



**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 **December 11, 2019 at 7:00 p.m. at City Hall, Council Chambers, 2nd Floor**, 1522 Texas Parkway, Missouri City, Texas, for the purpose of considering the following agenda items. All agenda items are subject to action. The Planning and Zoning Commission reserves the right to meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. READING OF MINUTES**
 - A.** Consider approval of the minutes of the October 9, 2019 Planning and Zoning Commission Meeting.
 - B.** Consider approval of the minutes of the November 13, 2019 Planning and Zoning Commission Meeting.
- 4. REPORTS**
 - A. COMMISSION REPORTS**
 - (1) Chairman of the Planning and Zoning Commission
 - (2) Planning and Zoning Commissioners
 - B. STAFF REPORTS**
 - (1) Development Services
 - a. Director
 - (2) Engineering
 - a. City Engineer
- 5. PUBLIC COMMENT**

This is an opportunity for the public to address the Planning and Zoning Commission on items/concerns not on the agenda. Public comments shall be limited to three (3) minutes per individual and to ten (10) minutes per subject. Public comments may address items that are not on the agenda.
- 6. PLATS**
 - A. CONSENT AGENDA**
 - (1) Consider approval of a preliminary plat for Parks Edge Section Thirteen

- (2) Consider approval of a preliminary plat for Hagerson Road Tract Section Three
- (3) Consider approval of a preliminary plat for Waffle House of Missouri City
- (4) Recommend disapproval of a preliminary plat for Vrindavan Resorts
- (5) Consider approval of a final plat for Sienna Plantation Section 34A
- (6) Consider approval of a final plat for Lifetime Plaza
- (7) Consider approval of a final plat for Sunandas Performing Arts

7. ZONING MAP AMENDMENTS

A. PUBLIC HEARING FOR A SPECIFIC USE PERMIT

- (1) To receive comments for or against a request by Farrah Sabouni, Auto Arch, for a SUP, specific use permit to allow for the location of an educational campus to include a Montessori school, a place of assembly; 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.

8. ZONING TEXT AMENDMENTS

A. MOBILE FOOD ESTABLISHMENTS

- (1) Public hearing to receive comments for or against possible amendments to the Zoning Ordinance regarding mobile food establishments.

B. ZONING BOARD OF ADJUSTMENT

- (1) Discuss proposed amendments to the Zoning Ordinance regarding the powers and procedures of the Zoning Board of Adjustment.

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
December 11, 2019
Page 3

I certify that a copy of the December 11, 2019 agenda of items to be considered by the Missouri City Planning and Zoning Commission was posted on the City Hall bulletin board on December 6, 2019.



Egima Edwards
Planning Technician



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: December 11, 2019

AGENDA ITEM SUBJECT: Preliminary Plat of Parks Edge Section Thirteen

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**

PERMIT NUMBER: Plat 1900190

PROPERTY ID: 0313-00-000-0126-907 / 0013-00-000-0502-907

LOCATION: South of Park Vista Drive and east of Edge View Lane

ZONING DISTRICT DESIGNATION: PD; PD, Planned Development #95
(Ordinance O-15-52) / R-2, single family residential district

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

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 82-65 of the Code of Ordinances of the City of Missouri City.

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 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 on July 3, 2017 for the Parks Edge subdivision. The dedication was approved for the provision of trails and cash in lieu of parkland. The dedication shows a portion of the proposed trails running to the south and west of the subject section, along Mustang Bayou. Please provide the location of the trails on the plat and indicate the reserves that would include the proposed trails.**
 - b. Each preliminary plat of [a] development must comply with the conceptual plan in accordance with Section 82-32.(a) of the city's subdivision ordinance. **Please update the concept plan, dated September 9, 2019, to include the proposed section layout.**
 - c. The **location, rights-of-way widths, and names** of all **existing and proposed easements**, including pipeline, within or adjacent to the subdivision for a distance of not less than 200 feet shall be indicated in accordance with Section 2.D(12). **Please clarify whether or not the 14 foot utility easements as shown along the rear lot lines are proposed to be fully contained within the subject or split along lot lines. Section 82-168 of the city's subdivision ordinance requires a minimum utility easement of at least eight feet in width.**
 - d. A copy of the proposed restrictive covenants shall be provided in accordance with Section 2.D(24). **The application included a recorded copy of the "Declaration of Covenants, Conditions, and Restrictions Parks Edge". However, the recorded document is only applicable to Parks Edge Sections 1, 2 and 3. Please provide documentation that the proposed section will be subject to these restrictions.**
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
 - a. Contour lines with intervals of one foot, referred to sea level (USGS and city datum), shall be provided to show at least two contour lines within the subdivision in addition to those necessary to clearly show outfall drainage in accordance with Section 2.D(15). **Please darken contours for better visibility.**
 - 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 drainage plan with calculations must be provided in accordance with Section 2.D.(18). Please provide drainage capacity letters.
 - d. A capacity allocation for utility service for the development and approval of the connection design shall be secured separately prior to connection to water and wastewater facilities in accordance with Section 1.06 of the Public Infrastructure Design Manual. Please provide utility capacity letters.
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
- a. An alphabetical list of proposed street names for the subdivision shall be provided in accordance with Section 2.D(23). ***The street names Oak Manor Court and Spring Court may cause confusion due to the number of "Oak" and "Spring" streets in the city. Please consider revising.***

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

None.
- 2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
 - a. Please update the Platting Manual reference in plat note #15 to read: "as required by Section 3.C.(14) of the Platting Manual of the City of Missouri City, as adopted in September 2019"
 - b. Please update plat note #17 to reference the correct section number and ensure the slab elevation referenced for the subject section is correct.

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

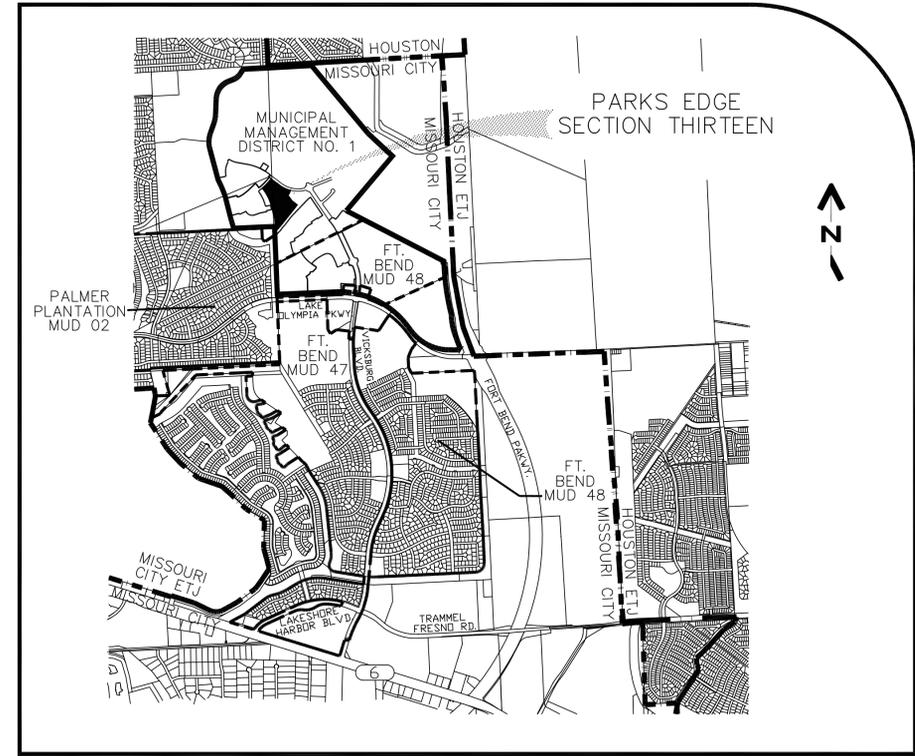
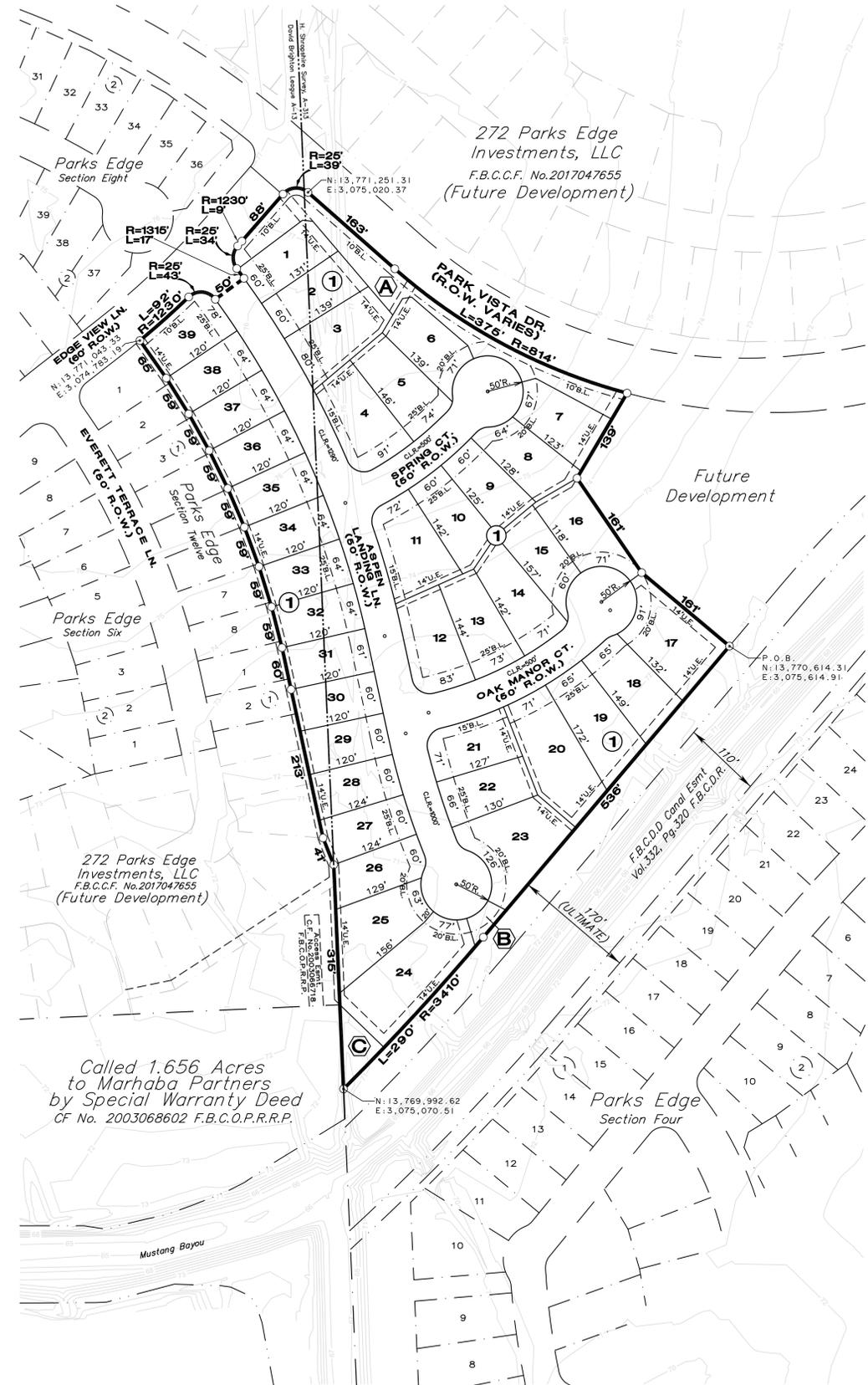
- GENERAL NOTE:
- 1.) "B.L." INDICATES BUILDING LINE.
 - 2.) "U.E." INDICATES UTILITY EASEMENT.
 - 3.) "W.L.E." INDICATES WATER LINE EASEMENT.
 - 4.) "S.M. SWR. ESMT." INDICATES STORM SEWER EASEMENT.
 - 5.) "S.S.E." INDICATES SANITARY SEWER EASEMENT.
 - 6.) "L.S." INDICATES LIFT STATION SITE.
 - 7.) "1' RES." INDICATES ONE FOOT RESERVE.

dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent storage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and vest in the dedicant, his heirs assigns, or successors.

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

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

- 11.) T.B.M. 5/8" IRON ROD CAP ELEVATION, 62.96'. ELEVATIONS BASED ON U.S.C. & G.S. MONUMENT STAMPED SUGARLAND 1942-1, ELEVATION: 62.96 FEET N.G.V.D. 1929, 1973 ADJUSTMENT.
- 12.) IN ACCORDANCE WITH CENTERPOINT ENERGY SERVICE STANDARDS, ARTICLE 406.52, ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION IN THE SUGAR LAND DISTRICT AREA, CALL (281) 561-2999.
- 13.) DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- 14.) SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTIONS 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- 15.) THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACE; AND THE PARKS EDGE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACES AS REQUIRED BY SECTION 3.C.12) OF THE ADMINISTRATIVE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (JUNE 2014)
- 16.) ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE CITY OF MISSOURI CITY.
- 17.) ALL SLAB ELEVATIONS SHALL BE ELEVATED TO OR ABOVE A HEIGHT WHICH IS THE HIGHER OF EIGHTEEN INCHES ABOVE HIGHEST ADJACENT GRADE, OR TWELVE INCHES ABOVE THE MAXIMUM ONE PERCENT ANNUAL FLOOD RISK FLOODPLAIN PONDING ELEVATION IN THE NEAREST DRAINAGE SYSTEM AS PER SECTION 42-54 OF THE MISSOURI CITY CODE OF ORDINANCES. THE MINIMUM SLAB ELEVATION FOR SECTION 2 IS 75.50'.
- 18.) ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED.
- 19.) NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
- 20.) REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- 21.) THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500 FT. FOR RESIDENTIAL DEVELOPMENT AND 300 FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- 22.) ALL STREETS WITHIN THE SUBJECT SUBDIVISION ARE PUBLIC STREETS.
- 23.) RESERVES CREATED BY THIS PLAT WILL BE OWNED AND MAINTAINED BY FORT BEND M.U.D. #48.
- 24.) BASED ON FEMA FIRM PANEL NO. 48157C0285L, DATED APRIL 2, 2014, THE PROPERTY LIES PARTIALLY WITHIN ZONES AE, X, AND SHADED X. THIS PROPERTY IS CURRENTLY BEING FILLED ABOVE THE 100-YEAR FLOODPLAIN ELEVATION. ONCE THE FILL HAS BEEN PLACED AND VERIFIED, THE LETTER OF MAP REVISION BASED ON FILL (LDMR-F) WILL BE SUBMITTED TO FEMA FOR APPROVAL. BUILDING PERMITS WILL NOT BE RELEASED BY THE CITY OF MISSOURI CITY UNTIL FEMA HAS APPROVED THE LDMR-F.
- 25.) THERE ARE NO PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION AS PER SECTION 82-97 (5)
- 26.) DRIVEWAY LOCATION - FOR THE LOT ON THE INSIDE OF A KNUCKLE OR 90-DEGREE TURN, DRIVEWAY MUST BE PLACED ON THE LOT FRONTAGE ALONG THE INSIDE APPROACH LANE PRIOR TO THE RIGHT TURN, TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
- 27.) THE CONTOURS AND SLAB ELEVATIONS SHOWN HEREON ARE BASED ON THE VERTICAL DATUM OF NGVD 29, 1973 ADJ. TO CONVERT TO THE DATUM NAVD 1988, 2001 ADJ., SUBTRACT 1.30 FEET FROM 1973 ELEVATIONS.
- 28.) IN ACCORDANCE WITH PD, PLANNED DEVELOPMENT DISTRICT #95 (ORDINANCE 0-15-52) THERE SHALL BE A REAR YARD OF NOT LESS THAN 8 FEET, EXCEPT AS SPECIFICALLY SET FORTH IN THE RESIDENTIAL BUILDER GUIDELINES, ADOPTED AS EXHIBIT D BY ORDINANCE 0-15-52, A SIDE YARD OF ZERO (0) FEET IS ALLOWED, THE COMBINED SIDE YARDS BETWEEN A BUILDING ON A GIVEN LOT AND A BUILDING ON AN ADJACENT LOT SHALL BE NOT LESS THAN TEN FEET.
- 29.) ALL DRAINAGE AND FLOOD WAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168 (D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- 30.) NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS, WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THE SUBDIVISION UNTIL SUCH TIME AS THE ESCROW OF FUNDS REQUIRED UNDER THE PROVISIONS OF SUBSECTION (D); OR THE PAYMENT OF MONEY IN LIEU OF PARKLAND REQUIRED UNDER THE PROVISIONS OF SUBSECTION (E); OF SECTION 82-174 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS HAS BEEN SUBMITTED AND ACCEPTED BY THE CITY.
- 31.) IN ACCORDANCE WITH CENTER POINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.



Vicinity Map
Scale: 1" = 2000'

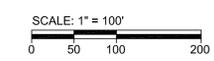
FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF PARKS EDGE SECTION SIX WHERE BUILDING SETBACK LINE OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO 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.

A PRELIMINARY PLAT OF
PARKS EDGE SECTION THIRTEEN
BEING 11.0± ACRES OF LAND
CONTAINING 39 LOTS (60' X 120' TYP) AND
THREE RESERVES IN ONE BLOCK.

OUT OF THE
**DAVID BRIGHTON LEAGUE, A-13
H. SHROPSHIRE SURVEY, A-313**
CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS
DEVELOPER:
DRH LAND OPPORTUNITIES I, INC.
14100 SW FREEWAY, SUITE 500
SUGAR LAND, TEXAS 77478
ATTN. CHRIS LINDHORST
(281) 566-2100
ENGINEER:
JONES & CARTER
6335 GULFTON, SUITE 100
HOUSTON, TEXAS 77081
ATTN. MR. SEAN BURCH
(713) 777-5337
PLANNER:



24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
Tel: 281-810-1422



NOTE:

- A** RESTRICTED RESERVE "A"
LANDSCAPE/OPEN SPACE
±0.47 ACRE
- B** RESTRICTED RESERVE "B"
LANDSCAPE/OPEN SPACE
±0.04 ACRE
- C** RESTRICTED RESERVE "C"
LANDSCAPE/OPEN SPACE
±0.08 ACRE

DISCLAIMER AND LIMITED WARRANTY

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



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: December 11, 2019

AGENDA ITEM SUBJECT: Preliminary Plat of Hagerson Road Tract Section Three

AGENDA ITEM NUMBER: 6.A.(2)

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

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

PERMIT NUMBER: Plat 1900191

PROPERTY ID: 0054-00-000-4200-907

LOCATION: West of LJ Parkway and north of Hagerson Road

ZONING DISTRICT DESIGNATION: ETJ, Extraterritorial Jurisdiction

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: The subject site has been annexed into the boundaries of Fort Bend County Municipal Utility District #149. The City has a Strategic Partnership Agreement with MUD #149.

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 82-65 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. The **rights-of-way** of all **railroads, pipelines** and **other permanent features** such as section lines within or adjacent to the subdivision for a distance of not less than 200 feet shall be indicated in accordance with Section 2.D(12). **Please provide the pipeline easement width on east side of the property.**
 - b. A copy of the proposed restrictive covenants shall be provided in accordance with Section 2.D(24). **The deed restrictions provided do not reference the subject subdivision or section. Please provide a copy of draft deed restrictions pertaining to the subject section or proof that recorded deed restrictions apply to the subject section.**
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
 - a. 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.
 - b. 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). **Please darken contours for better visibility.**
 - c. A preliminary drainage plan with calculations must be provided in accordance with Section 2.D.(18). **Please provide drainage capacity letters.**
 - d. A capacity allocation for utility service for the development and approval of the connection design shall be secured separately prior to connection to water and wastewater facilities in accordance with Section 1.06 of the Public Infrastructure Design Manual. **Please provide utility capacity letters.**
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
 - a. An alphabetical list of proposed street names for the subdivision shall be provided in accordance with Section 2.D(23). **The street name Sabine Terrace Drive may cause confusion due to the number of "Sabine" streets in the city. Please consider revising.**

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. The following note must be provided if pipelines or pipeline easements exist within or adjacent to the subdivision for a distance of not less than 200 feet: "Buildings shall be set back a minimum distance of 30 feet from any pipeline or 15 feet from any pipeline easement, whichever distance is greater."
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
 - a. Please update the subdivision reference and Platting Manual reference in plat note #15 to read: "as required by Section 3.C.(14) of the Platting Manual of the City of Missouri City, as adopted in September 2019"
 - b. Please update plat note #17 to reference the correct section number and ensure the slab elevation referenced for the subject section is correct.

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

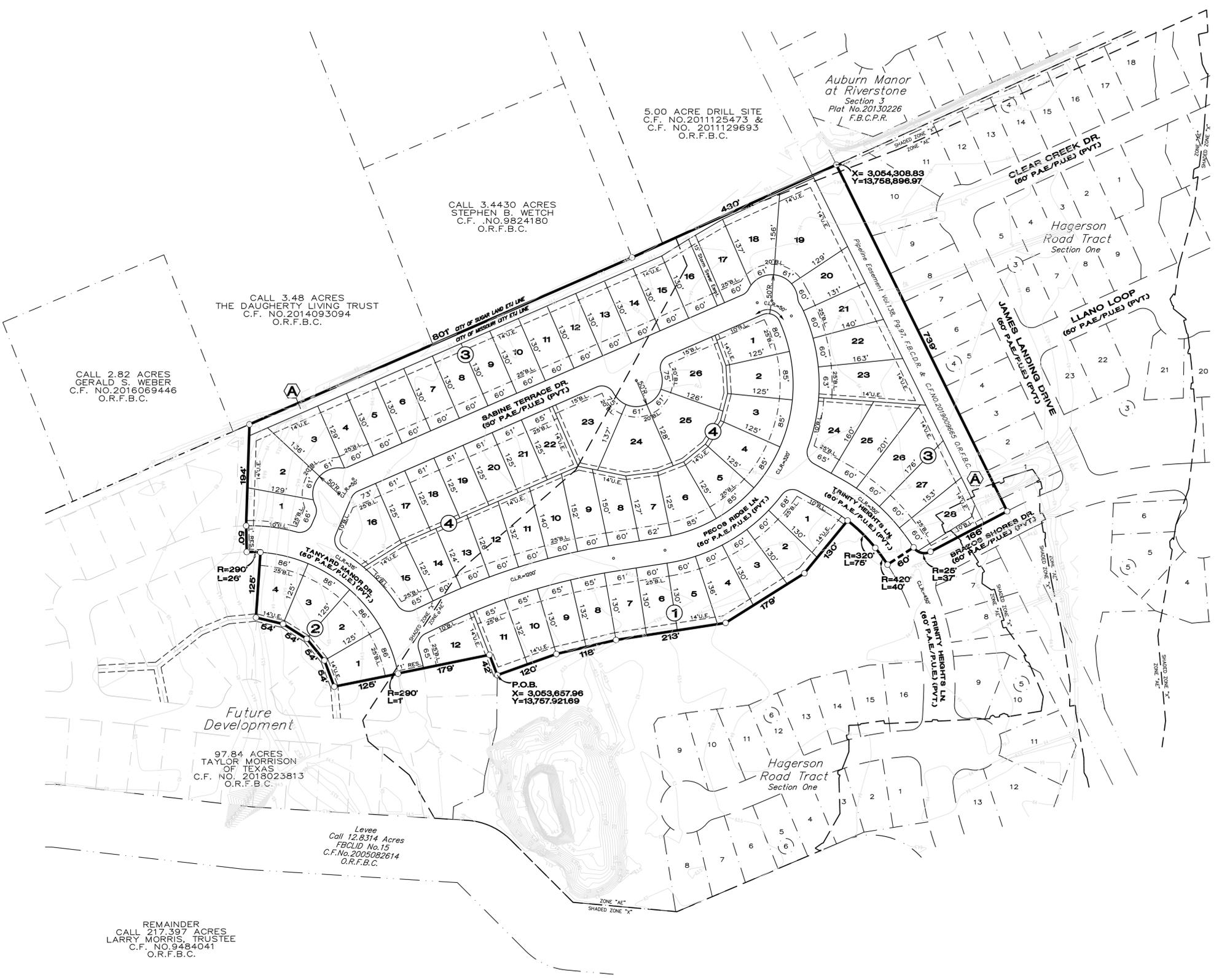


APPLICATION FOR PLAT APPROVAL

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

Date of Application:

| | | |
|--|---|--|
| 1. Name of plat: Hagerson Rd Tract Section Three | | |
| 2. Name of conceptual plan that encompasses this plat (if applicable): | | |
| 3. Type of use (Circle one or more): Multifamily Residential Commercial Industrial Planned Development Single Family Residential Specific Use Permit Other (Explain): | | |
| 4. Landowner's name (If company or corporation, list chief officer): Taylor Morrison | | |
| Mailing Address: 5353 W. Sam Houston Pkwy N, Suite 190 Houston, TX 77041 | | |
| Phone No.:(281) 208 - 7510 Fax No.:() - | | |
| Email: | | |
| 5. Applicant's name (Engineer, Planner , Architect, Etc.): META Planning +Design | | |
| Mailing Address: 24275 KATY ERWY SUITE 200 KATY, TX 77494 | | |
| Phone No.:(281) 749 - 1803 Fax No.:() - | | |
| Email: kedwards@krga.com | | |
| 6. Is plat located inside the City limits? (Circle One): | YES | NO |
| 7. Is plat located inside the City's ETJ? (Circle One): | YES | NO |
| 8. Total acreage: 19.8 | | |
| 9. Estimated # of Sections: <u> 1 </u> | Blocks: <u> 4 </u> | Reserves: <u> 1 </u> |
| 10. Estimated # of residential lots/dwelling units: 70 | | |
| 11. Land distribution (in acres) - <i>Must total acreage indicated in Line 8 above.</i> | | |
| Private Streets: <u> 3.56 </u> | Public Streets: <u> </u> | Residential Lots: <u> 14.83 </u> |
| Lakes/Ponds (non-recreational): <u> 0 </u> | Irrigation/Drainage Canals: <u> </u> | Recreational Uses: <u> </u> |
| Utility Easements: <u> 0 </u> | Public Parkland: <u> </u> | |
| Other (explain): <u> landscape/open space and pipeline </u> | | (acres): <u> 1.41 Ac </u> |
| 12. Residential lot dimensions: | Average: <u> 60' x 125' </u> | Smallest: <u> </u> |
| 13. Lot area: | Non cul-de-sac: | Cul-de-sac: |
| 14. Front width (At property line): | Non cul-de-sac: | Cul-de-sac: |
| 15. Front width (At building line): | Non cul-de-sac: | Cul-de-sac: |
| 16. Depth: | Non cul-de-sac: | Cul-de-sac: |
| 17. Block Length: <u> </u> | Average: <u> </u> | Longest: <u> </u> Shortest: <u> </u> |
| 18. Type of Streets (Circle One): | Public Private | Combination Public/Private |
| 19. Type of Water System (Circle One): | Public Individual Water Wells | Other (attach explanation) |
| 20. Type of Sanitary System (Circle One): | Public Individual Septic Tanks | Other (attach explanation) |
| 21. Municipal Utility District: FORT BEND COUNTY MUD 149 | | |



NOTE:
 RESTRICTED RESERVE "A"
 LANDSCAPE/OPEN SPACE/
 PIPELINE
 ±1.41 ACRES

A PRELIMINARY PLAT OF
HAGERSON ROAD TRACT
SECTION THREE

BEING 19.8± ACRES OF LAND
 CONTAINING 70 LOTS (60' X 125' TYP.) AND
 ONE RESERVE IN FOUR BLOCKS.

OUT OF THE
WILLIAM LITTLE SURVEY, A-54
 CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS

DEVELOPER:
TAYLOR MORRISON
 5353 W. SAM HOUSTON PKWY N. SUITE 190
 HOUSTON, TEXAS
 BOBBY SKINNER
 (281) 204-7510

ENGINEER:
COSTELLO, INC.
 2107 CITYWEST BLVD.
 HOUSTON, TX 77042
 CHAD HABLINSKI
 (713) 783-7788

PLANNER:



24275 KATY FREEWAY, SUITE 200
 KATY, TEXAS 77494
 Tel: 281-810-1422

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

CALL 3.4430 ACRES
 STEPHEN B. WETCH
 C.F. NO. 9824180
 O.R.F.B.C.

CALL 3.48 ACRES
 THE DAUGHERTY LIVING TRUST
 C.F. NO. 2014093094
 O.R.F.B.C.

CALL 2.82 ACRES
 GERALD S. WEBER
 C.F. NO. 2016069446
 O.R.F.B.C.

97.84 ACRES
 TAYLOR MORRISON
 OF TEXAS
 C.F. NO. 2018023813
 O.R.F.B.C.

Levee
 Call 12.8314 Acres
 FBCLID No. 15
 C.F. No. 2005082614
 O.R.F.B.C.

REMAINDER
 CALL 217.397 ACRES
 LARRY MORRIS, TRUSTEE
 C.F. NO. 9484041
 O.R.F.B.C.

5.00 ACRE DRILL SITE
 C.F. NO. 2011125473 &
 C.F. NO. 2011129693
 O.R.F.B.C.

Auburn Manor
 at Riverstone
 Section 3
 Plat No. 20130226
 F.B.C.P.R.

X= 3,064,308.83
 Y= 13,768,896.97

P.O.B.
 X= 3,053,657.96
 Y= 13,757,921.69



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: December 11, 2019

AGENDA ITEM SUBJECT: Preliminary plat of Waffle House of Missouri City

AGENDA ITEM NUMBER: 6.A.(3)

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

PERMIT NUMBER: Original Application: Plat 1900178
Written Response: Plat 1900195

PROPERTY ID: 0077-00-000-0526-907 / 0077-00-000-0518-907

LOCATION: Highway 6, north and west of Trammel Fresno Road, adjacent to an Arby's restaurant and a Public Storage facility

ZONING DISTRICT DESIGNATION: LC-3, retail district

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: N/A

RECOMMENDED ACTION:

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

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 82-65 of the Code of Ordinances of the City of Missouri City.

This application represents a written response to conditions approved on the preliminary plat on November 13, 2019.

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

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

None
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
None
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

None
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division

None

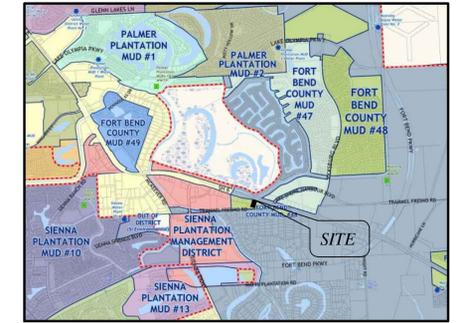
-----END OF REPORT-----



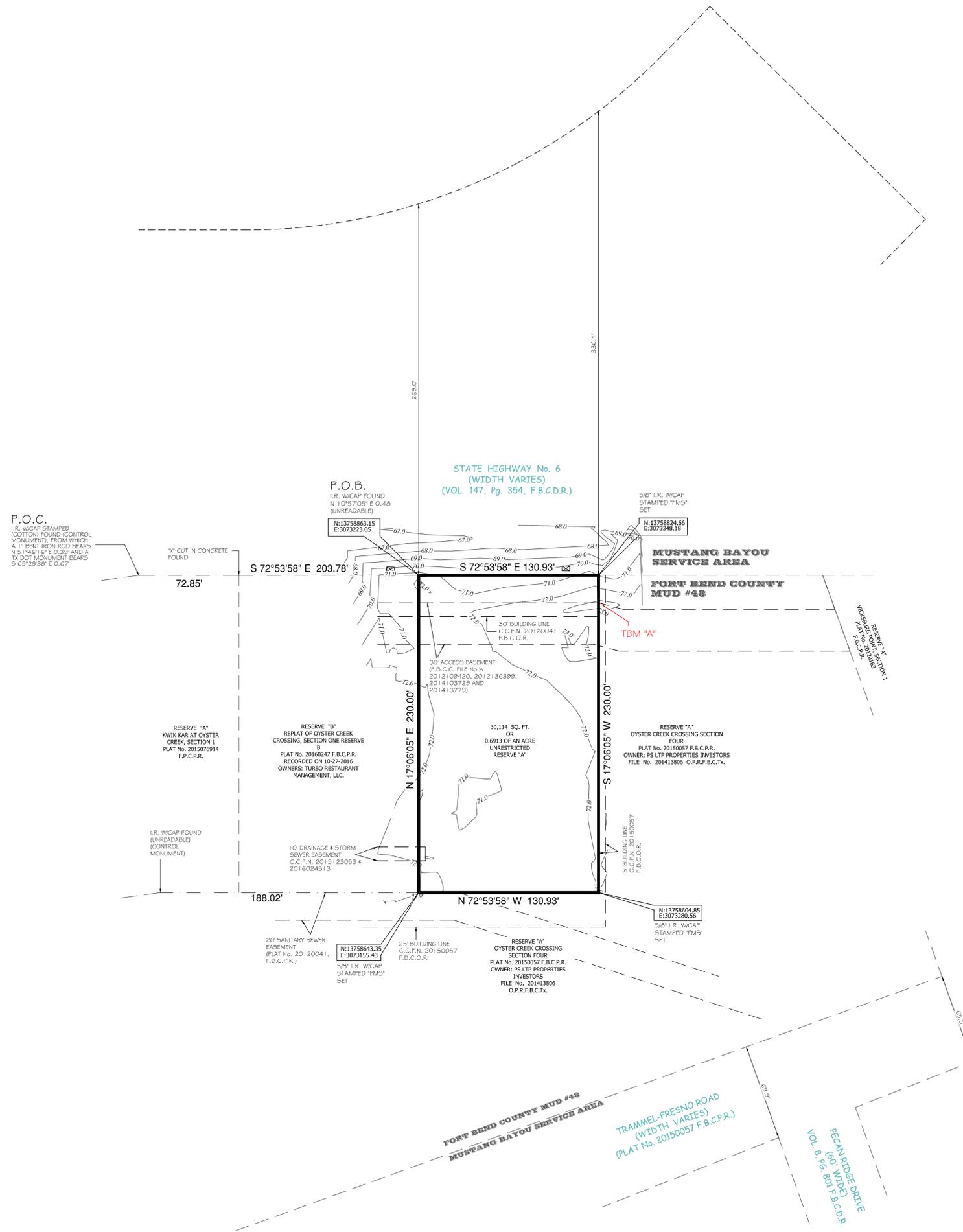
APPLICATION FOR PLAT APPROVAL

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

| | | | |
|---|--|--|--|
| 1. Name of plat: Waffle House of Missouri City | | | |
| 2. Name of conceptual plan that encompasses this plat (if applicable): NA | | | |
| 3. Type of use (Circle one or more): Multifamily Residential <input checked="" type="checkbox"/> Commercial Industrial Planned Development Single Family Residential Specific Use Permit Other (Explain): | | | |
| 4. Landowner's name (If company or corporation, list chief officer): Mailing Address: OCC II LP C/O Jim Goettee Phone No.:() - 713-899-5600 Email: jgoettee@western-general.com | | | |
| 5. Applicant's name (Engineer, Planner, Architect, Etc.): Scott R. Sheridan PE, RPLS, CFM-FMS Surveying, Inc. Mailing Address: PO Box 1549, Alvin, TX 77512 Phone No.:() - 281-519-8530 x 103 Email: scott@danielscottengineering.com | | | |
| 6. Is plat located inside the City limits or City's ETJ? (Circle One): <input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> ETJ | | | |
| 7. Land distribution (in acres) Private Streets: <u>0</u> Public Streets: <u>0</u> Residential Lots: <u>0</u> Lakes/Ponds (non-recreational): <u>0</u> Irrigation/Drainage Canals: <u>0</u> Recreational Uses: <u>0</u> Utility Easements: <u>0</u> Public Parkland: <u>0</u> Other (explain): _____ (acres): _____ TOTAL ACREAGE: <u>0.6913</u> | | | |
| 8. Estimated # of Sections: <u>1</u> Blocks: <u>1</u> Reserves: <u>1</u> | | | |
| 9. Estimated # of residential lots/dwelling units: <u>0</u> | | | |
| 10. Residential lot dimensions: Average: <u>na</u> Smallest: <u>na</u> | | | |
| 11. Lot area: 0.6913 acres Non cul-de-sac: <u>na</u> Cul-de-sac: <u>na</u> | | | |
| 12. Front width (At property line): 130.93' Non cul-de-sac: <u>na</u> Cul-de-sac: <u>na</u> | | | |
| 13. Front width (At building line): 130.93' Non cul-de-sac: <u>na</u> Cul-de-sac: <u>na</u> | | | |
| 14. Depth: 230' Non cul-de-sac: <u>na</u> Cul-de-sac: <u>na</u> | | | |
| 15. Block Length: 130.93' Average: <u>na</u> Longest: <u>na</u> Shortest: <u>na</u> | | | |
| 16. Type of Streets (Circle One): <input checked="" type="checkbox"/> Public Private Combination Public/Private | | | |
| 17. Type of Water System (Circle One): <input checked="" type="checkbox"/> Public Individual Water Wells Other (attach explanation) | | | |
| 18. Type of Sanitary System (Circle One): <input checked="" type="checkbox"/> Public Individual Septic Tanks Other (attach explanation) | | | |
| 19. Municipal Utility District: Fort Bend MUD #48 | | | |



VICINITY MAP
SCALE: 1"=2640' (1/2 MILE)



PROJECT BENCHMARK

NATIONAL GEODETIC SURVEY (NGS) MONUMENT WITH A PID NUMBER OF AW2364, BEING A BRASS DISK STAMPED "M 1214 1973".

PUBLISHED ELEVATION: 65.1 FEET, NAVD 88.

TO CONVERT ELEVATIONS FROM THIS DATUM TO THE CITY OF MISSOURI CITY REFERENCE MARK No. FCM-003 WITH A PUBLISHED ELEVATION OF 66.07 FEET, NAVD 88, 2001 ADJUSTMENT, SUBTRACT 0.4 FEET.

TBM "A"

TEMPORARY BENCHMARK "A" IS A BOX CUT SET IN CONCRETE, LOCATED APPROXIMATELY S 10°22' W 21.61' FROM NORTHEAST CORNER OF SUBJECT PROPERTY

ELEV: 73.27 NAVD 88

TO CONVERT ELEVATIONS FROM THIS DATUM TO THE CITY OF MISSOURI CITY REFERENCE MARK No. FCM-003 WITH A PUBLISHED ELEVATION OF 66.07 FEET, NAVD 88, 2001 ADJUSTMENT, SUBTRACT 0.4 FEET.



SCALE: 1"=40'
FMS JOB No. 60219

PRELIMINARY PLAT
OF

WAFFLE HOUSE OF MISSOURI CITY

A SUBDIVISION OF 0.6913 OF AN ACRE OF LAND SITUATED IN THE ELIJAH ROARK SURVEY, ABSTRACT 77, & ALSO BEING A PARTIAL REPLAT OF RESERVE B OF THE REPLAT OF OYSTER CREEK CROSSING SECTION ONE CITY OF MISSOURI CITY FORT BEND COUNTY TEXAS

0 LOTS
1 BLOCK
1 RESERVE (0.6913 OF AN ACRE)

REASON FOR REPLAT: TO CREATE ONE UNRESTRICTED RESERVE FOR FUTURE DEVELOPMENT

NOVEMBER 18, 2019

SURVEYOR:
F.M.S. SURVEYING
19701 STATE HIGHWAY G,
MANVEL, TEXAS 77578
CONTACT: JASON P. SHERIDAN
PHONE: (281) 519-8530, EXT. 102
TBPLS FIRM # 10040400
www.fmsurveying.com
FMS JOB No. 60219
DRAFTING: PRELIM. JPS, ALTA RC



OWNER:
OCC 11, LP
CONTACT: JIM GOETTEE
2000 EDWARDS,
HOUSTON, TEXAS 77007
PHONE: 713-899-5600



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: December 11, 2019

AGENDA ITEM SUBJECT: Preliminary Plat of Vrindavan Resorts

AGENDA ITEM NUMBER: 6.A.(4)

PROJECT PLANNER: **Gretchen M. Pyle**, Interim Planning Specialist

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

PERMIT NUMBER: Original application: Plat 1900179
Written Response: Plat 1900194

PROPERTY ID: 0064-00-000-0601-907

LOCATION: North of the Knanaya Homes residential subdivision, south of Scanlin Road, west of Staffordshire Road, the Hunters Green and Quail Green West residential subdivisions.

ZONING DISTRICT DESIGNATION: PD, Planned Development District 105 (Ordinance O-18-01)

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: None

RECOMMENDED ACTION:

The Planning and Zoning Commission should **DISAPPROVE.**

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 82-65 of the Code of Ordinances of the City of Missouri City.

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.

This application represents a written response to conditions approved on the preliminary plat on November 13, 2019.

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - a. A Parkland Dedication shall be provided in accordance with Subsection 82-174 of the Code of Ordinances of the City of Missouri City. PD #105 allows for uses permitted within the MF-2, multifamily residential district.
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
 - a. Contour lines with intervals of one foot, referred to sea level (USGS and city datum), shall be provided to show at least two contour lines within the subdivision in addition to those necessary to clearly show outfall drainage in accordance with Section 2.D(15).
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
None.

B. STANDARD PLAT NOTES:

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

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

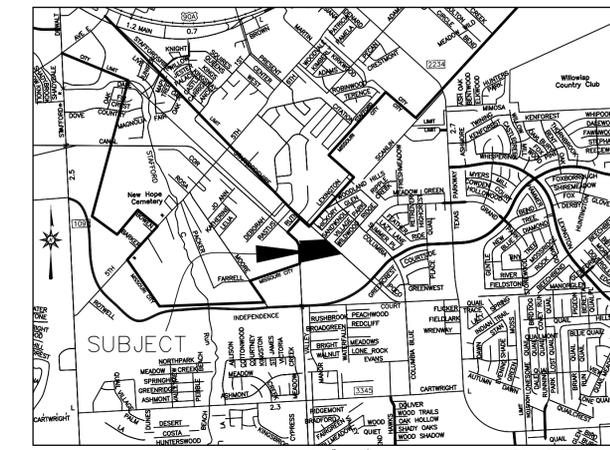
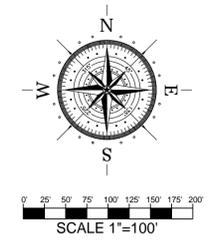
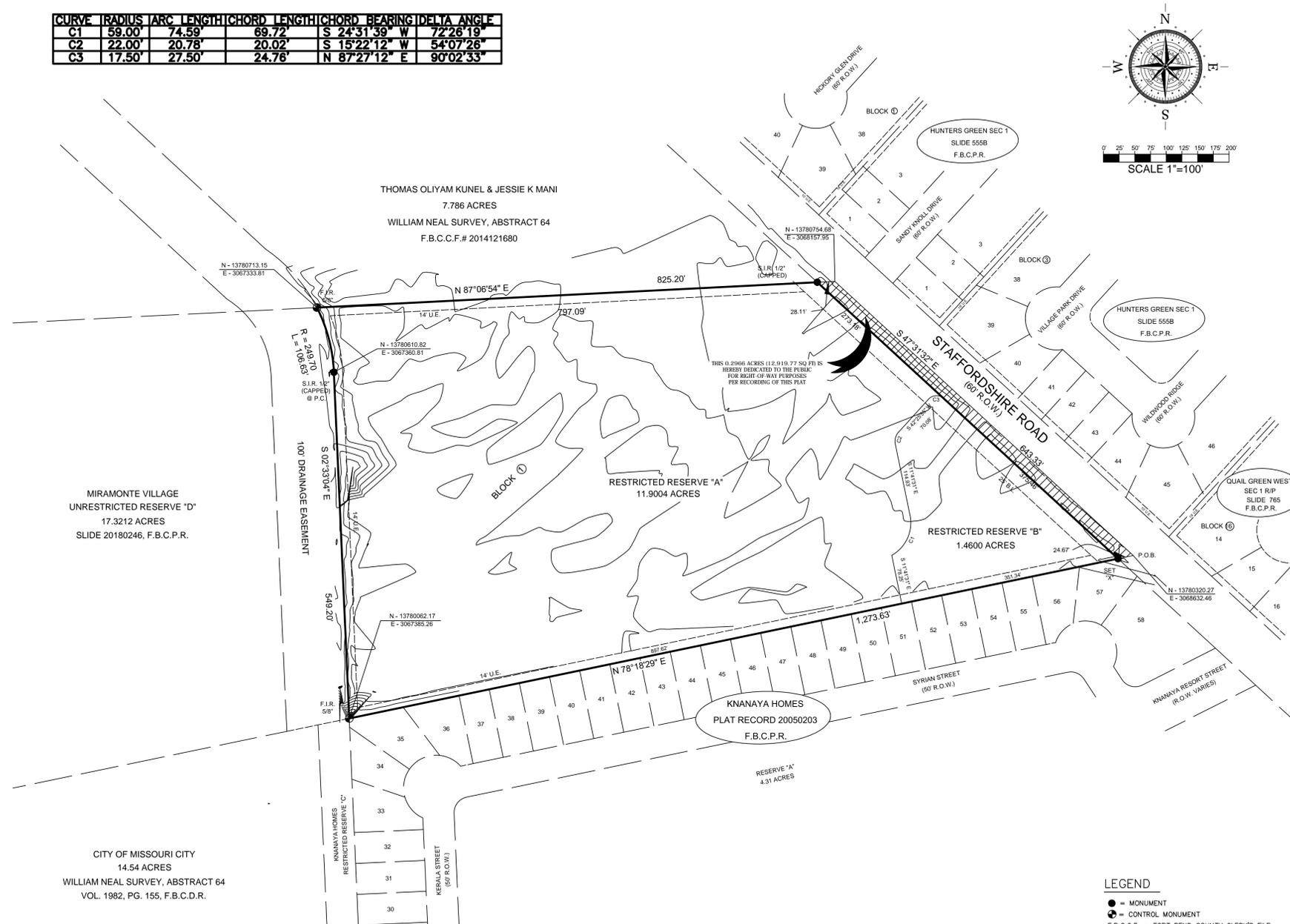


APPLICATION FOR PLAT APPROVAL

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

| | | |
|---|--|--|
| 1. Name of plat: VRINDAVAN RESORTS | | |
| 2. Name of conceptual plan that encompasses this plat (if applicable): | | |
| 3. Type of use (Circle one or more): Multifamily Residential <input checked="" type="checkbox"/> Commercial Industrial Planned Development Single Family Residential Specific Use Permit Other (Explain): | | |
| 4. Landowner's name (If company or corporation, list chief officer): JOSEPH MANAKALATHIL Mailing Address: 1703 PARKVIEW LANE, MISSOURI CITY, TEXAS 77459 Phone No.:(281) 731~4570 Email: jmanakalathil@gmail.com | | |
| 5. Applicant's name (Engineer, Planner, Architect, Etc.): PRO-SURV / DONNA ECKELS Mailing Address: PO BOX 1366, FRIENDSWOOD, TEXAS 77549 Phone No.:(281) 996 - 1113 Email: donna@prosurv.net | | |
| 6. Is plat located inside the City limits or City's ETJ? (Circle One): <input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> ETJ | | |
| 7. Land distribution (in acres) Private Streets: _____ Public Streets: <u>R.O.W. 0.2966</u> Residential Lots: <u>3.8120</u> acres Lakes/Ponds (non-recreational): _____ Irrigation/Drainage Canals: <u>2.6652</u> acres Recreational Uses: <u>0.1981</u> acre Utility Easements: _____ Public Parkland: _____ Other (explain): <u>open(green) space</u> (acres): <u>6.7047</u> acres TOTAL ACREAGE: <u>13.6766</u> | | |
| 8. Estimated # of Sections: <u>0</u> Blocks: <u>1</u> Reserves: <u>2</u> | | |
| 9. Estimated # of residential lots/dwelling units: 87 | | |
| 10. Residential lot dimensions: Average: <u>30' x 65</u> Smallest: <u>40'x40'</u> | | |
| 11. Lot area: 1600sq. ft. to 2280 sq. ft. Non cul-de-sac: Cul-de-sac: | | |
| 12. Front width (At property line): <u>30' - 40'</u> Non cul-de-sac: Cul-de-sac: | | |
| 13. Front width (At building line): <u>30' - 40'</u> Non cul-de-sac: Cul-de-sac: | | |
| 14. Depth: <u>40' - 65'</u> Non cul-de-sac: Cul-de-sac | | |
| 15. Block Length: _____ Average: _____ Longest: _____ Shortest: _____ | | |
| 16. Type of Streets (Circle One): <input checked="" type="checkbox"/> Public Private Combination Public/Private | | |
| 17. Type of Water System (Circle One): <input checked="" type="checkbox"/> Public Individual Water Wells Other (attach explanation) | | |
| 18. Type of Sanitary System (Circle One): <input checked="" type="checkbox"/> Public Individual Septic Tanks Other (attach explanation) | | |
| 19. Municipal Utility District: <p style="text-align: center;">WCID2</p> | | |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|--------|------------|--------------|---------------|-------------|
| C1 | 59.00' | 74.59' | 69.72' | S 24°31'39" W | 72°26'19" |
| C2 | 22.00' | 20.78' | 20.02' | S 15°22'12" W | 54°07'26" |
| C3 | 17.50' | 27.50' | 24.76' | N 87°27'12" E | 90°02'33" |



ACREAGE TABLE

| | |
|-------------|---------|
| RESERVE "A" | 11.9004 |
| RESERVE "B" | 1.4600 |
| R.O.W. | 0.2966 |
| TOTAL | 13.6766 |

BENCHMARK PCM-001 NAVD88(2001 ADJ) ELEV = 72.96'

BENCHMARK IS A 4-INCH BRASS DISK SET IN CONCRETE AT THE NORTHWESTERN CORNER OF THE INTERSECTION OF TEXAS PARKWAY (FM 2234) AND MISSOURI CITY DRIVE

- LEGEND**
- = MONUMENT
 - ⊙ = CONTROL MONUMENT
 - F.B.C.C.F. = FORT BEND COUNTY CLERK'S FILE
 - F.B.C.F.C. = FORT BEND COUNTY FILM CODE
 - F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS
 - F.B.C.M.R. = FORT BEND COUNTY MAP RECORDS
 - B.L. = BUILDING LINE
 - U.E. = UTILITY EASEMENT
 - A.E. = AERIAL EASEMENT
 - F.I.R. = FOUND IRON ROD
 - S.I.R. = SET IRON ROD
 - R.O.W. = RIGHT-OF-WAY
 - VOL. = VOLUME
 - PAGE = PAGE
 - LT = LOT
 - BLK = BLOCK

METES AND BOUNDS

A TRACT OR PARCEL OF LAND CONTAINING 13.6566 ACRES (CALLED 13.744 ACRES), BEING OUT OF AND A PART OF A 52.5 ACRE TRACT CONVEYED TO THOMPSON FAMILY FARM, LTD., RECORDED IN CLERK'S FILE NO. 200414711 OF THE FORT BEND COUNTY DEED RECORDS IN THE WILLIAM T. NEAL SURVEY, ABSTRACT 64 IN FORT BEND COUNTY, TEXAS, SAID 13.6766 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWEST RIGHT-OF-WAY LINE OF STAFFORDSHIRE ROAD (60 FT. RIGHT-OF-WAY);

THENCE SOUTH 78°18'29" WEST (CALLED SOUTH 78°16'10" WEST) AT A DISTANCE OF 24.67 FEET PASSING AN X FOUND IN CONCRETE MARKING THE NORTHEAST CORNER OF LOT 57, BLOCK 1 OF KNAVAYA HOMES SUBDIVISION RECORDED IN CLERK'S FILE NO. 20050203 OF THE FORT BEND COUNTY MAP RECORDS AND CONTINUING FOR A TOTAL DISTANCE OF 1,273.63 FEET (CALLED 1,275.15 FEET) TO A 5/8 INCH CAPPED IRON ROD FOUND FOR AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING THE NORTHWEST CORNER OF LOT 35 OF SAID KNAVAYA HOMES AND BEING IN THE EAST BOUNDARY OF A 100 FT. DRAINAGE EASEMENT;

THENCE NORTH 02°33'04" WEST (CALLED NORTH 02°31'08" WEST) WITH THE EAST BOUNDARY OF SAID 100 FT. DRAINAGE EASEMENT A DISTANCE OF 549.20 FEET (CALLED 588.02 FEET) TO A 1/2 INCH CAPPED IRON ROD SET AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 249.70 FEET;

THENCE CONTINUING WITH THE EASTERLY BOUNDARY OF SAID DRAINAGE EASEMENT AND WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 106.63 FEET (CALLED 89.54 FEET), SAID ARC HAVING A CENTRAL ANGLE OF 24°28'00" AND A LONG CHORD BEARING AND DISTANCE OF NORTH 14°47'08" WEST- 105.82 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING THE SOUTHWEST CORNER OF A 7.786 ACRE TRACT CONVEYED TO THOMAS OLIYAM KUNEL AND JESSIE K. MANI IN DEED RECORDED IN CLERK'S FILE NO. 2014121680 OF THE FORT BEND COUNTY DEED RECORDS;

THENCE NORTH 87°06'54" EAST (CALLED NORTH 87°11'13" EAST) WITH THE SOUTH BOUNDARY OF SAID 7.786 ACRE TRACT PASSING A 1/2 INCH CAPPED IRON ROD SET AT THE SOUTHEAST CORNER OF SAID 7.786 ACRE TRACT IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID STAFFORDSHIRE ROAD AT 797.08 FEET (CALLED 801.08 FEET) AND CONTINUING FOR A TOTAL DISTANCE OF 825.19 FT. TO A POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 47°31'32" EAST (CALLED SOUTH 47°36'22" EAST) WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID STAFFORDSHIRE ROAD A DISTANCE OF 843.33 FEET (CALLED 843.20 FEET) RETURNING TO THE PLACE OF BEGINNING AND CONTAINING 13.6766 ACRES OF LAND.

PURPOSE OF DOCUMENT: PLAT REVIEW
 SURVEYOR OF RECORD: TOBY PAUL COUCHMAN
 REGISTRATION #5565
 RELEASE DATE: 12/02/2019
 PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEW OR RELIED UPON AS A FINAL SURVEY DOCUMENT

- GENERAL NOTES:**
- UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.) WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF SECTION 2.D (3), OF THE CODE OF ORDINANCES, CITY OF MISSOURI CITY, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
 - SURFACE COORDINATES SHOWN HEREON ARE BASED ON TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83); AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: 0.99988247075 AS NEEDED.
 - ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERMETER AND BACK TO BACK EASEMENTS AND LONG REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOOD FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE THEM WITH NEW FENCING.
 - THERE ARE NO EXISTING PIPELINES WITHIN THE BOUNDARIES OF THE SUBDIVISION.
 - SLAB ELEVATIONS SHALL MEET THE STANDARDS ESTABLISHED BY FEMA AND SHALL MEET ALL APPLICABLE CITY REQUIREMENTS, INCLUDING CHAPTER 46, CITY INFRASTRUCTURE CODE AND SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 3.C.(13) OF THE ADMINISTRATIVE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (JUNE 2014). ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48157C0285L WITH THE EFFECTIVE DATE OF 04/02/2014, THE PROPERTY IS LOCATED WITHIN ZONE "X", BASE FLOOD ELEVATION OF 64.5 FEET. MINIMUM SLAB ELEVATION SHALL BE 65.5 FEET. ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOOD PLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
 - THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACE; THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR SUCH MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACES AS REQUIRED BY SECTION 3.C.(12) OF THE ADMINISTRATIVE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (JUNE 2014).
 - ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS, FORT BEND ISD.
 - 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.
 - SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SUBSECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
 - ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED.
 - 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 BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500 FEET FOR RESIDENTIAL DEVELOPMENT AND 300 FEET FOR COMMERCIAL DEVELOPMENT), ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
 - DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
 - ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
 - NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN 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.

PRELIMINARY PLAT VRINDAVAN RESORTS

A 13.6566 ACRES (CALLED 13.744 ACRE) TRACT
 OF LAND SITUATED IN THE WILLIAM T. NEAL SURVEY,
 ABSTRACT NO. 64 IN
 FORT BEND COUNTY, TEXAS

2 RESERVES 1 BLOCK
 OCTOBER 2019

PRO-SURV
 SURVEYING & MAPPING SERVICES
 PO BOX 1366
 FRIENDSWOOD, TX 77549
 PH: 281.996.1113
 EMAIL: orders@prosurv.net
 T.B.P.E.L.S. FIRM #10119300

OWNER
 VRINDAVAN RESORTS LLC
 1303 FOREST HOLLOW DR
 MISSOURI CITY, TX 77459
 281-731-4570



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: December 11, 2019

AGENDA ITEM SUBJECT: Final Plat of Sienna Plantation Section 34A

AGENDA ITEM NUMBER: 6.A.(5)

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

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

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

PERMIT NUMBER: Plat 1900192

PROPERTY ID: 0031-00-000-3081-907/0031-00-000-3038-907

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

ZONING DISTRICT DESIGNATION: ETJ, Extraterritorial Jurisdiction

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

RECOMMENDED ACTION:

The Planning and Zoning Commission should **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. The total number of **acres, lots, blocks, AND reserves** shall be indicated in accordance with Section 2.D(3). **The preliminary plat for the subject section was conditionally approved to include 21.967 acres and 63 lots. This final plat shows reduction in acreage (20.974) and lots (61). Please clarify the purpose for this change.**
 - b. Building lines shall be labeled in accordance with Section 2.D(17). **The front building line for all lots has been reduced from preliminary (25 feet) to final plat (20 feet). Please clarify. The typical minimum front yard for lots of this size is 25 feet unless such lot faces on the curve of a cul-de-sac street.**
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
 - a. All conditions placed on the approval of the subject Preliminary Plat must be approved of information provided as requested.
 - b. The proposed name of the subdivision or development shall be indicated in accordance with Section 2.D.(1). **Please add "Final Plat" to the title block.**
 - c. 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 that all applicable fees have been paid in accordance with Section 1.06 of the Public Infrastructure Design Manual.
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
 - a. The minimum slab elevation must be included in plat note #10.

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

STATE OF TEXAS
COUNTY OF FORT BEND

WE, TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE, BEING AN OFFICER OF TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS OF THE 20.974 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SIENNA PLANTATION SECTION 34A, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

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

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

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

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

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

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF SIENNA PLANTATION SECTION 34A WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

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

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

THIS _____ DAY OF _____, 2020.

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

BY: _____
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE

STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

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

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

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

STATE OF TEXAS
COUNTY OF FORT BEND

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF SIENNA PLANTATION SECTION 34A 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 _____, 2020.

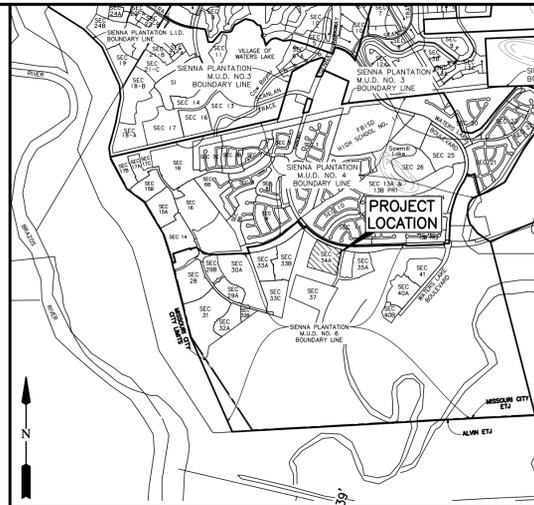
SONYA BROWN-MARSHALL, CHAIRMAN

TIMOTHY R. HANEY, VICE CHAIRMAN

NOTES:

- BENCHMARK: FOUND 4 INCH BRASS DISC LOCATED IN A POURED CONCRETE POST IN THE GRASSY AREA IN FRONT OF MISSOURI CITY FIRE STATION NUMBER 5 16.5 FEET FROM THE SIDE WALK. SURVEY MARKER NO. PCM-011 ELEV. = 59.97 (NAD83 2001 ADJUSTMENT)
- T.B.M. INDICATES TEMPORARY BENCHMARK FOUND 5/8 INCH IRON ROD WITH CAP MARKED "GBI SURVEYING" IN MEDIAN OF SIENNA PARKWAY. ELEV. = 54.63 (NAV 88, 2001 ADJ.)
- ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83), COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.999867651.
- THIS PLAT WAS PREPARED TO MEET CITY OF MISSOURI CITY AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. 587502 DATED NOVEMBER 15, 2019. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE ETJ OF THE CITY OF MISSOURI CITY AND FORT BEND COUNTY, AND SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4.
- IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48157C 0435L, REVISED DATE APRIL 2, 2014, PROPERTY LIES WITHIN SHADDED ZONE "X" DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD. THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1% ANNUAL CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- THERE ARE NO EXISTING OR PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "GBI PARTNERS" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF _____ FEET ABOVE MEAN SEA LEVEL. FEMA REGULATIONS SECTION 82-97(11) REQUIRES THE MINIMUM SLAB ELEVATION SHALL BE SET ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION. THE CITY OF MISSOURI CITY CODE OF ORDINANCES SECTION 42, ARTICLE III REQUIRES THE MINIMUM SLAB ELEVATION SHALL BE ELEVATED TO OR ABOVE A HEIGHT WHICH IS HIGHER OF EIGHTEEN INCHES ABOVE HIGHEST ADJACENT GRADE, OR TWELVE INCHES ABOVE THE MAXIMUM ONE PERCENT ANNUAL FLOOD RISK FLOODPLAIN PONING ELEVATION IN THE NEAREST DRAINAGE SYSTEM. FORT BEND COUNTY FLOODPLAIN REGULATIONS ARTICLE 5, SECTION B REQUIRES THAT THE MINIMUM SLAB BE SET AT AN ELEVATION EIGHTEEN INCHES ABOVE THE BASE FLOOD ELEVATION WHICH IS MORE STRINGENT AND THEREFORE USED TO DETERMINE THE MINIMUM SLAB ELEVATION. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.
- ALL 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.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ALL LOT LINES SHALL HAVE A MINIMUM FIVE (5) FOOT SIDE YARD SETBACK.
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACE AND RESERVES.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5- FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
- SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OR THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- IN ACCORDANCE WITH CENTERPOINT ENERGY ELECTRICAL SERVICE MANUAL ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
- ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED AT THE TIME OF PLATTING.
- GAS METER LOCATION: GAS METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION PLEASE CONTACT SIENERGY AT 281-778-6250.
- ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE ETJ BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
- NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
- PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY, ALL BLOCK CORNERS AND STREET RIGHT-OF-WAY WILL BE MONUMENTED.
- ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.
- REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500FT. FOR RESIDENTIAL DEVELOPMENT AND 300FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.

- THE DRIVEWAY FOR ANY LOT ON THE INSIDE OF A KNUCKLE MUST BE PLACED ALONG THE FRONTAGE PRIOR TO THE RIGHT TURN ON THE INSIDE APPROACH LANE TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
- STREET LIGHTING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MISSOURI CITY INFRASTRUCTURE DESIGN MANUAL, CHAPTER 4 STREET LIGHTING AND OVERHEAD UTILITIES. THE INSTALLATION, OPERATION, AND MAINTENANCE OF ORNAMENTAL STREET LIGHTS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MISSOURI CITY, EXCEPT AS PROVIDED THEREIN.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE RESERVES AND CHANNELS IS VESTED IN THE SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF LANDSCAPE RESERVES IS VESTED IN THE HOME OWNERS ASSOCIATION (HOA).
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES WITHIN THE SECTIONS IS VESTED IN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES ALONG BOULEVARDS AND MAJOR THOROUGHFARES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6.
- THIS PLAT IS SUBORDINATED BY: U.S. BANK NATIONAL ASSOCIATION D/B/A HOUSING CAPITAL COMPANY, AS RECORDED IN FILE NO. _____ OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
- THIS PLAT LIES WITHIN LIGHTING ZONE 2.
- ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED PURSUANT TO A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- U.V.E. INDICATES UNOBSTRUCTED VIEW EASEMENT. FORT BEND COUNTY SHALL BE RESPONSIBLE FOR ENFORCING U.V.E. REQUIREMENTS WITHIN THE PUBLIC RIGHT-OF-WAY AND SIENNA PLANTATION COMMUNITY ASSOCIATION, INC. SHALL ENFORCE AREAS OUTSIDE OF RIGH-OF-WAY.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.



VICINITY MAP
SCALE: 1"=2,000 MILE
KEY MAP NO. 650T

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 THE FORT BEND COUNTY COMMISSIONERS' COURT. HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

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

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

THIS _____ DAY OF _____, 2020.

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

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE
COUNTY JUDGE

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

KEN R. DEMERCHANT
PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2020 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

SIENNA PLANTATION SECTION 34A

A SUBDIVISION OF 20.974 ACRES OF LAND SITUATED IN THE
WILLIAM HALL LEAGUE, ABSTRACT 31, FORT BEND COUNTY, TEXAS.

61 LOTS 3 RESERVES (1.404 ACRES) 2 BLOCKS
NOVEMBER 20, 2019 JOB NO. 1416-1534A

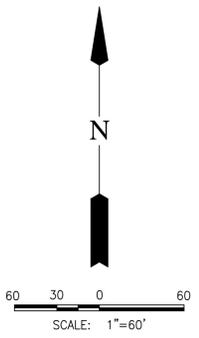
OWNERS:
TOLL-GTIS PROPERTY OWNER, LLC
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE
10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 210, HOUSTON, TEXAS 77064
PH. (281) 894-8655

SURVEYORS:
GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
4724 VISTA ROAD • PASADENA, TX 77505
PHONE: 281-499-4539 • GBSurvey@GBISurvey.com
TFPS&F RM #10130000 • www.GBISurvey.com

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

PLATTING USER: J. PROJEBSKI \PLATTING\4163\PLAT\SIENNA PLANTATION SECTION 34A.DWG
LAST SAVE: 11/27/2019 5:38 PM BY: LAURIE CHARR - PLOT DATE: 11/27/2019 6:00 PM BY: LAURIE CHARR

SIENNA PLANTATION SECTION 34A
LJA JOB NO. 1416-1534A



| RESERVE TABLE | | | | | |
|---------------|---------|--------|-----------------------------------|---|--|
| RESERVE | ACREAGE | SQ.FT. | TYPE | MAINTENANCE/OWNERSHIP | |
| A | 1.303 | 56,752 | RESTRICTED TO LANDSCAPE/UTILITIES | SIENNA PLANTATION COMMUNITY ASSOCIATION (S.P.C.A.I.)/SIENNA PLANTATION M.U.D. NO. 6 | |
| B | 0.043 | 1,884 | RESTRICTED TO LANDSCAPE/UTILITIES | SIENNA PLANTATION COMMUNITY ASSOCIATION (S.P.C.A.I.)/SIENNA PLANTATION M.U.D. NO. 6 | |
| C | 0.057 | 2,502 | RESTRICTED TO LANDSCAPE/UTILITIES | SIENNA PLANTATION COMMUNITY ASSOCIATION (S.P.C.A.I.)/SIENNA PLANTATION M.U.D. NO. 6 | |
| TOTAL | 1.404 | 61,138 | | | |

| LINE TABLE | | | |
|------------|---------------|----------|--|
| LINE | BEARING | DISTANCE | |
| L1 | S 12°04'40" W | 31.72' | |
| L2 | S 09°58'22" W | 112.23' | |
| L3 | S 09°56'46" W | 80.00' | |
| L4 | N 80°03'14" W | 42.92' | |
| L5 | S 14°26'20" W | 124.58' | |
| L6 | N 74°26'52" W | 125.74' | |
| L7 | N 71°32'07" W | 82.04' | |
| L8 | N 70°27'31" W | 30.40' | |
| L9 | N 52°57'38" W | 58.15' | |
| L10 | N 69°27'14" W | 62.67' | |
| L11 | N 20°32'46" E | 17.00' | |
| L12 | N 24°52'43" E | 57.21' | |
| L13 | N 28°44'18" E | 59.01' | |
| L14 | N 52°57'38" W | 58.15' | |
| L15 | N 69°27'14" W | 28.96' | |
| L16 | S 52°57'38" E | 58.15' | |
| L17 | S 80°03'14" E | 42.92' | |
| L18 | N 24°52'43" E | 59.86' | |
| L19 | N 28°44'18" E | 62.35' | |
| L20 | N 56°06'06" E | 14.59' | |
| L21 | S 64°28'39" W | 13.44' | |
| L22 | S 75°37'30" W | 35.07' | |
| L23 | N 41°18'56" W | 35.95' | |
| L24 | S 59°18'00" W | 55.05' | |
| L25 | N 42°43'53" W | 31.74' | |
| L26 | S 65°49'33" E | 54.45' | |

| CURVE TABLE | | | | | |
|-------------|----------|------------|---------|---------------|---------|
| CURVE | RADIUS | DELTA | ARC | CHORD BEARING | CHORD |
| C1 | 2110.00' | 26°32'44" | 977.58' | S 60°48'44" E | 968.86' |
| C2 | 35.00' | 86°09'46" | 52.63' | S 31°00'13" E | 47.81' |
| C3 | 1000.00' | 2°06'18" | 36.74' | S 11°01'31" W | 36.74' |
| C4 | 300.00' | 2°06'18" | 11.02' | S 11°01'31" W | 11.02' |
| C5 | 25.00' | 87°52'06" | 38.34' | S 56°00'43" W | 34.69' |
| C6 | 500.00' | 10°08'03" | 88.44' | N 74°59'12" W | 88.32' |
| C7 | 25.00' | 95°59'38" | 41.89' | S 62°05'00" W | 37.16' |
| C8 | 525.00' | 0°21'09" | 3.23' | S 14°15'45" W | 3.23' |
| C9 | 1500.00' | 6°34'09" | 171.98' | N 76°46'09" W | 171.89' |
| C10 | 1500.00' | 12°12'15" | 319.50' | N 67°22'57" W | 318.90' |
| C11 | 750.00' | 9°10'42" | 120.14' | N 65°52'11" W | 120.02' |
| C12 | 500.00' | 5°10'04" | 45.10' | N 11°51'18" E | 45.08' |
| C13 | 750.00' | 6°32'12" | 85.56' | N 12°32'22" E | 85.52' |
| C14 | 50.00' | 89°17'32" | 77.92' | N 28°50'18" W | 70.27' |
| C15 | 1000.00' | 2°03'12" | 358.21' | N 63°13'21" W | 356.30' |
| C16 | 850.00' | 16°29'36" | 187.11' | N 61°12'26" W | 186.47' |
| C17 | 2000.00' | 3°51'36" | 134.73' | N 26°48'31" E | 134.71' |
| C18 | 475.00' | 0°43'33" | 6.02' | N 14°04'33" E | 6.02' |
| C19 | 25.00' | 90°00'26" | 39.27' | N 31°17'26" W | 35.36' |
| C20 | 1525.00' | 2°48'35" | 74.78' | N 74°53'22" W | 74.78' |
| C21 | 1525.00' | 12°12'15" | 324.83' | N 67°22'57" W | 324.21' |
| C22 | 725.00' | 7°07'25" | 90.14' | N 64°50'32" W | 90.08' |
| C23 | 25.00' | 49°46'53" | 21.72' | S 86°42'19" W | 21.04' |
| C24 | 50.00' | 27°02'38" | 241.16' | N 19°59'11" E | 66.69' |
| C25 | 25.00' | 46°45'50" | 20.40' | S 45°13'24" E | 19.84' |
| C26 | 775.00' | 7°19'30" | 99.08' | S 64°56'34" E | 99.01' |
| C27 | 1475.00' | 0°20'35" | 8.83' | S 61°27'07" E | 8.83' |
| C28 | 25.00' | 93°29'53" | 40.80' | N 71°37'39" E | 36.42' |
| C29 | 2025.00' | 3°51'36" | 136.42' | N 26°48'31" W | 136.39' |
| C30 | 25.00' | 89°10'53" | 38.91' | N 15°51'08" W | 35.10' |
| C31 | 1025.00' | 7°28'57" | 133.86' | N 56°42'07" W | 133.76' |
| C32 | 625.00' | 16°29'36" | 179.91' | N 61°12'26" W | 179.29' |
| C33 | 25.00' | 26°42'17" | 11.65' | N 82°48'23" W | 11.55' |
| C34 | 50.00' | 27°03'52" | 236.16' | N 39°08'54" E | 70.33' |
| C35 | 25.00' | 63°31'32" | 27.72' | S 37°18'26" E | 26.32' |
| C36 | 675.00' | 16°06'34" | 189.78' | S 61°00'55" E | 189.16' |
| C37 | 975.00' | 20°31'26" | 349.25' | S 63°13'21" E | 347.39' |
| C38 | 25.00' | 36°49'07" | 16.07' | N 88°06'22" E | 15.79' |
| C39 | 50.00' | 148°16'51" | 129.40' | S 36°09'46" E | 96.19' |
| C40 | 25.00' | 22°10'11" | 9.67' | S 26°53'34" W | 9.61' |
| C41 | 725.00' | 6°32'12" | 82.71' | S 12°32'22" W | 82.67' |
| C42 | 25.00' | 99°23'33" | 43.37' | S 40°25'30" E | 38.13' |
| C43 | 500.00' | 10°04'03" | 87.86' | S 85°05'15" E | 87.74' |
| C44 | 25.00' | 94°41'15" | 41.32' | S 56°36'54" W | 36.77' |
| C45 | 1475.00' | 2°33'25" | 65.82' | N 74°45'47" W | 65.82' |
| C46 | 1475.00' | 7°54'27" | 203.57' | N 69°31'51" W | 203.41' |
| C47 | 25.00' | 90°27'20" | 39.47' | N 20°20'57" W | 35.50' |
| C48 | 1975.00' | 3°51'36" | 133.05' | N 26°48'31" E | 133.03' |
| C49 | 25.00' | 85°21'24" | 37.24' | N 71°25'01" E | 33.89' |
| C50 | 1025.00' | 7°34'47" | 135.60' | S 69°41'41" E | 135.50' |
| C51 | 25.00' | 89°17'32" | 38.96' | S 28°50'18" E | 35.14' |
| C52 | 775.00' | 6°32'12" | 88.42' | S 12°32'22" W | 88.37' |



SIENNA PLANTATION SECTION 34A

A SUBDIVISION OF 20.974 ACRES OF LAND SITUATED IN THE WILLIAM HALL LEAGUE, ABSTRACT 31, FORT BEND COUNTY, TEXAS.

61 LOTS 3 RESERVES (1.404 ACRES) 2 BLOCKS
NOVEMBER 20, 2019 JOB NO. 1416-1534A

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

SURVEYORS:
GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
4724 VISTA ROAD • PASADENA, TX 77505
PHONE: 281-499-4539 • GBSurvey@GBISurvey.com
REF: FIRM #10130000 • www.GBISurvey.com

ENGINEER:
LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449
Phone 713.953.3200
Fax 713.953.3026
FRN-F-1386

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

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

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



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: December 11, 2019

AGENDA ITEM SUBJECT: Final Plat of Lifetime Plaza

AGENDA ITEM NUMBER: 6.A.(6)

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

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

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

PERMIT NUMBER: Plat 1900189

PROPERTY ID: 0077-00-000-1120-907

LOCATION: North of Oyster Creek Place Drive, south of Oyster Creek/Oyster Creek Village subdivision, west of Peninsula Dr., east of Hwy 6

ZONING DISTRICT DESIGNATION: LC-3 retail district / LC-2 local retail district

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: N/A

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.

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. Tax certificates showing that no ad valorem taxes are due and owing on the subdivision must be provided in accordance with Section 3.C(9)(f).
 - b. The total number of **acres, lots, blocks, AND reserves** shall be indicated in accordance with Section 2.D(3). Both the plat application and the plat title block reference 1 reserve however 2 reserves are shown on the plat. Please clarify and revise accordingly.
 - c. All lots and blocks shall be **numbered or lettered consecutively** in accordance with Section 2.D(3). A table should be used listing the identifying letter, use, and acreage of all reserves.
 - d. The Certificate for engineer and surveyor must be made a part of the final plat drawing in accordance with Section 3.C(9)(e).
 - e. The Certificate for Planning and Zoning Commission must be made a part of the final plat in accordance with Section 3.C(9)(f). **The certificate block references an incorrect subdivision. Please revise.**
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
None
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-----

STATE OF TEXAS
COUNTY OF FORT BEND

WE, AMAS ENTERPRISES, INC., A TEXAS CORPORATION ACTING BY AND THROUGH AMAR QURESHI, PRESIDENT AND MUEEB QURESHI, SECRETARY, BEING OFFICERS OF AMAS ENTERPRISES, INC., A TEXAS CORPORATION, OWNERS HEREINAFTER REFERRED TO AS OWNERS OF 3.2080 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF LIFETIME 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 HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN 11 FEET, SIX INCHES FOR TEN FEET PERMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES FOR 14 FEET PERMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES FOR 16 FEET PERMETER GROUND EASEMENTS, FROM A PLANE 16 FEET ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED THEREON, WHEREBY THE AERIAL EASEMENTS TOTAL 21 FEET, SIX INCHES IN WIDTH.

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

IN TESTIMONY WHEREOF, THE MAA HOSPITALITY, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY AMAR QURESHI, ITS PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS SECRETARY MUEEB QURESHI, THIS _____ DAY OF _____, 20____

AMAS ENTERPRISES, INC., A TEXAS CORPORATION

BY: AMAR QURESHI, PRESIDENT ATTEST BY: MUEEB QURESHI, SECRETARY

STATE OF TEXAS
COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PREVIOUSLY APPEARED AMAR QURESHI, PRESIDENT AND MUEEB QURESHI, SECRETARY OF AMAS ENTERPRISES, INC., A TEXAS CORPORATION, KNOWN TO ME TO BE THE PERSON 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 HERIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME

MY COMMISSION EXPIRES:

ENCUMBRANCE CERTIFICATE

I, HENRY M. SANTOS, DO HEREBY CERTIFY THAT ALL EXISTING ENCUMBRANCES, SUCH AS VARIOUS TYPES OF EASEMENTS BOTH PUBLIC AND PRIVATE, FEE STRIPS AND ALL SIGNIFICANT TOPOGRAPHICAL FEATURES WHICH WOULD AFFECT THE PHYSICAL DEVELOPMENT OF THE PROPERTY ILLUSTRATED ON THIS PLAT ARE ACCURATELY IDENTIFIED AND LOCATED AND FURTHER CERTIFY THAT THIS PLAT REPRESENTS ALL OF THE CONTIGUOUS LAND WHICH THE AMAS ENTERPRISES, INC., A TEXAS CORPORATION, OWNER OF 3.2080 ACRE TRACT, OWNS OR HAS A LEGAL INTEREST IN.



HENRY M. SANTOS
TEXAS REGISTRATION NO. 5450

GENERAL NOTES:

- 1) BEARINGS AND COORDINATES SHOWN HEREON WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NAD 83). ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83), AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR OF 0.99986700344.
- 2) THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. DEED INFORMATION SHOWN WAS RESEARCH AND PROVIDED BY OTHERS.
- 3) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48157C 0295L EFFECTIVELY DATED APRIL 02, 2014. THIS PROPERTY LIES IN SHADED ZONE "X" AREA WITH REDUCED FLOOD RISK DUE TO LEVEE.
- 4) ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- 5) SUBJECT TO RESTRICTIVE COVENANTS AS SET FORTH IN VOLUME 937, PAGE 712 AND AMENDED BY VOLUME 1113, PAGES 506, 510, 514, 518, 522 AND 526 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS.
- 6) ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF MISSOURI CITY, FORT BEND DRAINAGE, FORT BEND CO. LFRC, HCC MISSOURI CITY, FORT BEND MUD 49 AND FORT BEND ISD.
- 7) IN ACCORDANCE WITH CENTERPOINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS, OR FENCES.
- 8) 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.
- 9) SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI, TEXAS.
- 10) NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS (IF ANY) WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR ANY TRACT OR WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
- 11) THE MINIMUM SLAB ELEVATION (TOP OF FINISHED FLOOR) FOR RESTRICTED RESERVE "A" SHALL BE A MINIMUM OF 68.55 FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.
- 12) ALL SLAB ELEVATIONS SHALL NOT 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).
- 13) 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.
- 14) THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500 FT. FOR RESIDENTIAL DEVELOPMENT AND 300 FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- 15) ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL OF THE EASEMENTS REQUESTED BY THE UTILITY COMPANIES IN ACCORDANCE WITH SECTION 82-96.
- 16) **INDICATES A SET 5/8" IRON ROD WITH CAP STAMPED "ADVANCE SURVEYING", UNLESS OTHERWISE NOTED.

METES AND BOUNDS

BEING A 3.2080 ACRE OR 139,742 SQUARE FEET TRACT OF LAND SITUATED IN THE ELIJAH ROARK SURVEY, ABSTRACT NO. 77, FORT BEND COUNTY, TEXAS BEING OUT OF AND A PART OF A CALLED 30.5945 ACRE TRACT CONVEYED TO VISTA MORTGAGE & REALTY, INCORPORATED BY VOLUME 1122, PAGE 47, OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS (D.R.F.B.C.T.) AND BEING THAT SAME CALLED 3.204 ACRE TRACT CONVEYED TO AMAS ENTERPRISES, INC., BY DEED DATED DECEMBER 31, 2019 AND FILED OF RECORD UNDER F.B.C.C.F. NO. 2018143619 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (O.P.R.F.B.C.T.); SAID 3.2080 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON GPS TEXAS SOUTH CENTRAL ZONE NO. 4204):

COMMENCING AT THE MOST WESTERLY CORNER OF SAID 30.5945 ACRES, IN THE NORTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 6 (RIGHT-OF-WAY WIDTH VARIES);

THENCE, SOUTH 29°38'02" EAST, 1,277.95 FEET ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 6, TO A 1/2" IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF A CALLED 2.151 ACRE TRACT CONVEYED TO OCP R1, LLC, BY DEED FILED UNDER F.B.C.C.F. NO. 2018098665 O.P.R.F.B.C.T. AND THE WESTERLY CORNER AND THE POINT OF BEGINNING OF THE TRACT HERIN DESCRIBED;

THENCE, NORTH 60°21'58" EAST, 430.67 FEET, CUTTING THROUGH AND ACROSS SAID CALLED 30.5945 ACRE TRACT, ALONG THE SOUTHWEST LINE OF SAID CALLED 2.151 ACRE TRACT, COMMON WITH THE NORTHWEST LINE OF THE HERIN DESCRIBED TRACT, TO A 5/8" IRON CAPPED IRON ROD STAMPED "ADVANCE SURVEYING" SET IN THE SOUTHWEST RIGHT-OF-WAY LINE OF CROW VALLEY DRIVE, ALSO KNOWN AS PENINSULA DRIVE (80' RIGHT-OF-WAY) RECORDED IN SLIDE NO. 964A, OF THE FORT BEND COUNTY PLAT RECORDS, FROM WHICH A 5/8" IRON ROD FOUND BEARS SOUTH 59°10' WEST, 4.3 FEET AND MARKING THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT;

THENCE, WITH SAID CURVE TO THE LEFT, ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID CROW VALLEY DRIVE, AND THE NORTHEAST LINE OF SAID CALLED 30.5945 ACRES AND THE HERIN DESCRIBED TRACT, HAVING A CENTRAL ANGLE OF 222°73", A RADIUS OF 527.09 FEET, AN ARC LENGTH OF 206.82 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 27°58'28" EAST, 205.30 FEET, TO A POINT OF TANGENCY IN THE HERIN DESCRIBED TRACT AND FROM WHICH POINT A 5/8" IRON ROD FOUND BEARS NORTH 88°09' EAST, 0.9 FEET;

THENCE, SOUTH 39°06'37" EAST, 124.36 FEET, CONTINUING ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID CROW VALLEY DRIVE, COMMON WITH THE NORTHEAST LINE OF THE HERIN DESCRIBED TRACT, TO A 1/2" IRON ROD FOUND MARKING THE NORTHERLY CORNER OF A CALLED 4.1 ACRE TRACT CONVEYED TO LEVEN J. VAN REIT AND BEING FURTHER DESCRIBED BY DEED FILED OF RECORD UNDER VOLUME 1195, PAGE 786 D.R.F.B.C.T. AND THE EASTERLY CORNER OF THE TRACT HERIN DESCRIBED;

THENCE, SOUTH 60°21'58" WEST, 445.20 FEET ALONG THE NORTHWEST LINE OF SAID CALLED 4.1 ACRE TRACT, COMMON WITH THE SOUTHWEST LINE OF THE HERIN DESCRIBED TRACT TO A 5/8" IRON CAPPED IRON ROD STAMPED "ADVANCE SURVEYING" SET IN THE NORTHEASTERN LINE OF SAID SOUTH HIGHWAY NO. 6, MARKING THE WESTERLY CORNER OF SAID CALLED 4.1 ACRE TRACT AND THE SOUTHERLY CORNER OF THE TRACT HERIN DESCRIBED;

THENCE, NORTH 29°38'02" WEST, 327.88 FEET, ALONG THE NORTHEASTERN LINE OF SAID STATE HIGHWAY NO. 6 AND THE SOUTHWESTERLY LINE OF SAID CALLED 30.5945 ACRE TRACT AND THE TRACT HERIN DESCRIBED TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE METES AND BOUNDS 3.2080 ACRES OR 139,742 SQUARE FEET OF LAND.

BENCHMARK
4" BRASS DISK
SURVEY MARKER NO. PCM-001
ELEV=72.96'

P.O.C.
WESTERLY CORNER OF
CALLED 30.5945 ACRES

LEVEN J. VAN REIT (TRUSTEE)
VOL. 1195, PG. 786, F.B.C.D.R.

RESERVE "D"
CALLED 848 ACRES
80,400 SQ. FT.

RESERVE "B"
0.4612 ACRES
20,090 SQ. FT.

BLOCK
1
RESERVE "A"
2.7468 ACRES
119,652 SQ. FT.
FORT BEND MUD 49
ZONED LC-2 & LC-3

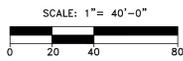
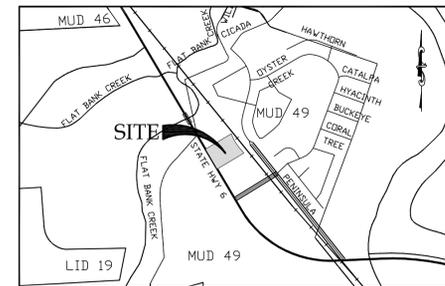
P.O.B.
R.O.W. 166.00' WIDE
1277.95'

RESERVE "C"
CALLED 4.1 ACRES
RESIDUE OF 11,960.05 ACRES
OF LEVEN J. VAN REIT
VOL. 1195, PG. 786, F.B.C.D.R.

RESERVE "A"
CALLED 2.151 ACRES
RESIDUE OF 20,107,228.47
F.B.C.C.F. NO. 2018143619

RESERVE "B"
CALLED 2.151 ACRES
RESIDUE OF 20,107,228.47
F.B.C.C.F. NO. 2018143619

| CURVE TABLE | | | | | |
|-------------|---------|---------|-----------|---------------|----------------|
| CURVE | RADIUS | LENGTH | DELTA | CHORD BEARING | CHORD DISTANCE |
| C1 | 527.09' | 206.82' | 22°27'37" | S27°58'28"E | 205.30' |
| C2 | 587.09' | 26.89' | 2°37'28" | N37°52'58"W | 26.89' |
| C3 | 587.09' | 179.45' | 17°30'45" | N26°50'19"W | 178.75' |



THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF PLANTATION RIDGE 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 THE RECORDING OF THIS _____ DAY OF _____, 20____

BY: SONYA BROWN-MARSHALL, CHAIR BY: TIMOTHY HANEY, VICE-CHAIR

STATE OF TEXAS
COUNTY OF FORT BEND

I, LAURA RICHARD, CLERK OF THE COMMISSIONER'S COURT OF FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 20____ AT _____ O'CLOCK _____ AND DULY RECORDED ON _____, 20____ AT _____ O'CLOCK _____ AND IN SLIDE NO. _____ OF THE MAP RECORDS OF FORT BEND COUNTY FOR SAID COUNTY.

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

LAURA RICHARD
CLERK OF THE COMMISSIONER'S COURT
FORT BEND COUNTY, TEXAS

| LINE | BEARING | LENGTH |
|------|-------------|---------|
| L1 | S39°06'37"E | 124.36' |
| L2 | N39°06'41"W | 101.64' |
| L3 | S5°53'11"W | 13.65' |
| L4 | N39°06'37"W | 10.00' |
| L5 | N5°53'23"E | 13.60' |
| L6 | N39°06'37"W | 2.72' |
| L7 | S5°55'03"W | 10.00' |
| L8 | N36°04'57"W | 10.00' |
| L9 | N5°55'03"E | 10.00' |

LEGEND:
AC. - ACRES
B.L. - BUILDING LINE
ESMT. - EASEMENT
FC - FILM CODE
F.B.C.C.F. - FORT BEND COUNTY CLERKS FILE
F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
HL&P - HOUSTON LIGHTING & POWER
I.R. - IRON ROD
VOL. - VOLUME
PG. - PAGE
R.O.W. - RIGHT-OF-WAY
SQ. FT. - SQUARE FEET

FINAL PLAT OF LIFETIME PLAZA

A SUBDIVISION OF 3.2080 ACRES OR 139,742 SQUARE FEET OF LAND
SITUATED IN THE ELIJAH ROARK SURVEY, ABSTRACT NO. 77,
FORT BEND COUNTY, TEXAS
CITY OF MISSOURI CITY, TEXAS

ONE (1) RESERVE ONE (1) BLOCK

SCALE: 1"= 40' DATE: NOVEMBER 13, 2019

OWNERS:
AMAS ENTERPRISES, INC.
6001 BISSONNET
HOUSTON, TEXAS 77081
TEL NO.: 832-277-5880

JOB NO. 029554-19-02



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: December 11, 2019

AGENDA ITEM SUBJECT: Final Plat of Sunandas Performing Arts

AGENDA ITEM NUMBER: 6.A.(7)

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

PERMIT NUMBER: Original Application: PLAT 1900178
Written Response: PLAT 1900193

PROPERTY ID: 0064-00-000-2900-907 / 0064-00-000-2905-907 / 0064-00-000-2910-907

LOCATION: 3611 Fifth Street

ZONING DISTRICT DESIGNATION: LC-3, retail district

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: None

RECOMMENDED ACTION:

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

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.

This application represents a written response to conditions approved on the final plat on November 13, 2019.

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

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

None
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division

None
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-----

STATE OF TEXAS
COUNTY OF FORT BEND

WE, SUNANDAS PERFORMING ARTS (TEXAS), INC., ACTING BY AND THROUGH SUNANDA NAIR, DIRECTOR, OWNER, HEREINAFTER REFERRED TO AS OWNERS OF THE 0.7810ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF SUNANDAS PERFORMING ARTS, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY TO DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND MYSELF, MY HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

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

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

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

SUNANDAS PERFORMING ARTS (TEXAS), INC

SUNANDA NAIR, DIRECTOR

STATE OF TEXAS
COUNTY OF FORT BEND

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

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

Notary Public in and for the State of Texas

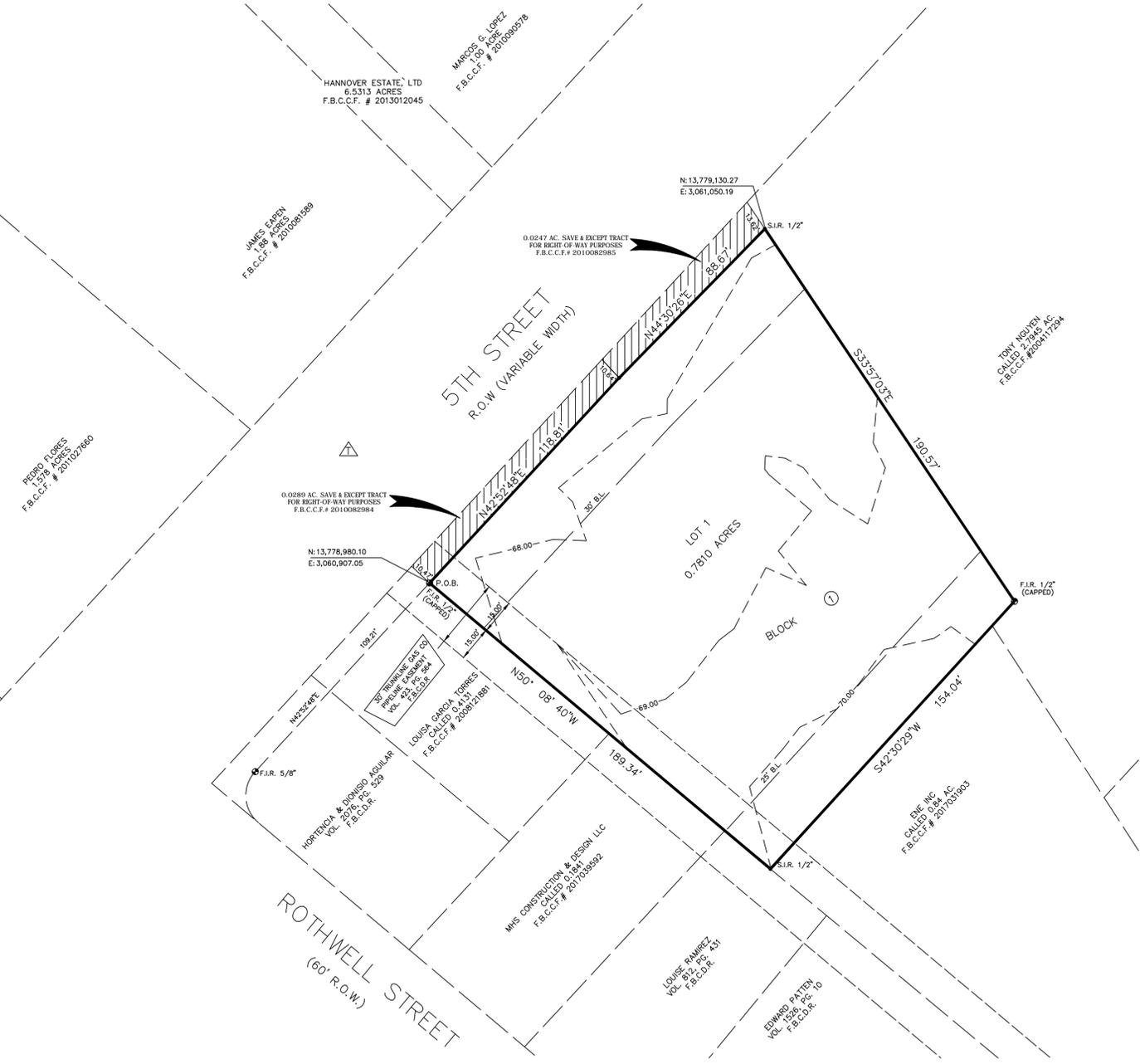
NAME _____

MY COMMISSION EXPIRES: _____

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF SUNANDAS PERFORMING ARTS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY, AS SHOWN HEREON, AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____DAY OF _____, 2019.

BY: _____
SONYA BROWN-MARSHALL
CHAIRMAN

BY: _____
TIMOTHY R. HANEY
VICE CHAIRMAN



I, TOBY PAUL COUCHMAN, AM AUTHORIZED (OR REGISTERED) UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE-QUARTER (3/4) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER

TOBY PAUL COUCHMAN, RPLS
TEXAS REGISTRATION NO. 5565

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

TOBY PAUL COUCHMAN, RPLS
TEXAS REGISTRATION NO. 5565

PURPOSE OF DOCUMENT: PLAT REVIEW
SURVEYOR OF RECORD: TOBY PAUL COUCHMAN
REGISTRATION #5565
RELEASE DATE: 12/02/2019
PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEW OR RELIED UPON AS A FINAL SURVEY DOCUMENT

METES & BOUNDS

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

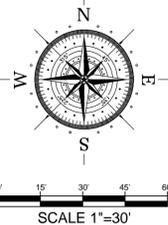
THENCE, N 42°52'48" E, WITH THE EAST RIGHT-OF-WAY LINE OF 5TH STREET, SAME BEING THE COMMON LINE OF SAID 0.0289 ACRE SAVE AND EXCEPT TRACT, A DISTANCE OF 118.81 FEET TO A CALCULATED POINT FOR AN ANGLE POINT IN THE EAST RIGHT-OF-WAYLINE OF 5TH STREET, SAME BEING THE EAST CORNER OF SAID 0.0289 ACRE SAVE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

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

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

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

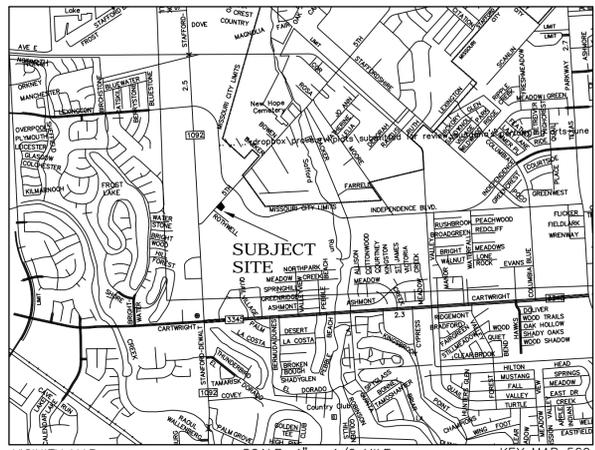
THENCE, N 50°08'40" W, IN PART WITH THE COMMON LINE OF SAID RAMIREZ TRACT, SAME BEING THE COMMON LINE OF SAID 0.43 ACRE TRACT, PASS AT A DISTANCE OF 25.88 FEET A CAPPED IRON ROD FOUND FOR THE NORTH CORNER OF SAID RAMIREZ TRACT, SAME BEING THE EAST CORNER OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO THE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



- LEGEND**
- = MONUMENT
 - = CONTROL MONUMENT
 - F.B.C.C.F. = FORT BEND COUNTY CLERKS FILE
 - F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS
 - BL = BUILDING LINE
 - UE = UTILITY EASEMENT
 - A.E. = AERIAL EASEMENT
 - F.I.R. = FOUND IRON ROD
 - S.I.R. = SET IRON ROD
 - R.O.W. = RIGHT-OF-WAY
 - VOL. = VOLUME
 - PAGE = PAGE
 - LT = LOT
 - BLK = BLOCK
 - △ = TEMPORARY BENCHMARK

GENERAL NOTES:

- SURFACE COORDINATES SHOWN HEREON ARE BASED ON TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83), AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: 0.9998247075 AS NEEDED.
- THERE ARE EXISTING PIPELINE EASEMENTS WITHIN THE BOUNDARIES OF THE SUBDIVISION.
- 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.
- SLAB ELEVATIONS SHALL MEET THE STANDARDS ESTABLISHED BY FEMA AND SHALL MEET ALL APPLICABLE CITY REQUIREMENTS, INCLUDING CHAPTER 46, CITY INFRASTRUCTURE CODE AND SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 3.C.(13) OF THE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (SEPTEMBER 2019), ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48157C 0285 L, WITH THE EFFECTIVE DATE OF 04/02/2014, THE PROPERTY IS LOCATED WITHIN FLOOD ZONE "X", ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOOD PLAT STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- ALL ELEVATIONS FOR HEREIN DESCRIBED PLAT ARE BASED ON NGS MONUMENT AW1216, NAVD88 (ELEV= 9.11 FEET) TEMPORARY PROJECT BENCHMARK (T.B.M.) IS A 1/2-INCH CAPPED IRON ROD SET IN THE APPROXIMATE CENTERLINE OF THE RIGHT-OF-WAY. T.B.M. IS LOCATED N 33°58'53" W - 65.27 FEET FROM THE WEST CORNER OF THE SUBJECT PROPERTY (ELEV=65.74 FEET)
- THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACES.
- ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
- 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.
- SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SUBSECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED.
- 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 BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500 FEET FOR RESIDENTIAL DEVELOPMENT AND 300 FEET FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- 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.
- 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.
- ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN 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.



SUNANDAS PERFORMING ARTS

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

1 LOT 1 BLOCK
DECEMBER 2019

PRO-SURV
SURVEYING & MAPPING SERVICES
EMAIL: orders@prosurv.net
T.B.P.E.L.S. FIRM #10119300
P.O. BOX 1366
FRIENDSWOOD, TX 77549
PH.281.996.1113

OWNER
SUNANDAS PERFORMING ARTS (TEXAS), INC.
3621 5TH STREET
STAFFORD, TEXAS 77477
504-914-6990

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BY: _____
DEPUTY



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: December 11, 2019

AGENDA ITEM SUBJECT: IF Montessori School – Specific Use Permit

AGENDA ITEM NUMBER: 7.A.

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

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

PERMIT NUMBER: SUP1900008

PROPERTY ID: 0077-00-000-1410-907 / 0077-00-000-1412-907

LOCATION: The subject site is located north of Olympia Gymnastics & Tumbling, south of Colony Lakes residential subdivision, east of a shopping center, and west of River Pointe Church, along Knights Court.

RECOMMENDED ACTION:

The proposal complies with the provisions of the Comprehensive Plan and the policies contained in the Future Land Use Plan. Such policies recommend development of the tract for suburban character.

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

SCHEDULED FIRST READING BY THE CITY COUNCIL:

7:00 p.m., Monday, January 6, 2020

Revised submittals due prior to December 18, 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 December 18, 2019, which is prior to the deadline for submittals to the City Council for their January 6, 2020 meeting.

SUMMARY:

The applicant has submitted a request for a SUP, Specific Use Permit to allow for the location of an educational campus, places of assembly to include a Montessori International School, and elementary school, middle school and student life center.

The campus is proposed to be developed in phases.

Phase I would include the single story, approximately 20,000 square feet Montessori school and ballfields;

Phase II is anticipated to commence approximately 2 years following the completion of Phase I and would include the single story, approximately 15,000 square feet elementary school;

Phase III would commence approximately 2 years following completion of Phase II to include a 2-story, approximately 30,000 square foot middle school.

The student life center is expected to be the final building constructed on the campus.

The application does not include any deviations requested from the city's zoning ordinance.

GENERAL SITE INFORMATION:

A. Legal Description:

The subject site can be described as being an approximate 8.2267 acre tract of land out of that certain called 13.729 acre tract recorded under F.B.C.C.F. No. 2009004785 of the Fort Bend County Deed records and situated in the Elijah Roark League, A-77, Fort Bend County, Texas and being an approximate 0.3593 acre tract of land out of Reserve "C", Herman Hospital Estate Large Acreage Tract Plat, as recorded in slide no(s) 1092-A, 1092-B and 10923-A of the Fort Bend County plat records and being all of that certain called 0.3593 acre tract recorded under Fort Bend County Clerk's file no. 2005149543, and situated in the Elijah Roark League, A-77, Fort Bend County, Texas.

B. Size: 8.2267 acres

C. Existing Land Use and Zoning Designation: Vacant / SD, suburban district

D. Surrounding Land Uses and Zoning Designations:

North: Colony Lakes residential subdivision / R-2, single family residential district; CF, community facilities

South: Olympia Gymnastics & Tumbling; office condominiums (under construction) / PD, Planned Development District #99 (Ordinance O-16-10).

East: Centre at Knights Court, retail shopping center / LC-3, retail district

West: River Pointe Church / SUP, Specific Use Permit #197 (Ordinance O-18-23)

E. Zoning History:

11-17-1980: Subject site annexed by the City of Missouri City (Ordinance O-80-28).

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

ANALYSIS OF SUBJECT SITE:

A. Development Potential

The applicant has submitted a request for a SUP, Specific Use Permit to allow for the location of an educational campus, places of assembly to include a Montessori International School, and elementary school, middle school and student life center.

The application does not include any deviations requested from the city's zoning ordinance.

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

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

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

Suburban Character is summarized as follows:

This designation is for areas where both residential and commercial development forms result in a more green, open feel compared to more intensively developed areas where buildings, parking areas, and other improvements cover more of their sites.

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 the SUP to allow for a place of assembly. The proposed place of assembly should be developed in accordance with the regulations and requirements for the SD, suburban district unless recommended otherwise in this report.

B. Architectural design standards. All buildings and structures constructed should comply with the building codes of the City of Missouri City. Buildings and structures should be required to meet the requirements of Section 7A, Architectural design standards.

Staff recommendation: Apply the architectural design standards contained within Section 7A and the building regulations contained within Section 7.12.D. pertaining to building fronts and lighting:

1. *Building fronts.* The front building lines shall be interrupted at least every 300 feet in one or more of the following manners:
 - a. A minimum ten-foot building offset;
 - b. A canopy facade;
 - c. Landscaping.
2. *Lighting.* Exterior lighting shall be shielded to prohibit direct glare onto adjoining properties.

C. Outside placement, storage, sales and service regulations. Outside placement, storage, sales and services regulations contained in Section 9.17 of the city's zoning ordinance should apply.

Staff recommendation: Apply Section 9.17 of the city's zoning ordinance pertaining to outside placement, storage, sales and services.

D. Landscaping regulations. The landscaping regulations contained in Section 11 of the city's zoning ordinance should apply.

Staff recommendation: Apply Section 11 of the city's zoning ordinance pertaining to landscaping to the subject site.

E. Ingress and egress. All driveways and off-street parking areas, including locations, shall comply with the city's Public Infrastructure Design Manual.

- F. Utilities.** All utilities shall comply with the city's Public Infrastructure Design Manual.
- G. Drainage.** All utilities shall comply with the city's Public Infrastructure Design Manual.
- H. Sidewalks.** Sidewalks shall be constructed in compliance with the City's Public Infrastructure Design Manual.
- I. Platting.** The site is required to be platted.
- J. Development Schedule.** The applicant has advised the development phase is not planned to be beyond the five-year period required by Section 15.

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



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: IF Montessori International School | |
| 2. Address/Location of Property: @ Knight Court and Texas Hwy 6 (in between retail center on Hwy 6 and River Pointe Church) | |
| 3. Applicant's Name: Farrah Sabouni, AIA, AICP | |
| Mailing Address: | 6200 Savoy Dr #100, Houston, TX 77036 |
| Phone No.:() | office (713) 952 - 3366 ext 18 or cell (832) 439 - 2869 |
| Email: | farrah@autoarch.net |
| 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: <u>Owner:</u> John S. Kwan or Ling B. Kwan, Trustees, or the successor Trustees, under the Kwan Family Living Trust dated May 4, 1994, as amended; and Jimmy K. Wong and Betty Wong (Tract 1) | |
| Mailing Address: | John S. Kwan and Ling B. Kwan; and Jimmy K. Wong and Betty Wong (Tract 2) |
| Phone No.:() | Kwan Family Living Trust, Jimmy Wong and Betty Wong |
| Email: | <u>Mailing Address:</u> 1650 Highway 6, Suite 350, Sugar Land, TX 77478 (Agent's office) <u>Phone Number:</u> 713-935-5800 (Agent) <u>Email:</u> mkwong@kw.com (Agent) |
| 6. Existing Zoning District: SD - Suburban District | |
| 7. Total Acreage: 8.2267 Acres | |
| 8. Proposed Development and Reasons for Application: Requesting a Specific Use Permit for the Development of Educational Buildings. | |
| 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.): 8.2267 Acres under F.B.C.C.F. No. 2009004785 of the Fort Bend County Deed Records. Situated in the Elijah Roark League, Abstract No. 77, Fort Bend Couty, Texas. | |
| 10. Central Appraisal District tax identification numbers of property (Attach Paid Tax Receipts): 0077-00-000-1410-907 / 0077-00-000-1412-907 | |
| 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 type="checkbox"/> NO <input checked="" type="checkbox"/> (If yes, see page 8, Exhibit C for materials required to be submitted.) | |
| FILING FEE: \$1,200.00 | |

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

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

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

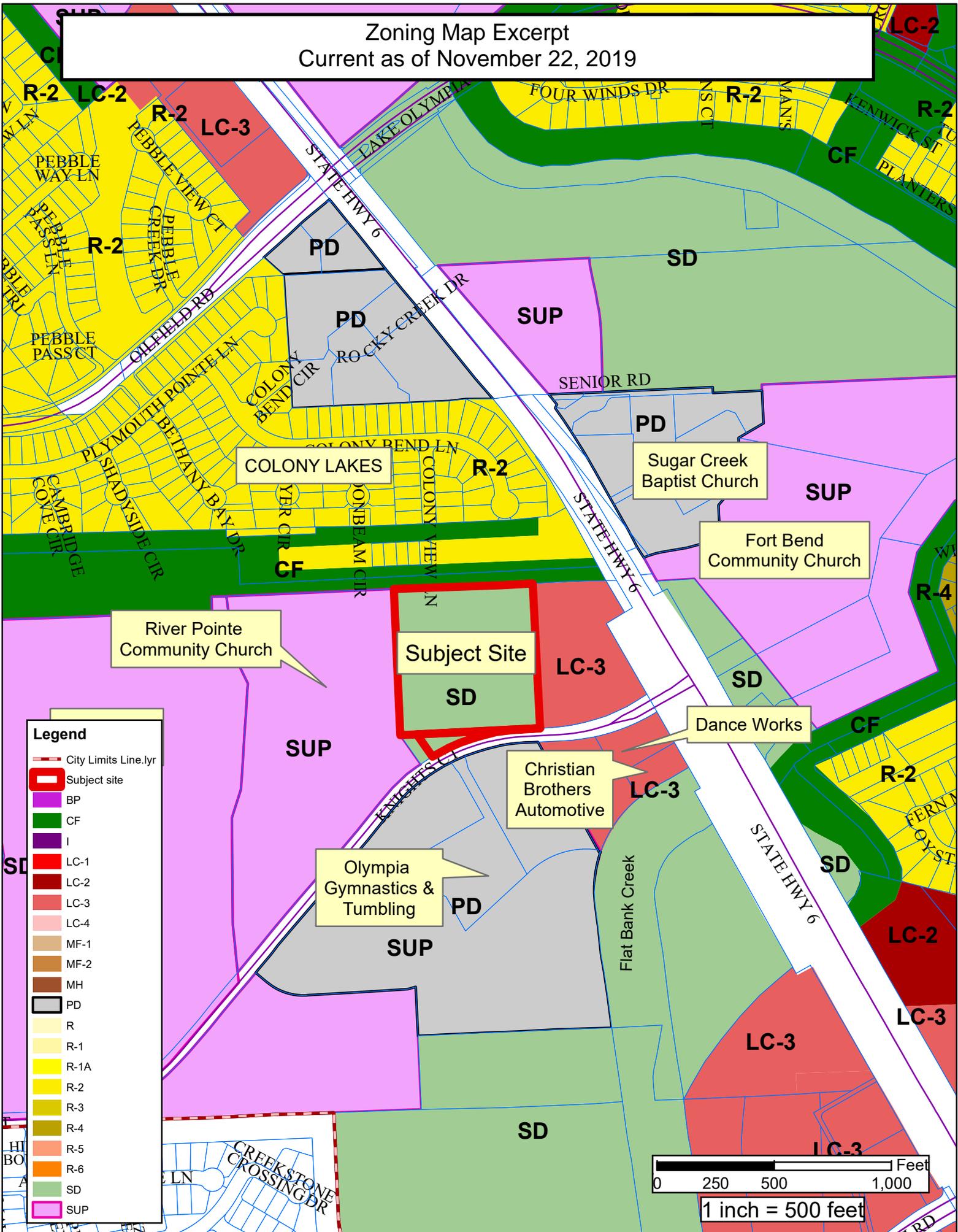
Farrah Sabouni
 Print Name of Applicant

Signature of Applicant

Kwan Family Living Trust, Jimmy Wong and Betty Wong
 Print Name of Property Owner

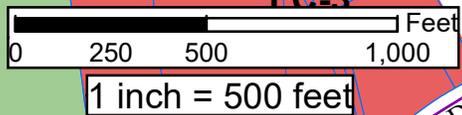
Signature of Property Owner, Agent or Attorney

Zoning Map Excerpt
 Current as of November 22, 2019

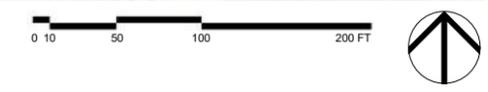


Legend

- City Limits Line.lyr
- Subject site
- BP
- CF
- I
- LC-1
- LC-2
- LC-3
- LC-4
- MF-1
- MF-2
- MH
- PD
- R
- R-1
- R-1A
- R-2
- R-3
- R-4
- R-5
- R-6
- SD
- SUP









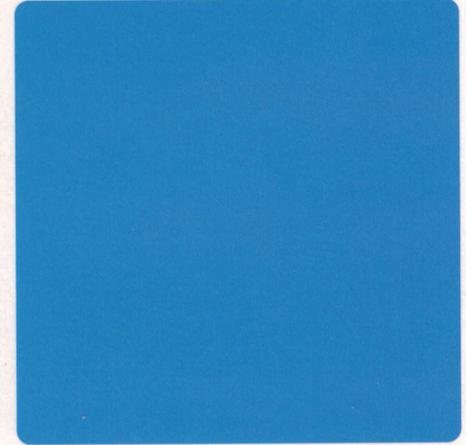
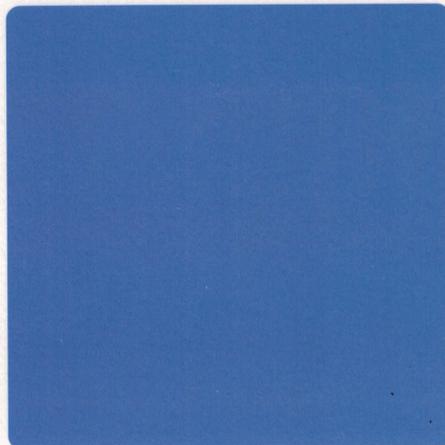
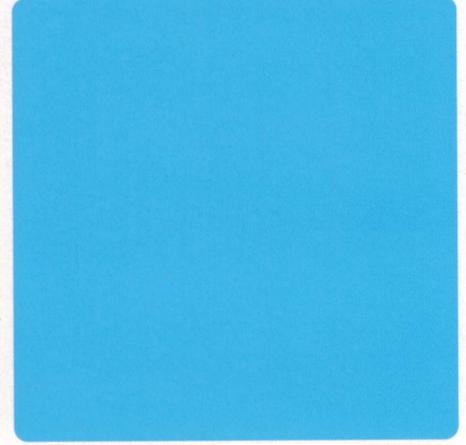
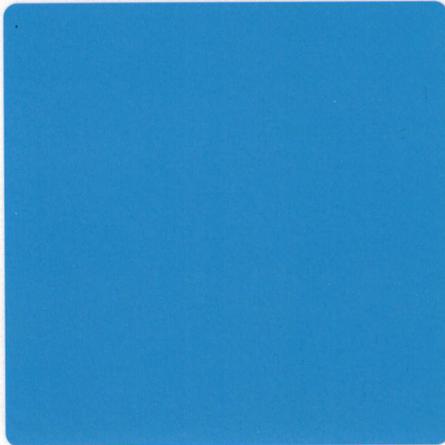
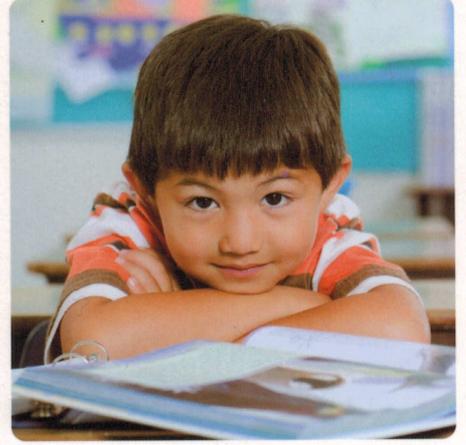








腾泽教育
TOPZEAL EDUCATION
SINCE 1993





陈和平
Heping Chen CEO

现任：腾泽教育发展有限公司董事长，理事长，
如果幼儿园法人代表
兼任：北京市丰台区政协委员、教文卫体副主任
中国民办教育协会培训专业委员会常务理事

At present: the chairman of the board of Beijing
Topzeal Education Development Co., Ltd. The legal
representative and director of IF Kindergarten

Part-time: Beijing Fengtai District CPPCC member
and deputy director of the Education, Culture,
Health and Sports Committee, executive director of
Chinese Association of Private Education and
Training Professional Committee

腾泽教育集团简介

腾泽教育1993年创建于北京，专门从事学前教育、职业教育、教育咨询的现代教育集团化公司。20多年来，腾泽教育秉承“腾云在天、泽惠一方”的价值理念，专注博雅教育，努力发展成为中国最具特色的知名教育机构。腾泽教育长期关注和研究幼儿早期教育，并与国内外众多著名教育机构开展合作，积累了丰富的实践经验。

Introduction

Beijing Topzeal Education Development Co., Ltd. was established in 1993. It specializes in preschool education, vocational training, and education counselling. Topzeal Education aims to provide valuable educational services for the children, the family, and the community and strives to become China's unique well-known educational institution. Topzeal Education has collaborated with many well-known domestic and foreign early childhood education institutions and has accumulated a wealth of practical experience.



企业文化

Corporate Culture

企业愿景

为儿童成长提供优质教育服务，并通过儿童成长促进父母婚姻与家庭的进步，成为“小手牵大手、大手带小手”项目的世界带领者和品牌创始者。

Vision

Corporate vision: to provide quality educational services for children's growth, to improve parents' marriage quality and build stronger family relationships through their child's growth, and to become the world leader and brand founder of the project "little hand holding big hand, big hand with little hand".

使命

让更多儿童享受到成长的快乐与家庭的幸福，让更多父母参与孩子成长的教育中，一起成长并尽到责任。

Mission

Our mission is to let more children grow up happily and healthily and enjoy happy family life, let more parents involve in their children's growth and education, grow with their children and carry the responsibility for their children's education.

企业战略

- 1、率先建立知名品牌国际化连锁幼儿园，如果蒙台梭利幼儿园；
- 2、服务“小手牵大手、大手带小手”，打造服务父母与家庭成长的系列品牌课程，如6A品格教育课程、美满婚姻课程等；
- 3、建设国际化的品牌教育综合体，腾泽儿童教育综合体。

Strategy

1. Establish the first well-known international brand chain Kindergarten, IF Montessori Kindergarten;
2. Provide the service "little hand holding big hand, big hand with little hand" to create series of brand courses for parents and families growth including 6 A's Parenting plan, Happy Marriage course, etc.
3. Build an international brand education complex, Topzeal Childhood Education Complex.

企业文化

Company Culture

价值观

- 1、尊重儿童成长规律，不去吹灭孩子与生俱来的、内心那盏不断探求真理的明灯；
- 2、注重父母与家庭成长对儿童成长的帮助与关键作用；
- 3、强调尊重自己、尊重他人、尊重环境；
- 4、腾泽在天、泽惠一方，立志于为社会提供有价值的教育服务。

Value

- 1) Letting children progress in their own way and pace, modeling behavior while respecting the innate development of a child, not to hinder children's interest in exploring the world.
- 2) Emphasizing the key role of parents and family in children's development.
- 3) Our Motto: Respect yourself, Respect others, and Respect the environment.
- 4) Topzeal Education aims to provide valuable educational service for the children, the family, and the community.

目标

- 1、3年完成国际化连锁品牌幼儿园的发展基础；
- 2、3年拥有一流的儿童、父母与家庭教育课程体系与教师队伍；
- 3、5年打造规模化高品质的国际儿童教育综合体，并形成发展模式；
- 4、努力实现儿童与父母服务满意度达到百分之百。

Target

- 1) Build the solid foundation of development for international brand chain Kindergarten within three years.
- 2) Build up the first-class education curriculum system for children, parents and family with a strong teacher team within three years.
- 3) Build a large-scale high-quality international children's education complex and form the development model with five years.
- 4) Strive to improve our service to achieve a 100% satisfaction rating from children and parents.

“四化”方向：

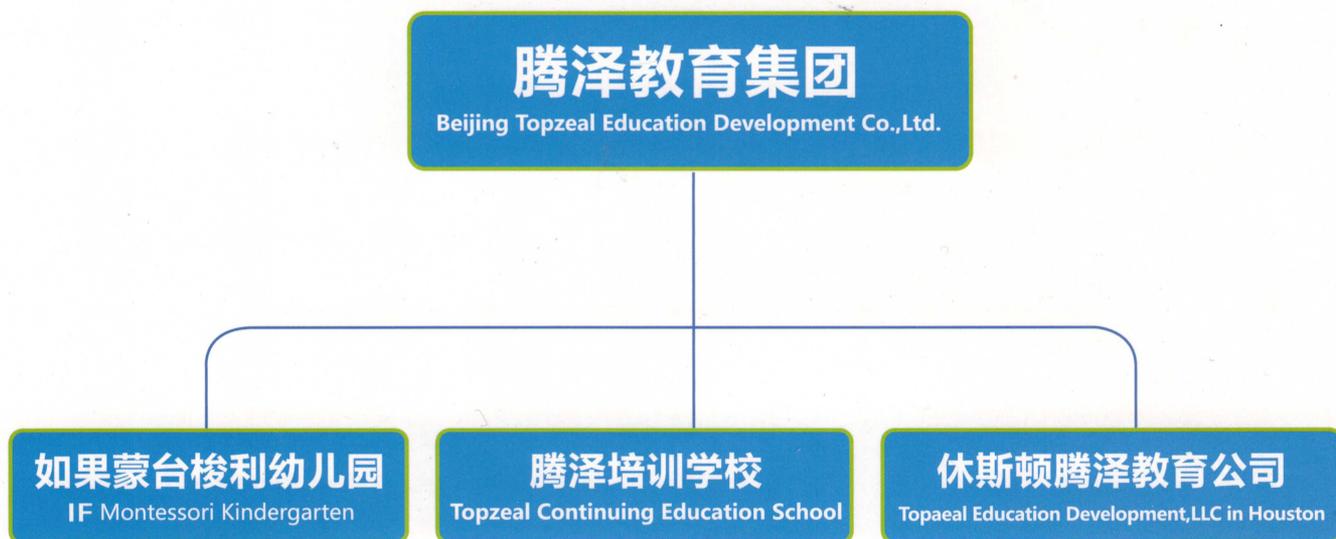
教育科学化
教育信息化
教育国际化
教育娱乐化

“Four modernizations” direction

Scientification of Education
Informatization of Education,
Internationalization of Education
Educational Entertainment (often called Edutainment that combines aspects of education and entertainment).

组织架构

Organization Chart





业务介绍

Business Description

腾泽培训学校1994年7月成立于北京，主营业务为成人职业技能培训和儿童课后培训项目，迄今累计学员超过10万人。

如果蒙台梭利幼儿园丰台方庄园2011年9月成立于北京，以蒙台梭利为特色，为中高端家庭幼儿提供学前教育，每年在校幼儿达100人余人。

休斯顿腾泽教育公司成立于2015年3月成立于美国休斯顿，服务于当地，内容包含中英文双语蒙台梭利幼儿园，中高端家庭游学，儿童课后培训项目。

Topzeal continuing education school was established in July 1994 in Beijing. The Main business of the school is adult vocational skills training. More than 100,000 students have received training in the school.

IF Montessori Kindergarten was established in September 2011 in Beijing. IF implements the international Montessori educational philosophy and teaching methods and provides preschool education for the children of middle and high-income families. There are more than a hundred students in every school year.

Beijing Topzeal Education Development, LLC was established in March 2015 in Houston, TX. . The company offers a wide variety of educational services such as Montessori classes for children, afterschool Chinese programs, enrichment classes, summer and winter camps, and study tours in USA.

集团三大业务

Three Main Business





如果蒙台梭利幼儿园
IF MONTESSORI KINDERGARTEN

如果：如意如愿，果香满园。

"如果"是一种态度，突出的是尊重，一种相互的理解。

"如果"是一种期盼，充满想象，给予孩子独立自由，
梦想从如果开始。

"如果"还是一种总结与反思，会强调鼓励孩子的自身
进步而不是把别人竞争下去，"如果这样做会不会更好"。

总之，"如果式教育"是蒙台梭利理念的一种实
践形式与延伸，对儿童的现在、未来、过去都寄予
厚望。

At IF Montessori, the "I" stands for
Integrity, Innovative, and International;
and the "F" stands Family, Friendly, and
Future.

教学特色

如果蒙台梭利幼儿园以蒙台梭利教育教学为基础，打造
一个以孩子为中心的"儿童世界"，遵循儿童成长的自
然法则，通过各种材料、教具、让孩子主动学习、探索
、研究、激发儿童各种潜能，建构完美人格。

Teaching Features

IF Montessori Kindergarten implements the international Montessori
educational philosophy and teaching methods. To create a child-centered
world, follow the natural laws of child development, let the children
take the initiative to learn, explore, and research through a variety of
materials and teaching aids, stimulate various potentials of children,
build the perfect personality.

幼儿园规模

1200平方米独栋教学楼，有四个班级，每年在园幼儿约
100名，教职工35名。

The Kindergarten Scale

1200 square meters of stand-alone building, there are four classes,
35 teachers/staff, 100 children in each school year.



2013年幼儿园教职工年会现场
Kindergarten teachers in 2013 annual meeting



如果幼儿园国际部
IF MONTESSORI SCHOOL

办学特色

- 蒙台梭利教育
- 世界文化主题
- 国际蒙台梭利师资
- 全日制外教
- 全套进口教具

Running Features

- Montessori Philosophy
- World Cultural Theme
- Full-time Native English Speaker Teacher
- International Montessori Teacher
- Full imported aids

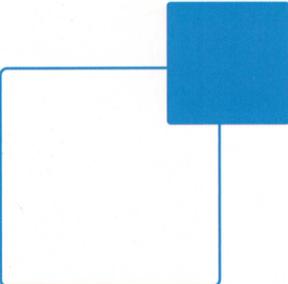
国际班规模

400平方米独栋教学楼，有两个班级，每年幼儿50名，教职工8人。

The International Class Scale

400 square meters of stand-alone building, there are two classes, 8 teachers, 50 children in each school year.





腾泽培训学校

Topzeal Continuing Education School

一、暑期腾泽教育ESL培训课程

每年7月6日-7月30日,8月6日-8月30日
加入我们如果语言学校每年暑期强化英语培训班,
这不仅仅只是暑期学校!
连续4周 每周超过15小时的全日制英语课堂集训,
让学生加强核心语言技能,迎战托福考试,同时开
发学习语言的兴趣。这些课程会帮助你闪耀于课堂
内外,这不仅仅是上一门课而已,快来一起成长吧!

Summer ESL Program at Topzeal Education

July 6st - July 30th, & August 6th - August 30th
Join us each summer for the Intensive English Language Program at
'IF' language school. It's more than just summer school!

This full-time language immersion provides over 15 hours of classroom
instruction per week for 4 weeks, allowing students to strengthen
core language skills, get ready for the TOEFL and explores interests.
The courses help you shine in and outside of the classroom. The summer
program don't just learn. Grow!

二、中国 After School 课后班

办学目的:

为满足儿童在放学后艺术、体育、科学实验等方面的
学习愿望。

课程内容:

艺术类课程:钢琴、舞蹈、绘画、手工制作等

体育类课程:武术、跆拳道、围棋、足球、高尔夫球
等

科学实验课程:小牛顿科学活动

外语课程:一对一,一对多的互动语言课程及游戏,夏、
冬令营等。

After School Enrichment

Classes:

Piano, Dancing, Painting, Handcrafted, etc.
Martial arts, Taekwondo, Go, Football, Golf, etc.
English and Scientific Experiment courses,
Summer and Winter camp

三、财务人员培训

每年培训一万多学员,财务继续教育

Accounting Training Program

More than 10,000 individuals have received training in the school per
year.



休斯顿腾泽教育公司

Topzeal Education Development in Houston

一、幼教综合体

以幼儿教育为基础,结合父母亲子教育、夫妻美满课程,游学体验服务,建立集教育学习、生活美食、运动感统、语言、科学、艺术、品格、健康咨询与医疗、物业等服务于一身,分布幼儿园周边的建筑群,服务于国际及国内中高端适龄家庭。腾泽在美国休斯顿建设的是全球第一家。

Early Childhood Education Complex

In early childhood education, Topzeal Education combines child-centered care with services for parenting education, happy marriage courses, and overseas study tour and construct relative buildings surrounding children care center to provide a complete set of services, which include education, living, exercise, language, science, art, character, health advisory and medical care, property services, etc. The target customers are international and domestic middle and high-income families with school-aged children.

二、课后班

腾泽教育为5岁到9年级的孩子提供课后班服务。我们会在课后时间提供以下的课程来丰富学生们各方面的知识:中文,高级数学和英语,阅读和写作,美术,舞蹈,钢琴和小提琴等才艺课。

After school enrichment classes

Topzeal Education offers after-school classes for children from five years to 9th grade. The school offers the following classes to enrich students after school time.

Chinese Language
Advance Math & English
Reading & Writing
Art, Dancing, Piano & Violin, etc.

三、游学项目

简介:

如果蒙台梭利幼儿园联手休斯顿 Montessori 姊妹幼儿园推出“家庭赴美亲子教育体验游”,每个家庭由宝宝牵着大人一起参加。这是如果蒙台梭利幼儿园“小手牵大手,大手带小手”亲子计划的一部分,目的是让孩子与父母一起快乐的成长!

特色:

孩子:进入国际蒙台梭利幼儿园,体验纯正美国顶级水平蒙氏教育
大人:接触丰富的国际父母亲子教育课程、语言文化课程等,并熟悉了解当地风土人情。周末则与孩子一起游玩娱乐,体验休斯顿及附近城市的景点与游乐场。

Introduction

IF Montessori Kindergarten and sister Montessori school in Houston jointly launch "Family parenting experience tour to the United States". Each family joins the tour by a child holding parent's hand. It is part of IF Montessori Kindergarten parenting plan "little hand holding big hand, big hand with little hand". The goal is to let more children grow up happy and healthy and enjoy happy family life with their parents.

Features

For children: Experiencing the international top-level American Montessori education

For parents: Attending a wealth of international parenting education courses, language and culture courses, etc.; experiencing and know about local customs; enjoying weekends with their children and experiencing the attractions, entertainment, and adventure playground in Houston and cities nearby.





DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

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

DATE OF NOTICE: November 22, 2019

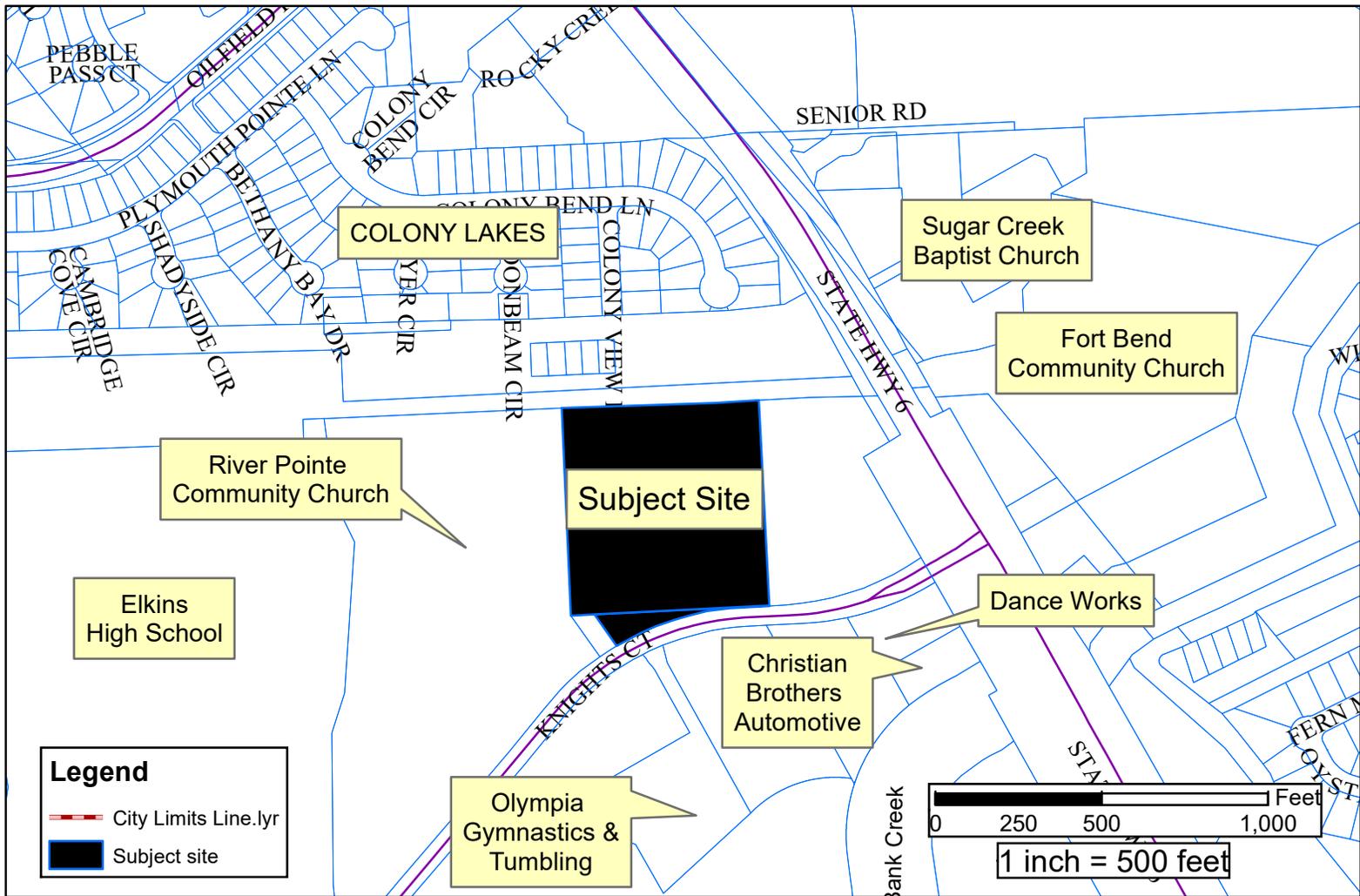
LOCATION/DATE: The Planning and Zoning Commission of the City of Missouri City will hold a public hearing on Wednesday, December 11, 2019, at the City Council Chambers – 2nd Floor, City Hall Building, 1522 Texas Parkway (FM-2234), Missouri City, Texas at 7:00 p.m.

PURPOSE: To receive comments for or against a request by Farrah Sabouni, Auto Arch, for a SUP, specific use permit to allow for the location of an educational campus to include a Montessori school, a place of assembly; 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 Olympia Gymnastics & Tumbling, south of Colony Lakes residential subdivision, east of a shopping center, and west of River Pointe Church, along Knights Court.

SITE LEGAL DESCRIPTION: The subject site can be described as being an approximate 8.2267 acre tract of land out of that certain called 13.729 acre tract recorded under F.B.C.C.F. No. 2009004785 of the Fort Bend County Deed records and situated in the Elijah Roark League, A-77, Fort Bend County, Texas and being an approximate 0.3593 acre tract of land out of Reserve "C", Herman Hospital Estate Large Acreage Tract Plat, as recorded in slide no(s) 1092-A, 1092-B and 10923-A of the Fort Bend County plat records and being all of that certain called 0.3593 acre tract recorded under Fort Bend County Clerk's file no. 2005149543, and situated in the Elijah Roark League, A-77, Fort Bend County, Texas.

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



PEBBLE
PASS CT

OILFIELD

PLYMOUTH POINTE LN
BETHANY BAY DR
SHADYSIDE CIR

COLONY
BEND CIR

ROCKY CREEK

SENIOR RD

COLONY LAKES

COLONY BEND LN

CAMBRIDGE
COKE CIR

YER CIR

CONBEAM CIR

COLONY VIEW LN

STATE HWY 6

Sugar Creek
Baptist Church

Fort Bend
Community Church

River Pointe
Community Church

Subject Site

Elkins
High School

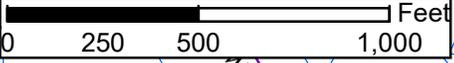
Dance Works

Christian
Brothers
Automotive

Olympia
Gymnastics &
Tumbling

Legend

- City Limits Line.lyr
- Subject site



1 inch = 500 feet

Bank Creek

FERN ST



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

November 22, 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, December 11, 2019
City Council Chambers
2nd Floor, City Hall Building
1522 Texas Parkway (FM 2234); 7:00 PM

To receive comments for or against a request by Farrah Sabouni, Auto Arch, for a SUP, specific use permit to allow for the location of an educational campus to include a Montessori school, a place of assembly; 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

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.

Print Name

Signature

Kwan Family Living Trust etal
858 Merrick DR
Sugar Land, TX 77478-3742

MCOC LLC
206 E 9th ST #STE 1300
Austin, TX 78701-4411

CHCC Knights Court LLC
4610 Riverstone BLVD
Missouri City, TX 77459-6141

FBISD
c/o Max Cleland
16431 Lexington Blvd
Sugar Land, TX 77479

RMRS Realty LLC
5627 Avon Landing LN
Sugar Land, TX 77479-3550

River Pointe Community Church
5000 Ransom RD
Richmond, TX 77469-6323

Ft Bend MUD #46
3 E GREENWAY PLZ STE 2000
HOUSTON, TX 77046-0307

Colony Lakes HOA

BLE Dodd Investments LLC
2622 Morganfair LN
Katy, TX 77450-7513

DW & M Holdings LLC
2 Elderberry TRCE
Sugar Land, TX 77479-2864

Fort Bend County MUD No 46
9 Greenway PLZ STE 1100
Houston, TX 77046-3653



**PLANNING AND ZONING COMMISSION
DISCUSSION ITEM**

AGENDA DATE: December 11, 2019

AGENDA ITEM SUBJECT: Mobile Food Unit/Truck Ordinance Update

AGENDA ITEM NUMBER: 8.A.

PROJECT PLANNER:  Otis T. Spriggs, AICP, Director, Development Services

SUMMARY:

STAFF PROPOSES TO PRESENT TO THE P&Z COMMISSION FURTHER DISCUSSION OF BASIC GUIDELINES FOR MOBILE FOOD ESTABLISHMENTS AS REQUESTED BY CITY COUNCIL.

RECOMMENDED ACTION: This is a public hearing to consider preliminary guidelines and framework providing for draft text amendments to serve as future regulations for Mobile Food Unit uses within the City of Missouri City Zoning jurisdiction as requested by the City Council.

HISTORY: *Planning & Zoning Commission held discussion of this issue in 2016 and provided minimal text amendment recommendations to Council, which were adopted on 10/16/17.*

In August, 2019, Administration was asked by the Council, to study this item further and provide some process improvements and flexibility recommendations for consideration.

Prior Commissioner's Position/Comments:

During previous work sessions of the Mobile Food Unit ordinance, the Planning & Zoning Commission discussed a number of concerns that were voiced by the public and others, including following observations:

- **Flexibility in Location:**

1. After reviewing mobile food truck ordinances from neighboring cities, the Commission was interested in reconsideration of the previous option of a pilot area that would allow for a mobile food truck park on LC-2/LC-3 property that could adequately provide space and parking allowances, on a promotional time basis.
2. Other areas of consideration could be where existing restaurants currently have a food truck/trailer and wish to conduct food service in the unit during lunch hours.
3. Consideration for residential properties that hope to have food trucks onsite at individual homes, subject to a special event permit approval.

-Note that issues of right of way parking would need to be coordinated to assure that traffic congestion is not caused and the operation will not impede upon pedestrian or vehicular neighborhood traffic. Limits to hours of operation would need to be considered.

Zoning Code Recommended Text Summary

Definition:

Mobile food unit (MFU) means a vehicle mounted, self or otherwise propelled, self-contained food service operation, designed to be readily moveable, and used to store, prepare, display, serve or sell food. The term does not include a stand or a booth.

Current Zoning Code Considerations:

In summary, the current mobile food units are allowed within the Zoning Code under the following parameters:

- Where industrial district uses are allowed;
- In all zoning districts, provided that a mobile food unit is located within one hundred (100) feet of a property with an active building permit for the construction of a building on the property or the construction of at least three (3) new dwelling units on the property;
- In all zoning districts, provided that an MFU is located at an event that is subject to a special events permit issued by the city in accordance with section 9.10 (Frequency is limited to two-week intervals);
- Within a park provided that a park use permit has been issued in accordance with article II of chapter 18; and,
- At an event that is sponsored or co-sponsored by the city with the city's written permission.

Staff Update:

Legal and Planning Staff are working on the following areas of focus, and would like to return with more formal requirements and text language in the next P&Z Commission session, once all questions are answered:

-
1. **Varying Types of Food Trucks: Deriving at specific and concise definitions:**
 - a) Full service kitchen preparation inside truck unit.
 - b) Hot food vs code food (cooked and vended off-site)
 - c) Frozen food, including ice cream and snow cone products
 - d) Pre-packaged food sales (mobile and on location).
 - e) Vending on public property
 - f) Vending on private property
 - g) Stationary sites vs. units that roll

 2. **Permits issued by Zoning Districts with Varying Time Frames:**
 - a) 6 am to 9 am, 11 am to 2 pm Weekdays
 - b) 6 am to 9 am, 11 am to 2 pm Weekdays
 - c) 6 am to midnight? Weekends?

 3. **Zoning District Allowances**
 - a. Permanent, semi-permanent, or temporary usage
 - b. Accessory use to a principle (main) use
 - c. Site improvements/parking requirements (Minimum requirements needed such as pavement/utilities)
 - d. Outdoor dining restrictions.

Next Steps: Continue discussions of Mobile Food Units and allow for Council, Commission, and public input during the next upcoming regular sessions, and prepare for recommendations before the City Council by March, 2020.

| | |
|--------------------|--|
| October 30, 2019: | Work session at P&Z Commission |
| November 4, 2019: | City Council special meeting discussion |
| November 13, 2019: | P&Z Commission discussion item |
| December 11, 2019: | P&Z Commission discussion public hearing |
| January 8, 2020: | P&Z Commission preliminary report |
| February 12, 2020: | P&Z Commission public hearing and final report |
| March 2, 2020: | City Council public hearing and 1st reading of ordinance |
| March 16, 2020: | City Council 2nd reading of ordinance |

Staff recommends: The Planning and Zoning Commission should hold discussion and receive public input of proposed regulations for Mobile Food Unit establishments/uses within the City of Missouri City Zoning jurisdiction.

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

Public Hearing

A public hearing will be held by the Planning & Zoning Commission of Missouri City, Texas to receive comments for or against proposed amendments to the City's Code of Ordinances/Zoning Ordinance regarding:

- (1) Mobile Food Units/Food Trucks

The public hearing is scheduled:

DATE: Monday, December 11, 2019
TIME: 7:00 PM
PLACE: City Council Chambers (2nd Floor of City Hall)
1522 Texas Parkway (FM 2234) Missouri City, Texas

Specific information is available at City Hall, Missouri City, Texas, Monday through Friday from 8:00 AM to 4:00 PM, or you may call 281-403-8541.



**PLANNING AND ZONING COMMISSION
DISCUSSION ITEM**

AGENDA DATE: December 11, 2019

AGENDA ITEM SUBJECT: Zoning Board of Adjustment ZTA Discussion

AGENDA ITEM NUMBER: 8.B

PROJECT PLANNER:  Otis T. Spriggs, AICP, Director, Development Services

SUMMARY:

STAFF PROPOSES TO PRESENT TO THE P&Z COMMISSION FURTHER DISCUSSION OF H.B. 2497 –BOARD OF ZONING ADJUSTMENT.

RECOMMENDED ACTION: The Planning Zoning Commission should hold a discussion of H.B. 2497 –Board of Zoning Adjustment bill to receive comments for or against proposed amendments to the Zoning Ordinance regarding the powers and procedures of the Zoning Board of Adjustment & Appeals

The 86th Regular Session of the Texas Legislature concluded with several bills which may have an impact on our planning jurisdiction. Described below is a bill that requires further action (H.B. 2497). This item 8 A.2 has been placed on the Planning Commission's December 11, 2019 agenda for discussion purposes only.

H.B. 2497 (Cyrrier/Hughes) – Board of Adjustment: this bill: (1) requires the city council to approve rules adopted by the board of adjustment; (2) allows the following persons to appeal to the board of adjustment a decision made by an administrative official that is not related to a specific application, address, or project: (a) a person aggrieved by the decision; or (b) an officer, department, board, or bureau of the city affected by the decision; (3) allows the following persons to appeal to the board of adjustment a decision by an administrative official that is related to a specific application, address, or project: (a) a person who files an application that is the subject of the decision; (b) a person who is the owner of property or representative of the owner that is the subject of the decision; (c) a person who is aggrieved by the decision and is the

owner of real property within 200 feet of the property that is the subject of the decision; or (d) any officer, department, board, or bureau of the city affected by the decision; (4) requires that a decision made by an administrative official be appealed to the board of adjustment not later than the 20th day after the date the decision is made; and (5) requires the board of adjustment to decide an appeal described in (4) at the next meeting for which notice can be provided following the hearing and not later than the 60th day after the date the appeal is filed. (Effective September 1, 2019.)

- **NOTE:** Ordinance amendments (zoning text) and board rules are required to be introduced at a later date.

Next Steps: Continue discussions of H.B. 2497– Board of Adjustment, and prepare for recommendations before the City Council by March, 2020.

December 11, 2019: P&Z Commission discussion public hearing
January 8, 2020: P&Z Commission preliminary report
February 12, 2020: P&Z Commission public hearing and final report
March 2, 2020: City Council public hearing and 1st reading of ordinance
March 16, 2020: City Council 2nd reading of ordinance

Staff recommends: The Planning and Zoning Commission should hold discussions and receive public input of proposed Zoning Text Amendments for the Zoning Board of Adjustments within the City of Missouri City Zoning jurisdiction.

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