

AGENDA ITEM NUMBER: 7a2

PROJECT PLANNER: **Jennifer Thomas Gomez, AICP**, Planning Manager

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

Sonya Brown-Marshall, Planning and Zoning Commission Chair

Sonya Brown Marshall, Chair

PERMIT NUMBER: PD1800004

PROPERTY ID: 0064-00-000-3122-907 / 0064-00-000-3121-907 / 0064-00-000-3100-907 / 0064-00-000-3640-907

LOCATION: PD No. 81 is located north of the intersection of Fifth Street and FM 1092, southeast of the intersection of Lexington Boulevard/Independence Boulevard and FM 1092, and west of the FBISD Armstrong Elementary School. PD No. 81 includes undeveloped acreage and a Starbucks at 1321 FM 1092 and a Take 5 Oil Change at 1405 FM 1092.

RECOMMENDED ACTION:

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

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

SUMMARY:

PD No. 81 was approved in 2012 to allow for uses permitted within the LC-3, retail district; townhouses and related accessory uses and office/warehouse uses related to commercial and retail developments. To date, two tracts within the PD have been developed, one for a Starbucks and the other for a Take 5 oil change business. The applicant has worked over the last several years, to consider various development plans for the proposed townhouses.

The applicant has brought this application seeking to amend the rules and regulations of the PD to expand the allowance for residential uses and provide for uniform development standards for both townhouses and multifamily residential products.

A revised conceptual plan has been provided, indicating a development to include approximately 173 patio homes including 2-car garages on an 18.16 acre tract of land; approximately 288 multifamily dwelling units on an 11.12 acre tract of land; and maintaining approximately 7.14 acres of land for commercial uses.

REQUIREMENTS FOR A PD DISTRICT AMENDMENT APPLICATION (SECTION 8.2)

A. Ownership documentation:

The applicant has submitted proof of notice to all other property owners within the PD district.

B. Legal Description:

The subject site can be described as being an approximate 31.983 acres of land, out of the residue of that certain tract of land called 94.384 acres conveyed to Sunlake Limited from Memorial Herman Hospital System by deed dated May 5, 2000, filed for record under Fort Bend County Clerk's File No. 2000044439, being situated in the William T. Neal Survey, A-64, Fort Bend County, Texas; and being a tract containing 6.5333 acres of land located in the William T. Neal Survey, A-64, Fort Bend County, Texas, being out of a called 14.34-acre tract described in deed recorded under Fort Bend County Clerk's file number 9608676. A portion of the above being all of the Sunlake Addition recorded as instrument number 20170098 in the Fort Bend County, Texas Official Public Records.

C. Site Plan:

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

D. Total acreage:

38.51 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: Starbucks at 1321 FM 1092;
Take 5 Oil Change at 1405 FM 1092; undeveloped property

B. Surrounding Land Uses and Zoning Designations:

North: PD, Planned Development District #39, Lexington Square residential district

South: LC-3, Retail District

East: SUP, Specific Use Permit # 168, FBISD Armstrong Elementary School

West: LC-3, retail district, Walgreens; PD #12, Park Lake Condominiums; MF-1, Multifamily District, Quail Valley Apartment Homes

C. Zoning History:

03-07-1983: Subject site annexed by the City of Missouri City and zoned SD, Suburban District upon annexation (Ord.O-83-11).

11-20-1995: Subject site zoned LC-3, Retail District (Ord. O-95-45).

03-05-2012: Subject site zoned PD, Planned Development District #81 (Ordinance O-12-07)

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. 81 is proposed to include a mixed use development to include residential and commercial, retail uses. Improvements to the site should be designed to enhance the overall character and nature of the surrounding area.

B. Use regulations. Except as provided herein, no changes are proposed to PD No. 81.

PD No. 81 was approved in 2012 to allow for uses permitted within the LC-3, retail district; townhouses and related accessory uses and office/warehouse uses related to commercial and retail developments. To date, two tracts within the PD have been developed, one for a Starbucks and the other for a Take 5 oil change business. The applicant has worked over the last several years to consider various development plans for the proposed townhouses. The applicant has brought this application seeking to amend the rules and regulations of the PD to expand the allowance for residential uses and provide for uniform development standards for both townhouses and multifamily residential products.

A revised conceptual plan has been provided, indicating a development to include approximately 173 townhomes including 2-car garages on an 18.16 acre tract of land; approximately 288 multifamily dwelling units on an 11.12 acre tract of land; and maintaining approximately 7.14 acres of land for commercial uses.

Future Land Use Map: The City's Future Land Use and Character map identifies the subject site as being an appropriate location for Suburban commercial and as being within the FM 1092 mixed character district. Suburban commercial is within the Suburban Character designation and is summarized as follows:

"This designation is for areas where both residential and commercial development forms result in a more green, open feel compared to more intensively developed areas where buildings, parking areas, and other improvements cover more of their sites. In Suburban Residential areas, there is more separation between homes (whether through larger minimum lot sizes or setbacks), and the intervening spaces are devoted more to trees and vegetation than paved surfaces...A certain percentage of other types of housing such as patio, village and twin homes could be allowed in a Suburban residential area subject to density limitations and other design criteria to preserve the character and ensure compatibility...

Many properties adjacent and nearby the subject site are identified as Commercial which is within the Auto-oriented character designation and summarized 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. In residential areas, an Auto Oriented character is evident where driveways and garages are the most prominent feature along neighborhood streets. In such areas, homes are relatively close together and individual lots have less extensive yard and landscape areas compared to the more open, green feel of a Suburban neighborhood.

This development form often provides for areas of more affordable housing within the community. A reduction in lot size may be allowed in exchange for a higher percentage of open space on the overall site (which could also satisfy drainage and parkland dedication requirements). Other moderate density housing types could be allowed provided there are buffering requirements and design standards to ensure compatibility and quality outcomes.

Many attached housing developments (i.e., townhouses, apartments, and condominiums) also take on an Auto-Oriented character unless design standards and landscaping requirements are sufficient to move the overall site design toward a Suburban character (or such housing types can be encouraged within Urban character areas)."

The general intent for the FM 1092 mixed character district is "allow for future land uses to be more responsive to market realities" and to "expand allowable uses beyond retail orientation." Compatible future land use character designations include commercial and business park, allowing for flex space, north of Cartwright Road only and excluding heavy industrial uses.

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

2. More varied development to move beyond a “bedroom community” perception of Missouri City. Use development code provisions and direct recruitment to promote a balance of land use types as the community builds out in coming years.

5. Quality design and community appearance. Continue to build upon Missouri City’s reputation for quality development.

Staff recommended: To approve the mix of uses to continue to include LC-3, retail uses which would allow for the development of commercial, retail and professional office uses including associated office/warehouse uses; to allow for townhouse residential uses; and to add the allowance for multifamily uses.

The Future Land Use and Character District map should be amended to reflect the subject site as Commercial, consistent with the adjacent and nearby properties within this area.

The proposed amendments are in conformance with the goals of the 2017 Comprehensive Plan. As the Market Opportunity Analysis for Commercial Corridors, contained within the Comprehensive Plan provides, household growth is a key driver for both retail and office development. By providing opportunities for denser residential growth, in appropriate areas, could help to provide more opportunities for the location of employment generating uses.

Planning and Zoning Commission recommends: To approve as staff recommended.

C. Use district regulations. Except as provided within this report and within PD No. 81, the following use district regulations should apply.

Staff’s recommended:

Apply R-5, townhouse district regulations to include garage regulations; trash disposal regulations; portable storage unit regulations; parking regulations; sign regulations and fence regulations.

Apply MF-2, multifamily residential district regulations to include garage regulations, trash disposal regulations; portable storage unit regulations; landscaping regulations; parking regulations; sign regulations; fence regulations; and amenities.

Planning and Zoning recommends: To approve as staff recommended.

D. Height and area regulations. Except as provided herein, no changes are proposed to PD No. 81.

PD No. 81 provides height and area regulations for the uses permitted within the district. These regulations include the LC-3 district standards for nonresidential and office/warehouse uses. Office/warehouse uses that would have been developed

along FM 1092 would be limited in size to no more than 8,000 square feet and in height to no more than 2 stories or 35 feet. Office/warehouse uses developed along Independence Boulevard could be larger in area, no more than 25,000 square feet and generally could not exceed more than 3 stores or 45 feet in height.

The R-5, townhouse residential district standards were applied to townhouse developments provided that at least 85% of the townhouse units would be developed as units within a building consisting of four or more townhouse units.

As provided above, the applicant now seeks to provide for a mixed use development to include townhomes; multifamily dwelling units; and commercial uses.

Generally, the requirements for the R5-4, townhouse residential district and the MF-2, multifamily residential district uses could be applied to the revised conceptual plan. The proposed number of multifamily dwelling units, however, exceeds the maximum number (20) per gross platted acre.

The revised conceptual plan shows no commercial or nonresidential uses along the Independence Boulevard frontage. Such uses would be maintained along the FM 1092 frontage.

Staff recommended: Adopt the revised site plan and apply the amended uses. Apply the R-5, townhouse residential district standards for townhouse uses in the areas shown on the conceptual site plan for townhomes; apply the MF-2, multifamily dwelling unit regulations to the multifamily uses shown on the conceptual site plan as apartments; continue to apply the LC-3, retail district regulations to the areas shown as commercial on the conceptual site plan and remove the allowance for larger, office-warehouse buildings along the Independence Boulevard frontage. Remove the townhouse residential requirements.

The maximum density regulations of the MF-2 district should apply to the development. This would reduce the number of units described however, the applicant should note that the a multifamily development, consistent with the city's development standards for such types of development will require additional infrastructure and amenities including a percentage of covered parking areas including garages and onsite greenspace either clustered in a courtyard or provided around the perimeter of the development. Such standards will impact the total number of units which can be provided on the subject site.

Planning and Zoning Commission recommends: To approve as staff recommended.

E. Architecture and building regulations. Except as provided herein, no changes are proposed to PD No. 81.

The applicant has submitted conceptual elevations to generally show what the proposed townhomes and multifamily buildings would look like.

The city does not have architectural design standards for townhome developments.

An architectural design review including a review of proposed materials and colors

of the multifamily buildings would be required prior to any development.

For multifamily buildings, architectural design standards includes requirements for design and articulation. Buildings are required to consist of masonry facades with a minimum of 50 percent of the exterior consisting of brick, stone and/or stucco.

Multifamily developments are required to provide a minimum of 50 percent of required parking in the form of covered parking, with at least 25 percent of the required total number must be contained within garages.

The applicant, working with staff and the Commission proposes the following additional standards:

- **Some percentage** of masonry on the first floors of the townhomes;
- Masonry/stone on ALL the facades of the townhomes facing any public rights of way. **The balance of the sides and rear would be siding;**
- **30 year asphalt shingle roofs** with standing seam for architectural details on the townhomes and multifamily, dormers, accent roofing, etc.;
- The proposed would include a clubhouse and pool facility for the townhouses and a clubhouse for the multifamily that would have a standing seam roof, 100% brick, stone or stucco and have materials that are consistent with the construction of the townhomes;
- The two developments, townhomes and multifamily will complement each other with materials and color as well as entry monumentation, amenity features, etc.

Staff recommended: Apply architectural standards to be uniform and complementary between all nonresidential uses including the townhome development. Apply the additional standards as proposed above. The same materials and colors, consistent with the architectural standards, should be used for all nonresidential uses within the PD.

Planning and Zoning Commission recommends: Approve as staff recommend and require that development permits must be sought within 18 months to complete the zoning change.

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



**DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division**

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

APPLICATION FOR:

Check One:

- SPECIFIC USE PERMIT
 SPECIFIC USE PERMIT AMENDMENT
 PLANNED DEVELOPMENT DISTRICT
 PLANNED DEVELOPMENT DISTRICT AMENDMENT

SEE EXHIBITS "A" (PAGE 7), "B", AND "C" (PAGE 8)

FOR INFORMATION REQUIRED FOR COMPLETE APPLICATION SUBMITTAL

Date of Application:

1. Project Name:	Lexington Village
2. Address/Location of Property:	SE Corner of FM 1092 & Lexington Blvd.
3. Applicant's Name:	Clinton F. Wang
Mailing Address:	1616 S. Voss, Ste. 618 Houston TX 77057
Phone No.:	(713) 978-5900
Email:	Eungar@skymarkdevelopment.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:	Hannover Estates, Ltd. and Sunlake Ltd.
Mailing Address:	1616 S. Voss, Ste. 618 Houston TX 77057
Phone No.:	(713) 978-5900
Email:	Eungar@skymarkdevelopment.com
6. Existing Zoning District:	PD
7. Total Acreage:	38.54
8. Proposed Development and Reasons for Application:	Proposed Development is mixed use with retail, town homes and commercial. We are requesting to build un-attached town homes, apartments and retail/commercial along FM 1092
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.):	Property being a 6.557 and 31.983 ac. tracts of land located in the William T. Neal Survey, Abstract No. 64, Tarrant County, TX.
10. Central Appraisal District tax identification numbers of property (Attach Paid Tax Receipts):	0064-00-000-3100-907 0064-00-000-3640-907
11. Do deed restrictions or restrictive covenants exist for the property? (Circle One):	YES <u>NO</u> (If yes, submit with application.)
12. Does this application include an Architectural Design Review: (Circle One):	YES <u>NO</u> (If yes, see page 8, Exhibit C for materials required to be submitted.)
FILING FEE: \$1,200.00	

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

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

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

Clinton F. Wang, President
Print Name of Applicant

Clinton F. Wang, President
Print Name of Property Owner

[Signature]
Signature of Applicant

[Signature]
Signature of Property Owner, Agent or Attorney

FIRST UNITED
METHODIST CHURCH

LEXINGTON SQUARE

CVS

Walgreens

Starbucks

FBISD
Armstrong
Elementary

PARK
LAKE
CONDOMINIUMS

PD, Planned
Development
District #81

Legend

-  City Limits Line.lyr
-  ETJ Line.lyr
-  PD #81

1 inch = 800 feet



LEXINGTON SQUARE

A Luxury Multi-Family Community
Mucasey & Associates, Architects

November 28, 2018



PROJECT SUMMARY:

Apartments:

Type	Description	Qty.	Area
A1	One Bedroom, 1 Bath	12	712 s.f.
A2	One Bedroom, 1 Bath	12	713 s.f.
A3	One Bedroom, 1 Bath	10	751 s.f.
A4	One Bedroom, 1 Bath	42	754 s.f.
A5	One Bedroom, 1 Bath	12	776 s.f.
A6	One Bedroom, 1 Bath	10	776 s.f.
A7	One Bedroom, 1 Bath	42	776 s.f.
A8	One Bedroom, 1 Bath (Attached Garage)	12	870 s.f.
Total One Bedroom Units		152 Units	
B1	Two Bedroom, 2 Bath	6	1,052 s.f.
B2	Two Bedroom, 2 Bath	6	1,052 s.f.
B3	Two Bedroom, 2 Bath	6	1,052 s.f.
B4	Two Bedroom, 2 Bath	6	1,052 s.f.
B5	Two Bedroom, 2 Bath (Attached Garage)	24	1,113 s.f.
B6	Two Bedroom, 2 Bath (Attached Garage)	24	1,198 s.f.
Total Two Bedroom Units		72 Units	
Apartments Total		224 Units	196,704 s.f.

Garages:

Garages	60 Cars
Carports	56 Cars
Open Parking	294 Cars
Total Parking	410 Cars



TOWNSEN LANDING APARTMENTS

Mucasey & Associates, Architects

November 16, 2018



City of Missouri City

NOTICE OF PUBLIC HEARING

LOCATION/DATE: The City Council of the City of Missouri City will hold a public hearing on Monday, December 17, 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 Clinton Wong, President, Hannover Estates, Ltd and Sunlake Ltd to amend the regulations and restrictions of PD, Planned Development District No. 81 to allow for a mixed use development to include commercial, retail, townhomes and multifamily residential developments, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

SITE LOCATION: PD No. 81 is located north of the intersection of Fifth Street and FM 1092, southeast of the intersection of Lexington Boulevard/Independence Boulevard and FM 1092, and west of the FBISD Armstrong Elementary School. PD No. 81 includes undeveloped acreage and a Starbucks at 1321 FM 1092 and a Take 5 Oil Change at 1405 FM 1092.

SITE LEGAL DESCRIPTION: The subject site can be described as being an approximate 31.983 acres of land, out of the residue of that certain tract of land called 94.384 acres conveyed to Sunlake Limited from Memorial Herman Hospital System by deed dated May 5, 2000, filed for record under Fort Bend County Clerk's File No. 2000044439, being situated in the William T. Survey, A-64, Neal Survey, A-64, Fort Bend County, Texas, being out of a called 14.34-acre tract described in deed recorded under Fort Bend County Clerk's file number 9608676. A portion of the above being all of the Sunlake Addition recorded as instrument number 20170098 in the Fort Bend County, Texas Official Public Records.

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





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: NOVEMBER 2, 2018

LOCATION/DATE: The Planning and Zoning Commission of the City of Missouri City will hold a public hearing on Wednesday, November 14, 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 Clinton Wong, President, Hannover Estates, Ltd and Sunlake Ltd to amend the regulations and restrictions of PD, Planned Development District No. 81 to allow for a mixed use development to include commercial, retail, townhomes and multifamily residential developments, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

SITE LOCATION: PD No. 81 is located north of the intersection of Fifth Street and FM 1092, southeast of the intersection of Lexington Boulevard/Independence Boulevard and FM 1092, and west of the FBISD Armstrong Elementary School. PD No. 81 includes undeveloped acreage and a Starbucks at 1321 FM 1092 and a Take 5 Oil Change at 1405 FM 1092.

SITE LEGAL DESCRIPTION: The subject site can be described as being an approximate 31.983 acres of land, out of the residue of that certain tract of land called 94.384 acres conveyed to Sunlake Limited from Memorial Herman Hospital System by deed dated May 5, 2000, filed for record under Fort Bend County Clerk's File No. 2000044439, being situated in the William T. Neal Survey, A-64, Fort Bend County, Texas; and being a tract containing 6.5333 acres of land located in the William T. Neal Survey, A-64, Fort Bend County, Texas, being out of a called 14.34-acre tract described in deed recorded under Fort Bend County Clerk's file number 9608676. A portion of the above being all of the Sunlake Addition recorded as instrument number 20170098 in the Fort Bend County, Texas Official Public Records.

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



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

November 2, 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, November 14, 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 Clinton Wong, President, Hannover Estates, Ltd and Sunlake Ltd to amend the regulations and restrictions of PD, Planned Development District No. 81 to allow for a mixed use development to include commercial, retail, townhomes and multifamily residential developments, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

___ I/We protest this proposed rezoning because

___ I/We support this proposed rezoning because

Sincerely,

Signature

Print Name

Street Address

Subdivision

Phone Number

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

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

Print Name

Signature

Mailing labels for adjoining property owners

Nguyen Tony 9527 Almeda Bend CT Houston, TX 77075-5601	Sunandas Performing Arts Texas Inc 6014 E Brook CT Sugar Land, TX 77479-4264	Torres Louisa 3615 5th ST Stafford, TX 77477-6609
Aguilar Hortencia & Dionisio 3619 5th ST Stafford, TX 77477-6609	ENE Inc PO Box 17234 Sugar Land, TX 77496-7234	MHS Construction & Design LLC MHS Construction & Design LLC2 1909 Rothwell ST Stafford, TX 77477-6611
FBISD Max Cleland 16431 Lexington Blvd Sugar Land, TX 77479	Vargas Joe 2003 BLAKE RD SUGAR LAND, TX 77478-2503	Flores Pedro 1135 BOWEN ST STAFFORD, TX 77477-6503
Blessed Construction LLC 4519 Parkwater Cove CT Sugar Land, TX 77479-1585	Sunlake Ltd 7500 San Felipe ST STE 600-PMB 80 Houston, TX 77063-1790	Kepner James 162 Stoney Creek DR Houston, TX 77024-6220
1255 FM 1092 LLC 1419 Lake Pointe PKWY Sugar Land, TX 77478-3999	MFM Maestri Mo City LLC 16 Eagle Ridge DR Sheridan, WY 82801-9042	Vaquero Murphy Independence Partners LP 3211 W 4th ST Fort Worth, TX 76107-2114
WML Missouri City LP C/o Walgreen Co Tax Dept 300 Wilmot RD Deerfield, IL 60015-4614	FT Bend ISD c/o Tax Office PO Box 1004 Sugar Land, TX 77487-1004	Hannover Estates Ltd 1616 S Voss RD STE 618 Houston, TX 77057-2620
Arias Delfina PO Box 463 Missouri City, TX 77459-0463	Eapen James 3718 Ramble Creek DR Missouri City, TX 77459-7000	Lighthouse Indian Baptist Church 4423 Tree Line DR Pasadena, TX 77505-3925
Lopez Marcos 3524 5TH ST Stafford, TX 77477-6608	Alonzo Arturo & Martha 3442 5th ST Stafford, TX 77477-6606	Nolan Patrick H & Amy L 6001 Holly RD Corpus Christi, TX 78412-4664
VC Quail Valley II LLC 6 Robinwood LN Houston, TX 77024-2730	Bryn Mawr Partnership 16284 DEER TRAIL CT SAN DIEGO, CA 92127-3430	NDI Quail Valley Partners Ltd 5757 Woodway DR STE 176 Houston, TX 77057-1521
NEW HOPE LUTHERAN CHURCH 1424 FM 1092 RD Missouri City, TX 77459-1601	Jaffar Enterprises LLC 14019 Southwest Freeway STE 301-424 Sugar Land, TX 77478-3563	State of Texas PO Box 1386 Houston, TX 77251-1386

Mailing labels for adjoining property owners

Lexington Square Association Inc c/o La Juan Lewis Paris 3601 John Hancock LN Missouri City, TX 77459-2871	LEWIS LA JUAN 1238 AMERICANA DR MISSOURI CITY, TX 77459-2860	AMH 2015-1 Borrower LLC 30601 Agoura RD STE 200 Agoura Hills, CA 91301-2148
Damian Marina 3643 John Hancock LN Missouri City, TX 77459-2871	MOUTON DAVID K & ALICIA M 3639 JOHN HANCOCK LN MISSOURI CITY, TX 77459-2871	Chen Catherine Tuan & Ping Feng Hung 3635 John Hancock LN Missouri City, TX 77459-2871
Ogu Nitta 3631 John Hancock LN Missouri City, TX 77459-2871	Pedder Andrew N & Cathy L 3607 John Hancock LN Missouri City, TX 77459-2871	Property Owner 3611 John Hancock LN Missouri City, TX 77459-2871
Mathew Beena 3615 John Hancock LN Missouri City, TX 77459-2871	Varughese John PO Box 42042 Houston, TX 77242-2042	Park Lake Townhomes Association Inc c/o American Management 1700 GOOD DAY DR MISSOURI CITY, TX 77459-1625
Spriggs Jennifer 3807 LANDMARK DR MISSOURI CITY, TX 77459-1626	Hardy Ardenna 3805 Landmark DR Missouri City, TX 77459-1626	Jackson Pamela 3803 Landmark DR Missouri City, TX 77459-1626
SHOAGA TALI 3801 LANDMARK DR MISSOURI CITY, TX 77459-1626	Rocha Irene 3806 Landmark DR Missouri City, TX 77459-1611	Shree Vallabhadhish Holdings LLC 2422 Wagon RUN Sugar Land, TX 77479-1315
Arias Christina 3805 Dock View LN Missouri City, TX 77459-1621	SHERROD GLENDA 3803 DOCK VIEW LN MISSOURI CITY, TX 77459-1621	MCNEIL MARVA 3801 DOCK VIEW LN MISSOURI CITY, TX 77459-1621
Houston Park Lake Assoc Ltd c/o DTA Management Services Inc 206A S Loop 336 W Conroe, TX 77304-3399	B A M C Enterprises Inc 4771 Sweetwater BLVD # 249 Sugar Land, TX 77479-3199	Wu Jiwen 78 Woodedge RD Manhasset, NY 11030-1546
Crosslin JanJan 4807 Lexington Meadows CT Sugar Land, TX 77479-3079	James Ima 3805 Shire Valley DR Missouri City, TX 77459-2795	Nnadozie Emmanuel 3806 Shire Valley DR Missouri City, TX 77459-2794
Estrada Kayla A etal 3804 Shire Valley DR Missouri City, TX 77459-2794	King James 407 SABAL PALM LN PEARLAND, TX 77584-7771	Desai Devendra & Minaxi d/b/a SJP Enterprises 1410 Sheffield DR Missouri City, TX 77459-2739

Mailing labels for adjoining property owners

Lexington Square Association Inc.
Rita M. Garrett, President
lexingtonsquare2009@gmail.com

Park Lake Townhomes - Phase I
Stephanie Dunlap
DTA Management Services Inc.
stephanie@webdta.com

Park Lake Townhomes - Phase II
Kari Lemonie
Sterling Association Services, Inc.
Kari@sterlingasi.com

City of Missouri City, Texas
Development Services Department – Planning Division
Rezoning Application Protest Letters Analysis

Application: Lexington Village - PD #81 Amendment
City Council First Reading: December 17, 2018

Protest Letters Received

Name	Property Address OR Fort Bend County Account Number	Land Area (Square Feet) Within 200 Feet
None		
Total Area Represented by Protest(s):		-
Total Land Area <i>Including</i> Subject Site:		N/A
Subject Site <i>Only</i> Land Area:		1,677,495.60
Total Land Area <i>Only Within 200 Feet</i> of Subject Site:		N/A
Protest(s) Percentage of Land Area Within 200 Feet:		N/A

Note: A total of 2 letters of support and 0 letters of protest have been received for the application request as of December 13, 2018.



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

City of Missouri City, TX

Received

NOV 14 2018

November 2, 2018

CITY OF MISSOURI CITY, TEXAS
Planning and Zoning Commission

Planning Division

The Planning and Zoning Commission of the City of Missouri City will hold a public hearing:
Wednesday, November 14, 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 Clinton Wong, President, Hannover Estates, Ltd and Sunlake Ltd to amend the regulations and restrictions of PD, Planned Development District No. 81 to allow for a mixed use development to include commercial, retail, townhomes and multifamily residential developments, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

I/We protest this proposed rezoning because

[Empty box for protest reason]

I/We support this proposed rezoning because

the development of that property will be good for the community

Sincerely,

[Handwritten Signature]

Signature

3718 Ramble Creek

Street Address

[Redacted]

Phone Number

Return to:

[Handwritten Signature]

Print Name

Missouri City TX 77459

Subdivision

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

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

Print Name

Signature



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

November 2, 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, November 14, 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 Clinton Wong, President, Hannover Estates, Ltd and Sunlake Ltd to amend the regulations and restrictions of PD, Planned Development District No. 81 to allow for a mixed use development to include commercial, retail, townhomes and multifamily residential developments, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

City of Missouri City, TX

Received

Dear City Representatives:

NOV 08 2018

____ I/We protest this proposed rezoning because

Planning Division

X I/We support this proposed rezoning because

improves the neighborhood

Sincerely,

John Duffie

John Duffie

for NDI Quail Valley Partners

Signature

Print Name

1306 Fm 1512

Street Address

Subdivision

Phone Number

Return to:

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

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

Print Name

Signature



CITY COUNCIL AGENDA ITEM COVER MEMO

December 17, 2018

To: Mayor and City Council
Agenda Item: 7(b)(1) Community Development Block Grant accomplishments for PY 2017.
Submitted by: Otis T. Spriggs, AICP, Director of Development Services, Development Services

SYNOPSIS

Public Hearing Presentation of the Program Year 2017 Comprehensive Annual Performance and Evaluation Report (CAPER).

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Create a great place to live

BACKGROUND

Pursuant to Federal guidelines and the City's Citizen Participation Plan, the City has published notice of this presentation to the City Council related to the usage of the \$266,015.00 allocated to the City by the U.S. Department of Housing and Urban Development through the Community Development Block Grant Program. Fifteen percent of the allocation was used for Public Services; Twenty percent was used for Administration. The balance was used for other qualifying projects.

The City expended funding, as follows:	<u>Expended</u>
Child Advocates	\$11,667
Fort Bend Seniors Meals on Wheels	\$11,666.95
Scholarships	\$7,667.00
Code Enforcement	\$44,424
Housing Rehabilitation	\$122,538.45 **PY16 \$29,158.82
Administration	\$53,203.00 **Includes Fair Housing Plan

In addition, the PY 15 Housing Rehabilitation project was completed during PY 17 and expended \$87,493.49. The Public Service projects were originally funded at \$35,001, the budget was revised to \$31,000.95 and the remaining balance of \$4,000.05 was allocated to the Housing Rehabilitation project.

A copy of the draft City of Missouri City's Community Development Block Grant (CDBG) Consolidated Annual Performance and Evaluation Report (CAPER) for PY 2017 was made available for review by citizens, public agencies and other interested parties. The final version and all public comments received during the 30-day public comment period will be submitted to HUD.

BUDGET ANALYSIS

Purchasing Review: N/A
Financial/Budget Review: N/A

BUDGET ANALYSIS

Purchasing Review: N/A
Financial/Budget Review: N/A

Note: Compliance with the conflict of interest questionnaire requirements, if applicable, and the interested party disclosure requirements (HB 1295) has been confirmed/is pending within 30-days of this Council action and prior to execution.

SUPPORTING MATERIALS

1. PowerPoint Presentation of Program Year 2017 Accomplishments
2. Draft Comprehensive Annual Performance and Evaluation Report (CAPER).

STAFF'S RECOMMENDATION

Staff recommends that Council hold the public hearing and allow for the commencement of the 30-day comment period.

Director Approval: Otis Spriggs, AICP, Development Services

**Assistant City Manager/
City Manager Approval:** Bill Atkinson, Assistant City Manager

COMMUNITY DEVELOPMENT BLOCK GRANT

Presentation on the accomplishments for Program Year 2017

Chalisa G. Dixon
Community Development Coordinator



Program Year 2017 Funding

- ❖ The accomplishment for CDBG Program Year 2017 has been published in the Comprehensive Annual Performance and Evaluation Report (CAPER).
- ❖ In Program Year 2017 (City Fiscal Year 2017), the City received \$266,015 in CDBG funding from the US Department of Housing and Urban Development.



Scholarships

CODE ENFORCEMENT

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Economic Development

Community Development Block Grant

child advocates

FB SENIORS
Fort Bend Seniors
Much on Wheels & Much, Much More!



Target Area 2017

Court Road
Fifth Street
Fondren Park
Hunter's Glen
Lexington/Murphy Rd.
Quail Green



Educational Scholarships

- ❖ Educational Scholarships in the amount of \$7,667 granted and expended.
- ❖ 4 post secondary educational scholarships were awarded
- ❖ All four students successfully completed a year of higher education



Low and Moderate Income Assistance

Subrecipient	Total	<30%	31-50%	51-80%	>80%
Child Advocates	159	78 49.05%	29 18.23%	26 16.35%	0 0.0%
Meals on Wheels	25	25 100.0%	0 0.00%	0 0.00%	0 0.00%
Scholarships	4	1 25%	1 25%	2 50%	0 0%
Totals	188	104 55.31%	30 15.96%	28 14.89%	0 00.0%



CITY SERVICES



Code Enforcement

- ❖ Total of \$44,424 was expended
- ❖ Code Enforcement conducted 2,089 inspections; in which 2,415 violations were observed, corrected 534 violations, filed 112 violations with municipal court to assist in housing condition standards and the preservation of the Target Area neighborhoods.



Owner-Occupied Housing Rehabilitation

- ❖ During the PY 2017, the City completed Nine (9) Housing Rehab projects from the PY 15 funding through the Fort Bend Habitat for Humanity Contractor. To date, \$87,493.49 has been expended for PY 2015.
- ❖ For PY 16, \$129,577.21 was budgeted, to date, \$29,158.82 has been expended from roll over PY 2015 projects.
- ❖ For PY 17, no Funds have been expended. Two properties from prior years funding (PY14) will receive additional work from the PY 17 funding account. The Housing Rehab Program opened its waiting list and we have accepted have 25 applications. The Application process is now closed and the City is not accepting additional applications, but will be adding individual to a wait list.



Administration

- ❖ The CDBG program administration was expended in the amount of \$53,178.
- ❖ The City completed the Analysis of the Impediments to Fair Housing Plan with BBC Research Consulting in the amount of \$20,000 with Administrative funds. A draft version is available on the City's website.
- ❖ Housing Study Plan approved in the amount of \$30,000 was approved the City has not solicited bids to date.



Program Improvements



Program Improvements

- ❖ Housing rehab program software reauthorized
- ❖ City's Building Inspectors utilized
- ❖ Permitting process revised with the Energov System
- ❖ Scholarship application and forms revised
- ❖ Code Enforcement Policy drafted
- ❖ CDAC Election of Officers
- ❖ Continual Customer Services



Questions



NOTE: Public hearing to receive comments on the Program Year 2017 Comprehensive Annual Performance and Evaluation Report (CAPER) will be received in Agenda Item 7(b)3.



EXECUTIVE SUMMARY

The Federal entitlement Community Development Block Grant (CDBG) programs funded under the City of Missouri City PY 2017-2018 Action Plan are implemented by the Development Services Department. The PY 2017-2018 Comprehensive Annual Performance and Evaluation Report (CAPER) for City of Missouri City, Texas (the City) primarily describes the accomplishments and progress the City has made in carrying out its strategic plan and its action plan through the implementation of the specific programs. The City undertook activities within its jurisdiction to provide decent housing, a suitable living environment, and to expand economic opportunities, principally for persons of low- and moderate-income. City of Missouri City's entitlement for PY 2017 under the CDBG Program was 266,015, plus prior year's carry-over funds of \$316,518.58 for PY 2016. Attached is a summary of the use of funds and accomplishments by categories.

DRAFT

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Meals were delivered to twenty (20) qualified seniors were provided 7 days each week allowing them to continue to live independently. The number of children suspected to be victims of abuse/neglect received counseling were one hundred and fifty-nine (159). Scholarships were given to six (6) students to further their post high school education. Code Enforcement conducted investigations of two thousand and eighty-nine (2,089) housing condition standards to assist the preservation of the Target Area neighborhoods. One Code Enforcement Officer was assigned to specifically address issues in the CDBG target areas; the City's assigned Code Enforcement officer conducted inspections and follow up inspections which observed 2,415 violations, corrected 534 violations, filed 112 violations with municipal court in said Target Area neighborhoods.

Housing rehabilitation services were commenced for a total of four (4) properties with initial inspections and environmental assessments. The Buffalo Run Park project was completed in FY 17 with final inspection signed off by the City's construction representative and inspector on January 3, 2018. Work was deemed in compliance with local and federal ordinances regarding the CDBG program. The accomplishments were presented during a City Council meeting on December 17, 2018. A copy of the presentation is Attachment 4.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Adult Basic Education	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	160	21	13.13%	160	0	0.00%

Code Enforcement	Non-Housing Community Development	CDBG: \$	Housing Enforcement/Foreclosed Property Care	Code Household Housing Unit	2000	3429	171.45%	2000	2333	116.65%
Housing Rehabilitation	Affordable Housing	CDBG: \$	Homeowner Rehabilitated	Housing Household Housing Unit	35	5	14.29%	35	8	11.43%
Meals on Wheels	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	40	46	115.00%	40	25	62.50%
Parks Improvements	Non-Housing Community Development	CDBG: \$72400	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3000	2900	96.67%	3000	1450	48.33%
Pediatric Health Care	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	0	0.00%			
Post Secondary Scholarships	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5	10	200.00%	5	5	100.00%
Services to Neglected or Abused Children	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	300	286	95.33%	300	184	61.33%
Sidewalk Improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3000	0	0.00%			

Storm Drainage and Flood Prevention	Non-Housing Community Development		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	250	0	0.00%			
Street Improvements	Non-Housing Community Development		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	800	0	0.00%			

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Code Enforcement continued its monitoring of conditions in the Target Area neighborhoods and conducted 2,089 inspections to assure the maintenance of premises within the neighborhoods to protect the property values and quality of life of the residents. Progress was exceeded towards meeting goals and objectives. During PY 17 owner occupied residences rehabilitation were undertaken to resolve code violations, accessibility issues and energy efficiency. These repairs, provided to low and moderate income residents preserved the homes and allowed the residents to continue to reside there without having to bear the costs of the rehabilitation. One hundred and fifty-nine children (159) suspected of abuse or neglect received counseling to assist them in recovery from the trauma. The non-abusing family members also received counseling to assist them in the recovery process. Twenty (20) qualified seniors were served by Meals on Wheels that provided them with home delivered meals 7 days per week. A total of 3,514 meals were provided. In Administration, all reports were timely filed and the application form for the Owner-occupied Housing Rehabilitation Program were revised; the application review process was revised with new check lists to assure compliance with federal regulations; the scholarship program was reviewed and the application and policy were made consistent.

Under PY 17, nine (9) housing rehab projects were completed, from the PY 15 funding through Fort Bend Habitat for Humanity contractor; in addition to four (4) PY17 homes that have been intailly inspected. Two (2) properties from the from prior years will receive additional funding through the PY 17 account. There were programatic procedures that needed to be addressed before the Housing Rehabilitation project could start. According to PR 03, funds were drawn from PY 15 and PY 16. Housing Rehab opened its

In medium priority activities, four (4) low and moderate income students were given scholarships for post-secondary; the PY 15 Hunter's Glen Park

Parking Lot Lighting Installation & Lot Expansion was completed project. The PY 16 Buffalo Run Improvement Project was delayed because parks department was working on completing the PY 15 project, this project is expected to be completed in FY 17.

DRAFT

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).
91.520(a)

	CDBG
White	63
Black or African American	134
Asian	5
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Total	202
Hispanic	42
Not Hispanic	160

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The City served a number of persons with disabilities who benefited from PY 2016 CDBG activities. Four (4) disabled individuals in Child Advocate program and two (2) disabled individuals in Housing Rehabilitation.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Available	Made	Amount Expended During Program Year
CDBG	CDBG	\$582,533.58		
HOME	HOME			
HOPWA	HOPWA			
ESG	ESG			
Other	Other			

Table 3 - Resources Made Available

Narrative

The Program Year funding from the U.S. Department of Housing and Urban Development through CDBG was \$266,015.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Court Road	19		
Fifth St.	19		
Fondren	19		
Hunter's Glen	45		
Lexington/Murphy Road	19		
Quail Green	19		

Table 4 – Identify the geographic distribution and location of investments

Narrative

The Code Enforcement efforts funded with \$44,424 of CDBG funding was provided throughout the Target Area.

Assessment Impediments Fair Housing (AI)

Housing Fair Study

The other projects and expenditures were to low and moderate income individuals or limited clientele individuals and were not area projects.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City of Missouri City coordinated with Fort Bend Habitat for Hummanity, Voluteers of America, First United Methodist Chruch to make area residents aware of funding and/or volunteer services available to repair damages casued by Hurricane Harvey.

The City cooperated with a faith-based organization to provide quick response to simple household repairs. The repairs were done at no cost to the homeowners.

There are no matching requirements to be satisfied with the CDBG funds or those that CDBG has been used to leverage. The subrecipients of the Missouri City CDBG funds have used the funds to leverage other monies and have provided significant leverage to the program from non-federal sources. The public service agencies provide at least \$1 of direct-cost match for every dollar of CDBG funds expended. This match comes from operating expenditures, direct services to clients such as meals and delivery costs for Meals on Wheels; and counseling and other services to abused and neglected children and their non-offending guardians.

DRAFT

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	10	4
Number of Special-Needs households to be provided affordable housing units	0	2
Total	10	6

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	10	8
Number of households supported through Acquisition of Existing Units	0	0
Total	10	4

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Due to the limited funded of the CDBG award, the City establishes its goal of providing assistance to 10 homeowners in maintaining their residences. During the Program Year, the City was able to began initial inspections and environmental assessments of four (4) properties; in addition to moving forward with 4 emergency foundation repairs. Each homeowner and household was low or moderate income. The repairs allowed the homeowners to continue to occupy their residences without the excessive expense of making the repairs to the homes.

Discuss how these outcomes will impact future annual action plans.

The demand for the Owner-occupied housing rehabilitation program is greater than the funding. As each year's annual action plan is developed, the community need will be reviewed and funding will be provided. The amount of funding is balanced against the other community needs that are found to exist in the low and moderate income neighborhoods within the City.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	89	0
Low-income	46	0
Moderate-income	19	0
Total	154	0

Table 7 – Number of Households Served

Narrative Information

In addition to being low- to moderate-income, 6 of the persons or households assisted included a disabled person and 2 households included elderly persons.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

During PY 2017, the City did not fund homeless assistance programs. Fort Bend Women's Center provides shelter and transitional housing to victims of domestic violence and their children. Using Continuum of Care and other federal and private funds, Fort Bend Women's Center provided assistance to a number of Missouri City residents.

Fort Bend Family Promise provides emergency shelter to homeless families throughout Fort Bend County.

Fort Bend Women's Center assists homeless victims of domestic violence in navigating the legal system, receiving adult education, accessing employment at a livable wage and transitioning to permanent housing. The Missouri City CDBG program previously funded shelter and supportive services for shelter residents as well as utilities and child care for those in the After Care tenant-based rental assistance program.

Addressing the emergency shelter and transitional housing needs of homeless persons

Fort Bend Family Promise provides emergency shelter to homeless families throughout Fort Bend County. The families in the program have short-term needs and are moved into permanent housing and independent living within 90 days.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

By bringing housing up to City code through rehabilitation, the City is able to help ensure that the owners are not forced out of their homes due to dangerous living conditions. The City's cooperation with a faith-based organization that provides minor home repairs to those who cannot afford the repairs helps prevent the low-income persons and families from becoming homeless. Meals on Wheels provides home-

delivered meals and human contact on a daily basis for the frail elderly allowing them to remain in their homes for a much longer period of time. Most of the program participants would not be able to afford assisted living or nursing home care and would have to move in with relatives or other individuals. Though not funded with Missouri City CDBG funds in PY 2017, Fort Bend Women's Center continues to provide assistance to victims of domestic violence for moving from an unsafe situation to safe housing. Often the women are assisted in moving directly to independent safe housing without having to move to a shelter or become homeless. Though East Fort Bend Human Needs Ministry did not request CDBG funding in PY 2017, it continues to provide food and other assistance to help residents with expenses that often take from housing costs. This releases money for the families and individuals to pay their rent or mortgage and utilities. The City did not provide CDBG funds to assist Fort Bend Women's Center or East Fort Bend Human Needs Ministry in PY 2017 but supports their efforts in preventing homelessness and is available to provide technical assistance when requested. In PY 17, continuing a long-standing partnership, the City joined Fort Bend County and AccessHealth to host the free annual health fair and backpack giveaway benefitting area families. Participants received school immunizations, haircuts and backpacks filled with classroom supplies.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Fort Bend Family Promise, which has not requested CDBG funding, operates a program in Missouri City to provide shelter for homeless families. Their program provides them with a place to stay together as a family and provides them with a day-time address. The children are allowed to continue in school. The day-time address allows the parents to more effectively seek and obtain employment. Counselling and other assistance is provided to the families. The families are transitioned to permanent housing and independent living within 90 days. In PY 17, The City provided a proclamation to the organization for the services provided in the city.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The City of Missouri City does not have a Public Housing Authority, public housing developments or Section 8 Housing Choice Vouchers. A small portion of Missouri City lies within Harris County and Harris County does have a Section 8 Housing Choice Voucher program whose clients are able to access housing in Missouri City. Fort Bend County is working with HUD to become a Section 8 Housing Choice Voucher provider.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

The City of Missouri City does not have a Public Housing Authority.

Actions taken to provide assistance to troubled PHAs

The City of Missouri City does not have a Public Housing Authority.

DRAFT

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The City of Missouri City fostered and maintained affordable housing through its owner occupied housing rehabilitation program. The City contracted with Fort Bend Habitat for Humanity for the project and 4 house received rehabilitation, including accessibility retrofits and energy efficiency improvements.

The code enforcement activities in CDBG Target Areas in older neighborhoods with older affordable housing helps to maintain the properties and the values while making the neighborhoods attractive for buyers.

In addition to providing housing rehabilitation services to low- to moderate-income homeowners, the City's Comprehensive Plan addresses the need for affordable housing and the Development Services Department, to the extent possible, is encouraging the development of affordable housing in the City and its Extraterritorial Jurisdiction (ETJ). The City reviews all applications for low-income housing tax credit developments and all HUD-funded projects such as Section 202, Section 811, Continuum of Care and grants a certification of consistency with the Consolidated Plan when the projects fall within the broad scope of providing affordable housing and affirmatively furthering fair housing.

Age-restricted multi-family projects on FM 1092 (2), Sinena Ranch Road, S Sam Houston Pkwy, Cypress Point and Trammel-Fresno Road near State Highway 6 are at full occupancy. A multi-family development in Sienna Plantation development at the east end of Sienna Springs Road near the Fort Bend Parkway and Sienna Parkway was completed in PY 2016. A multi-family project is nearing completion in the Sienna Planation development near the intersection of Sienna Springs Road and Sienna Parkway. Two additional age restricted multi-family projects are now proposed to be constructed along Texas Parkway, just south of the intersection of Cartwright Road. These two developments are expected to provide a maximum of 240, age restricted, dwelling units to the area.

The current housing stock in Missouri City remains over 90% single-family residential dwelling units. However, the rise in nonresidential development places the city in a more competitive position to entice companies and industries to re-locate to Missouri City. This new growth expands the demand for a more varied housing product. The new businesses that will be locating in Missouri City will have employees that require more choices for permanent housing. This need for more affordable housing has been presented to the City. In working on the City's 2018 comprehensive plan, the Development Services Department has included the need for more higher density housing to be provided for the next 10 to 20 years.

In PY 2016, the City applied for CDBG-DR funding with the Texas General Land Office (GLO) through Fort

Bend and Harris Counties for available to CDBG-DR funding to infrastructure (non-housing) projects; the City was awarded \$954,306 to assist in the recovery process.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Fort Bend Habitat for Humanity: Fort Bend Habitat for Humanity provides housing rehabilitation, accessibility retrofits and energy efficiency improvements to owner-occupied homes of low- to moderate-income residents of Missouri City. During PY 2017 Fort Bend Habitat for Humanity was the contractor for the Housing Rehabilitation program. The rehabilitation work made a positive impact in the neighborhoods and assisted in sustaining overall neighborhood values. The program provides improvements that allow the disabled to remain in their homes longer with ADA accessible retrofits and provides savings in energy costs through the energy efficiency improvements.

Child Advocates: The Fort Bend Children's Advocacy Center (Child Advocates) was able to provide services to children who are alleged to have been sexually abused, seriously physically abused or witnesses to violent crimes. These services included forensic interview where children were given the opportunity share about their abuse with trained interviewers; therapy sessions where children could process their abuse experiences; case staffing with partner agencies and services to provide assistance to families where the abuse has resulted in a criminal investigation or prosecution. The Missouri City CDBG funding provided 159 children and their non-offending family members 1,316 service units.

Meals on Wheels: Fort Bend Seniors Meals on Wheels, with funds provided from the Missouri City CDBG, was able to continue providing meals to 25 shut-in, low-income elderly, 65+ years or age, who otherwise would have had empty plates. Meals on Wheels provided 5,116 meals. The average cost per meal was ranged between \$3.30 - \$3.40, and were provided 7 days a week. Trained volunteers or paid delivery drivers checked on the clients daily and reported any changes in health, cognition or living conditions. These daily visits also provided much needed human interaction for the clients.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City has been actively involved, through both education and testing, in addressing the issue of lead based paint in federally assisted units built prior to 1978. The City's goal in this area, as set out in the Consolidated Plan, was to: Minimize the risk of lead-based paint hazards in residential units being funded with CDBG funds. During Program Year 2017, the City of Missouri City continued to carry out a number of strategies to reduce; and, if necessary, mitigate the risk of lead based paint. The City requires contractors to comply with lead based paint requirements through the HCD specifications manual. The City's housing rehabilitation projects were obligated to provide evidence that certain conditions have been met. Lead mitigation work was performed in accordance Title 24 Chapter 35 of the Code of Federal Regulations and requirements for carrying out this activity are made part of all agreements. FY 2017, there were 0 Risk

Assessments conducted.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Scholarships: The City provided 4 scholarships to college students who were unable to continue their post-secondary education without financial assistance. While the program is open to students of any accredited post-secondary program, including vocational schools, all 4 PY 2017 scholarship recipients are attending 2 or 4-year universities. The benefit of the program is to ensure that these low- to moderate-income students, all of whom are minorities, are able to continue their education as a bridge out of generational poverty.

- Families are impacted as job prospects improve.
- Children are impacted as we can enable greater success in college, helping deserving students who want to graduate with their degree and give back to society
- Missouri City has citizens who are able to generate a better income, thus providing a positive return on investment both financially and socially.

Section 3: One of the City's subrecipient employs Section 3 individuals. Another subrecipient utilizes a Section 3 contractor. In each case, persons in poverty are employed and are lifted from the level of poverty in which they were previously found.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City reviewed its policies and procedures and revised the policies and supporting checklists related to project approval. The Owner-occupied Housing Rehabilitation application and policies and procedures and supporting documentation and checklists were completely revised. The educational scholarship policy and application were revised to be consistent. Section 3 and Labor Standards provisions in contract forms were included to assure consistency with federal law. The Section 3 and Labor Standards revisions and the supporting checklists will provide better guidance and assurance of compliance with the regulations that govern each area of the CDBG process.

A revised invitation to bidders was prepared to include provisions required for Section 3 compliance and to clearly include the Davis-Bacon requirements. This new invitation to bid has been utilized for the Housing Rehabilitation program and it will be utilized in the future Improvement projects.

Staff attended HUD-sponsored workshops and webinars on Fair Housing, Labor Standards, Section 3, and IDIS. The scope and activities of the Community Development Advisory Committee were expanded to provide greater community involvement in the process.

The City budget for FY 2017 included funding for a full-time community Development Coordinator position. The employee will be the primary administrator of the CDBG program with oversight and assistance from the Development Services Director.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

In PY 2017, the City of Missouri City does not have a Public Housing Authority, public housing developments or Section 8 Housing Choice Vouchers. Harris County, in which a small portion of Missouri City sits, does have Section 8 Housing Choice Voucher programs and their Section 8 clients are able to access housing in Missouri City. Fort Bend County is working with HUD to become a Section 8 HCV provider, but at this time they have not received such a designation or funding.

Though not funded with Missouri City CDBG funds in PY 2017, Fort Bend Women's Center continues to provide assistance to victims of domestic violence for moving from an unsafe situation to safe housing. Often the women are assisted in moving directly to independent safe housing without having to move to a shelter or become homeless. Though East Fort Bend Human Needs Ministry did not request CDBG funding in PY 2017, it continues to provide food and other assistance to help residents with expenses that often take from housing costs. This releases money for the families and individuals to pay their rent or mortgage and utilities. The City did not provide CDBG funds to assist Fort Bend Women's Center or East Fort Bend Human Needs Ministry in PY 2017 but supports their efforts in preventing homelessness and is available to provide technical assistance when requested. The City also maintains communication with Fort Bend Family Promise, providing homeless shelter for families.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Fair Housing Impediments Study Summary

Harris County and the cities of Galveston, Missouri City, and Pasadena receive block grants for community development and housing activities from the United States Department of Housing and Urban Development (HUD). As a condition of receiving these funds, the County and cities must certify that they will "Affirmatively Further Fair Housing" choice—or AFFH. The AFFH requirement originates from the Fair Housing Act of 1968, which requires that HUD administer programs and activities relating to housing and urban development in a manner that affirmatively furthers the policies of the Act. In order to meet HUD's compliance, the City is required to conduct an Analysis of Impediments to Fair Housing Choice, or AI.

In an effort to solicit increased community participation and involvement in identifying barriers to fair housing choice and priorities for affirmatively furthering fair housing, Harris County and the cities of

Galveston, Missouri City, and Pasadena through our hired consultant, BBC Research & Consulting, conducted a regional collaborative study and held a number public meetings engaging area residents and stakeholders' perspectives on housing issues in the region. In early July, 2018 the draft study was completed by the consultants, and made available for public review on the City of Missouri City Website.

As a result of the in-depth study, a number of recognized actions are proposed to assist the City in assuring that *Impediments to Fair Housing Choice* are addressed. Some areas of recommendation include outreach and education, training, partnership opportunities for collaboration on financial literacy and funding resources, reduction of barriers of affordable housing, promotion of anti-NIMBY plan/policies, streamlining and review of development regulations to evaluate any potential barriers, housing diversity, ensure consistency of state and local codes regarding regulation of all housing types, community and group homes, accessibility and universal design opportunities over the next 5-7 years.

DRAFT

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Missouri City conducts monthly desk monitoring and annual on-site monitoring. The City's monitoring strategy is designed to assist staff in fulfilling its regulatory obligation in monitoring subrecipients, including City departments, as well as assist subrecipients in best serving their consumers. The primary purpose for this monitoring strategy is to ensure proper program performance, financial performance and regulatory compliance in accordance with HUD Regulations. The secondary purpose is to ensure that the funded agencies are providing the best and most cost effective services possible and that they are positioned to access additional funding from non-HUD sources.

The monitoring process is an on-going one of planning, implementation, communication and follow-up. Under normal circumstances, on-site monitoring is conducted annually. However, if the activity or program is considered to have a high-risk of non-compliance, a more frequent monitoring schedule is developed. High risk programs include housing rehabilitation, programs undertaken by any subrecipient for the first time, and programs undertaken by an agency or department with a history of staff turnovers, reporting problems, or monitoring findings. Additionally, during PY 2017, all subrecipients were required to submit reimbursement requests monthly.

The procedure for conducting the monitoring consisted of the following:

- Prior to the actual awarding of contracts, staff held one-on-one discussions with each subrecipient. At that time the monitoring procedures, reporting procedures and expectations were discussed and reporting forms provided in hard-copy and electronic formats.
- On a monthly basis, a desk review was conducted for each reimbursement request packet that included a review of the invoice and back-up documentation; review of the client list for completeness, address verification and income verification; a review of Board of Director's minutes; and a review of any staff changes. All inaccuracies, discrepancies and concerns were brought to the agency's attention and rectified prior to submission for reimbursement.
- Prior to the approval of any payments, staff reviews all reimbursement requests and back-up documentation for accuracy, eligibility of activities/clientele and proper supporting information. Any errors or deficiencies are reported to the subrecipient and the documentation corrected and resubmitted. Once the reimbursement requests are complete and accurate, staff sends the packet to the City's Director of Development Services for approval and payment processing.
- On an annual basis, each subrecipient was notified of a date, time, and place for a monitoring visit also the information to be viewed and discussed.
- At each monitoring visit, a conference was held with a Board Member or Executive Director and staff persons working with or salaried through the activity being funded.

- The actual monitoring visits were conducted by completing the monitoring interview form and viewing documentation, if applicable. Monitors visited several houses rehabilitated using HUD-funds.
- Monitoring visits concluded with monitors advising the subrecipients of any deficiencies.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

On December 7, 2018, the City published notice of the comment period of the CAPER in the Fort Bend Herald in English and Spanish, posted the notice of comment period on the official bulletin board at the entrance to City Hall, posted the notice of the comment period on the City's website and the public Library, posted the draft CAPER on the City's website, maintained a copy of the draft CAPER in the Development Services offices for public review and provided a copy of the draft CAPER to the Missouri City Library for public review. A copy of the publisher's affidavits and the published notices are attached as Attachment 3.

At the December 17, 2018, City Council meeting, the accomplishments of PY2017 were reviewed with City Council during a staff report. A copy of the presentation is Attachment 4.

No public comments were received.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

There have been no changes in the City's program objectives.

In PY 2017, the City employ a full-time employee to oversee the CDBG program and oversee all grants that the City applies for. Additionally, the City will seek to provide greater publicity of its application process to encourage other entities to apply for public service assistance. The City has adopted a Section 3 program that it will employ to encourage the hiring of low and moderate residents for work within the City.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

There have been no changes in the City's program objectives.

In PY 2017, the City employ a full-time employee to oversee the CDBG program and oversee all grants that the City applies for. Additionally, the City will seek to provide greater publicity of its application process to encourage other entities to apply for public service assistance. The City has adopted a Section 3 program that it will employ to encourage the hiring of low and moderate residents for work within the City.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

DRAFT

Attachment

PUBLIC NOTICES

8-18

City of Missouri City

PUBLISHER'S AFFIDAVIT *PY 16-17 CAPER*

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

Before me, the undersigned authority, on this day personally appeared Lee Hartman who being by me duly sworn, deposes and says that he is the Publisher of *Fort Bend Herald* and that said newspaper meets the requirements of Section 2051.044 of the Texas Government Code, to wit:

1. it devotes not less than twenty-five percent (25%) of its total column lineage to general interest items;
2. it is published at least once each week;
3. it is entered as second-class postal matter in the county where it is published; and
4. it has been published regularly and continuously since 1959.
5. it is generally circulated within Fort Bend County.

(CLIPPING) (S)
on Back

Publisher further deposes and says that the attached notice was published in said newspaper on the following date(s) to wit:

8-18

_____, A.D. 2017

LH

Lee Hartman
Publisher

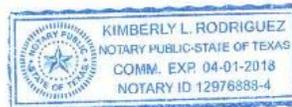
SUBSCRIBED AND SWORN BEFORE ME by Lee Hartman, who

- a) is personally known to me, or
 b) provided the following evidence to establish his/her identity, _____

on this the 21 day of August, A.D. 2017 to certify which witness my hand and seal of office.

Kimberly L. Rodriguez

Notary Public, State of Texas



Notice of Public Hearing
HUD Community Development Block Grant
Program
Amendments to the PY 2017-2018
Comprehensive Annual Performance and
Evaluation Report (CAPER)

The City of Missouri City will hold a public hearing to give all Missouri City residents an opportunity to voice opinions on the City's PY 2017-2018 Comprehensive Annual Performance and Evaluation Report (CAPER).

All attendees are invited to speak on the subject of the CAPER at the public hearing on:

Monday, December 17, 2018
7:00 PM
City of Missouri City
City Hall Council Chamber
1522 Texas Parkway
Missouri City, Texas

A presentation of the CAPER will be conducted at the City of Missouri City Council Meeting on December 17, 2018 at 7:00pm at the address above. Residents may also send comments on or before December 28, 2018 to the City of Missouri City's Development Services Department at 1522 Texas Parkway, Missouri City, TX 77489 (Attention: Egima Brown). Residents may fax their comments to the City at (281) 208-5551.

CDBG Program Background

The national objective of the CDBG program is to develop viable urban communities by providing decent housing, a suitable living environment and expanding economic opportunities principally for low and moderate-income persons. At least 80% of CDBG funds must be used for activities that benefit low and moderate-income persons. CDBG goals include:

1. Improving the urban environment in low and moderate income areas;
2. Eliminating blighting influences and the deterioration of property, neighborhoods and public facilities in low and moderate-income areas; and
3. Ensuring decent, safe, sanitary housing for low and moderate-income residents.

Eligible activities include, but are not limited to the following: public facility construction and improvements; handicap accessibility; operational funding for non-profit agencies servicing primarily low income persons; rehabilitation of owner-occupied housing; housing development assistance, enforcement of City codes; clearance and demolition; infrastructure improvements; and, business development and job creation activities.

Note: In compliance with the Americans With Disabilities Act, this facility is wheelchair accessible and accessible parking spaces are available. Requests for special accommodations or interpretive services must be made at least 48 hours prior to this meeting. Please contact the Planning Department at 281-403-8541 or by FAX 281-208-5551.

8-21

City of Missouri City

PUBLISHER'S AFFIDAVIT PY 16-17 CAPER

Spanish

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

Before me, the undersigned authority, on this day personally appeared Lee Hartman who being by me duly sworn, deposes and says that he is the Publisher of *Fort Bend Herald* and that said newspaper meets the requirements of Section 2051.044 of the Texas Government Code, to wit:

1. it devotes not less than twenty-five percent (25%) of its total column lineage to general interest items;
2. it is published at least once each week;
3. it is entered as second-class postal matter in the county where it is published; and
4. it has been published regularly and continuously since 1959.
5. it is generally circulated within Fort Bend County.

(CLIPPING) (S)
on Back

Publisher further deposes and says that the attached notice was published in said newspaper on the following date(s) to wit:

8-21

_____, A.D. 2017



Lee Hartman
Publisher

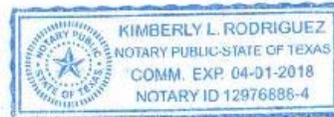
SUBSCRIBED AND SWORN BEFORE ME by Lee Hartman, who

a) is personally known to me, or

b) provided the following evidence to establish his/her identity, _____

on this the 22 day of August, A.D. 2017
to certify which witness my hand and seal of office.


Notary Public, State of Texas



Aviso de Audiencia Pública
Programa de Donativos en Bloque para el
Desarrollo Comunitario de HUD
Modificaciones en PY 2017-2018 el Rendimiento
Integral Anual y el Informe de Evaluación
(CAPER)

La ciudad de Missouri celebrará la audiencia pública para dar a todos los residentes de la ciudad de Missouri una oportunidad de comentar sobre la ciudad PY 2017-2018 el Rendimiento Integral Anual y el Informe de Evaluación (CAPER).

Están todos invitados a hablar sobre el tema del CAPER en la audiencia pública:

Lunes, 17 de Diciembre, 2018
7:00 PM
Ciudad de Missouri
Cámara de Consejo del Ayuntamiento
1522 Texas Parkway
Missouri City, Texas

Una presentación del CAPER se realizará en la Reunión Consejo de Ciudad de Missouri el 17 de Diciembre 2018 a las 7:00 pm en la dirección anteriormente mencionada. Los residentes también pueden enviar comentarios a la fecha de 28 de Diciembre, 2018 o antes, al Departamento de Servicios de Desarrollo de la Ciudad de Missouri el Departamento está en 1522 Texas Parkway, Missouri City, TX 77489 (Atención: Egima Brown). Los residentes pueden enviar sus comentarios por fax al (281) 208-5551.

Historia del Programa CDBG

El objetivo nacional del programa CDBG es desarrollar comunidades urbanas viables proporcionando vivienda, un entorno de vida adecuado y ampliar las oportunidades económicas, principalmente para personas de ingresos bajas y moderadas. Por lo menos el 80 % del fondo CDBG ha de usarse para las actividades que benefician a las personas del ingreso moderado. Los objetivos de CDBG incluyen:

1. Mejorar el entorno urbano en áreas de ingresos bajos y moderados;
2. Eliminación de influencias infortunadas y el deterioro de inmuebles, barrios y equipamientos públicos en las áreas de ingresos bajas y moderadas; y
3. Asegurar la vivienda decente, segura y sanitaria para los residentes de ingresos bajos y moderados.

Actividades elegibles incluyen, pero no se limitan a lo siguiente: la construcción de instalaciones públicas y mejoras; la accesibilidad para discapacitados; operaciones de financiación para las agencias sin fines de lucro de servicios a principalmente personas de bajos ingresos; la rehabilitación de viviendas ocupadas por sus propietarios; asistencia para el desarrollo de vivienda, aplicación de códigos de la Ciudad; la remoción y la demolición; las mejoras en la infraestructura; y las actividades desarrollo y el trabajo de creación.

Nota: En cumplimiento de la ley Estadounidense con las Discapacidades, esta instalación es accesible por las sillas de ruedas y dispone de aparcamiento accesible. Solicitudes de servicios especiales o servicios de interpretación deben hacerse al menos 48 horas antes de esta reunión. Por favor, póngase en contacto con el Departamento de Planeación al 281-403-8541 o por FAX 281-208-5551.

PY 2017 POWERPOINT PRESENTATION

COMMUNITY DEVELOPMENT BLOCK GRANT

Presentation on the accomplishments for Program
Year 2017

Chalisa G. Dixon

Community Development Coordinator



Program Year 2017 Funding

- ❖ The accomplishment for CDBG Program Year 2017 has been published in the Comprehensive Annual Performance and Evaluation Report (CAPER).
- ❖ In Program Year 2017 (City Fiscal Year 2017), the City received \$266,015 in CDBG funding from the US Department of Housing and Urban Development.



Scholarships

CODE ENFORCEMENT

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Community Development Block Grant

child advocates of fort bend™

FB S FORT BEND SENIORS
Meals on Wheels & Much, Much More!

missouri CITY
the show me city



Target Area 2017

- Court Road
- Fifth Street
- Fondren Park
- Hunter's Glen
- Lexington/Murphy Rd.
- Quail Green

Block Number	POP	10 YEAR	AGE
01001	100	10,000	10,000
01002	100	10,000	10,000
01003	100	10,000	10,000
01004	100	10,000	10,000
01005	100	10,000	10,000
01006	100	10,000	10,000
01007	100	10,000	10,000
01008	100	10,000	10,000
01009	100	10,000	10,000
01010	100	10,000	10,000

missouri CITY
the show me city

- ❖ The Census Tract and Block Groups by the US Census Bureau.
- ❖ Census Tract/Block Groups including 43600/2, 423600/4, 670500/2, 670601/3, 671100/1, 671100/2, 671100/3, 671200/2, and 671300/2.



PUBLIC SERVICES



Meals on Wheels

- ❖ Fort Bend Seniors was granted and expended \$11,666.95.
- ❖ 25 adults were delivered 3,514 meals
- ❖ Meal service is provided 7 days each week



Abused Child Services

- ❖ Child Advocates of Fort Bend County was granted and expended \$11,667.
- ❖ 159 children suspected to be victims of abuse or neglect received 1,316 hours of counseling.



Educational Scholarships

- ❖ Educational Scholarships in the amount of \$7,667 granted and expended.
- ❖ 4 post secondary educational scholarships were awarded
- ❖ All four students successfully completed a year of higher education

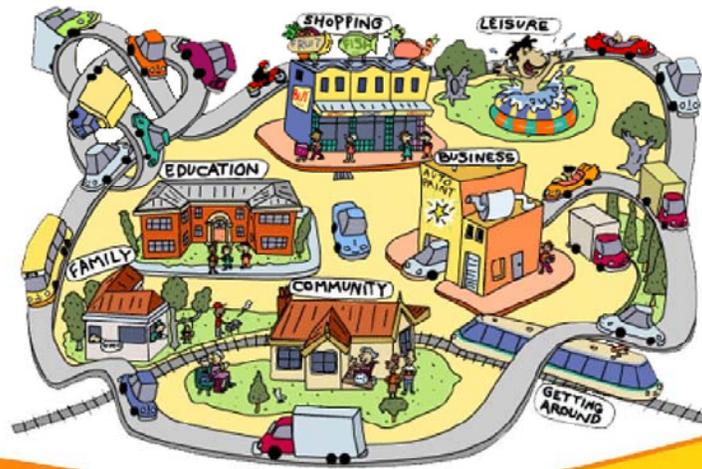


Low and Moderate Income Assistance

Subrecipient	Total	<30%	31-50%	51-80%	>80%
Child Advocates	159	78 49.05%	29 18.23%	26 16.35%	0 0.0%
Meals on Wheels	25	25 100.0%	0 0.00%	0 0.00%	0 0.00%
Scholarships	4	1 25%	1 25%	2 50%	0 0%
Totals	188	104 55.31%	30 15.95%	28 14.89%	0 00.0%



CITY SERVICES



Code Enforcement

- ❖ Total of \$ 44,424 was expended
- ❖ Code Enforcement conducted 2,089 inspections; in which 2,415 violations were observed, corrected 534 violations, filed 112 violations with municipal court to assist in housing condition standards and the preservation of the Target Area neighborhoods.



Owner-Occupied Housing Rehabilitation

- ❖ During the PY 2017, the City completed Nine (9) Housing Rehab projects from the PY 15 funding through the Fort Bend Habitat for Humanity Contractor. To date, \$87,493.49 has been expended for PY 2015.
- ❖ For PY 16, \$129,577.21 was budgeted, to date, \$29,158.82 has been expended from roll over PY 2015 projects.
- ❖ For PY 17, no Funds have been expended. Two properties from prior years funding (PY14) will receive additional work from the PY 17 funding account. The Housing Rehab Program opened its waiting list and we have accepted have 25 applications. The Application process is now closed and the City is not accepting additional applications, but will be adding individual to a wait list.



Administration

- ❖ The CDBG program administration was expended in the amount of \$53,178.
- ❖ The City completed the Analysis of Impediments to Fair Housing Plan with BBC Research Consulting in the amount of \$20,000 with Administrative funds. A draft version is available on the City's website.
- ❖ Housing Study Plan approved in the amount of \$30,000 was approved the City has not solicited bids to date.



Program Improvements



Program Improvements

- ❖ Housing rehab program software reauthorized
- ❖ City's Building Inspectors utilized
- ❖ Permitting process revised with the Energov System
- ❖ Scholarship application and forms revised
- ❖ Code Enforcement Policy drafted
- ❖ CDAC Election of Officers
- ❖ Continual Customer Services



Questions



NOTE: Public hearing to receive comments on the Program Year 2016 Comprehensive Annual Performance and Evaluation Report (CAPER) will be received in Agenda Item 7(b)3.



DRAFT

FINANCIAL SUMMARY ü PR26



Office of Community Planning and Development
 U.S. Department of Housing and Urban Development
 Integrated Disbursement and Information System
 PR26 - CDBG Financial Summary Report
 Program Year 2017
 MISSOURI CITY , TX

DATE: 11-29-18
 TIME: 17:22
 PAGE: 1

PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	0.00
02 ENTITLEMENT GRANT	266,015.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	0.00
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	266,015.00

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	238,641.47
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	238,641.47
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	46,640.19
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	285,281.66
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	(19,266.66)

PART III: LOWMOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	238,641.47
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	238,641.47
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	27,806.37
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	27,806.37
32 ENTITLEMENT GRANT	266,015.00
33 PRIOR YEAR PROGRAM INCOME	0.00
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	266,015.00
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	10.45%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	46,640.19
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	46,640.19
42 ENTITLEMENT GRANT	266,015.00
43 CURRENT YEAR PROGRAM INCOME	0.00
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	266,015.00
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	17.53%



LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

Report returned no data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

Report returned no data.

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2016	1	206	6133142	Buffalo Run Park Trail Improvements	03F	LMA	\$71,436.68
					03F	Matrix Code	\$71,436.68
2017	3	214	6158926	Fort Bend Seniors Meals on Wheels	05A	LMC	\$4,095.57
2017	3	214	6176491	Fort Bend Seniors Meals on Wheels	05A	LMC	\$1,269.80
					05A	Matrix Code	\$5,365.37
2017	5	215	6133147	Post-Secondary Educational Scholarships	05H	LMC	\$7,502.80
2017	5	215	6176491	Post-Secondary Educational Scholarships	05H	LMC	\$164.20
					05H	Matrix Code	\$7,667.00
2017	7	207	6158926	Fair Housing	05J	LMA	\$2,850.00
					05J	Matrix Code	\$2,850.00
2016	4	201	6080038	Child Advocates	05N	LMC	\$257.00
2017	4	213	6133147	Child Advocates	05N	LMC	\$9,322.73
2017	4	213	6158926	Child Advocates	05N	LMC	\$848.02
2017	4	213	6176491	Child Advocates	05N	LMC	\$1,496.25
					05N	Matrix Code	\$11,924.00
2015	3	194	6133140	Housing Rehabilitation	14A	LMH	\$62,328.17
2016	2	204	6133143	Housing Rehabilitation	14A	LMH	\$29,081.36
					14A	Matrix Code	\$91,409.53
2015	3	195	6133141	Housing Rehabilitation Admin	14H	LMH	\$3,564.89
					14H	Matrix Code	\$3,564.89
2017	6	212	6133146	Code Enforcement	15	LMA	\$33,177.92
2017	6	212	6158926	Code Enforcement	15	LMA	\$3,721.64
2017	6	212	6176491	Code Enforcement	15	LMA	\$7,217.60
2017	6	212	6204362	Code Enforcement	15	LMA	\$306.84
					15	Matrix Code	\$44,424.00
Total							\$238,641.47

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2017	3	214	6158926	Fort Bend Seniors Meals on Wheels	05A	LMC	\$4,095.57
2017	3	214	6176491	Fort Bend Seniors Meals on Wheels	05A	LMC	\$1,269.80
					05A	Matrix Code	\$5,365.37
2017	5	215	6133147	Post-Secondary Educational Scholarships	05H	LMC	\$7,502.80
2017	5	215	6176491	Post-Secondary Educational Scholarships	05H	LMC	\$164.20
					05H	Matrix Code	\$7,667.00
2017	7	207	6158926	Fair Housing	05J	LMA	\$2,850.00
					05J	Matrix Code	\$2,850.00
2016	4	201	6080038	Child Advocates	05N	LMC	\$257.00
2017	4	213	6133147	Child Advocates	05N	LMC	\$9,322.73
2017	4	213	6158926	Child Advocates	05N	LMC	\$848.02
2017	4	213	6176491	Child Advocates	05N	LMC	\$1,496.25
					05N	Matrix Code	\$11,924.00
Total							\$27,806.37



LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2016	8	198	6080038	Administration	21A		\$23.06
2017	1	209	6133216	Program Administration	21A		\$29,467.13
					21A	Matrix Code	\$29,490.19
2017	7	216	6133147	Assesemnt Impediments Fair Housing (AI)	21D		\$13,117.25
2017	7	216	6158926	Assesemnt Impediments Fair Housing (AI)	21D		\$4,032.75
					21D	Matrix Code	\$17,150.00
Total							\$46,640.19

**City of Missouri City, Texas
Financial Summary Adjustments – PY2016**

Program Income Summary for PY 2016:

The City of Missouri City, Texas received \$00.00 in Program Income during the 2016 Program Year.

Adjustment Summary for Line 10

Line 10: Adjustment for Calculating Low/Mod Benefit
 Add: \$280.06 (PY 2016 non-Admin payables)
 Deduct: \$141,024.53 (PY 2015 non-Admin payables)
 \$(140,744.47)

Adjustment Summary for Parks 2015-2016

Current Year Payables not included in IDIS calculation of PR26 (paid in PY 2016 with no prior year flag):

<u>Voucher #</u>	<u>Date</u>	<u>Amount</u>
		\$0.00
<u>Total</u>		\$0.00

Prior Year Payables included in IDIS calculation of PR26 but should not be used (paid in PY 2016 with no prior year flag):

<u>Voucher #</u>	<u>Date</u>	<u>Amount</u>
6053517	06/22/2017	\$6,000.00
6057084	06/30/2017	\$39,000.00
6053517	06/22/2017	\$64,000.00
<u>Total</u>		\$109,000.00

Adjustment Summary for Housing Rehab 2015-2016

Current Year Payables not included in IDIS calculation of PR26 (paid in PY 2016 with no prior year flag):

<u>Voucher #</u>	<u>Date</u>	<u>Amount</u>
		\$0.00
<u>Total</u>		\$0.00

Prior Year Payables included in IDIS calculation of PR26 but should not be used (paid in PY 2016 with no prior year flag):

<u>Voucher #</u>	<u>Date</u>	<u>Amount</u>
6022243	3/27/2017	\$685.00
6057084	06/30/2017	\$19,463.00
6022244	03/17/2017	\$382.43
6045841	05/30/2017	\$700.00
6053511	06/22/2017	\$350.00
6057084	06/30/2017	\$20.00
<u>Total</u>		\$21,600.43

Adjustment Summary for Code Enforcement 2015-2016

Current Year Payables not included in IDIS calculation of PR26 (paid in PY 2016 with no prior year flag):

Voucher #	Date	Amount
Total		\$0.00

Prior Year Payables included in IDIS calculation of PR26 but should not be used (paid in PY 2016 with no prior year flag):

Voucher #	Date	Amount
5963696	9/14/2016	\$654.94
5986927	11/28/2016	\$350.13
Total		\$1,005.07

Adjustment Summary for Public Services 2015-2016

Line 31: Total PS Obligations:*
Add: \$ 257.00 (PY 2016 PS payables)
Deduct: \$ 3,273.21 (PY 2015 PS payables)
Net adj: (\$3,016.21)

* Line 30 adjustment = \$0.00; Adjustment managed in Lines 28-29 to prevent IDIS from double counting
Line 27 + Line 28 – Line 29 = total PS Expenditures for computing cap of 15.00%

Current Year Payables not included in IDIS calculation of PR26 (paid in PY 2016 with no prior year flag):

Voucher #	Date	Amount
6080038	9/18/2016	\$257.00
Total		\$257.00

Prior Year Payables included in IDIS calculation of PR26 but should not be used (paid in PY 2016 with no prior year flag):

Voucher #	Date	Amount
5963700	9/14/2015	\$2,717.21
5963708	09/14/2016	\$556.00
Total		\$3,273.21

Total Non-Admin \$134,878.71

Adjustment Summary for Administration 2015-2016

Line 41: Total Administration Obligations:*

Add: \$23.06
 Deduct: \$6145.82
 Net adj: \$(6122.76)

* Line 40 adjustment = \$0.00; Adjustment managed in Lines 38-39 to prevent IDIS from double counting

Line 37 + Line 38 – Line 39 = total Admin Expenditures for computing cap of 20% Current Year Payables not included in IDIS calculation of PR26 (paid in PY 2016 with no prior year flag):

Voucher #	Date	Amount
6080038	9/18/2017	\$23.06
<u>Total</u>		<u>\$23.06</u>

Prior Year Payables included in IDIS calculation of PR26 but should not be used (paid in PY 2016 with no prior year flag):

Voucher #	Date	Amount
5963691	09/14/2016	\$3,028.77
5977670	10/26/2016	\$2,963.02
6045841	05/30/2017	\$154.03
<u>Total</u>		<u>\$6,145.82</u>



CITY COUNCIL AGENDA ITEM COVER MEMO

December 17, 2018

To: Mayor and City Council
Agenda Item: 7(b)(2) Public Hearing to consider a grant application to utilize CDBG-DR Hurricane Harvey infrastructure funding through the GLO recovery and provide for a 30 day comment period.
Submitted by: Shashi K. Kumar, P.E. – Director of Public Works/City Engineer

SYNOPSIS

A request to hold a public hearing before submitting an application to the GLO to utilize allocated CDBG-DR infrastructure funding of \$954,306 towards the Cangelosi Detention Improvement project and then forward all comments received during the 30-day comment period to the GLO.

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Quality development through buildout.
- Create a great place to live

BACKGROUND

The City received notification from the Texas General Land Office (GLO) via a letter dated October 10, 2018 (attached) notifying the award of Community Development Block Grant – Disaster Recovery (CDBG-DR) funds for Hurricane Harvey in the amount of \$954,306. These funds are provided by the U.S. Department of Housing and Urban Development (HUD) for recovery from Hurricane Harvey and is being disbursed thru the GLO. The Method of Distribution (MOD) of these funds to cities and counties locally was determined by the Houston Galveston Area Council (H-GAC) by taking into account damages sustained in each jurisdiction.

City staff has notified the GLO of its intent to use these funds on infrastructure type project (s). However, in order to be eligible to receive these funds, the City is required to submit an application identifying the project (s) and how the proposed project (s) will contribute to long-term recovery, community resilience and benefit to the community it will serve. In addition, the GLO criteria mandates that at least 70% of the allocated funds benefit Low to Moderate Income (LMI) areas. Applicants will be asked to provide local procurement policies and procedures along with the application. Community outreach and public hearing process are also part of the application package, which will due on or before January 31, 2019.

City staff has identified the Cangelosi Detention Improvement project located within an LMI as a candidate project for the City. See attached vicinity map for project details. This project is currently identified within the City's 5-year CIP and is estimated to cost approximately \$2 Million (Design and Construction) to implement. The broad scope of work includes channel widening and raising the embankment of the existing channel and detention facility. This project when implemented will alleviate flooding in the contributing watershed in addition to accommodating new developmental projects. At the December 3, 2018 meeting, the City Council authorized staff recommendation to utilize the allocated GLO funds towards the Cangelosi Detention project and to submit an application to the GLO upon the completion of the public outreach process.

Upon approval of the City's application and executing a contract with the GLO, funds would then be made available to the City based on a reimbursement (drawdown) process. At that point, any allocated bond funds to the Cangelosi project can be re-allocated to other potential CIP projects based on Council's direction.

A copy of the City of Missouri City's City Council records of proceedings and comments received during the 30- day public comment period will be forwarded to the GLO.

BUDGET ANALYSIS

Purchasing Review: N/A
Financial/Budget Review: Sandra Clarkson, Interim Finance Director

SUPPORTING MATERIALS

1. Award Notification Letter from the GLO
2. Cangelosi Ditch Improvements Vicinity Map

STAFF'S RECOMMENDATION

To hold a public hearing and authorize staff to submit an application to the GLO to utilize allocated CDBG-DR infrastructure funding of \$954,306 towards the Cangelosi Detention Improvement project and that all comments received during 30-day comment period be forwarded to the GLO.

Director Approval: Shashi K. Kumar, P.E.

Assistant City Manager Approval: Bill Atkinson, Assistant City Manager

October 10, 2018

The Honorable Allen Owen
Mayor of Missouri City
1522 Texas Parkway
Missouri City, TX 77489

Re: Hurricane Harvey Disaster Recovery Fund Applications

Dear Mayor Owen:

Congratulations. Your community has been awarded Community Development Block Grant – Disaster Recovery (CDBG-DR) funds for Hurricane Harvey under the method of distribution created by your regional council of governments, as follows:

- Local Infrastructure - \$954,306.00

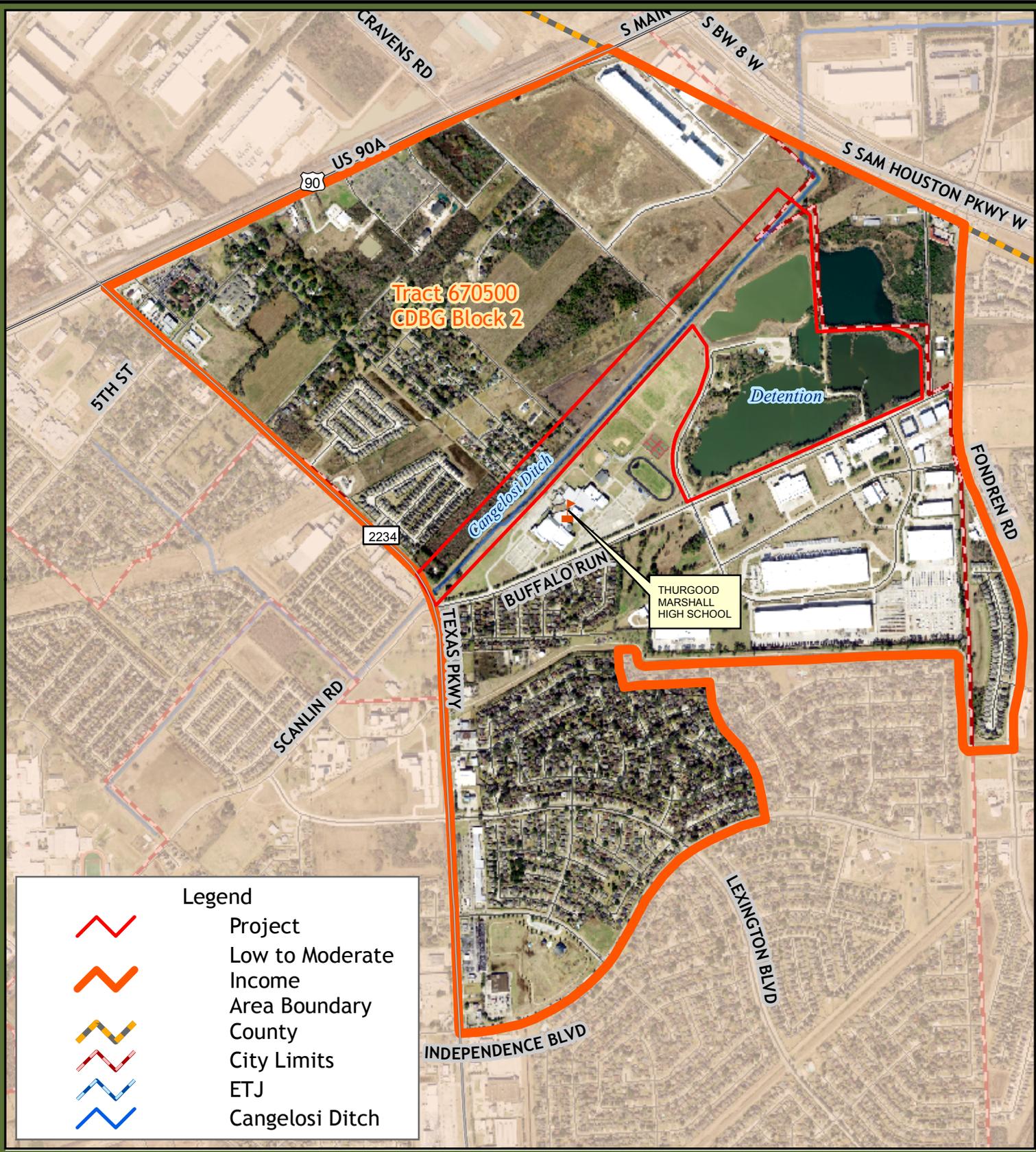
The Texas General Land Office (GLO) is dedicated to assisting your community in the recovery process and would like to know whether you intend to apply for these CDBG-DR funds. Please notify the GLO of your community's decision to utilize these funds by November 30, 2018, using the email below.

The deadline for receipt of applications is January 31, 2019. If you or your staff have questions, please call or write our Deputy Director of Operations, Chelsea Buchholtz, at 512.475.5042 or Chelsea.Buchholtz.glo@recovery.texas.gov.

The GLO is dedicated to your success and grateful for your partnership in helping to rebuild an even stronger Texas. We look forward to working with you.

Sincerely,

GEORGE P. BUSH
Commissioner, Texas General Land Office

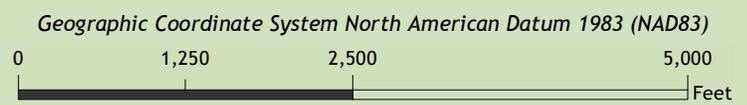


Legend

-  Project
-  Low to Moderate Income Area Boundary
-  County
-  City Limits
-  ETJ
-  Cangelosi Ditch

Map By:
GIS Division
November 27, 2018

Cangelosi Ditch Widening Project



The information on this map is provided and maintained by various agencies, including county departments, municipal governments, state and federal agencies. No guarantee is given as to the accuracy or currency of any of the data. The map is designed to serve as a secondary representation of real property found within this jurisdiction, and is compiled from the recorded deeds, plats, and other public records, which are primary sources for this public information. Users of this map are hereby notified that these primary sources should be consulted for verification of the information presented here. The data layers do not take the place of a legal survey or other primary source documentation. The county and its vendors assume no legal responsibility for the information on this map.



CITY COUNCIL AGENDA ITEM COVER MEMO

December 17, 2018

To: Mayor and City Council
Agenda Item: 8(a) Consider appointing members to the board of directors for each tax increment reinvestment zone.
Submitted by: Maria Jackson, City Secretary

SYNOPSIS

1. Consider appointing **members to the TIRZ No. 1 board of directors** for a two-year term beginning on January 1, 2019, to December 31, 2020.
2. Consider appointing the **Chairman to the TIRZ No. 1 board of directors** for a one-year term beginning on January 1, 2019, to December 31, 2019.
3. Consider appointing **members to the TIRZ No. 2 board of directors** for a two-year term beginning on January 1, 2019, to December 31, 2020.
4. Consider appointing the **Chairman to the TIRZ No. 2 board of directors** for a one-year term beginning on January 1, 2019, to December 31, 2019.
5. Consider appointing **members to the TIRZ No. 3 board of directors** for a two-year term beginning on January 1, 2019, to December 31, 2020.
6. Consider appointing the **Chairman to the TIRZ No. 3 board of directors** for a one-year term beginning on January 1, 2019, to December 31, 2019.

BACKGROUND

The terms for the even numbered TIRZ 1, 2 and 3 board member positions will expire on December 31, 2018.

During the October 15, 2018, special City Council meeting, the City presented the TIRZ 1, 2 and 3 board members whose terms would expire on December 31, 2018. City Council authorized City Staff to move forward and offer all members with the opportunity to serve another two-year team, should they wish to continue serving. As of November 1, 2018, all TIRZ 1, 2, and 3 wished to continue their service.

Councilmember Boney also stated he would reach out to a candidate to serve the vacant TIRZ #1 seat for Position 6 and he has recommended George Ewing. Councilmember Emery recommended Roy Gilbert to serve the vacant TIRZ #2 seat for Position 2. Mr. Gilbert agreed to serve, should Council wish to appoint him.

During the December 3, 2018, special City Council meeting, Council was informed of the vacancy on the TIRZ #3 board due to the passing of Bobby Merchant.

TIRZ BOARD #1

Members & Functions The Tax Increment Reinvestment Zone (TIRZ) Board #1 consists of nine members who serve in staggered two-year terms. Positions #1 through #6 are appointed by the Council and positions #7 through #9 are reserved for other taxing units levying taxes within the TIRZ. TIRZ Board #1 makes recommendations to the Council concerning the administration of the TIRZ. They also prepare (or cause to be prepared) and adopt a project plan and reinvestment zone financing plan for the zone, and submit plans to the Council for its approval.

- Position 2 – **Eunice Reiter** – *agreed to continue serving*
- Position 4 – **Susan Soto** – *agreed to continue serving*
- Position 6 – **VACANT** – *Councilmember Boney has recommended George Ewing*

Chairman Ms. Eunice Reiter, Position 2, currently serves as chairman whose term will expire on December 31, 2018. Should Council consider a chairman, the one-year term will begin January 1, 2019 and expire December 31, 2019.

Previous Chairman

2017 – Eunice Reiter
2016 – Eunice Reiter
2015 – Eunice Reiter
2014 – Len Goff
2013 – Len Goff
2012 – Ron Lee

TIRZ BOARD #2

Members & Functions The Tax Increment Reinvestment Zone (TIRZ) Board #2 consists of seven members who serve in staggered two-year terms. Positions #1 through #5 are appointed by the Council and positions #6 and #7 are reserved for other taxing units levying taxes within the zone. TIRZ Board #2 makes recommendations to the Council concerning the administration of the zone. They also prepare (or cause to be prepared) and adopt a project plan and reinvestment zone financing plan for the zone, and submit plans to the Council for its approval.

- Position 2 – **VACANT** - *Councilmember Emery has recommended Roy Gilbert*
- Position 4 – **Robin Elackatt** – *agreed to continue serving*

Chairman Mr. Frank Hester, Position 3, currently serves as chairman whose term will expire on December 31, 2018. Should Council consider a chairman, the one-year term will begin January 1, 2019 and expire December 31, 2019.

Previous Chairman

2017 – Frank Hester
2016 – Frank Hester
2015 – Frank Hester
2014 – Frank Hester
2013 – Frank Hester
2012 – Ron Lee

TIRZ BOARD #3

Members & Functions The Tax Increment Reinvestment Zone (TIRZ) Board #3 consists of 11 members who serve in staggered two-year terms. Positions #1 through #6 and #9 are appointed by the Council and positions #7, #8, #10 and #11 are reserved for other taxing units levying taxes within the zone. TIRZ Board

#3 makes recommendations to the Council concerning the administration of the zone. They also prepare (or cause to be prepared) and adopt a project plan and reinvestment zone financing plan for the zone, and submit plans to the Council for its approval.

- Position 2 – ***Vacancy from Bobby Merchant***
- Position 4 – ***Buddy Jimerson – agreed to continue serving***
- Position 6 – ***Joe Workman – agreed to continue serving***

Chairman Mr. Joe Workman, Position 6, currently serves as chairman whose term will expire on December 31, 2017. Should Council consider a chairman, the one-year term will begin January 1, 2018 and expire December 31, 2018.

Previous Chairman

2017 – Joe Workman
2016 – Joe Workman
2015 – Joe Workman
2014 – Ron Lee
2013 – Ron Lee
2012 – Ron Lee

STAFF'S RECOMMENDATION

1. Appoint members to the TIRZ No. 1 board of directors for a two-year term beginning on January 1, 2019, to December 31, 2020.
2. Appoint the Chairman to the TIRZ No. 1 board of directors for a one-year term beginning on January 1, 2019, to December 31, 2019.
3. Appoint members to the TIRZ No. 2 board of directors for a two-year term beginning on January 1, 2019, to December 31, 2020.
4. Appoint the Chairman to the TIRZ No. 2 board of directors for a one-year term beginning on January 1, 2019, to December 31, 2019.
5. Appoint members to the TIRZ No. 3 board of directors for a two-year term beginning on January 1, 2019, to December 31, 2020.
6. Appoint the Chairman to the TIRZ No. 3 board of directors for a one-year term beginning on January 1, 2019, to December 31, 2019.

Director Approval: **Maria Jackson, City Secretary**



CITY COUNCIL AGENDA ITEM COVER MEMO

December 17, 2018

To: Mayor and City Council
Agenda Item: 9(a) Consider electing a Mayor Pro Tem.
Submitted by: Maria Jackson, City Secretary

SYNOPSIS

Pursuant to the Charter of the City of Missouri City, the Mayor Pro Tem shall be elected by the Council at the first Council meeting following a general or special City election.

BACKGROUND

The Mayor Pro Tem shall be a councilmember and shall be elected by the council at the first regular council meeting following the later of each general city election or special city election for the election of the Mayor or one or more councilmembers. The councilmember elected as the Mayor Pro Tem shall hold the title and serve in such capacity at the pleasure of the council. The Mayor Pro Tem shall act as Mayor during the absence or disability of the Mayor and when so acting in this capacity shall have the authority conferred upon the Mayor.

During the July 7, 2014, regular City Council meeting, City Council discussed a rotation policy for the election of a Mayor Pro Tem. Former Councilmember Wyatt moved and Councilmember Emery seconded to adopt the proposed policy with the amendment any councilmember may decline a nomination and/or election to the office of Mayor pro tem. The motion failed due to lack of majority vote.

Since 2009, the following members of Council have held the title of Mayor Pro Tem:

City Councilmember	Term
Yolanda Ford	November 2017 to November 2018
Floyd Emery	July 2016 to November 2017
Don Smith	May 2015 to June 2016
Robin Elackatt	May 2014 to May 2015
Jerry Wyatt	May 2011 to May 2014
Brett Kolaja	May 2010 to May 2011
Jerry Wyatt	May 2009 to May 2010

BUDGET ANALYSIS



CITY COUNCIL AGENDA ITEM COVER MEMO

December 17, 2018

To: Mayor and City Council

Agenda Item: 9(b) Consider authorizing the negotiation and execution of a lease-purchase agreement for the financing of two fire trucks.

Submitted by: Eugene Campbell, Jr., Fire Chief

SYNOPSIS

Staff desires to lease/purchase two (2) apparatus, an Enforcer Pumper and Rear Mount Velocity Platform. These new units are replacements for units that have reached the end of their service life.

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Create a great place to live
- Maintain a financially sound City

BACKGROUND

The lease/purchase of this fire engine and ladder align with the long-range replacement plan of the department providing an effective and safe response time.

Fire trucks have been typically purchased through cooperative purchasing contracts available to the City from the Houston Galveston area Council (HGAC). HGAC has contract no. FS12-17 for Pierce fire engines with its local dealer, Siddons-Martin Emergency Group ("Siddons") of Denton, TX.

The Enforcer Pumper will be a lease-purchase based on a 10 year note with a 3.52% rate. The annual payment amount will be \$87,398.18 (x10 = \$873,981.80).

The Rear Mount Velocity Platform will be a lease-purchase based on a 10 year note with a 3.52% rate. The annual payment amount will be \$182,104.06 (x10 = \$1,821,040.60).

Total purchase amount for both units will be \$2,695,022.40. The first payment will not be due until 2020.

Purchasing initiated a comprehensive bid process for a lease-purchase to finance the acquisition and Frost Bank was selected. Staff recommends Council authorize the best financing option expeditiously to allow for purchasing the apparatus before three percent increase takes effect in February of 2019.

BUDGET/FISCAL ANALYSIS

Fire Truck Lease/Purchase			
Rear Mount Velocity Platform	301-57790-30-301-	Capital Lease Principal	\$1,512,962.00
	301-57070-30-301-	Capital Lease Interest	\$308,078.56
Enforcer Pumper	301-57790-30-301-	Capital Lease Principal	\$726,124.00
	301-57070-30-301-	Capital Lease Interest	\$147,857.80
Total Amount			\$2,695,022.36
Requested for the 10yr Period			

Purchasing Review: Shannon Pleasant, CTPM - Procurement & Risk Manager

Financial/Budget Review: N/A

Note: Compliance with the conflict of interest questionnaire requirements, if applicable, and the interested party disclosure requirements (HB 1295) has been confirmed/is pending within 30-days of this Council action and prior to execution.

SUPPORTING MATERIALS

1. Payment Amortization Report

STAFF'S RECOMMENDATION

Staff recommends approval of the agreement.

Director Approval: Eugene Campbell, Jr., Fire Chief

Assistant City Manager Approval: Bill Atkinson, Assistant City Manager

InfoAnalysis Payment Amortization Report

Customer: Missouri riCity, CityOf

Interest Rate: **3.4645% (Monthly)**

3.5200% (Annual)

Per	Date	Payment	Principal	Interest	Principal Balance
0	1/19	0.00	0.00	0.00	1,512,962.00
12	1/20	182,104.06	128,847.79	53,256.26	1,384,114.21
24	1/21	182,104.06	133,383.24	48,720.82	1,250,730.97
36	1/22	182,104.06	138,078.33	44,025.73	1,112,652.65
48	1/23	182,104.06	142,938.68	39,165.37	969,713.96
60	1/24	182,104.06	147,970.12	34,133.93	821,743.84
72	1/25	182,104.06	153,178.67	28,925.38	668,565.17
84	1/26	182,104.06	158,570.56	23,533.49	509,994.60
96	1/27	182,104.06	164,152.25	17,951.81	345,842.36
108	1/28	182,104.06	169,930.40	12,173.65	175,911.95
120	1/29	182,104.06	175,911.95	6,192.10	0.00
Totals:		1,821,040.56	1,512,962.00	308,078.56	

InfoAnalysis Payment Amortization Report

Customer: MissouriCity, CityOf

Interest Rate: **3.4645% (Monthly)**

3.5200% (Annual)

Per	Date	Payment	Principal	Interest	Principal Balance
0	1/19	0.00	0.00	0.00	726,124.00
12	1/20	87,398.18	61,838.62	25,559.56	664,285.38
24	1/21	87,398.18	64,015.33	23,382.85	600,270.05
36	1/22	87,398.18	66,268.67	21,129.51	534,001.38
48	1/23	87,398.18	68,601.33	18,796.85	465,400.04
60	1/24	87,398.18	71,016.10	16,382.08	394,383.95
72	1/25	87,398.18	73,515.87	13,882.31	320,868.08
84	1/26	87,398.18	76,103.62	11,294.56	244,764.46
96	1/27	87,398.18	78,782.47	8,615.71	165,981.99
108	1/28	87,398.18	81,555.61	5,842.57	84,426.37
120	1/29	87,398.18	84,426.37	2,971.81	0.00
Totals:		873,981.80	726,124.00	147,857.80	



CITY COUNCIL AGENDA ITEM COVER MEMO

December 17, 2018

To: Mayor and City Council
Agenda Item: 9(c) Consider authorizing an interlocal agreement with the Texas Parks and Wildlife Department for the housing of an archery specialist at the Missouri City Community Center.
Submitted by: Kevin Browne, Recreation Superintendent

SYNOPSIS

This is an agreement with the Texas Parks and Wildlife Department (TPWD) to house an archery specialist in Community Center office space through November, 2020.

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Create a great place to live.
- Develop a high performance city team.

BACKGROUND

This agreement provides approximately one hundred forty (140) square feet of office space to TPWD for an archery specialist to operate, as well as a parking space at the Missouri City Recreation and Tennis Center and meeting space as needed. The agreement also mandates that TPWD provide annual archery instructor training for City staff, as well as the use of equipment and planning assistance for City-sponsored archery events.

Pursuant to Chapter 791 of the Texas Government Code, the City must obtain authorization by its governing body to enter into this agreement.

BUDGET/FISCAL ANALYSIS

Funding Source	Account Number	Project Code/Name	FY18 Funds Budgeted	FY18 Funds Available	Amount Requested
General Fund	N/A	N/A	N/A	N/A	N/A

Purchasing Review:
Financial/Budget Review: N/A

Note: Compliance with the conflict of interest questionnaire requirements, if applicable, and the interested party disclosure requirements (HB 1295) has been confirmed/is pending within 30-days of this Council action and prior to execution.

SUPPORTING MATERIALS

1. Draft agreement

STAFF'S RECOMMENDATION

Staff recommends approval of the agreement.

Director Approval: Jason S. Mangum, CPRE, Parks and Recreation Director

City Management Approval: Bill Atkinson, Assistant City Manager

INTERLOCAL AGREEMENT BETWEEN
CITY OF MISSOURI CITY &
THE TEXAS PARKS AND WILDLIFE DEPARTMENT

This Interlocal Agreement (“Agreement”) is made by and between the Texas Parks and Wildlife Department, an agency of the State of Texas (“TPWD”) and City of Missouri City (“MC”), a (municipality) of the State of Texas.

Recitals

WHEREAS, TPWD desires to lease office space to accommodate its employees and MC agrees to provide such facility space to TPWD, and

WHEREAS, Chapter 791, Texas Government Code authorizes agreements between agencies and entities of the state and local entities related to governmental functions,

NOW, THEREFORE, in consideration of all of the foregoing, the parties hereby agree as follows:

I. Purpose

The purpose of this Agreement is to specify the terms and conditions under which TPWD may lease space for office operations from MC.

II. Authority

This Agreement is entered into pursuant to the Interlocal Cooperation Act, Chapter 791 Texas Government Code

IV. Responsibilities of the Parties

- A. Subject to the terms and conditions of this Agreement, MC agrees to provide TPWD one office space approximately 140 square feet (20 feet x 7 feet) within the facilities located in Missouri City’s City Hall (1522 Texas Parkway, Missouri City, Texas) at **no cost**. Services provided in conjunction with the Premises include, normal use of electricity, gas and water, air conditioning and heating, cleaning service for office, and access to meeting space/auditorium to conduct archery classes, parking for State Vehicle and Trailer (located at the Missouri City Recreation and Tennis Center, 2701 Cypress Point Drive, Missouri City, Texas), and storage for archery equipment at the same location. TPWD shall use the Premises for its lawful purposes and for no other purpose.
- B. MC is not obligated to provide or replace any equipment or furniture in the office space unless otherwise provided herein. Should MC require the use of any such meeting space/auditorium reserved by TPWD for any event conducted or sponsored by Missouri City, TPWD’s reservation shall be rescheduled at a time and place mutually agreeable to both parties.
- C. During the term of this lease, TPWD will keep and maintain the leased Premises in good repair and shall not commit any voluntary or permissive waste. At the

end of the term of this lease, TPWD shall deliver the Premises to the MC in the same condition and state as existed at the commencement of the lease term, allowance being made for reasonable wear and tear and such alterations as are authorized herein. TPWD shall promptly repair and/or replace any damage to the Premises in excess of normal wear and tear and will replace or repair all fixtures and improvements that are damaged or in a state of disrepair because of TPWD's possession and use of the premises.

- D. TPWD shall not sublet said Premises or any part of the same or assign this agreement or the lease created.
- E. Should the building(s) on the premises be destroyed or damaged to such an extent that the same shall be thereby rendered untenable as determined by TPWD, then, this lease may be terminated at TPWD's option by giving written notice to MC, and this lease shall be deemed terminated as of the end of the calendar month during which such notice is received by MC. To the extent such destruction or damage is not caused by TPWD, TPWD shall be under no obligation to repair or reconstruct the premises or any portion thereof.
- F. MC shall not be responsible for any damage due to vandalism, burglary, collision, or any other act committed by a third party or any natural disaster or occurrence, to any property owned by TPWD.
- G. To the extent permitted by law and without waiving sovereign immunity, each Party is responsible for any and all liabilities and costs that arise as a result of the actions of their respective employees.
- H. TPWD shall ensure that any TPWD employee, personnel, volunteer, contractor or agent that conducts or participates in a training class or event within the territorial limits of the City of Missouri City, maintains any required certification or accreditation as mandated by USA Archery or any other participating entity, agency or organization.
- I. TPWD shall provide a two-day, sixteen-hour USA Archery Level II Instructor Training workshop(s) for up to sixteen (16) attendees annually to become certified USA Archery instructors. Each workshop is to be scheduled in advance by TPWD and MC's Recreation Superintendent at a time and place agreed upon by both parties, and all such attendees shall be employees or volunteers of MC.
- J. Upon receiving a reasonable request from MC, TPWD shall provide MC access to any equipment and supplies as available to teach USA Archery Level 1-2 coursework, including but not limited to Archery loaner kits.
- K. TPWD shall also with sufficient notice assist MC in the planning and logistics of any activities involving archery conducted by the MC, as well as any archery related events and training.

V. Term, Termination

- A. This Agreement shall remain in full force for an initial term of two (2) years from November 19, 2018, or upon signature of both parties, whichever is later, and shall terminate November 18, 2020. This Agreement may be renewed up to three (3) additional 1-year terms, provided both parties agree in writing prior to agreement expirations. Renewal shall be in accordance with the original terms and conditions plus any changes made by mutual written agreement.
- B. Amendments to this Agreement may be proposed by any party and shall

- become effective upon approval by all parties in writing.
- C. This Agreement may be terminated upon convenience and without penalty by either party upon at least 60 days written notice to the other Party.
 - D. Severability. The provisions of this Agreement are severable. If any paragraph, section, subdivision, sentence, clause, or phrase of this Agreement is for any reason held to be invalid or contrary to the law by competent jurisdiction or contrary to any rule or regulation in the remaining portions of the Agreement, it shall not affect, impair, or invalidate this Agreement as a whole or any provision hereof not declared to be invalid or contrary to law. However, upon the occurrence of such event, either party may terminate this Agreement forthwith upon the delivery of written notice of termination to the other party.

VI. Special Provisions

- A. Funding. This Agreement is neither a fiscal nor a funds obligation document. Any endeavor involving reimbursement or contribution of funds between Parties to this Agreement will be handled in accordance with applicable laws, regulations, and procedures. Any expenditure of resources must be from current revenues available to the paying party. This contract is subject to cancellation, without penalty, either in whole or in part, if funds are not appropriated by the Texas Legislature or otherwise made available to TPWD.
- B. Modification. This Agreement may not be altered, amended, or modified except in writing and approved by the Parties.
- C. No partnerships. This Agreement shall not make or be deemed to make any party to this Agreement an agency for or the partner of any other party.
- D. Dispute Resolution. Any disputes arising from this Agreement shall be resolved using Chapter 2260 of the Texas Government Code, if applicable.
- E. Choice of Law. This Agreement shall be governed by the laws of the State of Texas, except any conflict of law provisions, with venue in Fort Bend County, Texas. TPWD hereby consents to such jurisdiction and venue.
- F. Attorneys' Fees. If any action at law or equity including any action for declaratory relief is brought to enforce or interpret the provisions on this Agreement, each party to the litigation shall bear its own attorneys' fees and costs.
- G. Entire Agreement. This Agreement contains the entire agreement of the parties with respect to the matters covered by this Agreement, and no other agreement, statement, or promise made by any party, or to any employee, officer, or agent of any party, which is not contained in this Agreement shall be binding or valid.
- H. Proud Partner Logo Use Agreement. TPWD shall provide MC with the TPWD partner logo for use in MC's recognition efforts, in accordance with the TPWD Partner Logo Use Agreement, Attached hereto as Exhibit A.
- I. Contact. Principal contacts for the parties are as provided in this section. Notices or requests for assistance under this Agreement shall be in writing, and may be given by hand delivery, U.S. mail, email, or facsimile sent to the parties at the contact information addresses designated herein, notice shall be deemed effective upon receipt in the case of hand delivery and three days after deposit

in the U.S. Mail in case of mailing. The address of the parties for all purposes shall be:

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

Texas Parks and Wildlife Department:
4200 Smith School Road
Austin, TX 78744

WHEREFORE, premises considered, this Interlocal Agreement is executed to be effective the date of the last party to sign.

MISSOURI CITY

By: _____ Date: _____
Kevin Browne
Recreation Superintendent

TEXAS PARKS AND WILDLIFE DEPARTMENT

By: _____ Date: _____
Tammy Dunham, CTCD, CTCM
Purchasing & Contracting Director



**CITY COUNCIL
AGENDA ITEM COVER MEMO**

December 17, 2018

To: Mayor and City Council
Agenda Item: 9(d) Mustang Trails Section 2, Authorization for Mayor's Plat Signature
Submitted by: Mason Garcia, Planner I
Otis T. Spriggs, AICP, Director of Development Services

SYNOPSIS

Section 3.05 of the City's Home Rule Charter provides that the Mayor, when authorized by the Council, shall sign all official documents including official plats of city property.

Mustang Trails Section 2 is a proposed residential subdivision within the City limits. The City owns an approximate 15.612-acre tract of land included within the boundaries of the proposed subdivision.

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Have quality development through buildout

BACKGROUND

A final plat for Mustang Trails Section 2 was conditionally approved by the Planning and Zoning Commission on June 13, 2018. The proposed subdivision of approximately 16.043 acres contains 0 lots, 3 Reserves, and 3 Blocks. Reserve A for Access and Drainage (approximately 0.466 acres), and Reserve C, restricted to Drainage are owned by the City of Missouri City. As of July 12, 2018, all conditions placed on the approval of the final plat have been addressed or revised accordingly. The final plat has been approved for signature and subsequent recordation. It is necessary for the City as a property owner, to sign the plat.

SUPPORTING MATERIALS

1. Final plat of Mustang Trails Section 2

STAFF'S RECOMMENDATION

Consider authorizing the Mayor to sign the official plat of Mustang Trails Section 2.

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

**Assistant City Manager/
City Manager Approval:** Bill Atkinson, Assistant City Manager

STATE OF TEXAS
COUNTY OF FORT BEND

WE, PULTE HOMES OF TEXAS L.P., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH LINDY OLIVA, DIVISION PRESIDENT AND TIM EARLY, VICE PRESIDENT OF LAND DEVELOPMENT, BEING OFFICERS OF PULTE HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, AND FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 26, A POLITICAL SUBDIVISION OF THE STATE OF TEXAS, ACTING BY AND THROUGH DEMONICA JOHNSON, PRESIDENT BEING AN OFFICER OF FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 26, A POLITICAL SUBDIVISION OF THE STATE OF TEXAS, OWNER HERINAFTER REFERRED TO AS OWNER OF THE 16.544 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF MUSTANG TRAILS SECTION 2, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON 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 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") 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, OWNERS HEREBY CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

IN TESTIMONY WHEREOF, PULTE HOMES OF TEXAS L.P., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY LINDY OLIVA, ITS DIVISION PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS VICE PRESIDENT OF LAND DEVELOPMENT, TIM EARLY,

THIS _____ DAY OF _____, 2018.

PULTE HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP

BY: _____
LINDY OLIVA, DIVISION PRESIDENT

ATTEST: _____
TIM EARLY, VICE PRESIDENT OF LAND DEVELOPMENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LINDY OLIVA, DIVISION PRESIDENT OF PULTE HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE 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 LIMITED PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TIM EARLY, VICE PRESIDENT OF LAND DEVELOPMENT OF PULTE HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID LIMITED PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

IN TESTIMONY WHEREOF, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 26, A POLITICAL SUBDIVISION OF THE STATE OF TEXAS, HAS CAUSED THESE PRESENTS TO BE SIGNED BY DEMONICA JOHNSON, ITS PRESIDENT, THEREUNTO AUTHORIZED.

THIS _____ DAY OF _____, 2018.

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 26,
A POLITICAL SUBDIVISION OF THE STATE OF TEXAS

BY: _____
DEMONICA JOHNSON, PRESIDENT

ATTEST: _____
CHARLES BENTON, SECRETARY

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DEMONICA JOHNSON, PRESIDENT OF FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 26, A POLITICAL SUBDIVISION OF THE STATE OF TEXAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DEMONICA JOHNSON, PRESIDENT OF FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 26, A POLITICAL SUBDIVISION OF THE STATE OF TEXAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, HEATHER L. SIDES, 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 ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE. (SEE NOTE 8)

HEATHER L. SIDES, R.P.L.S., P.L.S. CF&DS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5997

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 MUSTANG TRAILS SECTION 2 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

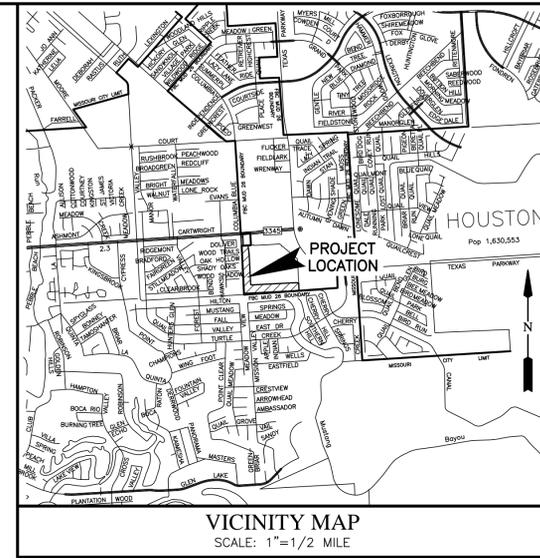
THIS _____ DAY OF _____, 2018.

SONYA BROWN-MARSHALL, CHAIR

TIMOTHY R. HANEY, VICE CHAIR

NOTES:

- BENCHMARK: FND. 3.5 INCH BRASS DISC SET IN CONCRETE AT THE SOUTHWESTERN CORNER OF CARTWRIGHT ROAD AND OYSTER CREEK IN FRONT OF MISSOURI CITY TRAIL SYSTEM WOODEN SIGN. SURVEY MARKER NO. PCM-009
ELEV.= 69.54 2001 ADJUSTMENT
- 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 0.999872536.
- ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. 2017-0180, DATED JUNE 14, 2018. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT 26, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, AND THE CITY LIMITS OF THE CITY OF MISSOURI CITY.
- THERE ARE NO PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LIA ENG" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
- ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 82-97(11).
- THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACE AND RESERVES.
- THE HOME OWNERS ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPE RESERVES, OPEN SPACES AND DRAINAGE RESERVES.
- SIDEWALK SHALL BE CONSTRUCTED AS REQUIRED BY SUBSECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- 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.
- 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.
- 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.
- 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.
- 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.
- ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.
- REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE 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.
- NO DEVELOPMENT OR STRUCTURE IS PERMITTED WITHIN THE FLOODWAY. 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.
- 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 THE SUBDIVISION UNTIL SUCH TIME AS 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 TO AND ACCEPTED BY THE CITY.
- 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.



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

MUSTANG TRAILS SECTION 2

A SUBDIVISION OF 16.544 ACRES OF LAND SITUATED IN THE DAVID BRIGHT LEAGUE, ABSTRACT 13, CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS, ALSO BEING A PARTIAL REPLAT OF PARK GATE SECTION ONE, A SUBDIVISION RECORDED IN SLIDE NO. 2493 A&B, PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

REASON FOR REPLAT: TO CREATE 3 RESERVES IN 3 BLOCKS

0 LOTS 3 RESERVES (16.043 ACRES) 3 BLOCKS

JULY 9, 2018 OWNERS: JOB NO. 1680-5502

PULTE HOMES OF TEXAS, L.P.

A TEXAS LIMITED PARTNERSHIP
LINDY OLIVA, DIVISION PRESIDENT
16670 PARK ROW BLVD., SUITE 100, HOUSTON, TEXAS 77084
PH. (281) 749-8000

**FORT BEND COUNTY MUNICIPAL
UTILITY DISTRICT NO. 26**

A POLITICAL SUBDIVISION OF THE STATE OF TEXAS
DEMONICA JOHNSON, PRESIDENT
3134 CARTWRIGHT ROAD, MISSOURI CITY, TEXAS 77084
PH. (281) 499-5539

ENGINEER:

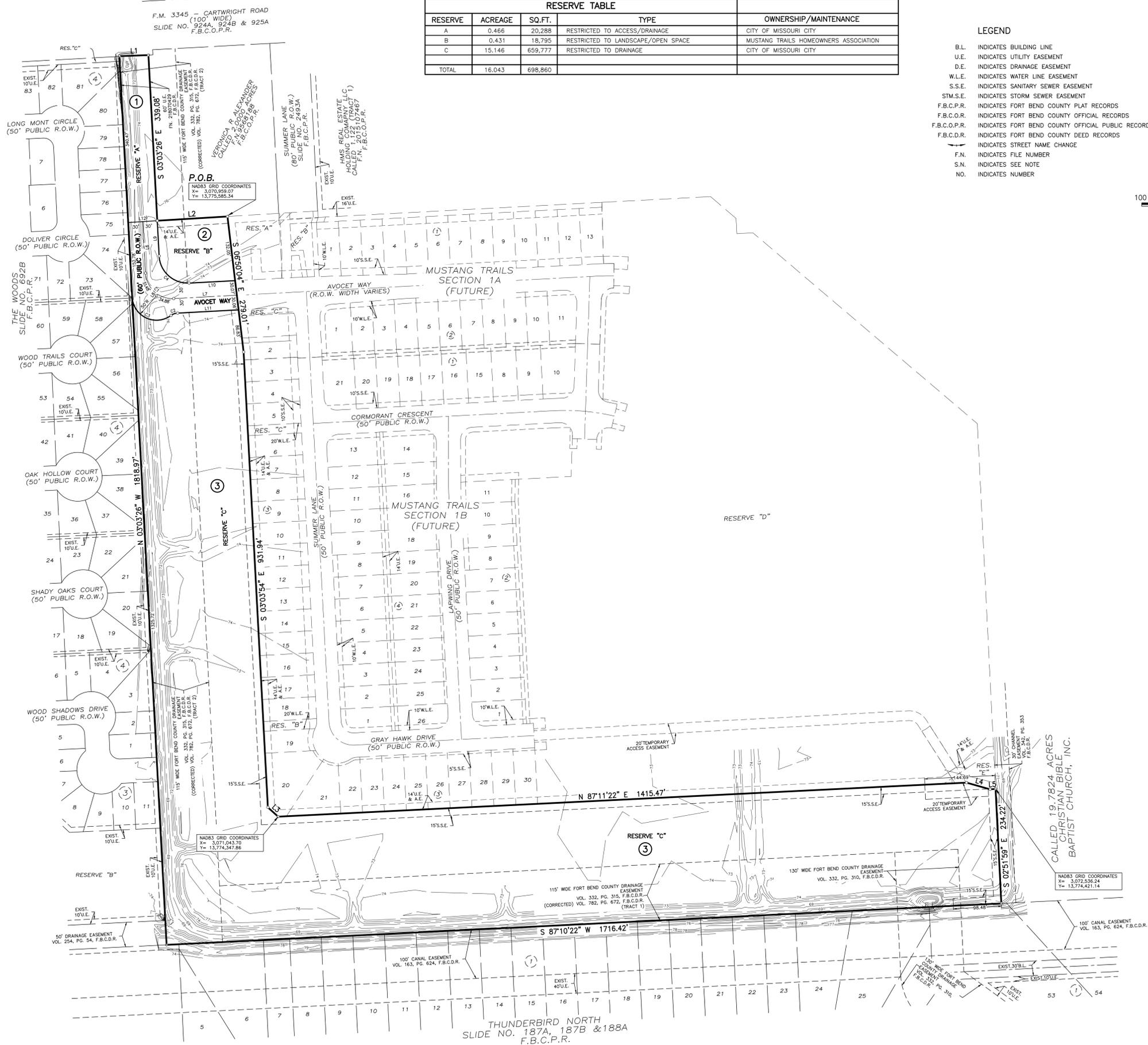
SURVEYOR:

LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449

Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

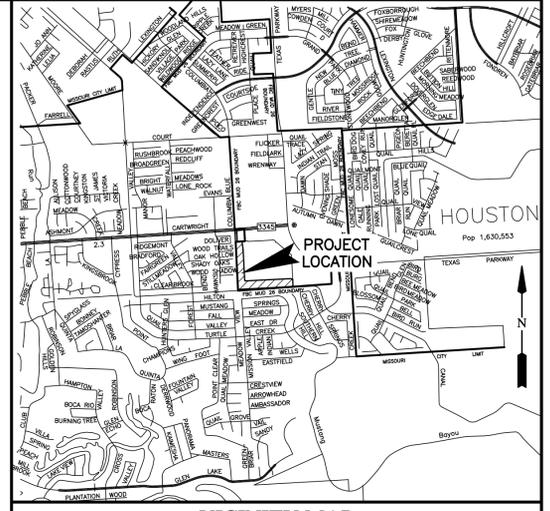
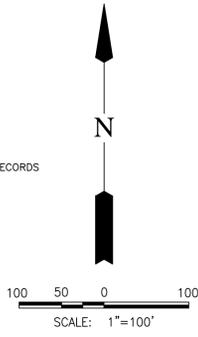
LJA Surveying, Inc.
2929 Briarpark Drive
Suite 175
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10194382



RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	OWNERSHIP/MAINTENANCE
A	0.466	20,288	RESTRICTED TO ACCESS/DRAINAGE	CITY OF MISSOURI CITY
B	0.431	18,795	RESTRICTED TO LANDSCAPE/OPEN SPACE	MUSTANG TRAILS HOMEOWNERS ASSOCIATION
C	15.146	659,777	RESTRICTED TO DRAINAGE	CITY OF MISSOURI CITY
TOTAL	16.043	698,860		

- LEGEND**
- B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - D.E. INDICATES DRAINAGE EASEMENT
 - W.L.E. INDICATES WATER LINE EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
 - F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
 - F.B.C.D.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
 - F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
 - INDICATES STREET NAME CHANGE
 - F.N. INDICATES FILE NUMBER
 - S.N. INDICATES SEE NOTE
 - NO. INDICATES NUMBER



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 87°52'49" E	59.72'
L2	N 86°32'26" E	144.48'
L3	S 47°56'21" E	28.41'
L4	S 74°20'24" E	50.51'
L5	N 86°01'56" E	11.16'
L6	S 03°03'26" E	105.46'
L7	N 86°58'40" E	129.90'
L8	S 33°18'40" W	4.02'
L9	S 03°03'26" E	72.19'
L10	N 86°58'40" E	94.71'
L11	S 86°58'40" W	125.33'
L12	N 86°32'26" E	59.71'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	55.00'	89°57'54"	86.36'	77.76'	S 48°02'23" E
C2	25.00'	33°37'30"	14.67'	14.46'	S 70°09'55" W
C3	50.00'	123°35'24"	107.85'	88.13'	N 64°51'08" W
C4	58.50'	89°57'54"	91.86'	82.71'	S 48°02'23" E

MUSTANG TRAILS SECTION 2

A SUBDIVISION OF 16.544 ACRES OF LAND SITUATED IN THE DAVID BRIGHT LEAGUE, ABSTRACT 13, CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS, ALSO BEING A PARTIAL REPLAT OF PARK GATE SECTION ONE, A SUBDIVISION RECORDED IN SLIDE NO. 2493 A&B, PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

REASON FOR REPLAT: TO CREATE 3 RESERVES IN 3 BLOCKS
 0 LOTS 3 RESERVES (16.043 ACRES) 3 BLOCKS
 JULY 9, 2018 OWNERS: JOB NO. 1680-5502

PULTE HOMES OF TEXAS, L.P.
 A TEXAS LIMITED PARTNERSHIP
 LINDY OLIVA, DIVISION PRESIDENT
 16670 PARK ROW BLVD., SUITE 100, HOUSTON, TEXAS 77084
 PH. (281) 749-8000

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 26
 A POLITICAL SUBDIVISION OF THE STATE OF TEXAS
 DEMONICA JOHNSON, PRESIDENT
 3134 CARTWRIGHT ROAD, MISSOURI CITY, TEXAS 77084
 PH. (281) 499-5539

ENGINEER: _____ SURVEYOR: _____



CITY COUNCIL AGENDA ITEM COVER MEMO

December 17, 2018

To: Mayor and City Council
Agenda Item: 9(e) Consider authorizing the execution of the First Amendment to the Utility and Road Agreement between the City and Missouri City Management District No. 1
Submitted by: Shashi K. Kumar, P.E., Director of Public Works/City Engineer
Dan McGraw, Utilities Manager

SYNOPSIS

The City and Quail Valley Utility District (“Quail Valley”) have entered into a Wastewater Capacity Agreement to purchase from Quail Valley up to 585,585 gallons per day of wastewater capacity or up to 1,859 Single Family Equivalent Connections (“Quail Valley Capacity”) to serve the land within the District as well as 114 acres of Parks Edge within Fort Bend County Municipal Utility District No. 48. The City and Missouri City Management District No. 1 (MMD #1) now desire to amend the agreement in order to reflect that MMD No. 1 will purchase from the City and is entitled to that Quail Valley Capacity upon the terms set forth in the attached agreement.

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Have quality development through buildout

BACKGROUND

The existing Utility and Road Agreement with MMD No.1 was authorized by Council and executed on February 15, 2016. This agreement sets forth several criteria for the design/maintenance of infrastructure, water, wastewater and drainage, and roads and parks and recreational facilities. This includes the turning over of all water and wastewater infrastructure for City operations and maintenance and the customers will belong to the City. On August 6, 2018, the City Council approved and executed with Quail Valley Utility District a Wastewater Capacity Agreement through which the City has purchased 585,585 gallons per day of wastewater capacity to serve up to 1859 Single Family Equivalent Connections within approximately 356.27 acres located within MMD No.1.

An amendment is needed to the Utility and Road Agreement to reflect that MMD No.1 will purchase from the City and is entitled to the Quail Valley wastewater capacity upon terms set forth in the proposed amended agreement. MMD No.1 will design and construct a regional lift station and force main to serve the Quail Valley Service Area. In the interim, MMD No.1 has constructed a lift station and force main to the Palmer Plantation Wastewater Treatment Plant (WWTP), to provide temporary wastewater treatment for MMD No.1 until the force main to the Quail Valley Plant is completed. On December 20, 2017, Council authorized and executed the interlocal agreement with Palmer Plantation MUD No. 1 for lease of temporary wastewater capacity at the Palmer WWTP.

BUDGET/FISCAL ANALYSIS

This being funded by the developer and there is no financial impact on the City.

Purchasing Review: N/A
Financial/Budget Review: N/A

Note: Compliance with the conflict of interest questionnaire requirements, if applicable, and the interested party disclosure requirements (HB 1295) has been confirmed/is pending within 30-days of this Council action and prior to execution.

SUPPORTING MATERIALS

1. First Amendment to Utility and Road Agreement
2. Exhibit A – Quail Valley Service Area
3. Exhibits B thru D showing various Service Areas

STAFF'S RECOMMENDATION

Staff recommends authorization of the First Amendment to the Utility and Road agreement between the City of Missouri City Missouri City and Missouri City Management District No. 1.

Director Approval: **Shashi K. Kumar, P.E., Director of Public Works/City Engineer**

**Assistant City Manager/
City Manager Approval:** **Bill Atkinson, Assistant City Manager**

For and in consideration of these premises and of the mutual promises, obligations, covenants and benefits herein contained, the District and the City contract and agree as follows:

Section 1. Article I, Definitions, is hereby amended by adding the following definition:

“Full Buildout” shall mean 1859 equivalent single family connections or 585, 585 gallons per day of wastewater capacity.

“Parks Edge Service Area” shall mean the land within the District and Fort Bend County Municipal Utility District No. 48 as shown on the map attached hereto as **Exhibit A**. It shall not include the 130 acres annexed into the District as of July 20, 2018.

“Shipman’s Cove Service Area” shall mean the approximately 130 acres within the boundaries of the District as shown on the map attached hereto as **Exhibit B**.

Section 2. Article II, Section 2.04, is replaced in its entirety with the following:

2.04. Wastewater Treatment Plant Facilities.

- a. *Parks Edge Service Area.* While the property defined as the Parks Edge Service Area is within the boundaries of the Mustang Bayou Service Area, the parties agree that Quail Valley will treat the wastewater from the Parks Edge Service Area in an amount up to 585,585 gallons per day (“Quail Valley Capacity”). The Quail Valley capacity is reserved solely for the District and additional acreage within Fort Bend County Municipal Utility District No. 48 as shown on Exhibit “A”. The City agrees to make the Quail Valley Capacity available to the District, Fort Bend County Municipal Utility District No. 48 (for the acreage shown on Exhibit “A”), and no other party until Full Buildout. Until Full Buildout, the City agrees not to amend its agreement with Quail Valley for Quail Valley Capacity without notice to the District. After Full Buildout, the City, at the City’s sole discretion, may make Quail Valley Capacity, if any such capacity remains, available to other requestors.
- b. *Lift Station/Force Main.* The District will design and construct a regional lift station and force main to serve the Parks Edge Service Area in accordance with all regulatory requirements and this Agreement, as preliminarily shown on the attached **Exhibit C**. The lift station and force

main will be sized solely to serve the Parks Edge Service Area. The regional lift station and force main will be at locations as agreed to and approved by the City as shown on the attached Exhibit C. . The District will design and construct the force main to deliver wastewater capacity to the Wastewater Point of Discharge at the Quail Valley Plant, 2939 Blue Lakes Lane, Missouri City, Texas, as shown on **Exhibit C**.

- c. *Palmer Plant.* Pursuant to the terms of the Agreement, the District constructed a force main and lift station to serve land within the District to the Palmer Plantation Wastewater Treatment Plant (“Palmer Plant”). The District has currently paid for 198 connections (40 of which are for connections within the District) at the Palmer Plant pursuant to the terms of the Agreement. Upon the completion of construction of the lift station and force main to the Quail Valley Plant, the District will redirect the flows so that all wastewater in the Parks Edge Service Area will be served by the Quail Valley Plant. No additional impact fees previously paid per the Agreement will be paid for 198 connections to be rerouted to the Quail Valley Plant.
- d. *Payment.* For the Quail Valley Capacity, upon platting, the District will pay to the City the impact fee for the Mustang Bayou Service Area, as such fee may be adjusted from time to time pursuant to Chapter 395 of the Texas Local Government Code and City ordinance, in accordance with the Agreement. The impact fee for the Mustang Bayou Service Area is currently \$2,276.29 per ESFC. No other capital charges will be paid for the Quail Valley Capacity.
- e. *Shipman’s Cove Service Area.* There are approximately 130 acres within the District as shown on the attached **Exhibit B** that will be served by the Mustang Bayou Wastewater Treatment Plant. For the Shipman’s Cove Service Area, the District will construct a force main and lift station to the Wastewater Point of Discharge as shown on **Exhibit D**. The lift station and force main will be at locations to be mutually agreed upon as engineering plans are approved by the City. Upon platting, the Shipman’s Cove Service Area, the District will pay the Mustang Bayou Service Area impact fee, as such fee may be adjusted from time to time pursuant to Chapter 395 of the Texas Local Government Code and City ordinance, per the Agreement.
- f. *Ultimate Capacity.* The parties understand that the Quail Valley Plant has 585,585 gallons of excess capacity and is capable of providing that capacity to the Parks Edge Service Area. In the event that the City cannot provide wastewater capacity to the District when payment of the

impact fees are due, the District may advance funds to the City to construct the needed wastewater facilities and receive impact fee credit for such funds advanced to the extent that the City has not already reimbursed the District for such capacity costs.

Section 3. The terms of this First Amendment affect only the sections as described herein. Except as explicitly stated herein and modified by this First Amendment, all the terms of the Agreement shall remain in full force and effect.

Section 4. The provisions of the Agreement and the First Amendment should be read together and construed as one agreement provided that, in the event of any conflict or inconsistency between the provisions of this First Amendment and the Agreement, the provisions of this First Amendment shall control.

List of Exhibits:

Exhibit A- Parks Edge Service Area

Exhibit B- Shipman's Cove Service Area (130 acres)

Exhibit C- Wastewater Point of Discharge for Parks Edge Service Area

Exhibit D- Wastewater Point of Discharge for Shipman's Cove Service Area

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement in multiple copies, each of equal dignity, on this ____ day of ____ 2018.

THE CITY OF MISSOURI CITY, TEXAS

Mayor

ATTEST/SEAL:

City Secretary

APPROVED AS TO FORM:

City Attorney

MISSOURI CITY MANAGEMENT DISTRICT
NO. 1

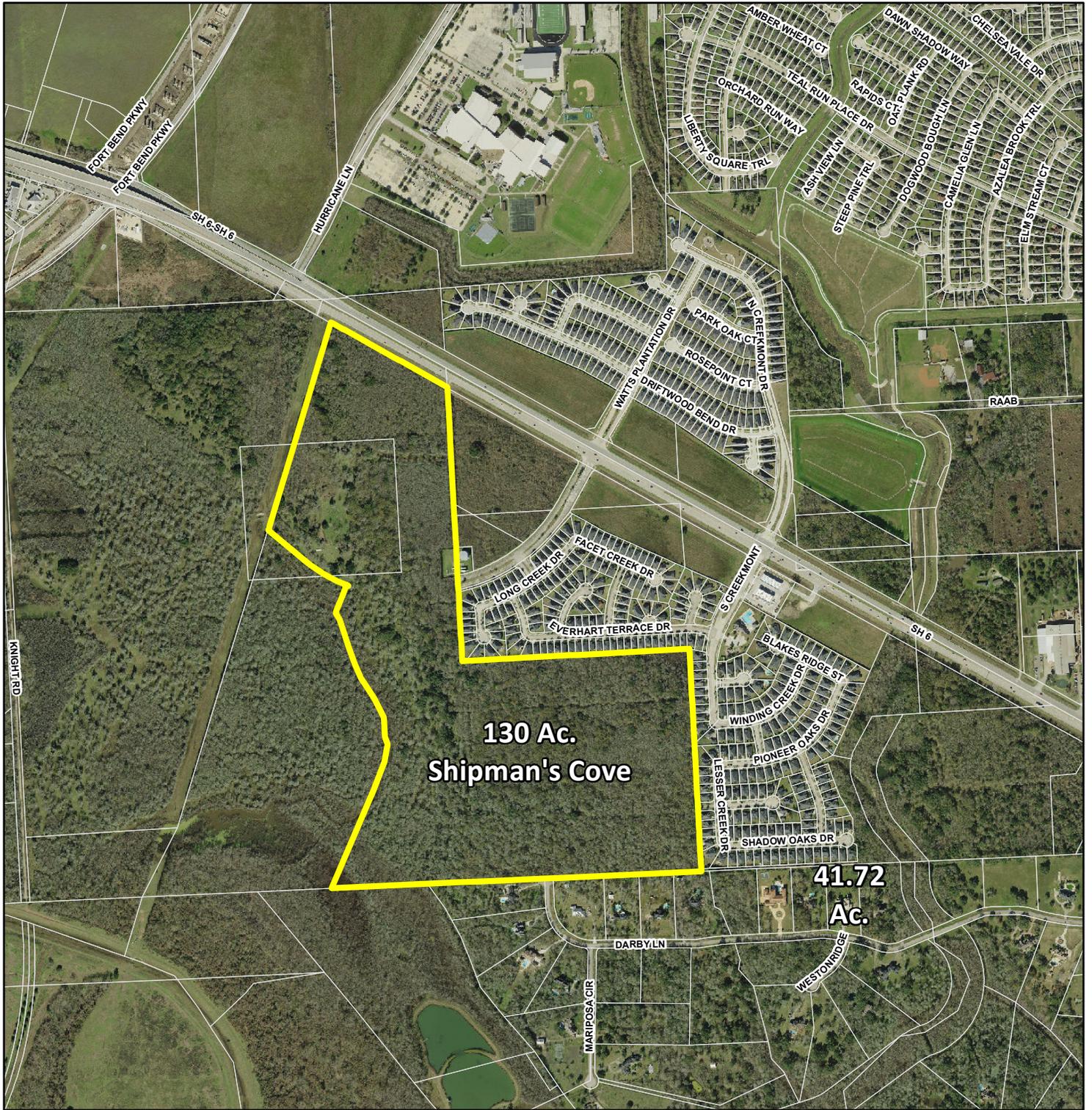
By: _____
President, Board of Directors

ATTEST:

By: _____
Secretary, Board of Directors

(SEAL)

EXHIBIT B SHIPMAN'S COVE SERVICE AREA



1 inch equals 1,000 feet

Disclaimer: This product is offered for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property, governmental and/or political boundaries or related facilities to said boundary. No express warranties are made by Jones|Carter, Inc. concerning the accuracy, completeness, reliability, or usability of the information included within this exhibit.

MISSOURI CITY MANAGEMENT DISTRICT No. 1 FORT BEND COUNTY, TEXAS



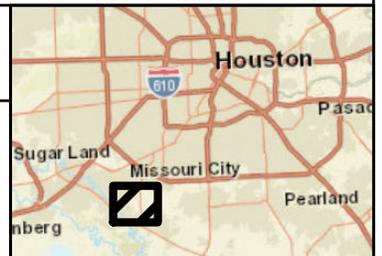
LEGEND

- District Boundary
- FBCAD Parcels



JONES | CARTER

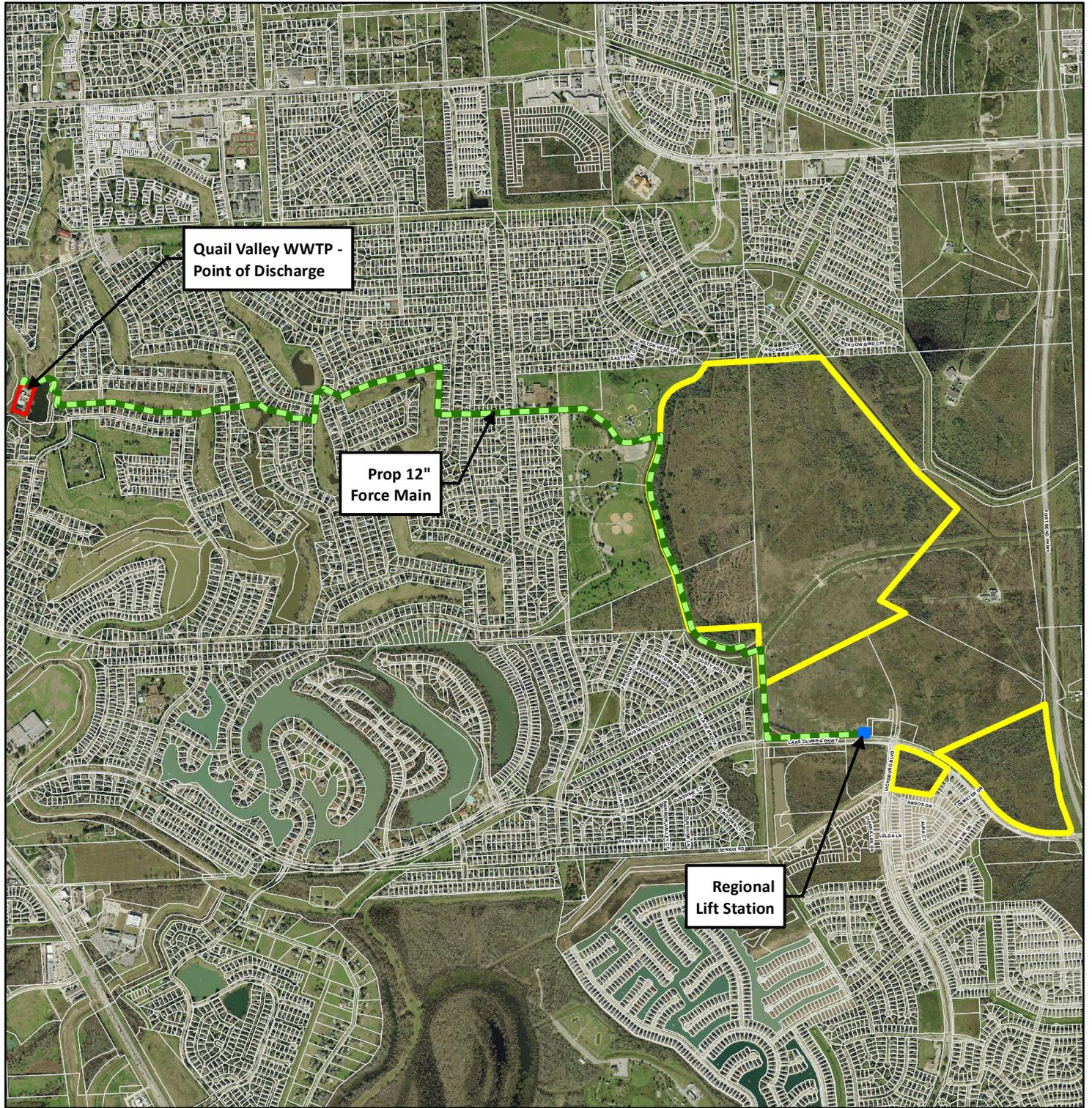
Texas Board of Professional Engineers Registration No. F-439



VICINITY MAP

Scale: 1 inch equals 20 miles

EXHIBIT C WASTEWATER POINT OF DISCHARGE FOR QUAIL VALLEY SERVICE AREA



1 inch equals 2,000 feet

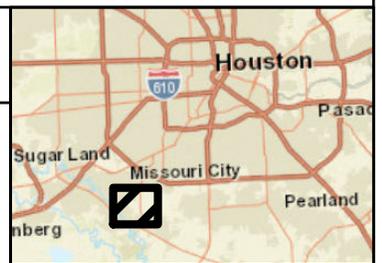
Disclaimer: This product is offered for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property, governmental and/or political boundaries or related facilities to said boundary. No express warranties are made by Jones|Carter, Inc. concerning the accuracy, completeness, reliability, or usability of the information included within this exhibit.

MISSOURI CITY MANAGEMENT DISTRICT No. 1 FORT BEND COUNTY, TEXAS



LEGEND

- Quail Valley WWTP
- District Boundary
- FBCAD Parcels

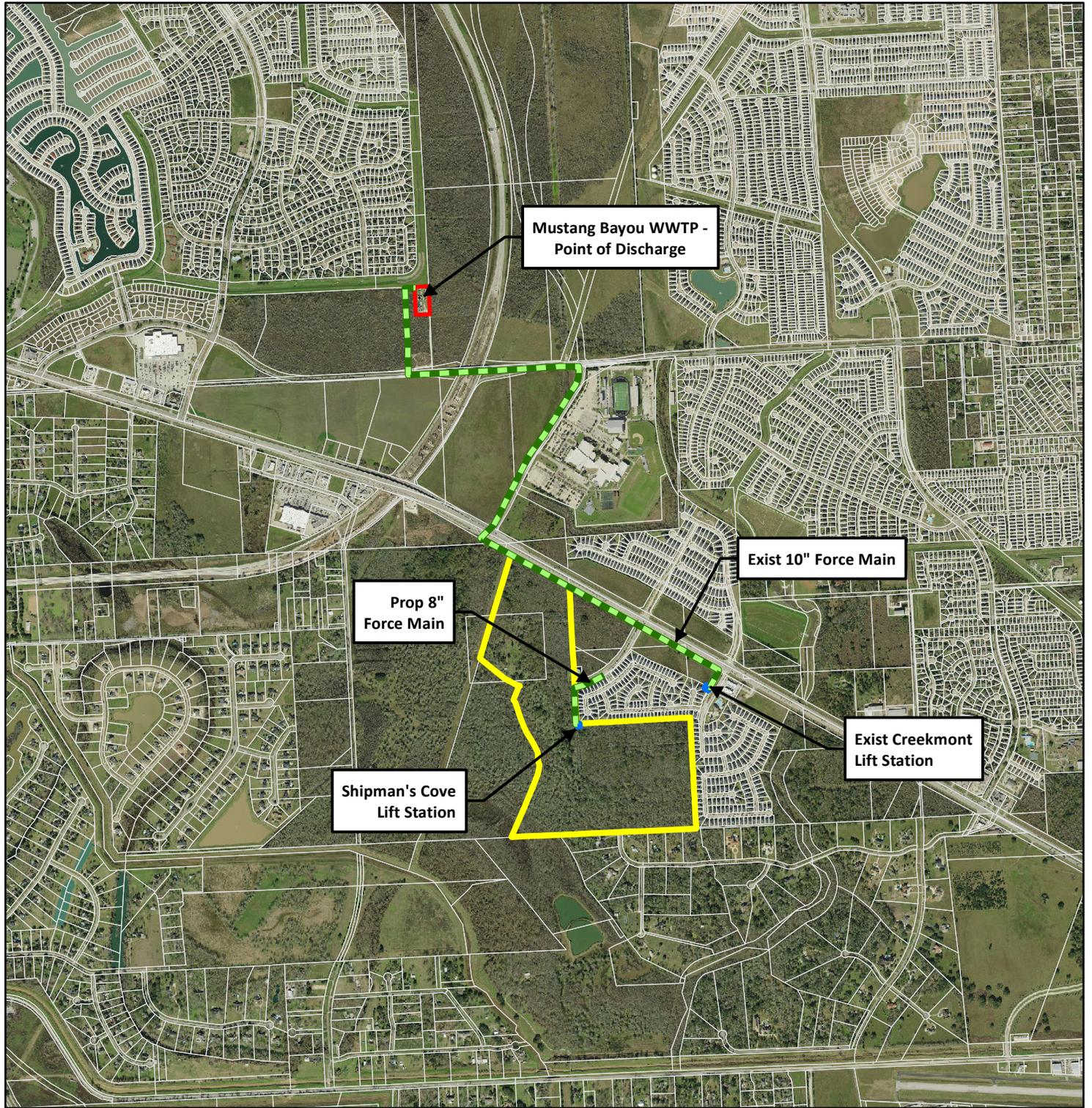


VICINITY MAP

Scale: 1 inch equals 20 miles



EXHIBIT D WASTEWATER POINT OF DISCHARGE FOR SHIPMAN'S COVE SERVICE AREA



1 inch equals 2,000 feet

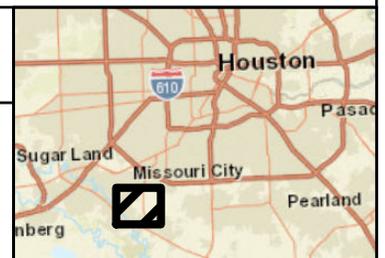
Disclaimer: This product is offered for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property, governmental and/or political boundaries or related facilities to said boundary. No express warranties are made by Jones|Carter, Inc. concerning the accuracy, completeness, reliability, or usability of the information included within this exhibit.

MISSOURI CITY MANAGEMENT DISTRICT No. 1 FORT BEND COUNTY, TEXAS



LEGEND

- Mustang Bayou WWTP
- District Boundary
- FBCAD Parcels



VICINITY MAP

Scale: 1 inch equals 20 miles





**Council Agenda Item
December 17, 2018**

10. **ORDINANCES** – *There are no Ordinances on this agenda.*
-



**CITY COUNCIL
AGENDA ITEM COVER MEMO**

December 17, 2018

To: Mayor and City Council
Agenda Item: 11(a) Consider a resolution of the City Council of the City of Missouri City, Texas, selecting a representative and an alternate to the Houston-Galveston Area Council 2019 General Assembly; selecting a representative and an alternate to the Houston- Galveston Area Council 2019 Board of Directors; and providing for repeal.
Submitted by: Maria Jackson, City Secretary

SYNOPSIS

City Council is being asked to consider adopting a resolution designating the City's representative and alternate to the Houston-Galveston Area Council's 2019 General Assembly and Board of Directors.

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Develop a high performing City team

BACKGROUND

Houston-Galveston Area Council's Bylaws authorize each member city with a population of at least 25,000 but not in excess of 99,999 to select one member of its governing body as its representative and one member of its governing body as the alternate to the General Assembly and Board of Directors.

The Houston-Galveston Area Council's Bylaws stipulate that the City's representative shall be the General Assembly delegate. Therefore, the official chosen to serve as the General Assembly representative will also be designated to serve on HGAC's Board of Directors.

From 2012 to present, the following City Councilmembers have served:

Year	Houston-Galveston Area Council General Assembly & Board of Director Members
2018	Representative: Floyd Emery Alternate: Chris Preston
2017	Representative: Floyd Emery Alternate: Chris Preston
2016	Representative: Floyd Emery Alternate: Chris Preston
2015	Representative: Floyd Emery Alternate: Chris Preston

2014 (June 3 to December 31)	Representative: Floyd Emery Alternate: Jerry Wyatt
2014 (January 1 to June 2)	Representative: Floyd Emery Alternate: Danny Nguyen
2013 (July 2 to December 31)	Representative: Floyd Emery Alternate: Danny Nguyen
2013 (Jan 1 to July 1)	Representative: Bobby Marshall Alternate: Floyd Emery
2012	Representative: Bobby Marshall Alternate: Floyd Emery

The 2019 designated representatives begin their terms of office on January 1, 2019.

BUDGET ANALYSIS

No fiscal impact.

SUPPORTING MATERIALS

1. Resolution

STAFF'S RECOMMENDATION

Appoint the City's representative and alternate to the 2019 Houston-Galveston Area Council's General Assembly and Board of Directors; and, adopt the Resolution.

Director Approval: **Maria Jackson, City Secretary**

RESOLUTION NO. R-18-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS, SELECTING A REPRESENTATIVE AND AN ALTERNATE TO THE HOUSTON-GALVESTON AREA COUNCIL 2019 GENERAL ASSEMBLY; SELECTING A REPRESENTATIVE AND AN ALTERNATE TO THE HOUSTON-GALVESTON AREA COUNCIL 2019 BOARD OF DIRECTORS; PROVIDING FOR REPEAL; AND PROVIDING FOR SEVERABILITY.

* * * * *

WHEREAS, the City of Missouri City, Texas (the "City"), is authorized by the Bylaws of the Houston-Galveston Area Council ("H-GAC") to select one member of its governing body as its representative and one member of its governing body as an alternate to the H-GAC General Assembly; and

WHEREAS, the H-GAC Bylaws also stipulate that the H-GAC Board of Directors representative shall be the General Assembly delegate; and

WHEREAS, the City Council has determined that it is in the best interest of the residents of the City to select one member of its governing body as its representative and one member as an alternate to the H-GAC General Assembly and for such members to serve as representatives for the H-GAC Board of Directors, to begin their terms of office on the first of January, 2019; now therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS:

Section 1. The facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct.

Section 2. The following individuals are hereby selected to be the representative and alternate to the General Assembly of the H-GAC for the year 2019:

REPRESENTATIVE: _____

ALTERNATE: _____

Section 3. The hereinabove named representative and alternate are also hereby selected as the representative and alternate to the Board of Directors of the H-GAC for the year 2019.

Section 4. The Executive Director of the H-GAC shall be notified of the selection of the hereinabove named representative and alternate.

Section 5. The officers and employees of the City are hereby authorized and directed to execute such instruments and take such actions as are consistent with the provisions of this Resolution.

Section 6. *Repeal.* All resolutions or parts of resolutions, if any, in conflict herewith, shall be and are hereby expressly repealed to the extent of such conflict only.

Section 7. Severability. In the event any clause, phrase, provision, sentence or part of this Resolution or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Resolution as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Missouri City, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

PASSED, APPROVED AND ADOPTED, this the 17th day of December, 2018.

Allen Owen, Mayor

ATTEST:

APPROVED AS TO FORM:

Maria Jackson, City Secretary

E. Joyce Iyamu, City Attorney



CITY COUNCIL AGENDA ITEM COVER MEMO

December 17, 2018

To: Mayor and City Council
Agenda Item: 11(b) Radio System Expansion, (TDMA)
Submitted by: Benjamin Pahl, Radio System Manager

SYNOPSIS

The Radio System Manager wishes to seek grant funding from the Urban Area Security Initiative (UASI), Interoperable Communications Committee. The funding will be used to purchase site licensing and software from Motorola to complete P25 time-division multiple access (TDMA) Phase II enhancements to the radio system.

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Develop a high performing City team
- Maintain a financially sound City

BACKGROUND

The TXWARN Regional Radio system implemented Project 25 Phase I in 2015. This first phase was to transition from an analog radio system to a digital frequency division multiple access (FDMA) system. The Missouri City/Sugar Land radio system completed phase I in 2015 as part of the Southwest Simulcast and as member of the TXWARN Regional Radio System.

The purpose of applying for the Urban Area Security Initiative (UASI) grant is to provide 100% of funding for Phase II of Project 25. Phase II or time-division multiple access (TDMA) technology effectively doubles the capacity of the radio system through software enhancements. Operating the radio system with TDMA allows two radio users to share the same frequency channel by dividing the signal into different time slots. In order to operate TDMA all the towers sites in the Southwest Simulcast must operate in unison under TDMA.

Currently, the Missouri City tower site is the only site in the Southwest Simulcast that is not Phase II capable. Fort Bend County and Harris County have already secured funds and completed the TDMA enhancements to the other three tower sites.

This project will further enhance interoperable communications for Missouri City, Sugar Land, and all radio customers and public safety users in the area.

Securing the UASI grant funds would lessen the certain financial burden for Missouri City and Sugar Land since TDMA expansion is forecasted to become a mandated system upgrade in the future. Becoming TDMA compliant at the Missouri City site will also complete a county and regional goal for TDMA compliance on the TXWARN Regional Radio System.

BUDGET/FISCAL ANALYSIS

If this grant is awarded and accepted, the city would have to fund the project in the amount of \$466,520.00 and request reimbursement from UASI once the project is complete. UASI's timeline for grant award notices is August 31, 2019. The funds to cover the project would have to be budgeted for in the FY2019 budget. If awarded, this grant would be reimbursed at 100%.

Funding Source	Account Number	Project Code/Name	FY19 Funds Budgeted	FY19 Funds Available	Amount Requested
N/A	N/A	UASI, 2019	\$0.00	\$0.00	\$466,520.00

Purchasing Review: N/A

Financial/Budget Review: Wanja Thomas, Financial Analyst II

Note: Compliance with the conflict of interest questionnaire requirements, if applicable, and the interested party disclosure requirements (HB 1295) has been confirmed/is pending within 30-days of this Council action and prior to execution.

SUPPORTING MATERIALS

1. Resolution
2. TDMA White Paper
3. Grant Pre-approval Request Form

STAFF'S RECOMMENDATION

Approve and sign a resolution authorizing the application of the grant, and designating the Radio System Manager as the project manager for the grant.

Director Approval: Mike Berezin, Chief of Police

**Assistant City Manager/
City Manager Approval:** Bill Atkinson, Assistant City Manager

RESOLUTION NO. R-18-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS, APPROVING THE SUBMISSION OF A GRANT APPLICATION TO THE HOUSTON URBAN AREA SECURITY INITIATIVE TO FUND THE PURCHASE OF SITE LICENSING AND SOFTWARE FOR ENHANCEMENTS TO THE CITY'S RADIO COMMUNICATIONS SYSTEM; DESIGNATING THE MAYOR AS THE CITY'S AUTHORIZED OFFICIAL TO ACCEPT, REJECT, ALTER OR TERMINATE THE GRANT; AND CONTAINING OTHER PROVISIONS RELATED THERETO.

* * * * *

WHEREAS, since 2003, the greater Houston area has been considered by the Department of Homeland Security (DHS) to be among the highest threat urban areas in the nation; and

WHEREAS, such designation qualifies the area to receive funding through the DHS Urban Area Security Initiative (UASI) grant program; and

WHEREAS, the Houston UASI program was established to enhance the preparedness level of high threat communities and improve local capacity to prepare for, protect against, respond to and recover from catastrophic incidents; and

WHEREAS, stakeholders in the greater Houston area are engaged in a multi-disciplinary and multi-jurisdictional partnership to meet such goals with support from UASI and related DHS grant programs; and

WHEREAS, access to time-division multiple access technology for the City of Missouri City's (the "City's") radio system effectively doubles the capacity of such radio system by allowing two radio users to share the same frequency channel by dividing the signal into different timeslots; and

WHEREAS, the City Council of the City of Missouri City finds that the purchase of site licensing and software enhancements to utilize such technology is in the best interest of the residents of the City; and

WHEREAS, the City Council of the City of Missouri City desires to apply to Houston UASI for a UASI grant to purchase such site licensing and software; and

WHEREAS, the City agrees to participate in any audit, grant monitoring or reporting required by the UASI program; and

WHEREAS, the City agrees to track and report UASI funding separately from other funding sources to ensure accurate financial and programmatic reporting on a timely basis; and

WHEREAS, the City desires to designate the Mayor as the City's authorized official to accept, reject, alter or terminate the grant on behalf of the City and the Police Radio System Manager as the City's project manager for making application for such grant; and

WHEREAS, the City Council agrees that, in the event of loss or misuse of the grant funds, the City Council of the City of Missouri City assures that the funds will be returned to Houston UASI as may be required by law; now therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS:

Section 1. The facts and recitals set forth in the preamble of this Resolution are hereby found to be true and correct and are in all things incorporated herein and made a part hereof.

Section 2. The City Council of the City of Missouri City approves the submission of a grant application to the Houston UASI program to fund the purchase of site licensing and software enhancements for the City's radio system.

Section 3. The City Council of the City of Missouri City hereby designates the Mayor as the City's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the City.

Section 4. The City Council of the City of Missouri City hereby designates the Police Radio System Manager as the City's authorized project manager in relation to the grant.

PASSED, APPROVED and ADOPTED this 17th day of December, 2018.

Allen Owen
Mayor

ATTEST:

APPROVED AS TO FORM:

Maria Jackson
City Secretary

E. Joyce Iyamu
City Attorney

TDMA TECHNOLOGY

BRINGING INCREASED CAPACITY AND FUNCTIONALITY
TO PROFESSIONAL DIGITAL TWO-WAY RADIO

TABLE OF CONTENTS

Executive Summary.....	3
Advantages of Digital Two-Way Radio.....	4
Digital Radio Markets and Standards.....	5
Multiple Access and Spectral Efficiency.....	6
TDMA: How It Works.....	7
Advantages of Two-Slot TDMA for Professional Organizations.....	8
The Right Choice for Professional Two-way Digital Radio: TDMA.....	10
Motorola's Next Generation TDMA-based Professional Digital Two-way Radio.....	11

EXECUTIVE SUMMARY

Licensed, professional two-way radio is on the verge of making the biggest leap forward since the invention of the transistor — the move from analog to digital. Digital radio offers many advantages over analog, including improved voice quality at greater range, better privacy, sophisticated call-control features, the ability to easily integrate with data systems, and more. We're now at the beginning of what will quickly become a large-scale migration to digital radio in professional applications. At the same time, regulatory pressures combined with real-world operating needs are driving radio manufacturers and users to communicate more information in a given slice of RF spectrum — in other words, to increase "spectral efficiency." Channels that historically carried a single call at a time are now being divided so they can carry two.

Two technologies exist to enable this "splitting" of channels, allowing multiple access on a single channel. Frequency-Division Multiple Access (FDMA) splits the channel frequency into two smaller sub-channels that can carry separate calls side-by-side. Time-Division Multiple Access (TDMA) preserves the full channel width, but divides it into alternating time slots that can each carry an individual call. Both technologies are already being used in North America to accomplish the FCC-mandated split of 25 kHz channels into 12.5 kHz channels, and they're both being used worldwide to accomplish similar increases in spectral efficiency whether currently mandated or not.

In the coming years, new regulations will almost certainly require improvements in the effective capacity of 12.5 kHz channels: it is only a matter of time before the ability to carry two voice paths in a single 12.5 kHz channel — also known as 6.25 kHz equivalent efficiency — becomes a requirement. But because the technology exists today to accomplish this goal, there's no need for professional radio users to wait for the regulations to catch up with benefits that are immediately available. Even in the absence of a mandate, professional users can double the capacity of their existing licensed channels by adopting digital technologies that enable 6.25 kHz equivalent efficiency. With potential benefits including increased capacity, lower equipment costs, data integration, added features, and more, now is a compelling time for analog radio users to make the switch to digital systems that offer 6.25 kHz equivalency.

This white paper examines the two leading digital modulation technologies that are capable of achieving this doubling of spectral efficiency: 6.25 kHz FDMA and two-slot 12.5 kHz TDMA. Businesses looking to migrate to the most efficient professional digital systems to achieve greater capacity and performance will need to choose one or the other — FDMA and TDMA are not interoperable.

Two-slot 12.5 kHz TDMA-based systems, providing 6.25 kHz equivalency, is the right choice for most mobile professionals. Professional radio standards based on TDMA technology are already widely used around the world, and future requirements for even greater spectral efficiency are almost certain to be based on TDMA as well. Today and tomorrow, TDMA technology provides advantages of feature flexibility, lower equipment costs, longer battery life, future-readiness and the proven ability to increase spectral efficiency without risking increased congestion or radio channel interference.

ADVANTAGES OF DIGITAL TWO-WAY RADIO

Since the first wireless transceiver was installed in a Bayonne, New Jersey police car in 1933, two-way radio has been a mission-critical technology for police, firefighters, search and rescue workers and others on the front lines of public safety. And increasingly, as new models have reduced the size and cost of two-way radios, the technology has been adopted by business professionals as well.

Industries including transportation, education, construction, manufacturing, energy and utilities, private security, government, hospitality, retail, and many others are finding that two-way radio can improve efficiency, worker productivity and responsiveness by allowing mobile teams to share business and customer information instantly.

Through most of its history, two-way radio has meant analog voice — the representation of sound waves as either amplitude modulated (AM) or frequency modulated (FM) radio waves. In fact, this is one of the last areas of professional communications to be touched by digital technology. But that's changing, very quickly, for very good reasons.

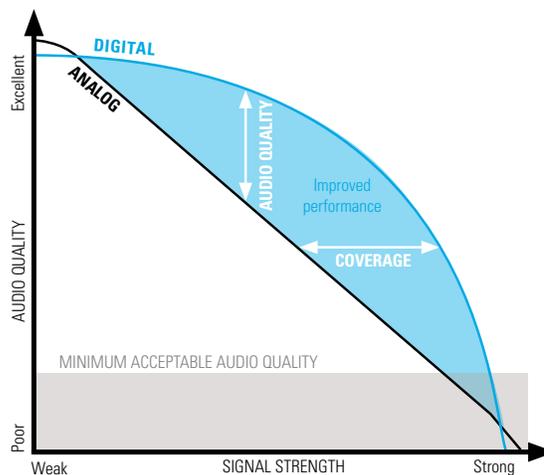
Modulating the voice into digital signals, rather than analog, provides several advantages. First and foremost, digital technology provides better noise rejection and preserves voice quality over a greater range than analog. especially at the farthest edges of the transmission range, users can hear what's being said much more clearly — increasing the effective range of the radio solution and keeping users responsive to changing situations in the field.

Depending on the technologies used, digital systems can also be designed to:

- Make more efficient use of available, licensed RF spectrum
- Combine voice and data access in the same device, delivering more information while empowering field workers with systems that are more portable, flexible, and much easier to use than two different and incompatible systems
- Enable integration and interoperability with back-end data systems and external systems

- Combine analog and digital voice in the same device, easing the migration to digital while preserving investments in analog technology
- Provide strong, practical, easy-to-use privacy solutions without the significant loss in voice quality that analog scrambling can cause
- Enable flexible and reliable call control and signaling capabilities
- Flexibly adapt to changing business needs and new applications through a modular architecture

The clear advantages of digital radio — along with increasing regulatory pressures to use RF spectrum more efficiently — will drive widespread adoption of professional two-way digital radio solutions in the coming years. If you're using analog today, you'll almost certainly be migrating to digital tomorrow. Now is the time to research the available technologies so that, when you're ready to make the move, you'll choose systems that provide the greatest benefit over the long term.



ENHANCED DIGITAL AUDIO PERFORMANCE

Digital voice retains better quality than analog as signal strength decreases.

Worldwide digital two-way radio markets can be roughly divided into three categories

MARKET CATEGORIES	EXAMPLE VERTICAL MARKETS	DIGITAL RADIO STANDARDS		
PUBLIC SAFETY/ MISSION CRITICAL	Emergency Services Public Transport Airports/Ports Transportation Petrochemical Manufacturing Construction Private Security	Local Government Mining Public Utilities Taxi Rental Agencies Warehousing	ETSI: TETRA Licensed Trunking	TIA Project 25 Licensed Conventional & Trunking
PROFESSIONAL/ BUSINESS CRITICAL			ETSI: DMR Tier-2: Licensed Conventional DMR Tier-3: Licensed Trunking	
COMMERCIAL & LIGHT INDUSTRIAL	Retail Agriculture Hospitality		ETSI: DMR Tier-1: Unlicensed dPMR Tier-1: Unlicensed	On-site Technologies

DIGITAL RADIO MARKETS AND STANDARDS

Although the market landscape for two-way radio varies somewhat throughout the world, markets can be roughly divided into three broad categories: (1) commercial and light industrial applications, (2) professional, business-critical applications, and (3) mission-critical public safety applications. With some overlap, there are relevant digital two-way radio standards that are generally applicable to each of these categories.

While we won't get into the specific regulatory requirements governing radio in various countries and regions, let's take a closer look at how the most important, internationally recognized standards map to the needs of users within the general market categories. An understanding of the entire market landscape will provide context for our discussion of the needs of users in the professional/business-critical category.

Commercial and Light Industrial. Multiple relevant digital technologies exist for this market, including on-site digital technologies such as Frequency Hopping Spread Spectrum (FHSS) utilized in unlicensed 900 MHz and 2 GHz bands. The European Telecommunications Standards Institute, or ETSI, has also defined two Tier-1 protocols for digital mobile radio (DMR) in the unlicensed PMR 446 band; the DMR Tier-1 protocol utilizes 12.5 kHz FDMA, while the dPMR protocol utilizes 6.25 kHz FDMA. Both protocols provide for consumer applications and low-power commercial applications, using a maximum of 0.5 watt RF power. With a limited number of channels and no use of repeaters, no use of telephone interconnects, and fixed/integrated antennas, Tier-1 DMR/dPMR devices are best suited for personal use, recreation, small retail and other settings that don't require wide area coverage and advanced features.

Mission-critical Public Safety. This market category is defined by mission-critical communications, security and interoperability needs. In countries covered by ETSI, a relevant digital standard is the Terrestrial Trunked Radio (TETRA) Standard, which is used to support multiple talk groups on multiple frequencies, including one-to-one, one-to-many and many-to-many calls. TETRA is a digital standard that uses four-slot TDMA in 25 kHz channels to increase spectral efficiency and allow multiple access. In the U.S., the Telecommunications Industry Association (TIA) has established Project 25 to define similar capabilities for the mission-critical market. Unlike TETRA, Project 25 Phase I uses 12.5 kHz channels and currently uses FDMA for both trunked and conventional digital systems. Phase II will add two-slot TDMA capabilities for digital trunked radio. Both TETRA and Project 25-compliant systems rely on sophisticated infrastructure to achieve the fault tolerant reliability and advanced calling functionality required in public safety and other mission-critical applications.

Business-critical Professional. In between the commercial/light industrial and mission critical/public safety market categories lies a huge market for organizations who aren't engaged in mission-critical work and don't have the budget or need for expensive, fault tolerant infrastructure—but who can still benefit from increased capacity in licensed channels, advanced features, wide area coverage and other benefits usually associated with mission critical systems. Businesses in this category include transportation, education, construction, manufacturing, private security, small municipalities, and many other industries. The ETSI DMR Tier-2 standard is the relevant digital radio standard targeted to these users, providing spectral efficiency, advanced voice features and integrated IP data services in licensed bands for high-power communications. ETSI DMR Tier-2 calls for two-slot TDMA in 12.5 kHz channels. Two-slot TDMA technology is the primary focus of our discussion in this paper.

Analog radios have been used in business-critical applications for years. However, as manufacturers introduce high power digital radios to this market, they have a choice: they can either build their communications system using a proprietary technology such as digital 6.25 kHz FDMA, or they can leverage standards-based TDMA. The two are not compatible or interoperable.

Motorola believes that two-slot TDMA is the best fit for most professional, business-critical digital two-way radio applications. Moreover, ETSI has selected TDMA as the standard protocol for Tier-2 professional two-way radio applications, and it satisfies ETSI channel emissions requirements and goals for spectral efficiency. Although the FCC does not mandate standard protocols, devices

conforming to the ETSI Tier-2, two-slot TDMA standard will meet existing FCC channel emissions requirements for 12.5 kHz channels and exceed forward-looking requirements for spectral efficiency in the U.S. with technical advantages for the professional market, and the backing of the world's most influential telecommunications standards bodies, two-slot TDMA is the clear choice for organizations looking to deploy new digital two-way radio systems, or to upgrade their existing analog radio to digital.

Let's take a closer look at two-slot TDMA and why it's the best multiple-access technology for the majority of professional applications.

MULTIPLE ACCESS AND SPECTRAL EFFICIENCY

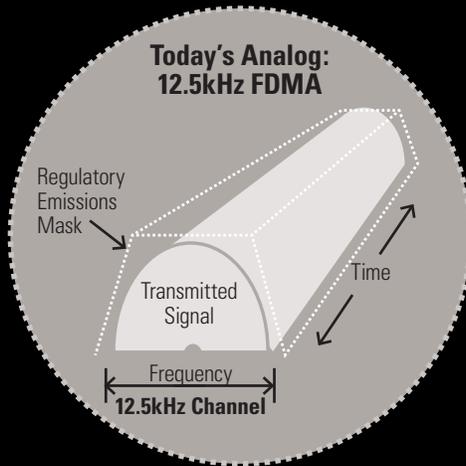
The primary goal of any multiple-access RF technology is to achieve greater spectral efficiency, allowing more users to share a given channel in the licensed RF spectrum. Historically, the licensed airwaves were divided into relatively large 25 kHz channels. There was plenty of room for the broadcasters using these channels to exist side-by-side, without significant interference problems. Over the years, however, the airwaves have become increasingly crowded, creating a need for new standards and technologies that allow more radio users to share the available spectrum in any given area.

The demand for greater spectral efficiency is being driven, in part, by regulatory agencies. In the U.S., for example, the FCC is requiring manufacturers to offer only devices that operate within 12.5 kHz VHF and UHF channels by 2011. By the year 2013, all VHF and UHF users will be required to operate in 12.5 kHz — making it possible for roughly twice as many users to share the airwaves as compared with today's 25 kHz licenses.

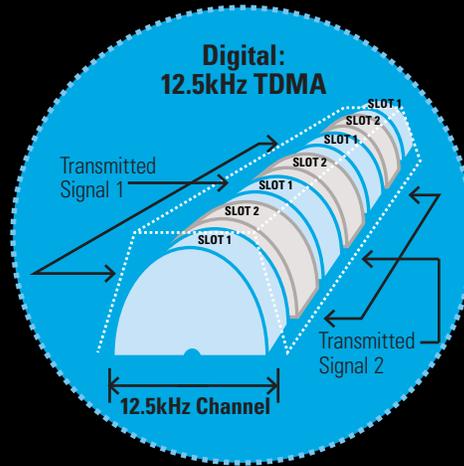
The next logical step is to further improve the effective capacity of 12.5 kHz channels. While there's no current mandate requiring a move to 6.25 kHz, discussions are continuing at the FCC and other agencies, and it's only a matter of time before the ability to carry two voice paths in a single 12.5 kHz channel, also known as 6.25 kHz equivalent efficiency, becomes a requirement in VHF and UHF bands. In the meantime, two-slot TDMA offers a way to divide a 12.5 kHz channel into two independent time slots, achieving 6.25 kHz-equivalent efficiency today.

With two-slot TDMA-based devices, there's no reason to wait for a government mandate to achieve more capacity on existing licensed channels. Business can take the initiative to achieve greater spectral efficiency well ahead of the inevitable regulations — and ahead of the competition. And even without a regulatory mandate, greater spectral efficiency offers many operational benefits. We'll discuss those benefits later, but first let's explore how two-slot TDMA works.

INCREASED CAPACITY WITHIN EXISTING 12.5kHz REPEATER CHANNELS



- One voice call for each channel
- One repeater for each channel



- Two time slots enable two voice calls (or data transmissions) for each channel
- One repeater does the work of two
- No licensing changes required

When FDMA technology is used to split a channel into two sub-channels, the resulting signals must still fit within the channel's required emissions mask

TDMA: HOW IT WORKS

TDMA stands for "Time-Division Multiple Access." Like FDMA, or "Frequency-Division Multiple Access," TDMA is a technology that allows multiple conversations to share the same radio channel. Although the goal is the same, the two technologies work very differently.

6.25 KHZ FDMA

In FDMA, a channel frequency is split into smaller subdivisions — for example, splitting a 25 kHz band into two narrower "sub-channels" that transmit side-by-side to achieve 12.5 kHz equivalent spectral efficiency. The same technique can be used to achieve 6.25 kHz equivalent efficiency in a 12.5 kHz channel — although how well this technique will perform hasn't yet been established in real-world implementations on a large scale. As the subdivisions of a licensed channel become narrower, there's a growing likelihood of problems due to congestion and interference in an FDMA-based 6.25 kHz-equivalent system, as shown in the illustration.

When you try to squeeze two 6.25 kHz signals into one 12.5 kHz channel, you still have to meet the channel's regulatory emissions mask. In order to do so, the signal deviation (represented by the height and width of the lobes in the illustration) must necessarily be smaller than what can be achieved with a single 12.5 kHz signal. This smaller deviation means reduced sensitivity, which in turn reduces effective signal range in real world conditions. At the same time, there is very little tolerance for errors introduced by oscillator

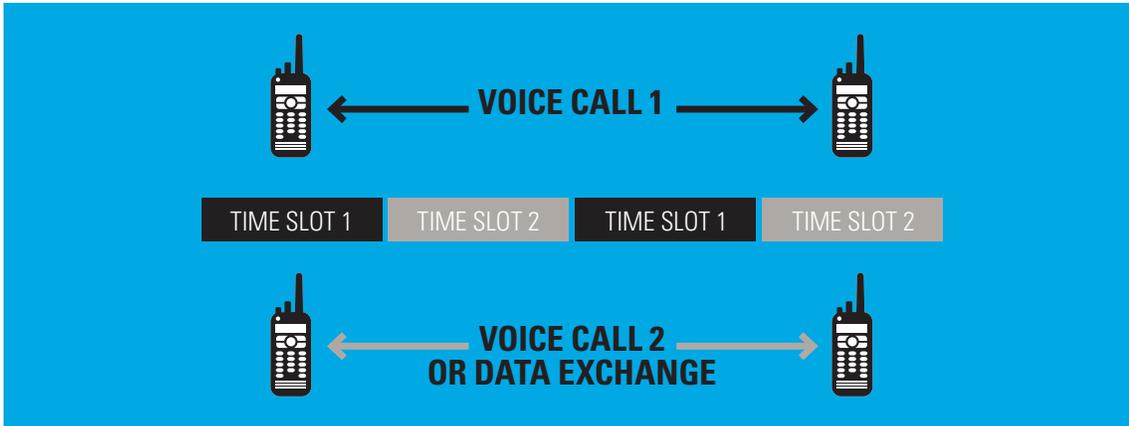
aging, and the 6.25 kHz signal contains more energy near the edges of the mask — making it more prone to adjacent channel interference and near/far interference problems. This results in reduced quality of service in real world conditions.

TWO-SLOT TDMA

By comparison, TDMA offers a proven method for achieving 6.25 kHz equivalency in 12.5 kHz repeater channels — a major benefit for users of increasingly crowded licensed bands. Instead of dividing the channel into two smaller slices, TDMA uses the full channel width, dividing it into two alternating time slots. As a result, TDMA essentially doubles repeater capacity while preserving the well-known RF performance characteristics of the 12.5 kHz signal.

From the perspective of RF physics — that is, actual transmitted power and radiated emissions — the 12.5 kHz signal of two-slot TDMA occupies the channel, propagates, and performs essentially the same as today's 12.5 kHz analog signals. With the added advantages of digital technology, TDMA-based radios can work within a single repeater channel to provide roughly twice the capacity of analog while offering RF performance equivalent to, or better than, today's analog radio.

As we will see, the two time slots can potentially be used for a variety of purposes. Most organizations considering TDMA-based two-way radio will probably



TDMA divides a 12.5 kHz channel into two alternating time slots to achieve 6.25 kHz equivalent spectral efficiency when used with a repeater.

As we will see, the two time slots can potentially be used for a variety of purposes. Most organizations considering TDMA-based two-way radio will probably be interested in doubling the voice capacity per licensed repeater channel. By enabling 6.25 kHz equivalency, TDMA supports two simultaneous, independent half-duplex calls in a single 12.5 kHz repeater channel.

If you're used to thinking about analog radio, this two-for-one capacity in two different time slots might seem problematic. Wouldn't the two calls cut in and out as the time slots alternate, making both conversations nearly impossible to understand?

But remember, this is the digital world, where voices are encoded in bits. Although analog signals represent the actual duration of spoken words, digital signals can encode that duration in a way that allows for significant compression without compromising voice quality. Each TDMA time

slot is quite brief — on the order of 30 milliseconds. The circuitry that translates voice into bits is actually able to pack 60 milliseconds worth of digitized speech into each 30 millisecond time slot. The receiver, in turn, unpacks those bits into speech that has its full 60 millisecond time value.

That's why, with TDMA, two conversations can happen simultaneously and seamlessly via a single repeater. The alternation of time slots is something that happens in the technology only, not in the user's experience. In fact, digital technology offers better background noise suppression than analog while preserving the integrity of the signal at the farthest reaches of the transmitter's range — so both digital conversations are likely to be much clearer than a single analog conversation would be over the same channel. And because both conversations use the channel's full bandwidth, there's no degradation in range performance, and no added risk of interference with adjacent channels.

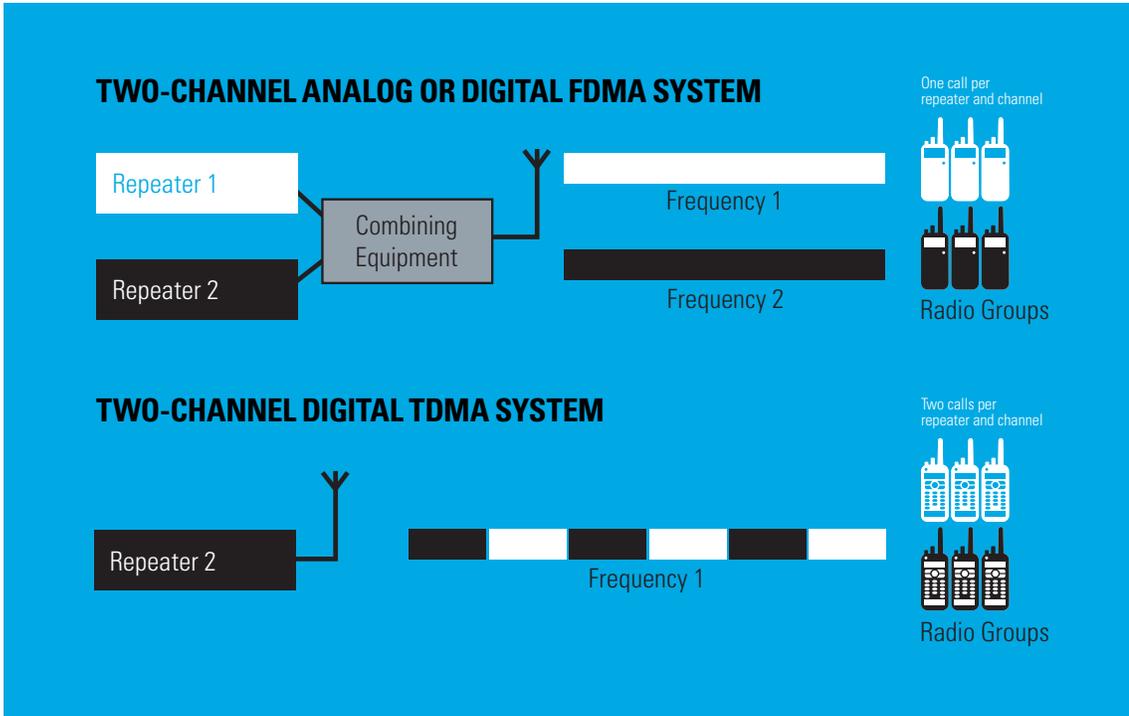
ADVANTAGES OF TWO-SLOT TDMA FOR PROFESSIONAL ORGANIZATIONS

If you're in the professional two-way radio category, and you're looking for increased system capacity in 12.5 kHz channels along with higher performance and advanced features enabled by digital radio solutions, you need to decide which technology to choose: 6.25 kHz FDMA or 12.5 kHz two-slot TDMA. 12.5 kHz FDMA remains an important technology in analog radio systems, and is currently the standard for mission-critical digital radio under Project 25, Phase I. However, 6.25 kHz FDMA is not well proven and does not fit cleanly into today's 12.5 kHz channel structure. Professionals looking for a digital solution should strongly consider two-slot TDMA for the many advantages it provides.

INCREASED SPECTRAL EFFICIENCY

As we have discussed, two-slot TDMA offers a proven way to enable 6.25 kHz equivalent efficiency in licensed 12.5 kHz repeater channels. This doubles per-channel communications capacity, while satisfying future regulatory requirements for 6.25 kHz equivalent efficiency. And unlike 6.25 kHz transmission methods built on FDMA technology, TDMA fits seamlessly into existing licensed channel structures in UHF and VHF — known performance, no need for rebanding or relicensing, and no risk of new forms of radio channel interference. The choice of TDMA digital technology makes it quick and easy to gain spectrum efficiency and improve your two-way radio communications.

TDMA saves licensing and equipment costs by enabling the equivalent of two 6.25 kHz channels within a single licensed 12.5 kHz channel



LOWER EQUIPMENT COSTS

Compared to 6.25 kHz FDMA, two-slot TDMA allows you to achieve 6.25 kHz equivalent efficiency while minimizing investments in repeaters and combining equipment. This is one reason why TDMA is so well suited to professional applications, where the budget for two-way digital radio may be limited compared to the mission-critical tier.

FDMA requires a dedicated repeater for each channel, plus expensive combining equipment to enable multiple frequencies to share a single base-station antenna. It can be particularly expensive to make combining equipment work with 6.25 kHz signals, and there's typically a loss in signal quality and range when it's used this way.

In contrast, two-slot TDMA achieves two-channel equivalency using single-channel equipment. No extra repeaters or combining equipment is required.

ADVANCED FEATURES AND FLEXIBILITY

In a traditional FDMA two-way radio implementation, each transmission occupies a full 12.5 kHz channel. A single channel can accommodate a single, half-duplex call. Proprietary implementations that use FDMA to achieve two 6.25 kHz equivalent channels enable two conversations to take place within a 12.5 kHz channel — but again, both of these conversations are half-duplex, and there's no flexibility to put the extra capacity to any other use. TDMA-based digital systems with two time slots aren't bound by these technical restrictions. The two time slots can be used to carry two half-duplex conversations — as with the two sub-channels in an FDMA-based system — but with no need for extra equipment and no danger of reduced performance. Unlike FDMA, however, it's also possible to use the second TDMA time slot for other purposes.

For example, device designs for the first-generation of TDMA-based two-way radio include the ability to use the second time slot for reverse-channel signaling. This capability can be used for priority call control, remote control of the transmitting radio, emergency call pre-emption, and more. The second time-slot could also be used for transmitting application data such as text messaging or location data in parallel with call activity — a useful capability, for example, in dispatch systems that provide both verbal and visual dispatch instructions.

TDMA-based systems also offer the flexibility to adapt as new applications emerge to make additional use of the two time slots — preserving initial investments while providing an open path to future usage models for digital two-way radio. For example, the future roadmap for two-slot TDMA applications includes the ability to temporarily combine slots for increased data rates, or to use both slots together to enable full-duplex private calls.

Additional capabilities will also emerge, as driven by the real-world needs of two-way radio users in the professional marketplace. By choosing TDMA, professionals can immediately gain benefits such as 2:1 voice capacity and reverse-channel signaling within a single channel, with the option to add other capabilities as they become available. FDMA, in contrast, is optimized for a single purpose — half-duplex calling.

LONGER BATTERY LIFE

One of the biggest challenges with mobile devices has always been battery life. In the past, there have only been a couple of options for increasing the talk time on a single battery charge. One way is to increase battery capacity. Battery manufacturers have already done a remarkable job of maximizing capacity, but further gains are only possible by increasing the size of the battery pack — and therefore decreasing portability.

The other option is to decrease transmit power, which is by far the most energy-intensive function of two-way radio. But this means decreasing transmission range and increasing the potential for interference from other devices — an unacceptable tradeoff in professional situations.

Two-slot TDMA provides another, very effective option. Since each call uses only one of the two slots, it requires only half of the transmitter's capacity. The transmitter is idle half the time — that is, whenever it's the unused time-slot's "turn."

For example, in a typical duty cycle of 5 percent transmit, 5 percent receive, and 90 percent idle, the transmit time accounts for roughly 80 percent of the total current drain on the radio's battery. By cutting the effective transmit time in half, two-slot TDMA can thus enable an up to 40 percent reduction in current battery drain, or an up to 40 percent improvement in talk time. As a result, overall battery consumption per call is dramatically reduced, enabling much longer usage time in the field between recharges. Modern digital devices also include sleep and power-management technologies that increase battery life even further.

THE RIGHT CHOICE FOR PROFESSIONAL TWO-WAY DIGITAL RADIO: TDMA

For professional users, digital two-way radio in licensed bands is the wave of the future. Whether they're using analog radio today, or looking to implement their first two-way radio system, business organizations of all kinds will soon be choosing their first digital two-way radio solutions. The advantages and opportunities are simply too great to ignore — in transportation, education, construction, manufacturing, energy and utilities, private security, small municipalities and many other industries.

For most enterprises in these professions, TDMA provides the best method for achieving 6.25 kHz equivalent efficiency in licensed 12.5 kHz channels:

- TDMA is being leveraged in European and U.S. standards initiatives aimed at providing greater spectral efficiency for the land mobile radio market.
- Unlike FDMA methods of rebanding existing channels into discrete 6.25 kHz channels, properly designed two-slot TDMA systems fit cleanly into existing channel structures, with no rebanding or relicensing necessary.
- TDMA improves capacity today, while offering a path to compliance with further channel efficiency requirements that may be mandated in the future.
- Because it increases capacity without the need for additional repeaters and other infrastructure, TDMA can lower the overall costs of implementing digital two-way radio.
- TDMA offers the performance and flexibility to support the functional requirements of mobile professionals in virtually any industry.



MOTOROLA'S NEXT GENERATION TDMA-BASED PROFESSIONAL DIGITAL TWO-WAY RADIO

Motorola invented the first portable two-way radio, and has more than 65 years of experience delivering wireless communications systems for government and industry. Motorola has emerged as the recognized leader in digital two-way radio technology, with proven solutions in the mission critical, professional and unlicensed tiers.

Now Motorola is enabling innovative solutions for licensed professional tier. MOTOTRBO™ Professional Digital Two-way Radio System is a digital communications platform that combines the best of two-way radio with digital technology based on TDMA to deliver increased capacity and spectral efficiency, integrated data applications and enhanced voice communications. MOTOTRBO is specifically designed to meet the requirements of professional organizations that need a customizable business critical communication solution using licensed spectrum.

MOTOTRBO is a private system that can be tailored to meet the unique coverage and feature needs of group oriented and dispatch environments. And, MOTOTRBO provides a return on investment requiring only a small up-front investment with no recurring fees, and will typically pay for itself in less than 18 months compared with cellular or public carrier solutions.

For more information on the MOTOTRBO Professional Digital Two-way Radio System, visit www.motorola.com/mototrbo.

Motorola Solutions, Inc. 1301 East Algonquin Road Schaumburg, Illinois 60196, U.S.A.
866-416-8592 motorolasolutions.com

MOTOROLA, MOTO, MOTOROLA SOLUTIONS and the Stylized M Logo are trademarks or registered trademarks of Motorola Trademark Holdings, LLC and are used under license. All other trademarks are the property of their respective owners. ©2012 Motorola, Inc. All rights reserved.



This form is fillable.
It is located in
W:\Public\Grants

City of Missouri City Grant Pre-Approval Request Form

G-1

Dept Police Dept Contact Benjamin Pahl Tele#/Ext 281-403-8746

Grantor/Agency Urban Area Security Initiative Grant Name UASI, Interoperable Communications (ICC)

Agency Contact/Title Alison Belcher Tele#/Ext 832-393-0928

Agency Contact Email alison.belcher@houstontx.gov

Type of Grant:

Application Due Date Jan 11, 2019 Expected Award Date 08/31/2019

Federal State Pass-Through Local

Application Due Date Jan 11, 2019 Return to Dept By Dec 21, 2018

Other

Grant Period 2019

Renewable Yes No

Purpose of Grant:

The purpose of this grant is to fund time-division multiple access (TDMA) operations on the P25 digital radio system. This project will further enhance interoperable communications for the cities of Missouri City and Sugar Land. The Missouri City/Sugar Land tower is one of four tower sites which make up the Southwest Simulcast within the TXWARN Regional Radio System. Fort Bend County and Harris County have already secured funds and completed the TDMA upgrades to the other three tower sites. The Missouri City/Sugar Land tower site must also be online before radio operations in Fort Bend County can utilize TDMA functions.

Total Award Amount Expected (all years) \$ 466,520.00

Yr 1 1466,520.00 \$ Yr 2 \$ Yr 3 \$ Yr 4 \$

Total Match Amount Expected (all years) \$ _____

Yr 1 0.00 \$ Yr 2 \$ Yr 3 \$ Yr 4 \$

Recurring Costs (explain)

Yr 1 0.00 \$ Yr 2 \$ Yr 3 \$ Yr 4 \$

What is Plan "B" in the event the grant is not renewed at any time? Indicate what source of funds will be used to cover costs.

The grant funds are for a one time purchase of the site licensing and software updates for TDMA operations. There is no cost to the cities if the grant is not funded.

Dept Director Signature Michael D. Bey

Date 11-27-2018

Finance Dir. Signature Sandra Clarkson

Date 11-27-2018

City Manager Signature [Signature]

Date 11/30/2018

Send original back to department. Department contact is to provide a copy to the Finance department once completed.



**Council Agenda Item
December 17, 2018**

12. CITY COUNCIL ANNOUNCEMENTS

Discussion, review, and possible action regarding a meeting or activity of one or more of the following entities (each entity refers to a City of Missouri City entity unless otherwise indicated):

Charter Review Commission, Community Development Advisory Committee, Construction Board of Adjustments, Electrical Board, Parks Board, Planning and Zoning Commission, Tax Increment Reinvestment Zone Boards, Fort Bend Chamber of Commerce, Houston-Galveston Area Council, Fort Bend Regional Council, Texas Municipal League, Fort Bend County, Harris County, Gulf Coast Building and Construction Trades Council, Mayor's Youth Commission, Finances and Services Committee, Fort Bend Leadership Forum, Fort Bend County Drainage District, Economic Development Committee, Missouri City Parks Foundation, Missouri City Police and Fire Auxiliary, Livable Community Committee, Texas Parkway Alliance, High Performance Organization Committee, Missouri City Juneteenth Celebration Foundation, Fort Bend County Mayor and Council Association, METRO, Planning, Development and Infrastructure Committee, Fort Bend Independent School District, Greater Fort Bend Economic Development Coalition, Transportation Policy Council, Community Development Advisory Committee, Veterans Memorial Committee, Missouri City Recreation and Leisure Local Government Corporation, Missouri City Development Authority, and the Greater Houston Partnership and Emergency Management updates.

13. CLOSED EXECUTIVE SESSION

The City Council may go into Executive Session regarding any item posted on the Agenda as authorized by Title 5, Chapter 551 of the Texas Government Code.

14. RECONVENE

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

15. ADJOURN
