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 **July 10, 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.

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1. CALL TO ORDER

2. ROLL CALL

3. READING OF MINUTES

Consider approval of the minutes of the June 18, 2019 Planning and Zoning Commission Special 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 Three Corner Crossing Business Park
(2) Consider approval of a preliminary plat for Heritage Park Drive Phase 1 Street Dedication

(3) Consider approval of a preliminary plat for Sienna Section 18
(4) Consider approval of a preliminary plat for Sunandas Performing Arts
(5) Consider approval of a final plat for Sienna Village of Destrehan 6B
(6) Consider approval of a final plat for Sienna Plantation Section 28
(7) Consider approval of a final plat for Sienna Plantation Section 31

7. ZONING MAP AMENDMENTS

A. PUBLIC HEARING FOR A SPECIFIC USE PERMIT

(1) To receive comments for or against a request by Jeremiah Asomugha seeking a SUP, Specific Use Permit for an approximate 14.984 acre tract of land zoned as LC-1 local retail restricted district and R-3 two-family residential district to allow for the development of a worship center, 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.

B. PUBLIC HEARING FOR A PLANNED DEVELOPMENT DISTRICT AMENDMENT

(1) To receive comments for or against a request by Morgan Myers on behalf of the Tang City Community Village LLC, to amend the regulations and restrictions of PD, Planned Development District No. 34 pertaining to ordinance O-00-34 to allow for the development of office and warehouse and retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

C. PUBLIC HEARING FOR A PLANNED DEVELOPMENT DISTRICT AMENDMENT

(1) To receive comments for or against a request by Xiaochun Liu, to amend PD, Planned Development District #66 to allow for an integrated business development to include an existing child care center, 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 7C(1) above.

8. ZONING TEXT AMENDMENTS

None

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

None.

10. CLOSED EXECUTIVE SESSION

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

11. RECONVENE

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

12. ADJOURN

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

CERTIFICATION

I certify that a copy of the July 10, 2019 agenda of items to be considered by the Missouri City Planning and Zoning Commission was posted on the City Hall bulletin board on July 5, 2019.

Egima Edwards
Planning Technician

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PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	July 10, 2019
AGENDA ITEM SUBJECT:	Preliminary Plat of Three Corner Business Park
AGENDA ITEM NUMBER:	6.A.(1)
PROJECT PLANNER:	**Gretchen M. Pyle,** Interim Planning Specialist
APPROVAL:	**Otis T. Spriggs, AICP,** Director, Development Services YGP for OTS **Shashi K. Kumar, P.E., CFM,** City Engineer/Public Works Director CB

PERMIT NUMBER:	Plat1900148
PROPERTY ID:	043-061-000-0090
LOCATION:	North of Main Street/Hwy 90A; south of Fondren Park residential subdivision; east of the Gateway Southwest Industrial Park; and west of the intersection of Fondren Road and Main Street/Hwy 90A

ZONING DISTRICT DESIGNATION: I, Industrial district;
CF, community facilities (portion of reserves H & I)

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: None

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. All lots and blocks should be numbered or lettered consecutively in accordance with Section 2.D(3). A table should be used listing the identifying letter, use, and acreage or all reserves. **The provided table identifies the use for both Reserves H and I as industrial; however a portion of each reserve is also zoned as CF, community facilities. The applicant should note that a rezoning of these properties would be required prior to the submission of a development application.**

   b. The **boundaries** of **political subdivisions** and **school districts** within or adjacent to the subdivision for a distance of not less than 200 feet must be indicated in accordance with Section 2.D(12). **Identify the Municipal Utility District boundary.**

   c. The **location, rights-of-way widths, and names** of all **existing** and **proposed easements**, including pipeline, within or adjacent to the subdivision for a distance of not less than 200 feet shall be indicated in accordance with Section 2.D(12). **Indicate how the existing sewer treatment plant will maintain access to E Hampton Circle.**

   d. The **rights-of-way** of all **railroads**, **pipelines** and **other permanent features** such as section lines within or adjacent to the subdivision for a distance of not less than 200 feet shall be indicated in accordance with Section 2.D(12). **Show all pipelines/pipeline easements within 200 feet.**

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). **Add the POB and ensure that coordinates are shown in grid coordinate value. Update the general note provided accordingly.**

   b. A preliminary drainage plan with calculations must be provided in accordance with Section 2.D(18). **Include extreme weather event sheet flow arrows to the drainage plan.**

   c. Prior to final plat approval, submit a Harris County Flood Control District no objection letter for the drainage plan.

d. A preliminary utility plan with calculations must be provided in accordance with Section 2.D(19). The utility plan should include onelines.

e. The service area for each utility system shall be provided in accordance with Section 2.D(22). **Prior to final plat approval, submit a capacity letter from the Harris County Municipal Utility District No. 1 indicating capacity for sewer and water.**

f. Prior to final plat approval, a Traffic Impact Analysis (TIA) shall be submitted in accordance with Section 2.D. **The TIA must include and reflect the following:**

   i. Turning templates for the subject site;
   ii. Consideration of the traffic that might be generated from adjacent sites, or a regional study combining all three sites as there are currently three developments being proposed within this area.
   iii. A "no objection" letter from the City of Houston indicating they are in agreement with any roadway improvements that are located within the City of Houston.

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: **Notes will need to be included prior to final plat.**

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

a. The following note shall be added to the plat: "All of the property subdivided in the above and foregoing plat is within the incorporated boundaries of the City of Missouri City, Texas."

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

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

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

e. 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.

f. There are no existing and proposed pipeline easements within the limits of the subdivision. – OR – All existing and proposed pipelines or pipeline easements through the subdivision have been shown.

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

h. 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.

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

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

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

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

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

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

of the City of Missouri City, Texas, is submitted to and approved by the City.

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

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

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

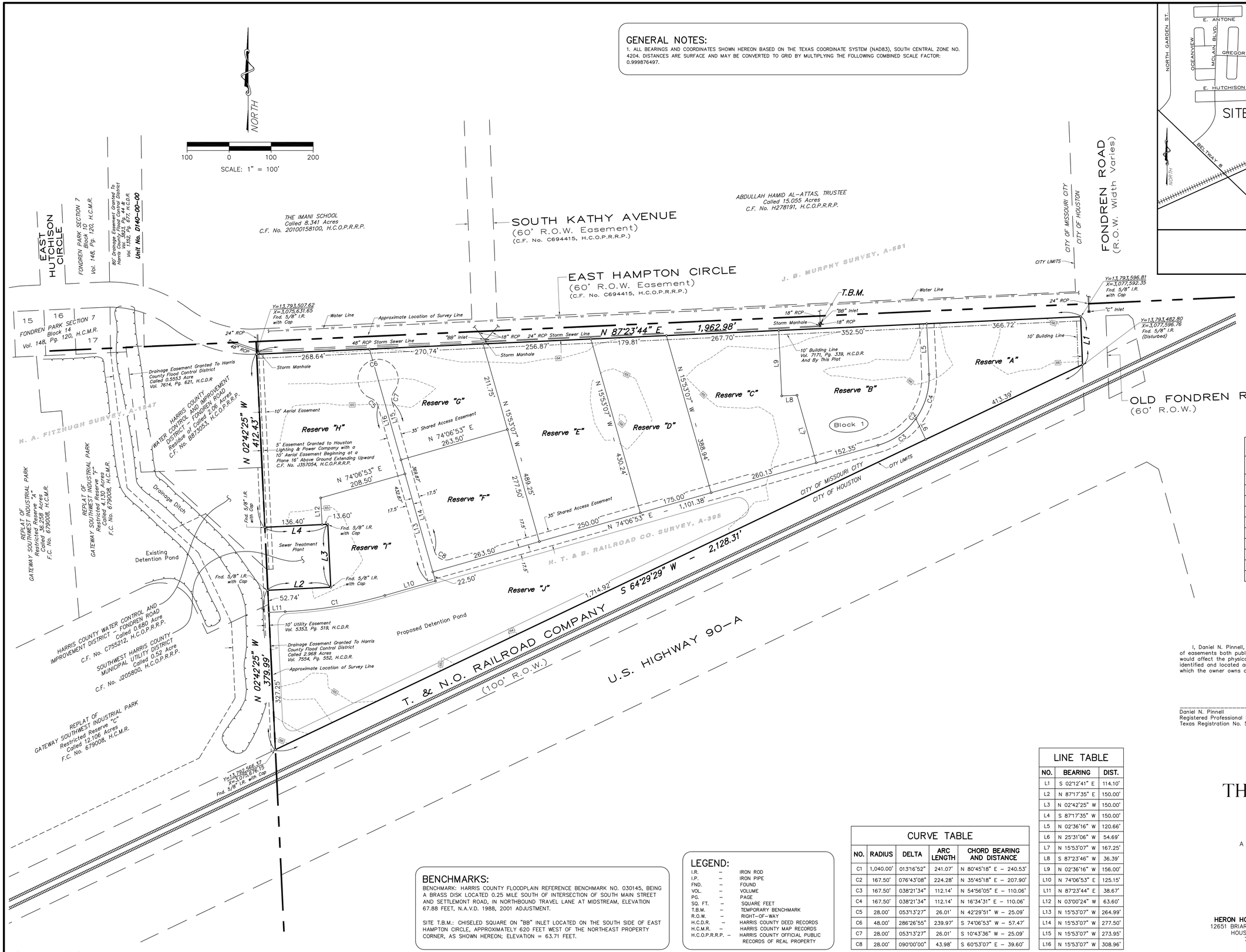
APPLICATION FOR PLAT APPROVAL

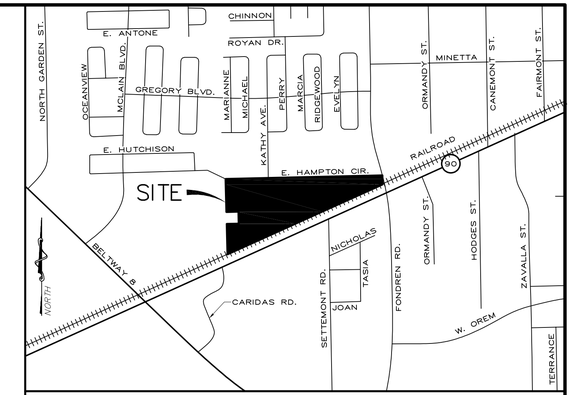
Check One: [ ] **CONCEPTUAL PLAN** [✓] **PRELIMINARY**
[ ] **REVISED CONCEPTUAL PLAN** [ ] **REVISED PRELIMINARY**

1. **Name of plat:** Three Corner Crossing Business Park
2. **Name of conceptual plan that encompasses this plat** (if applicable): N/A
3. **Type of use** (Circle one or more): Multifamily Residential Commercial (Industrial) Planned Development Single Family Residential Specific Use Permit Other (Explain):
4. **Landowner's name** (If company or corporation, list chief officer): Steve Adkisson / Heron Houston Partners, LP
   Mailing Address: 12651 Briar Forest Drive, Ste. 250 Houston, Tx 77077
   Phone No.: (713) 703-6098
   Email: steve@adkissondevelopment.com
5. **Applicant's name** (Engineer, Planner, Architect, Etc.): Michael Haworth / The Pinnell Group, LLC
   Mailing Address: 25207 Oakhurst Drive Spring, Tx 77386
   Phone No.: (281) 363-8700
   Email: mike@thepinnellgroup.com
6. **Is plat located inside the City limits or City's ETJ?** (Circle One): (CITY LIMITS) ETJ
7. **Land distribution** (in acres)
   Private Streets: _____ Public Streets: _____ Residential Lots: _____
   Lakes/Ponds (non-recreational): _____ Irrigation/Drainage Canals: _____ Recreational Uses: _____
   Utility Easements: _____ Public Parkland: _____
   Other (explain): 10 Reserves (acres): 23.278
   TOTAL ACREAGE: 23.278
8. **Estimated # of Sections:** N/A **Blocks:** 1 **Reserves:** 10
9. **Estimated # of residential lots/dwelling units:** 0
10. **Residential lot dimensions:** N/A Average: _____ Smallest: _____
11. **Lot area:** N/A Non cul-de-sac: Cul-de-sac:
12. **Front width** (At property line): N/A Non cul-de-sac: Cul-de-sac:
13. **Front width** (At building line): N/A Non cul-de-sac: Cul-de-sac:
14. **Depth:** N/A Non cul-de-sac: Cul-de-sac
15. **Block Length:** N/A Average: _____ Longest: _____ Shortest: _____
16. **Type of Streets** (Circle One): N/A Public Private Combination Public/Private
17. **Type of Water System** (Circle One): (Public) Individual Water Wells Other (attach explanation)
18. **Type of Sanitary System** (Circle One): (Public) Individual Septic Tanks Other (attach explanation)
19. **Municipal Utility District:** Southwest Harris County MUD 1

GENERAL NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON BASED ON THE TEXAS COORDINATE SYSTEM (NAD83), SOUTH CENTRAL ZONE NO. 4204. DISTANCES ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING THE FOLLOWING COMBINED SCALE FACTOR: 0.999876497.





VICINITY MAP
1" = 1,000'

KEY MAP 570L

RESERVE TABLE

RESERVE	ACREAGE	SQ. FT.	RESTRICTED USE
A	1.6647	72,516	INDUSTRIAL USE
B	2.0844	90,796	INDUSTRIAL USE
C	2.0749	90,381	INDUSTRIAL USE
D	1.6455	71,678	INDUSTRIAL USE
E	2.6386	114,937	INDUSTRIAL USE
F	1.6786	73,121	INDUSTRIAL USE
G	1.4690	63,991	INDUSTRIAL USE
H	2.5580	111,428	INDUSTRIAL USE
I	1.5596	67,934	INDUSTRIAL USE
J	5.9048	257,213	STORM DETENTION USE

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

_____
Daniel N. Pinnell
Registered Professional Land Surveyor
Texas Registration No. 5349

BENCHMARKS:

BENCHMARK: HARRIS COUNTY FLOODPLAIN REFERENCE BENCHMARK NO. 030145, BEING A BRASS DISK LOCATED 0.25 MILE SOUTH OF INTERSECTION OF SOUTH MAIN STREET AND SETTLEMONT ROAD, IN NORTHBOUND TRAVEL LANE AT MIDSTREAM, ELEVATION 67.88 FEET, N.A.V.D. 1988, 2001 ADJUSTMENT.

SITE T.B.M.: CHISELED SQUARE ON "BB" INLET LOCATED ON THE SOUTH SIDE OF EAST HAMPTON CIRCLE, APPROXIMATELY 620 FEET WEST OF THE NORTHEAST PROPERTY CORNER, AS SHOWN HEREON; ELEVATION = 63.71 FEET.

LEGEND:

I.R.	–	IRON ROD
I.P.	–	IRON PIPE
FND.	–	FOUND
VOL.	–	VOLUME
PG.	–	PAGE
SQ. FT.	–	SQUARE FEET
T.B.M.	–	TEMPORARY BENCHMARK
R.O.W.	–	RIGHT-OF-WAY
H.C.D.R.	–	HARRIS COUNTY DEED RECORDS
H.C.M.R.	–	HARRIS COUNTY MAP RECORDS
H.C.O.P.R.R.P.	–	HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

CURVE TABLE

NO.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING AND DISTANCE
C1	1,040.00'	013°16'52"	241.07'	N 80°45'18" E – 240.53'
C2	167.50'	076°43'08"	224.28'	N 35°45'18" E – 207.90'
C3	167.50'	038°21'34"	112.14'	N 54°56'05" E – 110.06'
C4	167.50'	038°21'34"	112.14'	N 16°34'31" E – 110.06'
C5	28.00'	053°13'27"	26.01'	N 42°29'51" W – 25.09'
C6	48.00'	286°26'55"	239.97'	S 74°06'53" W – 57.47'
C7	28.00'	053°13'27"	26.01'	S 10°43'36" W – 25.09'
C8	28.00'	090°00'00"	43.98'	S 60°53'07" E – 39.60'

LINE TABLE

NO.	BEARING	DIST.
L1	S 02°12'41" E	114.10'
L2	N 87°17'35" E	150.00'
L3	N 02°42'25" W	150.00'
L4	S 87°17'35" W	150.00'
L5	N 02°36'16" W	120.66'
L6	N 25°31'06" W	54.69'
L7	N 15°53'07" W	167.25'
L8	S 87°23'46" W	36.39'
L9	N 02°36'16" W	156.00'
L10	N 74°06'53" E	125.15'
L11	N 87°23'44" E	38.67'
L12	N 03°00'24" W	63.60'
L13	N 15°53'07" W	264.99'
L14	N 15°53'07" W	277.50'
L15	N 15°53'07" W	273.95'
L16	N 15°53'07" W	308.96'

THREE CORNER CROSSING BUSINESS PARK

A SUBDIVISION OF 23.278 ACRES (1,013,995 SQUARE FEET)
OF LAND, SITUATED IN THE
H. T. & B. RAILROAD COMPANY SURVEY,
ABSTRACT NO. 395, CITY OF MISSOURI CITY,
HARRIS COUNTY, TEXAS.

1 BLOCK 10 RESERVES

OWNERS:
HERON HOUSTON PARTNERS, LP
12651 BRIAR FOREST DRIVE, STE. 250
HOUSTON, TEXAS 77077
713-703-6098

SURVEYOR:
THE PINNELL GROUP, LLC
25207 OAKHURST DRIVE
SPRING, TEXAS 77386
281-363-8700

DATE: JUNE, 2019 SCALE: 1" = 100' PROJECT NO. 18-197

Sheet 1 of 2

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PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	July 10, 2019
AGENDA ITEM SUBJECT:	Preliminary Plat of Heritage Park Drive Phase I Street Dedication
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

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PERMIT NUMBER:	PLAT1900151
PROPERTY ID:	Various; application tied to 0025-00-000-1945-907
LOCATION:	South of Plantation River Parkway, East of the Brazos River

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

   None.

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

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

   b. A temporary benchmark (TBM) shall be set **in** the subdivision in accordance with Section 2.D(15). The basis of control for the TBM shall also be indicated.

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

   d. A one-foot-wide reserve must be established within the street right-of-way to form a buffer strip, dedicated to the public between the public street right-of-way and the adjacent unsubdivided acreage where any public street is established and forms a stub street into adjacent acreage in accordance with Section 82-162 of the City's Subdivision Ordinance.

   e. Please provide a no objection letters from Sienna Plantation Municipal Utility District No. 6

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

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

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

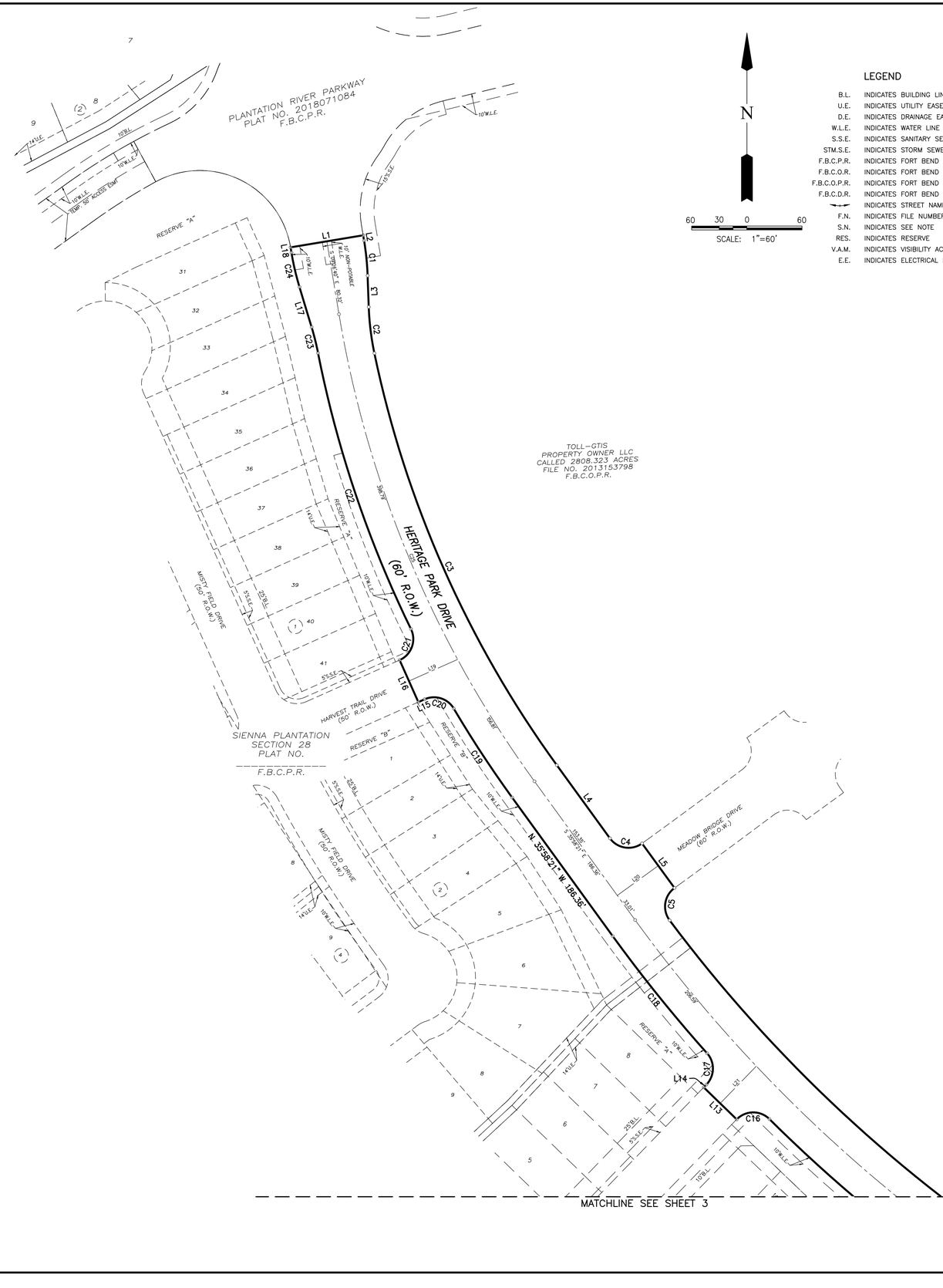
DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division
1522 Texas Parkway
Missouri City, Texas 77489
281-403-8600 (Office) ■ 281-208-5551 (Fax)
www.missouricitytx.gov

APPLICATION FOR PLAT APPROVAL

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

Date of Application:

1. Name of plat: Heritage Park Drive Phase 1 Street Dedication	
2. Name of conceptual plan that encompasses this plat (if applicable): Sienna Plantation 2E	
3. Type of use (Circle one or more): Multifamily Residential Commercial Industrial Planned Development Single Family Residential Specific Use Permit Other (Explain): Street Dedication	
4. Landowner's name (If company or corporation, list chief officer): Toll GTIS Property Owner, LLC (Jimmie Jenkins)	
Mailing Address: 10110 W. Sam Houston Pkwy N, Suite 250 - Houston, Texas 77064	
Phone No.:(281) 894-8655	
Email:	
5. Applicant's name (Engineer, Planner, Architect, Etc.): LJA Engineering, Inc. (Marie Escue)	
Mailing Address: 1904 W. Grand Pkwy 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 ETJ	
7. Is plat located inside the City's ETJ? (Circle One): YES NO	
8. Total acreage: 3.269 Acres	
9. Estimated # of Sections: 1 Blocks: 0 Reserves: 0	
10. Estimated # of residential lots/dwelling units: 0	
11. Land distribution (in acres) - *Must total acreage indicated in Line 8 above*: Private Streets: _____ Public Streets: 3.269 Residential Lots: 0.00 Lakes/Ponds (non-recreational):_____ Irrigation/Drainage Canals:_____ Recreational Uses:_____ Utility Easements: _____ Public Parkland: _____ Other (explain): _____(acres):_____	
12. Residential lot dimensions:	Average: N/A Smallest: N/A
13. Lot area:	Non cul-de-sac: Cul-de-sac:
14. Front width (At property line):	Non cul-de-sac: Cul-de-sac:
15. Front width (At building line):	Non cul-de-sac: Cul-de-sac:
16. Depth:	Non cul-de-sac: Cul-de-sac
17. Block Length: _____	Average: _____ Longest: _____ Shortest: _____
18. Type of Streets (Circle One):	Public Private Combination Public/Private
19. Type of Water System (Circle One):	Public Individual Water Wells Other (attach explanation)
20. Type of Sanitary System (Circle One):	Public Individual Septic Tanks Other (attach explanation)
21. Municipal Utility District: Sienna Plantation Municipal Utility District No. 6	



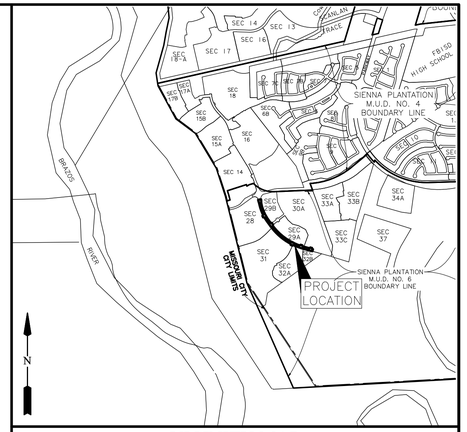
N

60 30 0 60

SCALE: 1"=60'

LEGEND

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



VICINITY MAP
SCALE: 1"= 2000'

KEY MAP NO. 650-R,V

PRELIMINARY PLAT OF

HERITAGE PARK DRIVE PHASE 1 STREET DEDICATION

A SUBDIVISION OF 3.269 ACRES OF LAND SITUATED IN THE DAVID FITZGERALD LEAGUE, ABSTRACT 25, FORT BEND COUNTY, TEXAS.

0 LOTS 0 RESERVES 0 BLOCKS

JUNE 4, 2019 JOB NO. 1416-1702

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

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

ENGINEER:
LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

HERITAGE PARK DRIVE PHASE 1 STREET DEDICATION
LJA JOB No. 1416-1702DAP

LAST SAVE: 6/20/2019 10:33 AM BY: ADAM GARCIA – PLOT DATE: 6/20/2019 11:49 AM BY: ADAM GARCIA
PATH\NAME: I:\PROJDSK1\PLATTING\1416\PLATS\HERITAGE PARK DRIVE STD.DWG
MYLAR CHECK: SURVEY _____ PLATTING MGR. _____

NOTES:

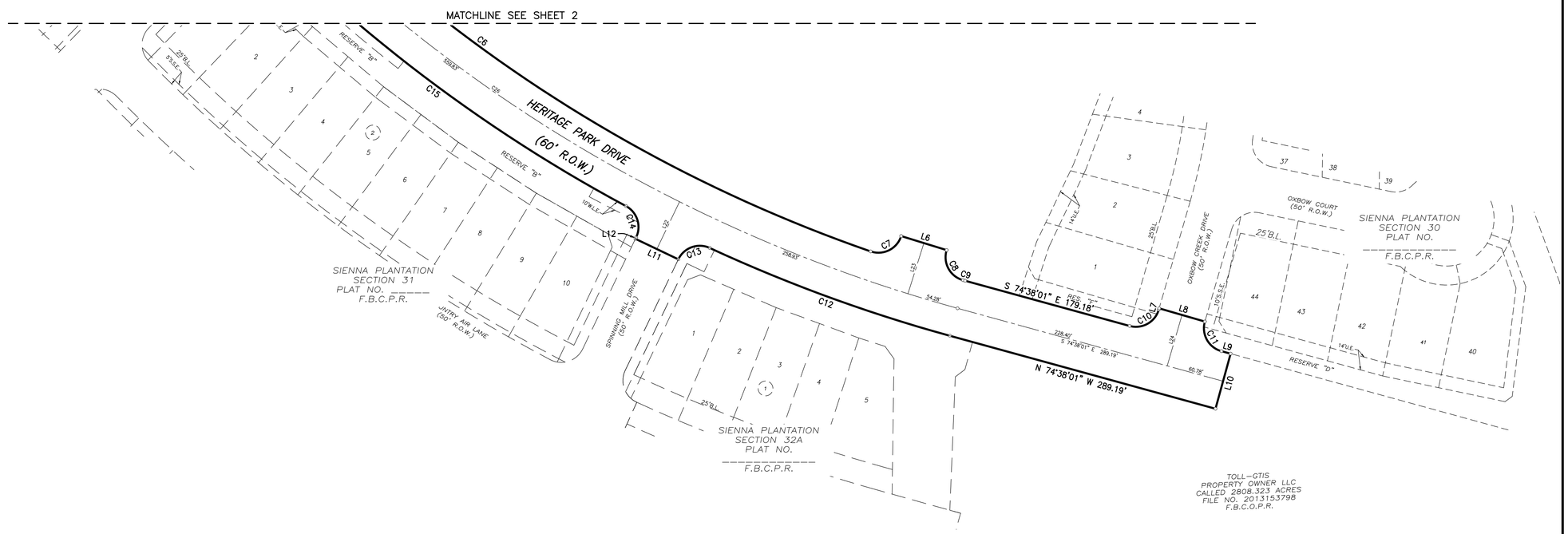
1. BENCHMARK: FOUND 4 INCH BRASS DISC LOCATED IN A POURED CONCRETE POST IN THE GRASSY AREA IN FRONT OF MISSOURI CITY FIRE STATION NUMBER 5 16.5 FEET FROM THE SIDE WALK.
   SURVEY MARKER NO. PCM-011
   ELEV. = 59.97 (NAVD88 2001 ADJUSTMENT)
2. T.B.M. INDICATES TEMPORARY BENCHMARK
   FND. 5/8 INCH IRON ROD WITH CAP MARKED "LJA ENG"
   ELEV. = 53.75 2001 ADJUSTMENT
3. ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.999867651.
4. THIS PLAT WAS PREPARED TO MEET CITY OF MISSOURI CITY AND FORT BEND COUNTY REQUIREMENTS.
5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. _____ DATED _____, 2019. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
6. THIS PLAT LIES WHOLLY WITHIN SIENNA SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE ETJ OF THE CITY OF MISSOURI CITY AND FORT BEND COUNTY, AND PARTIALLY WITHIN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4 AND SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6.
7. IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48157C 0435L, REVISED DATE APRIL 2, 2014, PROPERTY LIES WITHIN SHADED ZONE "X" DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD. THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1% ANNUAL CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
8. THERE ARE NO EXISTING OR PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
9. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "GBI PARTNERS" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
10. ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
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.
12. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
13. THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACE AND RESERVES.
14. SIDEWALK SHALL BE BUILD OR CAUSED TO BE BUILT NOT LESS THAN 5-FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
15. SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OR THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
16. DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
17. 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.
18. ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED AT THE TIME OF PLATTING.
19. GAS METER LOCATION: GAS METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION PLEASE CONTACT SIENERGY AT 281-778-6250.
20. ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE ETJ BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
21. NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
22. PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY. ALL BLOCK CORNERS AND STREET RIGHT-OF-WAY WILL BE MONUMENTED.
23. ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.
24. 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.
25. THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500FT. FOR RESIDENTIAL DEVELOPMENT AND 300FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
26. THE DRIVEWAY FOR ANY LOT ON THE INSIDE OF A KNUCKLE MUST BE PLACED ALONG THE FRONTAGE PRIOR TO THE RIGHT TURN ON THE INSIDE APPROACH LANE TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
27. STREET LIGHTING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MISSOURI CITY INFRASTRUCTURE DESIGN MANUAL, CHAPTER 4 STREET LIGHTING AND OVERHEAD UTILITIES. THE INSTALLATION, OPERATION, AND MAINTENANCE OF ORNAMENTAL STREET LIGHTS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MISSOURI CITY, EXCEPT AS PROVIDED THEREIN.
28. 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 SIENNA PLANTATION COMMUNITY ASSOCIATION, INC. (S.P.C.A.I.)
29. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES WITHIN THE SECTIONS IS VESTED IN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES ALONG BOULEVARDS AND MAJOR THOROUGHFARES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5.
30. THIS PLAT IS SUBORDINATED BY:
    CHERIE HARPER, BANKING OFFICER, 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.
31. THIS PLAT LIES WITHIN LIGHTING ZONE 2.
32. THIS PLAT IS SUBJECT TO OVER AND ACROSS EASEMENTS AS SET FORTH BY THE RESTRICTED COVENANTS RECORDED UNDER FILE NO. 2015009259, F.B.C.O.R.
33. ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED PURSUANT TO A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
34. 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.

N

60 30 0 60
SCALE: 1"=60'

LEGEND

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



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 80°33'20" E	80.00'
L2	S 09°26'40" E	5.78'
L3	S 02°06'41" E	34.10'
L4	S 35°58'21" E	98.35'
L5	S 36°07'18" E	60.00'
L6	S 72°52'48" E	50.00'
L7	N 16°10'43" E	1.42'
L8	S 73°49'17" E	50.00'
L9	S 74°38'01" E	10.00'
L10	S 15°21'59" W	60.00'
L11	N 64°26'40" W	50.00'
L12	N 25°33'20" E	1.73'
L13	N 45°52'03" W	50.00'
L14	N 44°07'57" E	4.22'
L15	S 65°59'42" W	7.50'
L16	N 24°00'18" W	50.00'
L17	N 16°46'39" W	45.63'
L18	N 09°26'40" W	5.78'
L19	N 65°59'42" E	57.90'
L20	S 54°01'39" W	55.08'
L21	N 44°07'57" E	56.40'
L22	N 25°33'20" E	55.12'
L23	S 17°29'15" W	55.81'
L24	S 16°10'43" W	55.71'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	300.00'	7°19'59"	38.40'	S 05°46'40" E	38.37'
C2	300.00'	9°41'45"	50.77'	S 06°57'33" E	50.71'
C3	1170.00'	24°09'55"	493.46'	S 23°53'23" E	489.81'
C4	25.00'	90°00'00"	39.27'	S 80°58'21" E	35.36'
C5	25.00'	90°48'55"	39.63'	S 08°37'12" W	35.61'
C6	1570.00'	34°03'14"	933.13'	S 53°48'53" E	919.46'
C7	25.00'	91°40'15"	40.00'	N 63°19'23" E	35.87'
C8	25.00'	92°02'18"	40.16'	S 28°31'54" E	35.98'
C9	1570.00'	0°04'58"	2.27'	S 74°35'32" E	2.27'
C10	25.00'	89°11'16"	38.92'	N 60°46'21" E	35.10'
C11	25.00'	90°48'44"	39.62'	S 29°13'39" E	35.61'
C12	1630.00'	9°27'03"	268.86'	N 69°54'30" W	268.56'
C13	25.00'	89°15'42"	38.95'	S 70°11'11" W	35.13'
C14	25.00'	87°16'31"	38.08'	N 18°04'56" W	34.50'
C15	1630.00'	16°32'06"	470.40'	N 53°27'09" W	468.77'
C16	25.00'	90°40'57"	39.57'	S 89°28'26" W	35.57'
C17	25.00'	85°51'07"	37.46'	N 01°12'24" E	34.05'
C18	1630.00'	5°44'49"	163.49'	N 38°50'45" W	163.43'
C19	1230.00'	5°23'27"	115.73'	N 33°16'37" W	115.69'
C20	25.00'	83°25'24"	36.40'	N 72°17'36" W	33.27'
C21	25.00'	91°59'50"	40.14'	N 19°59'47" E	35.97'
C22	1230.00'	14°47'10"	317.42'	N 18°36'32" W	316.54'
C23	300.00'	5°33'42"	29.12'	N 13°59'48" W	29.11'
C24	300.00'	7°19'59"	38.40'	N 13°06'40" W	38.37'
C25	1200.00'	26°31'41"	555.60'	S 22°42'30" E	550.65'
C26	1600.00'	38°39'41"	1079.63'	S 55°18'11" E	1059.26'

PRELIMINARY PLAT OF

HERITAGE PARK DRIVE PHASE 1 STREET DEDICATION

A SUBDIVISION OF 3.269 ACRES OF LAND SITUATED IN THE DAVID FITZGERALD LEAGUE, ABSTRACT 25, FORT BEND COUNTY, TEXAS.

0 LOTS 0 RESERVES 0 BLOCKS

JUNE 4, 2019 JOB NO. 1416-1702

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

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HERITAGE PARK DRIVE PHASE 1 STREET DEDICATION
LJA JOB No. 1416-1702AP

LAST SAVE: 6/20/2019 10:33 AM BY: ADAM GARCIA — PLOT DATE: 6/20/2019 11:49 AM BY: ADAM GARCIA
PATH\NAME: I:\PROJDSK1\PLATTING\1416\PLATS\HERITAGE PARK DRIVE STD.DWG
MYLAR CHECK: SURVEY _____ PLATTING MGR. _____

missouri CITY
TEXAS
the show me city

PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	July 10, 2019
AGENDA ITEM SUBJECT:	Preliminary Plat of Sienna Plantation Section 18
AGENDA ITEM NUMBER:	6.A.(3)
PROJECT PLANNER:	**Thomas K. White Jr.,** Planner II
APPROVAL:	**Otis T. Spriggs, AICP,** Director, Development Services **Shashi K. Kumar, P.E., CFM,** City Engineer/Public Works Director

---

PERMIT NUMBER:	PLAT1900153
PROPERTY ID:	0031-00-000-3036-907
LOCATION:	West of Sienna Parkway, east of the Brazos River

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. All conditions placed on the approval of the Conceptual Plan must be approved or information provided as requested.

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

   c. The 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).

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

   e. Building lines shall be labeled in accordance with Section 2.D(17).

   f. Please correct project location arrow on vicinity map on pages 2 and 3.

   g. Please ensure that the street name Windmill Ridge Court is clearly visible.

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

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

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

   b. A temporary benchmark (TBM) shall be set **in** the subdivision in accordance with Section 2.D(15). The basis of control for the TBM shall also be indicated.

   c. Prior to final plat approval, capacity letters from Sienna Plantation MUD No. 6 indicating sewer and water capacity is required to be submitted.

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

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

f. A one-foot-wide reserve must be established within the street right-of-way to form a buffer strip, dedicated to the public between the public street right-of-way and the adjacent unsubdivided acreage where any public street is established and forms a stub street into adjacent acreage in accordance with Section 82-162 of the City's Subdivision Ordinance.

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. Please correct or remove plat note 23 which states that the plat is within the city of Missouri City and within its ETJ, extraterritorial jurisdiction. Plat note 6 indicates that the plat is wholly within the city's ETJ.

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

None

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

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

APPLICATION FOR PLAT APPROVAL

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

Date of Application:

1. Name of plat:	Sienna Section 18
2. Name of conceptual plan that encompasses this plat (if applicable):	Sienna Plantation 2E
3. Type of use (Circle one or more):	Multifamily Residential Commercial Industrial Planned Development Single Family Residential Specific Use Permit Other (Explain):
4. Landowner's name (If company or corporation, list chief officer):	Toll GTIS Property Owner, LLC (Jimmie Jenkins) / Sienna Plantation L.I.D. (Ken Beckman)
Mailing Address:	10110 W. Sam Houston Pkwy N, Suite 250 - Houston, Texas 77064 / 202 Century Square Blvd. - Sugar Land, Texas 77478
Phone No.:	(281) 894-8655 / (281) 500-6050
Email:	
5. Applicant's name (Engineer, Planner, Architect, Etc.):	LJA Engineering, Inc. (Marie Escue)
Mailing Address:	1904 W. Grand Pkwy 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 ETJ
7. Is plat located inside the City's ETJ? (Circle One):	YES NO
8. Total acreage:	33.335
9. Estimated # of Sections:	1 Blocks: 3 Reserves: 9
10. Estimated # of residential lots/dwelling units:	92
11. Land distribution (in acres) - *Must total acreage indicated in Line 8 above*:	Private Streets: ____ Public Streets: 5.814 Residential Lots: 19.263 Lakes/Ponds (non-recreational): ____ Irrigation/Drainage Canals: ____ Recreational Uses: ____ Utility Easements: ____ Public Parkland: ____ Other (explain): Reserves (acres): 8.258
12. Residential lot dimensions:	Average: 145'x60' Smallest: 128'x60'
13. Lot area:	Non cul-de-sac: 8,700sqft. 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: 145' Cul-de-sac
17. Block Length:	Average: 600' Longest: ____ Shortest: 265'
18. Type of Streets (Circle One):	Public Private Combination Public/Private
19. Type of Water System (Circle One):	Public Individual Water Wells Other (attach explanation)
20. Type of Sanitary System (Circle One):	Public Individual Septic Tanks Other (attach explanation)
21. Municipal Utility District:	Sienna Plantation Municipal Utility District No. 6

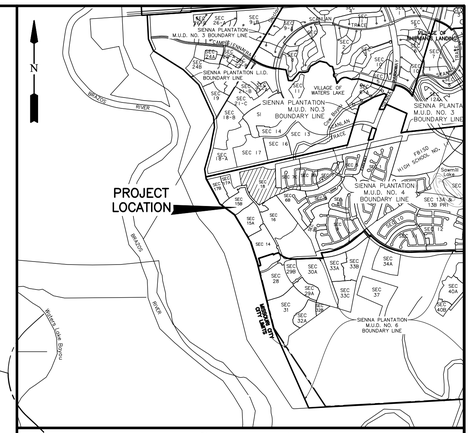
LEGEND

B.L.	INDICATES BUILDING LINE
U.E.	INDICATES UTILITY EASEMENT
D.E.	INDICATES DRAINAGE EASEMENT
W.L.E.	INDICATES WATER LINE EASEMENT
S.S.E.	INDICATES SANITARY SEWER EASEMENT
STM.S.E.	INDICATES STORM SEWER EASEMENT
F.B.C.P.R.	INDICATES FORT BEND COUNTY PLAT RECORDS
F.B.C.O.P.R.	INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
	INDICATES STREET NAME CHANGE
F.N.	INDICATES FILE NUMBER
E.E.	INDICATES ELECTRICAL EASEMENT
M.U.D.	MUNICIPAL UTILITY DISTRICT

N

60 30 0 60

SCALE: 1"=60'



VICINITY MAP
SCALE: 1"=2,000'

KEY MAP NO. 650T

PRELIMINARY PLAT

SIENNA SECTION 18

A SUBDIVISION OF 33.334 ACRES OF LAND SITUATED IN THE
DAVID FITZGERALD LEAGUE, ABSTRACT 25
FORT BEND COUNTY, TEXAS.

92 LOTS 9 RESERVES (8.258 ACRES) 3 BLOCKS

JUNE 18, 2019 JOB NO. 1414–1518P

OWNERS:

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

SURVEYORS:

GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
13940 S. GESSNER RD • MISSOURI CITY, TX 77489
PHONE: 281-499-4539 • www.gbisurvey.com
TBPLS FIRM # 10130300

ENGINEER:

LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

SHEET 2 OF 3

LAST SAVED: 6/18/2019 3:17 PM BY: ADAM GARCIA – PLOT DATE: 6/20/2019 8:26 AM BY: ADAM GARCIA
PATHNAME: J:\PROJECTS\PLATTING\1414\FIRD\1\SIENNA SECTION 18.DWG

MYLAR CHECK: SURVEY _____ PLATTING MGR. _____

SIENNA SECTION 18
LJA JOB No. 1414–1518P

PRELIMINARY PLAT

SIENNA SECTION 18

A SUBDIVISION OF 33.334 ACRES OF LAND SITUATED IN THE DAVID FITZGERALD LEAGUE, ABSTRACT 25 FORT BEND COUNTY, TEXAS.

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FRN-F-1386

SHEET 3 OF 3

LAST SAVED: 6/18/2019 3:17 PM BY: ADAM GARCIA – PLOT DATE: 6/20/2019 8:36 AM BY: ADAM GARCIA

DATA NAME: J:\PROJECTS\LJA TITLE\1414-1518P\SIENNA SECTION 18.DWG

MYLAR CHECK: SURVEY _____ PLATTING MGR. _____

SIENNA SECTION 18

LJA JOB No. 1414–1518P

missouri CITY
TEXAS
the show me city

PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	July 10, 2019
AGENDA ITEM SUBJECT:	Preliminary Plat of Sunandas Performing Arts
AGENDA ITEM NUMBER:	6.A.(4)
PROJECT PLANNER:	**Gretchen M. Pyle,** Interim Planning Specialist
APPROVAL:	**Otis T. Spriggs, AICP,** Director, Development Services **Shashi K. Kumar, P.E., CFM,** City Engineer/Public Works Director

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PERMIT NUMBER:	Plat1900155
PROPERTY ID:	0064-00-000-2900-907 / 0064-00-000-2905-907 / 0064-00-000-2910-907
LOCATION:	3611 Fifth Street

ZONING DISTRICT DESIGNATION: LC-3, retail district

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: None

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 vicinity map must show sufficient detail to a distance of not less than one-half mile in accordance with Section 2.D(9). **Correct the spelling of Rothwell, show and label Independence Boulevard, the city's limits, and add "site" under subject.**

   b. The boundaries of plat shall be indicated by heavy lines. All lines outside of the plat boundary shall be drawn as dashed lines in accordance with Section 2.D (10). **Outline the entire boundary of the property with heavy lines.**

   c. 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). **Identify all properties within 200 feet including along the north side of Fifth Street.**

   d. Building lines shall be labeled in accordance with Section 2.D (17). **Label the front building line on Fifth Street.**

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

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

   b. A preliminary drainage plan with calculations must be provided in accordance with Section 2.D(18). **Onsite detention may be required for increased impervious areas based upon the review of the drainage plan.**

   c. A preliminary utility plan with calculations must be provided in accordance with Section 2.D(19).

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

   e. Prior to final plat approval, payment of the Northeast Oyster Creek impact fee will be due. Please discuss with Engineering Division the amount for the payment.

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. Please remove plat note #1 referencing compliance with the City of Houston's Chapter 42 regulations.

   b. Please remove plat note #3 where in conflict with the City of Missouri City's Public Infrastructure Design Manual.

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

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

   None.

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

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

APPLICATION FOR PLAT APPROVAL

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

1.	**Name of plat:** SUNANDAS PERFORMING ARTS
2.	**Name of preliminary plat that encompasses this plat** (if applicable):
3.	**Type of plat** (Circle one or more): Multifamily Residential Commercial Industrial Planned Development Single Family Residential Specific Use Permit Other (Explain):
4.	**Landowner's name** (If company or corporation, list chief officer): SUNANDA NAIR
	Mailing Address: 3611 5TH STREET, STAFFORD, TEXAS 77477
	Phone No.:(504) 914 6990 Fax No.:( ) - N/A
	Email: sunandanair@aol.com
5.	**Applicant's name** (Engineer, Planner, Architect, Etc.): PRO-SURV/DONNA ECKELS
	Mailing Address: PO BOX 1366, FRIENDSWOOD, TX 77549
	Phone No.:(281) 996 1113 Fax No.:(281) 996 - 0112
	Email: donna@prosurv.net
6.	**Is plat located inside the City limits or City's ETJ?** (Circle One): CITY LIMITS ETJ
20.	**Land distribution** (in acres) Private Streets: _____ Public Streets: _____ Residential Lots: _____ Lakes/Ponds (non-recreational):_____ Irrigation/Drainage Canals:_____ Recreational Uses:_____ Utility Easements: _____ Public Parkland: _____ Other (explain): COMMERCIAL (acres): 0.7263 ***TOTAL ACREAGE:*** 0.7263
7.	**Number of sections:** _____ **Blocks:** 1 **Reserves:** 1
8.	**Number of residential lots/dwelling units:** 0
9.	**Average lot area:** _____ **Typical lot area:** _____
10.	**Block Length:** **Average:** _____ **Longest:** _____ **Shortest:** _____
11.	**Type of Streets** (Circle One): Public Private Combination Public/Private
12.	**Type of Water System** (Circle One): Public Individual Water Wells Other (attach explanation)
13.	**Type of Sanitary System** (Circle One): Public Individual Septic Tanks Other (attach explanation)
14.	**Municipal Utility District:** N/A

STATE OF TEXAS
COUNTY OF HARRIS

WE, SUNANDAS PERFORMING ARTS (TEXAS), INC., ACTING BY AND THROUGH SUNANDA NAIR, DIRECTOR, OWNER, HEREINAFTER REFERRED TO AS OWNERS OF THE 0.7263 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF SUNANDAS PERFORMING ARTS, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY TO 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, MY HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

I 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.

I, MY SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM DAMAGE, OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATIONS OR EXACTIONS MADE HEREIN.

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

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

IN TESTIMONY WHEREOF, SUNANDAS PERFORMING ARTS (TEXAS), INC HAS CAUSED THESE PRESENTS TO BE SIGNED BY SUNANDA NAIR, DIRECTOR , THEREUNTO AUTHORIZED, THIS _____DAY OF_____,2019.

SUNANDAS PERFORMING ARTS (TEXAS), INC

_____
SUNANDA NAIR, DIRECTOR

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SUNANDA NAIR, DIRECTOR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT ONE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED AS THE ACT AND DEED OF SAID CORPORATION.

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

_____
Notary Public in and for the State of Texas

NAME_____

MY COMMISSION EXPIRES:_____

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF SUNANDAS PERFORMING ARTS 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-MARSHALL
CHAIRMAN

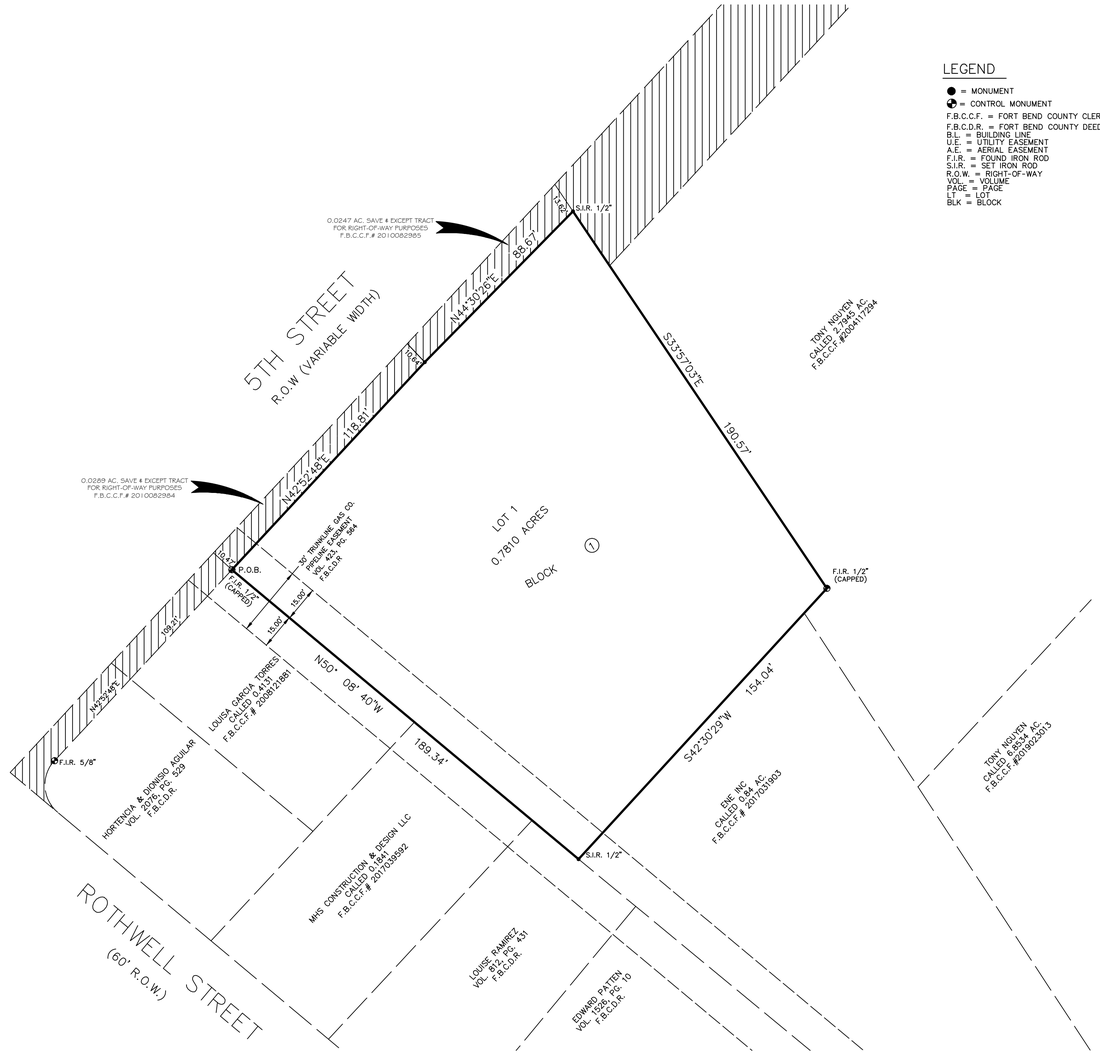
BY: _____
TIMOTHY R. HANEY
VICE CHAIRMAN

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 _____, AT _____ O'CLOCK __M., IN PLAT NUMBER _____OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.

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

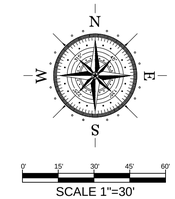
_____
LAURA RICHARD
COUNTY CLERK FORT BEND COUNTY, TEXAS

BY:_____
DEPUTY

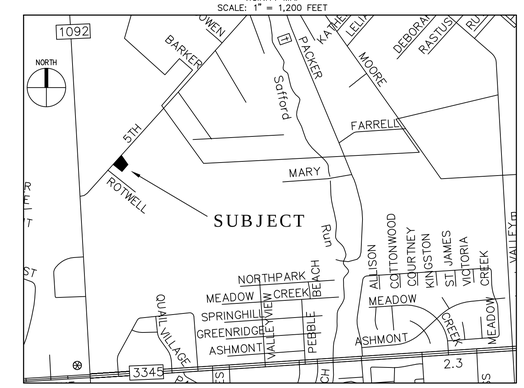


LEGEND

● = MONUMENT
✤ = CONTROL MONUMENT
F.B.C.C.F. = FORT BEND COUNTY CLERKS FILE
F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS
B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT
A.E. = AERIAL EASEMENT
F.I.R. = FOUND IRON ROD
S.I.R. = SET IRON ROD
R.O.W. = RIGHT-OF-WAY
VOL. = VOLUME
PAGE = PAGE
LT = LOT
BLK = BLOCK



VICINITY MAP
SCALE: 1" = 1,200 FEET



GENERAL NOTES:

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

2: SURFACE COORDINATES SHOWN HEREON ARE BASED ON TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83); AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: 0.99988247075 AS NEEDED.

3: ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOOD FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE THEM WITH NEW FENCING

4: THERE ARE EXISTING PIPELINE EASEMENTS WITHIN THE BOUNDARIES OF THE SUBDIVISION.

5: SLAB ELEVATIONS SHALL MEET THE STANDARDS ESTABLISHED BY FEMA AND SHALL MEET ALL APPLICABLE CITY REQUIREMENTS, INCLUDING CHAPTER 46, CITY INFRASTRUCTURE CODE AND SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 3.C.(11) OF THE ADMINISTRATIVE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (JUNE 2014). ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48157C 0285 L, WITH THE EFFECTIVE DATE OF 04/02/2014, THE PROPERTY IS LOCATED WITHIN FLOOD ZONE "X", ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOOD PLAT STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED

6: THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACES.

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

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

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

10: 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.

11: 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.

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

13: 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.

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

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

I, TOBY PAUL COUCHMAN, AM AUTHORIZED (OR 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 PIPES OR RODS 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

_____
TOBY PAUL. COUCHMAN, RPLS
TEXAS REGISTRATION NO. 5565

I, TOBY P. COUCHMAN, DO HEREBY CERTIFY THAT ALL EXISTING ENCUMBRANCES, SUCH AS VARIOUS TYPES OF EASEMENTS BOTH PUBLIC AND PRIVATE, FEE STRIPS AND ALL SIGNIFICANT TOPOGRAPHICAL FEATURES WHICH WOULD AFFECT THE PHYSICAL DEVELOPMENT OF THE PROPERTY ILLUSTRATED ON THIS PLAT ARE ACCURATELY IDENTIFIED AND LOCATED AND FURTHER CERTIFY THAT THIS PLAT REPRESENTS ALL OF THE CONTIGUOUS LAND WHICH THE OWNER OWNS OR HAS A LEGAL INTEREST IN.

_____
TOBY PAUL COUCHMAN, RPLS
TEXAS REGISTRATION NO. 5565

PURPOSE OF DOCUMENT: PLAT REVIEW
SURVEYOR OF RECORD: TOBY PAUL COUCHMAN
REGISTRATION #5565
RELEASE DATE: 06/20/2019
"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEW OR RELIED UPON AS A FINAL SURVEY DOCUMENT"

METES & BOUNDS

BEGINNING AT A CAPPED, (PRECISION), IRON ROD SET ON THE EAST RIGHT-OF-WAY LINE OF 5TH STREET FOR THE SOUTHEAST CORNER OF SAID 0.0289 ACRE SAVE AND EXCEPT TRACT, SAME BEING THE NORTHWEST CORNER OF THE REMAINDER OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO FRANK FISHER, JR. BY INSTRUMENT RECORDED IN VOLUME 500, PAGE 252, OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, SAME BEING THE SOUTHWEST CORNER OF THE REMAINDER OF SAID 0.43 ACRE TRACT, SAME BEING THE WEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, N 42°52'48" E, WITH THE EAST RIGHT-OF-WAY LINE OF 5TH STREET, SAME BEING THE COMMON LINE OF SAID 0.0289 ACRE SAVE AND EXCEPT TRACT, A DISTANCE OF 118.81 FEET TO A CALCULATED POINT FOR AN ANGLE POINT IN THE EAST RIGHT-OFWAYLINE OF 5TH STREET, SAME BEING THE EAST CORNER OF SAID 0.0289 ACRE SAVE AND EXCEPT TRACT, SAME BEING THE SOUTH CORNER OF SAID 0.0247 ACRE SAVE AND EXCEPT TRACT, SAME BEING A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 44°30'26" E, WITH THE EAST RIGHT-OF-WAY LINE OF 5TH STREET, SAME BEING THE COMMON LINE OF SAID 0.0247 ACRE SAVE AND EXCEPT TRACT, A DISTANCE OF 88.67 FEET TO A CALCULATED POINT FOR THE WEST CORNER OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO THE CITY OF MISSOURI CITY BY INSTRUMENT RECORDED IN DOCUMENT CF NO. 9639383 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, SAME BEING THE NORTHWEST CORNER OF THE REMAINDER OF SAID 0.2019 ACRE TRACT, SAME BEING THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 33°57'03" E, IN PART WITH THE COMMON LINE OF SAID CITY OF MISSOURI CITY TRACT AND THE COMMON LINE OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO THE TONY NGUYEN BY INSTRUMENT RECORDED IN DOCUMENT CF NO. 2004117294 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, A DISTANCE OF 190.57 FEET TO A CALCULATED POINT FOR THE NORTHEAST CORNER OF THE REMAINDER OF SAID 0.50 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 42°30'29" W, IN PART WITH THE COMMON LINE OF THE REMAINDER OF SAID 0.50 ACRE TRACT AND THE COMMON LINE OF SAID 0.43 ACRE TRACT, SAME BEING THE COMMON LINE OF THAT CERTAIN CALLED 0.840 ACRE TRACT OF LAND AS CONVEYED TO THE JOSE RAMON EUSEDA BY INSTRUMENT RECORDED IN DOCUMENT CF NO. 2016013639 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, A DISTANCE OF 154.04 FEET TO A 5/8" IRON ROD FOUND ON THE COMMON LINE OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO LOUISE RAMIREZ BY INSTRUMENT RECORDED IN VOLUME 812, PAGE 431, OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, FOR THE WEST CORNER OF SAID 0.840 ACRE TRACT, SAME BEING THE SOUTH CORNER OF SAID 0.43 ACRE TRACT, SAME BEING THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 50°08'40" W, IN PART WITH THE COMMON LINE OF SAID RAMIREZ TRACT, SAME BEING THE COMMON LINE OF SAID 0.43 ACRE TRACT, PASS AT A DISTANCE OF 25.88 FEET A CAPPED IRON ROD FOUND FOR THE NORTH CORNER OF SAID RAMIREZ TRACT, SAME BEING THE EAST CORNER OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO THE PATTI AND GARY HANCOCK BY INSTRUMENT RECORDED IN DOCUMENT CF NO. 2002113317 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, PASS AT A DISTANCE OF 90.23 FEET A CAPPED IRON ROD FOUND FOR THE NORTH CORNER OF SAID HANCOCK TRACT, SAME BEING THE EAST CORNER OF THE REMAINDER OF SAID FISHER TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 189.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.7810 ACRES OF LAND, (34,019 SQUARE FEET), MORE OR LESS.

SUNANDAS PERFORMING ARTS

A SUBDIVISION CONTAINING 0.7810 ACRES OF LAND, (34,019 SQUARE FEET),SITUATED IN THE WILLIAM T. NEAL ONE-QUARTER, (1/4), LEAGUE, ABSTRACT NUMBER 64, FORT BEND COUNTY

1 LOT 1 BLOCK

JUNE 2019

PRO-SURV
SURVEYING & MAPPING SERVICES
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OWNER
SUNANDAS PERFORMING ARTS
(TEXAS), INC.
3611 5TH STREET
STAFFORD, TEXAS 77477
504-914-6990

missouri CITY
TEXAS
the show me city

PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	July 10, 2019
AGENDA ITEM SUBJECT:	Final Plat of Sienna Village of Destrehan 6B
AGENDA ITEM NUMBER:	6.A.(5)
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:	PLAT1900149
PROPERTY ID:	Various; application tied to 0025-00-000-1945-907
LOCATION:	South and west of the intersection of Sienna Parkway and Scanlan Trace, east of the Brazos River

ZONING DISTRICT DESIGNATION: ETJ, Extraterritorial Jurisdiction

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

RECOMMENDED ACTION:

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

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

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

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

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

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

    a. 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).

    b. The total number of **acres, lots, blocks, AND reserves** shall be indicated in accordance with Section 2.D(3). **The total number of lots indicated on both the preliminary plat and final plat applications do not match the total listed and shown on the subject plat.**

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

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

    b. Please provide a no objection letter from the Fort Bend County Engineering Department.

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 final plat:

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

    None

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

    None

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

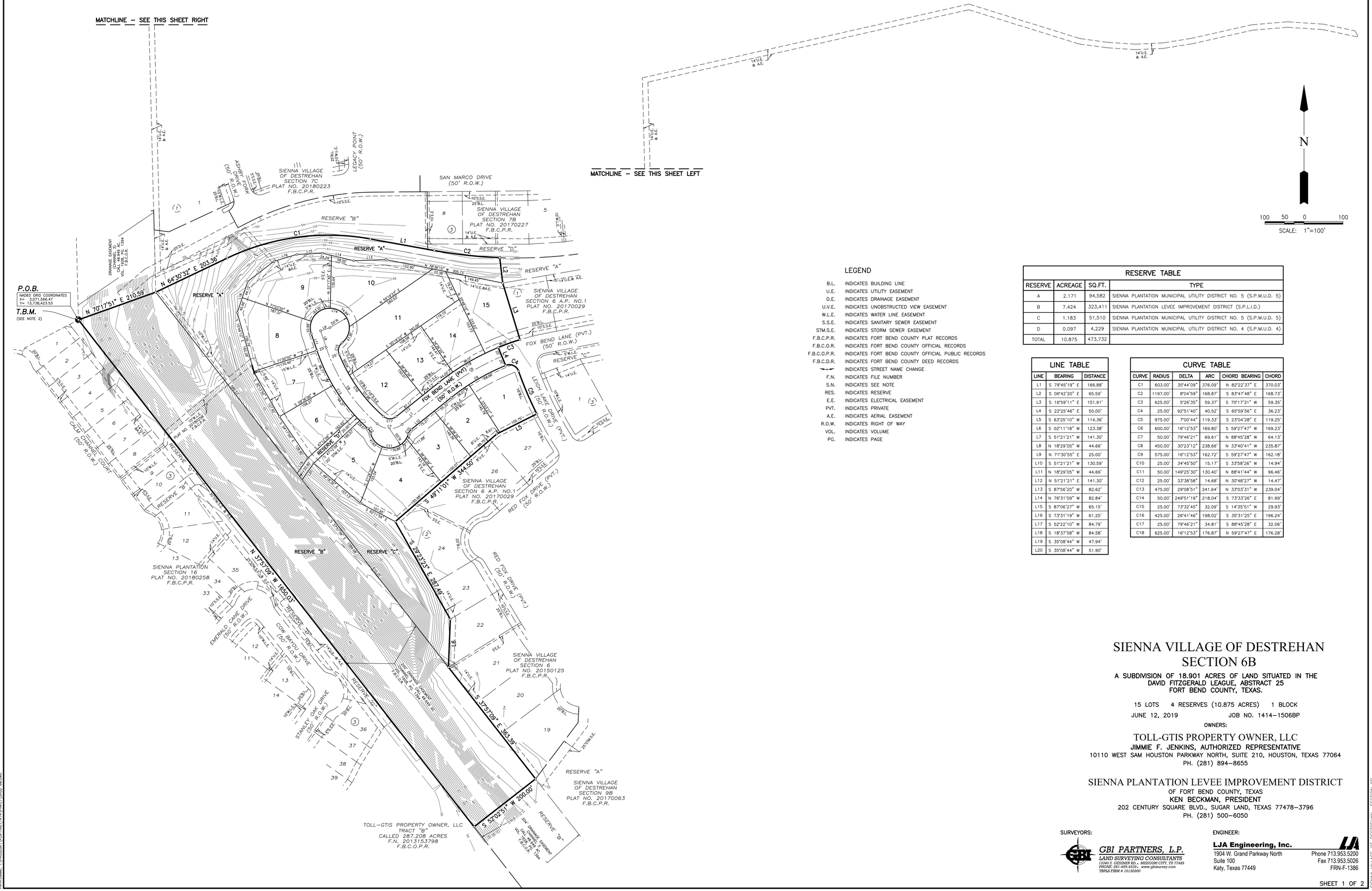
DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division
1522 Texas Parkway
Missouri City, Texas 77489
281-403-8600 (Office) ■ 281-208-5551 (Fax)
www.missouricitytx.gov

APPLICATION FOR PLAT APPROVAL

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

Date of Application:

1. Name of plat:	Sienna Village of Destrehan Section 6B
2. Name of preliminary plat that encompasses this plat (if applicable):	Sienna Village of Destrehan
3. Type of plat (Circle one or more):	Multifamily Residential Commercial Industrial Planned Development Single Family Residential Specific Use Permit Other (Explain):
4. Landowner's name (If company or corporation, list chief officer):	Toll GTIS Property Owner, LLC (Jimmie Jenkins) / Sienna Plantation L.I.D. (Ken Beckman)
Mailing Address:	10110 W. Sam Houston Pkwy N, Suite 250 - Houston, Texas 77064 / 202 Century Square Blvd. - Sugar Land, Texas 77478
Phone No.:	(281) 894-8655 / (281) 500-6050 Fax No.:( ) -
Email:	
5. Applicant's name (Engineer, Planner, Architect, Etc.):	LJA Engineering, Inc. (Marie Escue)
Mailing Address:	1904 W. Grand Pkwy N, Suite 100 - Katy, Texas 77449
Phone No.:	(713) 953-5173 Fax No.:( ) -
Email:	lchapa@lja.com
6. Is plat located inside the City limits? (Circle One):	YES NO
7. Is plat located inside the City's ETJ? (Circle One):	YES NO
8. Total acreage:	18.901
9. Number of sections:	1 Blocks: 1 Reserves: 4
10. Number of residential lots/dwelling units:	11
11. Land distribution (in acres) - *Must total acreage indicated in Line 8 above*:	Private Streets: _____ Public Streets: 0.946 Residential Lots: 7.080 Lakes/Ponds (non-recreational): _____ Irrigation/Drainage Canals: _____ Recreational Uses: _____ Utility Easements: _____ Public Parkland: _____ Other (explain): Landscape/Open/Drainage (acres): 10.875
12. Average lot area:	
13. Typical lot area:	
14. Block Length:	Average: 200' Longest: 299' Shortest: 196'
15. Type of Streets (Circle One):	Public Private Combination Public/Private
16. Type of Water System (Circle One):	Public Individual Water Wells Other (attach explanation)
17. Type of Sanitary System (Circle One):	Public Individual Septic Tanks Other (attach explanation)
18. Municipal Utility District:	Sienna Plantation Municipal Utility District No. 4



LEGEND

B.L.	INDICATES BUILDING LINE
U.E.	INDICATES UTILITY EASEMENT
D.E.	INDICATES DRAINAGE EASEMENT
U.V.E.	INDICATES UNOBSTRUCTED VIEW EASEMENT
W.L.E.	INDICATES WATER LINE EASEMENT
S.S.E.	INDICATES SANITARY SEWER EASEMENT
STM.S.E.	INDICATES STORM SEWER EASEMENT
F.B.C.P.R.	INDICATES FORT BEND COUNTY PLAT RECORDS
F.B.C.O.R.	INDICATES FORT BEND COUNTY OFFICIAL RECORDS
F.B.C.O.P.R.	INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
F.B.C.D.R.	INDICATES FORT BEND COUNTY DEED RECORDS
	INDICATES STREET NAME CHANGE
F.N.	INDICATES FILE NUMBER
S.N.	INDICATES SEE NOTE
RES.	INDICATES RESERVE
E.E.	INDICATES ELECTRICAL EASEMENT
PVT.	INDICATES PRIVATE
A.E.	INDICATES AERIAL EASEMENT
R.O.W.	INDICATES RIGHT OF WAY
VOL.	INDICATES VOLUME
PG.	INDICATES PAGE

RESERVE TABLE

RESERVE	ACREAGE	SQ.FT.	TYPE
A	2.171	94,582	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5 (S.P.M.U.D. 5)
B	7.424	323,411	SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT (S.P.L.I.D.)
C	1.183	51,510	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5 (S.P.M.U.D. 5)
D	0.097	4,229	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4 (S.P.M.U.D. 4)
TOTAL	10.875	473,732	

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 79°45'19" E	166.88'
L2	S 06°42'20" E	65.59'
L3	S 16°59'11" E	151.91'
L4	S 22°25'46" E	50.00'
L5	S 63°25'10" W	114.36'
L6	S 02°11'18" W	123.38'
L7	S 51°21'21" W	141.30'
L8	N 18°29'05" W	44.66'
L9	N 71°30'55" E	25.00'
L10	S 51°21'21" W	130.59'
L11	N 18°29'05" W	44.66'
L12	N 51°21'21" E	141.30'
L13	S 87°56'20" W	82.62'
L14	N 76°31'09" W	82.84'
L15	S 87°06'27" W	65.15'
L16	S 73°31'19" W	61.25'
L17	S 52°22'10" W	84.79'
L18	S 18°37'58" W	84.58'
L19	S 35°08'44" W	47.94'
L20	S 35°08'44" W	51.90'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	603.00'	35°44'09"	376.09'	N 82°22'37" E	370.03'
C2	1197.00'	8°04'59"	168.87'	S 83°47'48" E	168.73'
C3	625.00'	5°26'35"	59.37'	S 70°17'31" W	59.35'
C4	25.00'	92°51'40"	40.52'	S 65°59'56" E	36.23'
C5	975.00'	7°00'44"	119.33'	S 23°04'28" E	119.25'
C6	600.00'	16°12'53"	169.80'	S 59°27'47" W	169.23'
C7	50.00'	79°46'21"	69.61'	N 88°45'28" W	64.13'
C8	450.00'	30°23'12"	238.66'	N 33°40'41" W	235.87'
C9	575.00'	16°12'53"	162.72'	S 59°27'47" W	162.18'
C10	25.00'	34°45'50"	15.17'	S 33°58'26" W	14.94'
C11	50.00'	149°25'30"	130.40'	N 88°41'44" W	96.46'
C12	25.00'	33°38'58"	14.68'	N 30°48'27" W	14.47'
C13	475.00'	29°08'51"	241.64'	N 33°03'31" W	239.04'
C14	50.00'	249°51'19"	218.04'	S 73°33'26" E	81.99'
C15	25.00'	73°32'45"	32.09'	S 14°35'51" W	29.93'
C16	425.00'	26°41'46"	198.02'	S 35°31'25" E	196.24'
C17	25.00'	79°46'21"	34.81'	S 88°45'28" E	32.06'
C18	625.00'	16°12'53"	176.87'	N 59°27'47" E	176.28'

SIENNA VILLAGE OF DESTREHAN SECTION 6B

A SUBDIVISION OF 18.901 ACRES OF LAND SITUATED IN THE DAVID FITZGERALD LEAGUE, ABSTRACT 25 FORT BEND COUNTY, TEXAS.

15 LOTS 4 RESERVES (10.875 ACRES) 1 BLOCK

JUNE 12, 2019 JOB NO. 1414–1506BP

OWNERS:

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

SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT
OF FORT BEND COUNTY, TEXAS
KEN BECKMAN, PRESIDENT
202 CENTURY SQUARE BLVD., SUGAR LAND, TEXAS 77478–3796
PH. (281) 500–6050

SURVEYORS:

GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
13340 S. GESSNER RD. • MISSOURI CITY, TX 77489
PHONE: 281-499-4539 • www.gbisurvey.com
TBPLS FIRM # 10130500

ENGINEER:

LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

SHEET 1 OF 2

SIENNA VILLAGE OF DESTREHAN SECTION 6B
LJA JOB No. 1414-1515BP

LAST SAVED: 6/12/2019 5:09 PM BY: MARIE ESCUE – PLOT DATE: 6/19/2019 6:31 PM BY: MARIE ESCUE
PATH/NAME: I:\PROJECTS\PLATTING\1414\FNPC1\SVO 6B.DWG
MYLAR CHECK: SURVEY _____ PLATTING MGR. _____

missouri CITY
TEXAS
the show me city

PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	July 10, 2019
AGENDA ITEM SUBJECT:	Final Plat of Sienna Plantation Sec. 28
AGENDA ITEM NUMBER:	6.A.(6)
PROJECT PLANNER:	**Thomas K. White Jr.,** Planner II
APPROVAL:	**Otis T. Spriggs, AICP,** Director, Development Services for OTS **Shashi K. Kumar, P.E., CFM,** City Engineer/Public Works Director

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PERMIT NUMBER:	PLAT1900150
PROPERTY ID:	0031-00-000-3036-907
LOCATION:	South of Plantation River Parkway, east of the Brazos River and west of Heritage Park Drive

ZONING DISTRICT DESIGNATION: ETJ, Extraterritorial Jurisdiction

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

RECOMMENDED ACTION:

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

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

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

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

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

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

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

    b. 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 show all areas within 200 feet of the subject plat.**

    c. The **location, rights-of-way widths, and names** of all **existing** and **proposed public** and **private streets** within or adjacent to the subdivision for a distance of not less than 200 feet must be indicated in accordance with Section 2.D(12). **Please show entire right-of-way width of Heritage Park Drive.**

    d. Please remove "Preliminary" from title block.

    e. The street names Windsong Trail Drive and Arbor Trail Drive were not included on the submitted street name list and have not yet been approved.

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

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

    b. Please provide water and sewer capacity letters from the Sienna Plantation Municipal Utility District No. 6.

    c. Please provide a no objection letter from the Sienna Plantation Levee Improvement District.

    d. Please provide a no objection letter from the Fort Bend County Engineering Department.

    e. Please provide a finish floor elevation.

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 final plat:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division None

   None

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

   None

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

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

APPLICATION FOR PLAT APPROVAL

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

Date of Application:

1. Name of plat: Sienna Plantation Section 28	
2. Name of preliminary plat that encompasses this plat (if applicable): Sienna Plantation 2D	
3. Type of plat (Circle one or more): Multifamily Residential Commercial Industrial Planned Development Single Family Residential Specific Use Permit Other (Explain):	
4. Landowner's name (If company or corporation, list chief officer): Toll GTIS Property Owner, LLC (Jimmie Jenkins) / Sienna Plantation L.I.D. (Ken Beckman)	
Mailing Address: 10110 W. Sam Houston Pkwy N, Suite 250 - Houston, Texas 77064 / 202 Century Square Blvd. - Sugar Land, Texas 77478	
Phone No.:(281) 894-8655 / (281) 500-6050	Fax No.:( ) -
Email:	
5. Applicant's name (Engineer, Planner, Architect, Etc.): LJA Engineering, Inc. (Marie Escue)	
Mailing Address: 1904 W. Grand Pkwy N, Suite 100 - Katy, Texas 77449	
Phone No.:(713) 953-5173	Fax No.:( ) -
Email: lchapa@lja.com	
6. Is plat located inside the City limits? (Circle One): YES NO	
7. Is plat located inside the City's ETJ? (Circle One): YES NO	
8. Total acreage: 24.229	
9. Number of sections: 1 Blocks: 4 Reserves: 7	
10. Number of residential lots/dwelling units: 83	
11. Land distribution (in acres) - *Must total acreage indicated in Line 8 above*: Private Streets: _____ Public Streets: 4.944 Residential Lots: 13.673 Lakes/Ponds (non-recreational):_____ Irrigation/Drainage Canals:_____ Recreational Uses:_____ Utility Easements: _____ Public Parkland: _____ Other (explain): Landscape/Utilities/Drainage (acres): 5.612	
12. Average lot area:	
13. Typical lot area:	
14. Block Length: Average: 533' Longest: 874' Shortest: 55'	
15. Type of Streets (Circle One): Public Private Combination Public/Private	
16. Type of Water System (Circle One): Public Individual Water Wells Other (attach explanation)	
17. Type of Sanitary System (Circle One): Public Individual Septic Tanks Other (attach explanation)	
18. Municipal Utility District: Sienna Plantation Municipal Utility District No. 6	

N

100 50 0 100

SCALE: 1"=100'

RESERVE TABLE					
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE	OWNERSHIP
A	1.830	79,731	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5	
B	0.346	15,059	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5	
C	0.108	4,706	RESTRICTED TO DRAIANGE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6	
D	0.724	31,550	RESTRICTED TO DRAIANGE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6	
E	2.421	105,458	RESTRICTED TO LEVEE	SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT	
F	0.120	5,231	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.)	
G	0.063	2,763	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.)	
TOTAL	5.612	244,498			

PRELIMINARY PLAT OF

SIENNA PLANTATION SECTION 28

A SUBDIVISION OF 24.229 ACRES OF LAND SITUATED IN THE DAVID FITZGERALD LEAGUE, ABSTRACT 25, FORT BEND COUNTY, TEXAS.

83 LOTS 7 RESERVES (5.612 ACRES) 4 BLOCKS

MAY 21, 2019 JOB NO. 1416-1428P

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

SURVEYORS:

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

ENGINEER:

LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

SIENNA PLANTATION SECTION 28
LJA JOB No. 1416-1428P

LAST SAVE: 6/10/2019 4:47 PM BY: ADAM GARCIA – PLOT DATE: 6/20/2019 5:12 AM BY: ADAM GARCIA MYLAR CHECK: SURVEY _____ PLATTING MGR. _____
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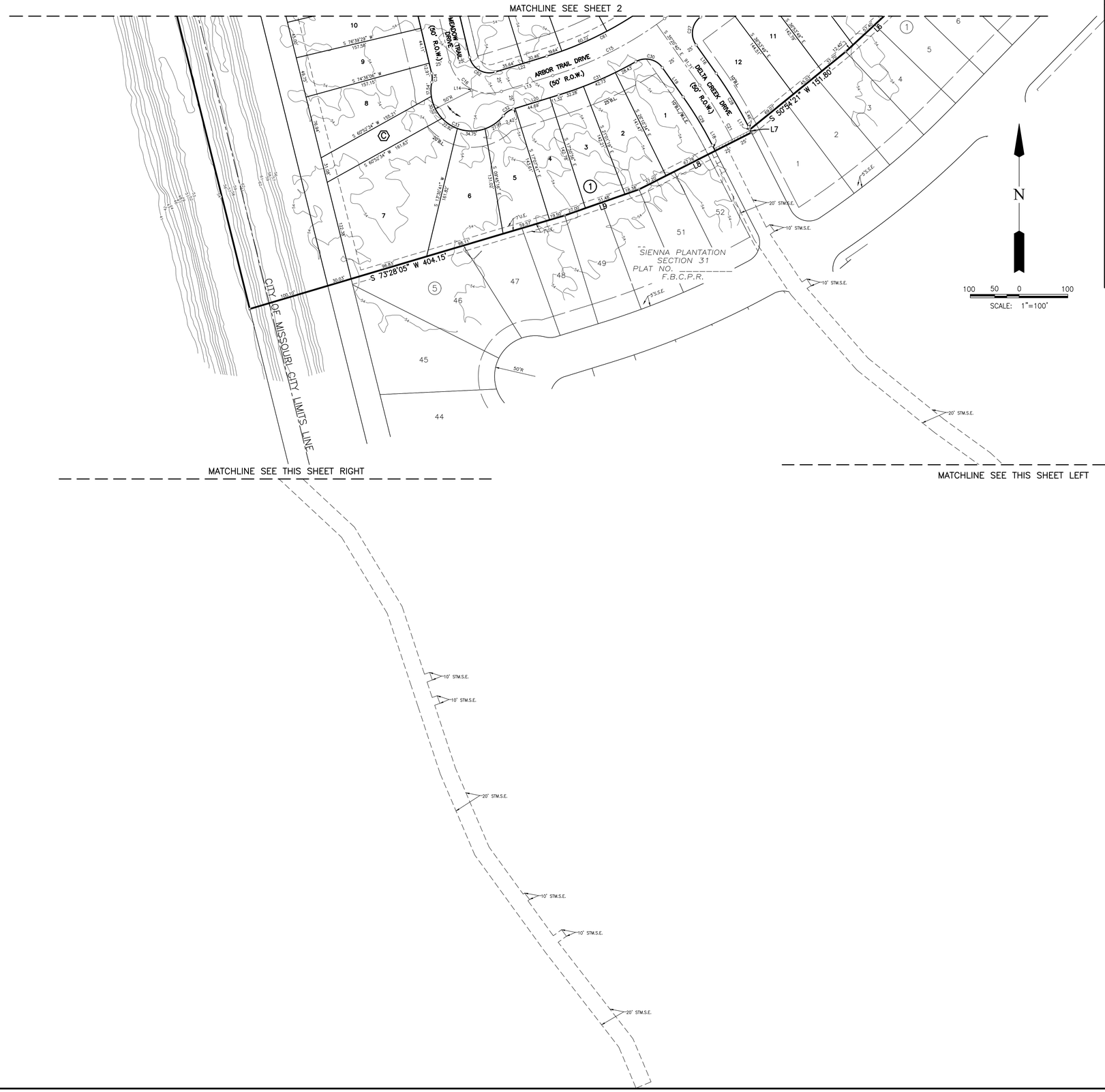

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 09°26'40" E	5.78'
L2	S 16°46'39" E	45.63'
L3	S 24°00'18" E	50.00'
L4	N 65°59'42" E	7.50'
L5	S 52°06'00" W	50.35'
L6	S 47°08'44" W	98.71'
L7	S 26°56'23" E	4.15'
L8	S 63°08'54" W	154.97'
L9	S 70°39'54" W	96.86'
L10	S 74°44'03" W	32.52'
L11	S 65°59'42" W	8.00'
L12	S 35°58'21" E	21.90'
L13	S 72°52'19" W	66.10'
L14	N 25°10'28" E	1.50'
L15	S 57°08'59" E	1.51'
L16	S 35°20'40" E	42.89'
L17	S 26°56'23" E	7.61'
L18	N 26°56'23" W	7.54'
L19	N 35°20'40" W	44.22'
L20	S 72°52'19" W	58.43'
L21	N 24°00'18" W	52.84'
L22	S 72°52'19" W	66.10'
L23	S 63°26'49" W	37.61'
L24	S 00°46'11" E	20.00'
L25	N 89°55'36" W	20.00'
L26	S 35°58'21" E	21.90'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	692.00'	21°47'06"	263.11'	261.53'	N 65°09'37" E
C2	642.00'	7°05'11"	79.40'	79.35'	N 57°48'39" E
C3	100.00'	109°12'05"	190.59'	163.03'	S 64°02'43" E
C4	300.00'	7°19'59"	38.40'	38.37'	S 13°06'40" E
C5	300.00'	5°33'42"	29.12'	29.11'	S 13°59'48" E
C6	1230.00'	14°47'10"	317.42'	316.54'	S 18°36'32" E
C7	25.00'	91°59'50"	40.14'	35.97'	S 19°59'47" W
C8	25.00'	83°25'24"	36.40'	33.27'	S 72°17'36" E
C9	1230.00'	5°23'27"	115.73'	115.69'	S 33°16'37" E
C10	1630.00'	1°55'39"	54.84'	54.84'	S 36°56'10" E
C11	450.00'	15°46'05"	123.84'	123.45'	S 58°06'40" W
C12	450.00'	24°30'25"	192.48'	191.01'	N 62°28'50" E
C13	1400.00'	11°58'03"	292.42'	291.89'	S 29°59'19" E
C14	50.00'	89°04'32"	77.73'	70.14'	N 08°33'55" E
C15	450.00'	19°46'08"	155.26'	154.50'	N 62°59'15" E
C16	50.00'	93°47'10"	81.84'	73.01'	S 60°14'06" E
C17	4000.00'	1°41'24"	117.98'	117.98'	N 14°11'13" W
C18	50.00'	79°01'33"	68.96'	63.63'	S 24°28'52" W
C19	450.00'	15°57'10"	125.29'	124.89'	N 56°01'04" E
C20	450.00'	17°22'39"	136.48'	135.96'	S 56°43'48" W
C21	500.00'	8°24'18"	73.35'	73.28'	N 31°08'31" W
C22	25.00'	94°04'36"	41.05'	36.59'	S 18°57'24" W
C23	1375.00'	8°04'29"	193.78'	193.62'	S 32°07'08" E
C24	25.00'	37°52'54"	16.53'	16.23'	S 55°05'49" E
C25	50.00'	146°42'52"	128.03'	95.81'	S 00°40'51" E
C26	25.00'	19°34'24"	8.54'	8.50'	S 62°53'23" W
C27	25.00'	88°26'51"	38.59'	34.87'	S 08°52'45" W
C28	525.00'	8°24'18"	77.01'	76.94'	S 31°08'31" E
C29	475.00'	8°24'18"	69.68'	69.62'	N 31°08'31" W
C30	25.00'	84°15'39"	36.77'	33.54'	N 77°28'30" W
C31	475.00'	12°28'38"	103.44'	103.24'	S 66°38'00" W
C32	25.00'	34°21'49"	14.99'	14.77'	S 55°41'25" W
C33	50.00'	153°13'45"	133.72'	97.28'	N 64°52'37" W
C34	25.00'	25°04'46"	10.94'	10.86'	N 00°48'08" W
C35	3975.00'	1°41'24"	117.24'	117.24'	N 14°11'13" W

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C36	25.00'	29°13'18"	12.75'	12.61'	N 29°38'33" W
C37	50.00'	149°18'12"	130.29'	96.43'	N 30°23'54" E
C38	25.00'	44°17'51"	19.33'	18.85'	N 82°54'04" E
C39	425.00'	12°42'39"	94.29'	94.09'	N 54°23'49" E
C40	475.00'	11°41'35"	96.94'	96.77'	N 53°53'17" E
C41	25.00'	83°44'22"	36.54'	33.37'	N 17°51'53" E
C42	25.00'	39°20'45"	17.17'	16.83'	N 43°40'40" W
C43	50.00'	275°17'24"	240.24'	67.37'	N 74°17'39" E
C44	25.00'	55°56'39"	24.41'	23.45'	S 03°58'02" W
C45	25.00'	90°00'00"	39.27'	35.36'	S 69°00'18" E
C46	25.00'	79°01'33"	34.48'	31.81'	N 24°28'52" E
C47	475.00'	15°57'10"	132.25'	131.83'	N 56°01'04" E
C48	425.00'	10°07'09"	75.06'	74.96'	N 53°06'03" E
C49	25.00'	97°50'05"	42.69'	37.69'	S 72°55'20" E
C50	25.00'	79°54'53"	34.87'	32.11'	S 15°57'09" W
C51	475.00'	5°40'57"	47.11'	47.09'	S 53°04'06" E
C52	425.00'	21°52'41"	162.28'	161.30'	S 61°09'58" W
C53	25.00'	93°14'19"	40.68'	36.34'	N 61°16'32" W
C54	4025.00'	0°22'33"	26.39'	26.39'	N 14°50'38" W
C55	25.00'	86°14'12"	37.63'	34.18'	N 29°46'35" E
C56	475.00'	22°40'04"	187.92'	186.70'	N 61°33'39" E
C57	425.00'	3°40'49"	27.30'	27.30'	N 52°04'02" E
C58	25.00'	97°56'28"	42.73'	37.72'	S 77°07'19" E
C59	1425.00'	7°49'16"	194.52'	194.37'	S 32°03'43" E
C60	25.00'	89°04'32"	38.87'	35.07'	S 08°33'55" W
C61	425.00'	19°46'08"	146.64'	145.91'	S 62°59'15" W
C62	25.00'	93°47'10"	40.92'	36.50'	N 60°14'06" W

LEGEND

B.L.	INDICATES BUILDING LINE
U.E.	INDICATES UTILITY EASEMENT
D.E.	INDICATES DRAINAGE EASEMENT
W.L.E.	INDICATES WATER LINE EASEMENT
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F	INDICATES RESTRICTED RESERVE "F"
G	INDICATES RESTRICTED RESERVE "G"

PRELIMINARY PLAT OF

SIENNA PLANTATION SECTION 28

A SUBDIVISION OF 24.229 ACRES OF LAND SITUATED IN THE DAVID FITZGERALD LEAGUE, ABSTRACT 25, FORT BEND COUNTY, TEXAS.

83 LOTS 7 RESERVES (5.612 ACRES) 4 BLOCKS

MAY 21, 2019 JOB NO. 1416-1428P

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

SURVEYORS:

GBI PARTNERS, L.P.

LAND SURVEYING CONSULTANTS

13340 S. GESSNER RD. • MISSOURI CITY, TX 77489

PHONE: 281-499-4539 • www.gbisurvey.com

TBPLS FIRM # 10130300

ENGINEER:

LJA Engineering, Inc.

1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449

Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

SIENNA PLANTATION SECTION 28
LJA JOB No. 1416-1428P

LAST SAVE: 6/10/2019 4:47 PM BY: ADAM GARCIA -- PLOT DATE: 6/20/2019 5:12 AM BY: ADAM GARCIA MYLAR CHECK: SURVEY _____ PLATTING MGR. _____
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PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	July 10, 2019
AGENDA ITEM SUBJECT:	Final Plat of Sienna Plantation Section 31
AGENDA ITEM NUMBER:	6.A.(7)
PROJECT PLANNER:	**Thomas K. White Jr.,** Planner II
APPROVAL:	**Otis T. Spriggs, AICP,** Director, Development Services JSH for OTS **Shashi K. Kumar, P.E., CFM,** City Engineer/Public Works Director

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PERMIT NUMBER:	PLAT1900152
PROPERTY ID:	0031-00-000-3036-907
LOCATION:	South of Plantation River Parkway, east of the Brazos River and west of Heritage Park Drive

ZONING DISTRICT DESIGNATION: ETJ, Extraterritorial Jurisdiction

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

RECOMMENDED ACTION:

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

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

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

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

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

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

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

    b. 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).

    c. 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 areas within 200 feet of the subject plat.**

    d. There are two Reserve D's shown, one along the Oak Springs Drive right-of-way and one Delta Creek Drive shown on pages 2 and 3; there is no Reserve C or E identified and an area within Block 5, between lots 38 and 39 that appears to be a reserve but not labeled as such, please revise.

    e. The acreage indicated in the owner's acknowledgement does not match the acreage in the title block or the application. Please revise.

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

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

    b. The 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).

    c. A temporary benchmark (TBM) shall be set **in** the subdivision in accordance with Section 2.D(15). The basis of control for the TBM shall also be indicated.

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

e. Please provide a no objection letter from the Fort Bend County Engineering Department.

f. Please provide a finish floor elevation.

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 final plat:

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

None

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

None

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

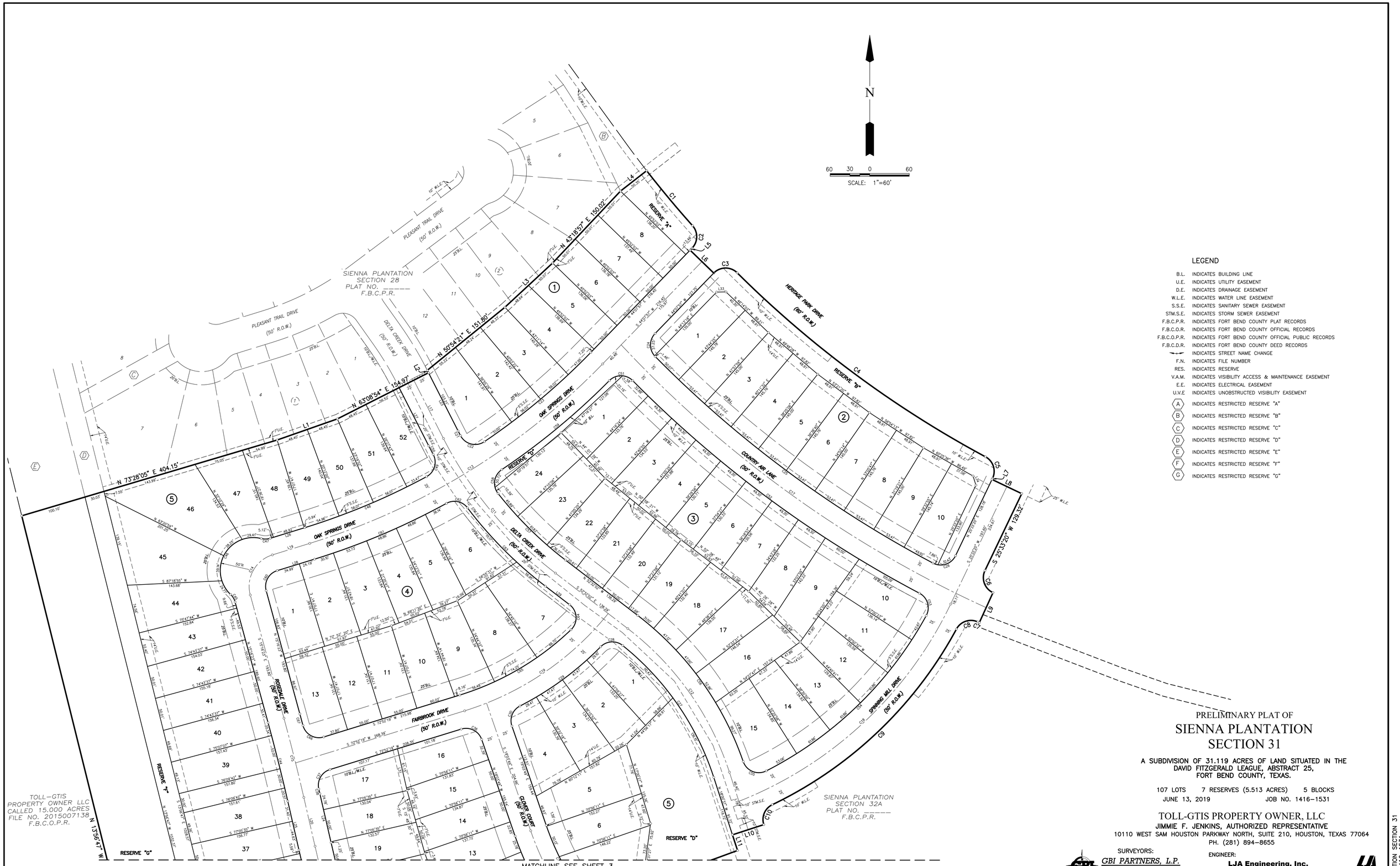
DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division
1522 Texas Parkway
Missouri City, Texas 77489
281-403-8600 (Office) ■ 281-208-5551 (Fax)
www.missouricitytx.gov

APPLICATION FOR PLAT APPROVAL

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

Date of Application:

1. Name of plat:	Sienna Plantation Section 31
2. Name of preliminary plat that encompasses this plat (if applicable):	Sienna Plantation 2D
3. Type of plat (Circle one or more):	Multifamily Residential Commercial Industrial Planned Development Single Family Residential Specific Use Permit Other (Explain):
4. Landowner's name (If company or corporation, list chief officer):	Toll GTIS Property Owner, LLC (Jimmie Jenkins) / Sienna Plantation L.I.D. (Ken Beckman)
Mailing Address:	10110 W. Sam Houston Pkwy N, Suite 250 - Houston, Texas 77064 / 202 Century Square Blvd. - Sugar Land, Texas 77478
Phone No.:	(281) 894-8655 / (281) 500-6050 Fax No.:( ) -
Email:	
5. Applicant's name (Engineer, Planner, Architect, Etc.):	LJA Engineering, Inc. (Laurie Chapa)
Mailing Address:	1904 W. Grand Pkwy N, Suite 100 - Katy, Texas 77449
Phone No.:	(713) 953-5173 Fax No.:( ) -
Email:	lchapa@lja.com
6. Is plat located inside the City limits? (Circle One):	YES NO
7. Is plat located inside the City's ETJ? (Circle One):	YES NO
8. Total acreage:	31.083
9. Number of sections:	1 Blocks: 5 Reserves: 7
10. Number of residential lots/dwelling units:	107
11. Land distribution (in acres) - *Must total acreage indicated in Line 8 above*:	Private Streets: _____ Public Streets: 5.515 Residential Lots: 20.055 Lakes/Ponds (non-recreational): _____ Irrigation/Drainage Canals: _____ Recreational Uses: _____ Utility Easements: _____ Public Parkland: _____ Other (explain): Reserve (acres): 5.513
12. Average lot area:	155' x 49'
13. Typical lot area:	130' x 49'
14. Block Length:	Average: 600' Longest: 861' Shortest: 375'
15. Type of Streets (Circle One):	Public Private Combination Public/Private
16. Type of Water System (Circle One):	Public Individual Water Wells Other (attach explanation)
17. Type of Sanitary System (Circle One):	Public Individual Septic Tanks Other (attach explanation)
18. Municipal Utility District:	Sienna Plantation Municipal Utility District No. 6



LEGEND

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(E)	INDICATES RESTRICTED RESERVE "E"
(F)	INDICATES RESTRICTED RESERVE "F"
(G)	INDICATES RESTRICTED RESERVE "G"

PRELIMINARY PLAT OF

SIENNA PLANTATION SECTION 31

A SUBDIVISION OF 31.119 ACRES OF LAND SITUATED IN THE DAVID FITZGERALD LEAGUE, ABSTRACT 25, FORT BEND COUNTY, TEXAS.

107 LOTS 7 RESERVES (5.513 ACRES) 5 BLOCKS

JUNE 13, 2019 JOB NO. 1416–1531

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

SURVEYORS:

GBI PARTNERS, L.P.

LAND SURVEYING CONSULTANTS

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TBPLS FIRM # 10130300

ENGINEER:

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Phone 713.953.5200
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FRN-F-1386

SIENNA PLANTATION SECTION 31
LJA JOB NO. 1416–1531

LAST SAVE: 6/14/2019 12:46 PM BY: ADAM GARCIA — PLOT DATE: 6/20/2019 6:56 AM BY: ADAM GARCIA
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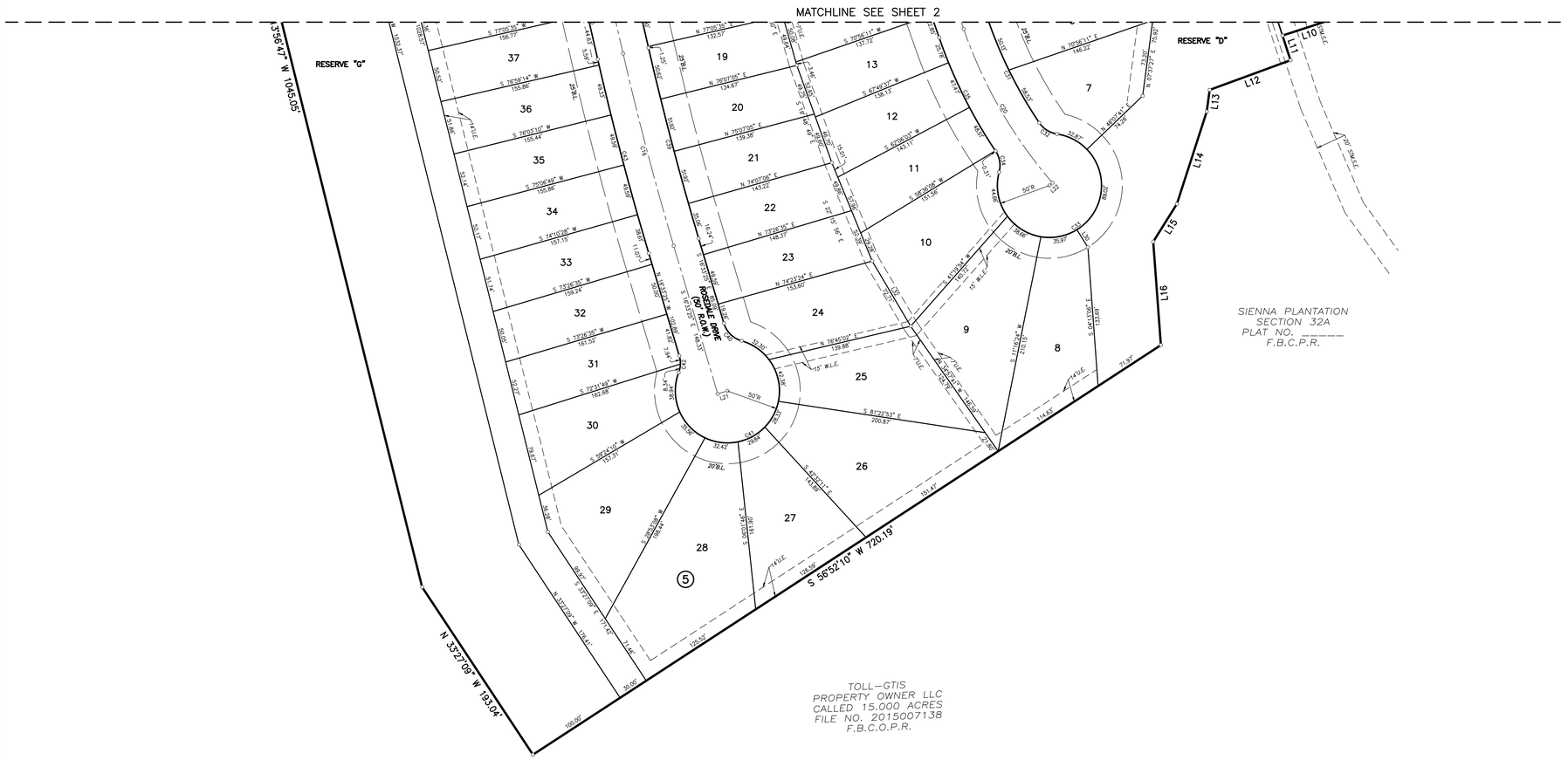

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60 30 0 60

SCALE: 1"=60'

LEGEND

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D.E.	INDICATES DRAINAGE EASEMENT
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(E)	INDICATES RESTRICTED RESERVE "E"
(F)	INDICATES RESTRICTED RESERVE "F"
(G)	INDICATES RESTRICTED RESERVE "G"

RESERVE TABLE

RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	0.031	1,372	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.)
B	0.043	1,860	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.)
C	0.226	9,839	RESTRICTED TO UTILITIES/DRAINAGE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT 6
D	2.408	104,892	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT
E	8.637	376,206	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT
F	0.071	3,113	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.)
G	0.480	2,078	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.)
TOTAL	11.464	499,360		

PRELIMINARY PLAT OF

SIENNA PLANTATION SECTION 31

A SUBDIVISION OF 31.119 ACRES OF LAND SITUATED IN THE DAVID FITZGERALD LEAGUE, ABSTRACT 25, FORT BEND COUNTY, TEXAS.

107 LOTS 7 RESERVES (5.513 ACRES) 5 BLOCKS

JUNE 13, 2019 JOB NO. 1416-1531

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

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SIENNA PLANTATION SECTION 31
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missouri CITY
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the show me city

PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	July 10, 2019
AGENDA ITEM SUBJECT:	Miracle City Church-SUP
AGENDA ITEM NUMBER:	7.A
PROJECT PLANNER:	**Thomas K. White Jr.,** Planner II
APPROVAL:	**Otis T. Spriggs, AICP,** Director, Development Services

PERMIT NUMBER:	SUP1900007
PROPERTY ID:	044-007-000-0006
LOCATION:	The subject site is located north of East Hampton Circle, south of Fondren Park residential subdivision, east of Kathy Avenue, and west of Fondren Road.

RECOMMENDED ACTION:

The proposed amendment complies with the provisions of the 2017 Comprehensive Plan and the policies contained in the Land Use Plan.

Staff recommends the approval of a SUP, Specific Use Permit to allow for the location of a place of assembly and to provide certain site development standards as discussed in the report below.

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, August 5, 2019

Revised submittals due prior to Friday, July 19, 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 July 19, 2019, which is prior to the deadline for submittals to the City Council for their August 5, 2019, meeting.

SUMMARY:

Jeremiah Asomugha on behalf of the property owner, The House of God World Outreach, is seeking a SUP, Specific Use Permit to allow for the location of a church site at the northeast intersection of East Hampton Circle and Kathy Avenue, west of Fondren Road. The church purchased the property at the beginning of this year and is proposing to construct a worship edifice (20,000 sq. ft.) and a multi-purpose media building (16,000 sq. ft.), with recreational areas.

The development is proposed to be constructed in two Phases as provided below:

> Phase 1: Media/Multi-purpose building with an occupancy of 500 people to be completed/constructed 18 months.
>
> Phase 2: Worship center with an occupancy of 1000 people, which is set to start 5 years after Phase 1 is completed.

GENERAL SITE INFORMATION:

A. Legal Description:

The subject site can be described as being a 14.984 acre tract of land, situated in the James B. Murphy Survey, A-581, Harris County, Texas, being out of that certain called 15.055 acre tract as described in deed recorded under Clerk's File No. 4269652 of the Official Public Records of Harris County, Texas.

B. Size: 14.984 acres

C. Existing Land Use and Zoning Designation: Unimproved; LC-1 Local retail restricted district/R-3 Two-family residential district

D. Surrounding Land Uses and Zoning Designations:

North: Fondren Park residential subdivision; R-2, single-family residential district

South: Unimproved; I, industrial District

East: City of Houston

West: Unimproved; CF, community facilities

E. Zoning History:

07-09-1974:	Subject site annexed by the City of Missouri City (Ordinance 170)
01-19-1981:	Subject site zoned LC-1 local retail restricted in part and R-3 two-family district in part (Ordinance O-81-01).

ANALYSIS OF SUBJECT SITE:

A. Development Potential

The applicant is seeking approval of a Specific Use Permit on 14.984 acres to allow for the location of a place of assembly.

The applicant has provided a conceptual site plan including the provision of landscaping for the proposed church campus which includes the development of a 16,000 square feet media building and a 20,000 square feet worship center.

The church use would be considered a place of assembly. Section 15.2 of the City's zoning ordinance requires the approval of a Specific Use Permit to allow for the location of places of assembly.

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

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

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

Auto-Oriented Character is described as follows:

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

The most western portion of the subject tract is identified as single family residential, which may be developed as stormwater detention and the multi-purpose building to be utilized also as assembly use. This would reflect a minor inconsistency with the Land Use Plan, due to the non-residential aspect of places of assembly. However, places of assembly are permitted in residential areas, only by means of a SUP approval.

Staff recommendation: Approve the SUP to allow for a place of assembly and to apply the development standards included below. The proposed place of assembly should be developed in accordance with the regulations and

requirements for the LC-1, local retail restricted district. These standards include height and area regulations, building regulations, architectural standards, trash disposal regulations, outside placement, storage, sales and services regulations, landscaping regulations, parking regulations, sign regulations, and fence regulations.

B. **Height and area regulations.** The subject site should comply with the height and area regulations of Section 7.10. LC-1, Local retail restricted district of the City of Missouri City Zoning Ordinance.

The applicant has provided a conceptual site plan however has not submitted conceptual building elevations.

Development within the LC-1, local retail restricted district would limited to a maximum height of 2 stories or 35 feet. Buildings would not be permitted to be closer than 30 feet to the front property line, 15 feet to a rear property line or 30 feet from a side property line, if siding a street, otherwise a side yard of not less than 15 feet is required.

C. **Building regulations.** Except as set forth herein, the subject site should comply with the building regulations of Section 7.10. LC-1, local retail restricted district of the City of Missouri City Zoning Ordinance.

The applicant has provided a conceptual site plan which includes the development of a 16,000 square feet media building and a 20,000 square feet worship center.

Section 7.10.D.3 restricts the floor area square footage per tenant or occupant to a maximum of 2,000 square feet.

Staff recommendation: Approve the square feet as shown on the conceptual site plan as the maximum permitted for a place of assembly.

D. **Architectural standards.** All buildings and structures constructed should comply with the building codes of the City of Missouri City. Buildings and structures are required to meet the regulations of Section 7A, Architectural standards of the City of Missouri City Zoning Ordinance.

The applicant has not requested any deviations from the architectural standards and conceptual building elevations have not been submitted. Therefore the applicant would have to satisfy the requirements of Section 7A, architectural standards.

If this SUP is approved, an architectural design review will be required, as applicable, prior to or along with the submission of construction plans for permit review.

E. **Landscaping regulations.** The subject tract should comply with Section 11, Landscaping regulations of the City of Missouri City Zoning Ordinance.

The applicant has provided a conceptual site plan including the provision of landscaping. A landscaping review is not being conducted at this time. The applicant has not indicated any intent to deviate from the City's landscaping regulations.

The applicant should be aware of landscaping regulations including transitional buffer yards as summarized below, off street parking and interior site landscaping requirements.

Transitional buffer yards, a minimum of 20 feet in width are required to be located where a nonresidential use adjoins a residential use in a residential district (Type A screening) and where a nonresidential use is adjacent to a collector or a major thoroughfare (Type B screening)

Type A screening is screening composed of one of the following:

1. *Masonry wall fencing a minimum eight feet in height and one canopy tree per 30 linear feet of buffer yard unless physical constraints exist that would prohibit such placement…*
2. *Opaque or near opaque live vegetative screening year-round from the ground to a height of at least eight feet at installation with intermittent screening providing a minimum of 25 percent screening during the growing season to a height of at least 20 feet at maturity. A wood fence, a minimum of eight feet in height, shall also be located along property lines unless physical constraints exist that would prohibit such placement...or*
3. *Opaque or near opaque live vegetative screening year-round within wire trellising fencing a minimum eight feet in height at installation, provided that such fencing may only be located adjacent to a nonresidential use or a nonresidential district. Such fencing shall consist of a three-dimensional welded wire trellising system designed to allow growing space for plants or landscaping to mature into a dense screening mechanism. Such fencing shall be located along property lines unless physical constraints exist that would prohibit such placement.*

Type B screening is screening *composed of a minimum of two of the following:*

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

F. **Parking requirements.** The subject tract should comply with Section 12, Parking regulations of the City of Missouri City Zoning Ordinance.

The conceptual site plan provides for approximately 291 parking spaces.

Section 12.2 requires 0.2 spaces per seat in the main assembly area or 0.2 per person multiplied by the maximum occupancy.

The applicant should ensure that a sufficient number of spaces are provided based upon the above.

G. **Sign regulations.** The subject tract should comply with Section 13, Sign regulations of the City of Missouri City Zoning Ordinance.

The conceptual site plan indicates the location of a monument sign at the corner of East Hampton Circle and Fondren Road. No additional details for this proposed signage has been provided.

The applicant should note that all signage is subject to the requirements Section 13 of the City's Zoning ordinance. Monument signs are permitted to be located conditioned upon the speed of the adjacent roadway.

H. **Ingress and egress.** All driveways, including locations, should comply with the City's Public Infrastructure Design Manual.

The applicant had submitted a Traffic Impact Analysis (TIA) worksheet for Engineering review.

The applicant should note that the City's Engineering Division requests that a TIA is submitted prior to a final plat application. The TIA should take into account three proposed developments within this area or a regional study combining all three sites should be submitted.

A no objection letter from the City of Houston will also be required indicating agreement to any roadway improvements located within the City of Houston.

I. **Utilities.** All utilities should comply with the City's Public Infrastructure Design Manual. The subject property is located in the Southwest Harris County Municipal Utility District #1.

J. **Drainage.** Stormwater design should comply with the City's Public Infrastructure Design Manual.

The applicant should note that a Drainage Impact study will be required to be submitted prior to the submission of a final plat application. As a result of this study, detention may be required.

K. **Sidewalks.** Sidewalks shall be constructed along the public rights of ways in compliance with the City's Subdivision Ordinance and Public Infrastructure Design Manual.

L. **Platting.** The site is required to be platted in compliance with the City's Subdivision Ordinance.

M. **Development Schedule.** The applicant has submitted a development schedule as follows:

Phase 1 is proposed as a Media/Multi-purpose building with an occupancy of 500 people to be completed/constructed 18 months.

Phase 2 is proposed as a worship center with an occupancy of 1000 people, which is set to start 5 years after Phase 1 is completed.

----------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

1.	**Project Name:** MIRACLE CITY CHURCH
2.	**Address/Location of Property:** 0 FONDREN HOUSTON TX 77077
3.	**Applicant's Name:** JEREMIAH ASOMUGHA
	Mailing Address: 20811 TRENTON VALLEY LN KATY TX 77449
	Phone No.: (832) 258-2608 / 832-618-6179
	Email: Karen@jaministry.org / Jerryaso@msn.com
4.	**Status of Applicant:** (Owner) Agent Attorney Trustee Corporation Relative (If other than Owner, submit written authorization from Owner with application.)
5.	**Property Owner:** The House of God World outreach
	Mailing Address: 20811 TRENTON VALLEY LN KATY TX 77449
	Phone No.: (832) 258-2608 / 832-618-6179
	Email: Karen@jaministry.org / Jerryaso@msn.com
6.	**Existing Zoning District:** INDUSTRIAL
7.	**Total Acreage:** 14.984
8.	**Proposed Development and Reasons for Application:** SUP – to enable owner to develop this site as a worship center.
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.): TRACT 5D ABSTRACT NO 581 JB MURPHY
10.	**Central Appraisal District tax identification numbers of property** (Attach Paid Tax Receipts): 0440070000006
11.	**Do deed restrictions or restrictive covenants exist for the property?** (Circle One): YES (NO) (If yes, submit with application.)
12.	**Does this application include an Architectural Design Review:** (Circle One): YES (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.

JEREMIAH ASOMUGHA
Print Name of Applicant

JEREMIAH ASOMUGHA (The House of God world outreach)
Print Name of Property Owner

Signature of Applicant

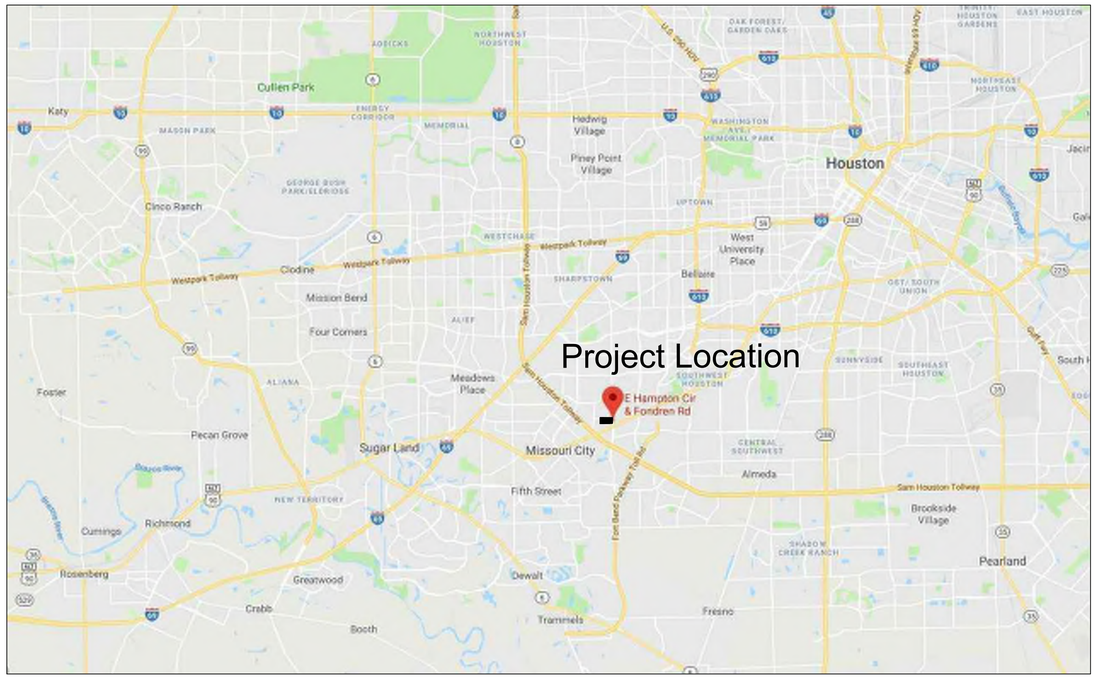
Signature of Property Owner, Agent or Attorney

Last updated December 2018

MIRACLE CITY CHURCH
0 FONDREN ROAD
MISSOURI CITY, TX 77071

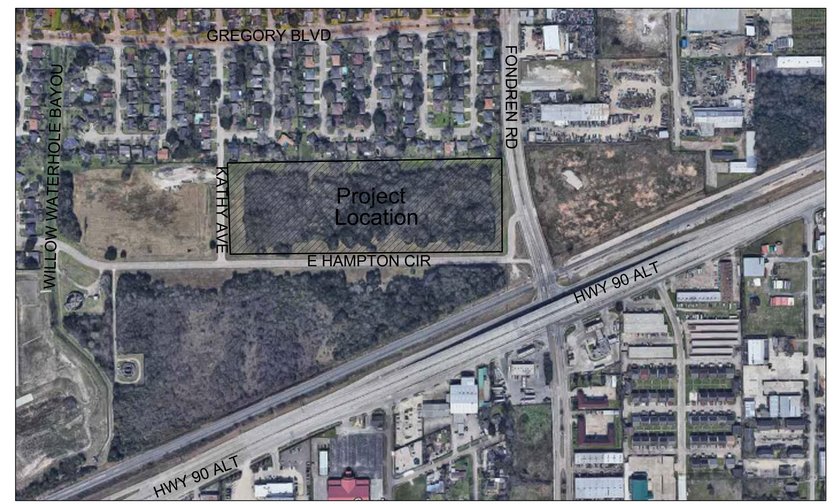
SHEET INDEX

1. COVER SHEET
2. SITE PLAN

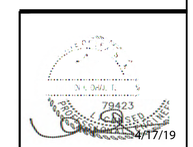


KEY MAP 570L

LOCATION MAP



AERIAL MAP



NEDU ENGINEERING SERVICES, INC
ENGINEERS, PROJECT MANAGERS, ESTIMATORS, INSPECTORS
6776 SOUTHWEST FWY., SUITE 320
HOUSTON, TEXAS, 77074
PHONE: (713) 268 - 1666
FAX: (713) 268 - 1667
TBPE No. F-8029

DRAWING SCALE

SHEET No. 1 OF 2

LAND USAGE ANALYSIS

1. TOTAL LAND AREA = 652,703 SQ.FT. (14.984 ACRES)
2. BUILDING = 36,000 SQ.FT.
3. DRIVEWAY/PVMNT= 159,973 SQ.FT.
4. WALKWAY = 15,302 SQ.FT.
5. DETENTION POND = 130,680 SQ.FT.

TOTAL DEVELOPED AREA= 341,955 SQ.FT.

% DEVELOPED AREA = 52.39%

2 YRS. RUNOFF CALCULATION

MIRACLE CITY CHURCH (2yr)			
	Cwt = (0.85*0)+(0.35)*(14.984)		
Cwt= 0.35	14.9840		
Existing			
A(imper)= 0.0000 ac			
A(per)= 14.9840 ac			
TC=	$10*A^{(0.1761)}+15=$	31.11	
I(2yr)= b / $(d+TC)^e$	3.04 IN/HR		
Q		CIA/Z	
Q(imperv)=	0.35x0x3.04	0.00	cfs
Q(perv)=	0.35x14.984x3.04	15.94	cfs
Q(Total existing)=	0+15.94	15.94	cfs
Developed			
Cwt= 0.61	= (0.85*7.85)+(0.35)*(7.134)		
I= 3.04 IN/HR	14.9840		
A(dev)= 7.8500 ac			
A(per)= 7.1340 ac			
Qdev=	0.61x7.85x3.04	14.56	cfs
Qper=	0.61x3.04x7.134	13.23	cfs
Q(tot)=	14.56+13.23	27.79	cfs

100 YRS. RUNOFF CALCULATION

MIRACLE CITY CHURCH (100yr)			
	Cwt = (0.85*0)+(0.35)*(14.984)		
Cwt= 0.35	14.9840		
Existing			
A(imper)= 0.0000 ac			
A(per)= 14.9840 ac			
TC=	$10*A^{(0.1761)}+15=$	31.11	
I(100yr)= b / $(d+TC)^e$	6.39 IN/HR		
Q		CIA/Z	
Q(imperv)=	0.35x0x6.39	0.00	cfs
Q(perv)=	0.35x14.984x6.39	33.51	cfs
Q(Total existing)=	0+33.51	33.51	cfs
Developed			
Cwt= 0.61	= (0.85*7.85)+(0.35)*(7.134)		
I= 6.39 IN/HR	14.9840		
A(dev)= 7.8500 ac			
A(per)= 7.1340 ac			
Qdev=	0.61x7.85x6.39	30.60	cfs
Qper=	0.61x7.134x6.39	27.81	cfs
Q(tot)=	30.6+27.81	58.41	cfs

DETENTION VOLUME CALCULATION

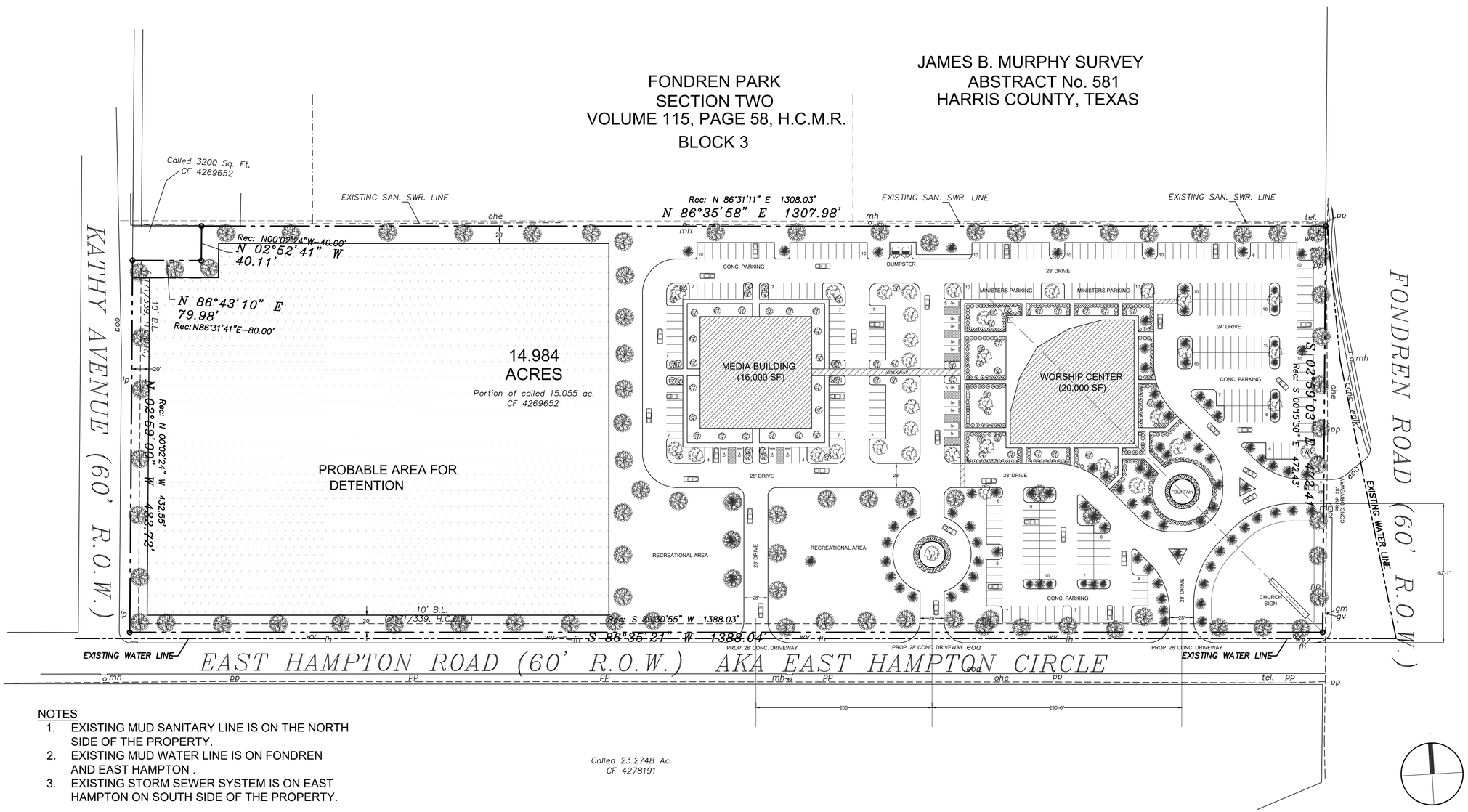
Required rate of storage			
% impervious cover	52.39%		
DETENTION VOLUME REQUIRED			
43560x0.65X14.984		424,257	CUF.

DETENTION CALCULATION IS BASED UPON REGULATIONS OF HARRIS COUNTY.

MAKI - TECT
One Northwest Centre
Suite 320
13010 Northwest Freeway
Houston, TX 77040
Phone: 281.763.0428
Phone: 713.340.8994
Fax: 281.763.0238
Web: maki-tect.com

CONSULTING ENGINEER

NEDU ENGINEERING SERVICES, INC
ENGINEERS, PROJECT MANAGERS, ESTIMATORS, INSPECTORS
6776 SOUTHWEST FWY., SUITE 320
HOUSTON, TEXAS, 77074
PHONE: (713) 268 - 1666
FAX: (713) 268 - 1667
TBPE No. F-8029



NOTES
1. EXISTING MUD SANITARY LINE IS ON THE NORTH SIDE OF THE PROPERTY.
2. EXISTING MUD WATER LINE IS ON FONDREN AND EAST HAMPTON .
3. EXISTING STORM SEWER SYSTEM IS ON EAST HAMPTON ON SOUTH SIDE OF THE PROPERTY.

PROPOSED SITE PLAN | 1" = 60'-0" | 01

4/17/19

NO.	DATE	ISSUE
	11/14/18	REVIEW

MIRACLE CITY CHURCH

FONDREN ROAD
MISSOURI CITY, TX 77071

SITE PLAN

MC1118 | SD1.0

FONDREN PARK
SECTION TWO
VOLUME 115, PAGE 58, H.C.M.R.
BLOCK 3

JAMES S. MURPHY SURVEY
ABSTRACT No. 581
HARRIS COUNTY, TEXAS

Called 3200 Sq. Ft.
CF 4269652

Found 5/8" iron rod w/ cap

Rec: N 86°31'11" E 1308.03'
N 86°35'58" E 1307.98'

Rec: N00°02'24"W-40.00'
N 02°52'41" W
40.11'

N 86°43'10" E
79.98'
Rec:N86°31'41"E-80.00'

KATHY AVENUE (60' R.O.W.)

N 02°59'00" W 432.72'
Rec: N 00°02'24" W 432.55'

14.984
ACRES
Portion of called 15.055 ac.
CF 4269652

S 02°59'03" E 472.41'
Rec: S 00°19'30" E 472.43'

FONDREN ROAD (60' R.O.W.)

P.O.B.
Found 5/8" iron rod w/ cap

Rec: S 86°30'55" E 1309.03'
S 86°30'21" E 1308.04'

EAST HAMPTON ROAD (60' R.O.W.) AKA EAST HAMPTON CIRCLE

Called 23.2748 Ac.
CF 4278191

BOUNDARY SURVEY
FOR: PATRICIA BARRETT
FONDREN ROAD
MISSOURI CITY, TEXAS 77071

Tract shown hereon is located in ZONE X, areas outside the 100-year flood plain, according to Federal Emergency Management Agency Flood Insurance Rate Map Community Panel No. 482010 0845 L effective 06/18/07.
Information is based on graphic plotting only. Surveyor assumes no responsibility for exact determination.

BEING 14.984 acres of land, situated in the James S. Murphy Survey, Abstract No. 581, Harris County, Texas; being out of that same called 15.055 acre tract as described in deed recorded under Clerk's File No. 4269652 of the Official Public Records of Harris County, Texas, and being further described by attached metes and bounds.

Note: All bearings shown hereon are based on GPS Datum: NAD83, GEOID 2009, Texas South Zone (4204).

Record data as shown hereon was relied upon in part and taken from a Commitment for Title Insurance issued by the following qualified provider:
Alamo Title Insurance
G.F. No. ATCH-21120M-ATCH1404673CP
Effective date: December 19, 2014

I hereby certify that this survey substantially conforms to the Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II survey, that this survey was made on the ground under my supervision, and that this drawing correctly represents the facts found at the time of survey.

Date of Survey: 01/21/15 SP

STATE OF TEXAS REGISTERED ROBERT E. WADDLE, JR. 4513 PROFESSIONAL LAND SURVEYOR

Robert E. Waddle, Jr.
Registered Professional Land Surveyor No. 4513

LEGEND

gm	= gas meter
gv	= gas valve
fh	= fire hydrant
wv	= water valve
wm	= water meter
lp	= light pole
cbl	= cable tv box
tel	= telephone box
mh	= manhole
pp	= power pole
eoa	= edge of asphalt

TEXAS PROFESSIONAL SURVEYING, LLC.
3032 N. FRAZIER STREET, STE.A
CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

PROJECT NO. 8259-02	Key Map	DRAWING DATE: 01/27/15
		REVISED:
		DRAWN BY: CDF

N
W E
S

0' 80' 160' 240'

MEADOW GLEN
ARBOR GLEN
RIVA RIDGE
E ROYAN DR
ROYAN DR
GREGORY BLVD
GREGORY BLVD
FONDREN PARK
FONDREN PARK
Subject site
City of Houston
E HUTCHINSON CIR
E HAMPTON CIR
E HAMPTON CIR
E HAMPTON CIR
Missouri City
Fire Station #2
US 90A - SOUTH MAIN ST
City of Houston
NICHOLAS
IRENE ST
JOAN ST
FONDREN RD
FONDREN RD
SETTEMONT RD
CARIDAS
MINETTA
1 inch = 500 feet
0
250
500
1,000
Feet
Legend
Subject site
City Limits Line.lyr
ETJ Line.lyr

missouri CITY
TEXAS

DEVELOPMENT SERVICES - PLANNING DIVISION

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

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

DATE OF NOTICE: June 28, 2019

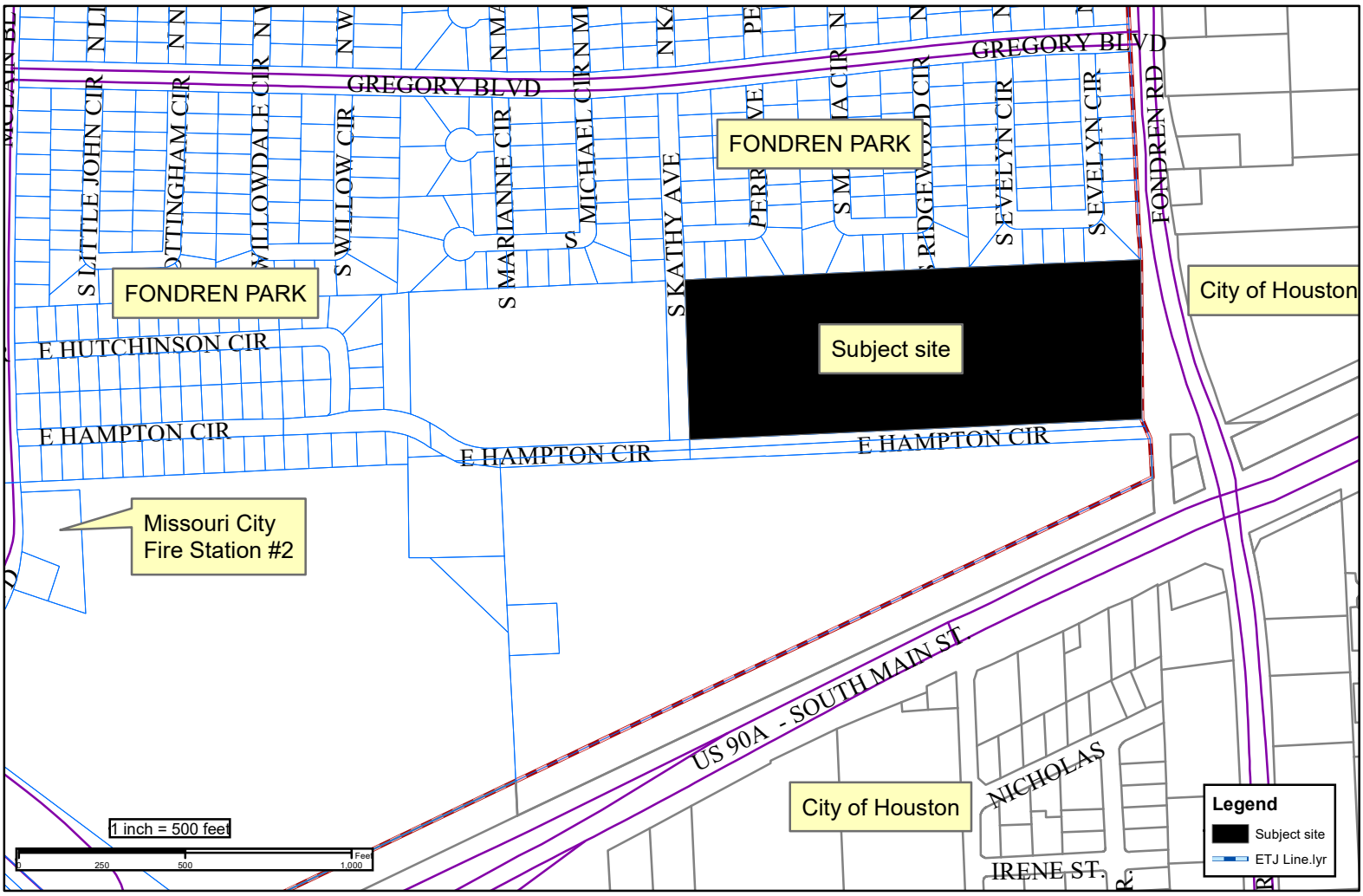
LOCATION/DATE: The Planning and Zoning Commission of the City of Missouri City will hold a public hearing on Wednesday, July 10, 2019, at the City Council Chambers – 2nd Floor, City Hall Building, 1522 Texas Parkway (FM-2234), Missouri City, Texas at 7:00 p.m.

PURPOSE: To receive comments for or against a request by Jeremiah Asomugha seeking a SUP, Specific Use Permit for an approximate 14.984 acre tract of land zoned as LC-1 local retail restricted district and R-3 two-family residential district to allow for the development of a worship center and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

SITE LOCATION: The subject site is located north of East Hampton Circle, south of Fondren Park subdivision, east of Kathy Avenue, and west of Fondren Road.

SITE LEGAL DESCRIPTION: The subject site can be described as being a 14.984 acre tract of land, situated in the James B. Murphy Survey, A-581, Harris County, Texas, being out of that certain called 15.055 acre tract as described in deed recorded under Clerk's File No. 4269652 of the Official Public Records of Harris County, Texas.

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


GREGORY BLVD
GREGORY BLVD
S LITTLE JOHN CIR
S WILLOW CIR
S MARIANNE CIR
S MICHAEL CIR
S KATHY AVE
S EVELYN CIR
S EVELYN CIR
FONDREN RD
FONDREN PARK
FONDREN PARK
City of Houston
Subject site
E HUTCHINSON CIR
E HAMPTON CIR
E HAMPTON CIR
E HAMPTON CIR
Missouri City
Fire Station #2
US 90A - SOUTH MAIN ST
NICHOLAS
City of Houston
IRENE ST.
1 inch = 500 feet
0
250
500
1,000
Feet
Legend
Subject site
ETJ Line.lyr

missouri CITY
TEXAS

DEVELOPMENT SERVICES – PLANNING DIVISION

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

June 28, 2019

CITY OF MISSOURI CITY, TEXAS
Planning and Zoning Commission

The Planning and Zoning Commission of the City of Missouri City will hold a public hearing:
Wednesday, July 10, 2019
City Council Chambers
2nd Floor, City Hall Building
1522 Texas Parkway (FM 2234); 7:00 PM

To receive comments for or against a request by Jeremiah Asomugha seeking a SUP, Specific Use Permit for an approximate 14.984 acre tract of land zoned as LC-1 local retail restricted district and R-3 two-family residential district to allow for the development of a worship center and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

****

Dear City Representatives:

____ I/We protest this proposed rezoning because_____
_____
_____.

____ I/We support this proposed rezoning because_____
_____
_____.

Sincerely,

_____ _____
Signature Print Name

_____ _____
Street Address Subdivision

_____ Return to: Development Services Department
Phone Number 1522 Texas Parkway
Missouri City, TX 77489
FAX (281) 403-8962

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

_____
Print Name Signature

missouri CITY
TEXAS
the show me city

PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	June 12, 2019
AGENDA ITEM SUBJECT:	Dream Court – Planned Development District Amendment
AGENDA ITEM NUMBER:	7.B.
PROJECT PLANNER:	**Jennifer Thomas Gomez, AICP,** Planning Manager
APPROVAL:	**Otis T. Spriggs, AICP,** Director, Development Services

PERMIT NUMBER:	PD1900006
PROPERTY ID:	7900-00-000-0070-907 / 7900-00-000-0072-907
LOCATION:	The subject site is located north of the Timber Falls Business Park, south of US 90A – South Main Street, east of the Second Mile Mission Center and west of S Cravens Road.

RECOMMENDED ACTION:

The proposal complies with the provisions of the 2017 Comprehensive Plan and the policies contained in the Future Land Use and Character Map.

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

SCHEDULED FIRST READING BY THE CITY COUNCIL:

7:00 p.m., Monday, July 1, 2019

Revised submittals due prior to Wednesday, June 19, 2019. Any revised documents and exhibits required as a result of recommendations made by the Planning and Zoning

Commission, including a Traffic Impact Worksheet, must be submitted no later than 10:00 a.m. on June 19, 2019, which is prior to the deadline for submittals to the City Council for their July 1, 2019, meeting.

SUMMARY:

PD, Planned Development District No. 34 was approved in July 2000 to allow for the location of a community center to provide for a religious worship place, a private school, library and gardens.

The community center was proposed to be located in place of the former Tang City Plaza, a development constructed in the 1980s that provided shops and a restaurant for a few years in the area.

The community center, however, was never constructed and the previously existing Tang City Plaza buildings were eventually demolished leaving only slab foundations and pavement. The site has not been improved since the closing of the Tang City Plaza.

The property owner, Tang City Community Village LLC, has now submitted a request to amend the regulations of PD No. 34 to prepare the property for the development of an office/warehouse business center with commercial and retail uses along the US 90A – South Main Street frontage. The property owner wishes to redevelop the site by utilizing the former Tang City Plaza building foot prints and pavement to accommodate the development.

REQUIREMENTS FOR A PD DISTRICT AMENDMENT APPLICATION (SECTION 8.3)

A. **Ownership documentation:**
The applicant has submitted proof of unified control of the entire area within the proposed PD district.

B. **Legal description of site:**
The subject site can be described as being an approximate 9.4672 acre tract of land located in the B.B.B. & C. R. Survey, A-116, Fort Bend County, Texas, being part of Tract "D" and all of Tract "E" and Tract "G" of Tang City Plaza, a map or plat of which is recorded under Volume 33, Page 9 of the Map Records of Fort Bend County, Texas.

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

D. **Total acreage:** 9.4672 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 / PD, Planned Development District No. 34 (Ordinance O-00-34)

B. Surrounding Land Uses and Zoning Designations:

North: US 90A – South Main Street

South: Timber Falls Business Park / PD No. 83 (Ordinance O-12-12)

East: Unimproved / LC-3, retail district

West: Second Mile Mission Center / LC-3, retail district

C. Zoning History:

03-13-1956:	Subject site part of the original Missouri City townsite.
01-19-1981:	Subject site zoned LC-3, retail district (Ordinance O-81-01).
07-10-2000:	Subject site zoned PD, Planned Development District #34 (Ordinance O-00-34).

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

A. **Purpose.** PD, Planned Development District No. 34 is a previously developed site that is now proposed to be redeveloped to allow for an office warehouse and commercial, retail uses. 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. 34, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged unless otherwise allowed pursuant to Ordinance O-00-34.

Ordinance O-00-34 permitted the following uses:

1. A Community Center, integrating a place of religious worship, a private school, a library, and gardens.

The community center was proposed to be located in place of the former Tang City Plaza, a development constructed in the 1980s that provided shops and a restaurant for a few years in the area.

The community center, however, was never constructed and the previously existing Tang City Plaza buildings were eventually demolished leaving only slab foundations and pavement. The site has not been improved since the closing of the Tang City Plaza.

The property owner, Tang City Community Village LLC, has now submitted a request to amend the regulations of PD No. 34 to prepare the property for the development of an office/warehouse business center with commercial and retail uses along the US 90A – South Main Street frontage. The property owner wishes to redevelop the site by utilizing the former Tang City Plaza building foot prints and pavement to accommodate the development.

Future land use and character map: The City's Future Land Use and Character map identifies the subject site as being an appropriate location for Commercial which is categorized under the Auto-Oriented Character.

> *Auto-Oriented Character is summarized as follows: "This designation typically covers most areas identified for commercial uses where accommodation of automobile access, circulation, and parking drives the placement of buildings and overall site design…"*

Comprehensive Plan: The proposed amendment is in conformance with the following goals from the 2017 Comprehensive Plan goals:

> 2. *More varied development to move beyond a "bedroom community" perception of Missouri City. Use development code provisions and direct recruitment to promote a balance of land use types as the community builds out in coming years.*
>
> 3.1.c. *Incorporate into the City's development regulations provisions allowing a relaxation of specified standards that may prevent or add difficulty to the redevelopment process, so long as certain precautions can be met. These provisions may apply community-wide or within specified boundaries. Variances may be considered as an acceptable option so as not to overburden areas with longstanding redevelopment needs.*

Staff recommendation: Approve to amend the permitted uses to allow for office/warehouse and commercial, retail uses that are permitted under the LC-3, retail district.

C. **Use district regulations.** Except as provided herein, in PD, Planned Development District No. 34, the use district regulations for Section 7.12, LC-3, retail district, of the City of Missouri City Zoning Ordinance should apply.

The regulations contained within Ordinance O-00-34 pertaining to the prohibition of sound to the outside of the buildings; the requirement that the gross floor area

be shown on the site plan; the air conditioning, mechanical and ventilation, screening requirements and the construction activity regulations should be removed.

The City's code of ordinances provides regulations to restrict "loud, unnecessary or unusual noise" that might emanate from the subject site. The gross floor area of buildings will be required to be provided with construction plans as part of the City's permitting process. Section 7A of the City's zoning ordinance provides regulations to screen roof mounted, ground mounted and wall mounted equipment.

D. **Architectural standards.** Except as provided herein, in PD, Planned Development District No. 34, all buildings and structures shall meet the requirements of Section 7A, architectural design standards, Construction shall comply with all applicable chapters of the Missouri City Code.

Ordinance O-00-34 provided architectural standards to allow for the location of the previously proposed community center. Since this community center was never constructed and is no longer proposed, these standards should be removed and the general architectural standards for the LC-3, retail district should apply.

The applicant has submitted a color elevation of the proposed office warehouse buildings. The elevation depicts a design to include the front façade's as being fully bricked with the sides and rear of the building consisting of stucco. The buildings also consist of minimally slopped roofs that appear to be below the slope required of 4:12.

Staff recommendation: Apply the minimum requirements of Section 7A without exception. The elevations presented would need to be revised prior to the submission of an architectural design review which has not been completed through this review and would be required prior to the issuance of permits. Additional detail would need to be added to elevations to meet the requirements of Section 7A.

E. **Trash disposal regulations.** In PD, Planned Development District No. 34, the trash disposal regulations for Section 7.12, LC-3, retail district, of the City of Missouri City Zoning Ordinance should apply.

PD No. 34 trash disposal and service area regulations should be updated to reflect the current trash disposal regulations.

F. **Outside placement, storage, sales, and services regulations.** In PD, Planned Development District No. 34, the outside placement, storage, sales and services for Section 7.12, LC-3, retail district, of the City of Missouri City Zoning Ordinance should apply.

Ordinance O-00-34 prohibits outside display, storage, and sales. At the time that PD No. 34 was approved, the city's regulations on the outside placement, storage, sales and services had not been fully developed. The regulations

permitted today for LC-3 district uses would allow opportunities for businesses located within this site to place, store or provide sales and services outside while also providing for appropriate screening and limitations on the duration on such as appropriate.

PD No. 34 should be updated to reflect the current outside placement, storage, sales and service regulations for the LC-3 retail district.

G. **Landscaping regulations.** Except as provided herein, in PD, Planned Development District No. 34, the landscaping regulations for Section 7.12, LC-3, retail district, of the City of Missouri City Zoning Ordinance should apply.

The property owner, Tang City Community Village LLC, has now submitted a request to amend the regulations of PD No. 34 to prepare the property for the development of an office/warehouse business center with commercial and retail uses along the US 90A – South Main Street frontage. The property owner wishes to redevelop the site by utilizing the former Tang City Plaza building foot prints and pavement to accommodate the development.

Ordinance O-00-34 provided modified landscaping regulations to allow for the site to be redeveloped using the old Tang City remaining components.

Ordinance O-00-34 provided the following:

1. **Transitional buffer yards.** The existing buffer yard widths along US90-A, Dream Court (formerly Tang City Drive); Pheasant Valley (formerly Lo-Yang Drive) and Paloma Bend (formerly Chang-An Drive) shall be permitted with no increase to width as required by Section 11, of the Zoning Ordinance. However, each of the above mentioned buffer yards shall be planted with Type B screening as required by Section 11.

2. **Trees.** Live oak trees, spaced thirty (30) feet or less on center, shall be planted along all perimeters of PD Planned Development District No. 34, and in all locations where a canopy tree is required to be installed. Additionally, no less than one (1) live oak tree shall be planted in each required off-street planting island. At the time of planting, all required live oak trees in the development shall be a minimum of eight (8) feet in height, with a minimum three (3) inch caliper trunk, and a minimum three (3) foot canopy spread.

3. **Driveway Landscaping.** All driveways and any driveway medians shall be landscaped with a mixture of shrubs and perennial and annual flowering plants.

Staff Recommendation: Maintain the allowance for the reduced buffer yard widths to what is existing on the subject site however remove the requirements for live oak trees. Provide for the landscaping standards permitted by Section 11 for the provision of Type B landscaping where applicable. Additionally, the requirements for the perimeter of off-street parking areas (Section 11.5) should be applied only within the transitional buffer yard areas, along all streets and not

interior to the development. The requirements for islands and diamonds should be satisfied by the landscaping areas shown on the submitted site plan.

H. **Fence regulations.** In PD, Planned Development District No. 34, the fence regulations for Section 7.12, LC-3, retail district, of the City of Missouri City Zoning Ordinance should apply.

Ordinance O-00-34 provided that "any fencing installed...shall consist of either a masonry wall of the same primary exterior material as approved for the buildings, wrought iron, or a combination of masonry wall and wrought iron."

PD No. 34 should be updated to reflect the current fence regulations for the LC-3 retail district.

I. **Platting.** As provided within the legal description above, the subject site has been platted as part of the Tang City Plaza subdivision. However, a portion of Tract D, as described was further subdivided and sold to a separate entity. This tract is required to be replatted prior to the issuance of building permits in accordance with Chapter 82, subdivision ordinance of the City of Missouri City Code of Ordinances.

J. **Sidewalk.** All sidewalks shall comply with the applicable provisions of the City of Missouri City Code of Ordinances including Chapter 82, subdivision ordinance and the City of Missouri City Public Infrastructure Design Manual.

Ordinance O-00-34 requires that "a minimum six 96) foot wide sidewalk along US 90-A and a minimum four (4) foot wide sidewalk along US90-A, Dream Court (formerly Tang City Drive); Pheasant Valley (formerly Lo-Yang Drive) and Paloma Bend (formerly Chang-An Drive) shall be constructed within or adjacent to the transitional buffer yard."

PD No. 34 should be updated to reflect the current sidewalk requirements, a minimum 5 foot sidewalk along all streets.

K. **Ingress and egress.** All driveways and off-street parking areas, including locations, should comply with the City of Missouri City Public Infrastructure Design Manual.

Ordinance O-00-34 required that ingress and egress shall be as shown on the site plan that is attached as an exhibit.

PD No. 34 should be updated to reflect that all driveways shall be located and designed in accordance with the City of Missouri City Public Infrastructure Design Manual.

The applicant should note that a Traffic Impact Worksheet should be provided prior to the 1st scheduled City Council meeting. This worksheet will determine if a Traffic Impact Analysis (TIA) is required. If required, a TIA must be submitted for review with construction plans or a replat application, whichever occurs first.

The applicant is advised that if any truck traffic is expected then turning templets should be provided to verify driveway radii.

L. Utilities. All utilities shall comply with the City of Missouri City Public Infrastructure Design Manual.

a. **Water and Sewer Service.** The subject tract is served by Fort Bend County WC&ID No. 2.
b. **Drainage.** The subject tract is within the Willow Waterhole/Cangelosi/Blueridge watershed.

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

missouri CITY TEXAS
the show me city

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

APPLICATION FOR:

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

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

1. **Project Name:**	Dream Court
2. **Address/Location of Property:**	Hwy 90A @ Dream Court
3. **Applicant's Name:**	Morgan Myers
Mailing Address:	PO Box 668 Mont Belview, TX 77580
Phone No. :	(281) 385-1200
Email:	MMyers@Careng.net
4. **Status of Applicant:** (If other than Owner, submit written authorization from Owner with application.)	Owner (Agent) Attorney Trustee Corporation Relative
5. **Property Owner:**	Tang City Community Village LLC - Hakeem Olajuwon
Mailing Address:	6430 Hillcroft St, Houston, TX 77081
Phone No.:	( ) -
Email:	
6. **Existing Zoning District:**	PD # 34
7. **Total Acreage:**	9.467
8. **Proposed Development and Reasons for Application:**	Office / warehouse, Retail - Amend PD
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.):	Tang City Plaza
10. **Central Appraisal District tax identification numbers of property** (Attach Paid Tax Receipts):	7900-00-000-0072-907
11. **Do deed restrictions or restrictive covenants exist for the property?** (Circle One): (If yes, submit with application.)	YES (NO)
12. **Does this application include an Architectural Design Review:** (Circle One): (If yes, see page 8, Exhibit C for materials required to be submitted.)	(YES) NO
FILING FEE:	**$1,200.00**

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

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

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

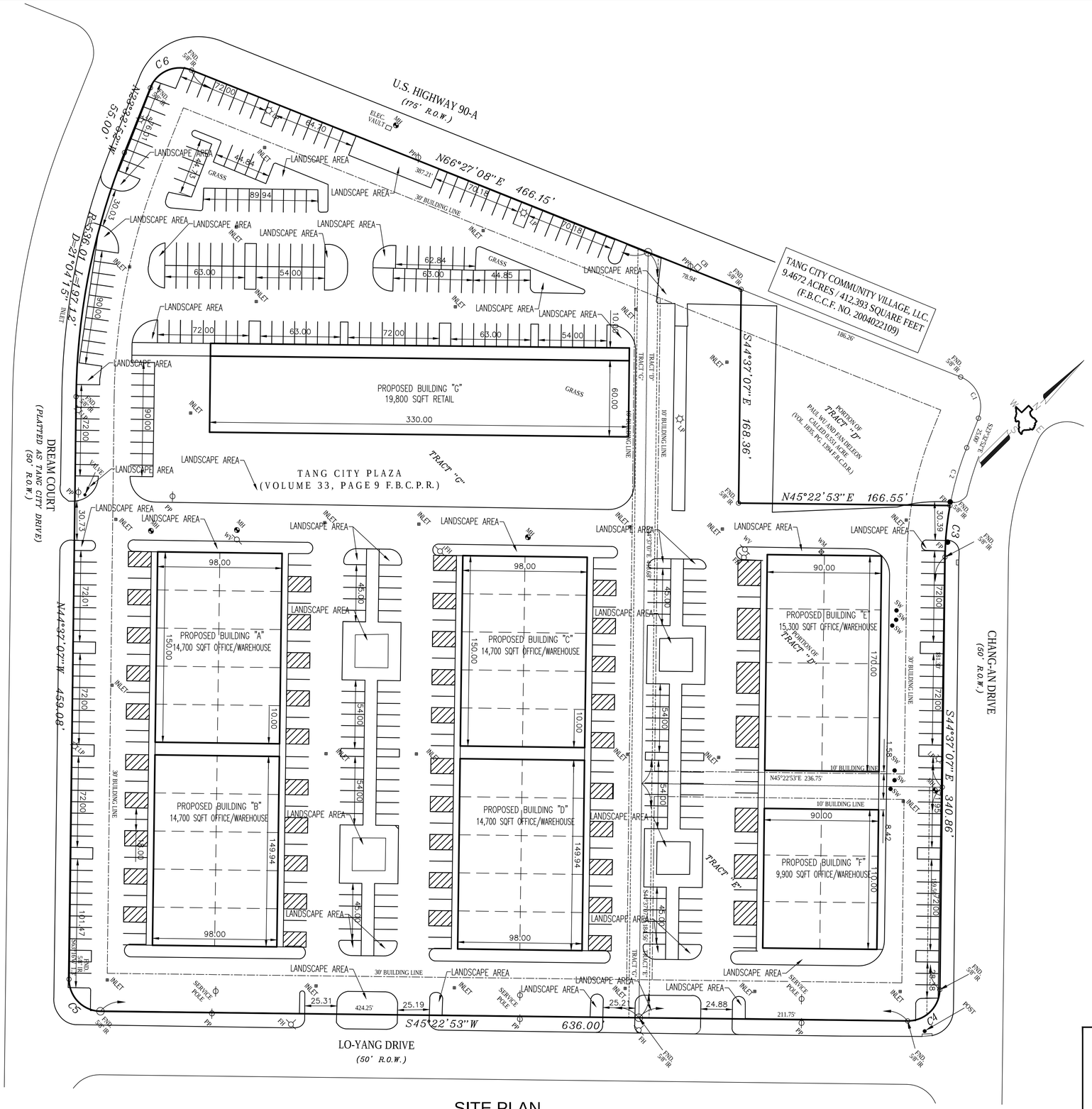
Morgan Myers
Print Name of Applicant

Hakeem Olajuwon
Print Name of Property Owner

Signature of Applicant

Signature of Property Owner, Agent or Attorney

Last updated December 2018



NOTE:
ALL CONCRETE AND PARKING IS EXISTING.

SITE PLAN

SCALE: 1"=40'

DISCOVERY OF ANY, ERRORS OR OMISSIONS IN THESE DOCUMENTS ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF CARNES ENGINEERING INC. PRIOR TO ANY CONSTRUCTION WORK OR PURCHASES. ALL DIMENSIONS AND CLEARANCES TO BE VERIFIED BY OWNER/CONTRACTOR PRIOR TO BEGINNING ANY CONSTRUCTION. CARNES ENGINEERING INC. IS NOT RESPONSIBLE FOR ANY CONSTRUCTION ISSUES WHICH MAY ARISE DURING OR AFTER THE CONSTRUCTION OF THIS BUILDING. THERE ARE NO GUARANTEES OR WARRANTIES SPECIFIC OR IMPLIED ASSOCIATED WITH THESE DESIGN DOCUMENTS.

NOT FOR CONSTRUCTION FOR REVIEW

FIRM No. F-003737

ENGINEER:
D. SPENCER CARNES, P.E.

CARNES ENGINEERING, INC.
12605 I.H. 10 EAST
BAYTOWN, TEXAS 77520
(281) 385-1200
FAX (281) 385-0920
Baytown, Texas
INFO@CARENG.NET
WWW.CARNESENGINEERING.COM
DESIGN
ENGINEERING
INSPECTIONS

REV	DATE	BY	DESCRIPTION

DREAM COURT
HIGHWAY 90A
MISSOURI CITY, TEXAS
FORT BEND COUNTY

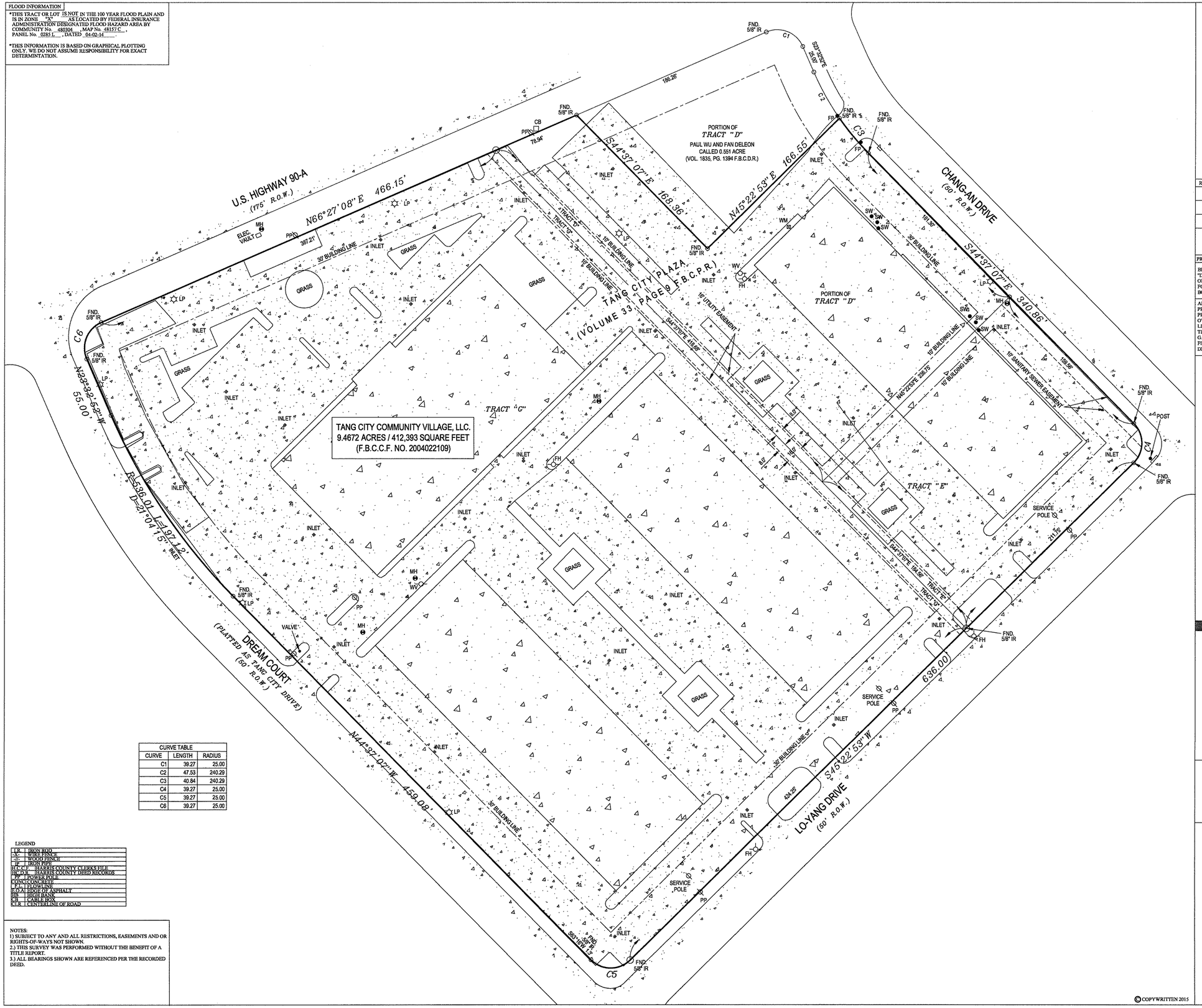
SITE PLAN

DESIGNED	MM	SCALE	AS NOTED	SHEET NO.
DRAWN	MM	DATE	05/07/2019	C-1
CHECKED				
FILE				

FLOOD INFORMATION

*THIS TRACT OR LOT IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE "X" AS LOCATED BY FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA BY COMMUNITY No. 480304 ; MAP No. 48157 C , PANEL No. 0285 L , DATED 04-02-14 .

*THIS INFORMATION IS BASED ON GRAPHICAL PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.



CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	39.27	25.00
C2	47.53	240.29
C3	40.84	240.29
C4	39.27	25.00
C5	39.27	25.00
C6	39.27	25.00

LEGEND

B.W.	BLOW BOX
-X-	WIRE FENCE
-O-	WOOD FENCE
IP	IRON PIPE
H.C.C.C.	HARRIS COUNTY CLERKS FILE
H.C.D.R.	HARRIS COUNTY DEED RECORDS
PP	POWER POLE
CONC	CONCRETE
F.L.	FLOWLINE
E.O.A.	EDGE OF ASPHALT
HB	HIGH BANK
C/B	CABLE BOX
C/L	CENTERLINE OF ROAD

NOTES:
1) SUBJECT TO ANY AND ALL RESTRICTIONS, EASEMENTS AND OR RIGHTS-OF-WAYS NOT SHOWN.
2.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
3.) ALL BEARINGS SHOWN ARE REFEREINCED PER THE RECORDED DEED.

© COPYWRITTEN 2015

GRAPHIC SCALE

40' 0' 20' 40' 80' 160'

(IN FEET)
1 inch = 40 ft.

REVISION No.	REVISION BY:	DESCRIPTION OF REVISION

JOB NO. 0 DREAM COURT

PROPERTY DESCRIPTION

BEING A 9.4672 ACRES OF LAND, OUT OF TANG CITY PLAZA TRACTS "E", "G" AND PART OF "D" AS RECORDED IN VOLUME 33, PAGE 9, FORT BEND COUNTY, TEXAS, ALSO BEING PART OF B.B.B. AND G.R.R. CO. SURVEY, ABSTRACT NO. 116, SECTION EIGHT (8), MISSOURI CITY, FORT BEND COUNTY, TEXAS, SAID 9.4672 ACRE BEING FULLY DESCRIBED BY METES AND BOUNDS IN DEED RECORDED IN FORT BEND COUNTY CLERK'S FILE NO. 2004022109.

ADDRESS: 0 DREAM COURT, MISSOURI CITY, TEXAS 77489
PROPOSED BORROWER: N/A
PROPOSED LENDER: N/A
OWNER OF RECORD: TANG CITY COMMUNITY VILLAGE, LLC. (F.B.C.C.F. NO. 2004022109)
LENDER: N/A
TITLE COMPANY: N/A
G.F. NO.: N/A
FIELD CREW: 06/23/15 CM
DRAFTING: 06/24/15 AR

STATE OF TEXAS REGISTERED MOHAMMED OMAR 5915 PROFESSIONAL LAND SURVEYOR

MOHAMMED OMAR R.P.L.S. No. 5915

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.

HAWKLAND SURVEYING
WWW.HAWKLAND-SURVEYING.COM

527 BELWIN DRIVE
KATY, TEXAS 77450
PH: (713) 906-97090
FAX: (888) 400-9143
EMAIL: areyna@hawkland-surveying.com

535A

STATE OF TEXAS

COUNTY OF FORT BEND

I, CHANG-FAH TJAN, with Power of Attorney from ALEX SUTANO, Owner of the property subdivided in the above and foregoing map of TANG CITY PLAZA, do hereby make subdivision of said property, according to the lines, streets, lots, alleys, parks, building lines, and easements shown thereon, and designate said subdivision as TANG CITY PLAZA, in the B.B.B. & C. Railroad Company Survey, Section No. 8, Abstract No. 116, and dedicate to public use, as such, the streets, alleys, parks and easements shown thereon forever; and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of the streets, or alleys to conform to such grades, and do hereby bind myself, my heirs and assigns to warrant and forever defend the title to the land so dedicated.

Further, a one-foot reserve is dedicated to the public as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, or unrestricted reserves, as shown hereon, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes;

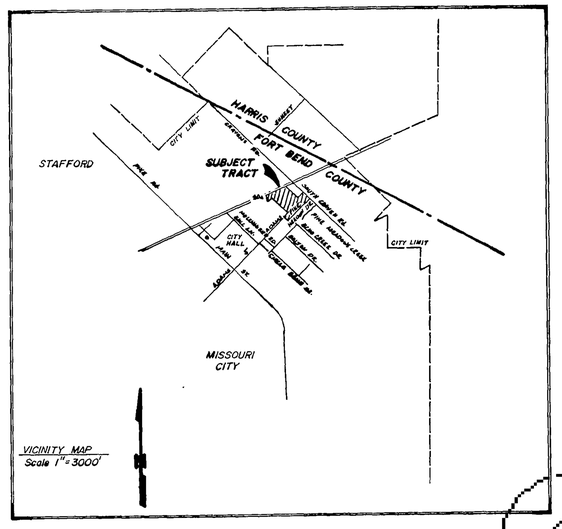
There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward located adjacent to all easements along the perimeter of the subdivision as shown hereon.

Further, according to Missouri City Subdivision and Zoning Ordinances, all of the property in the above and foregoing map shall be restricted in its use, which restrictions shall run with the title of the property; and shall be enforceable, at the option of Missouri City, by Missouri City or any citizen thereof, by injunction, as follows:

Drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater, and shall be a minimum of one and three quarters (1 3/4) square feet (18" diameter pipe adequate). Culverts or bridges must be used for driveways and/or walks.

Approved by the City Planning Commission of Missouri City, Fort Bend County, Texas, this 30 day of July, 1982.

Chang-Fah Tjan
CHANG-FAH TJAN



STATE OF TEXAS

COUNTY OF FORT BEND

We, SHIRLEY MASON, SHIRLEY RUTH BORDEN HOPPER, ROLAND C. BORDEN, and RUTH MASON BORDEN, owners and holders of a lien against the above described property, said lien being evidenced by a Deed of Trust recorded in the Official Public Records of Real Property of Fort Bend county, Texas, under Volume 738, Page 2047 of Deed of Trust Records do hereby in all things subordinate to said subdivision and dedication of said tract, and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

ATTEST:

LIENHOLDERS:

Shirley Mason
SHIRLEY MASON

Shirley Ruth Borden Hopper
SHIRLEY RUTH BORDEN HOPPER

Roland C. Borden
ROLAND C. BORDEN

Ruth Mason Borden
RUTH MASON BORDEN

STATE OF TEXAS

COUNTY OF

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 30 day of July 1982.

Shirley Ammann
Notary Public in and for Fort Bend County, Texas.

STATE OF TEXAS

COUNTY OF

BEFORE ME, the undersigned authority, on this day personally appeared SHIRLEY RUTH BORDEN HOPPER, known to me to be the person whose name is subscribed to the foregoing instrument, and they acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 30 day of July 1982.

Shirley Ammann
Notary Public in and for Fort Bend County, Texas.

STATE OF TEXAS

COUNTY OF

BEFORE ME, the undersigned authority, on this day personally appeared ROLAND C. BORDEN, known to me to be the person whose name is subscribed to the foregoing instrument, and they acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 27th day of July 1982.

Cheryl K. Bauman
Notary public in and for Dallas County Texas.

STATE OF TEXAS

COUNTY OF

BEFORE ME, the undersigned authority, on this day personally appeared RUTH MASON BORDEN, known to me to be the person whose name is subscribed to the foregoing instrument, and they acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 30 day of July 1982.

Shirley Ammann
Notary Public in and for Fort Bend County Texas.

THIS IS TO CERTIFY, that I, Kelly R. Kaluza, a Registered Public Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground and that all block corners, angle points, and points of curve are property marked with iron rods 1/2" in diameter and 3' long, and that this plat correctly represents that survey made by me.

Kelly Kaluza
Kelly R. Kaluza, R.P.S.
Texas State Registration No. [illegible]

APPROVED by the City Planning Commission of the City of Missouri City, Texas, this 26th day of _____, 1982.

Robert L. Heath, Chariman

Stanley T. Parker, Secretary

STATE OF TEXAS

COUNTY OF FORT BEND

I, PEARL ELLET, Clerk of the County of Fort Bend County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 1982 at _____ o'clock, _____, and duly recorded on _____, 1982, in Volume 33, Page 9 of the Deed Records of Fort Bend County, Texas.

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

_____, Clerk, County Court, Fort Bend County, Texas.
Pearl Ellet

By: _____, Deputy

FINAL PLAT

TANG CITY PLAZA

A SUBDIVISION OF 39.259 ACRES OF LAND, BEING IN THE B.B.B. & C.R.R. CO. SURVEY, AB. 116, SECTION 8, CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared CHANG-FAH TJAN, 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 stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 30 day of July 1982.

Shirley Ammann
Notary Public in and for Fort Bend County, Texas.

PREPARED BY:

KELLY KALUZA & ASSOCIATES INC.
CONSULTING ENGINEERS, PLANNERS, & SURVEYORS
1605 PARKWAY BOULEVARD
SUGARLAND, TEXAS 77478
(713) 491-1550

JUNE 30, 1982

REVISION JULY 29, 1982

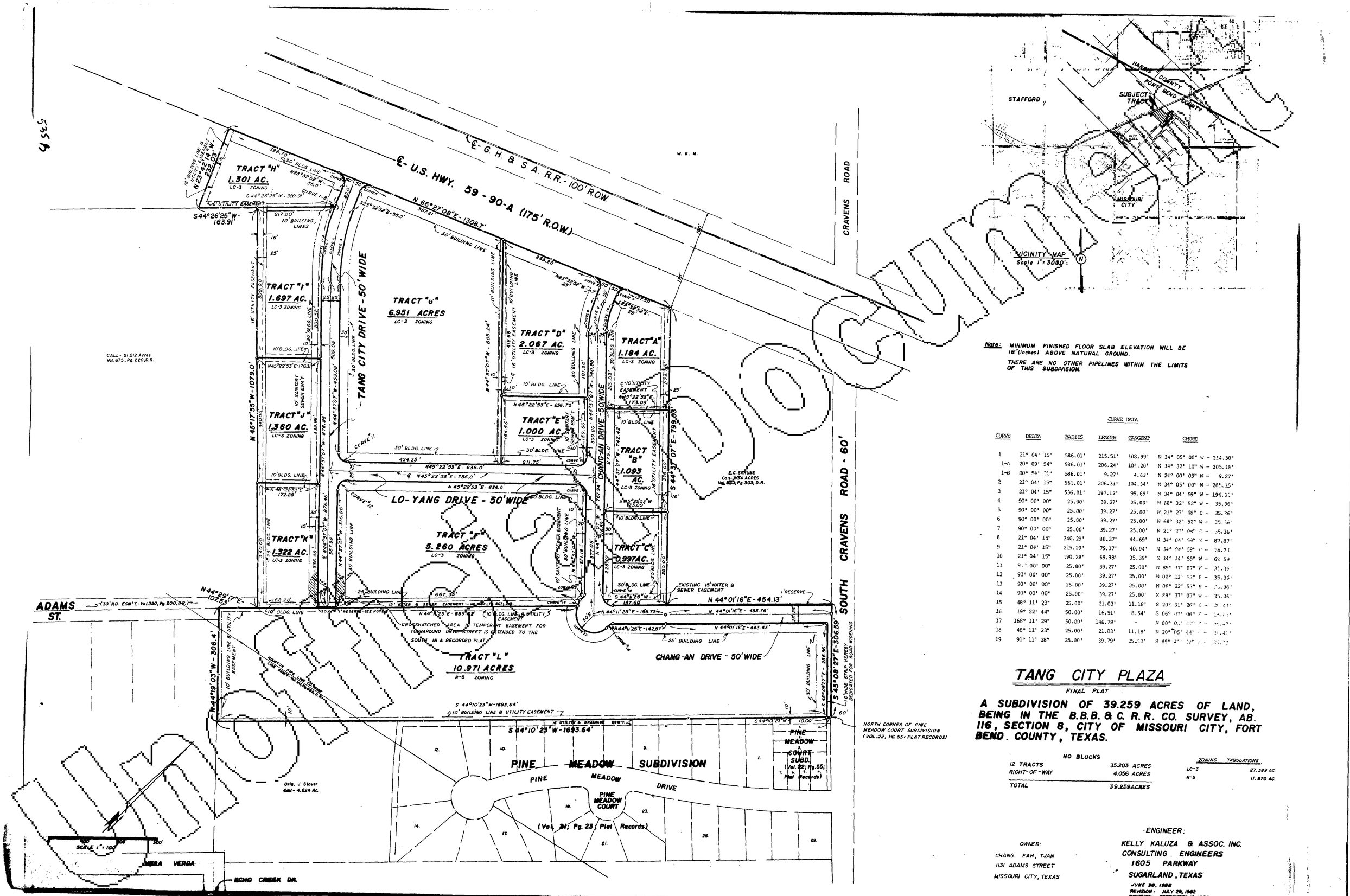
47247
3319

FILED FOR RECORD
AT _____ O'CLOCK 3 P.M.
OCT 27 1982
Pearl Ellett
County Clerk, Fort Bend Co., Tex.

KKK
SHEET 1 OF 2

535/A

Unofficial Document



Note: MINIMUM FINISHED FLOOR SLAB ELEVATION WILL BE 18"(inches) ABOVE NATURAL GROUND.

THERE ARE NO OTHER PIPELINES WITHIN THE LIMITS OF THIS SUBDIVISION.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
1	21° 04' 15"	586.01'	215.51'	108.99'	N 34° 05' 00" W - 214.30'
1-A	20° 09' 54"	586.01'	206.24'	104.20'	N 34° 32' 10" W - 205.18'
1-B	00° 54' 21"	586.01'	9.27'	4.63'	N 24° 00' 03" W - 9.27'
2	21° 04' 15"	561.01'	206.31'	104.34'	N 34° 05' 00" W - 205.15'
3	21° 04' 15"	536.01'	197.12'	99.69'	N 34° 04' 59" W - 196.0[illegible]
4	90° 00' 00"	25.00'	39.27'	25.00'	N 68° 32' 52" W - 35.36'
5	90° 00' 00"	25.00'	39.27'	25.00'	N 21° 27' 08" E - 35.36'
6	90° 00' 00"	25.00'	39.27'	25.00'	N 68° 32' 52" W - 35.36'
7	90° 00' 00"	25.00'	39.27'	25.00'	N 21° 27' 08" E - 35.36'
8	21° 04' 15"	240.29'	88.37'	44.69'	N 34° 04' 59" W - 87.87'
9	21° 04' 15"	215.29'	79.17'	40.04'	N 34° 04' 59" W - 78.7[illegible]
10	21° 04' 15"	190.29'	69.98'	35.39'	N 34° 04' 59" W - 69.59
11	9[illegible] 00' 00"	25.00'	39.27'	25.00'	N 89° 37' 07" W - 35.36'
12	90° 00' 00"	25.00'	39.27'	25.00'	N 00° 22' 53" E - 35.36'
13	90° 00' 00"	25.00'	39.27'	25.00'	N 00° 22' 53" E - [illegible].36'
14	90° 00' 00"	25.00'	39.27'	25.00'	N 89° 37' 07" W - 35.36'
15	48° 11' 23"	25.00'	21.03'	11.18'	S 20° 31' 26" E - [illegible] 41'
16	19° 22' 44"	50.00'	16.91'	8.54'	S 06° 37' 06" E - [illegible]
17	168° 11' 29"	50.00'	146.78'	-	N 80° [illegible]
18	48° 11' 23"	25.00'	21.03'	11.18'	N 20° 05' 44" [illegible]
19	91° 11' 28"	25.00'	39.79'	25.53'	S 89° [illegible] 38.72

TANG CITY PLAZA

FINAL PLAT

A SUBDIVISION OF 39.259 ACRES OF LAND, BEING IN THE B.B.B. & C. R.R. CO. SURVEY, AB. 116, SECTION 8, CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS.

NO BLOCKS

12 TRACTS	35.203 ACRES
RIGHT-OF-WAY	4.056 ACRES
TOTAL	39.259 ACRES

ZONING TABULATIONS

LC-3	27.389 AC.
R-5	11.870 AC.

OWNER:
CHANG FAH, TJAN
1131 ADAMS STREET
MISSOURI CITY, TEXAS

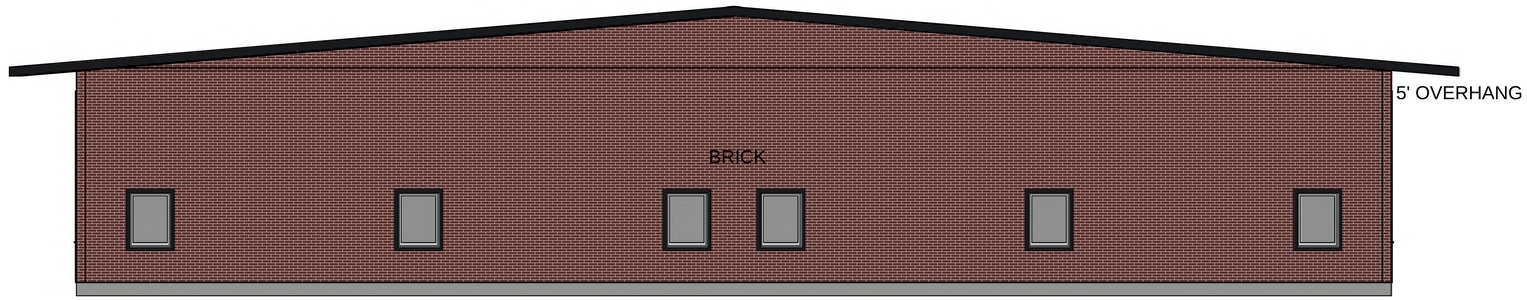
ENGINEER:
KELLY KALUZA & ASSOC. INC.
CONSULTING ENGINEERS
1605 PARKWAY
SUGARLAND, TEXAS

JUNE 30, 1982
REVISION: JULY 29, 1982
REVISION: SEPTEMBER 16, 1982

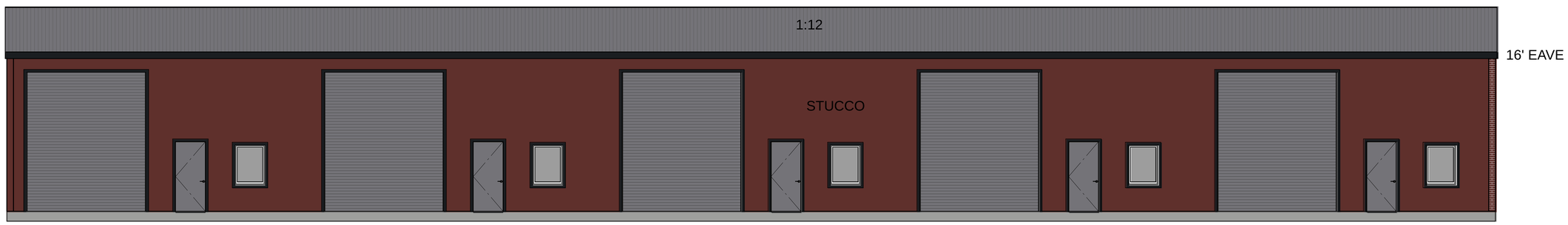
SHEET 2 OF 2

535/B

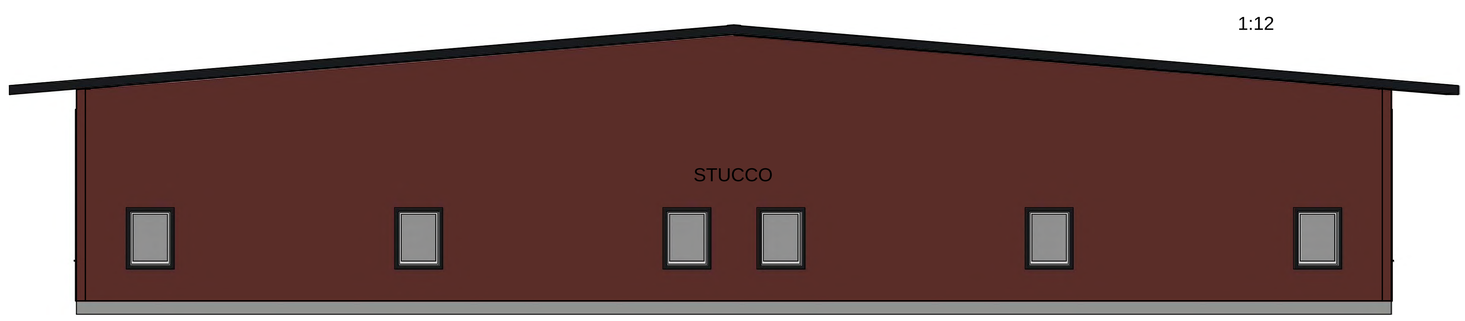
DISCOVERY OF ANY, ERRORS OR OMISSIONS IN THESE DOCUMENTS ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF CARNES ENGINEERING INC. PRIOR TO ANY CONSTRUCTION WORK OR PURCHASES. ALL DIMENSIONS AND CLEARANCES TO BE VERIFIED BY OWNER/CONTRACTOR PRIOR TO BEGINNING ANY CONSTRUCTION. CARNES ENGINEERING INC. IS NOT RESPONSIBLE FOR ANY CONSTRUCTION ISSUES WHICH MAY ARISE DURING OR AFTER THE CONSTRUCTION OF THIS BUILDING. THERE ARE NO GUARANTEES OR WARRANTIES SPECIFIC OR IMPLIED ASSOCATED WITH THESE DESIGN DOCUMENTS.



FRONT ELEVATION
SCALE: 3/16" = 1'



LEFT/RIGHT ELEVATION
SCALE: 3/16" = 1'



REAR ELEVATION
SCALE: 3/16" = 1'

FOR REVIEW
NOT FOR CONSTRUCTION

FIRM No. F-003737

ENGINEER:
D. SPENCER CARNES, P.E.

CARNES ENGINEERING, INC.
12605 I.H. 10 EAST
BAYTOWN, TEXAS 77520
(281) 385-1200
FAX (281) 385-0920
DESIGN
ENGINEERING
INSPECTIONS
INFO@CARENG.NET
WWW.CARNESENGINEERING.COM

REV	DATE	BY	DESCRIPTION

WAREHOUSE/OFFICE
HWY 90
MISSOURI CITY, TEXAS
FORT BEND COUNTY

ELEVATIONS

DESIGNED		SCALE	AS NOTED
DRAWN	MM	DATE	03/05/2019
CHECKED			
FILE			

SHEET NO.
A-1

Legend
Dream Court - PD Amendment
CRAVENS RD
Best Buy
FedEx
Park 8Ninety
S CRAVENS RD
US 90A - SOUTH MAIN ST.
PALOMA BEND DR
PALOMA BEND DR
Subject Property
DREAM CT
PHEASANT VALLEY DR
Timber Falls Business Park
Pine Meadow
PINE MEADOW DR
PINE MEADOW
Second Mile Mission Center
MOCKINGBIRD
MESA VERDE DR
0
200
400
800
Feet
1 inch = 400 feet

ORDINANCE NO. O-00-34

AN ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS, CHANGING THE ZONING CLASSIFICATION OF 9.467 ACRES OF LAND FROM LC-3 RETAIL DISTRICT TO PD PLANNED DEVELOPMENT DISTRICT NO. 34; REGULATING AND RESTRICTING THE USE, SIZE, HEIGHT AND DENSITY OF BUILDINGS, THE SIZE OF YARDS AND TYPE OF USE WITHIN SUCH PD PLANNED DEVELOPMENT DISTRICT; ADOPTING A SITE PLAN APPLICABLE TO SAID DISTRICT; PROVIDING FOR CONSTRUCTION ACCORDING TO SAID PLAN; DESCRIBING SAID 9.467 ACRE TRACT OF LAND; AMENDING THE ZONING DISTRICT MAP OF THE CITY AS ADOPTED BY ORDINANCE NO. 0-81-1 ADOPTED ON JANUARY 19, 1981, AS AMENDED; CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

* * * *

WHEREAS, Thomas Cloninger is the agent for owner, Hakeem, Inc., of a 9.467 acre tract of land situated within the corporate limits of the City of Missouri City, Texas; and

WHEREAS, said 9.467 acre tract of land presently has a zoning classification of LC-3 Retail District under Ordinance No. 0-81-1, adopted on January 19, 1981, the City of Missouri City Zoning Ordinance, as amended; and

WHEREAS, the agent, on behalf of the owner, has made application to the City of Missouri City to change the zoning classification of said 9.467 acre tract of land from LC-3 Retail District to PD Planned Development District No. 34, as authorized by the City's Zoning Ordinance; and

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

WHEREAS, the Planning and Zoning Commission recommended and the City Council now deems it appropriate to grant such requested change in zoning classification; now therefore,

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

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

Section 2. The public hearing before City Council on such request for zoning reclassification is declared closed at final adoption of this Ordinance.

Section 3. Presently, said 9.467 acre tract of land has a zoning classification of LC-3 Retail District. The zoning classification of said 9.467 acre tract of land is hereby changed from LC-3 Retail District to PD Planned Development District No. 34. The 9.467-acre tract of land is more fully described in Exhibit "A" attached hereto and made a part hereof for all purposes.

Section 4. The designation of PD Planned Development District No. 34 shall be, and is, conditioned upon compliance with the following regulations and restrictions:

A. **Purpose.** PD Planned Development District No. 34 is a previously developed parcel that will be redesigned to accommodate a community center, including a place of worship, a private school, a library, and gardens. Improvements to the site will be designed to enhance the overall urban design and nature of the surrounding area.

B. **Use Regulations.** In the PD Planned Development District No. 34, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged unless otherwise allowed pursuant to this Ordinance.

The following uses shall be permitted in PD Planned Development District No. 34:

1. A Community Center, integrating a place of religious worship, a private school, a library, and gardens.

C. **Height and Area Regulations.** Except as set forth herein, all buildings and structures shall meet the height and yard requirements of Section 7.12, LC-3 Retail District, of the City of Missouri City Zoning Ordinance.

D. **Building Regulations.**

1. **Architectural Standards.** Except as set forth otherwise in this Ordinance, all buildings and structures shall meet the requirements of City of Missouri City Zoning Ordinance Section 7A, Overlay Districts. Construction shall comply with all applicable chapters of the Missouri City Code. All buildings and structures within the development shall be similar in design and style. Samples of exterior color schemes and materials and color perspectives must be submitted for approval prior to issuance of any building permits.

   a. **Building Exterior(s).** The subject site shall be developed as indicated on the site plan and elevations described in Exhibit "B" attached hereto and made a part hereof for all purposes. The subject site shall be permitted to deviate from applicable provisions of Section 7A, Overlay Districts, in order to be constructed in traditional Islamic architecture, including the use of

white stucco and/or limestone brick or block on all buildings, the construction of domes, white or gold in color, and the construction of a minaret, white or gold in color, at the top of the principal building. The minaret shall not exceed eighty (80) feet in height from the normal finished grade.

b. **Roof(s).** The roof of all buildings may be flat with parapet walls decorated with geometric trim and tile. Any color for this trim and tile shall be selected from the range of earth tone colors provided in Section 7A.2.C.5, of the Zoning Ordinance.

c. **Downspouts, Exterior Utility Receptacles, and Service Boxes.** All downspouts, exterior utility receptacles, and service boxes on buildings shall be painted to match the predominant surrounding color to blend.

d. **Temporary Buildings.** With the exception of construction offices, the use, installation, and construction of temporary buildings within PD Planned Development District No. 34 shall be prohibited.

2. **Lighting.**

a. **Standards.** Lighting shall be shielded to prevent glare on adjacent properties.

b. **Lighting Fixtures.** All lighting fixtures shall be uniform and shall be selected to enhance and complement the style and design of the development.

3. **Sound.**

Sound emanating from PD, Planned Development District No. 34 shall be required to comply with all City standards. The amplification of sound to the outside of buildings is prohibited.

4. **Gross Floor Area.** Gross floor area for PD Planned Development District No. 34 shall be as shown on the site plan.

5. **Air Conditioning, Mechanical, and Ventilation Equipment.** All mechanical equipment on the tops of buildings shall be screened from public view by parapet walls. All ground-mounted mechanical equipment within view of adjacent roadways shall be screened from public view by materials similar to that of the building exterior and by landscaping. All ground-mounted mechanical equipment not within view of roadways shall be screened from public view by landscaping.

E. **Trash Disposal and Service Areas.**

1. **Location.** All trash disposal and service areas shall be located to the rear of the subject site and shall not be within view of any adjacent roadways.

2. **Screening.** All trash disposal and service areas shall be screened by masonry enclosures, a minimum eight (8) feet in height, constructed of the primary exterior material approved for buildings and structures.

F. **Landscaping, Screening and Transitional Buffer Yards.** Except as set forth herein, the requirements of Section 11, Landscaping, of the City of Missouri City Zoning Ordinance shall apply to PD Planned Development District No. 34, including required screening of driveways and parking areas.

The following landscaping shall be required in addition to applicable provisions in Section 11, Landscaping:

1. **Transitional Buffer Yards.** The existing buffer yard widths along US 90-A, Tang City Drive, Lo-Tang Drive, and Chang-An Drive shall be permitted with no increase to width as required by Section 11, of the Zoning Ordinance. However, each of the above-mentioned buffer yards shall be planted with Type B screening as required by Section 11.

2. **Trees.** Live oak trees, spaced thirty (30) feet or less on center, shall be planted along all perimeters of PD Planned Development District No. 34, and in all locations where a canopy tree is required to be installed. Additionally, no less than one (1) live oak tree shall be planted in each required off-street planting island. At the time of planting, all required live oak trees in the development shall be a minimum of eight (8) feet in height, with a minimum three (3) inch caliper trunk, and minimum three (3) foot canopy spread.

3. **Driveway Landscaping.** All driveways and any driveway medians shall be landscaped with a mixture of shrubs and perennial and annual flowering plants.

G. **Ingress and Egress.**

1. **Location.** Ingress and Egress shall be as shown on the site plan attached hereto.

2. **Standards.** All driveways constructed shall comply with the City Infrastructure Code.

H. **Parking Regulations.** The requirements of Section 12, Parking Regulations, of the City of Missouri City Zoning Ordinance, shall apply.

I. **Sign Regulations.** The requirements of Section 13, Sign Regulations, of the City of Missouri City Zoning Ordinance, for an LC-3 retail District shall apply.

J. **Fence Regulations.** Except as set forth herein the requirements of Section 14, Fence Regulations, for an LC-3 Retail District of the City of Missouri City Zoning Ordinance shall apply.

1. **Standards.** Any fencing installed in PD Planned Development District No. 34, shall consist of either a masonry wall of the same primary exterior material as approved for the buildings, wrought iron, or a combination of masonry wall and wrought iron.

K. **Outdoor Display.** There shall be no outdoor display.

L. **Outdoor Storage.** There shall be no outside storage.

M. **Outside Sales.** There shall be no outside sales.

N. **Sidewalk.** All sidewalks shall comply with applicable provisions of the Missouri City Code, including the City Infrastructure Code. A minimum six (6) foot wide sidewalk along US 90-A and a minimum four (4) foot wide sidewalk along Tang City Drive, Lo-Tang Drive, and Chang-An Drive shall be constructed within or adjacent to the transitional buffer yards.

O. **Construction Activity.** Construction Activity shall be permitted only from Monday through Saturday, and only between the hours of 7:00 a.m. and 7:00 p.m., except that during the months of June through September, construction activity consisting of the pouring of concrete may begin no earlier than 6:00 a.m.

Section 5. The Zoning District Map of the City of Missouri City shall be revised and amended to show the zoning classification of said 9.467 acre tract of land as provided in Section 3 hereof, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of this change.

Section 6. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Missouri City, save and except the change in zoning

classification of the 9.467 acres of land described in Section 3 hereof and the imposition of the findings, regulations, restrictions and conditions applicable to PD Planned Development District No. 34 contained herein.

Section 7. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Missouri City, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

PASSED and APPROVED on first reading this ____ day of _____, 2000.

PASSED, APPROVED and ADOPTED on second and final reading this 10th day of July, 2000.

Mayor

ATTEST:

Patrice Fogarty
City Secretary

APPROVED AS TO FORM:

City Attorney

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EXHIBIT A (PAGE 1 OF 3)

METES AND BOUNDS DESCRIPTION
9.4672 ACRES
June 24, 2000

All that certain 9.4672 acres, (412,392 square foot) tract of land located in the B. B. B. & C. R. Survey, Abstract Number 116, Fort Bend County Texas, being part of Tract "D" and all of Tract "E" and Tract "G" of Tang City Plaza, a map or plat of which is recorded under Volume 33, Page 9 of the Map Records of Fort Bend County and being more particularly described by metes and bounds as follows: (All bearings are based on the said plat and the monumentation found along Lo-Yang Drive (based on a width of 50.00 feet), Tang City Drive (based on a width of 50.00 feet), Chang-An Drive (based on a width of 50.00 feet) and U. S. Highway 59 (based on a width of 175 feet).

COMMENCING FOR REFERENCE at a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" found in the southeasterly right-of-way line of said U. S. Highway 59 at the most northerly northeast corner of said Reserve "D" and a called 0.5510 acre tract of land conveyed to Lamar Savings Association by deed recorded in Volume 1900, Page 2591 of the Official Public Records of Fort Bend County, Texas;

THENCE, South 66°27'08" West, along said southeasterly right-of-way line and northwesterly line of said 0.5510 acre tract of land, a distance of 186.26 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" set for the northwest corner of said 0.5510 acre tract of land, the most northerly northeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, South 44°37'07" East, along the southwesterly line of said 0.5510 acre tract of land, a distance of 168.36 feet to an "X" found scribed in concrete for the southwest corner of said 0.5510 acre tract of land and an interior corner of the herein described tract of land;

THENCE, North 45°22'53" East, along the southeasterly line of said 0.5510 acre tract of land, a distance of 166.55 feet to an "X" found scribed in concrete in the southwesterly right-of-way line of said Chang-An Drive and the arc of a curve to the left, for the southeast corner of said 0.5510 acre tract of land and the most easterly northeast corner of the herein described tract of land;

THENCE, Southeasterly, a distance of 40.84 feet along said southwesterly right-of-way line and the arc of said curve having a radius of 240.29 feet through a central angle of 09°44'13" and a chord which bears South 39°45'00" East, a distance of 40.79 feet to a 5/8 inch iron rod found for the point of tangency;

THENCE, South 44°37'07" East, along said southwesterly right-of-way line, a distance of 340.86 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" set for the point of curvature of a curve to the right, and the most easterly southeast corner of said Reserve "E" and the herein described tract of land, from which a 5/8 inch iron rod found bears North 10°19'15" West, a distance of 0.74 feet;

JUN 2 9 2000

SEC Job No. 99071
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THENCE, southerly, a distance of 39.27 feet along the arc of said curve having a radius of 25.00 feet through a central angle of 90°00'00" and a chord that bears South 00°22'53" West, a distance of 35.36 feet to a 5/8 inch iron rod found in the northwesterly right-of-way line of said Lo-Yang Drive for the point of tangency and most southerly southeast corner of said Reserve "E" and the herein described tract of land;

THENCE, South 45°22'53" West, along said northwesterly right-of-way line, at 211.75 feet pass the southwest corner of said Reserve "E" and the southeast corner of said Reserve "G", in all a total distance of 636.00 feet to a 5/8 inch iron rod found for the point of curvature of a curve the right and the most southerly southwest corner of said Reserve "G" the herein described tract of land;

THENCE, westerly, a distance of 39.27 feet along said the arc of said curve having a radius of 25.00 feet through a central angle of 90°00'00" and a chord which bears North 89°37'07" West, a distance of 35.36 feet to a 5/8 inch iron rod with plastic cap stamped "BENCHMARK ENGR" set in the northeasterly right-of-way line of said Tang City Drive for the point of tangency and most westerly southwest corner of said Reserve "G" and the herein described tract of land, from which a 5/8 inch iron rod found bears South 70°53'14" West, a distance of 0.88 feet;

THENCE, North 44°37'07" West, along said northeasterly right-of-way line, a distance of 459.08 feet to a 5/8 inch iron rod found for the point of curvature of a curve to the right;

THENCE, northerly, a distance of 197.12 feet along said northeasterly right-of-way line and the arc of said curve having a radius of 536.01 feet through a central angle of 21°04'15" and a chord which bears North 34°05'00" West, a distance of 196.01 feet to a 5/8 inch iron rod found for the point of tangency;

THENCE, North 23°32'52" West, along said northeasterly right-of-way line, a distance of 55.00 feet to a 5/8 inch iron rod with plastic cap stamped "BENCHMARK ENGR" set for the point of curvature of a curve to the right and the most westerly northwest corner of the herein described tract of land;

THENCE, northeasterly, a distance of 39.27 feet along the arc of said curve having a radius of 25.00 feet through a central angle of 90°00'00" and a chord which bears North 21†827'08" East, a distance of 35.36 feet to a 1/2 inch rod found in the said southeasterly line of U. S. Highway 59 for the point of tangency and the most northerly northwest corner of said Reserve G and the herein described tract of land;

THENCE, North 66°27'08" East, along said southeasterly right-of-way line, at 387.21 feet pass the northeast corner of said Reserve "G" and the northwest corner of said Reserve "D", in all a total distance of 466.15 feet to the **POINT OF BEGINNING** and containing a computed area of 9.4672 acres, (412,392 square feet) of land.

JUN 2 9 2000

This description is based on a ground survey completed during June of 2000 and is issued in conjunction with a boundary and improvements survey dated June 24, 2000 prepared by BENCHMARK ENGINEERING CORPORATION, Job Number 99071.

Saib Y. Saour, R.P.L.S.
Texas Registration Number 3540

BENCHMARK ENGINEERING CORPORATION

STATE OF TEXAS
REGISTERED
SAIB Y. SAOUR
3540
PROFESSIONAL
LAND SURVEYOR

JUN 2 9 2000

BEC Job No. 99071
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SITE PLAN FOR:

NEW ISLAMIC COMMUNITY CENTER

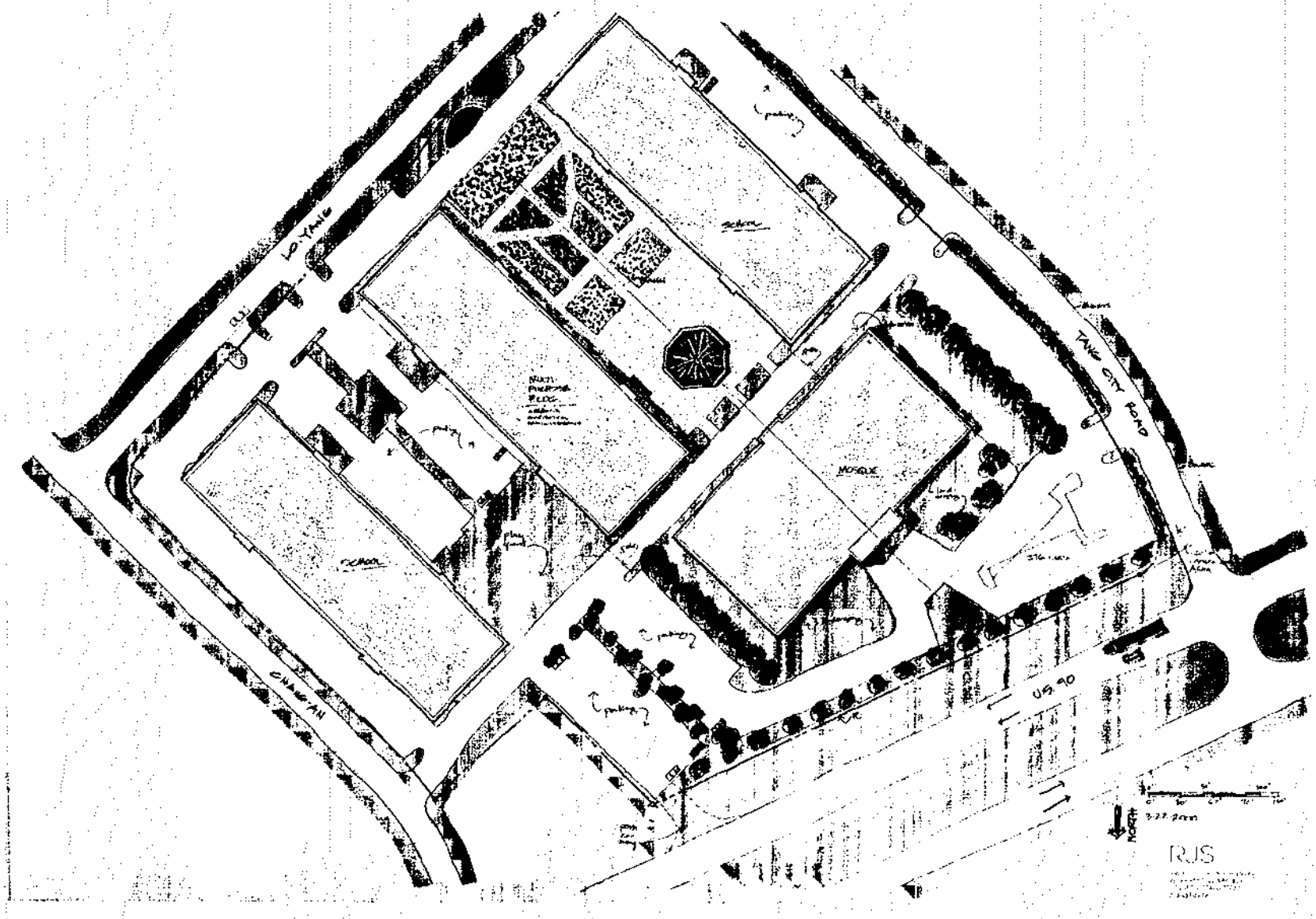
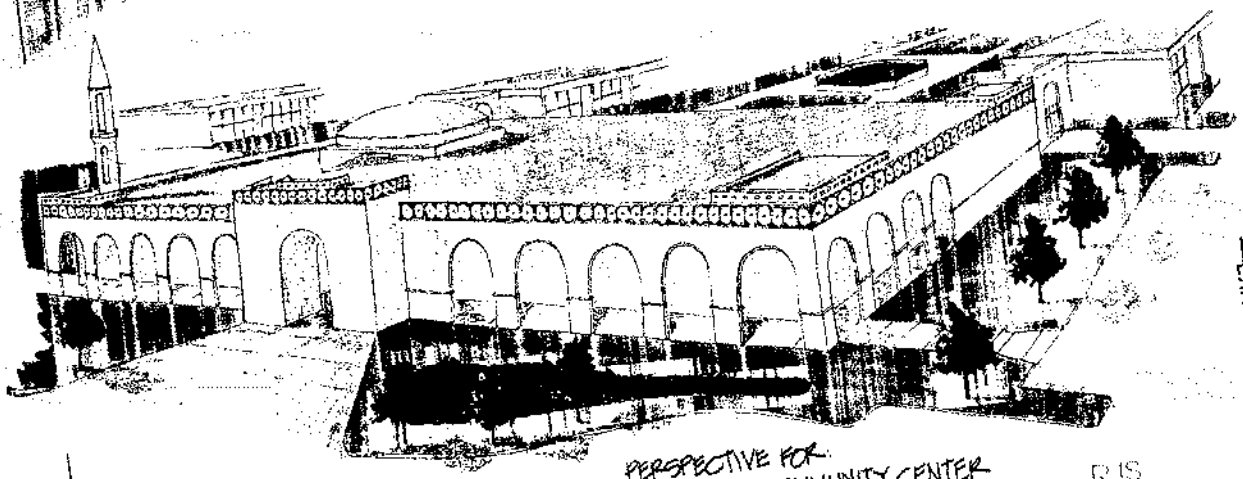


EXHIBIT B (PAGE 1 OF 3)



PERSPECTIVE FOR
NEW ISLAMIC COMMUNITY CENTER

RJS

EXHIBIT B (PAGE 2 OF 3)

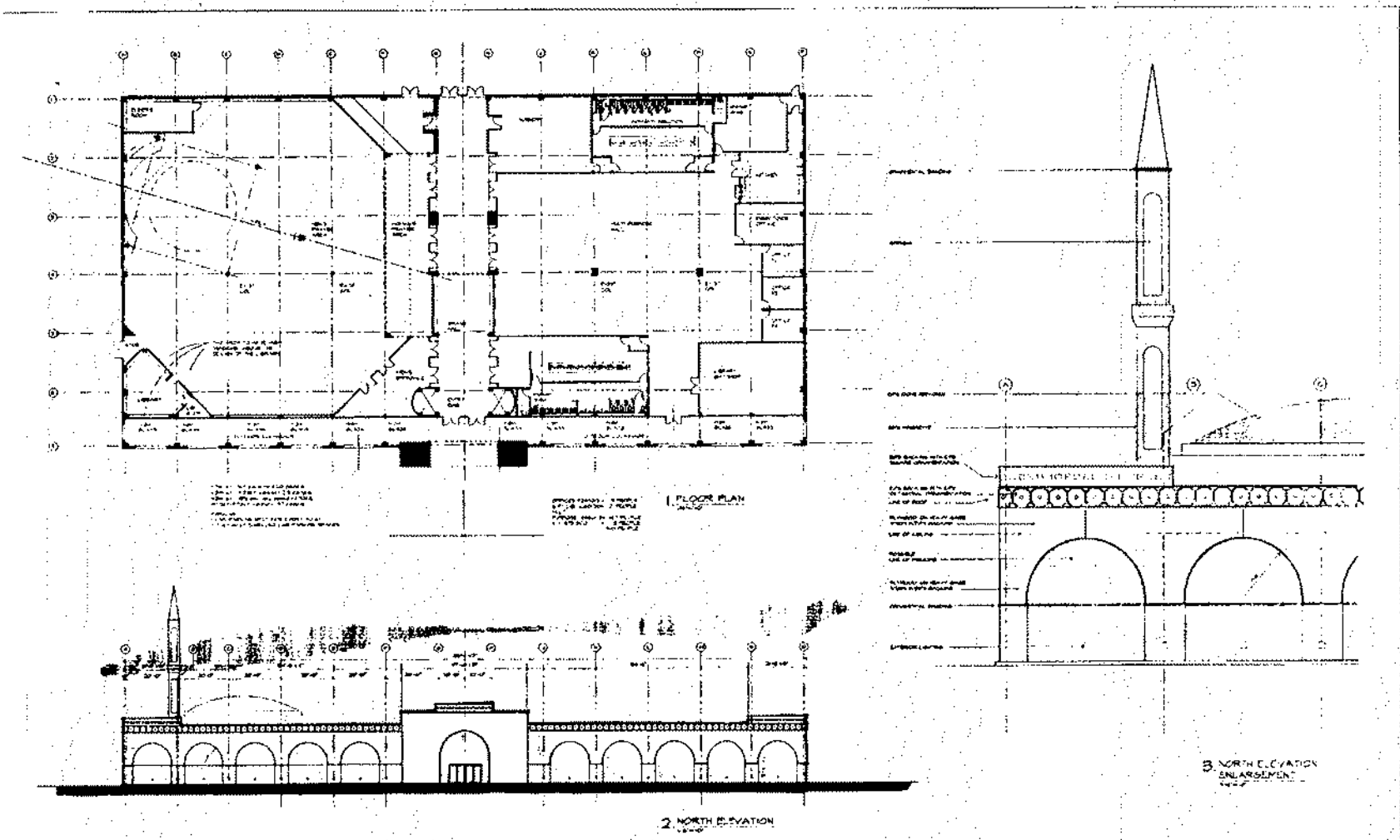


EXHIBIT B (PAGE 3 OF 3)

missouri CITY
TEXAS

DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY MISSOURI CITY, TEXAS 77489

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

DATE OF NOTICE: June 28, 2019

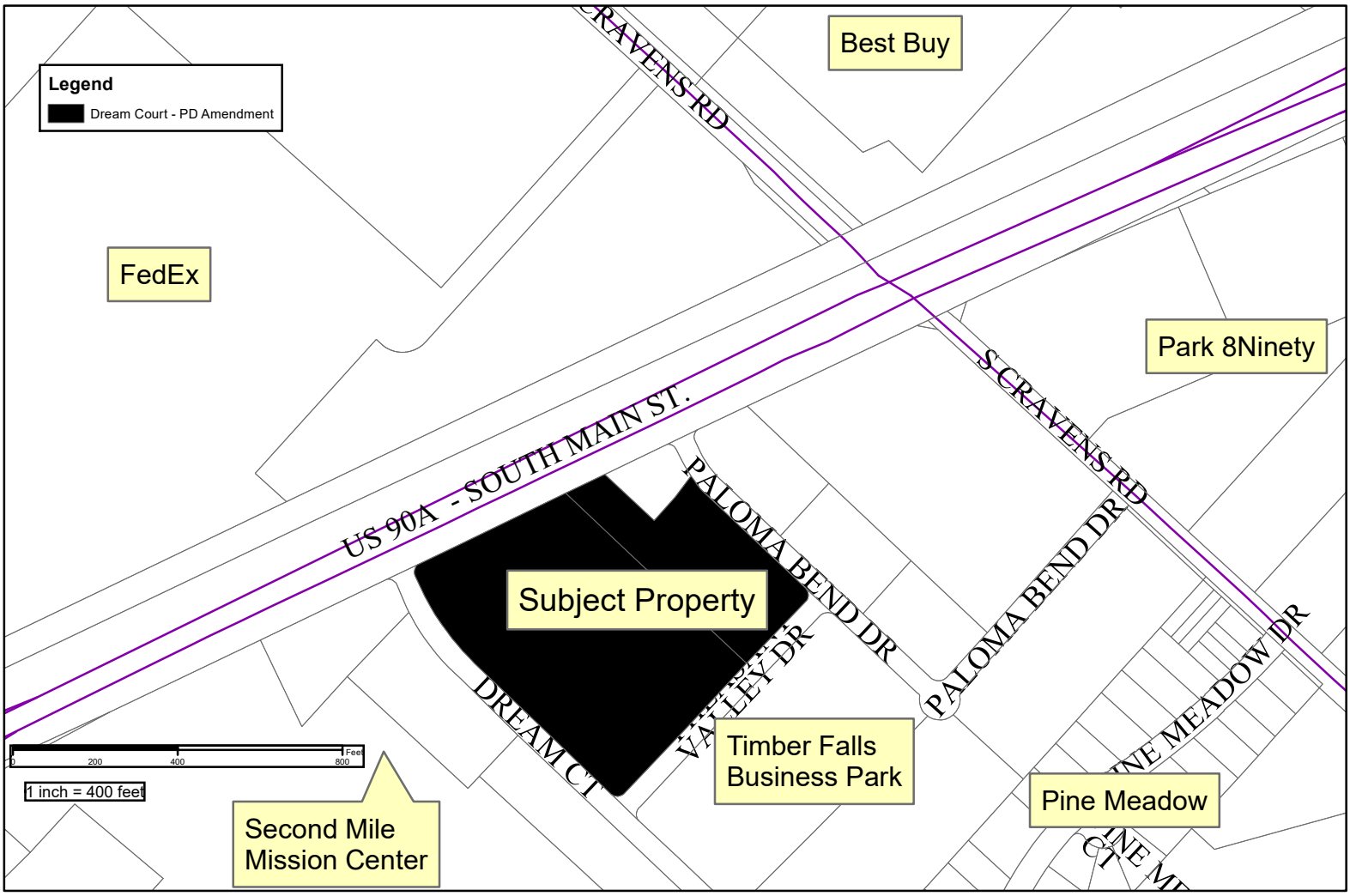
LOCATION/DATE: The Planning and Zoning Commission of the City of Missouri City will hold a public hearing on Wednesday, July 10, 2019, at the City Council Chambers – 2nd Floor, City Hall Building, 1522 Texas Parkway (FM-2234), Missouri City, Texas at 7:00 p.m.

PURPOSE: To receive comments for or against a request by Morgan Myers on behalf of the Tang City Community Village LLC, to amend the regulations and restrictions of PD, Planned Development District No. 34 pertaining to ordinance O-00-34 to allow for the development of office and warehouse and retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

SITE LOCATION: The subject site is located north of the Timber Falls Business Park, south of US 90A – South Main Street, east of the Second Mile Mission Center and west of S Cravens Road.

SITE LEGAL DESCRIPTION: The subject site can be described as being an approximate 9.4672 acre tract of land located in the B.B.B. & C. R. Survey, A-116, Fort Bend County, Texas, being part of Tract "D" and all of Tract "E" and Tract "G" of Tang City Plaza, a map or plat of which is recorded under Volume 33, Page 9 of the Map Records of Fort Bend County, Texas.

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


Legend
Dream Court - PD Amendment
Best Buy
FedEx
Park 8Ninety
S CRAVENS RD
US 90A - SOUTH MAIN ST.
PALOMA BEND DR
Subject Property
DREAM CT
VALLEY DR
Timber Falls
Business Park
Pine Meadow
0
200
400
800
Feet
1 inch = 400 feet
Second Mile
Mission Center

DEVELOPMENT SERVICES – PLANNING DIVISION

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

June 28, 2019

CITY OF MISSOURI CITY, TEXAS
Planning and Zoning Commission

The Planning and Zoning Commission of the City of Missouri City will hold a public hearing:
Wednesday, July 10, 2019
City Council Chambers
2nd Floor, City Hall Building
1522 Texas Parkway (FM 2234); 7:00 PM

To receive comments for or against a request by Morgan Myers on behalf of the Tang City Community Village LLC, to amend the regulations and restrictions of PD, Planned Development District No. 34 pertaining to ordinance O-00-34 to allow for the development of office and warehouse and retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

****

Dear City Representatives:

____ I/We protest this proposed rezoning because

___ I/We support this proposed rezoning because

Sincerely,

_____ _____
Signature Print Name

_____ _____
Street Address Subdivision

_____ Return to: Development Services Department
Phone Number 1522 Texas Parkway
Missouri City, TX 77489
FAX 281-403-8962

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

_____
Print Name Signature

missouri CITY
TEXAS
the show me city

PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE:	July 10, 2019
AGENDA ITEM SUBJECT:	Talent Academy – Planned Development District #66 Amendment
AGENDA ITEM NUMBER:	7.B.
PROJECT PLANNER:	**Jennifer Thomas Gomez, AICP,** Planning Manager
APPROVAL:	**Otis T. Spriggs, AICP,** Director, Development Services JGG for OTS
PERMIT NUMBER:	PD1900007
PROPERTY ID:	0089-00-000-2069-907 (Talent Academy) / 0089-00-000-2060-907 / 0089-00-000-2070-907 / 0089-00-000-2071-907 / 0089-00-000-2072-907 / 0089-00-000-2074-907 / 0089-00-000-2075-907 / 0089-00-000-2076-907 / 0089-00-000-2056-907
LOCATION:	The existing child care center is located at 4835 Highway 6. PD #66 is located north of Colonial Lakes Drive and Highway 6, south of a Kids R Kids Learning Academy located at 2850 Colonial Lakes Drive, east of Star Cinema Grill located at 4811 Highway 6, and west of a Holiday Inn at 5007 Highway 6. PD #66 includes a Spring Creek Barbeque at 4895 Highway 6, a Hampton Inn and Suites at 4909 Highway 6, American First National Bank at 4915 Highway 6 and a Primeway Federal Credit Union at 4935 Highway 6.

RECOMMENDED ACTION:

The proposal complies with the provisions of the 2017 Comprehensive Plan and the policies contained in the Future Land Use and Character Map.

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, August 5, 2019

Revised submittals due prior to Friday, July 19, 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 July 19, 2019, which is prior to the deadline for submittals to the City Council for their August 5, 2019, meeting.

SUMMARY:

PD No. 66 was approved in 2007 to allow for a unified development to consist of uses permitted within the LC-3, retail district and a senior, independent living facility.

To date, several commercial, retail uses have been located within the PD including but not limited to a restaurant, banks, a hotel and a child care center.

The owner of the child care center, Talent Academy, has submitted a site plan and conceptual building elevations which depict the existing building where the child care center is currently located and the expansion to the development to include proposed uses such as a swimming school and restaurant that does not serve alcoholic beverages.

REQUIREMENTS FOR A PD DISTRICT AMENDMENT APPLICATION (SECTION 8.3)

A. Ownership:
The applicant has submitted proof of notice to all of the other property owners within the PD district.

B. Legal description of site:
PD #66 can be described as being both Colonial Lakes Village as recorded as instrument number 2008027 and as Colonial Lakes Village Phase II as recorded as instrument number 20080150 in the Official Public Records of Fort Bend County, Texas, as replatted and amended as Colonial Lakes Phase II Replat No. One, recorded as instrument number 20090022; Amending Plat of Colonial Lakes Phase II Replat No. One, recorded as instrument number 20100055, Colonial Lakes Phase Two Replat No. Two, recorded as instrument number 20110134, and Colonial Lakes Phase Two Replat No. Three, recorded as instrument number 20150097 all as recorded in the Official Public Records of Fort Bend County, Texas.

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

D. Total acreage: 24.70 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:

Child care facility, retail, commercial uses including a hotel, banks and a restaurant / PD, Planned Development District No. 66

B. Surrounding Land Uses and Zoning Designations:

North: Kids R Kids Learning Academy / PD No. 10 (Ordinance O-10-09)

South: Intersection of Highway 6 and Colonial Lakes Drive

East: Holiday Inn; Goodwill / LC-3, retail district; LC-2, local retail district

West: Star Cinema Grill; shopping center / BP, business park district

C. Zoning History:

11-24-75: Portion of subject site annexed by the City of Missouri City (Ordinance 216).

01-19-81: Subject site zoned SD, Suburban district (Ordinance O-81-01)

10-21-1985: Subject site rezoned I, Industrial district (Ordinance O-85-38)

01-06-1992: Subject site rezoned BP, Business Park district (Ordinance O-92-01)

04-16-01: Subject site zoned PD, Planned Development District No. 37 (Ordinance O-01-20) to allow for the development of a home improvement store with site development regulations. Ordinance O-01-20 expired. Subject site reverted back to zone BP, Business Park District

07-16-07:	Subject site zoned PD No. 66 (Ordinance O-07-40) to allow for the development of an independent living facility and commercial, retail uses.
01-05-09:	PD No. 66 amended (Ordinance O-09-01) to allow for certain site development standards for a proposed restaurant.
04-19-10:	PD No. 66 amended (Ordinance O-10-15) to allow for certain site development standards for a second proposed restaurant.

ANALYSIS OF SUBJECT SITE:

No changes are proposed to PD No. 66 except as set forth herein.

A. Purpose

PD, Planned Development District No. 66 is comprised of a unified development consisting of commercial, retail uses. Improvements to the site will be designed to complement the overall urban design and nature of the surrounding area.

B. Use regulations. Except as set forth herein, no changes are proposed to PD No. 66.

PD No. 66 was approved in 2007 to allow for a unified development to consist of uses permitted within the LC-3, retail district and a senior, independent living facility.

To date, several commercial, retail uses have been located within the PD including but not limited to a restaurant, banks, a hotel and a child care center.

The owner of the child care center, Talent Academy, has submitted a site plan and conceptual building elevations which depict the existing building where the child care center is currently located and the expansion to the development to include proposed uses such as a swimming school and restaurant that does not serve alcoholic beverages.

The LC-3, retail district restricts the location of child care centers prohibiting such from being located within a shopping center or an integrated business development.

Between 2008 and 2010, the City Council adopted regulations to prohibit the future location of child care centers from locating within a shopping center or an integrated business development. At the time, the Council expressed concern for the safety of children and the restrictive impact the location of such centers might have on other businesses seeking to locate within the same development.

The City Council adopted child care facility regulations, Section 9.13 of the city's zoning ordinance, which provides standards for the site development of child

care centers including but not limited to regulations on location and outdoor activity areas.

These regulations provide that an outdoor activity area shall be located to the side or rear of the building and should be located immediately adjacent to the indoor facility without any intervening areas designed or used for vehicular traffic.

The outdoor activity area should be fully enclosed by a minimum 8-foot fence and/or a portion of the building wall.

Future land use and character map: The City's Future Land Use and Character map identifies the subject site as being an appropriate location for Commercial which is categorized under the Auto-Oriented Character.

> *Auto-Oriented Character is summarized as follows: "This designation typically covers most areas identified for commercial uses where accommodation of automobile access, circulation, and parking drives the placement of buildings and overall site design…"*

Comprehensive Plan: The proposed amendment is in conformance with the following goals from the 2017 Comprehensive Plan goals:

1. *More varied development to move beyond a "bedroom community" perception of Missouri City. Use development code provisions and direct recruitment to promote a balance of land use types as the community builds out in coming years.*

Staff recommendation: Approve the location of a child care center within an integrated business development with the restriction that the sale of alcoholic beverages is prohibited within the integrated business development that the child care center is located and as shown on the submitted site plan. The child care center facility should remain in compliance with the requirements of Section 9.13 of the city's zoning ordinance.

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
[X] PLANNED DEVELOPMENT DISTRICT AMENDMENT

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

1.	Project Name: **Talent Academy - Phase II**
2.	Address/Location of Property: **4835 Highway 6, Missouri City, TX 77459**
3.	Applicant's Name: **Xiaochun Liu**
	Mailing Address: **4835 Highway 6, Missouri City, TX 77459**
	Phone No. :(**832**) **528 - 0880**
	Email: **xiachunyu2013@icloud.com**
4.	Status of Applicant: (Owner) Agent Attorney Trustee Corporation Relative (If other than Owner, submit written authorization from Owner with application.)
5.	Property Owner: **Sweetwater Properties LLC**
	Mailing Address: **4835 Highway 6, Missouri City, TX 77459**
	Phone No.:(**832**) **528- 0880**
	Email: **xiachunyu2013@icloud.com**
6.	Existing Zoning District: **PD-66**
7.	Total Acreage: **2.8250**
8.	Proposed Development and Reasons for Application: Original zoning is for single skill education programs. The Phase II building will integrate a swimming academy, a dance studio, an art studio, a Kungfu studio and non-alcohol commercial restaurants.
9.	Legal Description of the Property (If the legal description is a portion of a lot, then a metes and bound description of the tract must be submitted with application.): **Please refer to attached survey**
10.	Central Appraisal District tax identification numbers of property (Attach Paid Tax Receipts): **EIN# 27-0224408**
11.	Do deed restrictions or restrictive covenants exist for the property? (Circle One): YES (NO) (If yes, submit with application.)
12.	Does this application include an Architectural Design Review: (Circle One): YES (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.

Xiaochun Liu
Print Name of Applicant

Signature of Applicant

Sweetwater Properties LLC
Print Name of Property Owner

Signature of Property Owner, Agent or Attorney

Last updated December 2018

STATE OF TEXAS :
COUNTY OF HARRIS :

We, NCSL Associates, L.P., a Texas limited partnership, acting by and through Frank Lee, Manager of NCSL, GP, L.L.C., a Texas limited liability company, its general partner; hereinafter referred to as Owners of the 17.5892 acre tract described in the above and foregoing plat of **COLONIAL LAKES VILLAGE PHASE II REPLAT NO THREE**, 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 and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated. We further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City: we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication or exactions made herein.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 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 easement, if any, totals twenty one feet, six inches (21' 6") in width.

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

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility forever an unobstructed aerial easement five (5) feet in width from a plane twenty (20) feet above the ground level upward, located adjacent to all public utility easements, if any, shown hereon.

IN TESTIMONY WHEREOF, NCSL Associates, L.P., a Texas limited partnership, has caused these presents to be signed by Frank Lee, Manager of NCSL, GP, L.L.C., a Texas limited liability company, its general partner, and attested by _____, thereunto authorized,

this ___ day of _____, 2015.

NCSL Associates, L.P., a Texas limited partnership

By: NCSL, GP, L.L.C., a Texas limited liability company,
its general partner

By: _____
Frank Lee, Manager

Attest: _____
Name & Title

I, Brian Nawara, am authorized 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 pipes or rods having an outside diameter of not less than three – quarters (3/4) inch and a length of not less than three (3) feet, or as shown hereon; and that the plat boundary corners have been tied to the nearest street intersection.

STATE OF TEXAS
REGISTERED
BRIAN NAWARA
6060
PROFESSIONAL
LAND SURVEYOR

_____
Brian Nawara, R.P.L.S
Texas Registration No. 6060

This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this final plat and subdivision of **COLONIAL LAKES VILLAGE PHASE II REPLAT NO THREE**, 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 _____, 2015.

By:_____
RON LEE, CHAIRMAN

By:_____
SONYA BROWN-MARSHALL, VICE CHAIRMAN

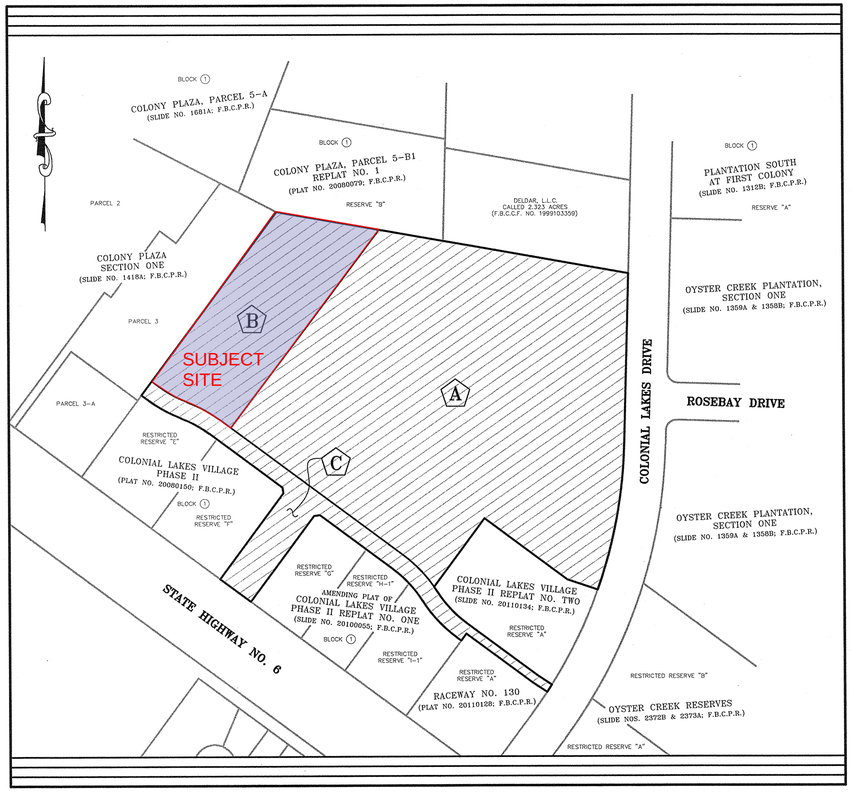
STATE OF TEXAS :
COUNTY OF HARRIS :

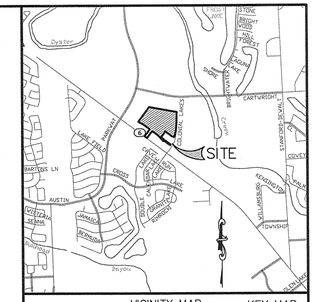
BEFORE ME, the undersigned authority, on this day personally appeared Frank Lee, Manager of NCSL, GP, L.L.C., a Texas limited liability company, general partner of NCSL Associates, L.P., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2015.

Notary Public in and for the State of Texas _____
Notary

My Commission Expires:_____





VICINITY MAP
SCALE: 1"=1200'

KEY MAP:
609 K

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2015, AT _____ O'CLOCK ___M., IN PLAT NUMBER(S) _____ OF THE PLAT RECORDS OF SAID COUNTY.

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

BY:_____
LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY:_____
DEPUTY

COLONIAL LAKES VILLAGE PHASE II REPLAT NO THREE

COLONIAL LAKES VILLAGE
PHASE II REPLAT
NO THREE

1 BLOCK – 3 RESERVES

*A SUBDIVISION OF 17.5892 ACRES,
BEING ALL OF RESTRICTED RESERVE "A" & "B",
COLONIAL LAKES VILLAGE
(PLAT NO. 20080027; F.B.C.P.R.),
BEING ALL OF RESTRICTED RESERVE "C" BLOCK 1,
COLONIAL LAKES VILLAGE PHASE II
(PLAT NO. 20080150; F.B.C.P.R.),
AND BEING ALL OF RESTRICTED RESERVE "B",
COLONIAL LAKES VILLAGE PHASE II REPLAT NO. TWO
(PLAT NO. 20110134; F.B.C.P.R.)
IN THE WILLIAM STAFFORD LEAGUE,
ABSTRACT NO. 89, CITY OF MISSOURI CITY,
FORT BEND COUNTY, TEXAS*

~ OWNER ~

NCLS ASSOCIATES, L.P.
4202 Highway 6, Suite B
Sugar Land, Texas 77478
Frank Lee, Manager
PHONE: 281.242.6655

~ SURVEYOR ~

TEXAS ENGINEERING AND MAPPING CO.
12810 Century Drive
Stafford, Texas 77477
Brian Nawara, R.P.L.S.
PHONE: 281.491.2525 FAX: 281.491.2535
Job No. 356-182

JANUARY 7, 2015

SHEET 1 OF 3

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NOTES:

1.) BEARINGS AND COORDINATES SHOWN HEREON ARE SURFACE, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NO. 4204, NAD 83), AS OBTAINED FROM THE CITY OF HOUSTON C.O.R.S. SYSTEM, AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.99987331753.

2.) THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. DEED INFORMATION SHOWN HEREON WAS RESEARCHED AND PROVIDED BY OTHERS.

3.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48157–C–0280L EFFECTIVELY DATED APRIL 2, 2014, THIS PROPERTY LIES IN SHADED ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

4.) SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN PLAT NO. 20080027 AND 20080150 OF THE FORT BEND COUNTY PLAT RECORDS, IN VOL. 1827, PG. 814; VOL. 1968, PG. 1276; VOL. 2077, PG. 443; VOL. 2339, PG. 646; VOL. 2283, PG. 97; VOL. 2339, PG. 178 OF THE FORT BEND COUNTY DEED RECORDS AND IN FORT BEND COUNTY CLERK'S FILE NOS. 9680806, 2007123169, 2004102941, 2007123168, 2010028495, 2010028494, 2011125795, 2011125929 AND 2013058274.

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

6.) METER LOCATION. IN ACCORDANCE WITH CENTERPOINT ENERGY SERVICE STANDARDS, ARTICLE 406.52, ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION IN THE SUGAR LAND DISTRICT AREA, CALL (281) 561–2999.

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

8.) 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.

9.) SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82–164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.

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

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

12.) THE MINIMUM SLAB ELEVATION (TOP OF FINISHED FLOOR) FOR RESTRICTED RESERVE "A" SHALL BE A MINIMUM OF 66.5 FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.

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

14.) 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.

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

16.) ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL OF THE EASEMENTS REQUESTED BY THE UTILITY COMPANIES IN ACCORDANCE WITH SECTION 82–96."

17.) THERE ARE NO EXISTING OR PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION AS PER SEC. 82–97(5) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.

18.) IT IS THE RESPONSIBILITY OF THE OWNER, ITS SUCCESSORS OR ASSIGNS TO COMPLETE AND MAINTAIN THE PORTION OF THE SHARED DRIVEWAY SOUTH OF THIS SITE AND WITHIN THE SITE'S BOUNDARY.

19.) THE CONTOURS SHOWN HEREON ARE BASED ON RM NO. SGR–RM 007; ELEVATION=6 6.15' (NAVD 1988, 2001 ADJUSTED)

20.) ● –INDICATES A SET 5/8" IRON ROD WITH CAP STAMPED: T.E.A.M. – 281–491–2525, UNLESS OTHERWISE NOTED.

21.) SUBJECT TO TERMS, CONDITIONS AND STIPULATIONS AS RECORDED IN FORT BEND COUNTY CLERK'S FILE NOS. 9514379, 9609041, 9680806, 2008087026, 2007123168, 2007123169, 2010028495, 2013058274, 2008088775 AND IN VOLUME 1, PAGE 132; VOL. 1880, PAGE 992; VOLUME 1442, PAGE 16; VOLUME 1827, PAGE 1095; VOLUME 2733, PAGE 1779; AND VOLUME 2733, PAGE 1736 OF THE FORT BEND COUNTY DEED RECORDS.

22.) SUBJECT TO SHORT FORM ELECTRICAL AND COMMUNICATION BLANKET EASEMENT GRANTED TO CENTERPOINT AS RECORDED IN FORT BEND COUNTY CLERK'S FILE NO. 2010037997.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 71°25'32" W	77.43'
L2	S 56°35'39" E	39.27'
L3	S 32°52'35" W	21.00'
L4	N 56°35'39" W	40.00'
L5	S 36°34'35" W	21.00'
L6	N 53°25'25" W	14.99'
L7	S 81°34'35" W	14.14'
L8	N 08°25'25" W	14.13'
L9	N 53°25'50" W	22.83'
L10	S 53°25'50" E	22.82'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	17°59'22"	1150.00'	361.07'	N 10°34'08" E – 359.59'
C2	2°22'22"	321.00'	13.28'	N 33°02'41" W – 13.28'
C3	21°33'55"	279.00'	105.01'	S 42°38'28" E – 104.39'
C4	21°33'55"	321.00'	120.82'	S 42°38'28" E – 120.11'
C5	21°33'55"	279.00'	105.01'	N 42°38'28" W – 104.39'
C6	15°50'25"	279.00'	77.13'	N 61°20'38" W – 76.89'
C7	15°50'25"	321.00'	88.75'	S 61°20'38" E – 88.46'
C8	19°11'33"	321.00'	107.53'	N 43°49'39" W – 107.02'
C9	15°50'25"	279.00'	77.13'	S 61°20'38" E – 76.89'
C10	15°50'25"	321.00'	88.75'	N 61°20'38" W – 88.46'

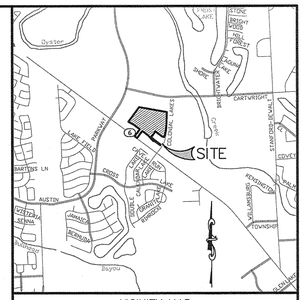
LEGEND

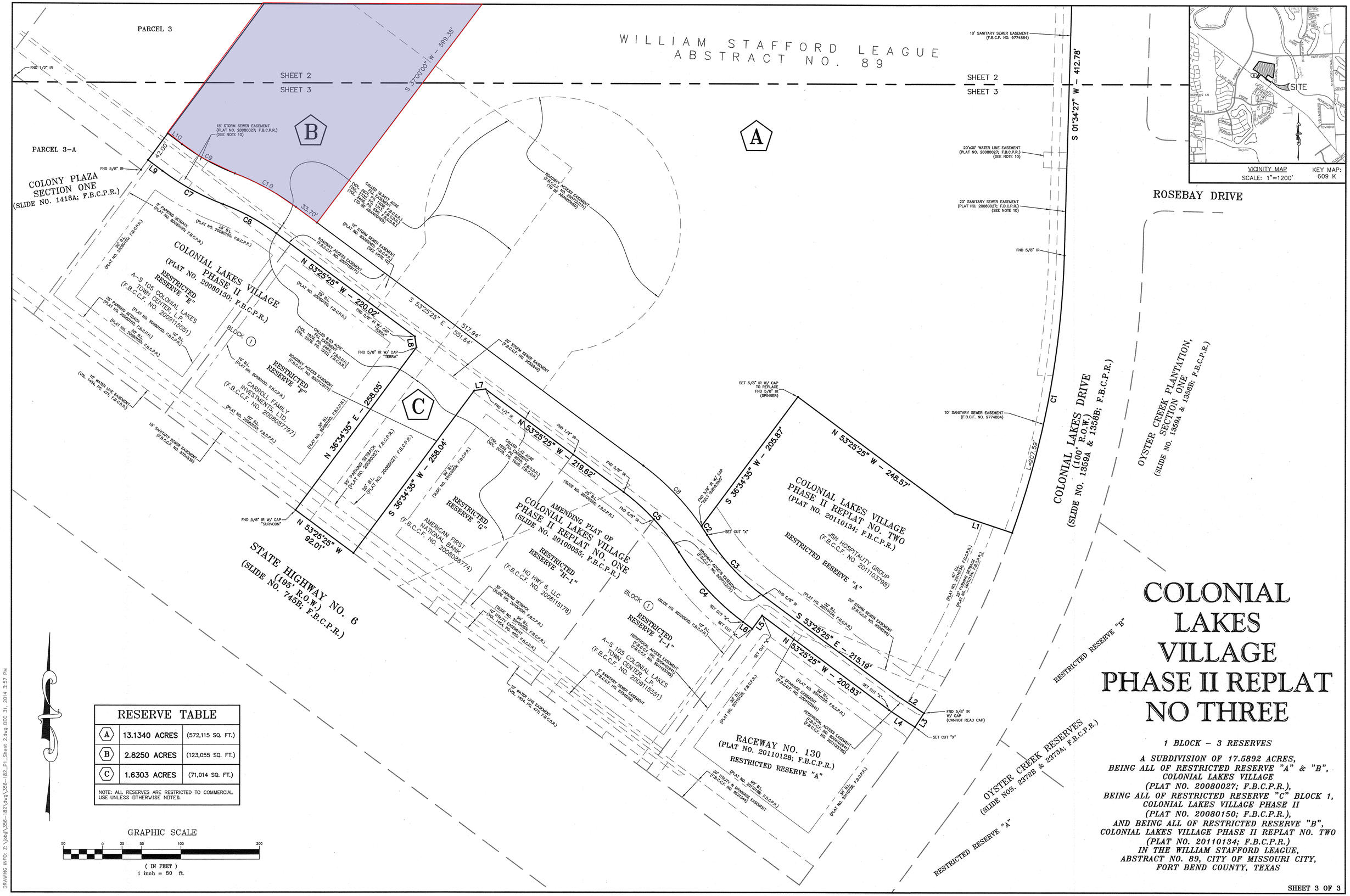
B. L.	– BUILDING LINE
F. B. C. C. F.	– FORT BEND COUNTY CLERK'S FILE
F. B. C. D. R.	– FORT BEND COUNTY DEED RECORDS
F. B. C. P. R.	– FORT BEND COUNTY PLAT RECORDS
FND	– FOUND
IP	– IRON PIPE
IR	– IRON ROD
P. O. B.	– POINT OF BEGINNING
R. O. W.	– RIGHT OF WAY
SQ. FT.	– SQUARE FEET
W/	– WITH
(NFV)	– NOT FIELD VERIFIED

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.





RESERVE TABLE		
A	13.1340 ACRES	(572,115 SQ. FT.)
B	2.8250 ACRES	(123,055 SQ. FT.)
C	1.6303 ACRES	(71,014 SQ. FT.)

NOTE: ALL RESERVES ARE RESTRICTED TO COMMERCIAL USE UNLESS OTHERWISE NOTED.

COLONIAL LAKES VILLAGE PHASE II REPLAT NO THREE

1 BLOCK - 3 RESERVES

A SUBDIVISION OF 17.5892 ACRES,
BEING ALL OF RESTRICTED RESERVE "A" & "B",
COLONIAL LAKES VILLAGE
(PLAT NO. 20080027; F.B.C.P.R.),
BEING ALL OF RESTRICTED RESERVE "C" BLOCK 1,
COLONIAL LAKES VILLAGE PHASE II
(PLAT NO. 20080150; F.B.C.P.R.),
AND BEING ALL OF RESTRICTED RESERVE "B",
COLONIAL LAKES VILLAGE PHASE II REPLAT NO. TWO
(PLAT NO. 20110134; F.B.C.P.R.)
IN THE WILLIAM STAFFORD LEAGUE,
ABSTRACT NO. 89, CITY OF MISSOURI CITY,
FORT BEND COUNTY, TEXAS

SHEET 3 OF 3

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cre8 ARCHITECTS

EXISTING TALENT ACADEMY PARKING REQUIREMENT:

DAYCARE EMPLOYEE:	12 EMPLOYEE	12 CARS
DAYCARE:	0.2 X 87 CHILDREN MAX.	18 CARS
AFTER SCHOOL:	11 CLASSROOM X 1.25	14 CARS
ADMINISTRATION:	3 EMPLOYEE	3 CARS
TOTAL REQUIRED:		47 CARS

SWIMMING SCHOOL PARKING REQUIRED: (4,520 S.F.)
- DECK: 1039 S.F./15 = 70 OCCUPANCY
- POOL: 1984 S.F./50 = 40 OCCUPANCY
- WAITING: 16 OCCUPANCY
- OFFICE/REC: 2 OCCUPANCY
- MECH: 1 OCCUPANCY
- TOTAL OCCUPANCY: 129 OCC.

PARKING REQUIRED 129X0.2 = 26 CARS

RESTAURANT PARKING REQUIRED: (5,475 S.F.)

5,475 S.F. X 8/1000 = 44 CARS

DANCE SCHOOL PARKING REQUIRED: (3,000 S.F.)
- 2 CLASSROOM: 2 X 1.25 = 3 CARS
- OTHER: 2 EMPLOYEE: 2 CARS

PARKING REQUIRED: 5 CARS

ART STAUDIO PARKING REQUIRED: (1,315 S.F.)
- 1 CLASSROOM: 1X1.25 = 2 CARS
- OTHER: 1 EMPLOYEE: 1 CARS

PARKING REQUIRED: 3 CARS

KUNGFU ACADEMY PARKING REQUIRED: (1,507 S.F.)
- 2 CLASSROOM: 2 X 1.25 = 3 CARS
- OTHER: 1 EMPLOYEE: 1 CARS

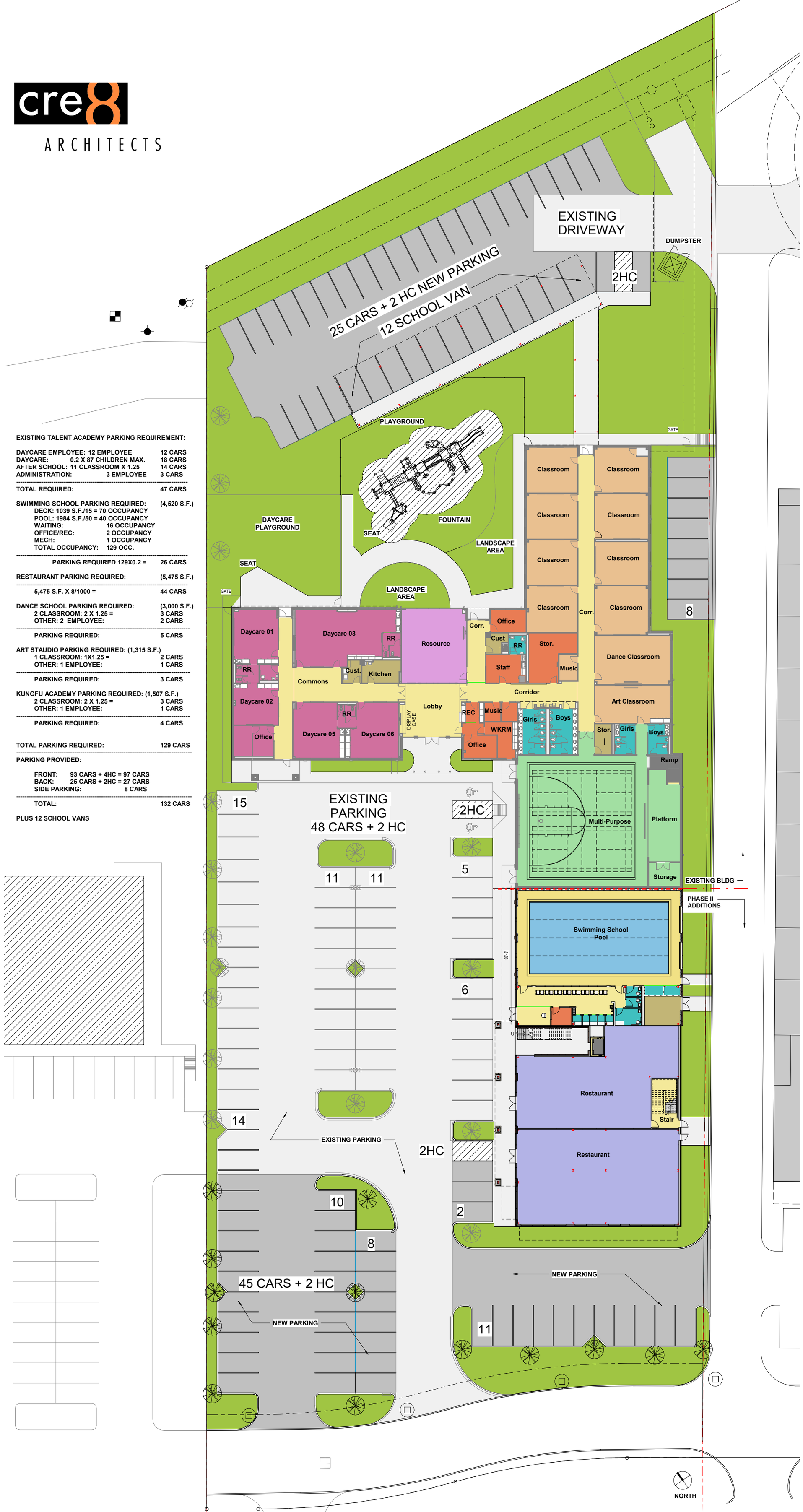
PARKING REQUIRED: 4 CARS

TOTAL PARKING REQUIRED: 129 CARS

PARKING PROVIDED:
- FRONT: 93 CARS + 4HC = 97 CARS
- BACK: 25 CARS + 2HC = 27 CARS
- SIDE PARKING: 8 CARS

TOTAL: 132 CARS

PLUS 12 SCHOOL VANS



cre8 ARCHITECTS

TALENT ACADEMY PHASE II - SOUTHWEST VIEW

ORDINANCE NO. O-10-15

AN ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS, AMENDING REGULATIONS IN PD PLANNED DEVELOPMENT DISTRICT NO. 66, CONSISTING OF A 24.701-ACRE TRACT OF LAND; DESCRIBING SAID 24.701-ACRE TRACT OF LAND; REGULATING AND RESTRICTING THE DEVELOPMENT AND USE OF PROPERTY WITHIN SUCH PD PLANNED DEVELOPMENT DISTRICT; REFERENCING A SITE DEVELOPMENT PLAN APPLICABLE TO SAID DISTRICT; PROVIDING FOR CERTAIN CONSTRUCTION ACCORDING TO SAID PLAN; AMENDING THE ZONING DISTRICT MAP OF THE CITY AS ADOPTED BY ORDINANCE NO. O-81-1 ADOPTED ON JANUARY 19, 1981, AS AMENDED; REPEALING ORDINANCE NO. O-09-01 ADOPTED ON JANUARY 5, 2009; REPEALING ALL OTHER ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A PENALTY; PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

* * * *

WHEREAS, PD Planned Development District No. 66 consists of a 24.701-acre tract of land within the corporate limits of the City of Missouri City, Texas, owned by A-S 105 Colonial Lakes Town Center L.P.; by Carroll Family Investments, Ltd.; by American First National Bank; and by HQ HWY 6 LLC; and

WHEREAS, said 24.701-acre tract of land presently has a zoning classification of PD Planned Development District No. 66 under Ordinance Nos. O-07-40 adopted on July 16, 2007, later repealed, and O-09-01 adopted on January 5, 2009, the City of Missouri City Zoning Ordinance, as amended; and

WHEREAS, Mina Barekzei, on behalf of and with the consent of the owners, has made application to the City of Missouri City to make amendments to PD Planned Development District No. 66, as authorized by the City of Missouri City Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Missouri City have each conducted, in the time and manner and after the notice required by law and the City of Missouri City Zoning Ordinance, a public hearing on such requested amendments to PD Planned Development District No. 66; and

WHEREAS, the Planning and Zoning Commission has issued its final report and the City Council now deems it appropriate to grant such requested amendments to PD Planned Development District No. 66; now therefore,

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

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

Section 2. As required by law, the City Council of the City of Missouri City conducted the public hearing on the request to amend PD Planned Development District No. 66 and closed the public hearing prior to final adoption of this Ordinance.

Section 3. Presently, said 24.701-acre tract of land has a zoning classification of PD Planned Development District No. 66. The 24.701-acre tract of land is more fully described in Exhibit "A" attached hereto and made a part hereof for all purposes.

Section 4. PD Planned Development District No. 66 shall be developed generally in accordance with the site development plan and elevations, Exhibit "B," attached hereto and made a part hereof, and is subject to the following regulations and restrictions:

A. Purpose. PD Planned Development District No. 66 is presently comprised of the Spring Creek Barbeque restaurant, First American National Bank, and undeveloped tracts. Improvements to the site will be designed to complement the overall urban design and nature of the surrounding area.

B. Use regulations. In PD Planned Development District No. 66, no building, structure, or land shall be used and no building or structure shall be hereafter erected, reconstructed, altered or enlarged except as provided by this Ordinance.

The following uses shall be permitted:

1. LC-3, Retail District.

2. Senior, independent living facility, not to exceed 222 residential units, restricted to residents of at least fifty-five (55) years of age.

C. Height and area regulations. Except as set forth herein, the height and area regulations for PD Planned Development District No. 66 shall be as follows:

1. LC-3 – Retail District uses. The height and area regulations for LC-3, Retail District, contained in Section 7.12 of the City of Missouri City Zoning Ordinance shall apply to LC-3 uses.

2. Senior, independent living facility. Except as set forth herein, the height and area regulations for MF-2, Multifamily Residential District, contained in Section 7.9 of the City of Missouri City Zoning Ordinance shall apply to the senior, independent living facility uses.

    a. A maximum density of twenty-eight (28) units per gross platted acre shall be allowed.

D. Architecture, building regulations. Except as set forth herein, all buildings and structures constructed shall comply with the building codes of the City of Missouri City. All buildings and structures within the planned development shall meet the requirements of Section 7A, Architectural Design Standards, City of

Missouri City Zoning Ordinance, for nonresidential, condominiums and multifamily developments, as applicable. Any use of temporary buildings, other than for construction trailers during construction, is prohibited.

1. The use of shingles, as shown in Exhibit "B," may be used as roofing material for the senior, independent living facility.

2. The construction and maintenance of a 6 foot-6 inch brick screen wall along the eastern and southern perimeters of the senior, independent living facility and of an 8-foot brick screen wall along the northern perimeter of said facility will satisfy the requirements of Subsection 7A.2.D.1 of the City of Missouri City Zoning Ordinance.

3. Garages are not required.

4. A minimum of twenty-seven percent (27%) of the total parking provided for the senior, independent living facility shall be carports as shown in Exhibit "B."

5. Flat roof structures may be allowed for carports.

6. A 4 inch by 12 inch by 16 foot cedar beam may be installed on the front of the Spring Creek Barbeque restaurant building as shown in Exhibit "C."

7. Two (2) dark gray visible smoke stacks may be installed on top of the roof along the eastern side of the Spring Creek Barbeque restaurant building as shown in Exhibit "C."

8. Wood may be installed on the south and west sides of the 9er's Grill Restaurant building for signage as shown in Exhibit "D."

9. Wood frames and mullions for exterior windows and doors may be used instead of the required anodized metal for the 9er's Grill Restaurant building as shown in Exhibit "D."

E. Sound. Sound emanating from uses located within the PD shall comply with the City of Missouri City Code of Ordinances. Additionally, the amplification of sound to the outside of buildings is prohibited.

F. Landscaping, screening and buffering. Except as set forth herein, the requirements of Section 11, Landscaping, of the City of Missouri City Zoning Ordinance shall apply.

1. Two (2) landscape islands along the southwest portion of the Spring Creek Barbeque restaurant development as shown in Exhibit "C" shall be a minimum of 7 feet and 6 feet in width.

G. **Utilities.** The provision and construction of utilities shall comply with the City of Missouri City Infrastructure Code. First Colony Municipal Utility District Number 9 is the supplier of water and wastewater services to PD Planned Development District No. 66.

H. **Ingress and egress.** All driveways and off-street parking areas shall comply with the City of Missouri City Infrastructure Code.

I. **Parking regulations.** Except as set forth herein, the requirements of Section 12, Parking Regulations, of the City of Missouri City Zoning Ordinance shall apply.

1. For any office-condominium building, sufficient parking to comply with Section 12, Parking Regulations, of the City of Missouri City Zoning Ordinance shall be provided, but in no event shall the parking exceed 5 parking spaces per 1,000 gross square feet of office-condominium space.

2. A minimum of one (1) parking space per residential unit is required for the senior, independent living facility.

3. A maximum of eighty-seven (87) parking spaces may be allowed for the Spring Creek Barbeque restaurant development as shown in Exhibit "C."

J. **Signage.** The signage regulations for PD Planned Development District No. 66 shall be as follows:

1. LC-3 – Retail District uses. The sign regulations for LC-3, Retail District, contained in Section 13 of the City of Missouri City Zoning Ordinance shall apply to LC-3 uses.

2. Senior, independent living facility. The sign regulations for MF-2, Multifamily Residential District, contained in Section 13 of the City of Missouri City Zoning Ordinance shall apply to the senior, independent living facility.

K. **Fence regulations.** The fence regulations for PD Planned Development District No. 66 shall be as follows:

1. LC-3 – Retail District uses. The fence regulations for LC-3, Retail District, contained in Section 14 of the City of Missouri City Zoning Ordinance shall apply to LC-3 uses.

2. Senior, independent living facility. The fence regulations for MF-2, Multifamily Residential District, contained in Section 14 of the City of Missouri City Zoning Ordinance shall apply to the senior, independent living facility.

L. **Sidewalks.** Sidewalks shall meet the requirements of the City of Missouri City Infrastructure Code.

M. **Trash disposal areas.** Trash disposal areas shall meet the requirements of Section 9.14 of the City of Missouri City Zoning Ordinance. Trash disposal areas shall be screened by masonry enclosures, a minimum of eight (8) feet in height.

N. **Lighting.** Lighting shall comply with Section 7.12 of the City of Missouri City Zoning Ordinance.

O. **Outdoor sales, display, and storage.** Outdoor sales, display and storage shall be prohibited.

P. **Parkland.** The development of the senior, independent living facility shall comply with the requirements of Section 82-174 of the City of Missouri City Subdivision Ordinance in regards to the dedication of land for neighborhood parks and the reservation of land for public purposes. A parkland proposal must be approved by the City Council prior to the issuance of building permits for the senior, independent living facility.

Q. **Development schedule.** Pursuant to Section 8, PD Planned Development District, this ordinance shall expire on the fifth anniversary of the date the first planned development application was filed if no progress has been made towards completion of this project.

Section 5. The Zoning District Map of the City of Missouri City shall be revised and amended to show the zoning classification of said 24.701-acre tract of land as provided in Section 3 hereof, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of this change.

Section 6. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Missouri City, save and except the change in zoning classification of the 24.701-acre tract of land described in Section 3 hereof and the imposition of the findings, regulations, restrictions and conditions applicable to PD Planned Development District No. 66 contained herein.

Section 7. Ordinance Number O-09-01, adopted by the City Council of the City of Missouri City on January 5, 2009, is hereby repealed. Any other ordinance or parts of ordinances in conflict herewith shall be and are hereby repealed only to the extent of such conflict.

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

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

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

PASSED and APPROVED on first reading this 1st day of February, 2010.

PASSED, APPROVED and ADOPTED on second and final reading this 19th day of April, 2010.

Allen Owen, Mayor

ATTEST:

Patrice Fogarty, City Secretary

APPROVED AS TO FORM:

Caroline Kelley, City Attorney

W:\LEGALPC\Zoning\PD 66 Amend 9ers 3.doc
Last printed 4/7/2010 4:27:00 PM

WEST BELT
SURVEYING, INC.

24.701 ACRES
1,075,960 SQUARE FEET
WILLIAM STAFFORD LEAGUE
ABSTRACT 89
CITY OF MISSOURI CITY
FORT BEND COUNTY, TEXAS

FIELD NOTE DESCRIPTION of a 24.701 acre (1,075,960 square feet) tract of land located in the William Stafford League, Abstract Number 89, City of Missouri City, Fort Bend County, Texas, said 24.701 acre tract of land being described in deed to Diamond Plaza Development, L.P., recorded under Fort Bend County Clerk's File No. 2006055281, said 24.701 acre tract being more particularly described by metes and bounds as follows: (The bearings described herein are oriented to the Texas State Plane Coordinate System, South Central Zone, NAD 1983, based on the Cornerstone Co-op CORS ARP, COR ID CMS1, N.G.S. PID DE8140, theta angle = +01°44'10.5".)

BEGINNING at a 5/8-inch iron rod with cap found at the most westerly southwest corner of said 24.701 acre tract, being on the northeasterly right-of-way line of State Highway 6 (based on a width of 180 feet), and being the westerly corner of a called 1.377 acre tract described in deed to Colonial Lakes Project, Ltd. recorded under Fort Bend County Clerk's File No. 2006122261;

THENCE, North 53°25'50" West, along said northeasterly right-of-way line of State Highway 6, a distance of 973.77 feet, to a 5/8-inch iron rod with cap found at the most southerly corner of a called 1.056 acre tract described in deed to First Berke Portfolio, L.P. recorded under Fort Bend County Clerk's File No. 1999008290 and marking the most westerly corner of the herein described tract;

THENCE, North 36°34'10" East, departing said northeasterly right-of-way line of State Highway 6 and along the northwesterly line of said 24.701 acre tract, the southeasterly line of said called 1.056 acre tract and the southeasterly line of a called 2.509 acre tract described in deed to Eqyinvest Outparcel Owner, Ltd. recorded under Fort Bend County Clerk's File No. 2006047927, distance of 796.80 feet, to a 5/8-inch iron rod found and marking the most northerly corner of the herein described tract, the most easterly corner of said called 2.509 acre tract and an exterior corner of a called 6.000 acre tract described in deed to Cartwright Road Meadows, L.L.C. recorded under Fort Bend County Clerk's File No. 2005141557;

THENCE, South 80°02'00" East, along the northerly line of said 24.701 acre tract, the southerly line of said 6.000 acre tract and the southerly line of a called 2.323 acre tract described in deed to Deldar, L.L.C. recorded under Fort Bend County Clerk's File No. 1999103359, a distance of 863.06 feet, to a "P-K" nail found and marking the easterly corner of the herein described tract, the southerly corner of said called 2.323 acre tract and being on the westerly right-of-way line of Colonial Lakes Drive (based on a width of 100 feet) recorded under Slide No. 1358B of the Fort Bend County Map Records;

21020 Park Row • Katy, Texas 77449
(281) 506-8288 • Fax: (281) 492-6026

WEST BELT
SURVEYING, INC.

THENCE, South 01°34'24" West, along said westerly right-of-way line of Colonial Lakes Drive, a distance of 412.70 feet, to the point of curvature of a curve to the right and an exterior corner of the herein described tract, from which a 5/8-inch iron rod bears North 76°58'59" West, a distance of 0.15 feet;

THENCE, in a southwesterly direction, along a curve to the right and said westerly right-of-way line of Colonial Lakes Drive, having a radius of 1,150.00 feet, a central angle of 31° 49'32" (chord bears, South 17°29'10" West, 630.60 feet) and an arc distance of 638.78 feet, to the east corner of aforesaid called 1.377 acre tract and marking the most easterly southeast corner of the herein described tract, from which a 5/8-inch iron rod found bears North 44°01'05" West, a distance of 0.23 feet;

THENCE, North 56°36'04" West, along the common line of aforesaid 24.701 acre tract and said called 1.377 acre tract, a distance of 40.01 feet, to an angle point and marking an interior corner of the herein described tract, from which a 5/8-inch iron rod bears North 62°56'18" West, a distance of 0.26 feet;

THENCE, North 53°25'50" West, continuing along said common line, a distance of 200.83 feet, to a 5/8-inch iron rod found and marking an interior corner of the herein described tract and most northerly corner of said called 1.377 acre tract;

THENCE, South 36°34'10" West, continuing along said common line, a distance of 247.04 feet, to the POINT OF BEGINNING and containing a computed area of 24.701 acres (1,075,960 square feet) of land as depicted on the ALTA\ACSM Land Title Survey dated: March 28, 2006, prepared by West Belt Surveying, Inc., Project No. S546-0060A.

West Belt Surveying, Inc.
21020 Park Row
Katy, Texas 77449
(281) 599-8288

Andrew P. McConnell Date: 03/26/07
Texas Registration No. 5356

STATE OF TEXAS
REGISTERED
ANDREW P. McCONNELL
5661
PROFESSIONAL
LAND SURVEYOR

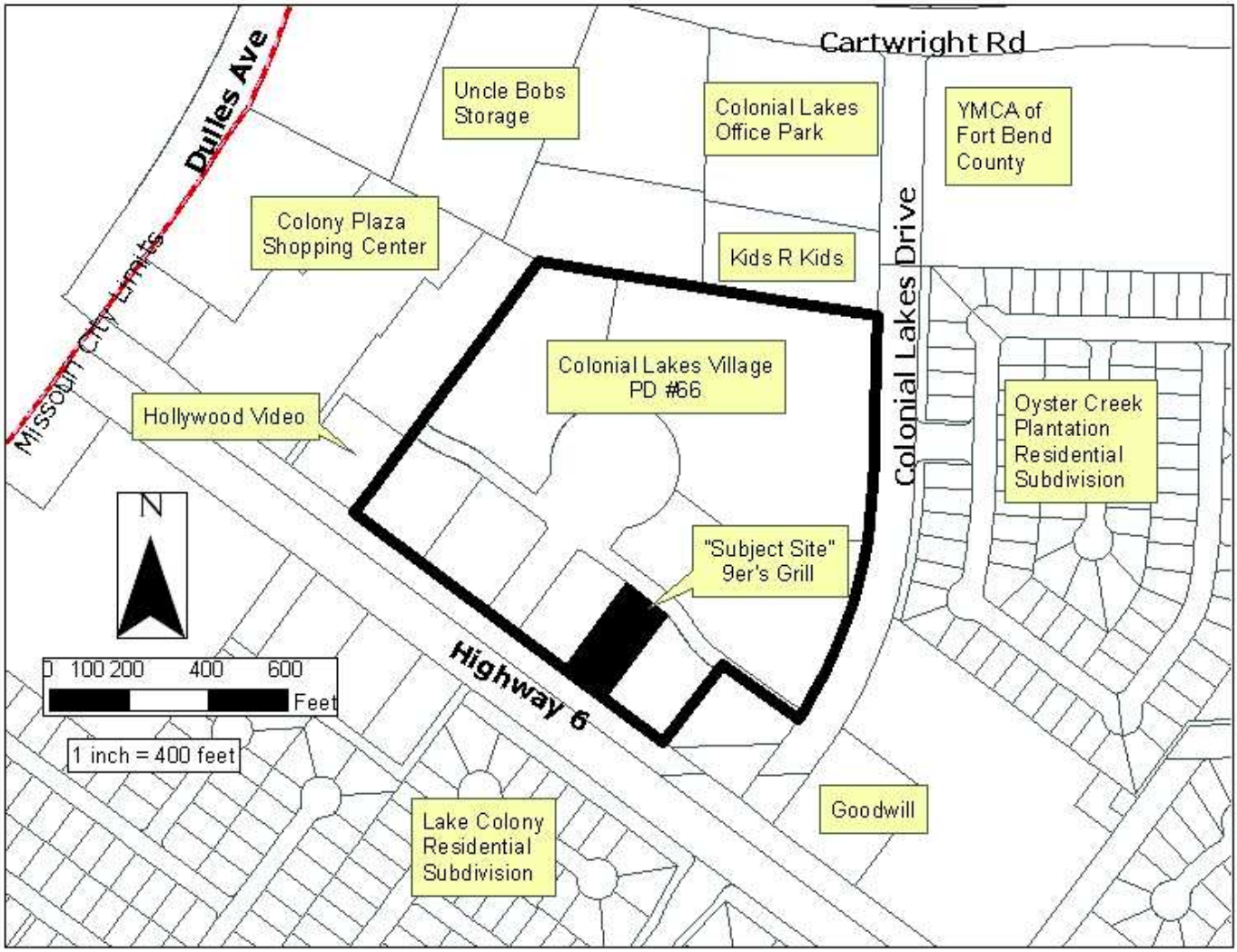
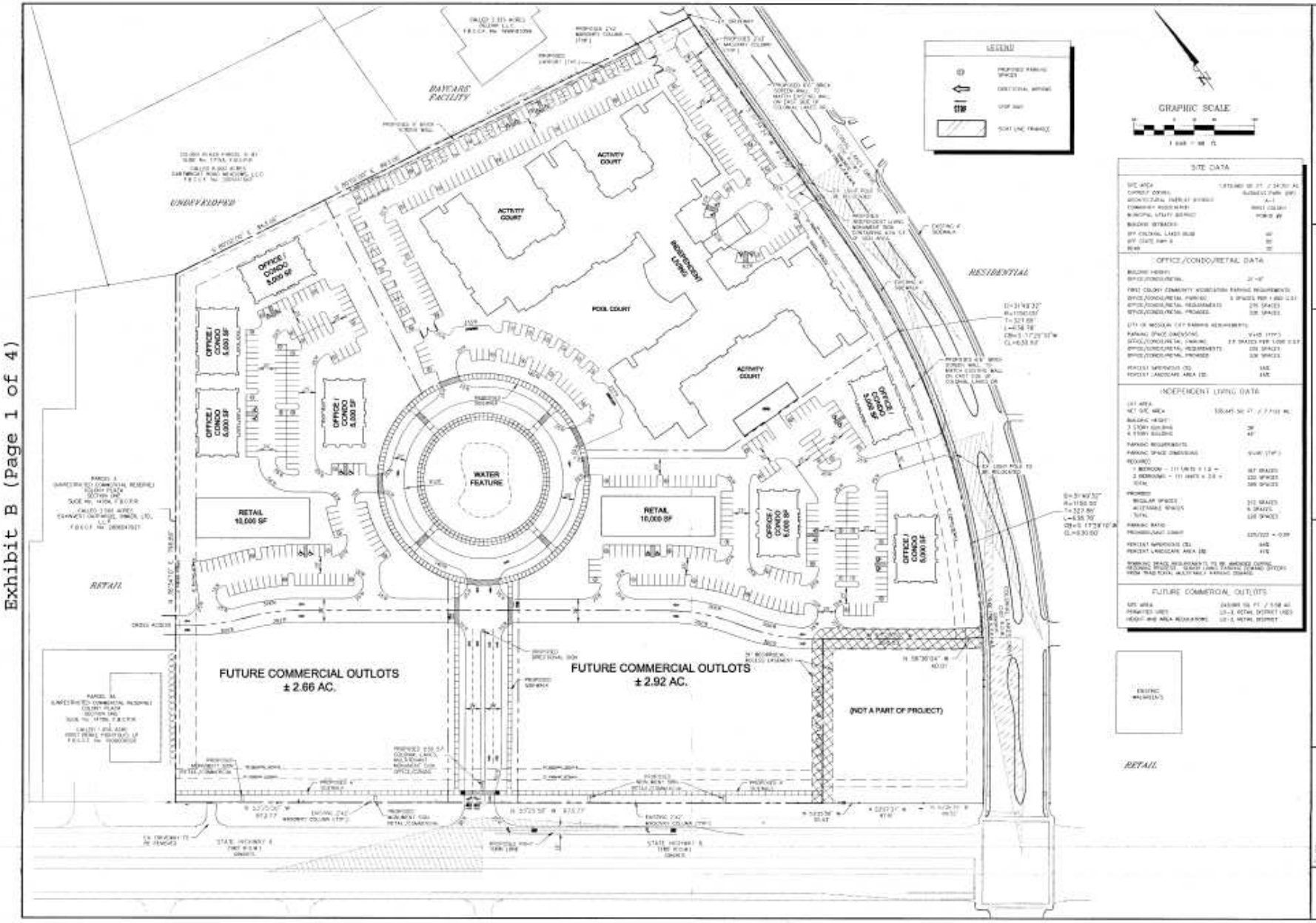

Cartwright Rd
Dulles Ave
Missouri City Limits
Uncle Bobs Storage
Colonial Lakes Office Park
YMCA of Fort Bend County
Colony Plaza Shopping Center
Kids R Kids
Colonial Lakes Drive
Colonial Lakes Village PD #66
Hollywood Video
Oyster Creek Plantation Residential Subdivision
N
"Subject Site" 9er's Grill
0 100 200 400 600
Feet
1 inch = 400 feet
Highway 6
Goodwill
Lake Colony Residential Subdivision

Exhibit B (Page 1 of 4)



Kimley-Horn and Associates, Inc.

COLONIAL LAKES VILLAGE
MISSOURI CITY, TEXAS

DESIGN CONCEPT PLAN

SHEET
C 0.0

NORTH ELEVATION

WEST ELEVATION

EAST ELEVATION

SOUTH ELEVATION

COLONIAL LAKES VILLAGE

MISSOURI CITY, TEXAS

PRELIMINARY NOT FOR CONSTRUCTION

Office of Rich Barber Architecture, LLC

ORB

4530 North 40th Street
Phoenix, Arizona 85018
O:602-957-4530 F:602-957-4531
WorldHQ@ORBArch.com

OPUS.
Opus West Construction Corporation

REVISIONS

A3.60

PRELIMINARY EXTERIOR ELEVATIONS

Exhibit B (Page 2 of 4)

Exhibit B (Page 3 of 4)

Typical Front 'Entry' Elevation

Typical Side Elevation

Typical Rear Elevation

Typical Side Elevation

CHARACTER ELEVATIONS

Colonial Lakes Village
Missouri City, Texas
17.April.07

OPUS

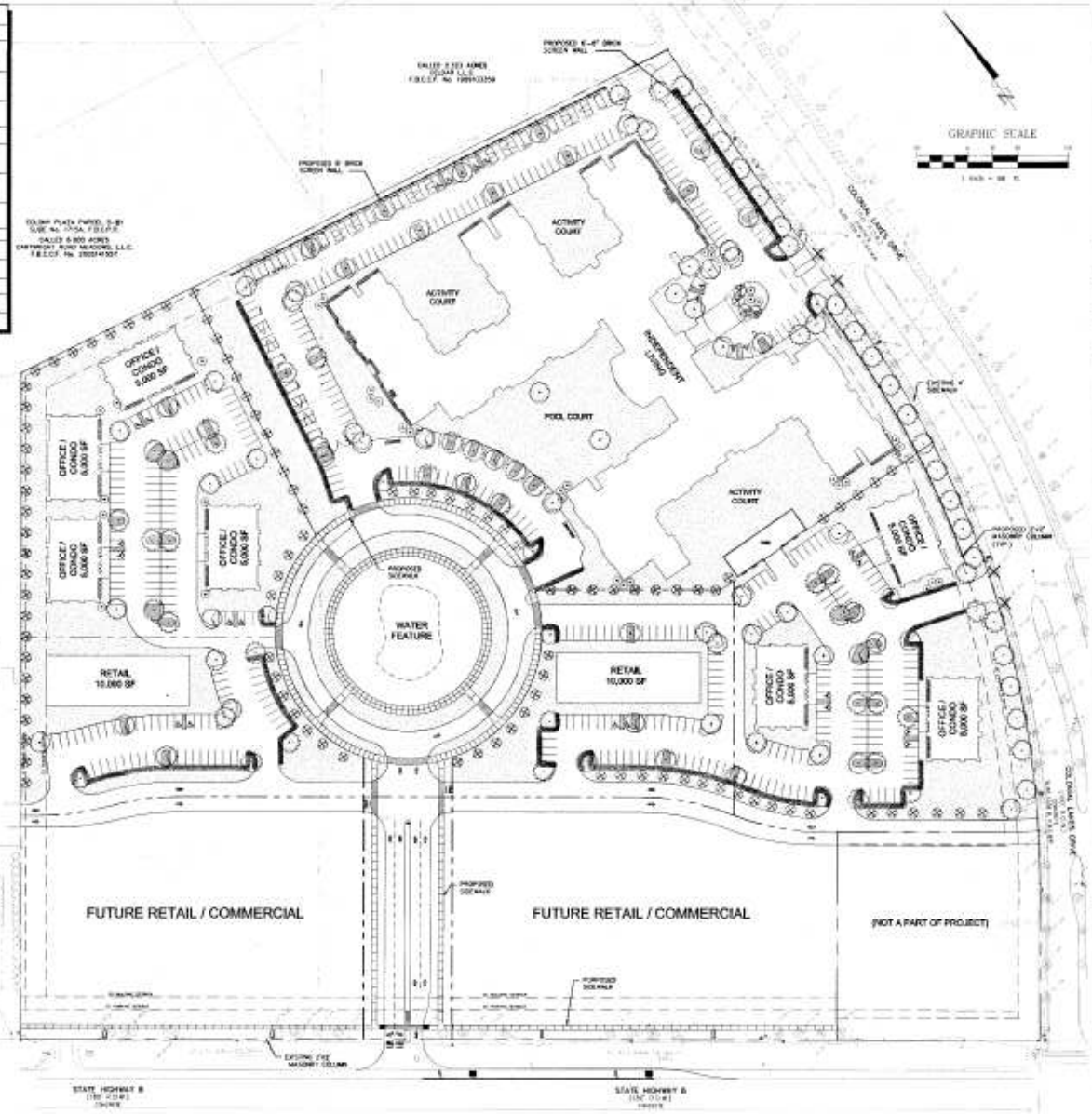
Exhibit B (Page 4 of 4)

PLANT LIST

SYM.	KEY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
CANOPY TREES				
	LP	Ulmus parvifolia	Drake Elm	2 1/2" cal., 30 gal., 10' -12' height, 3'-4' spread
	CI	Cupa Mexicanis	Pecan	2 1/2" cal., 30 gal., 10'-12' height, 3'-4' spread
	QV	Quercus virginiana	Live Oak	2 1/2" cal., 30 gal., 10'-12' height, 3'-4' spread
ORNAMENTAL TREES				
	MG	Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia	2 1/2" cal., 30 gal., 10' -12' height, 3'-4' spread
	IO	Ilex Opaca	Southern Holly	2 1/2" cal., 30 gal., 8'-10' height, 3'-4' spread
	CC	Cercis canadensis	Redbud	2 1/2" cal., 30 gal., 10'-12' height, 3'-4' spread
SHRUBS				
	RI	Rapholepis indica	Indian Hawthorne	7 gal. min., 30" ht. 24" spread, 30" O.C.
	LJ	Ligustrum japonica	Wedelia Ligustrum	7 gal. min., 30" ht. 24" spread, 30" O.C.
GROUNDCOVERS AND LAWN				
	TA	Trachelospermum asiaticum	Asian Jasmine	1 gal., 10" ht. 18" spread, 15" o.c.
	SOD	Cynodon dactylon	Common Bermuda	Add 3" of Fill Prior to Sod Installation

EXISTING TREE

EXISTING TREE TO BE REMOVED



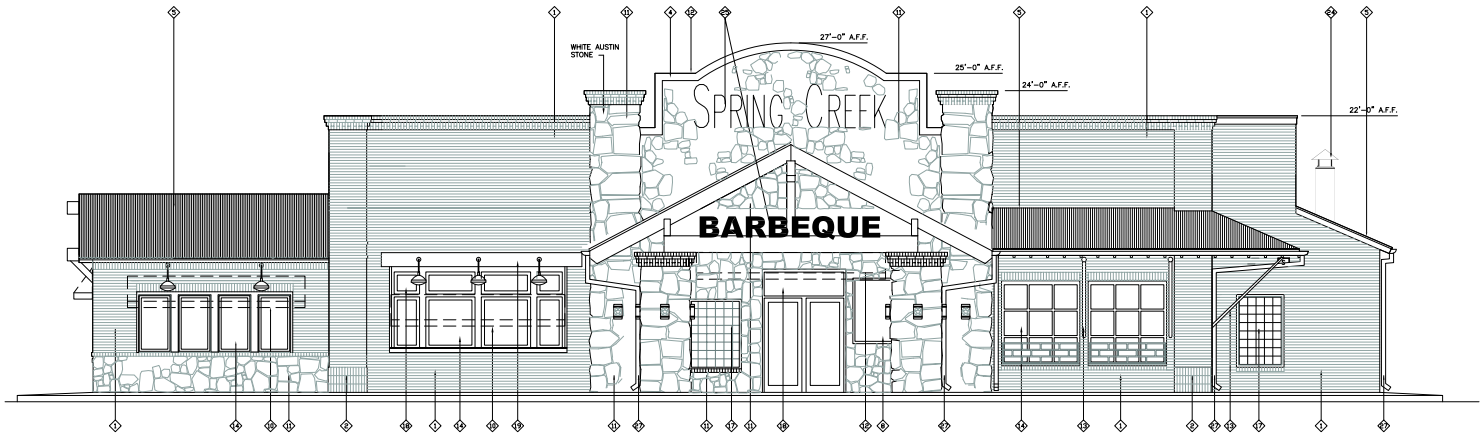
Kimley-Horn and Associates, Inc.

COLONIAL LAKES VILLAGE
MISSOURI CITY, TEXAS

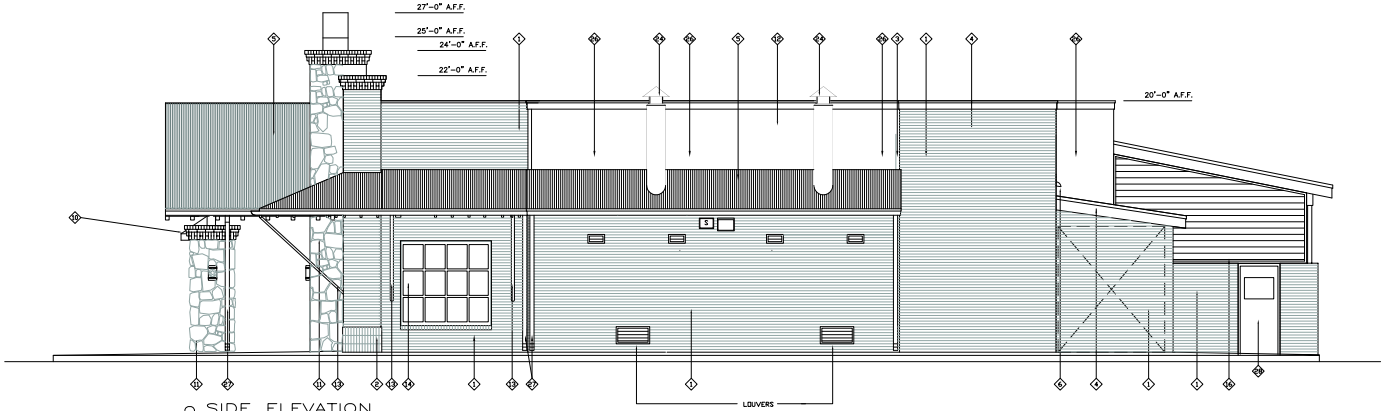
LANDSCAPE PLAN

SHEET
L1.0

Exhibit C (Page 1 of 2)



1 FRONT ELEVATION
1/4"



2 SIDE ELEVATION
1/4"

MATERIAL SCHEDULE

1. MODULAR FACE BRICK, BORAL BARRINGTON QUEEN- RED
2. SOLDIER COURSE BRICK - RED
3. 1 x 4 WOOD TRIM
4. 1 x 8 FASCIA BOARD
5. STANDING SEAM METAL ROOFING - MEDIUM BRONZE
6. GALV. METAL SCUPPER PAINTED TO MATCH BRICK
7. NOT USED
8. BRONZE ALUMINUM WINDOWS - TRIM BLUE
9. NOT USED
10. CANVAS AWNING - PER OWNER'S COLORS
11. STONE VENEER, GRANDBURY BUILDERS STONE
12. 22 GA. GALV. CAP FLASHING
13. METAL AWNING SUPPORT
14. BRONZE ALUMINUM STOREFRONT FRAME
15. OVERFLOW SCUPPER
16. METAL LOUVERS PAINT TO MATCH BRICK
17. 8" x 8" GLASS BLOCK
18. GLUE CHIP FROSTED GLASS
19. 4 x 12 CEDAR BEAM - STAINED DARK OAK
20. NOT USED
21. SOLID METAL GATE W/ LOCK PAINTED RED TO MATCH BRICK
22. ETCHED GLASS
23. NOT USED
24. FALSE SMOKE STACKS
25. SIGN - WHITE
26. EIFS (SYNTHETIC STUCCO) - TAN
27. GUTTER & DOWNSPOUT - PAINTED TO MATCH BRICK
28. HOLLOW METAL DOOR & FRAME

GENERAL NOTES:

A. "ANY SUBSTITUTION OF EXTERIOR MATERIALS MUST BE APPROVED BY THE CITY PRIOR TO INSTALLATION. SAMPLES OF SUBSTITUTE MATERIALS SHOULD BE SUBMITTED DIRECTLY TO THE ASSISTANT DIRECTOR OF PLANNING TO EXPEDITE THE REVIEW."

B. "SOLID DOORS, INCLUDING ANY OVERHEAD DOORS, SERVICE AND UTILITY BOXES, GUTTERS AND DOWNSPOUTS WILL BE PAINTED EITHER A COMPLEMENTARY TRIM OR ACCENT COLOR, OR THE SURROUNDING PREDOMINATE COLOR TO BLEND."

C. "ANY BOLLARDS WITHIN PUBLIC VIEW WILL BE PAINTED A COMPLEMENTARY TRIM OR ACCENT COLOR, AND NOT A PRIMARY OR BRIGHT COLOR SUCH AS YELLOW OR RED."

D. "ALL COPING WILL EITHER MATCH A COMPLEMENTARY TRIM OR ACCENT COLOR, OR MATCH THE SURROUNDING PREDOMINATE COLOR TO BLEND."

E. "ANY VENTILATION LOUVERS&E UNIFORMLY PAINTED EITHER A COMPLEMENTARY TRIM OR ACCENT COLOR, OR MATCH THE SURROUNDING PREDOMINATE COLOR TO BLEND."

F. "ALL ROOF-TOP EQUIPMENT WILL BE SCREENED BY PARAPET WALLS, GROUND-MOUNTED EQUIPMENT WILL BE SCREENED BY MASONRY WALLS OR LANDSCAPING, ALL TRANSFORMERS WILL BE SCREENED BY MASONRY WALLS, AND ALL WALL-MOUNTED EQUIPMENT WILL BE PAINTED TO MATCH THE BUILDING."

G. "THE ZONING INSPECTOR WILL MAKE THE FINAL DETERMINATION DURING CONSTRUCTION AND PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY REGARDING COMPLIANCE WITH MECHANICAL EQUIPMENT SCREENING STANDARDS."

NOTES:

1. ALL FRAMES AND MULLIONS CONTAINING GLASS PANELS SHALL BE ANODIZED ALUMINUM

1' 2 3 4 5 6 7 8 9 10'
SCALE

RESTAURANT
SPRING CREEK BARBEQUE
4888, 1977
Missouri Street
Missouri City, Texas 77459-4197
Fort Bend County
Texas

GALLAGHER
architects
REV. . .

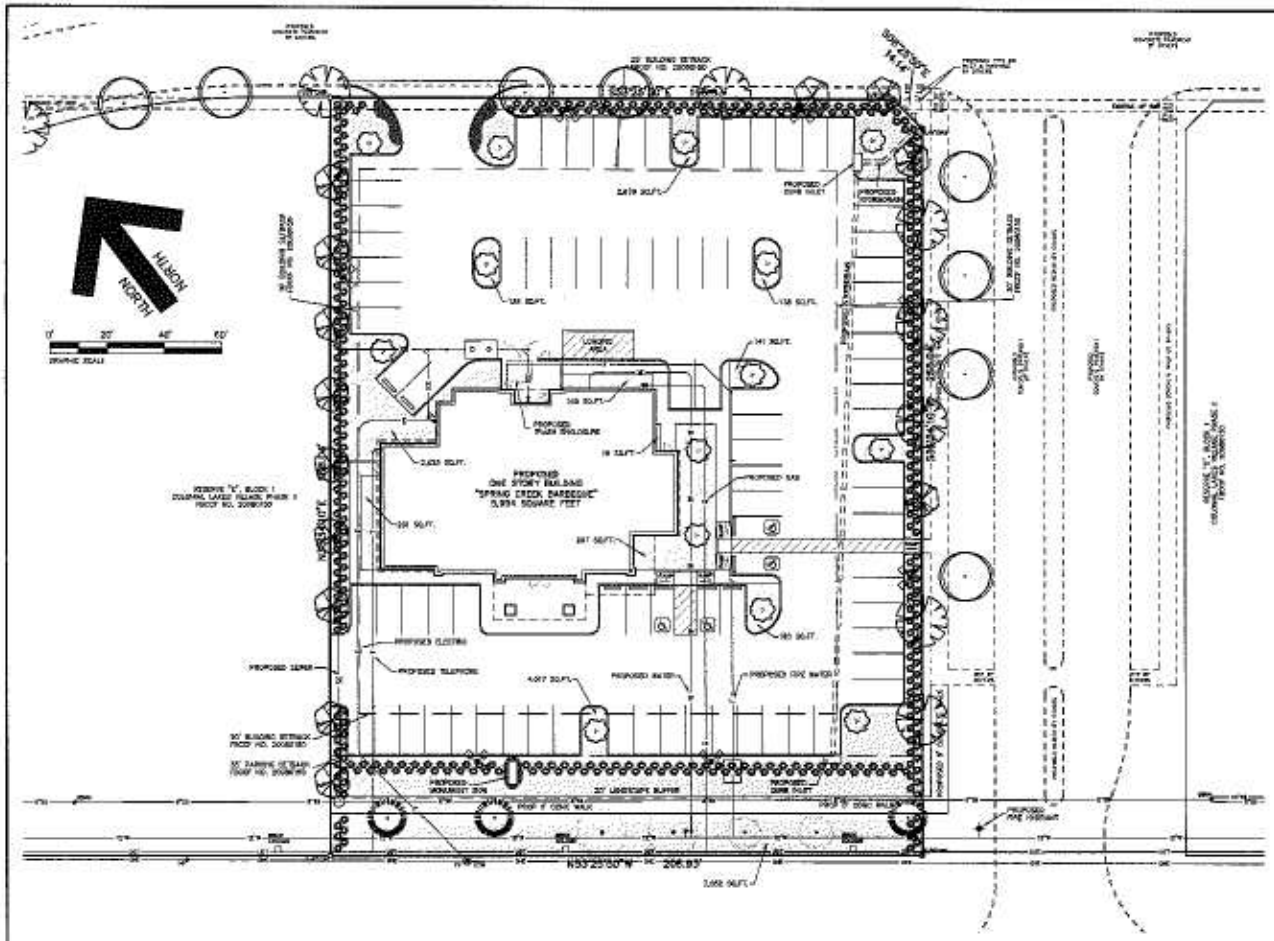
ELEVATIONS

DATE: 8/27/08
JOB NO: SCB0808
DRAWN: PSG
CHECKED: PG

SHEET NUMBER
A2.0

1108 Brook Ave.
Lubbock, Texas 79410
(806) 762-6564

Exhibit C (Page 1 of 2)



GENERAL NOTES:

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR W ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES AND LINE WORK.

2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PER DRAWING AND SPECIFICATIONS BY LANDSCAPE DESIGNER. PLANT QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY TO THE CONTRACTOR AND SHALL NOT BE CONSIDERED ABSOLUTE.

3. ALL BED AREAS SHALL BE REFORMULED TO A DEPTH OF 6" ADDING PLANTING SOIL MIXTURE DURING PROCESS. THE LEVEL OF THE BED AREAS SHOULD BE LEFT 2" ABOVE THE PROPOSED FINISHED GRADE TO ALLOW FOR COMPACTION AND SETTLEMENT.

4. AFTER SETTLEMENT AND COMPACTION ALL PLANTING BEDS SHALL RECEIVE A 2" (MIN) LAYER OF SHREDDED CYPRESS MULCH.

5. PLANTING SOIL MIXTURE FOR BED AREAS SHALL BE 50% EXISTING SOIL, 10% SHARP SAND, AND 40% SOIL CONDITIONER (BACK TO EARTH OR EQUAL).

6. ALL TREES ARE TO BE STAKED AND GUYED THROUGH THE ONE YEAR WARRANTY AT WHICH TIME THE OWNER SHALL DETERMINE IF REMOVAL IS NECESSARY.

7. ALL BED AREAS SHALL BE SEPARATED FROM TURF AREAS USING RIVERSON STEEL EDGING.

8. ALL ROOF-TOP EQUIPMENT WILL BE SCREENED BY PARAPET WALLS, GROUND-MOUNTED EQUIPMENT WILL BE SCREENED BY MASONRY WALLS OR LANDSCAPING, AND ALL WALL-MOUNTED EQUIPMENT WILL BE PAINTED TO MATCH THE BUILDING. REF ARCH PLANS FOR MATERIALS, COLORS, AND DIMENSIONS.

9. THE ZONING INSPECTOR WILL MAKE THE FINAL DETERMINATION DURING CONSTRUCTION AND PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY REGARDING COMPLIANCE WITH MECHANICAL EQUIPMENT SCREENING STANDARDS.

10. SIGN(S) WILL BE SUBMITTED UNDER A SEPARATE COVER, TO BE REVIEWED AND PERMITTED BY MR. PAUL MCKEEVER AND THE CONSTRUCTION PLAN DRAWINGS FOR THE SIGN(S) ARE NOT VALID.

LANDSCAPE REQUIREMENTS

STREET TREES			
STREET NAME	LINEAL FEET	TREES REQUIRED	TREES PLANTED
STATE HIGHWAY 6 (FRONT PROPERTY LINE)	207 / 40	6 LIVE OAK	3 LIVE OAK + 4 EXISTING TREES = 7 TREES

PERIMETER TREES	
TREES REQUIRED	TREES PLANTED
SAVANNAH HOLLIES 25' CENTER TO CENTER	13 SAVANNAH HOLLIES + 7 LIVE OAK (BY OTHERS) + 8 BALD CYPRESS (BY OTHERS) = 28 TOTAL TREES

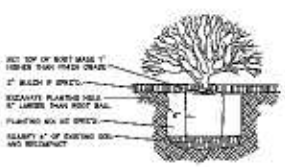
PARKING LOT TREES	
TREES REQUIRED	TREES PLANTED
NOT REQUIRED	14 CREPE MYRTLE

SHRUB, PERENNIAL, AND ANNUAL REQUIREMENTS		
OTHER PLANTS	REQUIREMENT	PROVIDED
FRONT SHRUBS	3 ROWS ALONG FRONT	84
PERIMETER SHRUBS	3 ROWS ALONG REAR & SIDES	282
PERENNIALS / ANNUALS	NONE	220 SQ. FT.

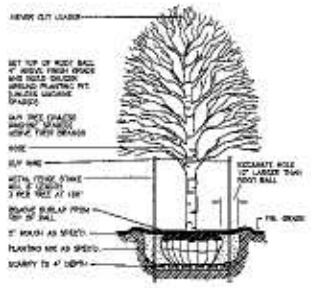
LANDSCAPE AREA		
LANDSCAPE AREA REQUIRED	REQUIREMENT	LANDSCAPE PROVIDED
20% OF TOTAL SITE AREA BUILDING	8,843 SQ. FT.	11,287 SQ. FT.
30% ALONG FRONT AND SIDES	4,919 SQ. FT.	10,698 SQ. FT.

PROPOSED PLANT SCHEDULE

COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE	SPACING	REMARKS
LIVE OAK	QUERCUS VIRGINIANA	3	2.5" CAL, 8'-10' TALL	AS SHOWN	65 GAL CONTAINER
SAVANNAH HOLLY	ILEX OPACA	13	2.5" CAL, 8'-10' TALL	AS SHOWN	30 GAL CONTAINER
CREPE MYRTLE	LAGERSTROEMIA INDICA	14	2.5" CAL, 8'-10' TALL	AS SHOWN	30 GAL CONTAINER
BRIGHT LIGHTNING	LIGUSTRUM JAPONICA	236	30" TALL MINIMUM	30"	5 GAL CONTAINER
PERENNIAL/ANNUAL	VARIOUS	220 S.F.	-	-	CONTAINER
BERMUDA TURF	CYNODON DACTYLON	14,287 S.F.	-	-	PERENNIALS



SHRUB PLANTING DETAIL
NOT TO SCALE



TREE PLANTING DETAIL
NOT TO SCALE

LEGEND

- SAVANNAH HOLLY (OR APPROVED EQUAL)
- LIVE OAK (OR APPROVED EQUAL)
- CREPE MYRTLE (OR APPROVED EQUAL)
- WALLENT LIGUSTRUM MUST BE A MINIMUM OF 30" TALL AT TIME OF PLANTING (OR APPROVED EQUAL)
- PERENNIAL/ANNUAL COLOR
- BERMUDA TURF (OR APPROVED EQUAL)
- BALD CYPRESS (BY OTHERS)
- LIVE OAK (BY OTHERS)
- EXISTING TREES TO REMAIN

JDJR ENGINEERS & CONSULTANTS, INC.
ENGINEERS - SURVEYORS - LAND PLANNERS
5500 Texas Blvd Suite 100 Irving, Texas 75062
Tel 972-252-8181 (972) 252-8181 Fax 972-252-6946

OWNER:
CARROLL FAMILY INVESTMENTS, LTD
2700 N. MESQUITE DR #100
ARLINGTON, TX 76017
PH: (817) 467-3000
CONTACT: BILL MCPHILL

PROJECT:
SPRING CREEK BARBEQUE
REZONING "P" BLOCK 1
COLONIAL LAKES VILLAGE PHASE II
4595 STATE HIGHWAY 6 AT COLONIAL LAKES DRIVE (CORNER)
MISSOURI CITY, FORT BEND COUNTY, TEXAS 77459

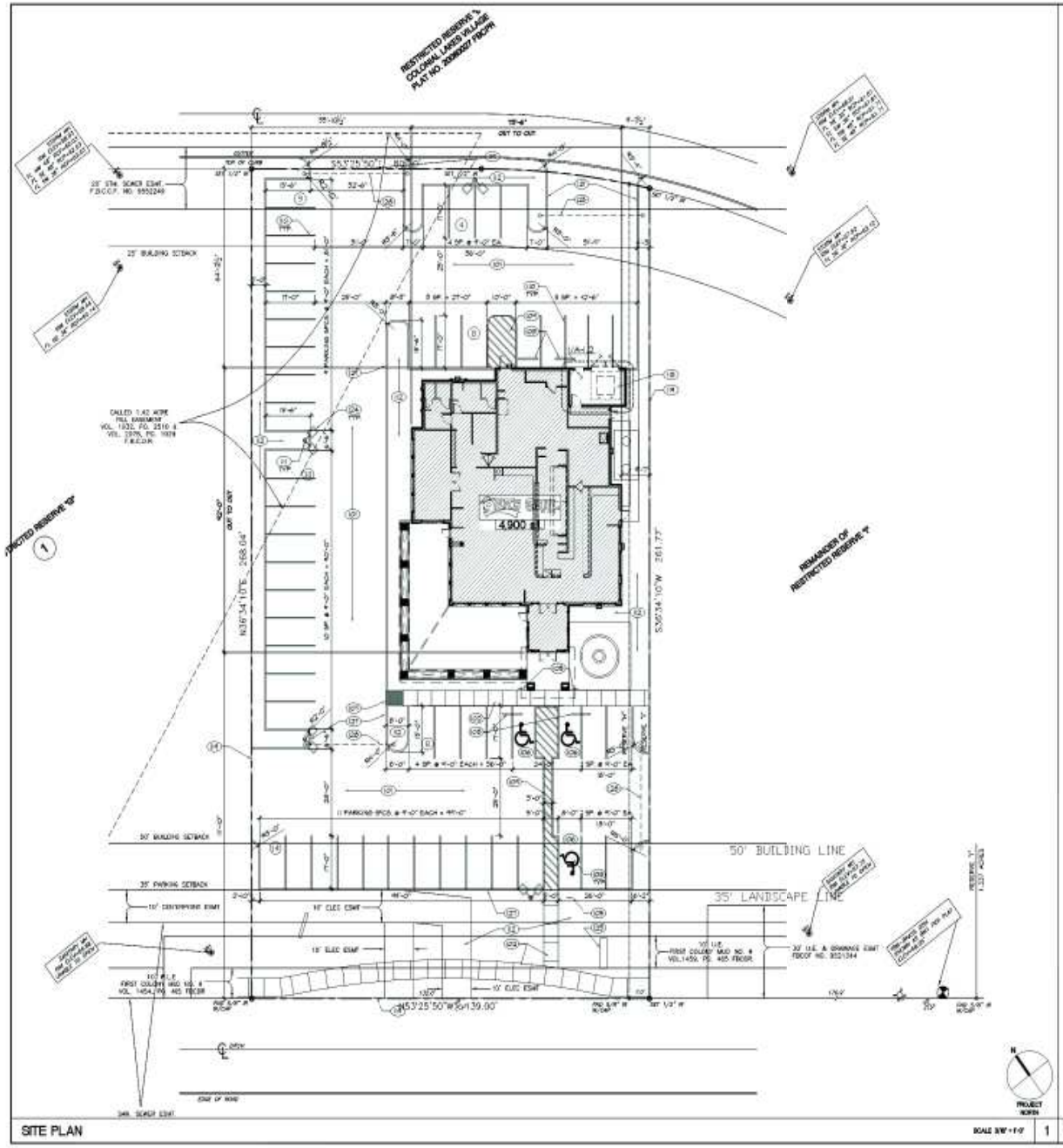
REVISIONS:

DATE	REVISION

SHEET TITLE
LANDSCAPE PLAN (FOR PD)

DATE: OCT. 23, 2006
SCALE: 1" = 20'
DRAWN BY: MTR
CHECKED BY: JDJR
SHEET NO.
2 of 2
JDJR FILE NO. 153-03-7

Exhibit D: Page 1 of 2



SITE PLAN

SCALE 3/16" = 1'-0"

1

100

- 01 CONCRETE PAVING. RE: CIVIL DWGS.
- 02 CONCRETE SIDEWALK. RE: CIVIL DWGS.
- 03 CONCRETE WHEEL STOP. REQUIRE LOCATION AS SHOWN RE: SITE PLAN DTLS.
- 04 6" ø CONCRETE FILLED BOLLARD STEEL PIPE PAINT WITH YELLOW TRAFFIC PAINT. RE: SITE DTLS.
- 05 ACCESSIBLE PARKING SIGN. RE: SITE PLAN DTLS.
- 06 ACCESSIBLE PARKING. RE: SITE PLAN DTLS.
- 07 ACCESSIBLE RAMP. PAINT WITH BLUE PAINT TO MATCH ACCESSIBLE SYMBOL. RE: SITE PLAN DTLS.
- 08 36" SQUARE INTERNATIONAL ACCESSIBILITY SYMBOL WHITE LOGO ON BLUE BACKGROUND RE: T-1A-1.2
- 09 4" WIDE PAINTED CROSS-STRIPING AT 24" O.C. WITH BORDER YELLOW TRAFFIC PAINT. RE: DTLS.
- 10 4" WIDE PARKING STALL STRIPING-TRAFFIC YELLOW.
- 11 CONCRETE POLE LIGHT BASE. RE: SITE PLAN DTLS.
- 12 LANDSCAPE AREA. COORDINATE WITH OWNER.
- 13 DUMPSTER ENCLOSURE. RE: DETAIL
- 14 1 1/4" THICK CONCRETE PAVEMENT. RE: STRUCT. DETAIL
- 15 PROPERTY LINE.
- 16 PYLON SIGN BY SIGN CONTRACTOR. G.C. TO PROVIDE POWER. COORDINATE AS REQUIRED. PERMIT UNDER SEPARATE CONTRACT BY LICENSED SIGN CONTRACTOR.
- 17 PROVIDE POWER TO SIGNS AS REQUIRED. SIGNS TO BE INSTALLED BY SIGNAGE MANUFACTURER.
- 18 SITE LIGHTING. RE: ELECTRICAL DRAWINGS
- 19 CONCRETE SIDEWALK RE: DETAILS.
- 20 3/4" ASPHALT IMPREGNATED EXPANSION JOINT MATERIAL.
- 21 6" CONCRETE CURB. RE: SITE DETAILS.
- 22 2-5" ø PVC SLEEVES UNDER PAVING AND DRIVES-TURN UP AT 30" EACH END TO 6" ABOVE GRADE CAP ENDS CLOSED FOR FUTURE USE AND MARK WITH RED FLAG.

KEY NOTES

2

STM & Associates

8554 KATY FWY, SUITE 110
HOUSTON, TEXAS 77024
PH(713)-468-7337 FX(713)-468-7183

9ER'S GRILL

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9NER'S GRILL

4925 HIGHWAY 6
MISSOURI CITY, TEXAS 77459-4197

ARCHITECT:
DAVID WILSON

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

Date: 08-24-2009

REVISIONS

NO.	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		

SHEET CONTENTS:

SITE PLAN

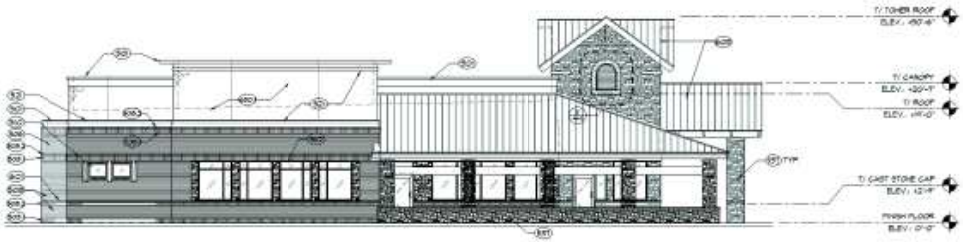
SHEET NUMBER

A1.0

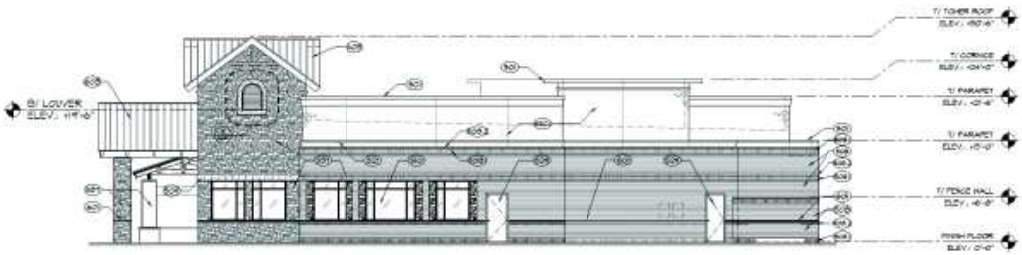
DATE:	08-24-09
DRAWN BY:	TZ/AM
CHECKED BY:	NS
PROJECT No:	0840
FILE NO:	0840-A10.DWG

Exhibit D: Page 2 of 2

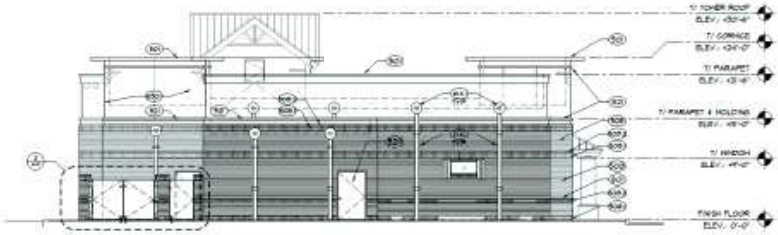
EXTERIOR ELEVATION — SCALE: 1/8" = 1'-0" — 1



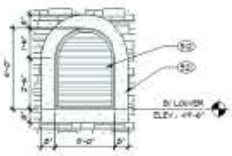
EXTERIOR ELEVATION — SCALE: 1/8" = 1'-0" — 2



EXTERIOR ELEVATION — SCALE: 1/8" = 1'-0" — 3



EXTERIOR ELEVATION — SCALE: 1/8" = 1'-0" — 4



ENLARGED LOUVER DETAIL — SCALE: 1/8" = 1'-0" — 5

KEY NOTES

200

- 203 REINFORCED CONCRETE FLOOR SLAB. RE: STRUCTURAL DWGS.

400

- 401 LIGHTED SIGNAGE BY OWNER

500

- 501 CROSS HOLDING E.I.F.S FINISH ON STYROFOAM. COLOR: "TUNDRA" 10409-350 BY PAREX OR EQ. RE: DETAILS.
- 502 E.I.F.S FINISH ON 1 1/2" STYROFOAM. APPLICATION & INSTALLATION TO CONFORM WITH MANUF. SPECS. COLOR: 10409 (350) BY PAREX OR EQ.
- 503 "V" GROVE IN PANEL. RE: DETAILS.
- 504 STAND: BIRCH TRUSSES W/ SEALER STAIN. "DARK CHESTNUT" 5021-D BY SHERWIN WILLIAMS
- 505 STAND: DECKING W/ SEALER STAIN. "GOLD OAK" 9001-B BY SHERWIN WILLIAMS
- 506 BRICK VENEER FIELD. "CHARLESTON" BLEND IN GENUINE PAPERCUT BY COLUMBUS BRICK CO. FROM UPCHURCH KIMBROUGH COMPANY
- 508 SOLDIER COURSE BRICK TO MATCH FIELD BRICKS
- 509 ROWLOCK BRICK TO MATCH FIELD BRICKS
- 510 "TEXAS" GOLD SHOOTS LIME STONE 3" THICK CONTACT TARYA BAYAR, "UPCHURCH KIMBROUGH COMPANY" 713-951-5200
- 512 1/4" POLISH PLATE CLEAR GLASS IN HOOD FRAME
- 513 36" x 48" PYRON LOUVER (MODEL: GLV36148) COLOR: MATCH FIELD STONE OR APPROVED EQ.
- 514 6" x 6" x 24 GA. METAL DOWN SPOUT WITH KYNAR 500 FINISH COLOR TO BE SELECTED
- 517 DECORATIVE HOLDING E.I.F.S FINISH. COLOR: "TUNDRA" 10409 (350) BY PAREX OR EQ.
- 518 WALL LIGHT FIXTURE. RE: ELECTRICAL DRAWINGS.
- 519 EXTERIOR INSULATED DOORS TO BE 3'-0"x7'-0"x 3/4" 16 GA. HOLLOW METAL AND FRAMES FOR PAINT. PROVIDE LOCKSET HEAVY-DUTY WIRE GLASS 12" PANEL(S) AND 12" HIGH SADDLE THRESHOLD. ALUMINUM RAIN DRIP CAP "A. JAY" NO BRAD OR APPROVED EQUAL
- 520 METAL FLASHING 24 GA. GALV. PAINT TURKISH WITH METAL ROOF
- 521 THIN STONE "HERS BLEND" (HORIZONTALS ONLY) AS SUPPLIED BY UPCHURCH KIMBROUGH CO. (TEL. 713-951-5200) OR APPROVED EQ. INSTALL PER MANUFACTURER SPECS. NO BUTT CORNERS. RETURN STONES AT ALL OUTSIDE CORNERS.

600

- 601 CAST LIMESTONE CAP. RE: DETAILS.
- 609 24 GA STANDING SEAM ROOFING SYSTEM WITH KYNAR 500 FINISH. RIDGE HALF. COLOR: "BUCKSKIN"
- 611 20" DIAMETER x 6'H x 24 GA. BOX GUTTER WITH KYNAR 500 FINISH
- 613 3 COAT PORTLAND CEMENT PLASTER 3/4" THK. MIX. COLOR: "CLEAR LINEN" 10409 (350) BY PAREX OR EQ.

STONE NOTES:

ALL HORIZONTAL, NO VERTICALS.
USE CORNER STONE PIECES THROUGHOUT AT ALL CORNERS.
NO BUTT JOINTS.

STM & Associates
8554 KATY FWY, SUITE 112
HOUSTON, TEXAS 77024
(713)-468-7037 FAX(713)-468-7040

9'NER'S GRILL

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9NER'S GRILL

4925 HIGHWAY 6
MISSOURI CITY, TEXAS 77459-4197

Date: 4-7-2010

REVISIONS

NO.	DATE	DESCRIPTION
1	12-08-09	PERMIT

SHEET CONTENTS:

ELEVATIONS

SHEET NUMBER

A4.0

DATE:	10-28-08
DRAWN BY:	SI
CHECKED BY:	SI
PROJECT No:	0840
FILE NO:	0840-A4.0.DWG

missouri CITY
TEXAS

DEVELOPMENT SERVICES - PLANNING DIVISION

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

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

DATE OF NOTICE: June 28, 2019

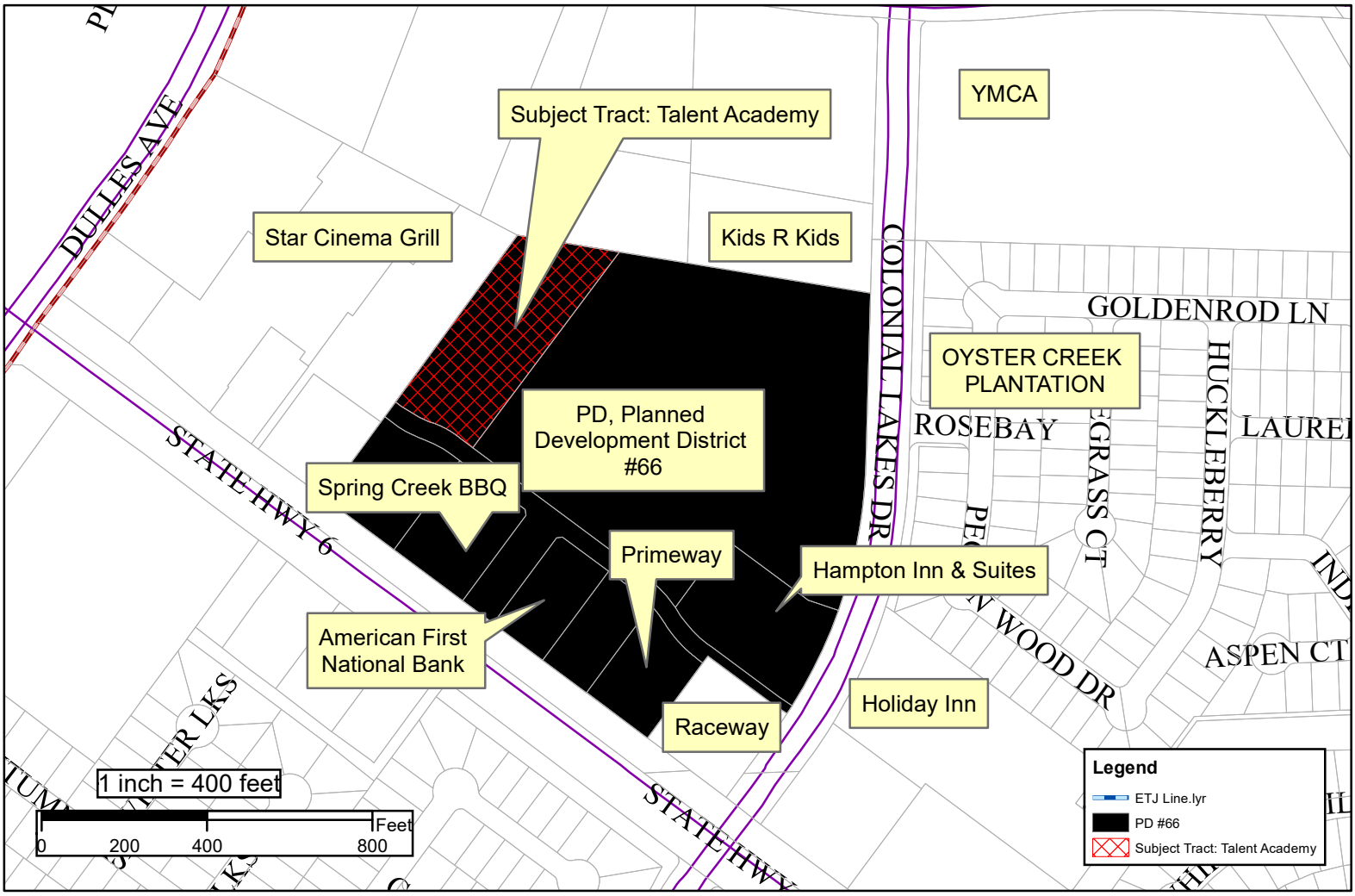
LOCATION/DATE: The Planning and Zoning Commission of the City of Missouri City will hold a public hearing on Wednesday, July 10, 2019, at the City Council Chambers – 2nd Floor, City Hall Building, 1522 Texas Parkway (FM-2234), Missouri City, Texas at 7:00 p.m.

PURPOSE: To receive comments for or against a request by Xiaochun Liu, to amend PD, Planned Development District #66 to allow for an integrated business development to include an existing child care center, 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 existing child care center is located at 4835 Highway 6. PD #66 is located north of Colonial Lakes Drive and Highway 6, south of a Kids R Kids Learning Academy located at 2850 Colonial Lakes Drive, east of Star Cinema Grill located at 4811 Highway 6, and west of a Holiday Inn at 5007 Highway 6. PD #66 includes a Spring Creek Barbeque at 4895 Highway 6, a Hampton Inn and Suites at 4909 Highway 6, American First National Bank at 4915 Highway 6 and a Primeway Federal Credit Union at 4935 Highway 6.

SITE LEGAL DESCRIPTION: PD #66 can be described as being both Colonial Lakes Village as recorded as instrument number 2008027 and as Colonial Lakes Village Phase II as recorded as instrument number 20080150 in the Official Public Records of Fort Bend County, Texas, as replatted and amended as Colonial Lakes Phase II Replat No. One, recorded as instrument number 20090022; Amending Plat of Colonial Lakes Phase II Replat No. One, recorded as instrument number 20100055, Colonial Lakes Phase Two Replat No. Two, recorded as instrument number 20110134, and Colonial Lakes Phase Two Replat No. Three, recorded as instrument number 20150097 all as recorded in the Official Public Records of Fort Bend County, Texas.

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


Subject Tract: Talent Academy
YMCA
Star Cinema Grill
Kids R Kids
DULLES AVE
COLONIAL LAKES DR
GOLDENROD LN
OYSTER CREEK PLANTATION
HUCKLEBERRY
ROSEBAY
LAUREL
PD, Planned Development District #66
STATE HWY 6
Spring Creek BBQ
Primeway
Hampton Inn & Suites
American First National Bank
ASPEN CT
Holiday Inn
Raceway
1 inch = 400 feet
Feet
0
200
400
800
Legend
ETJ Line.lyr
PD #66
Subject Tract: Talent Academy

missouri CITY
TEXAS

DEVELOPMENT SERVICES – PLANNING DIVISION

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

June 28, 2019

CITY OF MISSOURI CITY, TEXAS
Planning and Zoning Commission

The Planning and Zoning Commission of the City of Missouri City will hold a public hearing:
Wednesday, July 10, 2019
City Council Chambers
2nd Floor, City Hall Building
1522 Texas Parkway (FM 2234); 7:00 PM

To receive comments for or against a request by Xiaochun Liu, to amend PD, Planned Development District #66 to allow for an integrated business development to include an existing child care center, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

****

Dear City Representatives:

____ I/We protest this proposed rezoning because

___

I/We support this proposed rezoning because

Sincerely,

_____ _____
Signature Print Name

_____ _____
Street Address Subdivision

_____ Return to: Development Services Department
Phone Number 1522 Texas Parkway
Missouri City, TX 77489
FAX (281)403-8962

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

_____
Print Name Signature