



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

Notice is hereby given of a meeting of the Planning and Zoning Commission of the City of Missouri City to be held on **October 9, 2019 at 7:00 p.m. at City Hall, Council Chambers, 2<sup>nd</sup> 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**
  - A.** Consider approval of the minutes of the September 11, 2019 Planning and Zoning Commission Meeting.
  - B.** Consider approval of the minutes of the September 11, 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 – National Community Planning Month
    - (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 Kurjee Plaza

(2) Consider approval of a final plat for Shipmans Cove Boulevard Street Dedication

(3) Consider approval of a final plat for Shipmans Cove Section 1

**7. ZONING MAP AMENDMENTS**

**A. PUBLIC HEARING FOR A PLANNED DEVELOPMENT DISTRICT**

(1) To receive comments for or against a request by Harrier Houston Group, LP, on behalf of Heron Houston Partners, LP to rezone an approximate 1.4197 acre tract, from "CF", community facilities district to "I", industrial district; and to the extent such zoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

**B. PUBLIC HEARING FOR A ZONING MAP AMENDMENT**

(1) To receive comments for or against an **updated** request by Cynthia Ramirez, STOA Architects to zone a property from LC-2, local retail district and SUP, Specific Use Permit No. 40 (Ordinance O-01-33) to PD, Planned Development District to allow for a unified development to include independent living and assisted living; and to the extent such zoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

**8. ZONING TEXT AMENDMENTS**

None

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

None

**10. CLOSED EXECUTIVE SESSION**

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

**11. RECONVENE**

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

**12. ADJOURN**

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

**CERTIFICATION**

Planning and Zoning Commission

October 9, 2019

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I certify that a copy of the October 9, 2019 agenda of items to be considered by the Missouri City Planning and Zoning Commission was posted on the City Hall bulletin board on October 4, 2019.



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Jennifer Thomas Gomez  
Planning Manager



PLANNING AND ZONING COMMISSION  
STAFF REPORT

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AGENDA DATE: October 9, 2019

AGENDA ITEM SUBJECT: Preliminary Plat of Kurjee Plaza

AGENDA ITEM NUMBER: 6.A.(1)

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: Plat1900176

PROPERTY ID: 0086-00-000-4600-907

LOCATION: The subject site is located south of Vicksburg Boulevard and State Highway 6, east of the Oakwick Forest Estates and west of a Firestone Complete Auto Care.

ZONING DISTRICT DESIGNATION: LC-3, retail district

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: None

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RECOMMENDED ACTION:

The Planning and Zoning Commission should **APPROVE WITH CONDITIONS**.

A preliminary plat application must be in the form and contain the information and documents as required by the Platting Manual of the City of Missouri City, as adopted in September 2019 and in accordance with Section 82-95 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Platting Manual are referenced in the comments below, except where indicated otherwise.

An applicant may submit a written response that satisfies each condition contained within this report or remedies that satisfies a reason for disapproval. Upon submission of

a written response application, the application shall be submitted to the Commission for approval or disapproval.

**A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:**

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
  - a. A preliminary plat shall not be in recordable form in accordance with Section 2.D. **All dedication statements and certificates must be removed. Please label "Preliminary Plat" within the title block.**
  - 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. **Confirm the square footage and acreage of Reserve C. Label Reserve H with the acreage and update the reserve table to reflect the information.**
  - c. The vicinity map must show sufficient detail to a distance of not less than one-half mile. The suggested scale of the vicinity map is one inch equals 1,200 feet. The vicinity map shall be oriented north at the top of the drawing and in the same direction as the subdivision drawing in accordance with Section 2.D(9). **The vicinity map needs to be to scale and N.T.S. removed. Please accurately depict street names; Hillcroft as shown is Trammel Fresno Road and the Trammel Fresno Road right-of-way as shown is not correct. Additionally, the map should show political subdivisions including municipal utility districts (MUDs) within the one-half mile area.**
  - d. Building lines shall be labeled in accordance with Section 2.D(17). The front building line (front yard) as shown is not correct. **A minimum 30 foot setback is required per Section 7.12.C.2. Appendix A, City Code of Ordinances. Please revise.**
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
  - a. The point of beginning (POB) for the subdivision shall be expressed as Texas State Plane NAD83 grid coordinate values of "X", "Y" as required by the City of Missouri City Design Manual, Section 2.10(G).
  - b. 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. A preliminary utility plan with calculations must be provided in accordance with Section 2.D(19). **The reference to the Quail Valley municipal utility district included on the plat application is incorrect. The subject plat is within the Mustang Bayou Service Area. An approved utility agreement through the city is required before a final plat application may be submitted. The payment of any applicable impact**

**or connection fees for water and sanitary sewer are required prior to plat approval and recordation.**

- d. Prior to beginning construction, a letter shall be provided from the Fort Bend County Drainage District stating that the tract has outfall drainage and if required all applicable fees have been paid in accordance with Section 1.06 of the Public Infrastructure Design Manual.
  - 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).
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division  
None.

**B. STANDARD PLAT NOTES:**

The preliminary plat shall contain all standard notes in accordance with Section 2.D(26).

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
  - a. 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. Place the required note on the plat.**
  - b. 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."

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



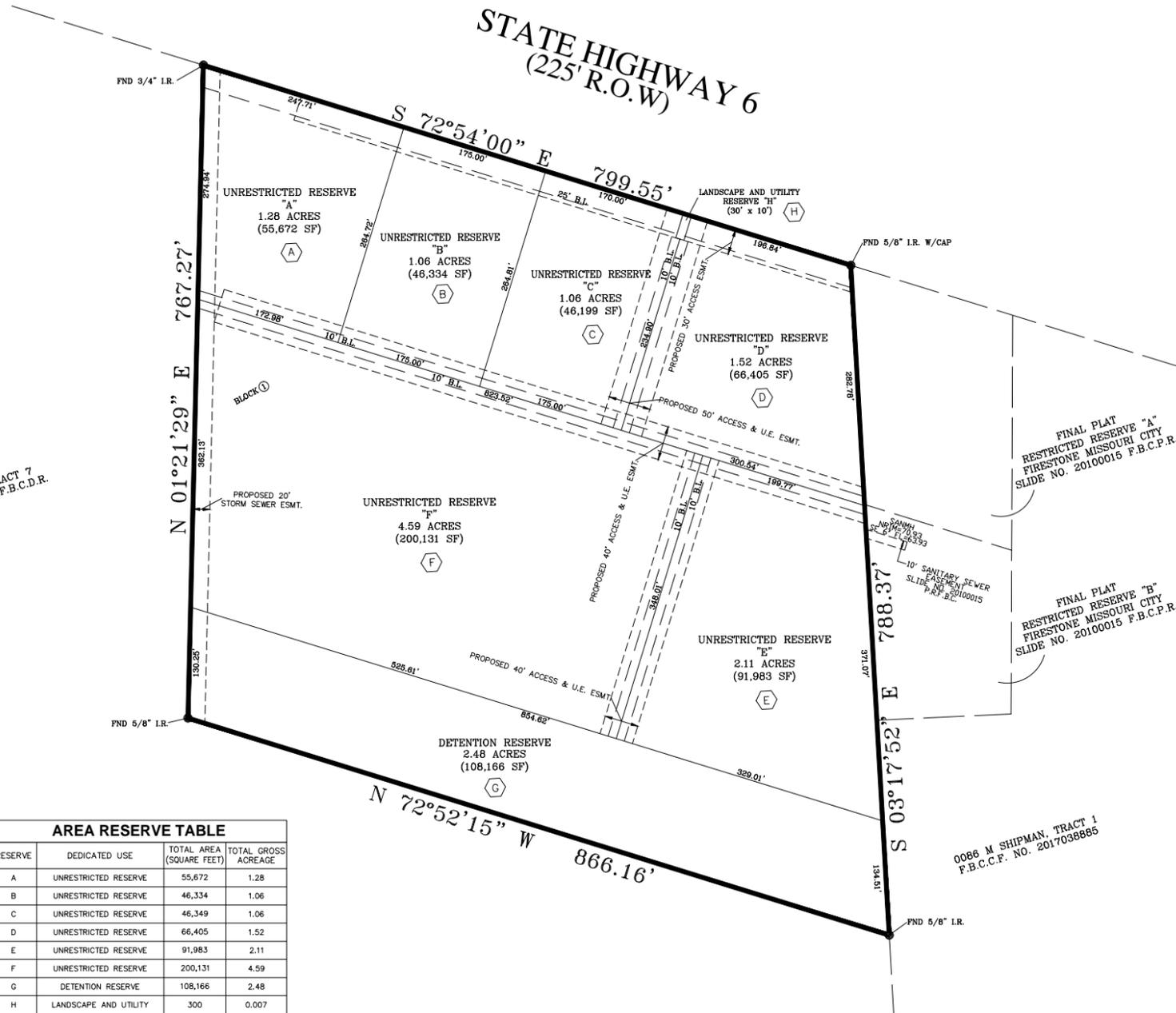
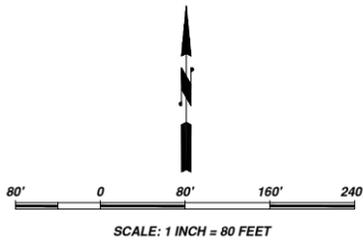
**DEVELOPMENT SERVICES DEPARTMENT  
Planning & Development Division**

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**  **PRELIMINARY**  
 **REVISED CONCEPTUAL PLAN**  **REVISED PRELIMINARY**

1. Name of plat: KURJEE PLAZA		
2. Name of conceptual plan that encompasses this plat (if applicable): KURJEE PLAZA		
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): Zulfiqar Kurjee		
Mailing Address: 5241-B FM 521, Arcola, Texas 77503		
Phone No.:( 713 ) 906 - 6954		
Email: kurjee@yahoo.com		
5. Applicant's name (Engineer, Planner, Architect, Etc.): Mary Villareal of The Interfield Group		
Mailing Address: 401 Studewood, Suite 300, Houston, Texas 77007		
Phone No.:(713) 780 - 0909 Ext. 312		
Email: mvillareal@interfield.net		
6. Is plat located inside the City limits or City's ETJ? (Circle One): CITY LIMITS ETJ		
7. Land distribution (in acres)		
Private Streets: 1.74	Public Streets: 0	Residential Lots: 0
Lakes/Ponds (non-recreational): 0	Irrigation/Drainage Canals: 0	Recreational Uses: 0
Utility Easements: 1.31	Public Parkland: 0	
Other (explain): Detention (D) & Unrestricted Reserves (R) (acres): D: 2.28 & R: 8.78		
<b>TOTAL ACREAGE: 14.11</b>		
8. Estimated # of Sections: 1	Blocks: 1	Reserves: 8
9. Estimated # of residential lots/dwelling units: N/A		
10. Residential lot dimensions: Average: N/A Smallest: N/A		
11. Lot area: N/A Non cul-de-sac: N/A Cul-de-sac: N/A		
12. Front width (At property line): N/A Non cul-de-sac: N/A Cul-de-sac: N/A		
13. Front width (At building line): N/A Non cul-de-sac: N/A Cul-de-sac: N/A		
14. Depth: N/A Non cul-de-sac: N/A Cul-de-sac: N/A		
15. Block Length: N/A Average: N/A Longest: N/A Shortest: N/A		
16. Type of Streets (Circle One): Public <u>Private</u> Combination Public/Private		
17. Type of Water System (Circle One): <u>Public</u> Individual Water Wells Other (attach explanation)		
18. Type of Sanitary System (Circle One): <u>Public</u> Individual Septic Tanks Other (attach explanation)		
19. Municipal Utility District: Quail Valley Utility District		



0086 M SHIPMAN, TRACT 7  
VOL. 2622, PG. 2236, F.B.C.D.R.

0086 M SHIPMAN, TRACT 1  
F.B.C.C.F. NO. 2017038885

RESERVE	DEDICATED USE	TOTAL AREA (SQ. FEET)	TOTAL GROSS ACREAGE
A	UNRESTRICTED RESERVE	55,672	1.28
B	UNRESTRICTED RESERVE	46,334	1.06
C	UNRESTRICTED RESERVE	46,349	1.06
D	UNRESTRICTED RESERVE	66,405	1.52
E	UNRESTRICTED RESERVE	91,983	2.11
F	UNRESTRICTED RESERVE	200,131	4.59
G	DETENTION RESERVE	108,166	2.48
H	LANDSCAPE AND UTILITY	300	0.007
TOTAL		615,190.34	14.107

**LEGEND**

- "B.L." INDICATES BUILDING LINE
- "F.B.C.C.F." INDICATES MAP RECORDS OF FORT BEND COUNTY
- "F.B.C.D.R." INDICATES FORT BEND COUNTY DEED RECORDS
- "R.O.W." INDICATES RIGHT-OF-WAY
- "ESMT." INDICATES EASEMENT
- "(VOL./PG.)" INDICATES RECORDED VOLUME/PAGE
- "O" INDICATES IRON ROD SET
- "•" INDICATES IRON ROD FOUND
- "F.B.C.P.R." INDICATES FORT BEND COUNTY PLAT RECORDS

**PLAT NOTES:**

- 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.
- SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SUBSECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACE.
- 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 UTILITY COMPANIES CONTACTED.
- ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
- NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SUBSECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
- A MINIMUM FINISHED FLOOR ELEVATION OF 76.0 FEET AT NAVD 88 (2001 ADJUSTMENT) OR 18 INCHES ABOVE THE HIGHEST ADJACENT GRADE IS REQUIRED.
- REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (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.
- 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.
- 40' AND 50' ACCESS EASEMENTS SHALL SERVE RESERVES "A", "B", "C", "D", "E", "F", "G" AND "H".
- BOUNDARY SURVEY TIED TO STATE PLANE COORDINATES TEXAS SOUTH CENTRAL ZONE NAD83 BASED ON GEOID 99. SURFACE COORDINATES SHOWN CAN BE CONVERTED TO TEXAS STATE PLANE SOUTH CENTRAL ZONE 4204 GRID COORDINATES NAD83 BY APPLYING THE COMBINED SCALE FACTOR OF 1.000000000. BEARINGS BASED ON G.P.S. OBSERVATION.
- 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.
- 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).

WE, FIRST TEXAS SAVINGS ASSOCIATION, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS KURJEE PLAZA, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 8503671 OF THE O.P.R.O.R.P. OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
PRINT NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, KURJEE ENTERPRISES INC., A TEXAS CORPORATION DBA CORNER MARKET, ACTING BY AND THROUGH ZULFIKAR KURJEE, ITS PRESIDENT AND FIROZ KURJEE, ITS SECRETARY OWNERS HERINAFTER REFERRED TO AS OWNERS OF THE 14.11-ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF KURJEE PLAZA, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

WE FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY.

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

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

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

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

FURTHER, OWNERS HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN FEET (15'-0") WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAINS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES, LOCATED ON SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF ROSENBERG, FORT BEND COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT, AT ANY TIME, FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

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

IN TESTIMONY WHEREOF, KURJEE ENTERPRISES INC., A TEXAS CORPORATION DBA CORNER MARKET, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ZULFIKAR KURJEE, ITS PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS SECRETARY, FIROZ KURJEE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019.

KURJEE ENTERPRISES INC.  
A TEXAS CORPORATION DBA CORNER MARKET

BY: \_\_\_\_\_  
ZULFIKAR KURJEE, PRESIDENT

ATTEST: \_\_\_\_\_  
FIROZ KURJEE, SECRETARY

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ZULFIKAR KURJEE AND FIROZ KURJEE KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
PRINT NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

ENGINEER'S PLAT AFFIDAVIT

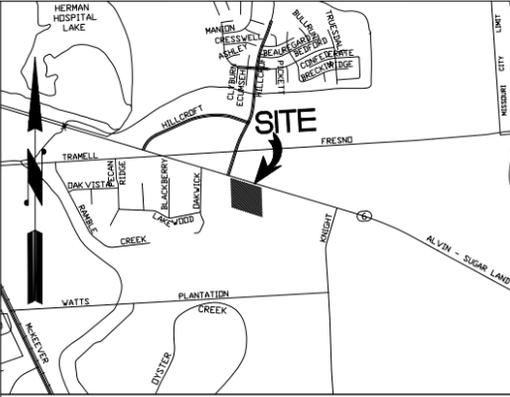
I, SATYA YALAMANCHILI, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

SATYA YALAMANCHILI, P.E.  
TEXAS REGISTRATION NO. 98580

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF KURJEE PLAZA, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY AS SHOWN HEREON AND AUTHORIZED BY THE RECORDING OF THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019.

BY: \_\_\_\_\_  
SONYA BROWN-MARSHALL, CHAIRMAN

BY: \_\_\_\_\_  
TIMOTHY R. HANEY, VICE CHAIRMAN



**VICINITY MAP** (SCALE: N.T.S.) KEY MAP A-135-C, A135-6

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

J. STACY SLAWINSKI, P.E.  
FORT BEND COUNTY ENGINEER

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

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

W.A. (ANDY) MEYERS PRECINCT 3, COUNTY COMMISSIONER  
KEN R. DEMERCHANT PRECINCT 4, COUNTY COMMISSIONER

KP GEORGE COUNTY JUDGE

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 PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

COUNTY CLERK, LAURA RICHARD  
FORT BEND COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

**KURJEE PLAZA**

A 14.11 ACRE TRACT OF LAND, BEING ALL OF A CERTAIN CALLED 49.4061 ACRE (CALLED 50 ACRES) RECORDED IN VOLUME 263, PAGE 389, FORT BEND COUNTY, DEED RECORDS, LOCATED IN MOSES SHIPMAN LEAGUE, ABSTRACT NO. 86, FORT BEND COUNTY, TEXAS

8 RESERVES 1 BLOCK 0 LOTS  
SEPTEMBER 2019 JOB NO. 18109.00

**OWNER:**  
KURJEE ENTERPRISES, INC.,  
A TEXAS CORPORATION DBA CORNER MARKET  
5241B FM 521 RD  
ROSHARON, TEXAS 77583





PLANNING AND ZONING COMMISSION  
STAFF REPORT

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AGENDA DATE: October 9, 2019

AGENDA ITEM SUBJECT: Final Plat of Shipmans Cove Boulevard

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: PLAT1900172

PROPERTY ID: 0086-86-005-0500-907 / 0086-86-012-0102-907

LOCATION: North of the Newpoint Estates residential subdivision; south of Highway 6, south and east of the Creekmont residential subdivision

ZONING DISTRICT DESIGNATION: PD, Planned development District #101 (O-18-06)

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: N/A

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**RECOMMENDED ACTION:**

The Planning and Zoning Commission should grant **APPROVE WITH CONDITIONS.**

A final plat application must be in the form and contain the information and documents as required by the Platting Manual of the City of Missouri City, as adopted in September 2019 and in accordance with Section 82-95 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Platting Manual are referenced in the comments below, except where indicated otherwise.

An applicant may submit a written response that satisfies each condition contained within this report or remedies that satisfies a reason for disapproval. Upon submission of

a written response application, the application shall be resubmitted to the Commission for approval or disapproval.

**A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:**

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
  - a. All final plats shall incorporate all the provisions relating to preliminary plats except as noted in Section 3.C. Final plats shall reflect any conditions or requirements for final approval previously imposed by the commission. **The revised preliminary plat submitted in May 2019 corrected the vicinity map to add a scale as conditioned on the preliminary plat approval. This final plat must include this revised vicinity map as previously approved.**
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
  - a. The proposed name of the subdivision or development shall be indicated in accordance with Section 2.D.(1). **Please label the plat "Final Plat" within the title block.**
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division  
None

**B. STANDARD PLAT NOTES:**

The final plat shall contain all standard notes in accordance with Section 3.C.(10).

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division  
None
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division  
None

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

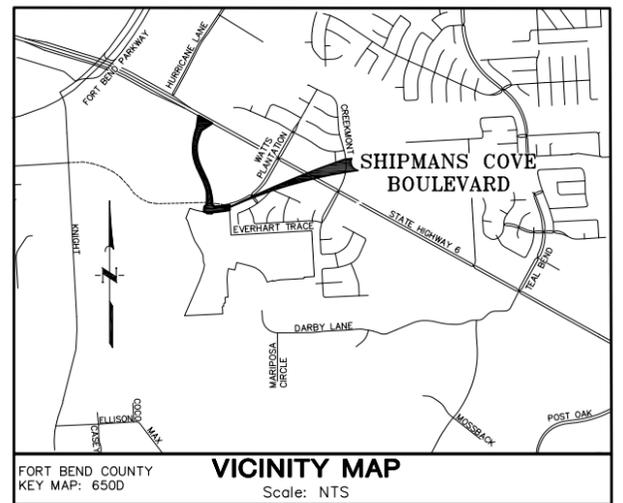
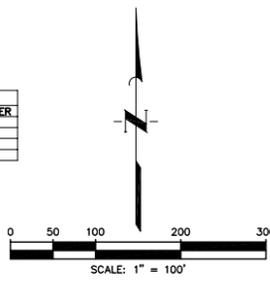


## APPLICATION FOR PLAT APPROVAL

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

<b>1. Name of plat:</b>	Shipmans Cove Boulevard		
<b>2. Name of preliminary plat that encompasses this plat</b> (if applicable):	Shipmans Cove Boulevard Preliminary Plat		
<b>3. Type of plat</b> (Circle one or more):	Multifamily Residential    Commercial    Industrial    Planned Development Single Family Residential    Specific Use Permit <input checked="" type="checkbox"/> <b>Other</b> (Explain): Street Dedication		
<b>4. Landowner's name</b> (If company or corporation, list chief officer):	Junious Williams		
Mailing Address:	11375 W. Sam Houston Pkwy S. Ste 100 Houston Tx 77031		
Phone No.:(281) 561 - 7773	Fax No.:( ) -		
Email:	Junious.Williams@ashtonwoods.com		
<b>5. Applicant's name</b> (Engineer, Planner, Architect, Etc.):	Daniel Valdez		
Mailing Address:	2322 West Grand Parkway North Ste 150 Katy, TX 77449		
Phone No.:( 832) 913 - 4000	Fax No.:( ) -		
Email:	dvaldez@jonescarter.com		
<b>6. Is plat located inside the City limits or City's ETJ?</b> (Circle One):	<input checked="" type="radio"/> <b>CITY LIMITS</b>		<input type="radio"/> ETJ
<b>20. Land distribution</b> (in acres)	Private Streets: _____      Public Streets: <u>4.343</u> Residential Lots: _____ Lakes/Ponds (non-recreational): _____      Irrigation/Drainage Canals: _____      Recreational Uses: _____ Utility Easements: _____      Public Parkland: _____ Other (explain): <u>Landscape / Open Space</u> (acres): <u>0.269</u> <b>TOTAL ACREAGE:</b> <u>4.612</u>		
<b>7. Number of sections:</b> <u>1</u>	<b>Blocks:</b> <u>4</u>	<b>Reserves:</b> <u>4</u>	
<b>8. Number of residential lots/dwelling units:</b> <u>0</u>			
<b>9. Average lot area:</b> <u>N/A</u>		<b>Typical lot area:</b> <u>N/A</u>	
<b>10. Block Length:</b>	<b>Average:</b> <u>1159.24'</u>	<b>Longest:</b> <u>1,811.63'</u>	<b>Shortest:</b> <u>506.85'</u>
<b>11. Type of Streets</b> (Circle One):	<input checked="" type="radio"/> <b>Public</b>		<input type="radio"/> Private <input type="radio"/> Combination Public/Private
<b>12. Type of Water System</b> (Circle One):	<input checked="" type="radio"/> <b>Public</b>		<input type="radio"/> Individual Water Wells <input type="radio"/> Other (attach explanation)
<b>13. Type of Sanitary System</b> (Circle One):	<input checked="" type="radio"/> <b>Public</b>		<input type="radio"/> Individual Septic Tanks <input type="radio"/> Other (attach explanation)
<b>14. Municipal Utility District:</b>	Missouri City Management District No.1		

IDENTIFYING No.	LAND USE	ACREAGE	FUTURE OWNER
A	LANDSCAPE/OPEN SPACE	0.1063	HOA
B	LANDSCAPE/OPEN SPACE	0.1123	HOA
C	LANDSCAPE/OPEN SPACE	0.0252	HOA
D	LANDSCAPE/OPEN SPACE	0.0252	HOA



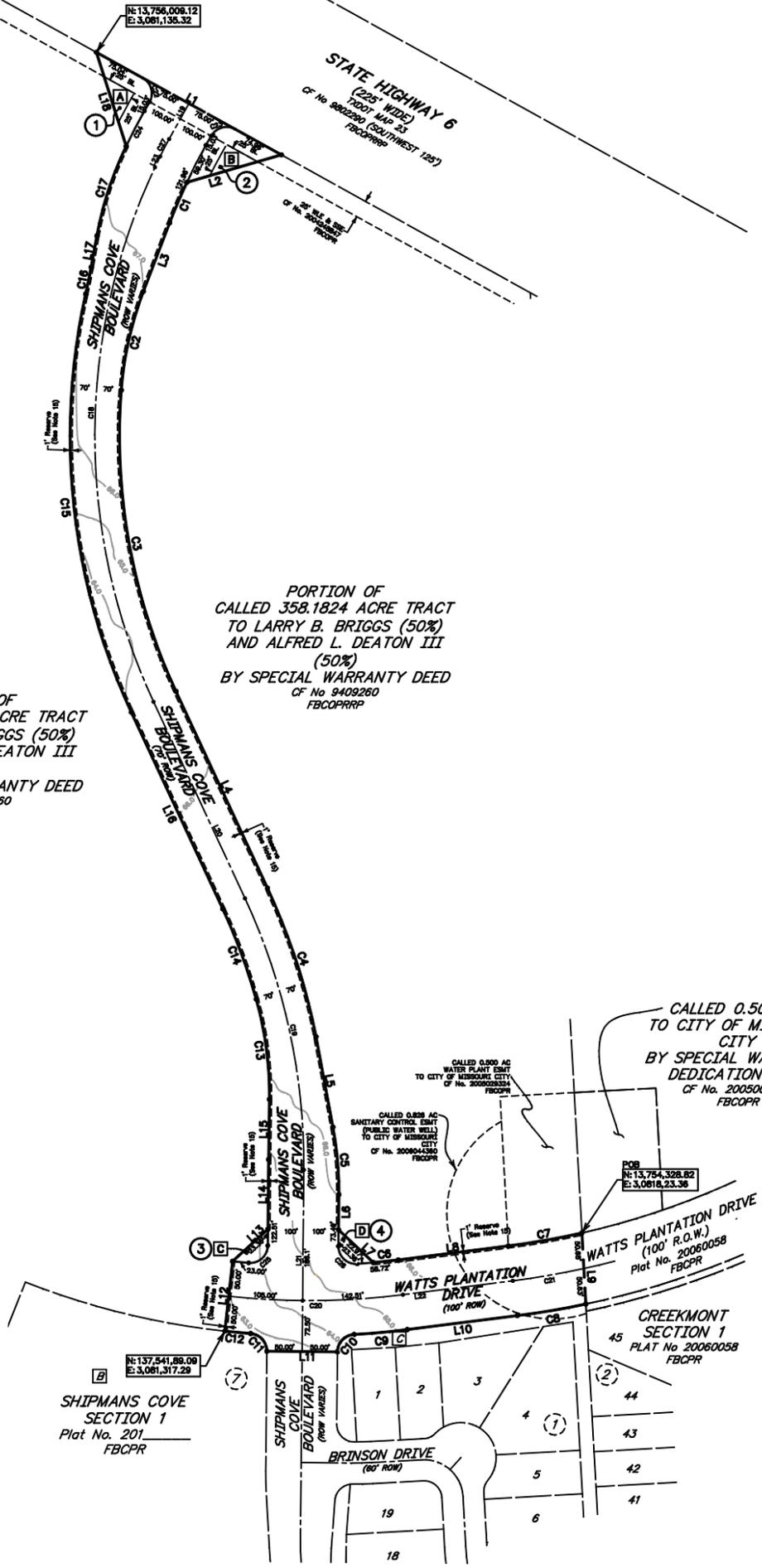
- General Notes
- AE ..... "Aerial Easement"
  - BL ..... "Building Line"
  - CF ..... "Clerk's File"
  - DE ..... "Drainage Easement"
  - ES ..... "Easement"
  - FCM ..... "Film Code"
  - FBCDR ..... "Fort Bend County Deed Records"
  - FBCMR ..... "Fort Bend County Map Records"
  - FBCMD ..... "Fort Bend County Municipal Utility District"
  - FBCOPRR ..... "Fort Bend County Official Public Records"
  - FBCOPRRP ..... "Fort Bend County Official Public Records of Real Property"
  - FBCPR ..... "Fort Bend County Plat Records"
  - FND ..... "Found"
  - No ..... "Number"
  - POB ..... "Point of Beginning"
  - ROW ..... "Right-of-Way"
  - SF ..... "Square Feet"
  - SSE ..... "Sanitary Sewer Easement"
  - Stm SE ..... "Storm Sewer Easement"
  - Temp ..... "Temporary"
  - UE ..... "Utility Easement"
  - Vol and Pkg ..... "Volume and Page"
  - WLE ..... "Waterline Easement"
  - (1) ..... "Block Number"
  - \* ..... "Set 3/4-inch Iron With Cap Stamped 'Cotton Surveying' as Per Certification"
  - T ..... "Found 3/4-inch Iron With Cap Stamped 'Cotton Surveying'"

- 1) All of the property subdivided in the above and foregoing plat is within the incorporated boundaries of the City of Missouri City, Texas.
- 2) 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.
- 3) 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.
- 4) 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.
- 5) Sidewalks shall be constructed as required by Subsection 82-164 of the Code of Ordinances of the City of Missouri City, Texas.
- 6) 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 82-166(d) of the Code of Ordinances of the City of Missouri City, Texas.
- 7) The City of Missouri City shall not be responsible for maintenance of driveways, sidewalks, emergency access easements, recreational area and open space, and the Shipmans Cove Homeowners' Association shall be responsible for such maintenance of driveways, emergency access easements, recreational areas and open spaces as required by Section 3.C.14) of the Platting Manual of the City of Missouri City (September 2019).
- 8) All required utility companies have been contacted and all public utility easements as shown on the above and foregoing plat constitute all of the easements required by the utility companies contacted.
- 9) There are no existing or proposed pipeline easements within the limits of the subdivision.
- 10) No building or other permit, except permits for construction of public improvements, will be issued by the City of Missouri City, Texas, for construction within this subdivision until such time as all public improvements of the subdivision have been constructed by the developer and accepted by the City or the guarantee of construction of public improvements required by Subsection 82-206 of the Code of Ordinances of the City of Missouri City, Texas, is submitted to and approved by the City.
- 11) All slab elevations shall be one foot above the 100-year flood elevation as established by FEMA as per Section 3.C.13) of the Platting Manual of the City of Missouri City (September 2019).
- 12) Required fire flows shall be provided based on the size and construction of all buildings as required by the International Fire Code as adopted by the City.
- 13) The placement of fire hydrants shall be provided based on the minimum distance requirements as established in the International Fire Code as adopted by the City (500 feet for residential development and 300 feet for commercial development). All fire hydrants shall be installed according to the International Fire Code as adopted by the City.
- 14) All of the property subdivided in the foregoing plat is within the boundaries of Fort Bend County, Texas.
- 15) One foot reserve dedicated to the public in fee as a buffer separation between the side side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded plat the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and vest in the dedicator, his heirs, assigns, or successors.
- 16) Coordinates shown hereon are Texas Coordinate System, South Central Zone (Grid) NAD 83. Combined scale factor = 0.999869704
- 17) Bearings shown hereon are based on Texas Coordinate System, South Central Zone NAD 83.
- 18) Restricted Reserve "A" is restricted to landscape/open space only.  
Restricted Reserve "A" is 0.1063 acres, 4,630 square feet.  
Restricted Reserve "B" is restricted to landscape/open space purposes only.  
Restricted Reserve "B" is 0.1123 acres, 4,690 square feet.  
Restricted Reserve "C" is restricted to landscape/open space purposes only.  
Restricted Reserve "C" is 0.0252 acres, 1,099 square feet.  
Restricted Reserve "D" is restricted to landscape/open space purposes only.  
Restricted Reserve "D" is 0.0252 acres, 1,099 square feet.
- 19) According to the Flood Insurance Rate Map (FIRM) No. 48157C0295L & 48157C0315L for Fort Bend County, Texas effective 4/2/2014, this section is located in Zone "X". Zone "X" is defined as areas with Minimal Flood Hazard.

PORTION OF CALLED 358.1824 ACRE TRACT TO LARRY B. BRIGGS (50%) AND ALFRED L. DEATON III (50%) BY SPECIAL WARRANTY DEED CF No. 9409260 FBCOPRRP

PORTION OF CALLED 358.1824 ACRE TRACT TO LARRY B. BRIGGS (50%) AND ALFRED L. DEATON III (50%) BY SPECIAL WARRANTY DEED CF No. 9409260 FBCOPRRP

CALLED 0.500 AC TO CITY OF MISSOURI CITY BY SPECIAL WARRANTY DEDICATION DEED CF No. 2005008353 FBCOPR



LINE	BEARING	DISTANCE
L1	S60°54'11"E	300.00
L2	S73°41'40"W	139.43
L3	S20°52'34"W	104.61
L4	S24°50'44"E	308.50
L5	S10°33'22"E	130.70
L6	S00°31'09"W	50.13
L7	S46°55'45"E	67.91
L8	N82°44'36"E	157.09
L9	S03°09'13"E	101.31
L10	S82°44'36"E	157.09
L11	N89°25'49"W	100.00
L12	N06°14'58"E	100.00
L13	N47°39'24"E	67.69
L14	N00°31'09"E	98.15
L15	N00°46'42"E	85.68
L16	N24°50'44"W	308.50
L17	N10°18'12"E	45.27
L18	N17°29'05"W	140.02
L19	N29°05'49"E	57.97
L20	S24°50'44"W	308.50
L21	S00°31'09"W	258.61
L22	N82°44'36"E	157.09
L23	N26°08'52"E	17.28

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	850.00	413.23°	62.66	S22°59'17"W	62.64	31.34
C2	500.00	183°22'11"	144.33	S12°59'24"W	143.83	72.67
C3	865.00	291°05'58"	440.57	S10°15'16"E	435.83	226.18
C4	935.00	134°02'28"	223.03	S18°00'44"E	222.50	112.05
C5	500.00	111°04'31"	96.65	S05°01'06"E	96.50	48.48
C6	1000.00	210°25'24"	35.75	N83°46'03"E	35.75	17.88
C7	1098.00	53°24'15"	105.91	N79°58'30"E	105.87	53.00
C8	1198.00	4°43'28"	98.61	S80°22'53"W	98.58	49.33
C9	1100.00	3°57'13"	75.91	S84°43'13"W	75.89	37.97
C10	25.00	86°10'40"	37.60	S43°36'29"W	34.16	23.39
C11	25.00	86°10'38"	37.60	N42°34'09"W	34.16	23.39
C12	1100.00	1°54'28"	36.62	N84°42'15"W	36.61	18.31
C13	500.00	16°31'24"	144.19	N07°29'00"W	143.70	72.60
C14	865.00	9°08'02"	137.39	N02°17'43"W	137.25	68.84
C15	935.00	37°20'32"	609.38	N06°10'29"W	598.65	315.95
C16	1000.00	21°33'35"	38.86	N11°23'00"E	38.86	19.43
C17	500.00	15°28'06"	134.70	N17°59'15"E	134.29	67.78
C18	900.00	49°59'37"	785.30	N00°09'04"E	780.62	418.62
C19	900.00	25°21'54"	398.43	N89°29'47"E	395.19	202.53
C20	1050.00	13°30'22"	247.51	N89°29'47"E	246.94	124.33
C21	1146.00	9°08'44"	102.25	N80°11'14"E	102.22	51.16
C22	25.00	90°00'00"	39.27	N15°54'11"W	35.36	25.00
C23	25.00	90°00'00"	39.27	N74°05'48"E	35.36	25.00
C24	950.00	3°23'31"	66.24	N27°24'04"E	66.23	28.13
C25	25.00	94°24'44"	41.20	N47°43'31"E	36.89	27.00
C26	25.00	94°24'41"	41.19	N48°41'11"W	36.89	27.00
C27	400.00	3°58'57"	27.37	N27°07'21"E	27.58	13.79

- A** RESTRICTED RESERVE "A"  
Restricted to Landscape/Open Space  
Purposes Only  
0.1063 Acres  
4,630 Sq Ft
- B** RESTRICTED RESERVE "B"  
Restricted to Landscape/Open Space  
Purposes Only  
0.1123 Acres  
4,890 Sq Ft
- C** RESTRICTED RESERVE "C"  
Restricted to Landscape/Open Space  
Purposes Only  
0.0252 Acres  
1,099 Sq Ft
- D** RESTRICTED RESERVE "D"  
Restricted to Landscape/Open Space  
Purposes Only  
0.0252 Acres  
1,099 Sq Ft

OWNER/DEVELOPER:  
M/I HOMES OF HOUSTON, LLC  
10720 W. Sam Houston Pkwy N., Ste 100  
Houston, Texas 77064  
832-623-0015

**ASHTON WOODS**  
OWNER/DEVELOPER:  
ASHTON HOUSTON RESIDENTIAL, LLC  
11375 W. Sam Houston Pkwy S., Ste 100  
Houston, Texas 77031  
281-561-7773

SURVEYOR:  
**JONES CARTER**  
Steven A. Jores, R.P.L.S. No. 5317

ENGINEER:  
**JONES CARTER**  
JOHN D. BARCELLONA, P.E.

# SHIPMANS COVE BOULEVARD

A SUBDIVISION OF 4.612 ACRES OF LAND  
OUT OF THE  
M. SHIPMAN SURVEY, A-86  
CITY OF MISSOURI CITY,  
FORT BEND COUNTY, TEXAS  
SEPTEMBER 2019

0 LOTS      4 RESERVES      4 BLOCKS

STATE OF TEXAS §

COUNTY OF FORT BEND §

We, Ashton Houston Residential, L.L.C., a Texas limited liability company, acting by and through \_\_\_\_\_ its President, and, Authorized Agent, and M/I Homes of Houston, LLC, acting by and through Brandon Boozer, its Vice President, and, Authorized Agent, herein referred to as Owner of the 4.612 acre tract described in the above and foregoing plat of Shipmans Cove Boulevard, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our 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 eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easements total twenty-one feet, six inches (21' 6") in width.

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

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

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

this \_\_\_\_\_ day of \_\_\_\_\_, 2019, and M/I Homes of Houston, LLC, has caused these presents to be signed by Brandon Boozer, its Vice President, hereunto authorized, and its common seal hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

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

By: \_\_\_\_\_, President

Attest: \_\_\_\_\_ Name: \_\_\_\_\_ Title: \_\_\_\_\_

M/I Homes of Houston, LLC

By: \_\_\_\_\_, Brandon Boozer, Vice President

Attest: \_\_\_\_\_ Name: \_\_\_\_\_ Title: \_\_\_\_\_

STATE OF TEXAS §

COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ and \_\_\_\_\_ known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

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

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

STATE OF TEXAS §

COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Brandon Boozer, and \_\_\_\_\_ known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

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

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

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

Steven A. Jares Registered Professional Land Surveyor No. 5317

This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this plat and subdivision of Shipmans Cove Boulevard 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 Chair

By: \_\_\_\_\_ Timothy R. Haney Vice Chair

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the

foregoing instrument with its certificate of authentication was filed for recordation

in my office on \_\_\_\_\_, 2019 at \_\_\_\_\_ o'clock \_\_\_\_ m. In plot number

\_\_\_\_\_ of the plat records of Fort Bend County, Texas

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

Laura Richard County Clerk Fort Bend County, Texas

By: \_\_\_\_\_ Deputy

# SHIPMANS COVE BOULEVARD

A SUBDIVISION OF 4.612 ACRES OF LAND OUT OF THE M. SHIPMAN SURVEY, A-86 CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS SEPTEMBER 2019



OWNER/DEVELOPER: M/I HOMES OF HOUSTON, LLC 10720 W. Sam Houston Pkwy N., Ste 100 Houston, Texas 77064 832-623-0015

OWNER/DEVELOPER: ASHTON HOUSTON RESIDENTIAL, LLC 11375 W. Sam Houston Pkwy S., Ste 100 Houston, Texas 77031 281-561-7773

0 LOTS 4 RESERVES 4 BLOCKS

SURVEYOR: J.C. JONES & CARTER  
Texas Board of Professional Land Surveying Registration No. 10000003  
6300 West Loop South, Suite 180 - Houston, TX 77041 - 713.777.8317  
Steven A. Jares, R.P.L.S. No. 5317

ENGINEER: J.C. JONES & CARTER  
Texas Board of Professional Engineers Registration No. 449  
6300 West Loop S., Suite 180 - Houston, TX 77041 - 713.777.8317  
JOHN D. BARCELLONA, P.E.



PLANNING AND ZONING COMMISSION  
STAFF REPORT

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AGENDA DATE: October 9, 2019

AGENDA ITEM SUBJECT: Final Plat of Shipmans Cove Section 1

AGENDA ITEM NUMBER: 6.A.(3)

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

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

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

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PERMIT NUMBER: PLAT1900173

PROPERTY ID: 0086-86-005-0500-907

LOCATION: North of the Newpoint Estates residential subdivision; south of Highway 6, south and east of the Creekmont residential subdivision

ZONING DISTRICT DESIGNATION: PD, Planned Development District #101 (O-18-06)

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: N/A

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**RECOMMENDED ACTION:**

The Planning and Zoning Commission should **APPROVE WITH CONDITIONS.**

A final plat application must be in the form and contain the information and documents as required by the Platting Manual of the City of Missouri City, as adopted in September 2019 and in accordance with Section 82-95 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Platting Manual are referenced in the comments below, except where indicated otherwise.

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a written response application, the application shall be resubmitted to the Commission for approval or disapproval.

**A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:**

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
  - a. All final plats shall incorporate all of the provisions relating to preliminary plats except as noted in Section 3.C. Final plats shall reflect any conditions or requirements for final approval previously imposed by the commission.
    - i. The revised preliminary plat submitted in May 2019 corrected the vicinity map to add a scale as conditioned on the preliminary plat approval. This final plat must include this revised vicinity map as previously approved.
    - ii. Please provide an explanation for the change to the number of lots from 139 with the preliminary plat to 141 with this final plat.
  - b. A Parkland Dedication shall be provided in accordance with Subsection 82-174 of the Code of Ordinances of the City of Missouri City. **A parkland dedication was approved by the City Council on July 1, 2019. The dedication was approved to include a private park to contain 1.76 acres and the balance of the dedication would be made through payment of cash in lieu of parkland. The proposed plat indicates landscape, open space and recreation purposes but does not designate the location of the private parkland. Please revise to identify the private park dedication of 1.76 acres. Payment of cash in lieu of parkland is required to be submitted with the acceptance of a mylar for signature.**
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
  - a. The proposed name of the subdivision or development shall be indicated in accordance with Section 2.D.(1). **Please label as "Final Plat" within the title block.**
  - b. The plat shall provide a note that slab elevations shall meet the standards established by FEMA and shall meet all applicable city requirements, including the Infrastructure Design Manual, adopted by Chapter 46, Missouri City Code in accordance with Section 3.C.(13). **Please add the minimum building slab elevation as per the approved drainage analysis to plat note #11.**
  - c. Maintenance of improvements of any dedicated parts within the subdivision shall be in accordance with Section 82-207 of the Missouri City Code of Ordinances.
    - i. Provide documentation of the city's agreement to obtain future ownership of the lift station site (reserve D);

- ii. Provide documentation of the Management District No. 1's agreement to operate and maintain drainage facilities (reserves A, B, C)
- iii. Provide a plat note that clearly states that Missouri City Management District No. 1 will own and maintain the storm water pump station, once constructed, in accordance with the Utility and Road Agreement between the District and the City of Missouri City.

d. The Missouri City Management District No. 1 is the responsible entity to provide water and sewer capacity to serve the subject development. Per a letter received, dated August 14, 2018, water and wastewater impact fees per residential connection are due at the time of platting. **The payment of these fees are required to be submitted with the acceptance of a mylar for signature.**

3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division  
None

**B. STANDARD PLAT NOTES:**

The final plat shall contain all standard notes in accordance with Section 3.C.(10).

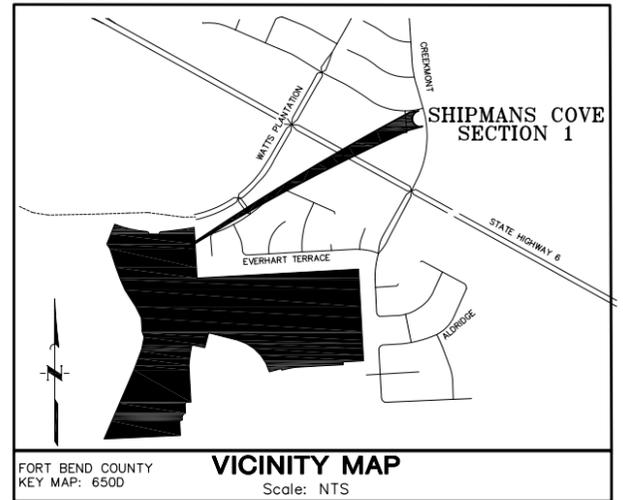
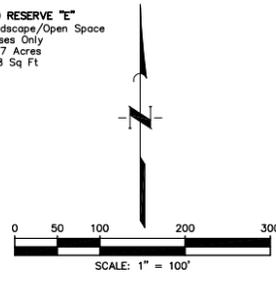
- 1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division  
None
- 2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division  
None

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



- A RESTRICTED RESERVE "A"**  
Restricted to Landscape/Open Space/Drainage Purposes Only  
0.3734 Acres  
16,265 Sq Ft
- B RESTRICTED RESERVE "B"**  
Restricted to Drainage Purposes Only  
21.63 Acres  
942,328 Sq Ft
- C RESTRICTED RESERVE "C"**  
Restricted to Landscape/Open Space/Drainage Purposes Only  
1.74 Acres  
75,796 Sq Ft
- D RESTRICTED RESERVE "D"**  
Restricted to Lift Station Purposes Only  
0.2621 Acres  
11,419 Sq Ft
- E RESTRICTED RESERVE "E"**  
Restricted to Landscape/Open Space Purposes Only  
0.0677 Acres  
2,948 Sq Ft
- F RESTRICTED RESERVE "F"**  
Restricted to Landscape/Open Space Purposes Only  
0.8292 Acres  
36,120 Sq Ft
- G RESTRICTED RESERVE "G"**  
Restricted to Storm Water Purposes Only  
0.3592 Acres  
15,647 Sq Ft
- H RESTRICTED RESERVE "H"**  
Restricted to Recreation Purposes Only  
1.56 Acres  
67,964 Sq Ft
- I RESTRICTED RESERVE "I"**  
Restricted to Utility Access Purposes Only  
1.43 Acres  
62,361 Sq Ft

IDENTIFYING No.	LAND USE	ACREAGE	FUTURE OWNER
A	LANDSCAPE/OPEN SPACE/DRAINAGE	0.3734	HOA
B	DRAINAGE	21.63	MMD No. 1
C	LANDSCAPE/OPEN SPACE/DRAINAGE	1.74	HOA
D	LIFT STATION PURPOSES	0.2621	Missouri City
E	LANDSCAPE/OPEN SPACE	0.0677	HOA
F	LANDSCAPE/OPEN SPACE	0.8292	HOA
G	STORM WATER PURPOSES	0.3592	MMD No. 1
H	RECREATION PURPOSES	1.56	HOA
I	UTILITY ACCESS PURPOSES	1.43	MMD No. 1



PORTION OF CALLED 358.1824 ACRE TRACT TO LARRY B. BRIGGS (50%) AND ALFRED L. DEATON III (50%) BY SPECIAL WARRANTY DEED CF No. 9409260 FBCOPRRP

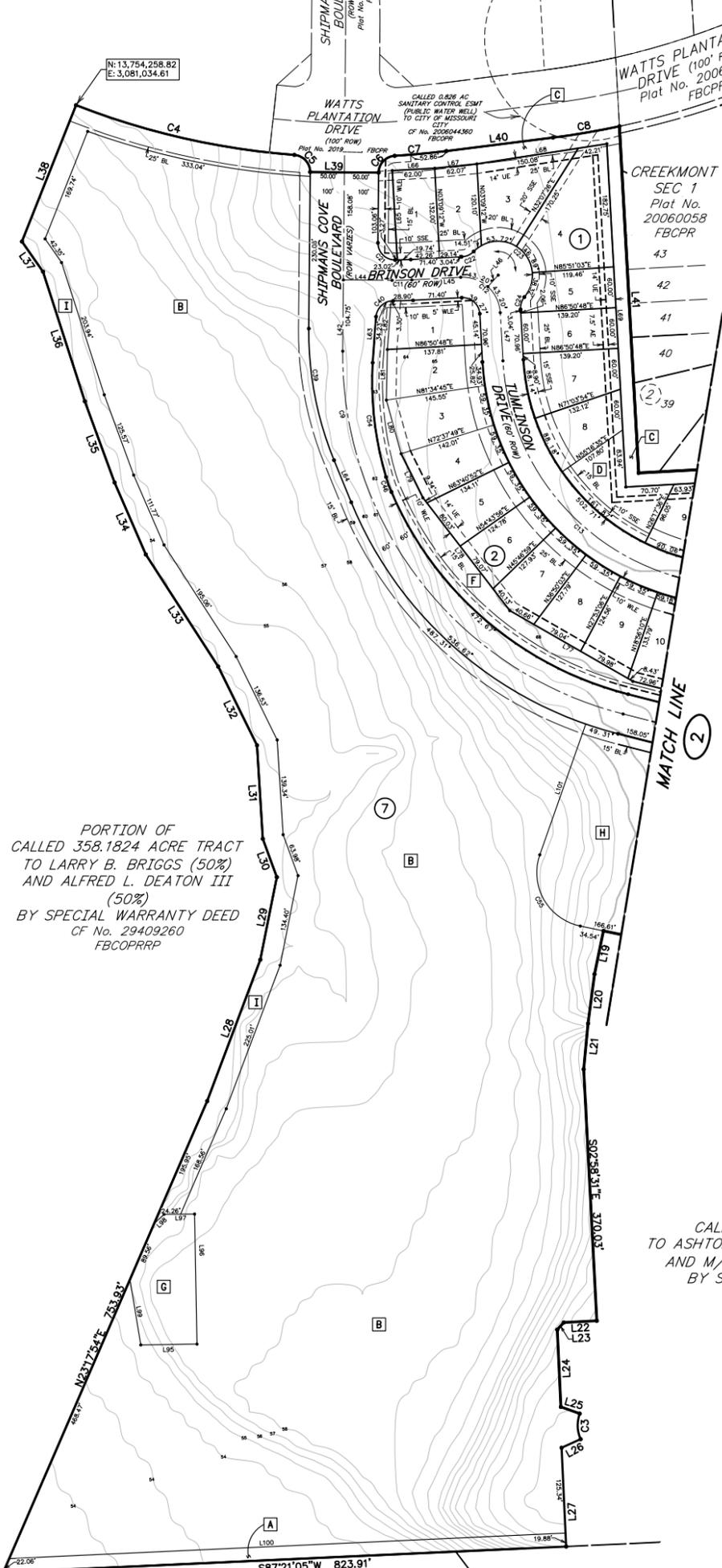
PORTION OF CALLED 358.1824 ACRE TRACT TO LARRY B. BRIGGS (50%) AND ALFRED L. DEATON III (50%) BY SPECIAL WARRANTY DEED CF No. 2005029324 FBCOPRRP

CALLED 0.500 AC TO CITY OF MISSOURI CITY BY SPECIAL WARRANTY DEDICATION DEED CF No. 2005008353 FBCOPRRP

CALLED 0.500 AC WATER PLANT ESMT TO CITY OF MISSOURI CITY CF No. 2005029324 FBCOPRRP

WATTS PLANTATION DRIVE (100' R.O.W.) Plot No. 20060058 FBCPR

CREEKMONT SEC 1 Plot No. 20060058 FBCPR



PORTION OF CALLED 358.1824 ACRE TRACT TO LARRY B. BRIGGS (50%) AND ALFRED L. DEATON III (50%) BY SPECIAL WARRANTY DEED CF No. 29409260 FBCOPRRP

CALLED 95.39 ACRE TRACT TO ASHTON HOUSTON RESIDENTIAL LLC AND M/I HOMES OF HOUSTON, LLC BY SPECIAL WARRANTY DEED CF No. 2018120422 FBCOPRRP

- GENERAL NOTES**
- AE ..... "Aerial Easement"
  - BL ..... "Building Line"
  - CL ..... "Clerk's File"
  - DE ..... "Drainage Easement"
  - ES ..... "Easement"
  - FC ..... "Fort Bend County Deed Records"
  - FBCDR ..... "Fort Bend County Map Records"
  - FBCMUD ..... "Fort Bend County Municipal Utility District"
  - FBCOPRRP ..... "Fort Bend County Official Public Records"
  - FBCPR ..... "Fort Bend County Plat Records of Real Property"
  - FBCPR ..... "Fort Bend County Plat Records"
  - FIR ..... "Firm"
  - MMD No. 1 ..... "Missouri City Management District No. 1"
  - N ..... "Number"
  - PDE ..... "Point of Beginning"
  - RO ..... "Right-of-Way"
  - Sq Ft ..... "Square Feet"
  - Stm ..... "Sanitary Sewer Easement"
  - Stm SE ..... "Storm Sewer Easement"
  - Temp ..... "Temporary"
  - UE ..... "Utility Easement"
  - Vol - Pg ..... "Volume and Page"
  - WE ..... "Waterline Easement"
  - ..... "Block Number"
  - ..... Set 3/4-inch Iron With Cap Stamped "Cotton Surveying" as Per Certification
  - ..... Found 3/4-inch Iron With Cap Stamped "Cotton Surveying"
- 1) All of the property subdivided in the above and foregoing plat is within the incorporated boundaries of the City of Missouri City, Texas.
  - 2) Shared access and parking facilities shall be provided as required under the provisions of Subsection 82-159 of the Code of Ordinances of the City of Missouri City, Texas.
  - 3) 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.
  - 4) 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.
  - 5) Sidewalks shall be constructed as required by Subsection 82-164 of the Code of Ordinances of the City of Missouri City, Texas.
  - 6) 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 82-166(d) of the Code of Ordinances of the City of Missouri City, Texas.
  - 7) The City of Missouri City shall not be responsible for maintenance of driveways, sidewalks, emergency access easements, recreational area and open space; and the Shipmans Cove Homeowners' Association shall be responsible for such maintenance of driveways, emergency access easements, recreational areas and open spaces as required by Section 3.C.14 of the Platting Manual of the City of Missouri City (September 2019).
  - 8) All required utility companies have been contacted and all public utility easements as shown on the above and foregoing plat constitute all of the easements required by the utility companies contacted.
  - 9) There are no existing or proposed pipeline easements within the limits of the subdivision.
  - 10) No building or other permit, except permits for construction of public improvements will be issued by the City of Missouri City, Texas, for construction within this subdivision until such time as all public improvements of the subdivision have been constructed by the developer and accepted by the City or the guarantee of construction of public improvements required by Subsection 82-206 of the Code of Ordinances of the City of Missouri City, Texas, is submitted to and approved by the City.
  - 11) All slab elevations shall be one foot above the 100-year flood elevation as established by FEMA as per Section 3.C.13 of the Platting Manual of the City of Missouri City (September 2019).
  - 12) Required fire flows shall be provided based on the size and construction of all buildings as required by the International Fire Code as adopted by the City.
  - 13) The placement of fire hydrants shall be provided based on the minimum distance requirements as established in the International Fire Code as adopted by the City (500 feet for residential development and 300 feet for commercial development). All fire hydrants shall be installed according to the International Fire Code as adopted by the City.
  - 14) All of the property subdivided in the foregoing plat is within the boundaries of Fort Bend County, Texas.
  - 15) One foot reserve dedicated to the public in fee as a buffer separation between the side side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded plat the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and re-vest in the dedicator, his heirs, assigns, or successors.
  - 16) Coordinates shown hereon are Texas Coordinate System, South Central Zone (Grid) NAD 83. Combined scale factor = 0.999869704
  - 17) Bearings shown hereon are based on Texas Coordinate System, South Central Zone NAD 83.
  - 18) Restricted Reserve "A" is restricted to landscape/open space/drainage purposes only. Restricted Reserve "A" is 0.3734 acres, 16,265 square feet.  
Restricted Reserve "B" is restricted to drainage purposes only. Restricted Reserve "B" is 21.63 acres, 942,328 square feet.  
Restricted Reserve "C" is restricted to landscape/open space/drainage purposes only. Restricted Reserve "C" is 1.74 acres, 75,796 square feet.  
Restricted Reserve "D" is restricted to lift station purposes only. Restricted Reserve "D" is 0.2621 acres, 11,419 square feet.  
Restricted Reserve "E" is restricted to landscape/open space purposes only. Restricted Reserve "E" is 0.0677 acres, 2,948 square feet.  
Restricted Reserve "F" is restricted to landscape/open space purposes only. Restricted Reserve "F" is 0.8292 acres, 36,120 square feet.  
Restricted Reserve "G" is restricted to storm water purposes only. Restricted Reserve "G" is 0.3592 acres, 15,647 square feet.  
Restricted Reserve "H" is restricted to recreation purposes only. Restricted Reserve "H" is 1.56 acres, 67,964 square feet.  
Restricted Reserve "I" is restricted to utility access purposes only. Restricted Reserve "I" is 1.43 acres, 62,361 square feet.
  - 19) According to the Flood Insurance Rate Map (FIRM) No. 48157C0295L & 48157C0315L for Fort Bend County, Texas effective 4/2/2014, this section is located in Zone "X", Zone "X" is defined as areas with Minimal Flood Hazard.
  - 20) The top of all floor slabs shall be a minimum of 66.20' feet (NAVD 88). Regardless of the minimum slab elevation shown, 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.

# SHIPMANS COVE SECTION 1

## A SUBDIVISION OF 63.88 ACRES OF LAND OUT OF THE M. SHIPMAN SURVEY, A-86 CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS SEPTEMBER 2019

**141 LOTS      9 RESERVES      7 BLOCKS**

OWNER/DEVELOPER: ASHTON WOODS  
ASHTON HOUSTON RESIDENTIAL, LLC  
11375 W. Sam Houston Pkwy S., Ste 100  
Houston, Texas 77031  
281-561-7773

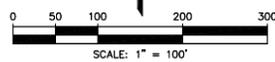
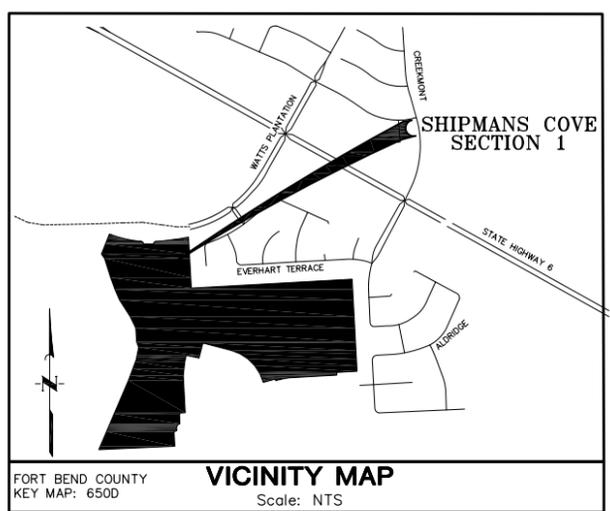
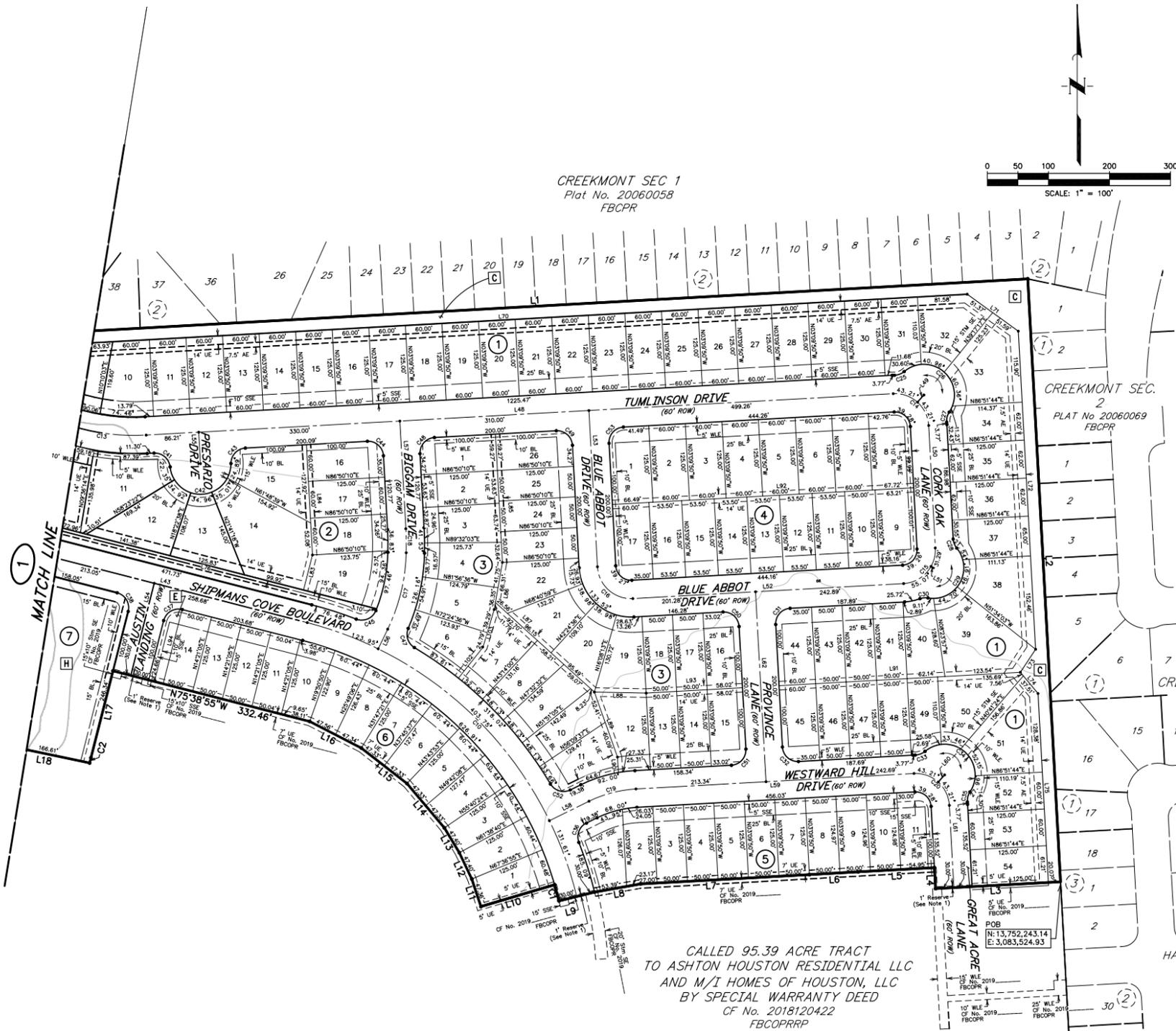
OWNER/DEVELOPER: M/I HOMES OF HOUSTON, LLC  
10720 W. Sam Houston Pkwy N., Ste 100  
Houston, Texas 77064  
832-623-0015

SURVEYOR: JONES & CARTER  
ENGINEER: JONES & CARTER  
JOHN D. BARCELLONA, P.E.

18,2019 - 3:41pm JTD  
 Shipmans Cove - Sec. 1, Paving & Platting Design Phase (CAD/Printing) Final Plot (Shipmans Cove Sec. 1 Final Plot)

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N86°50'19"E	1616.81'	L53	N03°09'50"W	255.00'
L2	S03°07'52"E	983.97'	L54	N14°21'05"E	155.00'
L3	S86°51'44"W	205.07'	L55	N03°09'50"W	51.30'
L4	N03°08'16"W	34.31'	L56	N25°59'39"E	35.64'
L5	S86°51'44"W	125.00'	L57	N03°09'50"W	175.77'
L6	S86°48'06"W	79.85'	L58	N63°55'04"E	72.11'
L7	S86°50'10"W	277.00'	L59	N86°50'10"E	456.03'
L8	S79°57'40"W	76.56'	L60	N41°50'57"E	16.73'
L9	S76°16'47"W	60.00'	L61	N03°08'16"W	135.52'
L10	S73°36'17"W	125.89'	L62	N03°09'50"W	310.00'
L11	N18°19'34"W	47.36'	L63	N04°16'17"E	67.92'
L12	N25°22'12"W	47.40'	L64	N22°10'38"W	68.89'
L13	N31°20'28"W	47.40'	L65	N03°09'12"W	131.54'
L14	N40°17'52"W	94.66'	L66	N86°50'48"E	62.00'
L15	N52°14'23"W	94.66'	L67	N84°08'18"E	62.00'
L16	N62°55'12"W	94.90'	L68	N81°09'38"E	192.29'
L17	S14°21'05"W	146.34'	L69	N03°09'12"W	504.97'
L18	N78°14'43"W	132.07'	L70	N86°50'10"E	1536.21'
L19	S11°33'30"W	64.86'	L71	N54°17'20"W	102.96'
L20	S07°26'53"E	73.13'	L72	N03°08'16"W	519.36'
L21	S05°28'35"W	67.65'	L73	N33°48'35"E	45.09'
L22	S87°01'29"W	48.33'	L74	N40°06'16"W	45.07'
L23	S42°11'10"W	14.18'	L75	N03°08'16"W	309.59'
L24	S02°39'09"E	113.59'	L76	N75°38'55"W	574.13'
L25	S70°22'47"E	29.28'	L77	N59°58'34"W	208.11'
L26	S65°32'46"W	30.65'	L78	N37°28'00"W	208.57'
L27	S02°38'55"E	145.22'	L79	N26°08'37"W	72.04'
L28	N20°30'21"E	221.85'	L80	N15°22'08"W	81.80'
L29	N11°15'15"E	123.59'	L81	N01°06'26"E	74.27'
L30	N19°58'23"W	59.92'	L82	N04°15'21"E	71.59'
L31	N03°34'07"W	137.68'	L83	N14°21'05"E	59.01'
L32	N26°07'05"W	128.82'	L84	N03°09'50"W	180.00'
L33	N32°43'46"W	195.78'	L85	N03°09'50"W	209.27'
L34	N23°21'22"W	115.11'	L86	N10°00'52"E	78.10'
L35	N20°00'27"W	127.03'	L87	N47°59'14"W	218.20'
L36	N17°47'33"W	200.03'	L88	N86°50'09"W	84.80'
L37	N34°48'49"W	53.93'	L89	N19°40'42"W	112.50'
L38	N21°32'17"E	215.37'	L90	N03°09'50"W	25.16'
L39	S89°28'49"E	100.00'	L91	N86°50'10"E	395.69'
L40	N82°44'36"E	157.09'	L92	N86°50'10"E	494.21'
L41	S03°09'13"E	509.95'	L93	N86°50'10"E	158.02'
L42	N00°10'09"E	267.23'	L94	N14°21'05"E	125.00'
L43	N75°38'55"W	471.74'	L95	N89°09'23"E	82.27'
L44	N89°28'51"W	71.33'	L96	N01°04'14"W	84.87'
L45	N86°50'48"E	71.40'	L97	S89°35'52"W	44.68'
L46	N41°50'48"E	22.78'	L98	N48°16'35"E	19.94'
L47	N03°09'12"W	70.96'	L99	N09°21'27"W	97.27'
L48	N86°50'10"E	186.48'	L100	N82°00'52"E	814.26'
L49	N41°50'57"E	15.73'	L101	N19°15'53"E	203.45'
L50	N03°08'16"W	200.00'	L102	N38°32'45"E	64.35'
L51	N60°32'14"W	4.35'	L103	N16°40'29"E	64.08'
L52	N86°50'10"E	444.16'			

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	580.00'	2°41'22"	27.22'	N15°03'54"W	27.22'	13.61'
C2	830.00'	0°15'06"	8.48'	S14°03'32"E	8.48'	4.24'
C3	49.97'	44°06'05"	38.46'	S02°03'27"E	37.52'	20.24'
C4	1100.00'	17°07'09"	328.67'	S77°05'54"E	327.44'	165.57'
C5	25.00'	86°10'38"	37.60'	S42°34'09"E	34.16'	23.39'
C6	25.00'	86°10'40"	37.60'	N43°36'29"E	34.16'	23.39'
C7	1100.00'	3°57'13"	75.91'	N84°41'13"E	75.89'	37.97'
C8	1196.00'	4°43'26"	98.61'	N80°22'53"E	98.58'	49.33'
C9	545.00'	76°10'04"	724.51'	N37°33'53"W	672.33'	427.09'
C10	610.00'	61°55'42"	659.32'	N44°41'04"W	627.69'	366.01'
C11	450.00'	3°40'24"	28.85'	S88°41'00"W	28.85'	14.43'
C12	55.00'	90°00'00"	86.39'	N48°09'12"W	77.78'	55.00'
C13	350.00'	90°00'38"	549.84'	N48°09'31"W	495.02'	350.06'
C14	55.00'	90°01'34"	86.42'	N48°09'03"W	77.80'	55.03'
C15	55.00'	89°58'26"	86.37'	N41°50'57"E	77.76'	54.97'
C16	55.00'	90°00'00"	86.39'	N48°09'50"W	77.78'	55.00'
C17	300.00'	24°40'06"	129.18'	N13°39'36"E	128.17'	65.60'
C18	500.00'	4°29'23"	39.18'	N00°55'09"W	39.17'	19.60'
C19	200.00'	22°55'06"	80.00'	N75°22'37"E	79.47'	40.54'
C20	55.00'	90°01'34"	86.42'	N48°09'03"W	77.80'	55.03'
C21	25.00'	90°31'57"	39.50'	N44°44'49"W	35.52'	25.23'
C22	25.00'	44°57'43"	19.62'	N66°24'54"E	19.12'	10.35'
C23	50.00'	175°40'30"	153.44'	S48°09'12"E	99.93'	137.11'
C24	25.00'	44°57'43"	19.62'	S17°16'41"W	19.12'	10.35'
C25	25.00'	39°32'58"	17.26'	N69°36'12"E	16.92'	8.99'
C26	50.00'	164°02'28"	143.15'	S48°09'03"E	99.03'	356.70'
C27	25.00'	39°32'58"	17.26'	S14°05'41"E	16.92'	8.99'
C28	25.00'	36°52'12"	16.09'	S21°34'22"E	15.81'	8.30'
C29	50.00'	140°06'09"	122.26'	S30°02'36"W	94.00'	137.76'
C30	25.00'	30°35'55"	13.35'	S84°47'43"W	13.19'	6.84'
C31	25.00'	90°00'00"	39.27'	S41°50'10"W	35.36'	25.00'
C32	25.00'	90°00'00"	39.27'	S48°09'50"E	35.36'	25.00'
C33	25.00'	39°32'58"	17.26'	N69°36'12"E	16.92'	8.99'
C34	50.00'	164°02'28"	143.15'	S48°09'03"E	99.03'	356.70'
C35	25.00'	39°32'58"	17.26'	S14°05'41"W	16.92'	8.99'
C36	25.00'	85°15'21"	37.20'	S21°17'23"W	33.86'	23.01'
C37	25.00'	90°00'00"	39.27'	S59°21'05"W	35.36'	25.00'
C38	25.00'	90°00'00"	39.27'	N30°38'55"W	35.36'	25.00'
C39	500.00'	22°41'47"	198.06'	N10°49'44"W	196.77'	100.35'
C40	25.00'	86°01'29"	37.54'	N47°17'01"E	34.11'	23.32'
C41	25.00'	87°10'14"	38.04'	S49°34'44"E	34.47'	23.79'
C42	50.00'	174°20'27"	152.14'	N86°50'10"E	99.88'	1011.63'
C43	25.00'	87°10'14"	38.04'	N43°15'03"E	34.47'	23.79'
C44	25.00'	90°00'00"	39.27'	S48°09'50"E	35.36'	25.00'
C45	25.00'	89°11'28"	38.92'	S66°36'11"W	35.10'	24.65'
C46	200.00'	6°42'40"	23.43'	N19°42'25"W	23.41'	11.73'
C47	25.00'	82°31'40"	36.01'	N18°02'00"W	32.98'	21.94'
C48	25.00'	90°00'00"	39.27'	N41°50'10"E	35.36'	25.00'
C49	25.00'	90°00'00"	39.27'	S48°09'50"E	35.36'	25.00'
C50	25.00'	90°00'00"	39.27'	S48°09'50"E	35.36'	25.00'
C51	25.00'	90°00'00"	39.27'	S41°50'10"W	35.36'	25.00'
C52	25.00'	85°15'21"	37.20'	N73°27'16"W	33.86'	23.01'
C53	25.00'	90°00'00"	39.27'	N41°50'10"E	35.36'	25.00'
C54	500.00'	19°27'28"	169.80'	N06°37'21"W	168.99'	85.73'
C55	80.00'	97°30'35"	136.18'	N29°29'25"W	120.30'	91.24'



CREEKMONT SEC. 2  
PLAT No. 20060069  
FBCPR

CREEKMONT SEC. 3A  
PLAT No. 20070035  
FBCPR

HARPERS CREEK COURT  
(60' ROW)

CALLED 95.39 ACRE TRACT  
TO ASHTON HOUSTON RESIDENTIAL LLC  
AND M/I HOMES OF HOUSTON, LLC  
BY SPECIAL WARRANTY DEED  
CF No. 2018120422  
FBCOPRRP

# SHIPMANS COVE SECTION 1

A SUBDIVISION OF 63.88 ACRES OF LAND

OUT OF THE  
M. SHIPMAN SURVEY, A-86  
CITY OF MISSOURI CITY,  
FORT BEND COUNTY, TEXAS  
SEPTEMBER 2019



OWNER/DEVELOPER:  
ASHTON HOUSTON RESIDENTIAL, LLC

11375 W. Sam Houston Pkwy S., Ste 100  
Houston, Texas 77031  
281-561-7773

141 LOTS



STEVEN A. JONES, R.P.L.S. No. 5317

9 RESERVES



JOHN D. BARCELLONA, P.E.

7 BLOCKS

OWNER/DEVELOPER:  
M/I HOMES OF HOUSTON, LLC  
10720 W. Sam Houston Pkwy N., Ste 100  
Houston, Texas 77064  
832-623-0015

STEVEN A. JONES, R.P.L.S. No. 5317

JOHN D. BARCELLONA, P.E.

STATE OF TEXAS §

COUNTY OF FORT BEND §

We, Ashton Houston Residential, L.L.C., a Texas limited liability company, acting by and through \_\_\_\_\_ its President, and, Authorized Agent, and M/I Homes of Houston, LLC, acting by and through Brandon Boozer, its Vice President, and, Authorized Agent, herein referred to as Owner of the 63.88 acre tract described in the above and foregoing plat of Shipmans Cove Section 1, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, my our, 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 on eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easements total twenty-one feet, six inches (21' 6") in width.

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

Further, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Shipmans Cove Section 1 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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

this \_\_\_\_\_ day of \_\_\_\_\_, 2019, and M/I Homes of Houston, LLC, has caused these presents to be signed by Brandon Boozer, its Vice President, hereunto authorized, and its common seal hereunto

affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

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

By: \_\_\_\_\_  
President

Attest: \_\_\_\_\_  
Name:  
Title:

M/I Homes of Houston, LLC

By: \_\_\_\_\_  
Brandon Boozer, Vice President

Attest: \_\_\_\_\_  
Name:  
Title:

STATE OF TEXAS §

COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ and \_\_\_\_\_ known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

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

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

STATE OF TEXAS §

COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Brandon Boozer, and \_\_\_\_\_ known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

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

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

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

Steven A. Jares  
Registered Professional Land Surveyor  
No. 5317

This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this plat and subdivision of Shipmans Cove Sec 1 in conformance with the laws of the State of Texas and the ordinances of the City of Missouri City as shown hereon and authorized the recording of this plat this \_\_\_\_\_,

day of \_\_\_\_\_, 2019.

By: \_\_\_\_\_  
Sonya Brown-Marshall  
Chair

By: \_\_\_\_\_  
Timothy R. Haney  
Vice Chair

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

in my office on \_\_\_\_\_, 2019 at \_\_\_\_\_ o'clock \_\_\_\_\_ m. In plat number \_\_\_\_\_

\_\_\_\_\_ of the plat records of Fort Bend County, Texas

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

\_\_\_\_\_  
Laura Richard  
County Clerk Fort Bend County, Texas

By: \_\_\_\_\_  
Deputy

# SHIPMANS COVE SECTION 1

## A SUBDIVISION OF 63.88 ACRES OF LAND

### OUT OF THE

### M. SHIPMAN SURVEY, A-86

### CITY OF MISSOURI CITY,

### FORT BEND COUNTY, TEXAS

### SEPTEMBER 2019

**141 LOTS                      9 RESERVES                      7 BLOCKS**

SURVEYOR:

ENGINEER:



OWNER/DEVELOPER:  
**M/I HOMES OF HOUSTON, LLC**  
10720 W. Sam Houston Pkwy N., Ste 100  
Houston, Texas 77064  
832-623-0015

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

Texas Board of Professional Land Surveying Registration No. 120605330  
6100 West Loop South, Suite 380 - Houston, TX 77061 - 713.777.5337  
Steven A. Jares, R.P.L.S. No. 5317

State of Professional Engineers Registration No. P-419  
6100 West Loop South, Suite 380 - Houston, TX 77061 - 713.777.5337  
JOHN D. BARCELLONA, P.E.



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** October 9, 2019

**AGENDA ITEM SUBJECT:** Three Corners Business Park – Zoning Map Amendment

**AGENDA ITEM NUMBER:** 7.A.

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

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

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**PERMIT NUMBER:** ZMA1900004

**PROPERTY ID:** 043-061-000-0090

**LOCATION:** The subject property is located north of Highway 90A, south of E. Hampton Circle, east of McClain Boulevard, and west of Fondren Road

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**RECOMMENDED ACTION:**

The proposal complies with the provisions of the 2017 Comprehensive Plan and the policies contained in the 2017 Future Land Use Plan. Such policies recommend development of the tract as Business Park uses.

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.

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**SCHEDULED FIRST READING BY THE CITY COUNCIL:**

7:00 p.m., Monday, November 4, 2019

**Revised submittals due prior to October 23, 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 October 23, 2019, which is

prior to the deadline for submittals to the City Council for their November 4, 2019 meeting.

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**SUMMARY:**

To rezone approximately 1.4197 acres from CF, community facilities to "I", industrial district.

**Requested Deviations:** Not applicable as this application is a Zoning Map Amendment.

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**GENERAL SITE INFORMATION:**

**A. Legal Description:**

The subject site can be described as being 1.4197 acres of land situated out of a called 23.279 acre tract conveyed to Heron Houston Partners, LP, as described in the deed recorded under Clerk's File No. RP-2018-366257 in the official Public Records, Harris County, Texas.

**B. Size:** 1.4197 acres

**C. Existing Land Use and Zoning Designation:** Unimproved; CF, community facilities

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

North: Undeveloped (CF, community facilities; LC-1, local retail restricted district and R-3, two-family residential district).

South: State Highway 90A; Southern Pacific & Union Pacific Railroad.

East: City of Houston city limits.

West: Harris County Water Control and Improvement District Fondren Road facility; Gateway SW Industrial Park (I, Industrial).

**E. Zoning History:**

11-24-1975: Subject site annexed by the City of Missouri City (Ordinance No. 217).

01-19-1981: Subject site zoned CF, community facilities district (Ordinance O-81-01)

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## ANALYSIS OF SUBJECT SITE:

### A. Development Potential

The applicant is seeking to rezone the 1.4197 acres from CF, Community Facilities to I, Industrial District to allow for an industrial business park.

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

- Land Use Goal #1 to have a city with new and expanded businesses.
- Recommendation 2.2. Focus on the recruitment of more significant office and light industrial development to expand local employment opportunities, bolster the non-residential tax base, and build out the areas zoned for such purposes in the northern part of the community.

**Conformance with the 2017 Future Land Use Plan:** The 2017 Future Land Use Map identifies the subject tract as Business Park.

Business Park character is described as follows:

This designation is for areas already developed as, or envisioned as a campus-like environment. In effect, a Suburban development character is intended, but the separate "BP" designation is used since such areas are specifically devoted to non-residential development and enhancement of the community's tax base.

Even with higher open space standards, a "BP" area typically allows for a significant building footprint since most such developments offer large sites. Such areas are almost always governed by private covenants as well. Both the public and private standards are intended to create a highly attractive business environment that will encourage investors to build quality structures, which sets the tone to attract additional businesses. Appropriate standards (intensity limits, building materials, higher landscape surface area, screening of outdoor storage and loading areas, etc.) can be applied to the "outer ring" uses that are visible from public rights-of-way and nearby character districts, with reduced standards for those within the interior.

**Staff recommendation:** Approve. The I, Industrial district is consistent with the goals and policies of the 2017 Comprehensive Plan and the Future Land Use Plan. The amendment will allow for an industrial business park and cause the overall subject tract to have consistent zoning.

If the property is zoned I, Industrial district, all of the regulations of the district would apply including use regulations; 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. Ingress and egress.** All driveways and off-street parking areas, including locations, shall comply with the City's Infrastructure Design Manual.
- C. Utilities.** All utilities shall comply with the City's Infrastructure Design Manual. The subject property is located in the Southwest Harris County #1 municipal utility district.
- D. Drainage.** Stormwater design shall comply with the City's Infrastructure Design Manual and stormwater regulations.
- E. Public safety.** The subject site is located within close proximity to existing public facilities that will provide an adequate response time.
- F. Sidewalks.** Sidewalks shall be constructed in compliance with the City's Public Infrastructure Design Manual.
- G. Platting.** The site is currently being platted.

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



**DEVELOPMENT SERVICES DEPARTMENT  
Planning & Development Division**

1522 Texas Parkway  
Missouri City, Texas 77489  
281-403-8600 (Office) ■ 281-403-8962 (Fax)  
www.missouricitytx.gov

**APPLICATION FOR ZONING MAP AMENDMENT (ZMA)**

**SEE EXHIBIT "B" (PAGE 8) FOR INFORMATION REQUIRED FOR COMPLETE APPLICATION SUBMITTAL**

1. Project Name:	Three Corner Business Park
2. Address/Location of Property:	
3. Applicant's Name:	Harrier Houston Group LP
Mailing Address:	1130 Enclave Pkwy. Houston, TX 77077
Phone No. : (832) 413 - 4475	
Email:	steve@adkissondevelopment.com
4. Status of Applicant:	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Agent <input type="checkbox"/> Attorney <input type="checkbox"/> Trustee <input type="checkbox"/> Corporation <input type="checkbox"/> Relative (If other than Owner, submit written authorization from Owner with application.)
5. Property Owner:	Heron Houston Partners LP
Mailing Address:	1130 Enclave Pkwy. Houston, TX 77077
Phone No.:( 832) 413 - 4475	
Email:	steve@adkissondevelopment.com
6. Existing Zoning District:	CF
7. Total Acreage:	1.4197
8. Proposed Zoning District and Reasons for Application:	We propose to change the Zoning District to "I" Industrial for the 1.4197 acre tract of the total 23.278 acres plot.
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.):	See attached Metes & Bounds
10. Central Appraisal District tax identification numbers of property (Attach Paid Tax Receipts):	0395-00-001-1200-920 (Missouri City) 430610000090 (Harris County)
11. Do deed restrictions or restrictive covenants exist for the property? (Circle One):	YES <input checked="" type="checkbox"/> NO (If yes, submit with application.)
<b>FILING FEE:</b>	<b>\$450 Base Fee + \$25 Per Acre</b> (Partial acre calculated as 1 acre)

**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.*

Steve Adkisson  
Print Name of Applicant  
  
Signature of Applicant

Arturo Creixell  
Print Name of Property Owner  
  
Signature of Property Owner, Agent or Attorney

**NOTES & LEGEND**

- GENERAL SITE NOTES**
- 1) EACH REQUIRED LOADING SPACE MUST BE AT LEAST 12 FEET WIDE AND 35 FEET IN LENGTH.
  - 2) ALL REQUIRED LOADING SPACES MUST BE DESIGNATED BY SIGNS AS LOADING SPACES.
  - 3) ACCESS, MANEUVERING AREA, RAMPS AND OTHER AREAS TO SERVE A LOADING SPACE MAY NOT BE LOCATED AS TO MAKE USE OF THE STREET FOR MANEUVERING.
  - 4) REFUSE CONTAINERS MUST BE ENCLOSED BY A WOOD OR VINYL COVERED CHAIN LINK FENCE NOT LESS THAN 6' IN HEIGHT.
  - 5) EXTERIOR GROUND OR BUILDING-MOUNTED EQUIPMENT MUST BE SCREENED.
  - 6) ALL ROOFTOP EQUIPMENT MUST BE SCREENED FROM VIEW.
  - 7) THE ZONING DESIGNATION FOR THIS PROJECT IS: BUSINESS GROUP B AND STORAGE S-1.
  - 8) THE BUILDING HEIGHT IS ONE STORY.
  - 9) REFER TO SP3 FOR PAVING NOTES AND DETAILS.

- GENERAL NOTES**
1. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL GOVERNMENTAL ASSESSED FEES REQUIRED TO OBTAIN PERMITS FOR CONSTRUCTION AND ISSUANCE OF CERTIFICATE OF OCCUPANCY.
  2. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME GENERALLY FAMILIAR WITH EXISTING CONDITIONS PRIOR TO ISSUANCE OF BIDS. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO AND DURING CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
  3. CONTRACTOR SHALL COORDINATE ALL WORK OR PLANNING WITH GOVERNMENTAL AGENCIES AND UTILITY PROVIDERS.
  4. CONFIRM WITH DESIGNER EXISTING TREES TO REMAIN IF ANY.
  5. SITE DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE INDICATED.
  6. CONTRACTOR SHALL NOT BID OR CONSTRUCT ANY PART OF THIS PROJECT THAT APPEARS TO BE NON-COMPLIANT WITH TYPICAL CODES OR RESTRICTIONS WITHOUT PRIOR NOTIFICATION OF THE DESIGNER, OWNER AND BANK.
  7. DURING ALL PHASES OF WORK, CONTRACTOR SHALL PROVIDE AN UNRESTRICTED MEANS TO ENTER AND EXIT THE PROPERTY FROM PAVED SURFACES.
  8. ALL HANDICAP SYMBOLS SHALL BE PAINTED IN "INTERNATIONAL BLUE" WHILE ALL OTHER SITE STRIPING AND CURB PAINT SHALL BE "SAFETY YELLOW".
  9. PROVIDE CONDUIT FOR TELEPHONE LINES AS REQUIRED.
  10. CONTRACTOR SHALL VERIFY AND DEMARK ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
  11. REFER TO CIVIL DRAWINGS FOR PAVING, GRADING, AND DRAINAGE INFORMATION.
  12. CONTRACTOR TO COORDINATE LANDSCAPE PLANTER DEVELOPMENT WITH LANDSCAPE ARCHITECT.

- KEYED NOTES**
- 1) 2-4" PVC IRRIGATION SLEEVES, T.B.D
  - 2) PROJECT SIGN WITH BUILDING ADDRESS, T.B.D
  - 3) TELEPHONE SERVICE TO ENTER BUILDING IN THIS AREA, T.B.D
  - 4) TELEPHONE LINE CONDUIT- AT&T FIBER CABLE
  - 5) CURB RAMP, RE: 01/SP3.
  - 6) SIDEWALK EXPANSION JOINT, RE: 12B/SP3.
  - 7) SIDEWALK CONTROL JOINT, RE: 12A/SP3.
  - 8) SIDEWALK SLOPE NOT TO EXCEED ACCESSIBLE STANDARDS, 5' WIDE.
  - 9) ELECTRICAL SERVICE TO ENTER BUILDING, T.B.D
  - 10) ELECTRICAL CONDUIT FOR FUTURE SIGN, T.B.D
  - 11) CONCRETE TIRE STOP.
  - 12) ADA PARKING SPACE, RE: 01/SP3
  - 13) LANDSCAPE AREA, RE: SP2

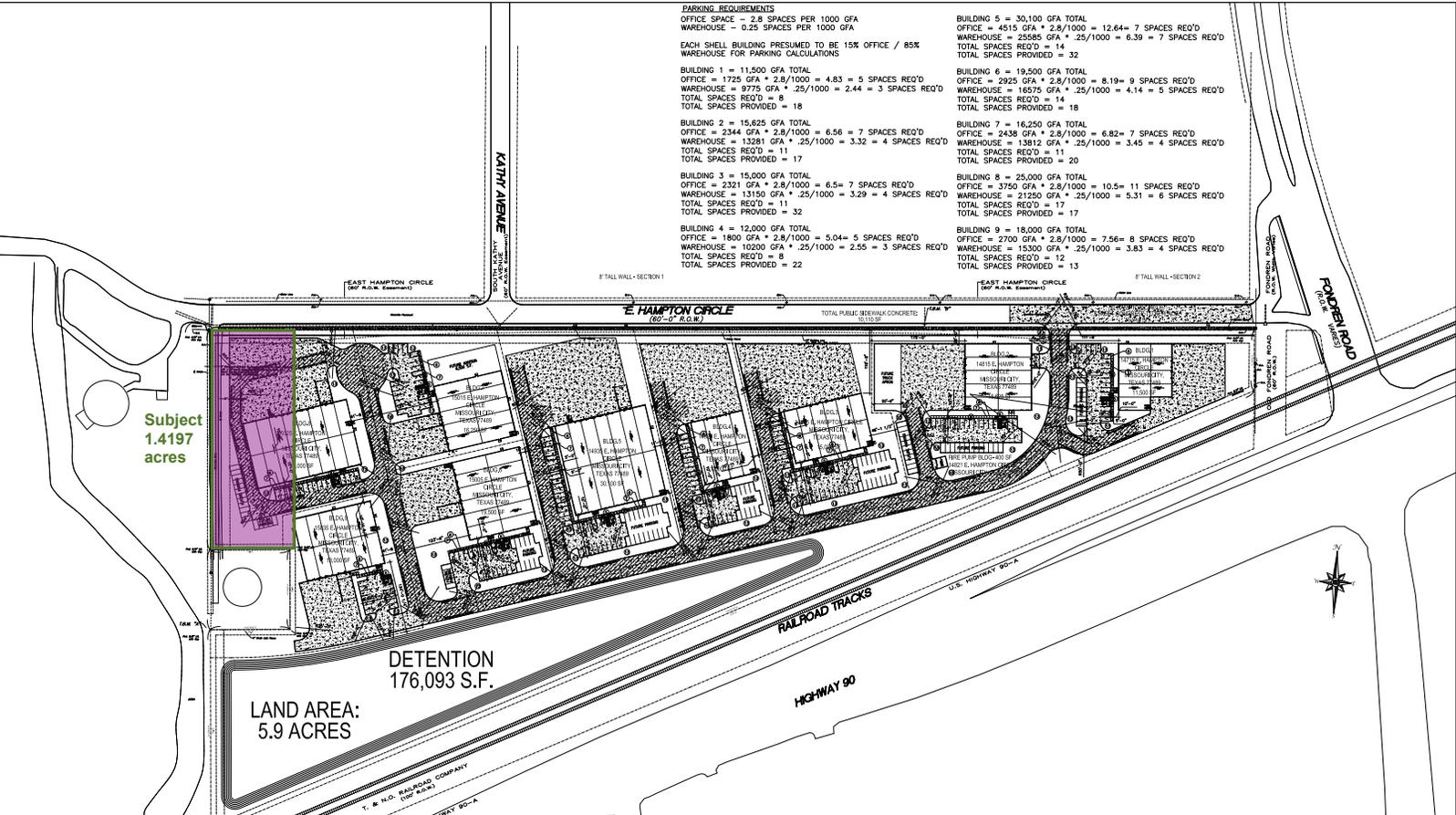
- ELECTRICAL LEGEND**
- REFER TO ELECTRICAL DRAWINGS FOR ACTUAL ELECTRICAL FIXTURES AND FINAL DESIGN OF ALL ELECTRICAL WORK.
  - ⊕ METER POLE
  - ⊕ POWER POLE
  - 100W 277V METAL HALIDE RECESSED DOWN LIGHT
  - LAMP FOR WET SERVICE APPLICATIONS.
  - LITHONIA MODEL GOTHAM 9" AH 100M BAR 277V, OR EQUIVALENT.
  - 250W 277V METAL HALIDE WALL PACK TIED TO REMOTE PHOTO-CELL LITHONIA MODEL TWH, OR EQUIVALENT.
  - OUTLET LOCATION FOR IRRIGATION SYSTEM.

- FIRE PROTECTION LEGEND**
- FIRE HYDRANT
  - ⊕ PROPOSED FDC LOCATION, RE: CIVIL DRAWINGS

- PLUMBING LEGEND**
- ⊕ NON-FREEZE HOSE BIBB
  - ⊕ CLEAN OUT

- PARKING REQUIREMENTS**
- OFFICE SPACE - 2.8 SPACES PER 1000 GFA
  - WAREHOUSE - 0.25 SPACES PER 1000 GFA
  - EACH SHELL BUILDING PRESUMED TO BE 15% OFFICE / 85% WAREHOUSE FOR PARKING CALCULATIONS

- BUILDING 5 = 30,100 GFA TOTAL**  
 OFFICE = 4515 GFA \* 2.8/1000 = 12.64 = 7 SPACES REQ'D  
 WAREHOUSE = 25585 GFA \* .25/1000 = 6.39 = 7 SPACES REQ'D  
 TOTAL SPACES REQ'D = 14  
 TOTAL SPACES PROVIDED = 32
- BUILDING 6 = 19,500 GFA TOTAL**  
 OFFICE = 2925 GFA \* 2.8/1000 = 8.19 = 9 SPACES REQ'D  
 WAREHOUSE = 16575 GFA \* .25/1000 = 4.14 = 5 SPACES REQ'D  
 TOTAL SPACES REQ'D = 14  
 TOTAL SPACES PROVIDED = 18
- BUILDING 7 = 16,250 GFA TOTAL**  
 OFFICE = 2430 GFA \* 2.8/1000 = 6.82 = 7 SPACES REQ'D  
 WAREHOUSE = 13821 GFA \* .25/1000 = 3.45 = 4 SPACES REQ'D  
 TOTAL SPACES REQ'D = 11  
 TOTAL SPACES PROVIDED = 20
- BUILDING 8 = 25,000 GFA TOTAL**  
 OFFICE = 3750 GFA \* 2.8/1000 = 10.5 = 11 SPACES REQ'D  
 WAREHOUSE = 21250 GFA \* .25/1000 = 5.31 = 6 SPACES REQ'D  
 TOTAL SPACES REQ'D = 17  
 TOTAL SPACES PROVIDED = 17
- BUILDING 9 = 18,000 GFA TOTAL**  
 OFFICE = 2700 GFA \* 2.8/1000 = 7.56 = 8 SPACES REQ'D  
 WAREHOUSE = 15300 GFA \* .25/1000 = 3.83 = 4 SPACES REQ'D  
 TOTAL SPACES REQ'D = 12  
 TOTAL SPACES PROVIDED = 13



**INDIVIDUAL SITE / BUILDING INFORMATION:**

<p><b>BUILDING 1:</b> 14715 E. HAMPTON CIRCLE MISSOURI CITY, TEXAS 77489</p> <p>TOTAL LAND AREA: 1.66 ACRES (72,498 S.F.) TOTAL BUILDING AREA: 11,500 S.F.</p> <p>CONCRETE SIDEWALKS - 872 S.F. PARKING - 8,468 S.F. TRUCK DRIVES - 20,023 S.F.</p>	<p><b>BUILDING 2:</b> 14815 E. HAMPTON CIRCLE MISSOURI CITY, TEXAS 77489</p> <p>TOTAL LAND AREA: 2.08 ACRES (90,796 S.F.) TOTAL BUILDING AREA: 15,020 S.F.</p> <p>CONCRETE SIDEWALKS - 834 S.F. PARKING - 8,349 S.F. TRUCK DRIVES - 20,079 S.F.</p>	<p><b>BUILDING 3:</b> 14915 E. HAMPTON CIRCLE MISSOURI CITY, TEXAS 77489</p> <p>TOTAL LAND AREA: 2.07 ACRES (90,381 S.F.) TOTAL BUILDING AREA: 15,020 S.F.</p> <p>CONCRETE SIDEWALKS - 1,325 S.F. PARKING - 8,320 S.F. TRUCK DRIVES - 20,420 S.F.</p>	<p><b>BUILDING 4:</b> 14925 E. HAMPTON CIRCLE MISSOURI CITY, TEXAS 77489</p> <p>TOTAL LAND AREA: 1.65 ACRES (71,678 S.F.) TOTAL BUILDING AREA: 12,000 S.F.</p> <p>CONCRETE SIDEWALKS - 935 S.F. PARKING - 4,350 S.F. TRUCK DRIVES - 32,806 S.F.</p>
<p><b>BUILDING 5:</b> 14935 E. HAMPTON CIRCLE MISSOURI CITY, TEXAS 77489</p> <p>TOTAL LAND AREA: 2.64 ACRES (114,937 S.F.) TOTAL BUILDING AREA: 30,100 S.F.</p> <p>CONCRETE SIDEWALKS - 1,614 S.F. PARKING - 6,075 S.F. TRUCK DRIVES - 42,890 S.F.</p>	<p><b>SITE 6:</b> 15005 E. HAMPTON CIRCLE MISSOURI CITY, TEXAS 77489</p> <p>TOTAL LAND AREA: 1.68 ACRES (73,181 S.F.) TOTAL BUILDING AREA: 16,250 S.F.</p> <p>CONCRETE SIDEWALKS - 860 S.F. PARKING - 8,157 S.F. TRUCK DRIVES - 10,532 S.F.</p>	<p><b>BUILDING 7:</b> 15015 E. HAMPTON CIRCLE MISSOURI CITY, TEXAS 77489</p> <p>TOTAL LAND AREA: 1.66 ACRES (64,033 S.F.) TOTAL BUILDING AREA: 16,250 S.F.</p> <p>CONCRETE SIDEWALKS - 590 S.F. PARKING - 7,655 S.F. TRUCK DRIVES - 4,083 S.F.</p>	<p><b>BUILDING 8:</b> 15025 E. HAMPTON CIRCLE MISSOURI CITY, TEXAS 77489</p> <p>TOTAL LAND AREA: 2.56 ACRES (111,433 S.F.) TOTAL BUILDING AREA: 25,000 S.F.</p> <p>CONCRETE SIDEWALKS - 783 S.F. PARKING - 4,350 S.F. TRUCK DRIVES - 32,806 S.F.</p>
<p><b>BUILDING 9:</b> 15035 E. HAMPTON CIRCLE MISSOURI CITY, TEXAS 77489</p> <p>TOTAL LAND AREA: 1.56 ACRES (68,077 S.F.) TOTAL BUILDING AREA: 18,000 S.F.</p> <p>CONCRETE SIDEWALKS - 460 S.F. PARKING - 4,866 S.F. TRUCK DRIVES - 16,429 S.F.</p>	<p><b>FIRE PUMP BUILDING:</b> 14821 E. HAMPTON CIRCLE MISSOURI CITY, TEXAS 77489</p> <p>TOTAL BUILDING AREA: 400 S.F.</p>	<p><b>DETENTION POND:</b> E. HAMPTON CIRCLE MISSOURI CITY, TEXAS 77489</p> <p>TOTAL LAND AREA: 5.90 ACRES (257,279 S.F.) TOTAL POND AREA: 4.04 ACRES (176,093 S.F.)</p>	<p><b>PUBLIC SIDEWALK ALONG E. HAMPTON CIRCLE: 9,537 S.F.</b>  <b>E. HAMPTON CIRCLE PUBLIC STREET PAVING: 15,194 S.F.</b>  <b>COMMON DRIVE CONCRETE: 75,800 S.F.</b></p> <p>8' TALL WALL ALONG E. HAMPTON CIRCLE SECTION 1: 91 - 292 COLUMNS - 90 - 15' SECTIONS TOTAL LENGTH: 1,532 LINEAL FEET</p> <p>8' TALL WALL ALONG E. HAMPTON CIRCLE SECTION 2: 20 - 292 COLUMNS - 19 - 15' SECTIONS TOTAL LENGTH: 325 LINEAL FEET</p>

COVERING APPROVAL AUTHORITY STAMP

**M**

PROJECT DESIGNER:  
MIII Designs  
4716 S. Lakes Avenue (Bldg #1000) - 1000  
2800 Central Express, Suite 111  
Houston, Texas 77025  
Phone: 713-281-0154 Fax: 713-360-6915

**THIRD COAST GENERAL CONTRACTORS**

BUILDING CONTRACTOR:  
Third Coast General Contractors, LLC  
4716 S. Lakes Avenue (Bldg #1000) - 1000  
2800 Central Express, Suite 111  
Houston, Texas 77025  
Phone: 281-761-7752

**THREE CORNER CROSSING BUSINESS PARK**  
14715-15035 E. HAMPTON CIRCLE  
MISSOURI CITY, TEXAS 77489

PROFESSIONAL SEAL

SEAL OF THE STATE OF TEXAS  
09/05/2019

ISSUED / REVISED

NO.	DATE	DESCRIPTION
1	09/05/2019	FOR PERMIT/CONSTRUCTION

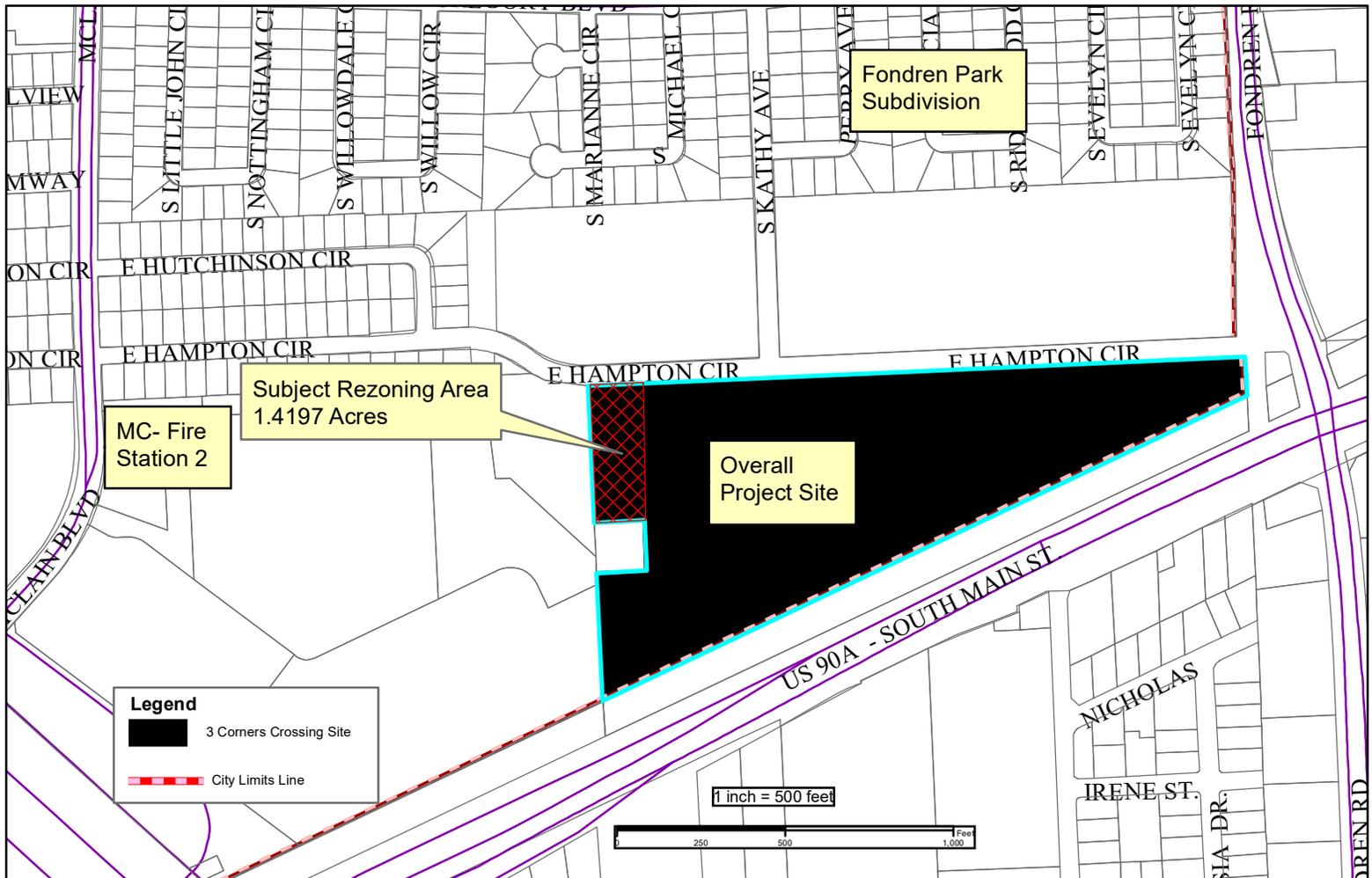
PROJECT LOCATION:  
THREE CORNER CROSSING BUSINESS PARK  
14715-15035 E. Hampton Circle  
Missouri City, Texas 77489

BUILDING OWNER:  
HERON/HOUSTON PARTNERS, LP  
4716 S. Lakes Avenue  
1700 Central Express  
Houston, Texas 77027  
Phone: 832-946-2946

DRAWN BY: M. Robbins, S. McCarty  
CHECKED BY: SIM  
JOB NO: 18022  
PLOTTED SCALE: 1/8"=100'-0"  
CAD FILENAME: 18022-SP-DWG  
DATE PLOTTED: Sep 18, 2019 - 11:38am  
COURTNO: 18022-SP-DWG  
PROJECT: MIII DESIGNS 2019

DRAWING TITLE:  
**OVERALL SITE PLAN**

DRAWING NO:  
**SP1**





**DEVELOPMENT SERVICES - PLANNING DIVISION**

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1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

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

**DATE OF NOTICE:** September 27, 2019

**LOCATION/DATE:** The Planning and Zoning Commission of the City of Missouri City will hold a public hearing on Wednesday, October 9, 2019, at the City Council Chambers – 2<sup>nd</sup> 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 submitted by Harrier Houston Group, LP, on behalf of Heron Houston Partners, LP to rezone an approximate 1.4197 acre, part of the total 23.278 acre tract, from “CF”, community facilities district to “I”, industrial district; and to the extent such zoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

**SITE LOCATION:** The subject property is located on the south side of E. Hampton Circle, north of Hwy. 90A, west of Fondren Road, and east of McClain Blvd.

**SITE LEGAL DESCRIPTION:** The subject is described as being 1.4197 acres of land situated out of a called 23.279 acre tract conveyed to Heron Houston Partners, LP, as described in the deed recorded under Clerk’s File No. RP-2018-366257 in the Official Public Records, 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](mailto:planning@missouricitytx.gov) for further information.



**DEVELOPMENT SERVICES – PLANNING DIVISION**

**1522 TEXAS PARKWAY**

**MISSOURI CITY, TEXAS 77489**

September 27, 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, October 9, 2019  
City Council Chambers  
2<sup>nd</sup> Floor, City Hall Building  
1522 Texas Parkway (FM 2234); 7:00 PM

To receive comments for or against a request submitted by Harrier Houston Group, LP, on behalf of Heron Houston Partners, LP to rezone an approximate 1.4197 acre, part of the total 23.278 acre tract, from "CF", community facilities district to "I", industrial district; and to the extent such zoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

\*\*\*\*\*

Dear City Representatives:

\_\_\_\_ I/We protest this proposed rezoning because \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

\_\_\_\_ I/We support this proposed rezoning because \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

Sincerely,

\_\_\_\_\_  
Signature Print Name

\_\_\_\_\_  
Street Address Subdivision  
\_\_\_\_\_  
Return to: Development Services Department  
Phone Number 1522 Texas Parkway  
Missouri City, TX 77489  
FAX (281) 208-5551

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*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

Three Corner Business Park -  
Mailing labels - property owners within 250 feet of subject site

SOUTHWEST HARRIS COUNTY MUD NO 1      HARRIS COUNTY WCID FONDREN RD.  
11111 KATY FWY STE 725      11111 KATY FWY STE 725  
HOUSTON TX 77079-2175      HOUSTON TX 77079-2175

HERON HOUSTON PARTNERS LP  
1130 ENCLAVE PKWY  
HOUSTON TX 77077-1606

RELP GATEWAY LLC  
9830 COLONNADE BLVD STE 600  
SAN ANTONIO TX 78230-2209

IMANI SCHOOL  
12401 S. POST OAK RD  
HOUSTON TX 77045-2020

GATEWAY SW INDUSTRIAL PARK PO ASC  
9830 COLONNADE BLVD SUITE 600  
SAN ANTONIO TX 778230

HOUSTON ISD  
4400 W 18TH ST  
HOUSTON TX 77092-8501

CITY OF HOUSTON, PARCEL A86-73  
PO BOX 1562  
HOUSTON TX 77251-1562

SOUTHWEST HARRIS COUNTY MUD NO 1  
11111 KATY FWY STE 725  
HOUSTON TX 77079-2175

HARRIS COUNTY WCID FONDREN RD.  
11111 KATY FWY STE 725  
HOUSTON TX 77079-2175

SOUTHERN PACIFIC RAILROAD CO.  
UNION PACIFIC RAILROAD CO.  
1400 DOUGLAS ST STOP 1640  
OMAHA NE 68179-1001

~~SOUTHERN PACIFIC RAILROAD CO.  
UNION PACIFIC RAILROAD CO.  
1400 DOUGLAS ST STOP 1640  
OMAHA NE 68179-1001~~

UNION PACIFIC RAILROAD CO.  
1400 DOUGLAS ST STOP 1640  
OMAHA NE 68179-1001

HAMID ABDULLAH AL ATTAS TRSTE  
12014 LEGEND MANOR DR  
HOUSTON TX 77082-3092

HERON HOUSTON PARTNERS LP  
1130 ENCLAVE PKWY.  
HOUSTON TX 77077-1606

GALAMMA INC.  
9231 KAPRI LN.  
HOUSTON TX 77025-4203

RELP GATEWAY LLC  
9830 COLONNADE BLVD STE 600  
SAN ANTONIO TX 78230-2209

IMANI SCHOOL  
12401 S POST OAK RD  
HOUSTON TX 77045-2020

GATEWAY SW INDUSTRIAL PARK PO ASC  
9830 COLONNADE BLVD SUITE 600  
SAN ANTONIO TX 778230



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** October 9, 2019

**AGENDA ITEM SUBJECT:** Cartwright Senior Living Community (CCRC) – Planned Development District

**AGENDA ITEM NUMBER:** 7.B.

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

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

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**PERMIT NUMBER:** PD1900009

**PROPERTY ID:** 0089-00-000-9043-907

**LOCATION:** The subject site is located north of the Enclave residential subdivision and Fort Bend Family YMCA, south and west of the Brightwater residential subdivision and east of Plantation Park residential subdivision.

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**RECOMMENDED ACTION:**

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

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.

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**SCHEDULED FIRST READING BY THE CITY COUNCIL:**

7:00 p.m., Monday, November 4, 2019

**Revised submittals due prior to Wednesday, October 23, 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 October 23, 2019, which is prior to the deadline for submittals to the City Council for their November 4, 2019, meeting.

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**SUMMARY:**

SUP, Specific Use Permit No. 40 was approved in 1985 to allow for the location of a church and ultimately a school. The subject site, zoned LC-2, local retail district, was added to the SUP in 1995 and used as soccer practice fields for an approximate 10 year period.

The site was previously expected to be used for the future development of the church site however this development is no longer proposed.

On August 14, 2019, the Commission held a public hearing and considered a request by the applicant to zone the property and allow for the location of a senior living community to include an assisted living facility and an independent living facility constructed in two phases.

As a result of the public hearing and feedback from the commission and staff, the applicant has updated their proposed zoning request as follows.

**Phase I**, to commence on or around June 2020, is proposed to include a three-story, assisted living facility, to provide 143 beds.

**Phase II**, to commence on or around January 2021, is proposed to include a three-story, independent living facility, to provide 52 dwelling units.

An updated overall master site plan and phasing plan showing the relocated placement of both the assisted living and independent living facilities has been provided.

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**REQUIREMENTS FOR A PD DISTRICT APPLICATION (SECTION 8.2)**

**A. Ownership:**

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

**B. Legal Description:**

The subject site can be described as being all of Reserve A, Southminster at Brightwater Section 2 according to the map or plat thereof recorded instrument number 20070151 of the Official Public Records of Fort Bend County, Texas.

**C. Site Plan:**

An updated overall master site plan has been submitted which constitutes the required site plan.

**D. Total acreage:**

5.553 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. The applicant has provided a general start date for the phased development as summarized above.

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**GENERAL SITE INFORMATION:**

**A. Existing Land Use and Zoning Designation:** Previously used as soccer fields / SUP, Specific Use Permit No. 40 (Ordinance O-01-33); LC-2, local retail district

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

North: Southminster Church and School; Brightwater residential subdivision / SUP No. 40 (Ordinance O-01-33); R-2, single family residential district

South: The Enclave residential subdivision; Oyster Creek / R-4, patio-cluster residential district; R-2, single family residential district

East: Brightwater residential subdivision / R-2, single family residential district

West: Oyster Creek / R-5, townhouse residential district

**C. Zoning History:**

11-24-1975: Subject site annexed by the City of Missouri City (Ordinance No. 216 – Tract No. 1)

01-19-1981: Subject site zoned SD, suburban district (Ordinance O-81-01)

05-04-1981: Subject site zoned R-2, single family residential district (Ordinance O-81-06)

04-01-1985: Subject site zoned LC-2, local retail district (Ordinance O-85-11)

03-06-1995: Subject site added to SUP, Specific Use Permit No. 40 (Ordinance O-95-07)

11-18-1996: SUP No. 40 amended to allow for the subject site to be used as soccer practice fields (Ordinance O-96-41)

07-20-1998: SUP No. 40 amended to extend the soccer practice field use (Ordinance O-98-32)

11-15-1999: SUP No. 40 amended to extend the soccer practice field use (Ordinance O-99-61)

08-06-2001: SUP No. 40 amended to allow for the development of Phase II and Phase III of the church site to include a permanent educational building, a worship/administration building and associated site work and to extend the soccer practice field use (Ordinance O-01-33)

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**SUBSECTIONS 8.2.C AND 8.5 – SITE PLAN AND USE REGULATIONS:** As required by Section 8.2.C, Site Plan, and 8.5, Use Regulations of the city's zoning ordinance, the applicant is required to propose minimum development guidelines for the site.

**A. Purpose.** PD, Planned Development District No. \_\_\_\_ is a proposed senior living community. Improvements to the site will be designed to enhance the overall urban design and nature of the surrounding area.

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

The subject site, zoned LC-2, local retail district, was added to SUP No. 40 in 1995 and used as soccer practice fields for an approximate 10 year period.

The site was previously expected to be used for the future development of the church site however this development is no longer proposed.

On August 14, 2019, the Commission held a public hearing and considered a request by the applicant to zone the property and allow for the location of a senior living community to include an assisted living facility and an independent living facility constructed in two phases.

As a result of the public hearing and feedback from the commission and staff, the applicant has updated their proposed zoning request as follows.

**Phase I** is proposed to include a three-story, assisted living facility, to provide 143 beds.

**Phase II** is proposed to include a three-story, independent living facility, to provide 52 dwelling units.

An updated overall master site plan and phasing plan showing the relocated placement of both the assisted living and independent living facilities has been provided.

Per Section 15.2 of the city's zoning ordinance an assisted living facility would be categorized as an institution for elderly persons, mentally-impaired persons as a use requiring a SUP. An independent living facility is categorized as a multifamily residential use and subject to either the MF-1 or MF-2 district regulations.

**Conformance with the 2017 Comprehensive Plan:** The proposed zoning is in conformance with the following portions of the 2017 Comprehensive Plan goals:

- Encourage multiple housing types and floor plans to offer a variety of housing choices to residents...a combination of housing options...will promote life cycle housing opportunities in the community that will be useful for attracting and retaining younger families and older residents...the aging populations found in the areas surrounding Texas Parkway and Cartwright Road implies an opportunity for age-restricted and assisted living housing options along these corridors.

**Conformance with the Future Land Use Plan:** The Future Land Use Plan identifies the subject tract as suburban commercial providing for Suburban Character.

The Suburban Character is described below:

*This designation is for areas where both residential and commercial development forms result in a more green, open feel compared to more intensively developed areas where buildings, parking areas, and other improvements cover more of their sites. In Suburban Residential areas, there is more separation between homes (whether through larger minimum lot sizes or setbacks), and the intervening spaces are devoted more to trees and vegetation than paved surfaces. Some developments that have relatively small lots or closely spaced dwellings may still achieve a Suburban character if they include golf courses, significant water features, or other common open space that offsets the residential density on a portion of the overall site. This set-aside open space can be devoted to parks and greenways, to buffer adjacent uses, and/or to preserve wooded areas or stream corridors. A certain percentage of other types of housing such as patio, village and twin*

homes could be allowed in a Suburban residential area subject to density limitations and other design criteria to preserve the character and ensure compatibility.

The predominance of "green" versus "gray" is also necessary for commercial development to achieve a Suburban character (usually through application of site and building design standards). Suburban commercial development is appropriate for office, retail and service uses abutting residential neighborhoods (subject to scale limitations and "residential in appearance" design standards) and in other areas where the community's image and aesthetic value is to be promoted, such as at gateways and along high profile corridors.

**Staff recommendation:** Approve to allow for an assisted living facility (institution for mentally impaired persons) and an independent living facility subject to the recommendations included below. Both proposed uses are consistent with the city's Comprehensive Plan goals and the demographic trends as reflected in the 2017 plan.

- A. Height and area requirements.** In PD, Planned Development District No. \_\_\_\_\_ the height and area regulations of Section 7.9, multifamily residential district should apply.

The applicant has submitted an updated overall master site plan showing the relocated placement of both the assisted living and independent living facilities.

As stated above, **Phase I** is proposed to include a three-story (45 feet maximum), assisted living facility, to provide 143 beds.

**Phase II** is proposed to include a **three-story (45 feet maximum)**, independent living facility, to provide **52 dwelling units**.

The subject site, zoned LC-2, local retail district, was added to the SUP in 1995 and used as soccer practice fields for an approximate 10 year period.

Per Section 15.2 of the city's zoning ordinance an assisted living facility would be categorized as an institution for elderly persons, mentally-impaired persons as a use requiring a SUP. An independent living facility is categorized as a multifamily residential use and subject to either the MF-1 or MF-2 district regulations.

The LC-2, local retail district allows for a maximum height of two stories or 35 feet.

The MF-1 and the MF-2, multifamily residential height and area regulations are summarized below:

District	Maximum height	Density per acre	Density per building
MF-1	Two stories or 35 feet	Maximum 15 dwelling units per net platted acre	Maximum 15 dwelling units per building
MF-2	Three stories or 45 feet	Maximum 20 dwelling units gross platted acre	Maximum 24 dwelling units per building

Additionally, the multifamily districts provide requirements for a greenbelt and for a maximum length for buildings. The MF-1 district allows for a maximum 200 foot building length and the MF-2 district allows for a maximum 300 feet.

A greenbelt of 30 feet is required adjacent to all plat property lines and a yard of 15 feet between buildings, driveways and parking areas. This greenbelt may be provided as an equivalent green area within the development in addition to all required yards.

**Staff recommendation:** Apply the MF-2, multifamily residential district height and area requirements to both the assisted living facility and the independent living facility. Applying these regulations would allow for flexibility for the proposed development while providing for a development that is more consistent with the surrounding Brightwater residential area.

- B. Architectural standards.** All buildings and structures constructed shall comply with the building codes of the City of Missouri City. Except as provided herein, Section 7A, Architectural standards should apply in PD, Planned Development District No. \_\_\_\_.

The applicant has submitted an updated overall master site plan. The applicant previously submitted building elevations and floor plans for the proposed development.

The updated overall master site plan and building elevations are consistent with the regulations of Section 7A, Architectural standards except as provided below.

Section 7A.2.D. provides architectural standards for multifamily developments. These standards include but are not limited to the following:

7A.2.D.1.: Dwelling-unit buildings shall be located and oriented to screen all parking areas from view of adjoining uses, including roadways.

**Staff recommendation:** Approve as shown on the overall master site plan.

- C. Garage regulations.** In PD, Planned Development District No. \_\_\_\_, the garage regulations for the MF-2, multifamily residential district should apply.

The applicant has submitted an updated overall master site plan to comply with certain requirements previously provided.

The updated overall master site plan shows consistency with the garage regulations for multifamily residential developments contained in Section 7A, Architectural standards except as provided below.

7A.2.D.15. No more than four detached garages shall be located side by side.

**Staff recommendation:** Allow for more than four detached garages and up to 7-two car garages to be located side by side as shown on the overall master site plan. The positioning of the garages have been located to mitigate sound and light between the subject site and the adjacent residential lots.

- D. Lighting regulations.** In PD, Planned Development District No. \_\_\_\_, exterior lighting shall be shielded to prohibit illumination at the boundary of adjacent property in excess of 0.25 foot-candle of average general light overflow or 0.50 foot-candle at any point on such boundary.
- E. Trash disposal regulations.** In PD, Planned Development District No. \_\_\_\_, the trash disposal regulations for nonresidential zones should apply.
- F. Portable storage unit regulations.** In PD, Planned Development District No. \_\_\_\_, the portable storage unit regulations should apply.

**G. Outside placement, storage, sales and services regulations.** In PD, Planned Development District No. \_\_\_\_\_, outside placement, storage, sales and services should be prohibited.

**H. Landscaping regulations.** In PD, Planned Development District No. \_\_\_\_\_, the landscaping regulations for the MF-2, multifamily residential district should apply.

The applicant has submitted an updated overall master site plan for the proposed development. The updated plan includes a general landscape layout that provides for the preservation of existing trees and the provision of new trees.

This submitted plan does not constitute a landscape plan as required by Section 11.11 of the city's zoning ordinance. A landscape plan must be submitted concurrent with and approved as part of an application for a building permit. The plan is also required to be submitted as part of a planned development site plan.

The updated plan depicts the provision of a 20 foot buffer (setback) around the perimeter of the full site. The plan indicates the provision of some trees but does not provide any further details as to what would be placed within such buffer. The applicant has proposed to place a row of garages backing up to the common line between the property and adjacent residential lots. The residential lots have existing wood privacy fences along this portion of the site.

Section 11.4 requires transitional buffer yards, in part, when a nonresidential use is adjacent to a collector or major thoroughfare; and when a residential use adjoins a residential use of a different density.

The following transitional buffer yards would be required for the proposed development:

Adjoining Uses	Minimum Buffer Yard Depth	Required Screening
For a nonresidential use adjacent to a collector or major thoroughfare:	Twenty feet	Type B screening
For a residential use adjoining a residential use OR adjoining undeveloped property located in a residential district of a different density:	Depth option (a): Ten feet; or (b): Twenty feet	Type A screening if Depth option (a) is installed; Type B screening if Depth option (b) is installed

The buffer yard depth as shown would be consistent with the provision of a transitional buffer yard as provided, however, the applicant should note that landscaping requirements for Type B screening should be added to these areas.

In addition, to transitional buffer yards, Section 11 also requires for landscaping in and around off-street parking areas to screen such areas from public view. These requirements include the provision of (1) a solid, evergreen hedge or berm; (2) trees planted around the perimeter; and (3) planting islands and/or diamonds distributed throughout a parking lot.

For multifamily developments, landscaping is required to minimize the expansive appearance of parking lots, provide shaded parking areas and mitigate any negative acoustic impacts of vehicles. One landscaping island with associated landscaping is

required for every 12 parking spaces. One landscaped area is required to separate carport sections.

- I. Parking regulations.** In PD, Planned Development District \_\_\_\_\_, Section 12, Parking regulations should apply.

The applicant has submitted an updated overall master site plan. The updated plan provides for a total of 132 parking spaces.

As stated above, **Phase I** is proposed to include a three-story (45 feet maximum), assisted living facility, to provide 143 beds.

**Phase II** is proposed to include a **three-story (45 feet maximum)**, independent living facility, to provide **52 dwelling units**.

Based upon the proposed development, a minimum of 117 parking spaces (36 spaces for the assisted living facility; 81 spaces for the independent living facility) are required for the integrated development. This minimum number of spaces is required based upon the following:

Use	Number of Parking Spaces
<i>Residential:</i>	
Multifamily	Per dwelling unit:
1 bedroom:	1.5 spaces
2 bedrooms:	2.0 spaces
<i>Health care:</i>	
Convalescent/nursing	0.25 per bed

Provided that the development, if constructed, remains an integrated development, the total provision of parking is consistent with the requirements of Section 12. However, if the independent living facility is separated in ownership from the assisted living facility then the provision of parking for the independent living facility may fall below the minimum amount required.

- J. Sign regulations.** In PD, Planned Development District \_\_\_\_\_, Section 13, Sign regulations should apply.

The applicant has not provided details for any proposed signs for the development.

However, there are two existing monument signs, an entry sign for the Brightwater subdivision and a changeable message monument sign for the Southminster church and school on the subject site. If the subject site is sold to a separate entity these signs would be considered as off-premises signs and a sign easement is recommended for the location of each sign.

These signs, including the location and the sign area would be included in the maximum sign allocation for the proposed development.

- K. Fence regulations.** In PD, Planned Development District No. \_\_\_\_\_, the fence requirements for MF-2, multifamily residential district, contained in Section 14, Fence regulations should apply.

The applicant has not provided details for any proposed fencing for the development.

- L. Amenities.** In PD, Planned Development District No. \_\_\_\_\_, the amenities required for MF-2, multifamily residential district should apply.
- M. Ingress and egress.** All driveways and off-street parking areas, including locations, shall comply with the city's Public Infrastructure Design Manual.
- N. Utilities.** All utilities shall comply with the city's Public Infrastructure Design Manual.
- a. **Water and Sewer Service.** The subject tract is served by Fort Bend County Municipal Utility District #42.
  - b. **Drainage.** The subject tract is within the Steep Bank/Flat Bank watershed.
- The city has received an updated letter of no objection from the Fort Bend County Drainage District dated September 26, 2019..
- O. Public safety.** The subject site is located within close proximity to existing public facilities that will provide adequate response time.
- P. Sidewalks.** Sidewalks shall be constructed in compliance with the city's Public Infrastructure Design Manual.
- Q. Platting.** The subject site has been platted.
- R. Dedication of land for neighborhood parks; reservation of land for public uses.** A Parkland Dedication shall be provided in accordance with Subsection 82-174 of the Code of Ordinances of the City of Missouri City.

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

## ORDINANCE NO. O-01-33

AN ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS, GRANTING A SPECIFIC USE PERMIT AUTHORIZING THE USE OF A 9.553 ACRE TRACT OF LAND IN THE CITY OF MISSOURI CITY AS A SPECIFIC USE-CHURCHES OR OTHER RELIGIOUS INSTITUTIONS; PROVIDING LIMITATIONS, RESTRICTIONS, AND CONDITIONS ON SUCH SPECIFIC USE; DESCRIBING SUCH 9.553 ACRE TRACT OF LAND; 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-99-61 ADOPTED ON NOVEMBER 15, 1999; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

\* \* \* \* \*

WHEREAS, Southminster Presbyterian Church is the owner of a 4.000 acre tract of land and an adjacent 5.553 acre tract of land within the corporate limits of the City of Missouri City, Texas; and

WHEREAS, said 4.000 acre tract of land has a zoning classification of R-2 Single-Family Residential District and said 5.553 acre tract of land originally had a zoning classification of LC-2 Local Retail District under Ordinance No. O-81-1, adopted on January 19, 1981, the City of Missouri City Zoning Ordinance, as amended; and

WHEREAS, said 4.000 acre tract of land and said 5.553 acre tract of land were granted a Specific Use Permit-Church under Ordinance No. O-99-61 adopted by the Missouri City City Council on November 15, 1999; and

WHEREAS, the Owner has now made application and requested another Specific Use Permit-Churches or other Religious Institutions be granted for said tract of land 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 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 request for the issuance of such specific use permit; and

WHEREAS, the Planning and Zoning Commission recommended and the City Council now deems it appropriate to grant such Specific Use Permit-Churches or other Religious Institutions, subject to certain limitations, restrictions, and conditions; 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. The 9.553 acres of land comprised of a 4.000 acre tract of land and an adjacent 5.553 acre tract of land hereinafter sometimes jointly referred to as the "Tract of Land" and described in Exhibit "A" attached hereto and made a part here of is hereby granted a Specific Use Permit authorizing the use of said Tract of Land as a Specific Use-Churches or other Religious Institutions, as authorized by the City of Missouri City Zoning Ordinance, as amended, and subject to the limitations, restrictions and conditions contained in Section 5 herein.

Section 4. The Specific Use of the 9.553 acres of land, comprised of a 4.000 acre tract of land and an adjacent 5.553 acre tract of land, authorized and permitted by this Ordinance is as a Church.

Section 5. The Specific Use authorized and permitted by this Ordinance shall be, and is, subject to the development as indicated on the site plan and elevations contained in Exhibit "B" attached hereto and made a part hereof, and to the following limitations, restrictions and conditions:

**I. Uses Permitted.** The following uses shall be permitted:

**A. Entire Tract**

1. Church.
2. Day Care.
3. Private School, consisting of grades pre-kindergarten through fifth grade.

**B. Southern Parcel:**

1. Soccer practice fields Monday through Friday during daylight hours only by the First Colony Soccer Club. Such use shall expire no later than five (5) years from the adoption date of this ordinance.

**II. Standards and Regulations.**

- A. Height and Area Regulations.** Except as set forth otherwise in this Ordinance, all buildings and structures shall meet the requirements of the City of Missouri City Zoning Ordinance for an LC-3 Retail District. All proposed building site plans shall be submitted and approved prior to the issuance of building and construction permits.

**B. Ingress and Egress.**

1. All driveways and off-street parking areas, including locations, shall comply with the City Infrastructure Code.

**C. Off-Street Parking.**

1. The requirements of Section 12, Parking Regulations, shall apply.

**D. Trash Disposal, Refuse and Service Areas.**

1. All trash disposal and service areas shall be located to the side or rear of buildings and shall be sufficiently screened by masonry enclosures, a minimum of eight (8) feet in height, and constructed of the primary materials approved for the exteriors of the buildings. Gates for all such enclosures within the development shall be solid and consist of metal, the color to match the surrounding predominate color to blend, or an approved trim color.
2. A total of two (2) trash receptacles, each medium brown in color and sixty (60) gallons or less each in capacity, may be placed between the soccer practice fields and the parking area.

**E. Utilities.**

1. The provision and construction of utilities shall comply with the City Infrastructure Code.

**F. Building Regulations, Architecture.** All buildings and structures constructed shall comply with the Code of Ordinances of the City of Missouri City. Except as provided herein, buildings and structures are required to meet the requirements of Section 7A, Overlay Districts, and the A-5 Architectural Overlay District. Samples of all exterior color schemes and materials shall be submitted for approval during the architectural review process.

1. Exteriors. Exteriors of all buildings and structures shall be complementary in design, incorporating the existing gable and/or dormer motifs, and shall match the size, color, and style of brick and trim work of the existing Church Sanctuary and Office and Church Educational buildings.
2. Roofing on all buildings and structures shall match the color and style of the asphalt roofing on the existing buildings. Roofing on all buildings and structures shall include full-pitched roofs similar to those on the existing buildings.

3. Screening of Mechanical Equipment. Any rooftop mechanical equipment shall be screened by roofing or parapet walls, and any ground-mounted mechanical equipment shall be screened by masonry walls consisting of the material approved for the exteriors of all buildings and structures, and/or by landscaping.
4. Downspouts, Exterior Utility Receptacles, and Service Boxes. All downspouts, exterior utility receptacles, and service boxes on buildings shall be painted either to match the surrounding predominant color to blend or to match an accent color.
5. Windows and Exterior Doors. The frames and mullions of all windows and doors, containing storefront glass panels, shall be anodized, and shall be bronze in color, or a color, which is complementary to the accent brick color or trim on the buildings. Any service exterior doors consisting of a material other than storefront glass panels, including if applicable, garage doors, shall be painted the predominant surrounding color to blend.
6. Temporary Buildings. Except as provided herein, any use of temporary buildings, other than for construction trailers, shall be prohibited.
7. Modular Classroom Building. The modular classroom building shall be removed from the subject site at the earliest of the following:
  - a. No later than ninety (90) days after the completion of the permanent educational building.
  - b. No later than May 17, 2004.

**G. Lighting.**

1. Lighting shall comply with the Missouri City Code, and shall be shielded to prevent illumination at the boundary of adjacent property in excess of 0.25 foot candle of average general light overflow or 0.50 foot candle at any point on such boundary.
2. Lighting shall be shielded to prevent glare on adjacent residential zoning districts.
3. All outdoor lighting, except for normal low-intensity security lighting, shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m.

4. All exterior lighting fixtures shall be uniform in colors and styles, and selected to complement the overall design of the subject site. Proposals for such fixtures shall be required with the building permit application for review and approval.
  5. No lighting shall be installed on the southern parcel, which contains the soccer fields, until such time that the southern parcel is developed.
  6. The installation of exposed neon lighting shall be prohibited within the subject site.
- H. Sound.** Sound emanating from the subject site shall comply with all City standards. The amplification of sound to the outside of buildings shall be prohibited.
- I. Landscaping, Screening and Transitional Buffer Yards.** Unless otherwise provided, the requirements of Section 11, Landscaping, of the City of Missouri City Zoning Ordinance, as revised, shall apply. The following additional landscaping standards shall apply to the subject site:
1. A transitional buffer yard, a minimum of thirty (30) feet in width, shall be installed and maintained along the subject site's perimeters adjoining residential properties. The screening in this buffer yard shall consist, at a minimum, of canopy trees spaced thirty (30) feet or less on center, and wood fencing, a minimum of six (6) feet in height. Existing wood fencing along the property lines in these perimeters shall be credited towards this requirement. A driveway for internal circulation purposes may be located near the residential properties, but not within the thirty-foot buffer yard.
  2. The maintenance of the landscape screening of the modular classroom building shall be required until the modular building is removed.
  3. Landscaping and associated subsurface irrigation may be phased in according to the subject site's development.
  4. The installation of canopy trees, spaced thirty (30) feet or less on center, shall be planted along all perimeters of the subject site. Existing canopy trees may be credited towards these requirements.
  5. All required canopy tree planting shall be live oaks.
  6. All understory trees installed shall be the same species.

7. All shrubs required to be installed along the perimeters of the subject site and for the screening of parking, driveways, and service areas, shall be of the same species.
  8. The monument signs and areas adjacent to all driveways and the subject site's entry shall be landscaped with flowering perennial and annual plants, as well as with shrubs.
- J. Fences.** Except as set forth herein, the requirements of Section 14, Fencing Regulations, for LC-3, Retail Districts, shall apply.
- K. Signage.** Except as set forth herein, signage shall meet the requirements of Section 13, Sign Regulations, of the City of Missouri City Zoning Ordinance.
1. A maximum of three (3) monument signs shall be permitted. They shall be located accordingly: one sign along Cartwright; one sign on near or adjacent to the intersection of Cartwright Road and Brightwater Drive; and, one sign along Brightwater Drive.
  2. No later than six (6) months after the approval of this ordinance, the base and frame of all monument signs shall consist of the brick approved for the exteriors of buildings and structures.
  3. The installation of internal signage limiting the soccer field use to soccer practice by First Colony Soccer Club only on Monday through Friday during daytime hours shall be required. No such sign shall exceed three (3) square feet in area.
  4. No fewer than two double-sided signs limiting such use shall be installed adjacent to trash receptacles servicing the soccer fields.
- L. Outdoor Display and Storage.** Outdoor display and storage shall be prohibited within the subject site.
- M. Outside Sales.** Outside sales shall be prohibited within the subject site.
- N. Sidewalks.** Sidewalks shall be required to be constructed in conformance with the City Infrastructure Code.
- O. Platting.** Before any building shall be erected on the southern parcel, that parcel shall be required to be platted and the plat recorded as required by Chapter 82, Subdivisions, of the Missouri City Code.

P. **Construction Activity.** Construction shall be permitted only from Monday through Friday and only between the hours of 7:00 a.m. and 7:00 p.m.

Section 6. The Zoning District Map of the City of Missouri City shall be revised and amended to show the specific use permitted on said 9.553 acre tract of land as provided in Sections 3 and 4 hereof, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of the change.

Section 7. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Missouri City, Texas, save and except the specific use permit granted to said 9.553 acre tract of land described in Section 3 hereof authorizing the Specific Use-Churches or other Religious Institutions, and the imposition of the limitations, restrictions, and conditions contained herein.

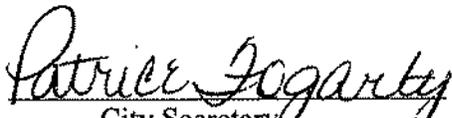
Section 8. Ordinance Number O-99-61 adopted by the City Council of the City of Missouri City on November 15, 1999, is hereby repealed.

PASSED and APPROVED on first reading this 16<sup>th</sup> day of July, 2001.

PASSED, APPROVED and ADOPTED on second and final reading this 6<sup>th</sup> day of August, 2001.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Secretary

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Asst. City Attorney

**DESCRIPTION OF SUBJECT SITE**

This property consists of a total of 9.553 acres, being all of Reserve A (4.000 acres) of Plat of Southminster at Brightwater, as recorded in Slide #770B, Fort Bend County, Texas, Plat Records; and all of an adjacent 5.53 acre tract described in the attached metes and bounds.

METES AND BOUNDS DESCRIPTION  
 OF A 5.553 ACRE TRACT OF LAND  
 OUT OF THE WILLIAM STAFFORD SURVEY, ABSTRACT 89  
 FORT BEND COUNTY, TEXAS

Being a 5.553 acre tract of land out of the William Stafford Survey, Abstract 89, Fort Bend County, Texas; and being all of and the same as that certain 5.553 acre tract of land as conveyed to Perry-Brightwater, Ltd. in Special Warranty Deed dated June 24, 1993, as recorded in County Clerk's File Number 9339201 of the Official Records of Fort Bend County, Texas; said 5.553 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a set 5/8-inch iron rod for corner in the West right-of-way line of Brightwater Drive (100 foot right-of-way) and being the Southeast corner of Reserve "A" of Southminster at Brightwater, as recorded in Slide 770-B of the Plat Records of Fort Bend County, Texas;

THENCE South  $00^{\circ} 59' 35''$  East with said West right-of-way line, 440.00 feet to a set 5/8-inch iron rod for corner;

THENCE South  $44^{\circ} 00' 25''$  West, 14.14 feet to a set 5/8-inch iron rod for corner in the North right-of-way line of Cartwright Road (120-foot right-of-way);

THENCE South  $89^{\circ} 00' 25''$  West with said North right-of-way line, 10.00 feet to a set 5/8-inch iron rod for corner at the beginning of a curve to the right;

THENCE with said North right-of-way line along the arc of a curve to the right, having a chord of North  $88^{\circ} 11' 05''$  West, 197.26 feet, a radius of 2,013.14 feet, a central angle of  $05^{\circ} 36' 59''$ , a distance of 197.34 feet to a set 5/8-inch iron rod for corner at a point of tangency;

THENCE North  $85^{\circ} 22' 36''$  West with said North right-of-way line, 199.84 feet to a set 5/8-inch iron rod for corner in the East right-of-way line of Oyster Creek as recorded in Volume 2143, Page 1564 of the Deed Records of Fort Bend County, Texas;

THENCE North  $41^{\circ} 23' 18''$  West with the East right-of-way line of Oyster Creek, 391.11 feet to a set 5/8-inch iron rod for corner at the Southwest corner of Lakeshore Point at Brightwater as recorded by Plat at Slide Numbers 1259-A and 1259-B of the Map Records of Fort Bend County, Texas;

THENCE North  $50^{\circ} 52' 00''$  East with the South line of said Lakeshore Point at Brightwater, 199.03 feet to a set 5/8-inch iron rod for corner at the Southwest corner of said Reserve "A" of Southminster at Brightwater;

SEP 24 1999

EXHIBIT X 2 1999

RECEIVED

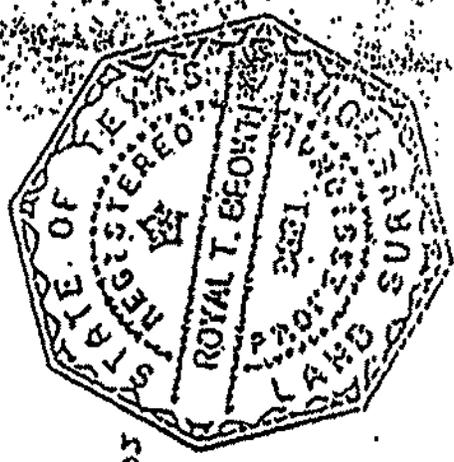
FILED

of land, more or less, 43' East w. the South line of said Reserve  
to the PLACE OF BEGINNING; containing 5.553 acres  
(241,886 square feet)

DANNENBAUM ENGINEERING CORPORATION  
Consulting Engineers

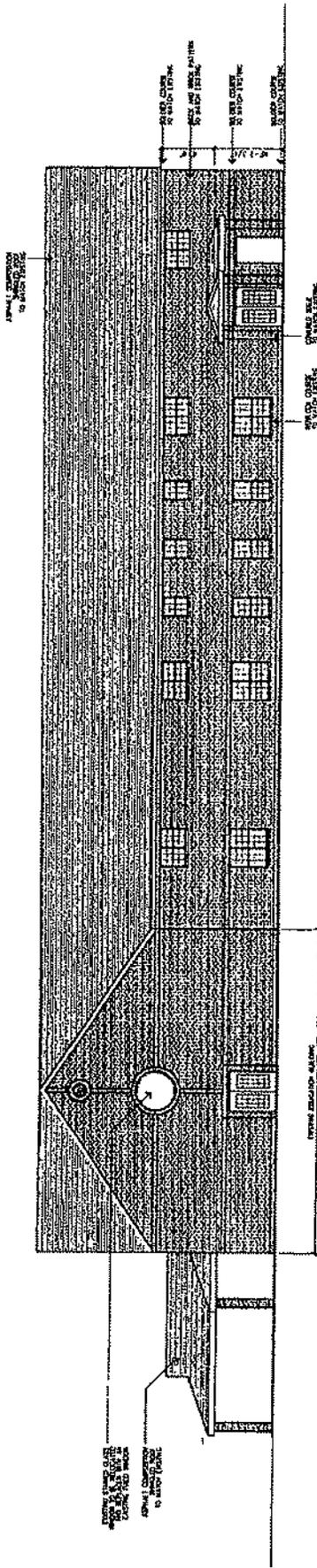
2941-01/R292  
March 11, 1993  
Revised: December 14, 1993

*[Handwritten signature]*  
rd/s/53

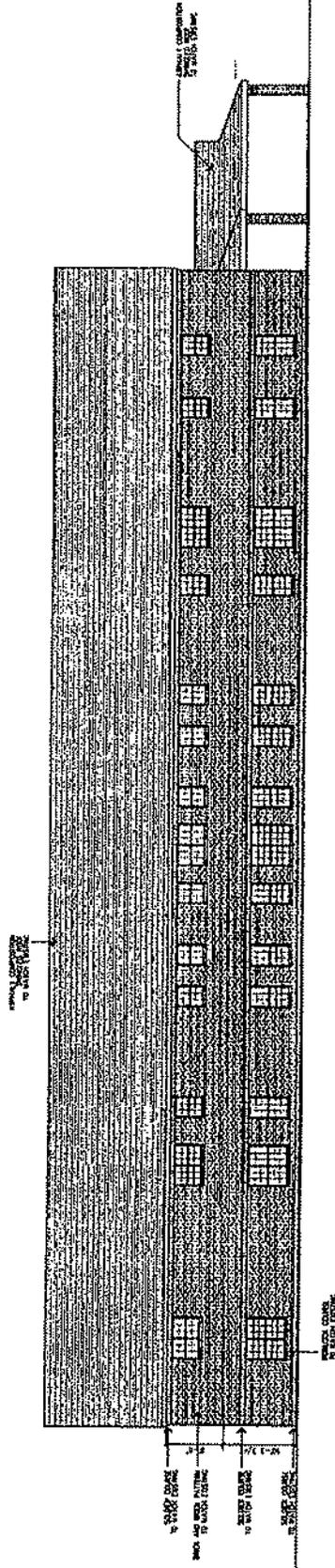






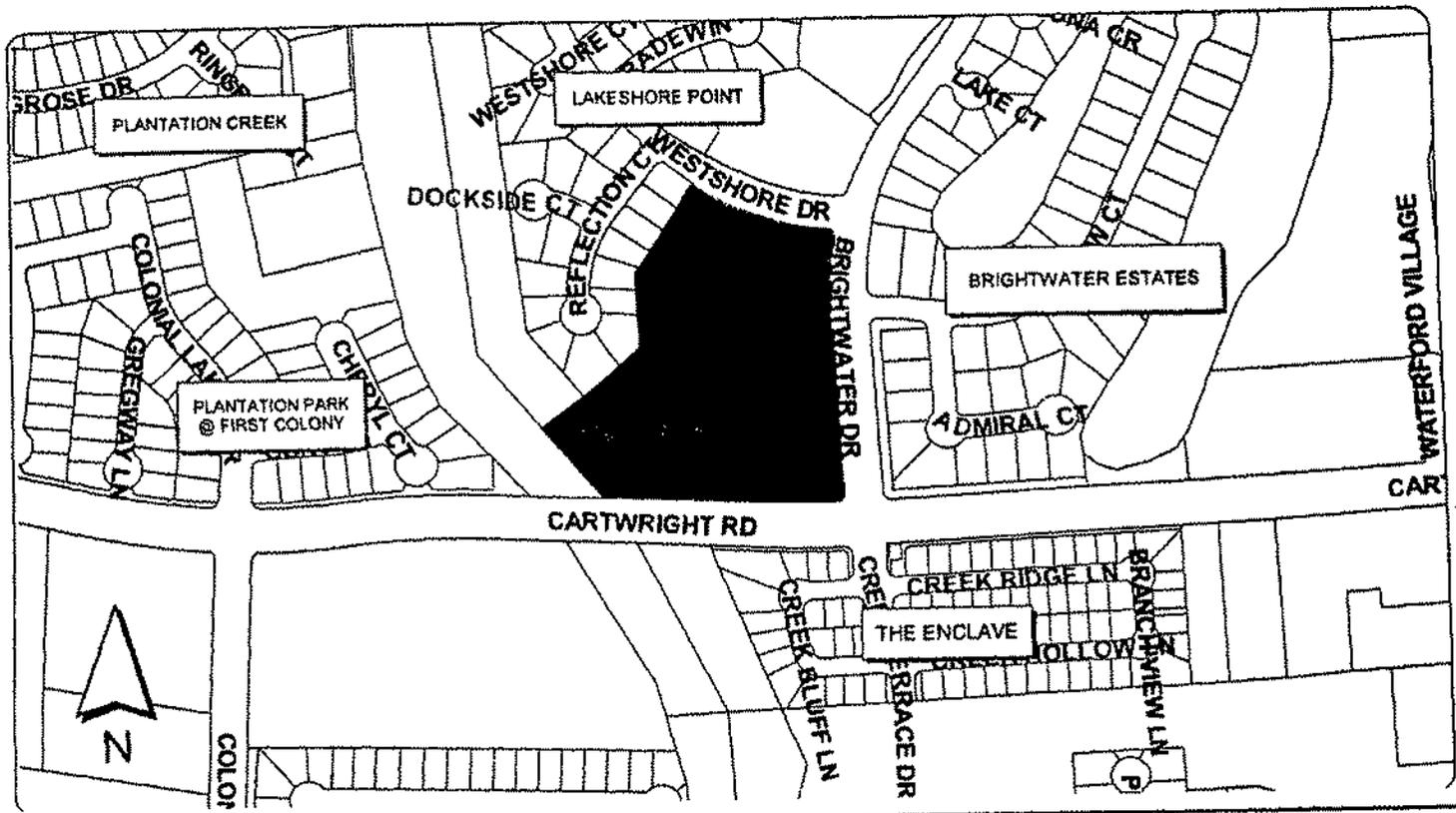


4 SOUTH ELEVATION



1 NORTH ELEVATION

PROJECT NAME:	SOUTHMINSTER PRESBYTERIAN CHURCH	PROJECT NO.:	01-02	DATE:	6/
TITLE:	NEW EDUCATION BUILDING	SCALE:	1/16" = 1'-0"	SHEET 1:	2





**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:	CCRC / CARTWRIGHT SENIOR LIVING COMMUNITY
2. Address/Location of Property:	4200 CARTWRIGHT ROAD, MISSOURI CITY TEXAS 77459
3. Applicant's Name:	CYNTHIA RAMIREZ - STOA ARCHITECTS
Mailing Address:	6001 SAVOY DRIVE, SUITE 100, HOUSTON, TEXAS 77036
Phone No.:	(713) 995 - 8784
Email:	CRAMIREZ@STOAINTL.COM
4. Status of Applicant:	Owner <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Trustee <input type="checkbox"/> Corporation <input type="checkbox"/> Relative <input type="checkbox"/> (If other than Owner, submit written authorization from Owner with application.)
5. Property Owner:	SOUTHMINSTER PRESBYTERIAN CHURCH - KENT LANDRY
Mailing Address:	2310 BRIGHTWATER DRIVE, MISSOURI CITY, TEXAS 77459
Phone No.:	(281) 499- 2310
Email:	KLANDRY@SOUTHMINPRES.ORG
6. Existing Zoning District:	LC - 2 (SUP #40)
7. Total Acreage:	5.553
8. Proposed Development and Reasons for Application:	TO ESTABLISH A SITE-SPECIFIC CRITERIA FOR A PROPOSED INDEPENDENT LIVING (52 UNITS) AND ASSISTED LIVING (119 UNITS) BUILDINGS ON A CURRENT LC-2 SITE.
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.):	0089 WM STAFFORD, ACRES 5.553, UNRESTRICTED RESERVE "A", BLOCK 1, SOUTHMINSTER AT BRIGHTWATER SEC 2
10. Central Appraisal District tax identification numbers of property (Attach Paid Tax Receipts):	PROPERTY CAD NO.: R170133
11. Do deed restrictions or restrictive covenants exist for the property? (Circle One):	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> (If yes, submit with application.)
12. Does this application include an Architectural Design Review: (Circle One):	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> (If yes, see page 8, Exhibit C for materials required to be submitted.)
<b>FILING FEE: \$1,200.00</b>	

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

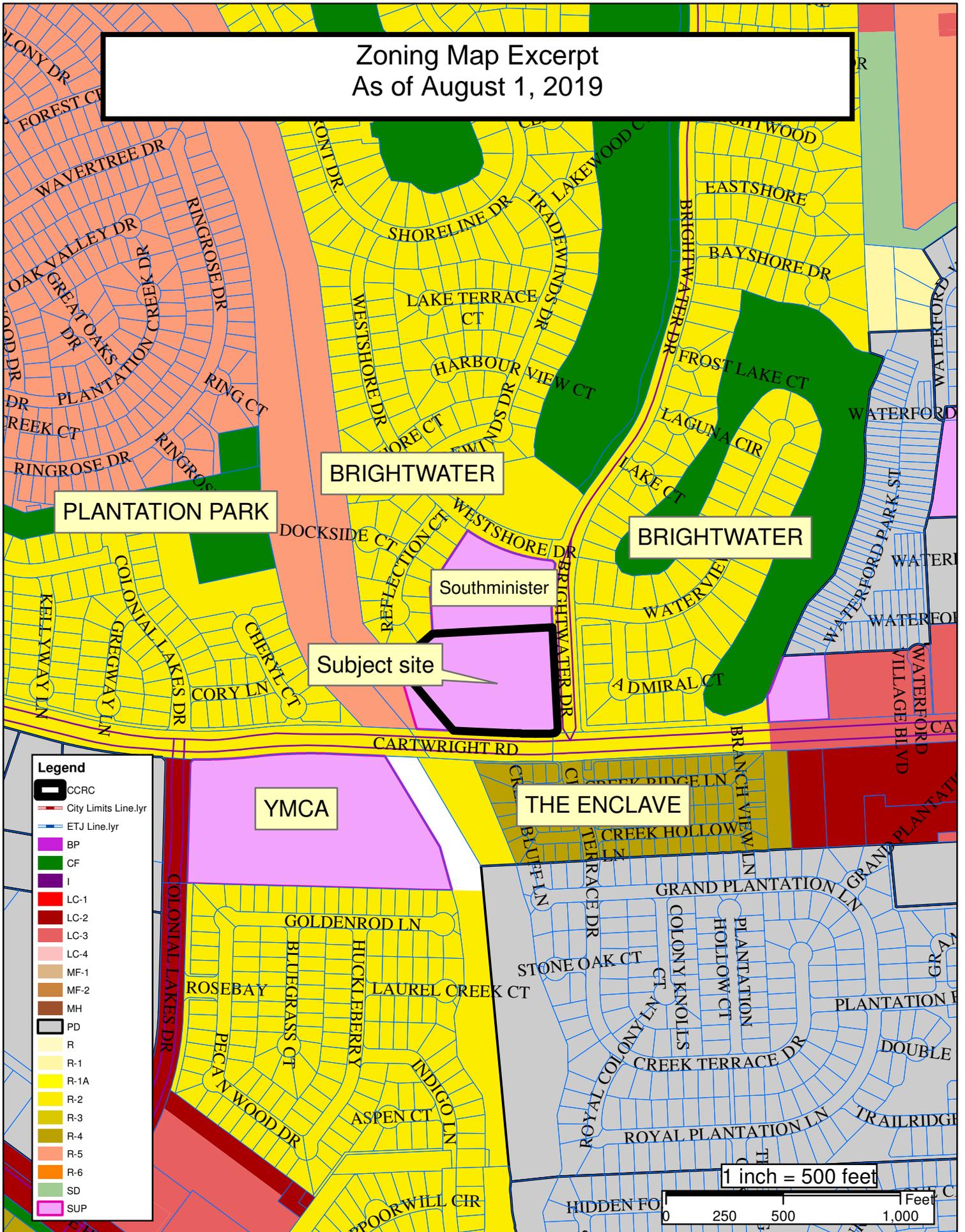
**Development Services Department  
1522 Texas Parkway (FM 2234)  
Missouri City, TX 77489**

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

CYNTHIA RAMIREZ  
Print Name of Applicant  
  
  
Signature of Applicant

*Southminster Presbyterian Church*  
Print Name of Property Owner  
  
  
Signature of Property Owner, Agent or Attorney

# Zoning Map Excerpt As of August 1, 2019



PLANTATION PARK

BRIGHTWATER

BRIGHTWATER

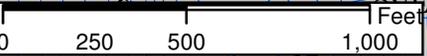
Southminster

Subject site

YMCA

THE ENCLAVE

1 inch = 500 feet





Brightwater

Soutminster

Brightwater

Stripes

Plantation Park

Subject Site

YMCA

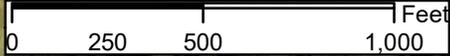
The Enclave

MC EOC

**Legend**

- ETJ Line.lyr
- City Limits Line.lyr
- CCRC

1 inch = 500 feet



# Planned Development District Current Conditions – Site Pictures

## CCRC Cartwright Senior Living Community



View looking south, from Southminster Church parking lot



View looking west, from Southminster School parking lot and driveway



SITE REQUIREMENTS

<b>INDEPENDENT LIVING FACILITY</b>	TOTAL NUMBER OF UNITS: <b>52 UNITS - 3 STORIES (45' HIGH MAX.)</b> PARKING REQUIRED: <b>81 PARKING REQUIRED</b> ACCESSIBLE PARKING REQUIRED: <b>4 ACCESSIBLE PARKING</b>
<b>ASSISTED LIVING FACILITY</b>	TOTAL NUMBER OF UNITS: <b>143 BEDS - 3 STORIES (45' HIGH MAX.)</b> PARKING REQUIRED: <b>36 GENERAL PARKING</b> ACCESSIBLE PARKING REQUIRED: <b>4 ACCESSIBLE PARKING</b>
<b>PROVIDED PARKING</b>	PROVIDED GENERAL PARKING: <b>132 GENERAL PARKING</b> PROVIDED ACCESSIBLE PARKING: <b>8 ACCESSIBLE PARKING</b>
<b>TOTAL SQ FT</b>	PROPERTY AREA <b>241,888.68 SQ FT - 5.553 ACRES</b>

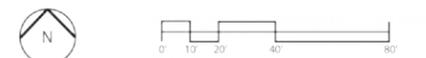
**KEY**

(A)	EXISTING BRIGHTWATER MONUMENT SIGN
(B)	EXISTING CHURCH MONUMENT SIGN
(C)	PROPOSED SENIOR LIVING MONUMENT SIGN
○	LARGE SCALE DECIDUOUS TREE
○	MEDIUM SCALE DECIDUOUS TREE
○	DECIDUOUS FLOWERING SHRUBS
---	PROPERTY LINE
---	SETBACK LINE
---	PROPOSED FENCE LINE

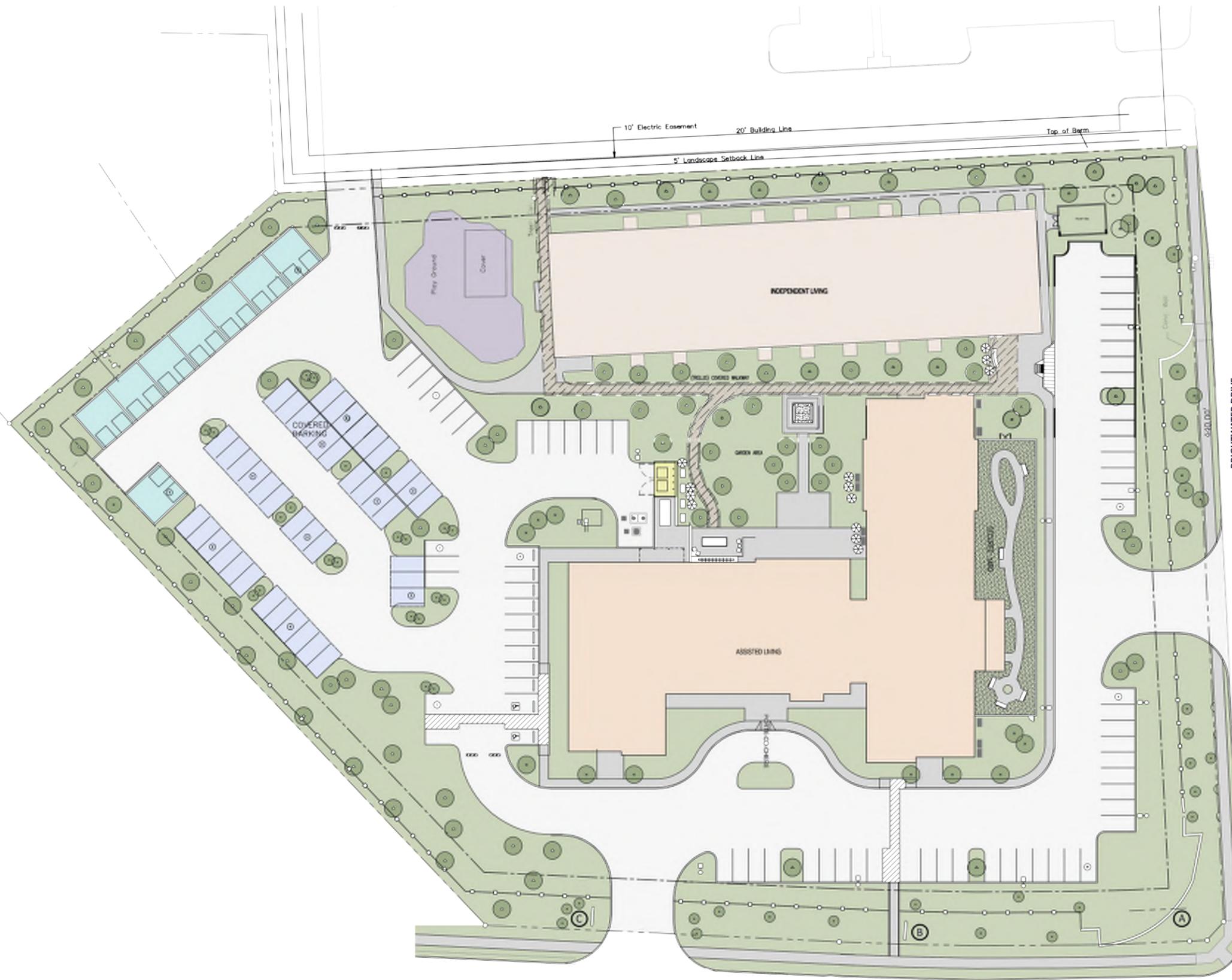
**LEGEND**

[Light Orange]	INDEPENDENT LIVING FACILITY
[Orange]	ASSISTED LIVING FACILITY
[Green]	GREEN SPACE
[Grey]	PEDESTRIAN WALKWAY
[Light Grey]	ROADS
[Brown]	COVERED TRELLIS WALKWAY
[Blue]	COVERED PARKING
[Light Blue]	PARKING GARAGE
[Purple]	EXISTING PLAYGROUND-SHARED SPACE
[Yellow]	DUMPSTER LOCATION

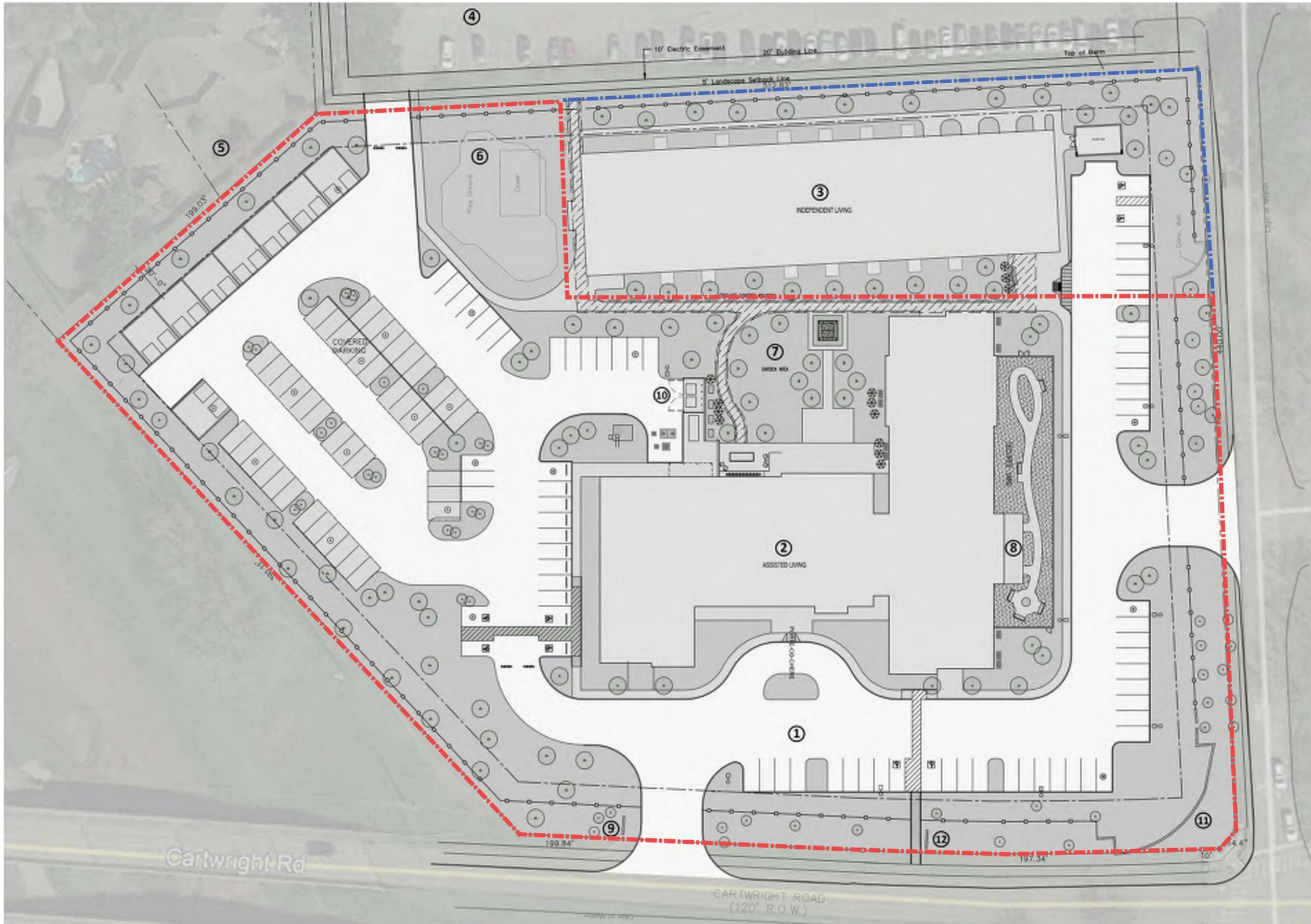
OVERALL MASTER SITE PLAN SCALE: 1:30



WORKED BY: CYNTHIA RAMIREZ  
 6001 SAVOY DRIVE, SUITE 100  
 HOUSTON, TEXAS 77036  
 DATE: SEPTEMBER 12, 2019



CARTWRIGHT ROAD  
 (120' R.O.W.)

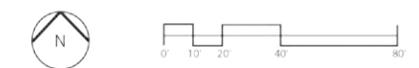


SITE PLAN LEGEND

- 1. PROPOSED CCRC SITE
- 2. ASSISTED LIVING FACILITY
- 3. INDEPENDENT LIVING FACILITY
- 4. SOUTHMINSTER PRESBYTERIAN CHURCH
- 5. BRIGHTWATER NEIGHBORHOOD
- 6. EXISTING PLAYGROUND (TO REMAIN)
- 7. PROPOSED GARDEN
- 8. PROPOSED MEMORY GARDEN
- 9. MONUMENT SIGN
- 10. DUMPSTER LOCATION
- 11. EXISTING BRIGHTWATER SIGN
- 12. EXISTING CHURCH SIGN

- PHASE 1: ASSISTED LIVING
- PHASE 2: INDEPENDENT LIVING

SITE PLAN





FRONT ELEVATION



BACK ELEVATION

LEGEND									
	9433		32231	 MRB	MATCH RED BRICK COLOR	 RB	RED BRICK	 S	STUCCO
	32122		33341	 FRB	FIELD BRICK	 FS	FIELD STUCCO	 WC	WHITE COLOR

INDEPENDENT LIVING ELEVATIONS





FRONT ELEVATION



BACK ELEVATION

LEGEND	 9433	 32231	 MRB MATCH RED BRICK COLOR	 RB RED BRICK	 S STUCCO
	 32122	 33341	 FRB FIELD BRICK	 FS FIELD STUCCO	 WC WHITE COLOR



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

**DATE OF NOTICE: September 27, 2019**

**LOCATION/DATE:** The Planning and Zoning Commission of the City of Missouri City will hold a public hearing on Wednesday, October 9, 2019, at the City Council Chambers – 2<sup>nd</sup> Floor, City Hall Building, 1522 Texas Parkway (FM-2234), Missouri City, Texas at 7:00 p.m.

**PURPOSE:** To receive comments for or against **an updated** request by Cynthia Ramirez, STOA Architects to zone a property from LC-2, local retail district and SUP, Specific Use Permit No. 40 (Ordinance O-01-33) to PD, Planned Development District to allow for a unified development to include independent living and assisted living; and to the extent such zoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

**SITE LOCATION:** The subject site is located north of the Enclave residential subdivision and Fort Bend Family YMCA, south and west of the Brightwater residential subdivision and east of Plantation Park residential subdivision.

**SITE LEGAL DESCRIPTION:** The subject site can be described as being all of Reserve A, Southminster at Brightwater Section 2 according to the map or plat thereof recorded instrument number 20070151 of 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](mailto:planning@missouricitytx.gov) for further information.



**DEVELOPMENT SERVICES – PLANNING DIVISION**

**1522 TEXAS PARKWAY**

**MISSOURI CITY, TEXAS 77489**

September 27, 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, October 9, 2019  
City Council Chambers  
2<sup>nd</sup> Floor, City Hall Building  
1522 Texas Parkway (FM 2234); 7:00 PM

To receive comments for or against **an updated** request by Cynthia Ramirez, STOA Architects to zone a property from LC-2, local retail district and SUP, Specific Use Permit No. 40 (Ordinance O-01-33) to PD, Planned Development District to allow for a unified development to include independent living and assisted living; and to the extent such zoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

\*\*\*\*\*

Dear City Representatives:

\_\_\_\_ I/We protest this proposed zoning because

\_\_\_\_ I/We support this proposed zoning because

Sincerely,

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
Subdivision

\_\_\_\_\_  
Phone Number

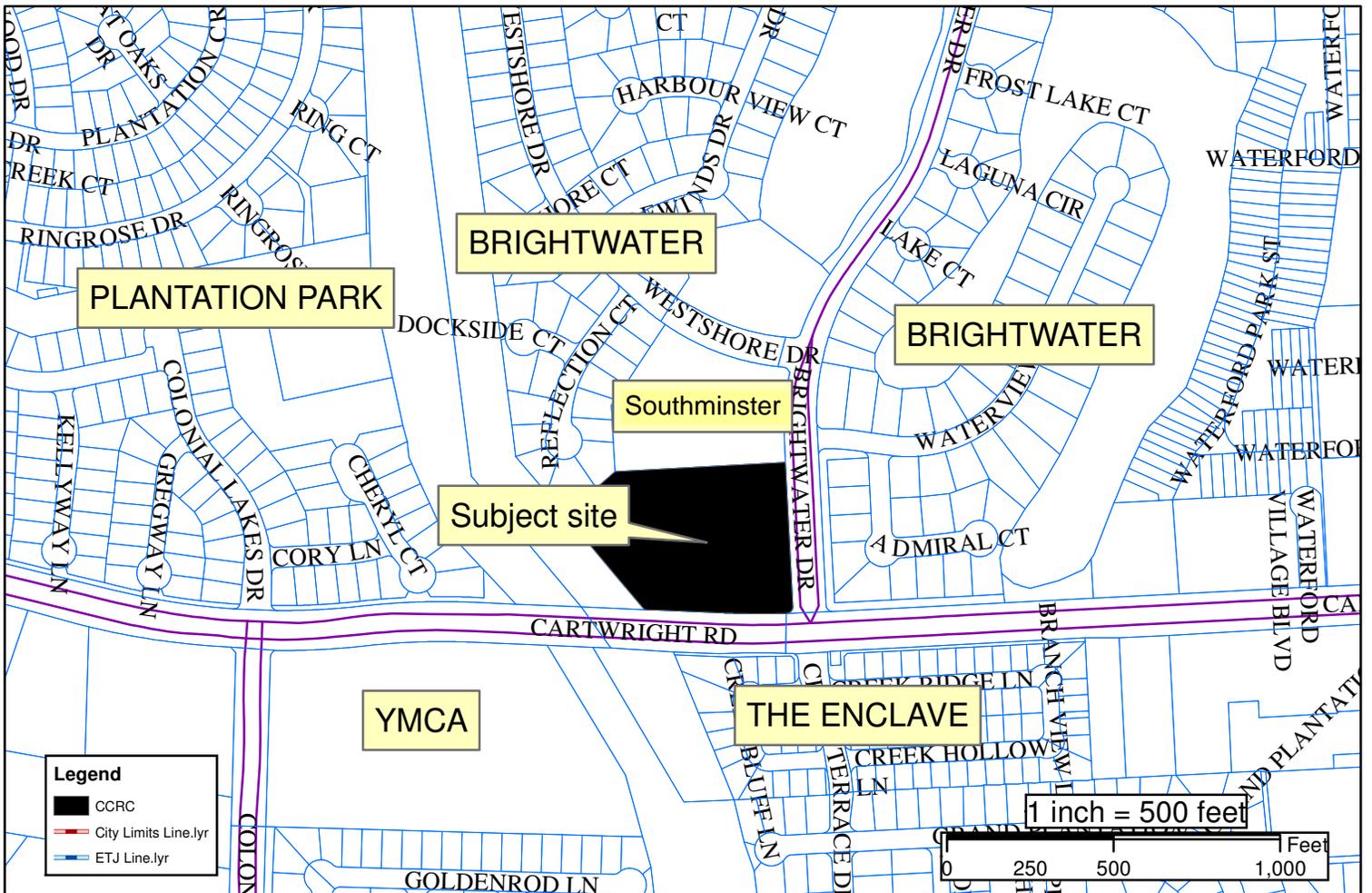
Return to:

Development Services Department  
1522 Texas Parkway  
Missouri City, TX 77489  
FAX (281)403-8962

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*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



BRIGHTWATER

PLANTATION PARK

BRIGHTWATER

Southminster

Subject site

YMCA

THE ENCLAVE

1 inch = 500 feet



**Legend**

- CCRC
- City Limits Line.lyr
- ETJ Line.lyr

## CCRC - Mailing labels to property owners within 250 feet of the subject property

Fort Bend County 301 Jackson ST RM 101 Richmond, TX 77459	Southminster Presbyterian Church 2310 BRIGHTWATER DR MISSOURI CITY, TX 77459	Southminster Presbyterian Church MISSOURI CITY, TX 77459
Brightwater Homeowners Assn C/o Crest Management CO PO Box 219320 Houston, TX 77459	Kaleta Albert F & Connie T 4122 Waterview CT Missouri City, TX 77459	Khan, Zohreen 4118 Waterview CT Missouri City, TX 77459
Khan, Sumera T 4118 Waterview CT Missouri City, TX 77459	Tan Karen 4119 Admiral CT Missouri City, TX 77459	Aranda Gregory V & Terisita S 4123 Admiral CT Missouri City, TX 77459
Peugh Elzray & Crystal 4127 Admiral CT Missouri City, TX 77459	Hawley Gary W & Regina G 4131 Admiral CT Missouri City, TX 77459	Robinson Albert M & Carlis 4135 Admiral CT Missouri City, TX 77459
Ft Bend MUD #42 c/o Allen Boone Humphries Robinson LLP 3200 Southwest FWYSTE 2600 Houston, TX 77459	First Colony Community Services Assoc 4350 AUSTIN PKWY SUGAR LAND, TX 77459	Demetro Nick 4202 Creek Ridge LN Missouri City, TX 77459
Maturan Gienita 4206 Creek Ridge LN Missouri City, TX 77459	Joseph Raj Tehophilus & Zeritu Getachew Tasese 10940 Meadowglen LN APT 303 Houston, TX 77459	MATHURIA NILESH 4214 CREEK RIDGE LN MISSOURI CITY, TX 77459
Olivas Johnny 2502 Creek Bluff LN Missouri City, TX 77459	Moore William 4122 CREEK RIDGE LN Missouri City, TX 77459	Gibson Adrienne 2315 Reflection CT Missouri City, TX 77459
Wen Yi Hong & Shanshan Chen 2319 Reflection CT Missouri City, TX 77459	Paul Sudhir & Ruchira 2323 Reflection CT Missouri City, TX 77459	Ammerman Living Trust 2327 Reflection CT Missouri City, TX 77459
Farrell David Leonard & Jacqueline Lorranine 2330 Reflection CT Missouri City, TX 77459	Morgan Dwayne & Vivian 2326 Reflection CT Missouri City, TX 77459	Higgins Robert B & Linda T 2322 Reflection CT Missouri City, TX 77459
Smith Leslie P & Elaine C 2318 Reflection CT Missouri City, TX 77459	HOAs Brightwater First Colony	Max Cleaver FBISD 16431 Lexington Blvd Sugar Land, TX 77479

Protest Received after August 14, 2019  
(Commission's 1st consideration of the proposed plan)



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

City of Missouri City, TX

Received

September 27, 2019

CITY OF MISSOURI CITY, TEXAS  
Planning and Zoning Commission

OCT 04 2019

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Planning Division

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

\*\*\*\*\*

Dear City Representatives:

I/We protest this proposed zoning because

Please refer to the attached list. Thanks

I/We support this proposed zoning because

Sincerely,

*Gary & Regina Hawley*  
Signature

*Gary & Regina Hawley*  
Print Name

*4131 Admiral Ct.*  
Street Address

*Lakes of Brightwater*  
Subdivision

Phone Number

Return to:

Development Services Department  
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.

*Gary & Regina Hawley*  
Print Name

*Gary & Regina Hawley*  
Signature

OCT 04 2019

Gary & Regina Hawley Hawley

4131 Admiral Ct. Missouri City

Brightwater residents for over 20 years and within 200' of the proposed property in question

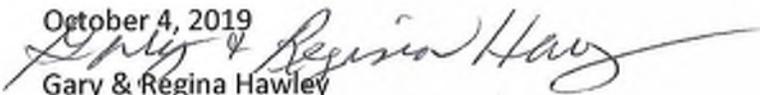
Planning Division

**We are still against and therefore, protesting the updated proposed request by Ms. Ramirez because:**

1. One of the reasons we purchased our particular home was because of its location at the entrance of the subdivision, and, more specifically, there was nothing across the way except green field where kids and families played. It's a beautiful entrance into a beautiful, quiet, family neighborhood.
2. Adding a Multi Unit Residential Living complex would negatively impact our property value and quality of life. A multi - purpose structure was simply not in the deal when we decided to purchase our home in Lakes of Brightwater. There should be some reasonable level of expectation that when one purchases their "dream" home in their "dream" community and pays more than average price (which for us, it was more than average), one should be able to expect the property would appreciate in value not lose value, which we believe constructing a multi-purpose complex of such at this proposed location would result in.
3. Traffic on Cartwright would surely increase tremendously as with additional residents, visitors, and workers, staff, etc.
4. Traffic through Lakes of Brightwater would surely increase because everyone likes to take the back way out or a different way to and from.
5. Drainage caused by lack of green space.
6. One of the best and most attractive features of living in Missouri City, particularly Brightwater and surrounding subdivisions, is the absence of apartment buildings or other multi-purpose buildings in single homes neighborhoods. The thought of seeing a multi-story complex in our neighborhood, as our neighbor, would certainly change the community that we hoped would be our last home.

October 4, 2019

Gary & Regina Hawley



Planning & Zoning Commission  
Development Services Department  
1522 Texas Parkway  
Missouri City, TX 77489

August 21, 2019

To Whom It May Concern,

I am writing to protest the proposed development of property located at Brighterwater Drive and Cartwright Road.

As you may know, the firm STOA International Architects is proposing an independent and assisted living facilities. As a resident of Lakes of Brightwater subdivision, I strongly disagree the proposed plan for the reasons as following:

- Proposed the buildings greater than two stores in height and It violates the current zoning designation
- Limited drainage and detention capabilities per the site map and potential impact to and from Oyster Creek
- The excessive size, square footage and parking proposed for the acreage available
- Non-Brightwater individuals possibly using Brightwater amenities

I strongly urge the commission to reject the proposed development.

Thanks for your consideration



Jason Zijian Lin

Resident of  
4122 Mooring Point Ct  
Missouri City, TX 77459

City of Missouri City, TX  
Received

AUG 27 2019

Planning Division