



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

Notice is hereby given of a meeting of the Planning and Zoning Commission of the City of Missouri City to be held on **May 8, 2019 at 7:00 p.m. at City Hall, Council Chambers, 2nd Floor**, 1522 Texas Parkway, Missouri City, Texas, for the purpose of considering the following agenda items. All agenda items are subject to action. The Planning and Zoning Commission reserves the right to meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

1. CALL TO ORDER

2. ROLL CALL

3. READING OF MINUTES

Consider approval of the minutes of the April 10, 2019 Planning and Zoning Commission meeting.

4. REPORTS

A. COMMISSION REPORTS

- (1) Chairman of the Planning and Zoning Commission
- (2) Planning and Zoning Commissioners

B. STAFF REPORTS

- (1) Development Services
 - a. Director
- (2) Engineering
 - a. City Engineer

5. PUBLIC COMMENT

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

6. PLATS

A. CONSENT AGENDA

- (1) Consider approval of a preliminary plat for Sienna Plantation Section 40B
- (2) Consider approval of a preliminary plat for Sienna Plantation Section 41

B. PUBLIC HEARING AND CONSIDERATION OF A REPLAT

- (1) Consider approval of Fort Bend County WC&ID No. 2 Wastewater Treatment Plant No. 2 Replat No. 1

7. ZONING MAP AMENDMENTS

A. PUBLIC HEARING FOR A PLANNED DEVELOPMENT DISTRICT AMENDMENT

- (1) To receive comments for or against a request by Katy Goodrich, LJA Engineering to rezone an approximate 8.68 acre tract of land from LC-2, local retail district to PD, Planned Development District to allow for the development of commercial uses to include a convenience store with gasoline sales and to provide a general development plan; and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.
- (2) Consideration of the approval of a final report to City Council on item 7A(1) above.

8. ZONING TEXT AMENDMENTS

None

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

A. PARKLAND DEDICATION

- (1) Consider approval of a parkland dedication for Shipman's Cove

10. CLOSED EXECUTIVE SESSION

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

11. RECONVENE

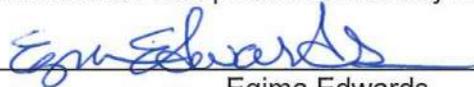
Reconvene into Regular Session and Consider Action, if any, on items discussed in executive session.

12. ADJOURN

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

CERTIFICATION

I certify that a copy of the May 8, 2019 agenda of items to be considered by the Missouri City Planning and Zoning Commission was posted on the City Hall bulletin board on May __, 2019.



Egima Edwards
Planning Technician



PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE: May 8, 2019

AGENDA ITEM SUBJECT: Preliminary Plat of Sienna Plantation Section 40B

AGENDA ITEM NUMBER: 6.A.(1)

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

APPROVAL:  **Otis T. Spriggs, AICP, Director, Development Services**
 **Shashi K. Kumar, P.E., CFM, City Engineer/Public Works Director**

PERMIT NUMBER: Plat1900135

PROPERTY ID: 0031-00-000-3048-907

LOCATION: South of Sienna Parkway and west of Waters Lake Boulevard

ZONING DISTRICT DESIGNATION: ETJ, Extraterritorial Jurisdiction

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

RECOMMENDED ACTION:

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

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

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

Platting Manual are referenced in the comments below, except where indicated otherwise. South of Sienna Parkway and Plantation River Parkway, west of Waters Lake Boulevard

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - a. The name of the registered professional engineer and/or registered professional surveyor responsible for the survey and the design shall be indicated in accordance with Section 2.D(5). **Please add Surveyor and Engineer names to the plat.**
 - b. The scale must be indicated numerically and graphically. Both the numerical and graphical displays of the scale must be located adjacent to each other. The minimum scale acceptable shall be one inch equals 100 feet in accordance with Section 2.D(8).
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
 - a. The vicinity map has a scale noted as 1" = 2,000' mile. Please remove the word "mile".
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
None

B. STANDARD PLAT NOTES:

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

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - a. The following note shall be added to the plat as requested by Ft. Bend County: "All of the property subdivided in the above and foregoing plat is within the incorporated boundaries of the City of Missouri City, Texas."
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
 - a. Plat note #3 indicates coordinates are surface and page 2 of the plat has coordinates indicated as grid. Ensure that coordinates are in grid and revise note #3.

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



APPLICATION FOR PLAT APPROVAL

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

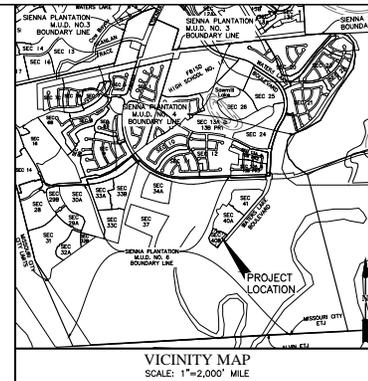
Date of Application: APRIL 12, 2019

1. Name of plat: Sienna Plantation Section 40B		
2. Name of conceptual plan that encompasses this plat (if applicable): Sienna Plantation Sections 24, 25, 26, 33A, 34A, 40A, 40B, 41		
3. Type of use (Circle one or more): Multifamily Residential Commercial Industrial Planned Development <div style="text-align: center;"> <input checked="" type="checkbox"/> Single Family Residential Specific Use Permit Other (Explain): </div>		
4. Landowner's name (If company or corporation, list chief officer): TOLL-GTIS Property Owners, LLC - Jimmie Jenkins Mailing Address: 10110 W. Sam Houston Parkway North, Suite 210, Houston, Texas 77064 Phone No.:(281) 894 -8655 Email: jjenkins@tollbrothers.com		
5. Applicant's name (Engineer, Planner, Architect, Etc.): LJA Engineering, Inc. - Marie Escue Mailing Address: 1904 W. Grand Parkway N, Suite 100, Katy, Texas 77449 Phone No.:(713) 380- 4443 Email: mescue@lja.com		
6. Is plat located inside the City limits or City's ETJ? (Circle One):		CITY LIMITS <input checked="" type="checkbox"/> ETJ
7. Is plat located inside the City's ETJ? (Circle One):		<input checked="" type="checkbox"/> YES NO
8. Total acreage: 5.256 Ac		
9. Estimated # of Sections: <u> 1 </u> Blocks: <u> 1 </u> Reserves: <u> 2 </u>		
10. Estimated # of residential lots/dwelling units: 16		
11. Land distribution (in acres) - <i>Must total acreage indicated in Line 8 above.</i> Private Streets: <u> 0 </u> Public Streets: <u> 0.669 </u> Residential Lots: <u> 3.810 </u> Lakes/Ponds (non-recreational): <u> 0 </u> Irrigation/Drainage Canals: <u> 0 </u> Recreational Uses: <u> 0 </u> Utility Easements: <u> 0 </u> Public Parkland: <u> 0 </u> Other (explain): <u> Reserves (Landscape/Drainage) </u> (acres): <u> 0.777 </u>		
12. Residential lot dimensions: Average: <u> 60' x 160' </u> Smallest: <u> 50' x 135' </u>		
13. Lot area: Non cul-de-sac: 9,600 Cul-de-sac:		
14. Front width (At property line): Non cul-de-sac: 60' Cul-de-sac:		
15. Front width (At building line): Non cul-de-sac: 60' Cul-de-sac:		
16. Depth: Non cul-de-sac: 160' Cul-de-sac:		
17. Block Length: Average: <u> 433' </u> Longest: <u> 433' </u> Shortest: <u> 433' </u>		
18. Type of Streets (Circle One): <input checked="" type="checkbox"/> Public Private Combination Public/Private		
19. Type of Water System (Circle One): <input checked="" type="checkbox"/> Public Individual Water Wells Other (attach explanation)		
20. Type of Sanitary System (Circle One): <input checked="" type="checkbox"/> Public Individual Septic Tanks Other (attach explanation)		
21. Municipal Utility District: Sienna Plantation Municipal Utility District No. 6		

NOTES:

- BENCHMARK FOUND 4 INCH BRASS DISC LOCATED IN A POURED CONCRETE FOOT IN THE GRADE AREA IN FRONT OF MISSOURI CITY FIRE STATION NUMBER 5 16.5 FEET FROM THE SIDE WALK SURVEY MARK NO. PGM-011
ELEV. = 59.97 (UNADJUSTED)
- T.B.M. INDICATES TEMPORARY BENCHMARK
FND. 5/8 INCH IRON ROD WITH CAP MARKED "GBI PARTNERS"
ELEV. = 59.91 2001 ADJUSTMENT
- ALL EASMENTS REFERENCED TO THE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A FACTOR OF 0.999867851.
- THIS PLAN WAS PREPARED TO MEET CITY OF MISSOURI CITY AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAN WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY. FILE NO. _____ DATED _____ THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAN LIES WHOLLY WITHIN SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT. FORT BEND COUNTY DISTRICT ENGINEER FOR THE DISTRICT THE CITY OF MISSOURI CITY AND FORT BEND COUNTY AND SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4.
- BY GRAPHICAL PLOTTING THE SUBJECT TRACT LIES WITHIN ZONE "X" (SHADED ON THE FIRM MAP), ZONE "X" (SHADED) IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREA OF 1% ANNUAL CHANCE FLOOD; AND AREAS WITHIN THIS AREA AS FOLLOWS: THIS AREA IS SHOWN WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM THE ANNUAL CHANCE FLOOD." THIS AREA IS SHOWN AS FOLLOWS: THIS AREA IS SHOWN WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM THE 1-PERCENT-ANNUAL-CHANCE OR GREATER FLOOD HAZARD BY LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 4615C 0404L, MAP REVISION APRIL 2, 2014. "LA" DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS."
- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THIS SUBDIVISION.
- FIVE-EIGHTHS (5/8) INCH IRON RODS WITH PLASTIC CAP MARKED "GBI PARTNERS" AND THREE (3) FEET IN LENGTH WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS AND/OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
- THE MINIMUM SLAB ELEVATION SHALL BE ELEVATED TO OR ABOVE A HEIGHT WHICH IS HIGHER OF EXISTING FINISH ABOVE HIGHEST ADJACENT GRADE OR THREE INCHES ABOVE THE MAXIMUM ONE PERCENT ANNUAL FLOOD RISK FLOODPLAIN PONDING ELEVATION IN THE NEAREST DRAINAGE SYSTEM AS PER SECTION 82-106(B) OF THE CITY OF MISSOURI CITY CODE OF ORDINANCES. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION SHALL BE A MINIMUM OF FEET ABOVE NATURAL GROUND. ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 82-97(11).
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL, WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-108(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ALL LOT LINES SHALL HAVE A MINIMUM FIVE (5) FOOT SIDE YARD SETBACK.
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRAINWAYS, SEWERLINES, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACE AND RESERVES.
- SEWERLINES SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 8'-FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
- SEWERLINES SHALL BE BUILT AS REQUIRED BY SECTION 82-164 OR 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.
- DRIVEWAY LOCATION - FOR THE LOTS ON THE INSIDE OF A WINDWALL OR 90 DEGREE TURN, DRIVEWAY MUST BE PLACED ON THE LOT FRONTAGE ALONG THE INSIDE APPROACH LINE PRIOR TO THE ROAD TURN, TO AVOID OBSTRUCTION HAZARD.
- ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED AT THE TIME OF PLATTING.
- 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 SENEVIER AT 281-778-4200.
- ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE EIU BOUNDARIES 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 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 82-208 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
- PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY, ALL BLOCK CORNERS AND STREET RIGHT-OF-WAYS WILL BE MONUMENTED.
- 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 (SOOF, FOR RESIDENTIAL DEVELOPMENT AND SOOIF, FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- STREET LIGHTING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MISSOURI CITY INFRASTRUCTURE DESIGN MANUAL, CHAPTER 4 STREET LIGHTING AND OUTSTANDING UTILITIES. THE INSTALLATION, OPERATION, AND MAINTENANCE OF COMMERCIAL STREET LIGHTS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MISSOURI CITY, EXCEPT AS PROVIDED THEREIN.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE RESERVES AND CHANNELS IS VESTED IN THE SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF LANDSCAPE RESERVES IS VESTED IN THE HOMEOWNERS ASSOCIATION (HOA).
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES WITHIN THE SECTIONS IS VESTED IN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES ALONG BOULEVARDS AND MAJOR THROUGHWAYS IS VESTED IN SIENNA PLANTATION UTILITY DISTRICT NO. 5.
- IN ACCORDANCE WITH CENTERPOINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
- ONE-FOOT TRACT DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE AND FRONT OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS ABANDONED OR RE-SUBDIVIDED IN A RE-DEVELOPMENT, THAT THE ONE-FOOT TRACT SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THEREON SHALL REVERT TO AND REVEST IN THE DEDICATOR, THEIR HEIRS, ASSIGNS OR SUCCESSORS.

- THE TEMPORARY DRAINAGE EASEMENT AND RIGHT-OF-WAY SHALL EXPIRE AND TERMINATE AT SUCH TIME AS OTHER DRAINAGE IMPROVEMENTS HAVE BEEN CONSTRUCTED WITHIN PERMANENT EASEMENTS OR RIGHT-OF-WAY IN SUCH MANNER AS TO PROVIDE AN ALTERNATE ROUTE OF DRAINAGE OF STORM WATER FLOWING FROM PORTIONS OF SIENNA PLANTATION. AT SUCH TIME AS SUCH ALTERNATE DRAINAGE ROUTE IS PROVIDED AND CONSTRUCTED, THE TEMPORARY EASEMENT AND RIGHT-OF-WAY SHALL AUTOMATICALLY CEASE AND TERMINATE AS PER DEED RECORDED IN VOLUME 3077, PAGES 216-232. FORT BEND COUNTY DEED RECORDS. THE ABOVE REFERENCED EASEMENT WILL DISSOLVE ONCE THE PLAT IS RECORDED.
- THIS PLAT IS SUBORGNATED BY: ALYSA PRATA, VICE PRESIDENT, U.S. BANK NATIONAL ASSOCIATION D/B/A HOUSING CAPITAL COMPANY, AS RECORDED IN FILE NO. _____ OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
- THIS PLAN LIES WITHIN SUBJECT ZONE 2.
- THIS PLAN IS SUBJECT TO VARIOUS BLANKET EASEMENTS AS SET FORTH BY THE RESTRICTIVE COVENANTS RECORDED UNDER F.A. 201000299, F.A.C.O.R.
- U.I.E. INDICATES UNOBSTRUCTED VISIBILITY EASEMENT. FORT BEND COUNTY SHALL BE RESPONSIBLE FOR ENFORCING U.I.E. REQUIREMENTS WITHIN THE PUBLIC RIGHT-OF-WAY AND SIENNA PLANTATION COMMUNITY ASSOCIATION, INC. SHALL ENFORCE AREAS OUTSIDE OF RIGHT-OF-WAY.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.



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

J. STACEY SLAWINSKI, P.E.
INTERIM FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS,
THIS _____ DAY OF _____, 2019.

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

GRANT PESTRAGE
PRECINCT 2, COUNTY COMMISSIONER

GP GEORGE
COUNTY JUDGE

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

KEN R. DEMERCHANT
PRECINCT 4, COUNTY COMMISSIONER

L. 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 _____, 2019 AT _____ O'CLOCK _____ M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

PRELIMINARY PLAT OF
SIENNA PLANTATION
SECTION 40B

A SUBDIVISION OF 5.226 ACRES OF LAND SITUATED IN THE WILLIAM HALL LEAGUE, ABSTRACT 31, FORT BEND COUNTY, TEXAS.

16 LOTS 2 RESERVES (0.777 ACRES) 1 BLOCK
APRIL 12, 2019 JOB NO. 1416-1540B

TOLL-GTIS PROPERTY OWNER, LLC
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE
10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 210, HOUSTON, TEXAS 77064
PH. (281) 894-8655

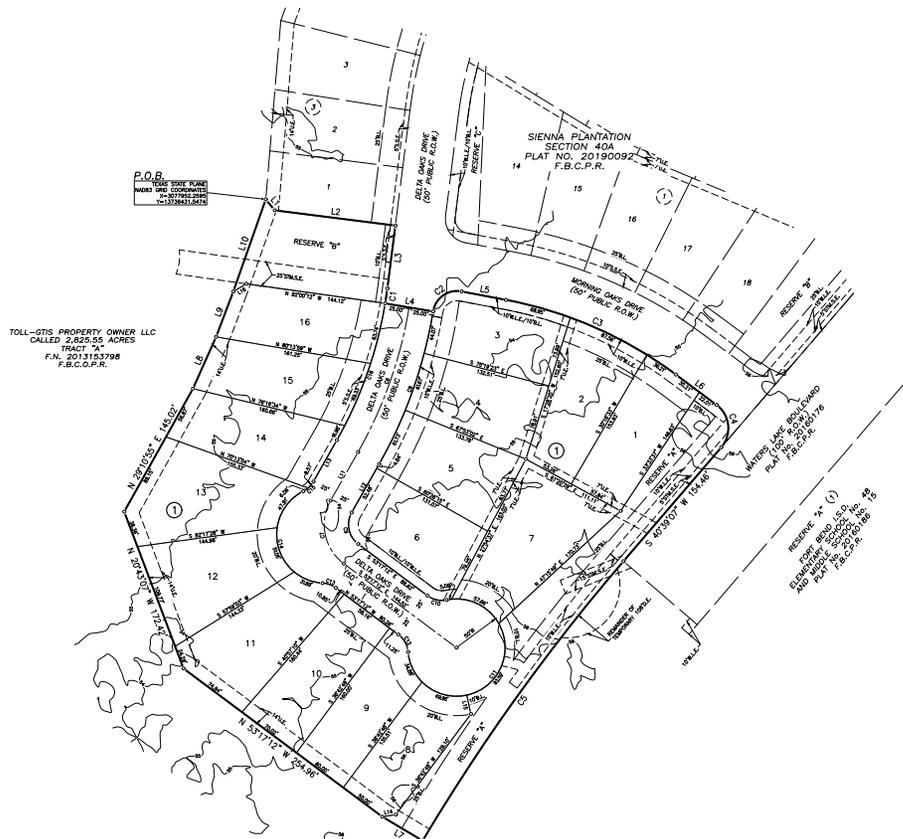
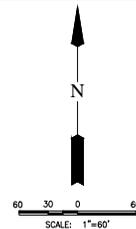
TOLL HOUSTON TX LLC
DAVID ASSID, DIVISION PRESIDENT
10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 210, HOUSTON, TEXAS 77064
PH. (281) 894-8655

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
- STAL.S.E. INDICATES STORM SEWER EASEMENT
- F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
- F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
- F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
- F.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
- F.N. INDICATES FILE NUMBER
- E.E. INDICATES ELECTRICAL EASEMENT
- UV.E. INDICATES UNOBSTRUCTED VISIBILITY EASEMENT

RESERVE TABLE				MAINTENANCE/OWNERSHIP
RESERVE	ACREAGE	SQ.FT.	TYPE	
A	0.507	22,007	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
B	0.270	11,756	RESTRICTED TO DRAINAGE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6
TOTAL	0.777	33,823		

CURVE TABLE						LINE TABLE		
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD	LINE	BEARING	DISTANCE
C1	425.00'	258°03'	15.83'	S 08°17'30" W	15.83'	L1	S 38°19'31" E	14.52'
C2	25.00'	91°22'15"	39.87'	N 55°02'43" E	35.78'	L2	S 82°48'31" E	125.01'
C3	425.00'	258°03'	15.83'	S 08°16'30" E	15.107'	L3	S 07°13'37" W	85.01'
C4	30.00'	89°56'19"	48.19'	S 08°19'03" E	43.86'	L4	S 60°39'20" E	50.00'
C5	3865.00'	74°11'31"	384.34'	S 39°42'00" W	383.90'	L5	S 78°19'20" E	462.37'
C6	450.00'	207°22'05"	158.85'	S 19°27'43" W	157.24'	L6	S 53°17'12" E	52.22'
C7	50.00'	82°50'57"	72.30'	S 11°51'44" E	66.16'	L7	N 58°10'56" W	48.31'
C8	475.00'	207°12'05"	167.48'	S 19°27'43" W	166.61'	L8	N 24°05'42" E	58.23'
C9	25.00'	82°50'57"	36.15'	S 11°51'44" E	33.08'	L9	N 20°49'54" E	49.88'
C10	25.00'	48°11'23"	21.02'	S 77°22'54" E	20.41'	L10	N 18°23'50" E	100.53'
C11	50.00'	278°24'46"	261.19'	S 38°42'46" W	466.67'	L11	S 28°32'45" W	57.37'
C12	25.00'	48°11'23"	21.03'	N 29°11'51" W	20.41'	L12	S 29°33'45" W	27.31'
C13	25.00'	33°21'43"	14.64'	N 70°03'34" W	14.43'	L13	N 29°33'45" E	46.90'
C14	50.00'	149°58'24"	130.85'	N 11°51'44" W	98.58'	L14	S 81°42'48" W	14.14'
C15	25.00'	33°21'43"	14.64'	N 48°20'07" E	14.43'	L15	S 12°18'53" E	20.00'
C16	425.00'	207°12'05"	168.85'	N 19°27'43" E	169.07'	L16	S 59°24'51" W	15.83'



TOLL-GTIS PROPERTY OWNER LLC
CALLED 2,825.55 ACRES
TRACT "A"
F.N. 2013153798
F.B.C.O.P.R.

TOLL-GTIS PROPERTY OWNER LLC
CALLED 2,825.55 ACRES
TRACT "A"
F.N. 2013153798
F.B.C.O.P.R.

RESERVE "A"
FOR FORT BEND CO. PL. 15
EASING TO BE RECORDED
PLAT NO. 2013153798
F.B.C.O.P.R.

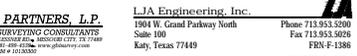
**PRELIMINARY PLAT OF
SIENNA PLANTATION
SECTION 40B**

A SUBDIVISION OF 5.256 ACRES OF LAND SITUATED IN THE
WILLIAM HALL LEAGUE, ABSTRACT 31,
FORT BEND COUNTY, TEXAS.

16 LOTS 2 RESERVES (0.777 ACRES) 1 BLOCK
APRIL 12, 2019 JOB NO. 1416-1540B

TOLL-GTIS PROPERTY OWNER, LLC
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE
10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 210, HOUSTON, TEXAS 77064
PH. (281) 894-8655

TOLL HOUSTON TX LLC
DAVID ASSID, DIVISION PRESIDENT
10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 210, HOUSTON, TEXAS 77064
PH. (281) 894-8655

SURVEYORS:  **ENGINEER:** 



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: May 8, 2019

AGENDA ITEM SUBJECT: Preliminary Plat of Sienna Plantation Section 41

AGENDA ITEM NUMBER: 6.A.(2)

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

APPROVAL:  **Otis T. Spriggs, AICP, Director, Development Services**
 **Shashi K. Kumar, P.E., CFM, City Engineer/Public Works Director**

PERMIT NUMBER: Plat 1900136

PROPERTY ID: 0031-00-000-3051-907 / 0031-00-000-3048-907

LOCATION: South of Sienna Parkway and west of Waters Lake Boulevard

ZONING DISTRICT DESIGNATION: ETJ, Extraterritorial Jurisdiction

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

RECOMMENDED ACTION:

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

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

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

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

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - a. The adjacent area outside the plat boundaries shall be identified by subdivision name or by the recorded owner of unsubdivided parcels in accordance with Section 2.D(11). **Please identify the northeast side of Waters Lake Blvd.**
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
 - a. The vicinity map has scale noted as 1" = 2,000' MILE. Please remove "mile".
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division

None

B. STANDARD PLAT NOTES:

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

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

None
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
 - a. Plat note #3 indicates coordinates are surface and page 2 of plat has coordinates indicated as grid. Ensure that coordinates are in grid and revise note #3.

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



APPLICATION FOR PLAT APPROVAL

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

Date of Application: APRIL 12, 2019

1. Name of plat: Sienna Plantation Section 41		
2. Name of conceptual plan that encompasses this plat (if applicable): Sienna Plantation Sections 24, 25, 26, 33A, 34A, 40A, 40B, 41		
3. Type of use (Circle one or more): Multifamily Residential Commercial Industrial Planned Development <div style="text-align: center;"> <input checked="" type="checkbox"/> Single Family Residential <input type="checkbox"/> Specific Use Permit </div> Other (Explain):		
4. Landowner's name (If company or corporation, list chief officer): TOLL-GTIS Property Owners, LLC - Jimmie Jenkins Mailing Address: 10110 W. Sam Houston Parkway North, Suite 210, Houston, Texas 77064 Phone No.:(281) 894 -8655 Email: jjenkins@tollbrothers.com		
5. Applicant's name (Engineer, Planner, Architect, Etc.): LJA Engineering, Inc. - Marie Escue Mailing Address: 1904 W. Grand Parkway N, Suite 100, Katy, Texas 77449 Phone No.:(713) 380- 4443 Email: mescue@lja.com		
6. Is plat located inside the City limits or City's ETJ? (Circle One): CITY LIMITS <input checked="" type="checkbox"/> ETJ		
7. Is plat located inside the City's ETJ? (Circle One): <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
8. Total acreage: 14.955 Ac		
9. Estimated # of Sections: <u>1</u> Blocks: <u>2</u> Reserves: <u>1</u>		
10. Estimated # of residential lots/dwelling units: 51		
11. Land distribution (in acres) - <i>Must total acreage indicated in Line 8 above.</i> Private Streets: <u>0</u> Public Streets: _____ Residential Lots: <u>11.881</u> Lakes/Ponds (non-recreational): <u>0</u> Irrigation/Drainage Canals: <u>0</u> Recreational Uses: <u>0</u> Utility Easements: <u>0</u> Public Parkland: <u>2.21</u> Other (explain): <u>Reserve (Landscape)</u> (acres): <u>0.863</u>		
12. Residential lot dimensions: Average: <u>60' x 155'</u> Smallest: <u>60' x 154'</u>		
13. Lot area: Non cul-de-sac: 9,300 Cul-de-sac: _____		
14. Front width (At property line): Non cul-de-sac: 60' Cul-de-sac: _____		
15. Front width (At building line): Non cul-de-sac: 60' Cul-de-sac: _____		
16. Depth: Non cul-de-sac: 160' Cul-de-sac: _____		
17. Block Length: _____ Average: <u>587'</u> Longest: <u>715'</u> Shortest: <u>415'</u>		
18. Type of Streets (Circle One): <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Combination Public/Private		
19. Type of Water System (Circle One): <input checked="" type="checkbox"/> Public <input type="checkbox"/> Individual Water Wells <input type="checkbox"/> Other (attach explanation)		
20. Type of Sanitary System (Circle One): <input checked="" type="checkbox"/> Public <input type="checkbox"/> Individual Septic Tanks <input type="checkbox"/> Other (attach explanation)		
21. Municipal Utility District: Sienna Plantation Municipal Utility District No. 6		



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: May 8, 2019

AGENDA ITEM SUBJECT: Fort Bend County WC&ID No. 2 Wastewater Treatment Plant No. 2 Replat No. 1

AGENDA ITEM NUMBER: 6.B.(1)

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

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

 **Shashi K. Kumar, P.E., CFM**, City Engineer/Public Works Director

PERMIT NUMBER: Plat1900137

PROPERTY ID: 0116-00-000-6004-907/0116-00-000-6001-907

LOCATION: The subject site is located north of Thurgood Marshall High School/Buffalo Run Park, east of Echo Creek Drive, west of S. Cravens Road, and south of Highway 90

ZONING DISTRICT DESIGNATION: SUP #65 (Ordinance O-86-36) / R-6, condominium residential district

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: N/A

RECOMMENDED ACTION:

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

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

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

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

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - a. A current title report or title policy, prepared within 45 days of the date that the final plat was furnished to the Commission must be provided in accordance with Section 3.C(9). **The title report provided is dated December 3, 2018. Please provide a current title.**
 - b. The following sentence must be added to the owner's acknowledgement: "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 extractions made herein." **Please add this statement to the plat.**
 - c. All lots and blocks shall be **numbered or lettered consecutively** in accordance with Section 2.D(3). A table should be used listing the identifying letter, use, and acreage of all reserves. **Please check acreage of plat and table and identify the correct number.**
 - d. The adjacent area outside the plat boundaries shall be identified by subdivision name or by the recorded owner of unsubdivided parcels in accordance with Section 2.D(11). **Please identify all properties within 200 feet of the subject plat.**
 - e. An Encumbrance certificate must be made a part of the final plat in accordance with Section 3.C(8)(h).
 - f. The proposed SUP amendment requires a minimum 150 building line from the western property line along Echo Creek. Please revise.
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
 - a. The point of beginning (POB) for the subdivision shall be expressed as Texas State Plane NAD83 grid coordinate values of "X", "Y" as required by the City of Missouri City Design Manual, Section 2.10(G).

b. The area proposed for the detention pond should be dedicated as a separate "Drainage Reserve."

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

None

B. STANDARD PLAT NOTES:

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

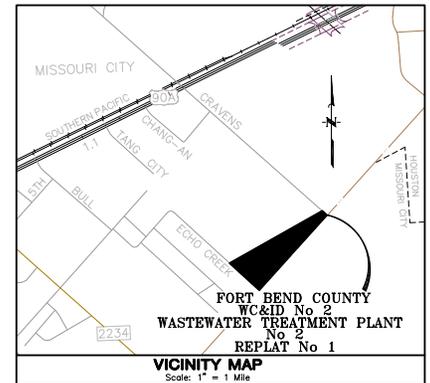
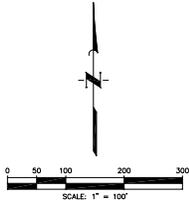
1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division

None

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

None

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



CALLLED 12.387 ACRES
300' EASEMENT
TO HOUSTON LIGHTING &
POWER COMPANY
VOL. 343 PG. 80
FBCDR

CALLLED 2.937 ACRES
TO HOUSTON LIGHTING &
POWER COMPANY
VOL. 352 PG. 425
FBCDR

CALLLED 1.149 ACRES
TO HOUSTON LIGHTING &
POWER COMPANY
VOL. 343 PG. 40
FBCDR

CALLLED 0.2050 ACRES
TO STELMAR
INTERNATIONAL LTD
OF No. 921683
FBCDR

RESTRICTED RESERVE "A"
FORT BEND COUNTY WC&ID #2
WASTEWATER TREATMENT
PLANT #2
OF No. 8660363
FBCDR

RESTRICTED RESERVE "A"
Restricted to Wastewater Treatment
Plant Purposes Only
14.3143 AC
623,530 Sq Ft

- General Notes
- 1) AE "Aerial Easement"
 - SE "Setback Easement"
 - CF "Clerk's File"
 - OE "Ordinance Easement"
 - EM "Easement"
 - FC "Easement"
 - TC "Tie Case"
 - FBCDR "Fort Bend County Deed Records"
 - FBCDRM "Fort Bend County Municipal Utility District"
 - FBCDRP "Fort Bend County Official Public Records"
 - FBCDRF "Fort Bend County Plat Records"
 - FN "Found"
 - FN "Number"
 - POB "Point of Beginning"
 - Right-of-Way "Right-of-Way"
 - Sq Ft "Square Feet"
 - CS "Center Line Survey Easement"
 - SM "Storm Sewer Easement"
 - Temp "Temporary"
 - UE "Utility Easement"
 - Vol "Volume and Page"
 - WE "Waterline Easement"
 - ① "Block Number"
 - ② "Set 3/4-inch iron with Cap Stamped 'Cotton Surveying' as Per Certification"
 - ③ "Found 3/4-inch iron with Cap Stamped 'Cotton Surveying' as Per Certification"

- 2) Easements shown hereon are based on Missouri City Central Management Plan-001 being a brass disk, located near the Northwestern intersection of Texas Parkway and Missouri City Drive, with a published elevation of 72.96 feet, NAVD 83, 2001 Adjustment.
- 3) Sidewalks shall be constructed as required by section 82-164 of the Code of Ordinances of the City of Missouri City, Texas.
- 4) Required fire flow shall be provided based on the size and construction of all buildings as required by the International Fire Code as adopted by the City.
- 5) Control benchmarks: Missouri City Survey Control Monument Marker No. PCM-002, Elev=64.76' NAVD 83, 2001 Adjustment, T.M. "X". Set square cut in concrete located near the east corner of the subject tract and the southwest R.O.W. line of Belvoys &, as shown hereon Item #6-62.
- 6) Shored access and parking facilities shall be provided as required under the provisions of Subsection 82-159 of the Code of Ordinances of the City of Missouri City.
- 7) There are no pipelines within the platted area.
- 8) Buildings shall be setback a minimum distance of 30 feet from any pipeline or 15 feet from any pipeline easement, whichever distance is greater.
- 9) All slab elevations shall be one foot above the 100-year flood elevation as established by FEMA as per Section 3.02(11) of the Administrative Platting Manual of the City of Missouri City (June 2014).
- 10) Restricted Reserve "A" is restricted to Wastewater Treatment Plant purposes only. Restricted Reserve "A" is 14.3143 acres, 623,530 square feet.
- 11) The Drainage systems for this subdivision is designed in accordance with the requirements of the Fort Bend County Drainage Criteria Manual which allows street ponding with intense rainfall event.

IDENTIFYING No.	LAND USE	ACREAGE	OWNER
A	Wastewater Treatment Plant	14.3143	Fort Bend County Water Control & Improvement District No. 2

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1160.00	67.717	197.30	N00°46'19"E	122.84	63.79

FORT BEND COUNTY WC&ID No. 2 WASTEWATER TREATMENT PLANT No. 2 REPLAT No. 1

A SUBDIVISION OF 14.31 ACRES OF LAND
ALSO BEING A PARTIAL REPLAT OF
FORT BEND COUNTY WC&ID No. 2 WASTEWATER
TREATMENT PLANT No. 2
AS RECORDED IN INSTRUMENT NO 8660363 OF THE
FORT BEND COUNTY PLAT RECORDS IN THE
B.B.B. & C. RAILROAD COMPANY SURVEY SECTION 8,
ABSTRACT No. A-116
CITY OF MISSOURI CITY
FORT BEND COUNTY, TEXAS
0 LOTS 1 RESERVES 1 BLOCKS

APRIL 2019
REASON FOR REPLAT:
TO REMOVE 36.5' DRAINAGE
EASEMENT AND BUILDING LINES

OWNER: Fort Bend County Water Control & Improvement District No. 2
2333 South Main Street
Stafford, Texas 77477
281-261-8082

SURVEYOR: JONES & DARTER

PLANNER/ENGINEER: JONES & DARTER

STATE OF TEXAS §

COUNTY OF FORT BEND §

We, Fort Bend County Water Control & Improvement District No. 2 acting by and through Linda Walker, Board President, attested by _____

13.31 acre tract, respectively described in the above and foregoing plat of FORT BEND COUNTY WC&ID No. 2 WASTEWATER TREATMENT PLANT No. 2 REPLAT No. 1, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind myself (or ourselves), my (or our) heirs, successors and assigns to warrant and forever defend the title to the land so dedicated. We further acknowledge that the dedications and/or easements made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City. We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication or easements made herein.

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

Further, the Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally on 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. & A.E.) as indicated and depicted hereon, whereby the aerial easements total thirty feet (30'0") in width.

IN TESTIMONY WHEREOF, Fort Bend County Water Control & Improvement District No. 2 has caused these presents to be signed by Linda Walker, its Board President, herunto authorized.

this ____ day of _____, 2019, and attested by _____

hereunto authorized this ____ day of _____, 2019.

Fort Bend County Water Control & Improvement District No. 2

By: Linda Walker Board President

Attest: Name: Title:

STATE OF TEXAS §

COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Linda Walker, Board President 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2019

(Signature of Notary Public) 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 _____ 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2019

(Signature of Notary Public) Notary Public in and for the State of Texas

I, Steven Jones, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground, that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three-quarter inch and a length of not less than three (3) feet except as shown hereon; and that the plot boundary corners have been tied to the nearest survey corner.

Steven Jones Registered Professional Land Surveyor No. 5317

This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this plat and subdivision of FORT BEND COUNTY WC&ID No. 2 WASTEWATER TREATMENT PLANT No. 2 REPLAT No. 1 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 _____, 2019.

By: Sonya Brown-Marsahl Chair

By: Timothy R. Honey Vice Chair

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation

In my office on _____, 2019 at _____ o'clock ____ m. in plot number _____ of the plot 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

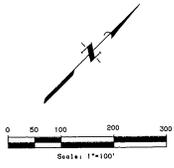
By: Deputy

FORT BEND COUNTY WC&ID No. 2 WASTEWATER TREATMENT PLANT No. 2 REPLAT No. 1 A SUBDIVISION OF 14.31 ACRES OF LAND ALSO BEING A REPLAT OF FORT BEND COUNTY WC&ID No. 2 WASTEWATER TREATMENT PLANT NO. 2 AS RECORDED IN INSTRUMENT No 8880363 OF THE FORT BEND COUNTY PLAT RECORDS IN THE B.B.B. & C. RAILROAD COMPANY SURVEY SECTION 8, ABSTRACT No. A-116 CITY OF MISSOURI CITY FORT BEND COUNTY, TEXAS 0 LOTS 1 RESERVES 1 BLOCKS APRIL 2019 REASON FOR REPLAT: TO REMOVE 36.5' DRAINAGE EASEMENT AND BUILDING LINES

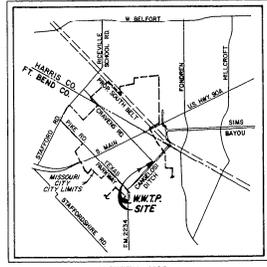
OWNER: Fort Bend County Water Control & Improvement District No. 2 2331 South Main Street Stafford, Texas 77477 281-261-8082

SURVEYOR: JONES DARTER Steven Jones, R.P.L.S. No. 5317

PLANNER/ENGINEER: JONES DARTER 2200 Westchase Parkway, Suite 1100, Houston, TX 77060-2200 281-416-1100



BENCHMARK:
 U.S.C. & G.S. Brass Disk on North Headpost
 of Concrete Base (Set) at Craven Road
 and U.S. HWY. 90-A
 Elev. 71.32 1978 Datum



VICINITY MAP
 SCALE: 1"=1 MILE

STATE OF TEXAS §
 COUNTY OF FORT BEND §

WE, Fort Bend Water Control and Improvement District No. 2, acting by and through Jerry L. Segars, President and James Williams, Vice-President being officers of Fort Bend County Water Control and Improvement District No. 2, owner of the 5,800 acre tract described in the above and foregoing map of Addition Improvement District No. 2, do hereby make and establish said subdivision and improvements and reserve the use of the public forever, all streets, alleys, easements, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed, and do hereby give authority, our heirs and assigns to warrant and forever defend the title to the land so dedicated.

WE, the undersigned, do hereby dedicate for public utility purposes an unobstructed aerial easement five (5') feet in width from a line twenty (20') feet above the ground level hereby located adjacent to all public utility easements.

WE, the undersigned, do hereby declare that all parcels of land designated as lots on this plat are intended for the construction of a wastewater treatment facilities thereon and shall be restricted for same under the terms and conditions of such restrictions filed herewith.

FURTHER, we do hereby consent and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any specific tract less any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, we do hereby consent and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easement, ditch, well, creek or natural drainage way shall hereby be restricted to the same drainage way and easements. All other drainage ways shall hereby be restricted to the operations and maintenance of the drainage facility and that such abutting property shall not be entitled to drain directly into said easement except by means of an approved drainage structure.

IN TESTIMONY WHEREOF, Fort Bend County Water Control and Improvement District No. 2 has caused these presents to be signed by its duly authorized officer, James Williams, its Vice-President, James Williams, City Clerk, and the seal of said District.

FORT BEND COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2
 Jerry L. Segars, President

ATTEST:
 James Williams, City Clerk

STATE OF TEXAS §
 COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Jerry L. Segars, President, and James Williams, Vice-President of Fort Bend County Water Control and Improvement District No. 2, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and to the County Clerk and herein stated, as to act and give their assent.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 15th day of October, 1986.

Henry Public in and for the State of Texas
 My Commission expires 12-31-88

STATE OF TEXAS §
 COUNTY OF FORT BEND §

I, Patrick S. Hogan, a Professional Engineer registered to the State of Texas do hereby certify that this plat meets all requirements of Fort Bend County.

Patrick S. Hogan, P.E.
 Texas Registration No. 47256

I, Gregory A. Schmidt, an authorized under the laws of the State of Texas to practice the profession of public surveying and hereby certify that the above subdivision is true and correct, was prepared from an actual field survey of the property made under my supervision on the date of this Survey, correct, single points, correct of curvature and other details of reference have been marked with iron spikes or nails (or other suitable permanent metal) having an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet, and that the plat boundary corners have been tied to the nearest survey corner.

Gregory A. Schmidt
 Texas Registered Public Surveyor No. 4355



APPROVED by the Planning and Zoning Commission of the City of Missouri City, Texas this 15th day of October, 1986.

Robert L. Neath, Chairman
 Stanley Parker, Vice Chairman

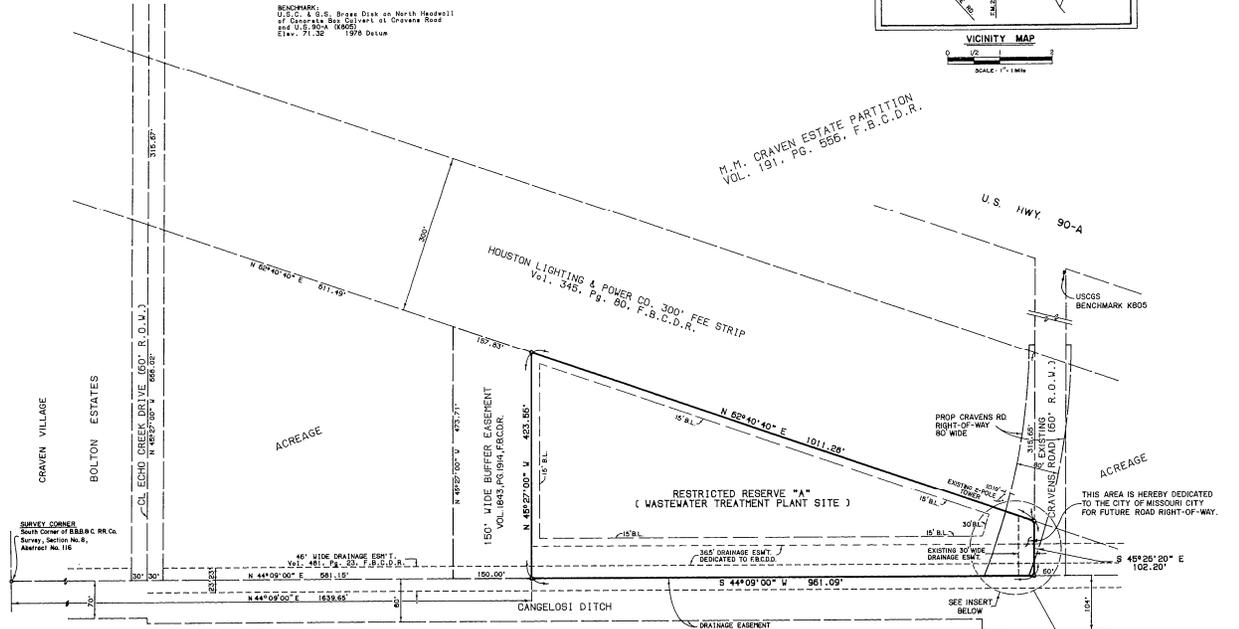
STATE OF TEXAS §
 COUNTY OF FORT BEND §

I, Bruce Wilton, Clerk of the County of Fort Bend County, do hereby certify that the within instrument with its specifications of subdivision and improvements for publication in my office on this 15th day of October, 1986, at 10:20 A.M. in accordance with the provisions of Article 16.02, of the plat records for said county.

WITNESS MY HAND AND SEAL OF OFFICE, at Richmond, Texas, the day and date last above written.

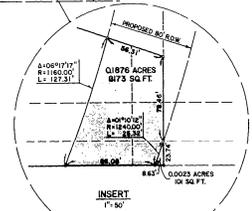
Bruce Wilton, County Clerk
 Fort Bend County, Texas

8660363
 10/15/86
 County Clerk, Fort Bend Co., Tex.



WASTEWATER TREATMENT PLANT NO. 2
 A SUBDIVISION OF 5,800 ACRES OF LAND
 OUT OF THE
 JOE MULE TRACTS, VOL. 191, PG. 556, F.B.C.D.R.
 B.B.B. & C. RAILROAD CO. SURVEY, A-116
 FORT BEND COUNTY, TEXAS

0 LOTS 0 BLOCKS 1 RESERVE
 MAY, 1986



OWNER:
 FORT BEND COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2
 231 SOUTH MAIN STREET
 STAFFORD, TEXAS 77477
 JERRY SEGARS - PRESIDENT

ENGINEER:
 JONES & CARTER, INC.
 Consulting Engineers



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: May 8, 2019

AGENDA ITEM SUBJECT: 8.7 acre tract – Southwest corner of Lake Olympia Parkway & Vicksburg Boulevard – Planned Development District

AGENDA ITEM NUMBER: 7.A.

PROJECT PLANNER: Jennifer Thomas Gomez, AICP, Planning Manager

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

PERMIT NUMBER: PD1900005

PROPERTY ID: 0313-00-000-0132-907

LOCATION: The subject site is located at the southwest corner of Lake Olympia Parkway and Vicksburg Boulevard, north, east and west of the Olympia Estates residential subdivision and south of the Parks Edge residential subdivision.

RECOMMENDED ACTION:

The proposal complies with Goal 2.2 of the City's Comprehensive Plan and with the recommendations contained in the Future Land Use and Character Map.

Staff recommends approval to rezone the subject site from LC-2, local retail district to PD, Planned Development District.

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

SCHEDULED FIRST READING BY THE CITY COUNCIL:

7:00 p.m., Monday, June 3, 2019

Revised submittals due prior to Friday, May 16, 2019. Any revised documents and exhibits required as a result of recommendations made by the Planning and Zoning Commission, must be submitted no later than 10:00 a.m. on May 16, 2019, which is prior to the deadline for submittals to the City Council for their June 3, 2018, meeting.

SUMMARY:

The applicant seeks to rezone this property to a PD, Planned Development District to allow for uses permitted within the LC-2, local retail district and to allow for the location of a convenience store with gasoline sales.

The applicant has submitted a conceptual site plan and proposed development standards.

REQUIREMENTS FOR A PD DISTRICT APPLICATION (SECTION 8.2)

A. Ownership:

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

B. Legal Description:

The subject site can be described as being an approximate 8.6782 acre tract of land situated in the Hicks Shropshire Survey, A-313 in Fort Bend County, Texas, and being out of and part of the called 11.4211 acre tract of land described in deed to Equity Trust Company, Custodian, FBO John N. Vastias and Custodian, FBO Francis Madia as recorded under Fort Bend County Clerk's File (F.B.C.C.F.) Number 2013110291.

C. Site Plan:

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

D. Total acreage:

8.7 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: Unimproved / LC-2,
local retail district

B. Surrounding Land Uses and Zoning Designations:

North: Unimproved / PD, Planned Development District #95

South: Olympia Estates residential subdivision / R-2, single family
residential district

East: Unimproved / PD #96

West: Olympia Estates residential subdivision / R-2, single family
residential district

C. Zoning History:

09-02-1997: Subject site annexed by the City of Missouri City and
zoned SD, suburban district (Ordinance O-97-32).

00-17-2001: Subject site zoned LC-2, local retail district (Ordinance O-
04-47).

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

A. Purpose. PD, Planned Development District No. ___ is proposed to consist of a
commercial 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 applicant seeks to rezone this property to a PD, Planned Development
District to allow for uses permitted within the LC-2, local retail district and to allow
for the location of a convenience store with gasoline sales.

Conformance with the Comprehensive Plan: The proposed zoning is in
conformance with Goal 2.2 of the City's Comprehensive Plan which encourages
the City to provide "more varied development to move beyond a "bedroom
community perception". This goal includes the consideration to "continue to
provide opportunity for neighborhood-oriented businesses and services by
focusing on the scale and potential impact of such development near residences
than simply restricting allowable uses."

Conformance with the Land Use and Character Map: The proposed zoning is in conformance with the Future Land Use and Character Map. The Future Land Use and Character Map identifies the subject property as suburban commercial.

The suburban character designation is described as “areas where...development forms result in a more green, open feel compared to more intensively developed areas where buildings, parking areas, and other improvements cover more of their sites.”

Staff recommendation: Approve the PD, Planned Development District and apply the regulations and restrictions as described in this report and include a convenience store with gasoline sales at the intersection provided that such area is buffered by lower intensity uses as the property adjoins single family residential uses.

C. Zoning district regulations. Except as provided in this report, it is recommended that the LC-2, local retail district regulations continue to apply within the PD.

D. General development plan.

The applicant has proposed to adopt a general development plan to include regulations pertaining to vehicular, bicycle, and pedestrian circulation, landscape, building, materials, roof mounted equipment screening and lighting.

These sections would correspond with the zoning regulations for landscaping, architectural design and lighting.

Staff recommendation: To adopt the general development plan however include the city’s minimum landscaping (Section 11), architectural design (Section 7A) and lighting standards (Section 7.11) as a basis. The general development plan references a 6 foot tall wooden fence along the western property line closest to the residential area and the screening of trash disposal areas, which should not be approved.

E. Utilities. The provision and construction of all utilities shall comply with the Infrastructure standards of the City of Missouri City.

F. Ingress and egress. All driveways and off-street parking areas, including locations, shall comply with the infrastructure standards of the City of Missouri City.

A Traffic Impact Analysis has been submitted and is under review. However, the applicant should note that the proposed driveway spacing does not meet the requirements of the Public Infrastructure Design Manual. Driveway placement will reviewed and permitted as part of a site plan review and approval process.

-----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: 8.7 Acre Tract	
2. Address/Location of Property: SWC of Lake Olympia Pkwy & Vicksburg Blvd.	
3. Applicant's Name: Katy Goodrich w/ LJA Engineering	
Mailing Address: 2929 Briarpark Drive, Ste. 600, Houston, TX 77042	
Phone No. :(713) 358 - 8536	
Email: kgoodrich@lja.com	
4. Status of Applicant: Owner <input checked="" type="checkbox"/> Agent Attorney Trustee Corporation Relative (If other than Owner, submit written authorization from Owner with application.)	
5. Property Owner: Equity Trust Company	
Mailing Address: 6831 East 5th Avenue, Scottsdale, AZ 852251	
Phone No.:() -	
Email:	
6. Existing Zoning District: LC-2	
7. Total Acreage: 8.7	
8. Proposed Development and Reasons for Application: Planned Development District with LC-2 regulations and the ability to build a convenience store with gas sales at the hard northeast corner of the property.	
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.): 0313 H SHROPSHIRE, TRACT 1 (Pt), ACRES 8.7682, (Pt of a 11.4211 ac tract)	
10. Central Appraisal District tax identification numbers of property (Attach Paid Tax Receipts): 0313-00-000-0132-907	
11. Do deed restrictions or restrictive covenants exist for the property? (Circle One):	YES <input checked="" type="checkbox"/> NO
(If yes, submit with application.)	
12. Does this application include an Architectural Design Review: (Circle One):	YES <input checked="" type="checkbox"/> NO
(If yes, see page 8, Exhibit C for materials required to be submitted.)	
FILING FEE: \$1,200.00	

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

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

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

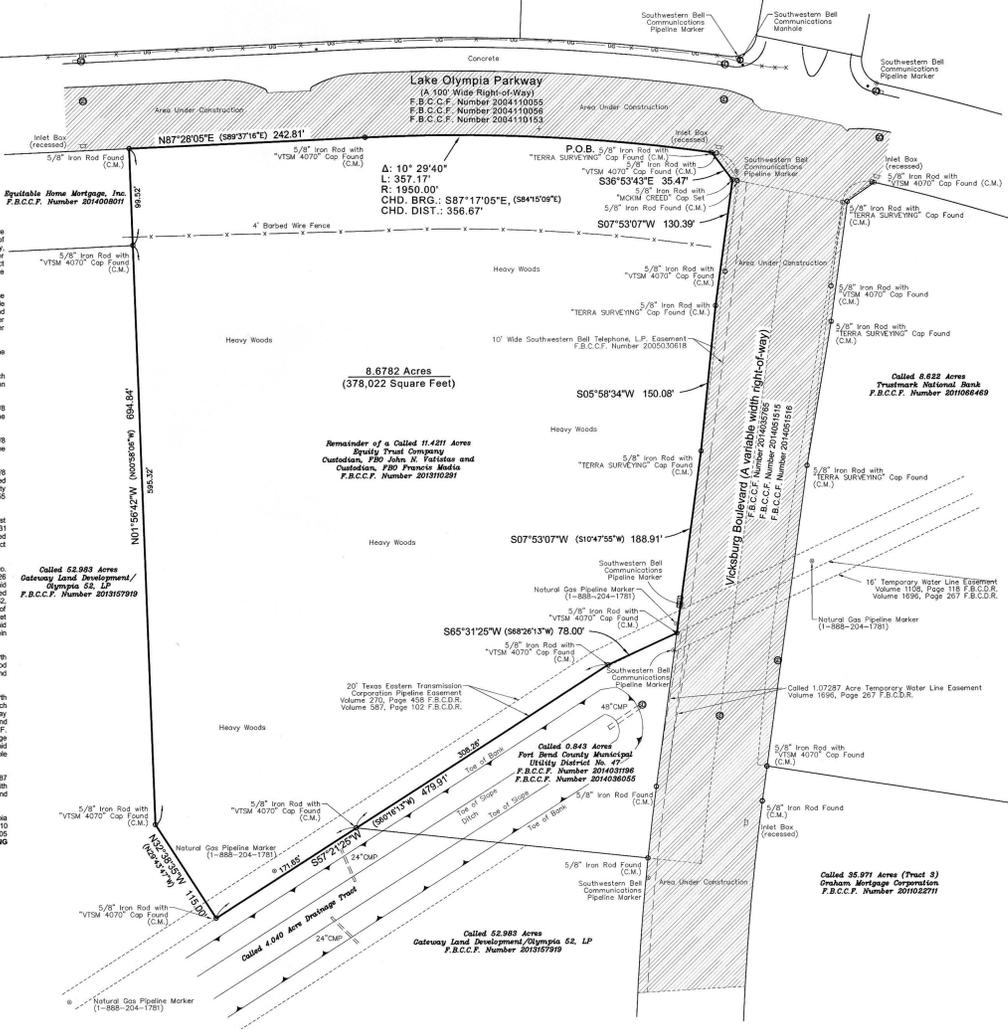
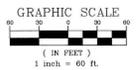
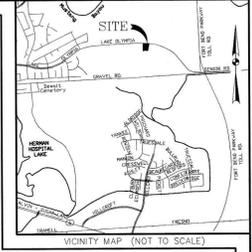
Katy Goodrich
Print Name of Applicant

Katy go
Signature of Applicant

Equity Trust Company
Print Name of Property Owner

Katy go
Signature of Property Owner, Agent or Attorney

HICKS SHROPSHIRE SURVEY, ABSTRACT NUMBER 313



Legal Description
 BEING a 8,678.22 acre (378,022 square feet) tract of land situated in the Hicks Shropshire Survey, Abstract Number 313 in Fort Bend County, Texas, and being out and apart of the called 11,431 acre tract described in deed to Equity Trust Company, Custodian, FBO John K. Fackland and Custodian, FBO Francis Madsen as recorded in Fort Bend County Clerk's File (F.B.C.C.F.) Number 201310291, said 8,678.22 acre tract being more particularly described as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone.

BEGINNING a 5/8 inch iron rod with cap stamped "TERRA SURVEYING" found at the north corner of the intersection of Lake Olympia Parkway in 150' wide right-of-way as recorded under F.B.C.C.F. Numbers 200411005, 200411006, and 2008-11153 and Vicksburg Boulevard as shown with right-of-way as recorded under F.B.C.C.F. Numbers 2010-03765, 2010-051515, and 2010-051516 for the northeast corner of the herein described tract of land.

THENCE departing the south right-of-way line of said Lake Olympia Parkway with the west right-of-way line of said Vicksburg Boulevard the following courses and distances:
 South 36 degrees 53 minutes 43 seconds East, a distance of 35.47 feet to a 5/8 inch iron rod with cap stamped "MCKIM CREED" set for the south-out-corner and an angle point in the herein described tract of land.

South 07 degrees 53 minutes 07 seconds West, a distance of 130.39 feet to a 5/8 inch iron rod with cap stamped "TERRA SURVEYING" found for an angle point in the herein described tract of land.

South 05 degrees 58 minutes 34 seconds West, a distance of 150.08 feet to a 5/8 inch iron rod with cap stamped "TERRA SURVEYING" found for an angle point in the herein described tract of land.

South 07 degrees 53 minutes 07 seconds West, a distance of 188.91 feet to a 5/8 inch iron rod with cap stamped "TERRA SURVEYING" found at the north corner of the called 11,431 acre tract of land described in deed to Equity Trust Company, Custodian, FBO John K. Fackland and Custodian, FBO Francis Madsen as recorded under F.B.C.C.F. Number 201310291 for the southeast corner of the herein described tract of land.

THENCE departing the west right-of-way line of said Vicksburg Boulevard with the west line of said Fort Bend County Municipal Utility District No. 47, South 07 degrees 53 minutes 07 seconds West, a distance of 78.00 feet to a 5/8 inch iron rod with cap stamped "TERRA SURVEYING" found for an angle point in the herein described tract of land.

THENCE continuing the west right-of-way line of said Fort Bend County Municipal Utility District No. 47, South 07 degrees 53 minutes 07 seconds West, passing at a distance of 309.26 feet to a 5/8 inch iron rod with cap stamped "TERRA SURVEYING" found at the west corner of said Fort Bend County Municipal Utility District No. 47, East and an interior corner of the called 52,983 acre tract of land described in deed to Gateway Land Development/ Olympia 52, LP as recorded under F.B.C.C.F. Numbers 201151719, continuing with the north line of said Gateway Land Development/ Olympia 52, LP, a total distance of 474.91 feet to a 5/8 inch iron rod with cap stamped "TERRA SURVEYING" found for an angle point in the herein described tract of land.

THENCE with the east line of said Gateway Land Development/ Olympia 52, LP, North 32 degrees 38 minutes 35 seconds West, a distance of 115.00 feet to a 5/8 inch iron rod with cap stamped "TERRA SURVEYING" found for an angle point in said Gateway Land Development/ Olympia 52, LP and the southeast corner of the herein described tract of land.

THENCE with the east line of said Gateway Land Development/ Olympia 52, LP, North 01 degree 56 minutes 42 seconds West, passing at a distance of 595.32 feet to a 5/8 inch iron rod with cap stamped "TERRA SURVEYING" found at the northeast corner of said Gateway Land Development/ Olympia 52, LP and the southeast corner of the tract of land described in deed to Equitable Home Mortgage, Inc. as recorded under F.B.C.C.F. Numbers 2010-00011, continuing with the east line of said Equitable Home Mortgage, Inc. as recorded under F.B.C.C.F. Number 201151719, continuing with the east line of said Fort Bend County Municipal Utility District No. 47, South 07 degrees 53 minutes 07 seconds West, a distance of 474.91 feet to a 5/8 inch iron rod with cap stamped "TERRA SURVEYING" found for an angle point in the herein described tract of land.

THENCE with the south right-of-way line of said Lake Olympia Parkway, North 87 degrees 28 minutes 05 seconds East, a distance of 242.81 feet to a 5/8 inch iron rod with cap stamped "TERRA SURVEYING" found for an angle point in the herein described tract of land being the beginning of a curve to the right;

THENCE southeasterly, continuing with the south right-of-way line of said Lake Olympia Parkway and curving to the right, having a radius of 1590.00 feet, a central angle of 95 degrees 29 minutes 40 seconds, a chord which bears South 87 degrees 27 minutes 05 seconds East 356.57 feet and an arc distance of 557.17 feet to the **POINT OF BEGINNING** and containing 8,678.22 acres (378,022 square feet) of land.

Surveyor's Certificate
 To: Equity Trust Company and Fidelity National Title Insurance Company.

This is to certify that this map or plat of the survey as it is based was made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 4, 8, 9, 11(a), 13, 14 and 16 of Table A thereof. The field work was completed on May 20, 2015.

Date of Plat of May 13, 2015
 Jibril K. Ahmad
 Registered Professional Land Surveyor
 Texas Registration Number 6183



(C.M.) Controlling Monuments
 F.B.C.C.F. Fort Bend County Clerk's File
 F.B.C.D.R. Fort Bend County Deed Records
 F.B.C.M.R. Fort Bend County Map Records

REINFORCED CONCRETE PIPE
 CORRUGATED PLASTIC PIPE
 UNDERGROUND GAS LINE
 BARRI WOOD FENCE
 WOOD FENCE
 UNDERGROUND GAS LINE
 BARRI WOOD FENCE
 WOOD FENCE
 UNDERGROUND GAS LINE
 BARRI WOOD FENCE
 WOOD FENCE

Notes:

- The survey shown herein has been prepared as the result of an on-the-ground survey completed on May 29, 2015.
- The bearings shown herein are referenced to the Texas Coordinate System of 1983, South Central Zone. Hence County Survey District (CSD) Reference Mark 210230 and City of Missouri City Survey Control Monument Numbers (F) 163, FCM-003, FCM-007, and FCM-008 were used as the primary horizontal and vertical values. All surface values shown may be converted to grid by applying a combined scale factor of 0.9999675777.
- The found monuments shown herein indicated (C.M.) are controlling monuments on which this survey is referenced.

The recorded assessments, setbacks and encroachments shown herein are from Schedule B of the commitment for title insurance issued by Fidelity National Title Insurance Company, GF No. 6719000951, effective date May 18, 2015, issue date June 2, 2015. The Surveyor has relied upon the accuracy and completeness of the information described above and has made no independent investigation or search for this information.

The above referenced title commitment lists the following restrictive covenants, mineral or other rights, or other encumbrances in connection with the property surveyed:

- 10a. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated September 10, 1952, recorded at Volume 304, Page 334 of the Deed Records of Fort Bend County, Texas. Reference to which instrument is made made as to the interests) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).
- 10b. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated May 11, 1978, recorded at Volume 807, Page 847 of the Deed Records of Fort Bend County, Texas. Reference to which instrument is made made as to the interests) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).
- 10c. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated May 11, 1978, recorded at Volume 807, Page 847 of the Deed Records of Fort Bend County, Texas. Reference to which instrument is made made as to the interests) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).
- 10d. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, appearing in the public records and Herndon Oilfield Estate, a charitable trust created under the will of George H. Herndon.
- 10e. Mineralization of Contract executed by and between Lexington Development Company, a Texas limited partnership, and Herndon Oilfield Estate, a charitable trust created under the will of George H. Herndon.

Notes Continued:

- 10f. Terms, conditions and stipulations contained in that certain Ordinance No. 01-14, by the City of Missouri City, Texas as set out in instrument filed under Clerk's File No. 2014032760 of the Official Public Records of Fort Bend County, Texas.
- 10g. Any portion of the land located within the boundaries of any roadway or highway.
- 10h. Rights of parties in possession, as tenants only, under unrecorded lease agreements.
- 10i. Easement(s) for the purpose(s) shown below and rights incident thereto, as granted in a document:
 Granted to: Texas Eastern Transmission Corporation
 Purpose: pipeline right-of-way easement
 Recording No.: Volume 745, Page 797 and amended in Volume 587, Page 102, both of the Deed Records of Fort Bend County, Texas.
 10j. Easement(s) for the purpose(s) shown below and rights incident thereto, as evidenced in a document:
 In Favor of: American Canal Company of Texas
 Purpose: canal right-of-way easement
 Recording No.: Volume 745, Page 797 and Volume 745, page 807, both of the Deed Records of Fort Bend County, Texas.
 10k. Easement(s) for the purpose(s) shown below and rights incident thereto, as granted in a document:
 Granted to: Lexington Development Company
 Purpose: Temporary Water Line Easement
 Recording No.: Volume 1108, Page 118 of the Deed Records of Fort Bend County, Texas.
 10l. Easement(s) for the purpose(s) shown below and rights incident thereto, as granted in a document:
 Granted to: Fort Bend County Municipal Utility District No. 47 and Fort Bend County Municipal Utility District No. 48
 Purpose: Temporary Access Easement
 Recording No.: Volume 1666, Page 257 of the Official Records of Fort Bend County, Texas.
 10m. Easement(s) for the purpose(s) shown below and rights incident thereto, as granted in a document:
 Granted to: Southwestem Bell Telephone, L.P.
 Purpose: easement for underground telecommunications facilities
 Recording No.: Clerk's File No. 2005030618 of the Official Public Records of Fort Bend County, Texas.
 Affects: as set forth and defined therein.

Note: Upon receipt of a survey accessible to the Title Company, this exception will be deleted. The survey reserves the right to accept additional items and/or make additional requirements after reviewing said survey.

Any encroachment, easement, violation, variation, or adverse circumstance affecting the title to be decided by an accurate and complete land survey of the Land.

Note: Upon receipt of a survey accessible to the Title Company, this exception will be deleted. The survey reserves the right to accept additional items and/or make additional requirements after reviewing said survey.

10n. Interest in and to all coal, lignite, oil, gas and other minerals; and all rights incident thereto, contained in instrument recorded at Volume 1540, Page 1095 and Volume 889, Page 67, Volume 889, Page 60, Volume 889, Page 53, and Volume 889, Page 308, all of the Deed Records of Fort Bend County, Texas, which documents contain the following language: "Mineral Deed". Reference to which instrument is made made as to the interests) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

10o. Interest in and to all coal, lignite, oil, gas and other minerals; and all rights incident thereto, contained in instrument recorded at Volume 1540, Page 1095 and Volume 889, Page 67, Volume 889, Page 60, Volume 889, Page 53, and Volume 889, Page 308, all of the Deed Records of Fort Bend County, Texas, which documents contain the following language: "Mineral Deed". Reference to which instrument is made made as to the interests) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

10p. Interest in and to all coal, lignite, oil, gas and other minerals; and all rights incident thereto, contained in instrument recorded at Volume 1540, Page 1095 and Volume 889, Page 67, Volume 889, Page 60, Volume 889, Page 53, and Volume 889, Page 308, all of the Deed Records of Fort Bend County, Texas, which documents contain the following language: "Mineral Deed". Reference to which instrument is made made as to the interests) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

10q. Interest in and to all coal, lignite, oil, gas and other minerals; and all rights incident thereto, contained in instrument recorded at Volume 1540, Page 1095 and Volume 889, Page 67, Volume 889, Page 60, Volume 889, Page 53, and Volume 889, Page 308, all of the Deed Records of Fort Bend County, Texas, which documents contain the following language: "Mineral Deed". Reference to which instrument is made made as to the interests) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

10r. Interest in and to all coal, lignite, oil, gas and other minerals; and all rights incident thereto, contained in instrument recorded at Volume 1540, Page 1095 and Volume 889, Page 67, Volume 889, Page 60, Volume 889, Page 53, and Volume 889, Page 308, all of the Deed Records of Fort Bend County, Texas, which documents contain the following language: "Mineral Deed". Reference to which instrument is made made as to the interests) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

10s. Interest in and to all coal, lignite, oil, gas and other minerals; and all rights incident thereto, contained in instrument recorded at Volume 1540, Page 1095 and Volume 889, Page 67, Volume 889, Page 60, Volume 889, Page 53, and Volume 889, Page 308, all of the Deed Records of Fort Bend County, Texas, which documents contain the following language: "Mineral Deed". Reference to which instrument is made made as to the interests) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

10t. Interest in and to all coal, lignite, oil, gas and other minerals; and all rights incident thereto, contained in instrument recorded at Volume 1540, Page 1095 and Volume 889, Page 67, Volume 889, Page 60, Volume 889, Page 53, and Volume 889, Page 308, all of the Deed Records of Fort Bend County, Texas, which documents contain the following language: "Mineral Deed". Reference to which instrument is made made as to the interests) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

10u. Interest in and to all coal, lignite, oil, gas and other minerals; and all rights incident thereto, contained in instrument recorded at Volume 1540, Page 1095 and Volume 889, Page 67, Volume 889, Page 60, Volume 889, Page 53, and Volume 889, Page 308, all of the Deed Records of Fort Bend County, Texas, which documents contain the following language: "Mineral Deed". Reference to which instrument is made made as to the interests) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

(C.M.) Controlling Monuments
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MCKIM & CREED
 ENGINEERS, SURVEYORS, PLANNERS
 9940 West Sam Houston Parkway South, Suite 200
 Houston, TX 77099
 713.659.0221
 www.mckimcreed.com
 TPLS Firm Registration No. 10376-00

The seal appearing on this document was authorized by Board of Accountancy on July 13, 2015. Alterations of a sealed document without proper justification to the responsible surveyor are an offense under the Texas Professional Land Surveyor Practice Act. The record copy of this drawing is on file at the office of MCKIM & CREED, Inc., 9940 West Sam Houston Parkway South, Suite 200, Houston, TX 77099. TPLS Firm Registration Number: 10376-00.

DATE	REVISION	INITIAL

ALTA/ACSM LAND TITLE SURVEY OF 8,678.22 ACRE TRACT, IN THE HICKS SHROPSHIRE SURVEY, ABSTRACT NUMBER 313 FORT BEND COUNTY, TEXAS

PROJECT #: 06920-0001
 PROJ. SVYR. #: JB AHMAD
 DRAWN BY: J.K.A./G.A.H.
 FIELD BK.: HOU 1169
 COMP. FILE: SVY-SURV-06920001
 SHEET #: 1 OF 1
 DATE: JULY 13, 2015
 SCALE: 1" = 60'
 DWG #: ENRY-UBSKBURG
 -06920001.dwg



LAKE OLYMPIA PARKWAY

VICKSBURG BOULEVARD

Prepared For:
**MARHABA
PARTNERS**

Reference Date: 1.21.2019



**Planning &
Landscape Architecture**

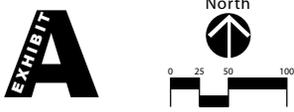
Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture

LJA Engineering, Inc.
2929 Briarpark Drive, Suite 600
Houston, Texas 77042-3703
713.953.5200
1070 Evergreen Circle, Suite 107
The Woodlands, Texas 77380
281.210.1750

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This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, flood plains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.

An Aerial of Site Exhibit for
LAKE OLYMPIA DRIVE TRACT
±8.7 Acres of Land
Missouri City, Texas
Project #: 1733-11001





Land Use Analysis

Gas Station	±1.4 Ac.
Fast Food	±1.2 Ac.
Fast Food	±1.0 Ac.
Day Care	±1.4 Ac.
Office Building	±2.6 Ac.
Bank	±1.1 Ac.

TOTAL ±8.7 Ac.

Prepared For:
MARHABA PARTNERS

Reference Date: 01.10.19



Planning & Landscape Architecture

Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture

LJA Engineering, Inc.
2929 Briarpark Drive, Suite 600
Houston, Texas 77042-3703
713.953.5200
1070 Evergreen Circle, Suite 107
The Woodlands, Texas 77380
281.210.1750

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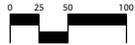
Concept Plan Study for
LAKE OLYMPIA DRIVE TRACT

±8.7 Acres of Land

Missouri City, Texas
Project #: 1733-11001

EXHIBIT B

North





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**

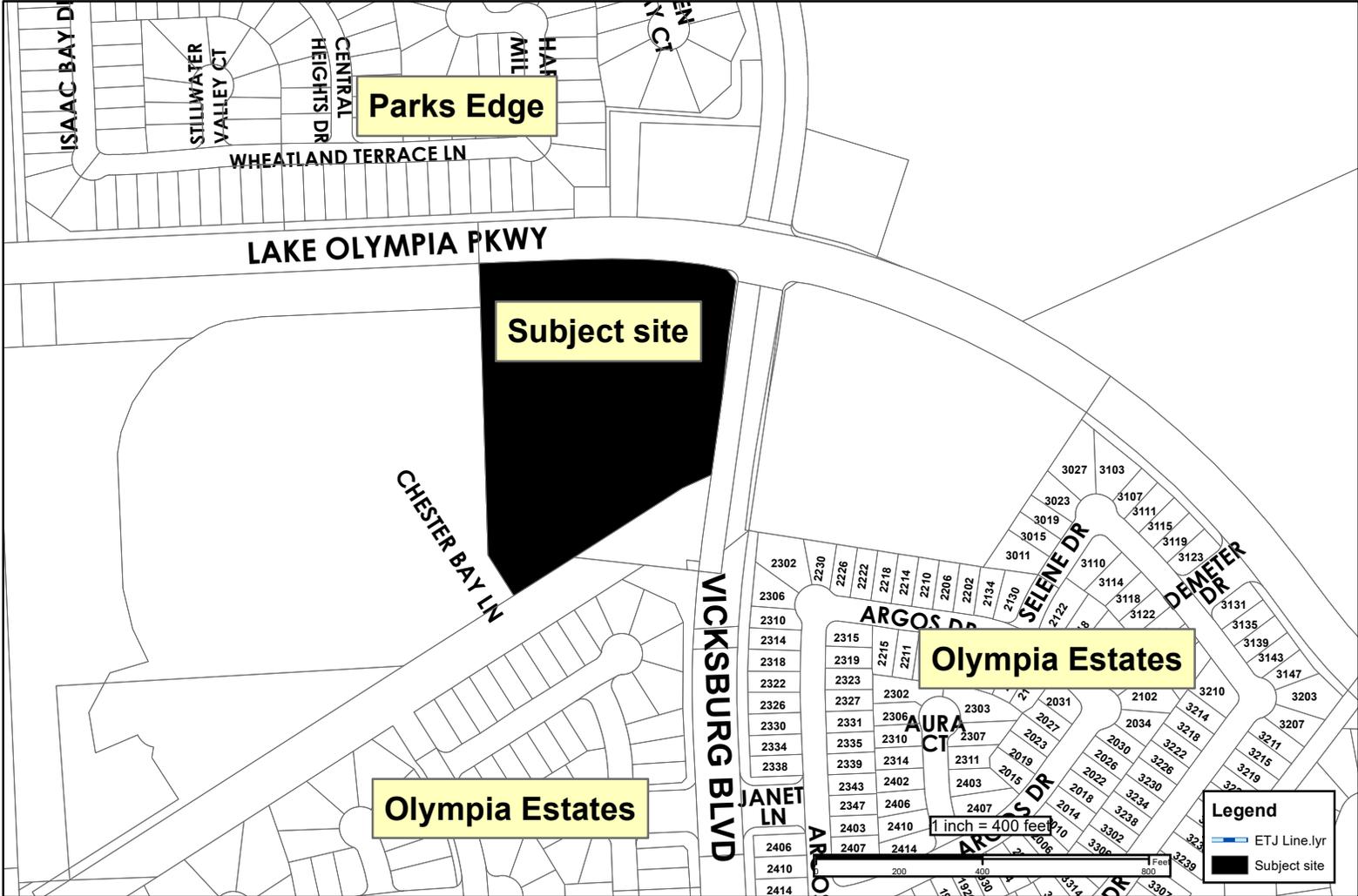
LOCATION/DATE: The Planning and Zoning Commission of the City of Missouri City will hold a public hearing on Wednesday, May 8, 2019, at the City Council Chambers – 2nd Floor, City Hall Building, 1522 Texas Parkway (FM-2234), Missouri City, Texas at 7:00 p.m.

PURPOSE: To receive comments for or against a request by Katy Goodrich, LJA Engineering to rezone an approximate 8.68 acre tract of land from LC-2, local retail district to PD, Planned Development District to allow for the development of commercial uses to include a convenience store with gasoline sales and to provide a general development 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 at the southwest corner of Lake Olympia Parkway and Vicksburg Boulevard, north, east and west of the Olympia Estates residential subdivision and south of the Parks Edge residential subdivision.

SITE LEGAL DESCRIPTION: The subject site can be described as being an approximate 8.6782 acre tract of land situated in the Hicks Shropshire Survey, A-313 in Fort Bend County, Texas, and being out of and part of the called 11.4211 acre tract of land described in deed to Equity Trust Company, Custodian, FBO John N. Vatisstas and Custodian, FBO Francis Madia as recorded under Fort Bend County Clerk's File (F.B.C.C.F.) Number 2013110291.

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.





Parks Edge

Subject site

Olympia Estates

Olympia Estates

Legend

- ETJ Line.lyr
- Subject site

1 inch = 400 feet





**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: May 8, 2019

AGENDA ITEM SUBJECT: Shipman's Cove - Parkland dedication

AGENDA ITEM NUMBER: 9.A.

PROJECT PLANNER: Jennifer Thomas Gomez, AICP, Planning Manager

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

RECOMMENDED ACTION:

The Planning and Zoning Commission should accept the action of the Parks and Recreation Board and recommend acceptance of a dedication of 1.76 acres of land and paying the required cash in lieu of parkland in the amount of \$191,800 and recommend to City Council for final approval.

BACKGROUND:

On January 9, 2019, the Planning & Zoning Commission considered and approved a conceptual plan for the proposed Shipman's Cove residential subdivision Sections 1 and 2. The preliminary plat for Shipman's Cove Section 1 was also conditionally approved. To date, no final plats have been submitted for this subdivision. Based on the approved concept plan, Shipman's Cove is a proposed single family residential subdivision to consist of 139 lots in Section 1 and 135 lots in Section 2 (50 percent of private parkland dedication) on an approximate 95.31 acre tract of land. The subdivision is being developed by Jones | Carter.

The attached parkland dedication proposal was provided to the Parks Board. The proposal indicates that the subdivision would consists of a total of 274 lots. The proposal includes a dedication of approximately 1.76 acres of land (shown as Reserves B and I on the included preliminary plat) as private parkland and cash in lieu of parkland totaling

\$1,400.00 per half of the number of dwelling units. The cash payment, based upon the dedication would be for \$191,800.00.

The Parks Board considered the proposal on May 2, 2019 and recommended unanimously to forward a positive recommendation.

Section 82-174.(b).(6) provides that "if the actual number of completed dwelling units exceeds the figure upon which the original dedication was based, such additional dedication shall be required, and shall be made by payment of the cash in lieu of land...or by the conveyance of additional land by amendment of plat or separate instrument.

Therefore, if the final plats for the subdivision are approved for more than 274 residential lots, then an additional cash dedication should be provided based upon half of the total number of dwelling units.

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



Parks Board 2018-2019

Jason Mangum, Director of Parks & Recreation
Randy Troxell, Assistant Director of Parks & Recreation
Kevin Browne, Recreation Superintendent
Barry Hamilton, Parks Superintendent
Pamela Andrews, Board Member
J.R. Atkins, Board Member
Alan Atwater, Board Member
Diane Giltner, Board Member

Don Johnson, Board Member
Thomasine Johnson, Board Member
Adrian Matteucci, Board Member
Sharman McGilbert, Vice-Chair
Brian Merchant, Board Member
Victoria Porter, Board Member
Buddy Snyder, Board Member
Llarance Turner, Chairman

PARKS BOARD MEETING MINUTES THURSDAY, MAY 2, 2019

Attendees:

Board members in attendance were: Pamela Andrews, J.R. Atkins, Alan Atwater, Diane Giltner, Don Johnson, Thomasine Johnson, Adrian Matteucci, Vice-Chair Sharman McGilbert, Brian Merchant, Victoria Porter, and Buddy Snyder.

Absent were: Llarance Turner (excused).

Staff in Attendance were: Director of Parks & Recreation Jason Mangum, Assistant Director of Parks & Recreation Randy Troxell, Parks Superintendent Barry Hamilton, Recreation Superintendent Kevin Browne, Recreation Specialist Daniele Stewart, First Assistant City Attorney James Santangelo, Assistant City Attorney Jamilah Way, and Administrative Assistant Tricia Yurcak.

Others in Attendance: Scott McKinzie, Junious Williams, and Cindy Forney.

4. CONSIDER RECOMMENDATION FOR SHIPMAN'S COVE PARKLAND DEDICATION

Scott McKinzie, with Jones & Carter who is the developer for Shipman's Cove, stated he was present to clear up some miscommunication about the parkland dedication proposal from the last meeting. He stated that the proposal was to dedicate the private park within the development as parkland dedication for 50% credit. The private park will total 1.76 acres. The other half of the proposal is to pay cash in lieu of parkland, for a total of \$191,800. The Board discussed the detention area and issues with accepting cash in lieu of parkland in a park zone with no developed parks.

Board member Atkins made a motion to recommend the developer's proposal for dedicating 1.76 acres of land and paying the required cash in lieu of parkland in the amount of \$191,800. Board member Andrews seconded the motion. **The motion passed.**

Ayes: Board members Andrews, Atkins, Atwater, D. Johnson, T. Johnson, Vice-Chair McGilbert, and Merchant.

Nays: Board members Giltner, Matteucci, Porter and Snyder.



APPLICATION FOR PLAT APPROVAL

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

Date of Application:

1. Name of plat: <u>Shipmans Cove Sec 1</u>		
2. Name of conceptual plan that encompasses this plat (if applicable):		
3. Type of use (Circle one or more): Multifamily Residential Commercial Industrial <u>Planned Development</u> <u>Single Family Residential</u> Specific Use Permit Other (Explain):		
4. Landowner's name (If company or corporation, list chief officer): <u>Juniors Williams</u>		
Mailing Address: <u>11375 W. Sam Houston Pkwy S. suite 100 Houston TX 77031</u>		
Phone No.: <u>(281) 561-7773</u>		
Email: <u>Juniors.Williams@ashtonwoods.com</u>		
5. Applicant's name (Engineer, Planner, Architect, Etc.): <u>Jones/Carter Daniel Valdez</u>		
Mailing Address: <u>2322 W. Grand Parkway N. suite 150, Katy TX 77449</u>		
Phone No.: <u>(832) 913-4000</u>		
Email: <u>cpamnika@jonescarter.com</u>		
6. Is plat located inside the City limits or City's ETJ? (Circle One): <u>CITY LIMITS</u> ETJ		
7. Is plat located inside the City's ETJ? (Circle One): YES <u>NO</u>		
8. Total acreage: <u>63.34</u>		
9. Estimated # of Sections: <u>1</u> Blocks: <u>7</u> Reserves: <u>9</u>		
10. Estimated # of residential lots/dwelling units: <u>139</u>		
11. Land distribution (in acres) - Must total acreage indicated in Line 8 above:		
Private Streets: _____	Public Streets: _____	Residential Lots: _____
Lakes/Ponds (non-recreational): _____	Irrigation/Drainage Canals: <u>22.75</u> (drainage)	Recreational Uses: <u>1.56</u>
Utility Easements: <u>0.15 - lift station</u>	Public Parkland: _____	
Other (explain): <u>land scape / open space</u>		(acres): <u>3.03</u>
12. Residential lot dimensions: Average: <u>125.60</u> Smallest: <u>125.47</u>		
13. Lot area: Non cul-de-sac: <u>.1673</u> Cul-de-sac: <u>.2884</u>		
14. Front width (At property line): Non cul-de-sac: <u>53'</u> Cul-de-sac: <u>53'</u>		
15. Front width (At building line): Non cul-de-sac: <u>57'</u> Cul-de-sac: <u>57'</u>		
16. Depth: Non cul-de-sac: <u>125'</u> Cul-de-sac: <u>158'</u>		
17. Block Length: Average: <u>626.25</u> Longest: <u>1,057.72</u> Shortest: <u>214.78</u>		
18. Type of Streets (Circle One): <u>Public</u> Private Combination Public/Private		
19. Type of Water System (Circle One): <u>Public</u> Individual Water Wells Other (attach explanation)		
20. Type of Sanitary System (Circle One): <u>Public</u> Individual Septic Tanks Other (attach explanation)		
21. Municipal Utility District: <u>Missouri city management district No. 1</u>		

February 28, 2019

Missouri City Planning & Development/Parks Dept.
15222 Texas Pkwy
Missouri City, Texas 77489



LANDSCAPE ARCHITECTURE
SITE PLANNING
MASTER PLANNING
URBAN PLANNING

Houston Office
7155 Old Katy Road
Suite 270
Houston, TX 77024
713.869.6987
713.869.0908 Fax

HOUSTON
SAN ANTONIO
www.kwtexas.com

RE: Shipman's Cove

Approval of Open Space & Park Amenities for Development of
Shipman's Cove in Missouri City, TX

To Whom It May Concern:

We would like to request review and approval of the Open Space and Park Amenities for Shipman's Cove and inclusion on the agenda for the Thursday March 7th Parks Board Meeting. The total lot development is 274 lots requiring 2.74 AC of public park space. 1.56 AC of private park space is proposed including splash pad, playground, trails and site amenities. 11.3 AC of detention/landscape reserve is proposed as trail amenity.

Options for consideration:

- Adoption of the 11.3 AC detention/landscape reserve as dedicated parkland/trails contributing to the required 2.74 AC of public space
- Not adopting the detention/landscape trail reserve and developer payment in lieu of adoption in the amount of \$191,800.

Should you have any questions or require any additional information, please call me at 713-869-6987.

Sincerely,

Michael Henn, PLA

Sr. Associate

cc: *kw/dw*

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, Ashton Houston Residential, L.L.C., a Texas limited liability company, acting by and through _____, its President, and, Authorized Agent, herein referred to as Owner of the 63.34 acre tract described in the above and foregoing plat of SHIPMANS COVE SECTION 1, do hereby make and establish said subdivision of said property according to all laws, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public: forever, all streets, alleys, parks, setbacks, drains, easements and public places shown thereon for the purposes and considerations therein expressed, and do hereby bind myself, my heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

We further acknowledge that the dedications and/or easements made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City. We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication or easements 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 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. & A.E.) as indicated and depicted hereon, whereby the aerial easements total twenty-one feet, six inches (21' 6") in width.

Further, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 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. & A.E.) as indicated and depicted hereon, whereby the aerial easements total twenty feet (20' 0") in width.

Further, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Olympia Estates Section Nine where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, of public utility easements shown in said adjacent storage.

IN TESTIMONY WHEREOF, Ashton Houston Residential, L.L.C., a Texas limited liability company, has caused these presents to be signed by _____, its President, hereunto authorized, and its common seal hereunto affixed

this _____ day of _____, 2019.

Ashton Houston Residential, L.L.C., a Texas limited liability company

By: _____, President

Attest: _____
(Signature of Secretary or Authorized Trust Officer)
Title:

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared _____, President 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 corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2019.

(Signature of Notary Public)
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 _____, 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 corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2019.

(Signature of Notary Public)
Notary Public in and for the State of Texas

I, Steven A. Jones, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct, was prepared from an actual survey of the property made under my supervision on the ground, that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three-quarter inch and of a length of not less than three (3) feet except as shown hereon, and that the plot boundary corners have been tied to the nearest survey corner.

I further certify that all existing encumbrances, such as various types of easements both public and private, fee strips and all significant topographical features which would affect the physical development of the property illustrated on this plat are accurately identified and located and further certify that this plat represents all of the contiguous land which (owner or addressee) owns or has a legal interest in.

Steven A. Jones
Registered Professional Land Surveyor
No. 5317

This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this plat and subdivision of SHIPMANS COVE SECTION 1 in conformance with the laws of the State of Texas and the ordinances of the City of Missouri City as shown herein and authorized the recording of this plat this _____.

day of _____, 2019.

By: _____
Sonya Brown-Marshall
Chair

By: _____
Touhy R. Honey
Vice Chair

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 2019 at _____ o'clock _____ m. in plot number _____ of the plat records of Fort Bend County, Texas

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

Laura Richard
County Clerk Fort Bend County, Texas

By: _____
Deputy

PRELIMINARY PLAT OF SHIPMANS COVE SECTION 1

A SUBDIVISION OF 63.34 ACRES OF LAND OUT OF THE M. SHIPMAN SURVEY, A-86 CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS
DECEMBER 14, 2018

AW
ASHTON WOODS
OWNER/DEVELOPER:
ASHTON HOUSTON RESIDENTIAL, L.L.C.
11375 W. Sain Houston Pkwy S., Ste 100
Houston, Texas 77031
281-561-7773

139 LOTS **9 RESERVES** **7 BLOCKS**
SURVEYOR: ENGINEER:

JONES | **DARTER**

JONES | **DARTER**

DR - B - SURVEYOR - 0 - 0 - 0 - 0
The State of Professional Engineers Registration No. 1-00
1200 Westcote Way, Suite 100, Houston, TX 77060-1200
Steven A. Jones, R.P.L.S. No. 5317

SEAN P. BURCH, P.E.



Site Plan Symbol Key		
Symbol		
	Quercus virginiana (Live Oak)	3"-3 1/2" cal. (12'-14' ht. @ 65 gal.)
	Taxodium discitichum (Bald Cypress)	3"-3 1/2" cal. (12'-14' ht. @ 65 gal.)
	Lagerstroemia Indica (Crape Myrtle)	1 1/2"- 2" cal. (10'-12' ht. @ 30 gal.)
	Existing Tree (Live Oak)	Vary in size and location
	Shade Structure & Pump Station	Vary in size and location

Landscape Summary Table			
Location (areas of interest)	Type (trees)	Caliper (inches)	Quantity
Shipman's Cove Blvd.	Quercus virginiana (Live Oak)	3"-3 1/2" cal. (12'-14' ht. @ 65 gal.)	54
	Taxodium discitichum (Bald Cypress)	3"-3 1/2" cal. (12'-14' ht. @ 65 gal.)	4
	Lagerstroemia indica (Crape Myrtle)	1 1/2"- 2" cal. (10'-12' ht. @ 30 gal.)	27
Retention Area	Existing to Remain	Vary in Size	n/a
	Quercus virginiana (Live Oak)	3"-3 1/2" cal. (12'-14' ht. @ 65 gal.)	48
	Taxodium discitichum (Bald Cypress)	3"-3 1/2" cal. (12'-14' ht. @ 65 gal.)	106
Park Area	Lagerstroemia indica (Crape Myrtle)	1 1/2"- 2" cal. (10'-12' ht. @ 30 gal.)	150
	Existing to Remain	Vary in Size	7
	Quercus virginiana (Live Oak)	3"-3 1/2" cal. (12'-14' ht. @ 65 gal.)	7
Open Space Reserve	Taxodium discitichum (Bald Cypress)	3"-3 1/2" cal. (12'-14' ht. @ 65 gal.)	n/a
	Lagerstroemia indica (Crape Myrtle)	1 1/2"- 2" cal. (10'-12' ht. @ 30 gal.)	n/a
	Existing to Remain	Vary in Size	7
Site Totals	Quercus virginiana (Live Oak)	3"-3 1/2" cal. (12'-14' ht. @ 65 gal.)	23
	Taxodium discitichum (Bald Cypress)	3"-3 1/2" cal. (12'-14' ht. @ 65 gal.)	n/a
	Lagerstroemia indica (Crape Myrtle)	1 1/2"- 2" cal. (10'-12' ht. @ 30 gal.)	36
	Existing to Remain	Vary in Size	2
	Quercus virginiana (Live Oak)	3"-3 1/2" cal. (12'-14' ht. @ 65 gal.)	132
	Taxodium discitichum (Bald Cypress)	3"-3 1/2" cal. (12'-14' ht. @ 65 gal.)	110
	Lagerstroemia indica (Crape Myrtle)	1 1/2"- 2" cal. (10'-12' ht. @ 30 gal.)	213
	Existing to Remain	Vary in Size	19

Landscape & Open Space Diagram						
Site Reserves & Areas of Interest	Total Space	Landscaped Area	Open Space Area	Total Percentage of Landscape	Total Percentage of Open Space	Ex. Trees to Remain
1 Shipman's Cove Blvd.	147,009 square feet (± 3.4 acres)	66,676 square feet (± 1.52 acres)	n/a	1.6%	0.0%	n/a
2 Detention Area	1,024,188 square feet (± 23.5 acres)	1,024,188 square feet (± 23.5 acres)	493,123 square feet (± 11.9 acres)	24.1%	11.6%	7
3 Park Area	68,000 square feet (± 1.56 acres)	68,000 square feet (± 1.56 acres)	68,000 square feet (± 1.56 acres)	1.6%	1.6%	7
4 Open Space Reserve	55,328 square feet (± 1.27 acres)	55,328 square feet (± 1.27 acres)	n/a	1.3%	0.0%	2
Total Site Development	4,248,993 square feet (± 97.4 acres)	1,214,192 square feet (± 27.9 acres)	561,123 square feet (± 12.86 acres)	28.6%	13.2%	19



- PLAYGROUND AMENITIES:
- OPEN-AIR SHADE STRUCTURE
 - GREEN VALLEY BENCHES
 - TRASH RECEPTACLES
 - RECYCLING RECEPTACLES
 - DOG WASTE RECEPTACLES
- PLAYGROUND EQUIPMENT:
- CUSTOM SPLASH PAD
 - TIMBERFORM SWINGSET
 - TIMBERFORM CLIMBING TREE
 - TIMBERFORM JUNGLE GYM
 - ID SCULPTURE HALLOW LOG
 - ID SCULPTURE BALANCE LOG

OPEN SPACE PLAN

Date: February 2019
Scale: 1"=200'-0"

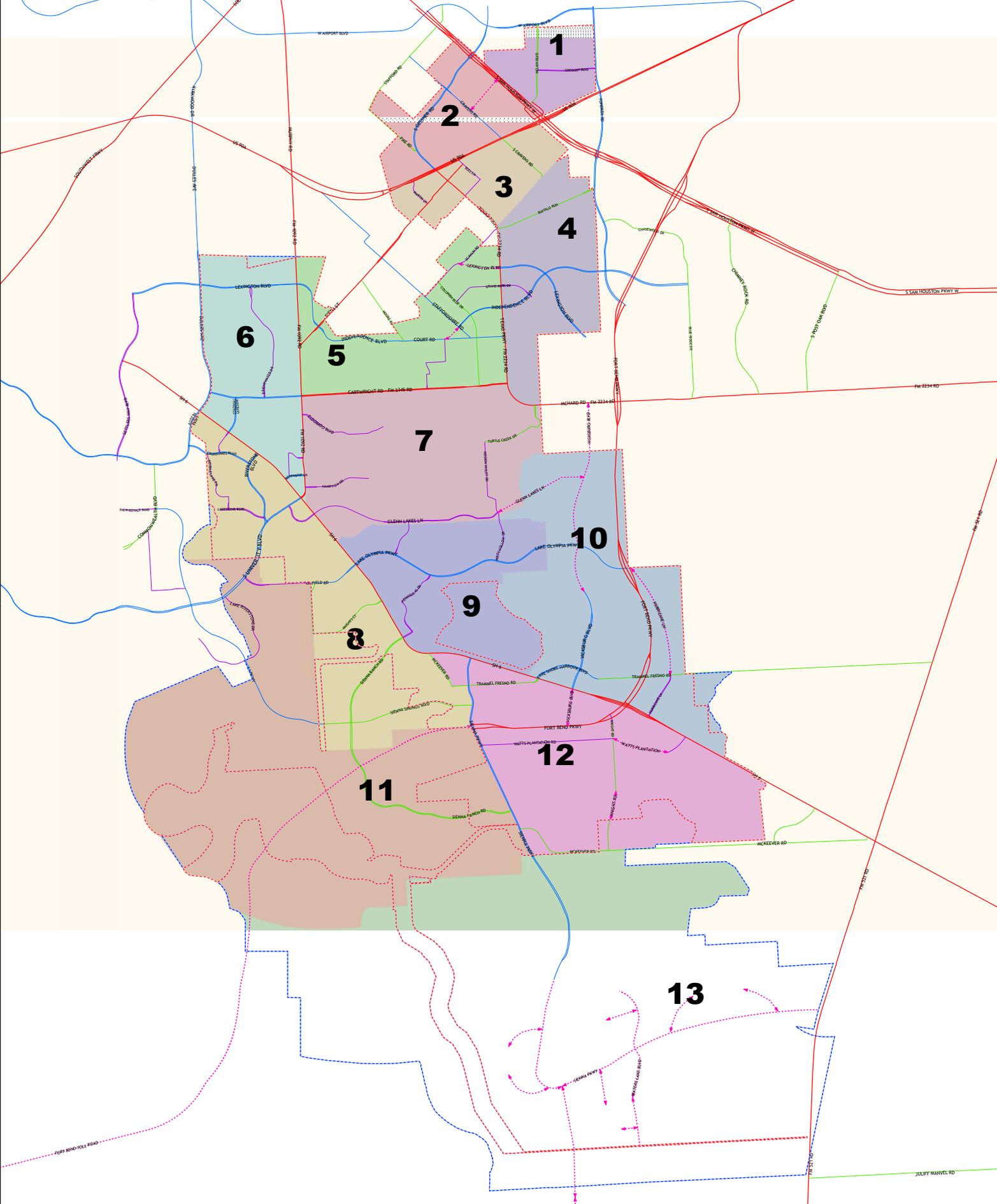


SHIPMAN'S COVE

MI Homes, LLC & Ashton Residential, LLC



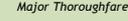
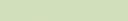
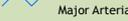
Landscape Architects
7155 Old Katy Road
Suite 270
Houston, Texas 77024
713-869-6987



Map By:
GIS Division
December 2014



Park Zones

- Legend
-  Major Thoroughfare
 -  Minor Arterial
 -  Major Collector
 -  Major Arterial
 -  City Limits
 -  ETJ
 -  Proposed Major Thoroughfare



0 2,000 4,000 8,000 12,000 Feet

Geographic Coordinate System North American Datum 1983 (NAD83)

The information on this map is provided and maintained by various agencies, including county departments, municipal governments, state and federal agencies. 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. The data layers do not take the place of a legal survey or other primary source documentation. The City and its vendors assume no legal responsibility for the information on this map.