



**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 **February 12, 2020 at 7:00 p.m. at City Hall, Council Chambers, 2<sup>nd</sup> Floor**, 1522 Texas Parkway, Missouri City, Texas, for the purpose of considering the following agenda items. All agenda items are subject to action. The Planning and Zoning Commission reserves the right to meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

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**1. CALL TO ORDER**

**2. ROLL CALL**

**3. READING OF MINUTES**

- A.** Consider approving the minutes of the January 8, 2020 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 approving a concept plan for Lexington Village
- (2) Consider approving a preliminary plat for Kurjee Plaza
- (3) Consider approving a final plat for Hagerson Road Tract Section 2
- (4) Consider approving a final plat for Three Corner Crossing Business Park
- (5) Consider approving a final plat for Heritage Park Drive Bridge Street Dedication

- (6) Consider approving a final plat for Sienna Section 17B and 17C
- (7) Consider approving a replat for Estates of Waterford Section Two Partial Replat No. 1

**B. SIENNA 3C**

- (1) Consider approving a concept plan for Sienna 3C Sienna Sections 26, 29A, 32A/B, 33B/C/D, 38, 39A/B
- (2) Consider approving a preliminary plat for Sienna Sections 32A & 32B
- (3) Consider approving a preliminary plat for Sienna Section 33B
- (4) Consider approving a preliminary plat for Sienna Section 33D
- (5) Consider approving a preliminary plat for Sienna Section 39A

**7. ZONING MAP AMENDMENTS**

None.

**8. ZONING TEXT AMENDMENTS**

**A. ZONING BOARD OF ADJUSTMENT**

- (1) Public hearing to receive comments for or against possible amendments to Section 18, Board of Adjustment, of Appendix A, Zoning of the City Code of the City of Missouri City, Texas.
- (2) Consider approving a final report to City Council on item 8.A.(1) above.

**B. UTILITY EQUIPMENT**

- (1) Public hearing to receive comments for or against an amendment to Subsection 9.6.B.3.e. of Appendix A, Zoning of the City Code of the City of Missouri City, Texas, regarding the outside storage of major recreational or utility equipment.
- (2) Consider approving a preliminary report on item 8.B.(1) above.

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

**A. IMPACT FEES**

- (1) Consider approving a semiannual report to the City Council on the land use assumptions and capital improvements plan for the Northeast Oyster Creek Sub-watershed, Lake Olympia Parkway Extension and Mustang Bayou Service Area.

**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

Planning and Zoning Commission

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meetings. To better serve you, requests should be received 24 hours prior to the meetings.  
Please contact the Development Services Department at 281-403-8541.

**CERTIFICATION**

I certify that a copy of the February 12, 2020 agenda of items to be considered by the Missouri City Planning and Zoning Commission was posted on the City Hall bulletin board on February 6, 2020.



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Jennifer Thomas Gomez  
Planning Manager



**MINUTES  
PLANNING AND ZONING COMMISSION  
CITY OF MISSOURI CITY, TEXAS  
January 8, 2020**

**1. CALL TO ORDER**

The Notice of the Meeting and Agenda having been duly posted in accordance with the legal requirements and a quorum being present, the meeting was called to order by Chair Brown-Marshall, at 7:00 PM.

**2. ROLL CALL**

**Commissioners Present:**

Sonya Brown-Marshall  
Tim Haney  
John O'Malley  
James R. Bailey  
Gloria Lucas  
Courtney Johnson Rose  
James G. Norcom III

**Commissioners Absent:**

Hugh Brightwell  
Monica L. Rasmus

**Councilmembers Present: None**

**Staff Present:**

Otis T. Spriggs, Director of Development Services  
Jennifer Gomez, Planning Manager  
E. Joyce Iyamu, City Attorney  
James Santangelo, Assistant City Attorney  
Jamilah Way, First Assistant City Attorney  
Thomas White, Planner II  
Gretchen Pyle, Interim Planning Specialist  
Jeremy Davis, Assistant City Engineer  
Egima Edwards, Planning Technician  
Glen Martel, Assistant City Manager

**Others Present:** Joe Workman; Vice Chair of Zoning Board of Adjustment and Appeals.

### 3. READING OF THE MINUTES

- A. Consider approval of the minutes of the December 11, 2019 Planning and Zoning Commission Meeting.

**Motion:** Approval of the December 11, 2019 minutes.

**Made By:** Commissioner O'Malley

**Second:** Commissioner Haney

**AYES:** Commissioner Haney, Commissioner O'Malley,  
Commissioner Bailey, Commissioner Norcom,  
Commissioner Johnson Rose, Commissioner Lucas

**NAYES:** None

**ABSTENTIONS:** Commissioner Brown-Marshall

The motion passed.

### 4. REPORTS

#### A. COMMISSION REPORTS

- (1) Chairperson of the Planning and Zoning Commission  
None
- (2) Planning and Zoning Commissioners  
None.

#### B. STAFF REPORTS

- (1) Development Services
  - a. Director – Otis T. Spriggs  
Extended an opportunity to the Planning and Zoning Commission to attend the National Planning Conference, to be held in Houston, in April 2020. A packet was provided to the Commission of conference courses and workshops.
- (2) Engineering
  - a. Assistant City Engineer – Jeremy Davis  
None

### 5. PUBLIC COMMENT

None

### 6. PLATS

#### A. CONSENT AGENDA

- (1) Consider approval of a final plat for Waffle House of Missouri City

**Motion:** To approve the Consent Agenda.

**Made By:** Commissioner Haney  
**Second:** Commissioner Lucas

**AYES:** Commissioner Haney, Commissioner O'Malley,  
Commissioner Bailey, Commissioner Norcom,  
Commissioner Johnson Rose, Commissioner Lucas

**NAYES:** None

**ABSTENTIONS:** None

The motion passed

## 7. ZONING MAP AMENDMENTS

None

## 8. ZONING TEXT AMENDMENTS

### A. ZONING BOARD OF ADJUSTMENT

- (1) Public hearing to receive comments for or against possible amendments to Section 18, Board of Adjustment, of Appendix A, Zoning of the City Code of the City of Missouri City, Texas.

James Santangelo, Assistant City Attorney, presented the item. Mr. Santangelo informed last month the Commission was presented the context of House Bill 2497, which passed last year during the 86<sup>th</sup> Legislative Session. It amends some of the permitted local regulations of how the Zoning Board of Adjustment and Appeals is conducted in Missouri City. Presented to the Commission was a draft of changes the bill requires, amending Chapter 18 of the Zoning Ordinance, would bring the regulations into compliance with the new law.

Mr. Santangelo informed that the new law differentiates matters related to a specific application, address or a project and states individuals who can appeal a decision generally are any persons aggrieved by a decision. Any officer, department, board, or bureau of the city that might be affected by such decision can appeal. The new law states decisions before Zoning Board of Adjustment that do relate to a specific application, address or project, that appeal needs to be brought by the person who filed the application that is subject of the decision, owner / representative of owner of the property subject of the decision, person aggrieved by the decision who resides within a 200 feet of the subject property, or any officer, department, board, bureau of the city affected by the decision.

Mr. Santangelo informed that other changes such as scheduling discretion is taken away from the Zoning Board of Adjustments and Appeals. A hearing now needs to be taken not later than the 20<sup>th</sup> day after the date of the decision the appeal is made. Decision of the board needs to be made at the next meeting that notice can be provided following such hearing. The hearing needs to be held; within 60 days after the filing of the appeal and a decision needs to be made and rendered in an open meeting by the board.

Commissioner Johnson Rose asked if with the 20 days will cause the Commission to have special meetings.

Mr. Santangelo stated currently the Zoning Board meets on an "as needed" basis. When an appeal is filed based on a decision by the City, public notice would have to be placed within 20 days.

Chair Brown-Marshall asked, since the new law was effective September 2019, if there had been instances where the changes needed to be in place.

Mr. Santangelo stated that to his knowledge, the Zoning Board has not met since the new law went into effect.

Joe Workman, Vice Chair / Zoning Board of Adjustment and Appeals, asked if the Zoning Board's decision would be forwarded to City Council to be ratified.

Jamilah Way, First Assistant City Attorney, stated the rules are forwarded to City Council.

Vice Chair Haney stated that only the changes being made to the ordinance would go before City Council.

Mr. Santangelo stated that the new law mentions any rules adopted by the board regarding its governance need to be approved by City Council. However, it was not built into the draft that will be proposed to the board.

**Motion:** To close the public hearing.

**Made By:** Commissioner Haney  
**Second:** Commissioner Johnson Rose

**AYES:** Commissioner Brown-Marshall, Commissioner Haney, Commissioner O'Malley, Commissioner Bailey, Commissioner Norcom, Commissioner Johnson Rose, Commissioner Lucas

**NAYES:** None

**ABSTENTIONS:** None

The motion passed

(2) Consider approving a preliminary report on item 8.A.(1).

**Motion:** To approve preliminary report and call a 2<sup>nd</sup> public hearing

**Made By:** Commissioner Haney  
**Second:** Commissioner Bailey

**AYES:** Commissioner Brown-Marshall, Commissioner Haney, Commissioner O'Malley, Commissioner Bailey, Commissioner Norcom, Commissioner Johnson Rose, Commissioner Lucas

**NAYES:** None

**ABSTENTIONS:** None

The motion passed

**B. UTILITY EQUIPMENT**

- (1) Discuss an amendment to Subsection 9.6.B.3.e. of Appendix A, Zoning of the City Code of the City of Missouri City, Texas, regarding the outside storage of major recreational or utility equipment.

Jamilah Way, First Assistant City Attorney, presented the item. Ms. Way informed that a previous mistake was made in Subsection 9.6.B of the Zoning Ordinance. Section 9.6.B.3.E provides that *“Except in multifamily development, outside storage of a major recreational or utility equipment shall be permitted if...parked on a hard surface as provided in [sub]section 12.2.I”*

However, [sub]section 12.2.I provides regulations for maneuvering space for required parking not to be located within certain public rights-of-way. Instead the reference should be to [sub]section 12.2.J which provides that *“Drives and parking spaces must be hard-surfaced and dust-free...”*

Ms. Way informed that this is a clean-up to the regulation that was found during a prosecution the City was conducting. The proposed amendment will be presented next as a preliminary report. A final report would follow prior to sending it to City Council.

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

**A. CHAPTER 82, SUBDIVISION ORDINANCE PLANS AND PLATS**

- (1) Discuss amendments to Chapter 82, Subdivision, of the City Code of the City of Missouri City, Texas, regarding plans and plats.

Jennifer Gomez, Planning Manager, presented the item. Ms. Gomez informed effective September 1, 2019, new laws have been implemented regarding land development applications. The law changed the existing language to provide a definition for a “plan” and apply “plans” to the new procedures, expanded what is considered a “plat” and provides for a specified approval process with a time clock of 30 days. The City had previously acted on plat applications within a 30-day period however plans were not placed on this same schedule. The law also adds a second component to applications approved with conditions or disapproved on the initial action, by requiring the City to act within 15 days on a written response to the previous action.

Ms. Gomez informed that some modifications to existing regulations had to be made to provide for compliance. To-date, the City Council has passed three emergency ordinances as staff has worked diligently to understand the impact the law on existing processes.

The new law requires that the City, in approving an application with conditions or disapproving, such actions cannot be arbitrary and have to be requirements as adopted by the city. Ms. Gomez informed that as part of the changes to-date, City Council has adopted the Platting Manual by ordinance. The Platting Manual provides requirements for the form and content of plats.

Ms. Gomez informed that proposed amendments to the subdivision ordinance to be presented to the City Council at their upcoming regular meeting would provide a definition for plats and plans. The Planning and Zoning Commission is the designated authority for Missouri City to act on a plat. Plans are generally approved at an administrative level.

Chair Brown-Marshall inquired about whether an applicant could ever get two [30] day periods if they broke up their plan application submittal into multiple components.

Ms. Gomez stated that ideally a complete project is the best way from the regulatory side to view how a project will be developed. Conceivably in many cases it does not always function that way. In that case, only the civil plans would be tied to the new law. The shell building plans would be based on the internal processes.

Ms. Gomez highlighted that parkland dedication proposals would now be included in the definition for a plan. The amendment would provide time frames and specific actions for the Parks Board and Commission.

Ms. Gomez emphasized that the amendment being proposed defines a plan to exclude zoning site plans so that there is no confusion.

The amendment would formally adopt the establishment of submittal packets, submittal schedules, checklists, and applications. Staff has used this tool previously for plats. The submittal packet is published on the City's website and available through the department. It is published every year and includes submittal schedule, checklist and information about the process.

Ms. Gomez informed that once an application is made, the new law allows an opportunity for the applicant to stop / pause the 30-day clock. The parameters staff provides is that they have to request this pause as an extension. The request would need to be received not less than 10 days before the meeting.

Ms. Gomez informed on minor modifications that could be made to an application after it has been filed but before it has been acted on. Major revisions would be disapproved.

Commissioner O'Malley asked if an automatic second meeting would be required if and application is approved with conditions.

Ms. Gomez indicated that would be the case.

E. Joyce Iyamu, City Attorney clarified that the requests for extensions are not limited in the proposed ordinance. If that is a desire of the Commission or staff, Legal can be informed and will include prior to presenting the ordinance to Council.

Commissioner Johnson Rose inquired about the use of project software to help organize and guide the applicants along these schedules.

Otis Spriggs, Director of Development Services, provided that the city is currently using Energov.

Commissioner Johnson Rose asked whether the system has the capability to provide reminders to staff and the applicant.

Mr. Spriggs stated that the system has the ability to provide notices and letters and that applicants could see the reviews and statuses online.

Chair Brown-Marshall asked what would be the consequence if a deadline was missed.

Ms. Gomez stated that at the applicant's request, an application could be approved.

(2) Consider approving a final report to City Council on item 9.A.(1)

**Motion:** The Planning and Zoning Commission forwards a positive recommendation to Council.

**Made By:** Commissioner Norcom III  
**Second:** Commissioner Johnson Rose

**AYES:** Commissioner Brown-Marshall, Commissioner Haney, Commissioner O'Malley, Commissioner Bailey, Commissioner Norcom III, Commissioner Johnson Rose, Commissioner Lucas

**NAYES:** None  
**ABSTENTIONS:** None

The motion passed

#### 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

**Motion:** To adjourn

**Made By:** Commissioner Johnson Rose  
**Second:** Commissioner Norcom III

**AYES:** Commissioner Brown-Marshall, Commissioner Haney, Commissioner O'Malley, Commissioner Bailey, Commissioner Norcom III, Commissioner Johnson Rose, Commissioner Lucas

**NAYES:** None  
**ABSTENTIONS:** None

The motion passed

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Egima Edwards  
Planning Technician



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** February 12, 2020  
**AGENDA ITEM SUBJECT:** Concept Plan of Lexington Village  
**AGENDA ITEM NUMBER:** 6.A.(1)  
**PROJECT PLANNER:** Gretchen M. Pyle, Interim Planning Specialist  
**APPROVAL:**  **Otis T. Spriggs, AICP, Director, Development Services**  
 **Shashi K. Kumar, P.E., CFM, City Engineer/Public Works Director**

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**PERMIT NUMBER:** Plat2000197  
**PROPERTY ID:** 0064-00-000-3100-907 / 0064-00-000-3640-907  
**LOCATION:** 37.23 acres located at the southeast corner of FM 1092 and Independence Boulevard

**ZONING DISTRICT DESIGNATION:** PD, Planned Development District #81 (O-19-01) which provides for uses permitted in the LC-3, retail district; the MF-2, multifamily residential district; townhome residential uses; and office warehouse uses

**DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP:** None

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**RECOMMENDED ACTION:**

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

A conceptual plan 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 Subsection 82-32(b) of the Code of Ordinances of the City of Missouri City. The applicable sections of the Platting Manual are referenced in the comments below, except where indicated otherwise.

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

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

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

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
  - a. A 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 proposal for proposed residential uses is required to be submitted prior to a final plat application for residential uses.**
  - b. Conceptual plan boundaries of the total acreage of the subdivision and the boundaries of the proposed land uses of the subdivision shall be indicated in accordance with Section 1(10). **The concept plan shows commercial use and multifamily use and appears to show the townhome use divided into two sections. Please label the areas for the townhome use and provide the acreage associated with each of the proposed uses.**
  - c. The conceptual plan shall indicate the proposed land uses and population densities, streets, and the location of schools, parks and other proposed public or private facilities in accordance with Section 1(12). **Please clarify the number of single family lots (townhome) and multifamily dwelling units. The concept plan shows lots divided into two sections however the application lists two sets of numbers for estimated number of residential lots / dwelling units (see row 9).**
  - d. Typical lot sizes shall also be provided in accordance with Section 1(12).
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
  - a. A preliminary drainage plan shall be provided in accordance with Section 1(12).
  - b. Topographical information indicating the direction of surface water flow shall be provided in accordance with Section 1(13). **Direction is shown, but not topography.**
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division  
None

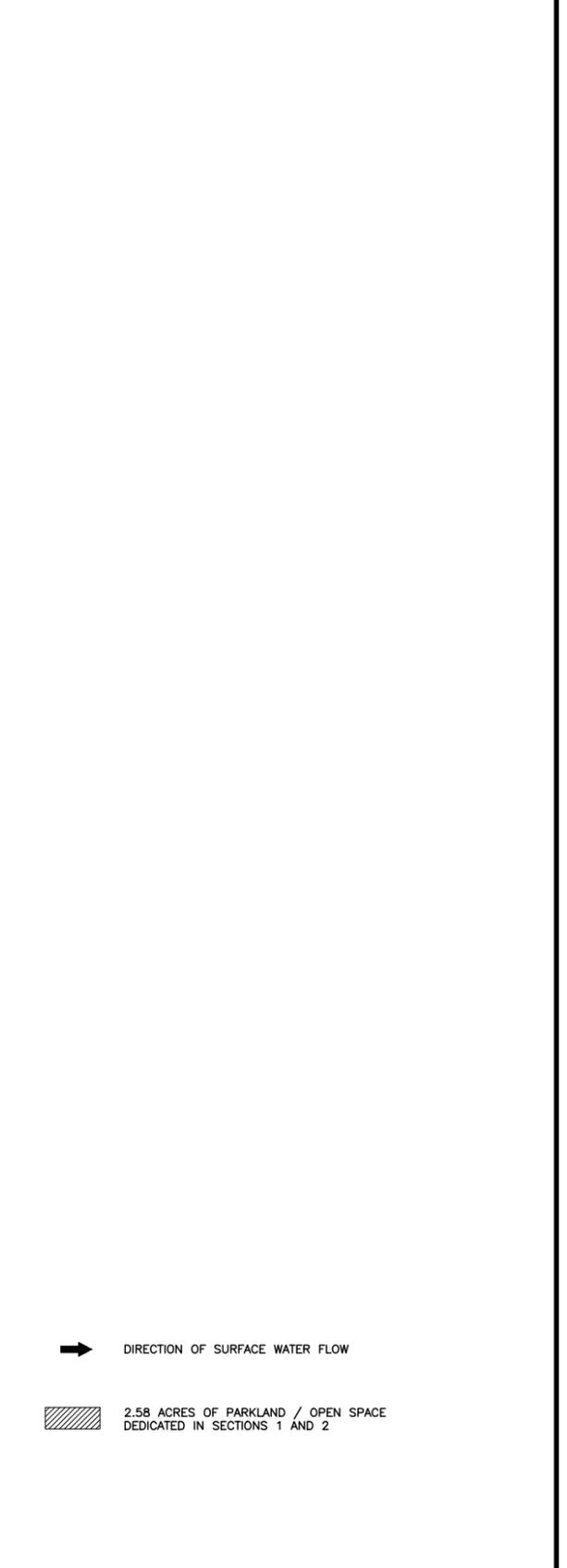
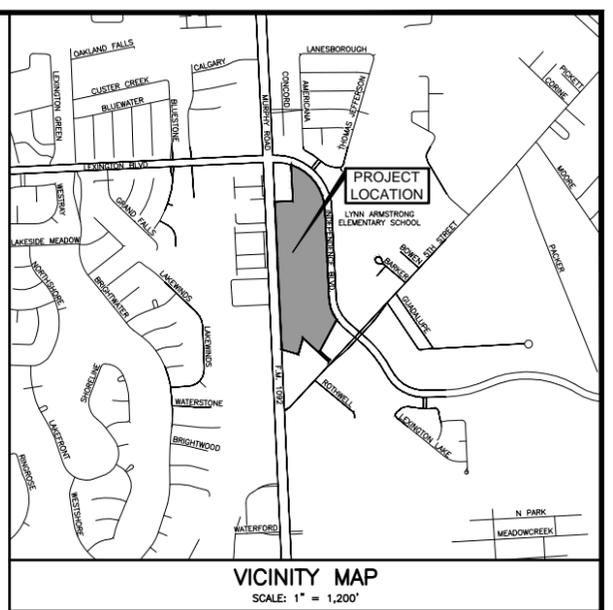
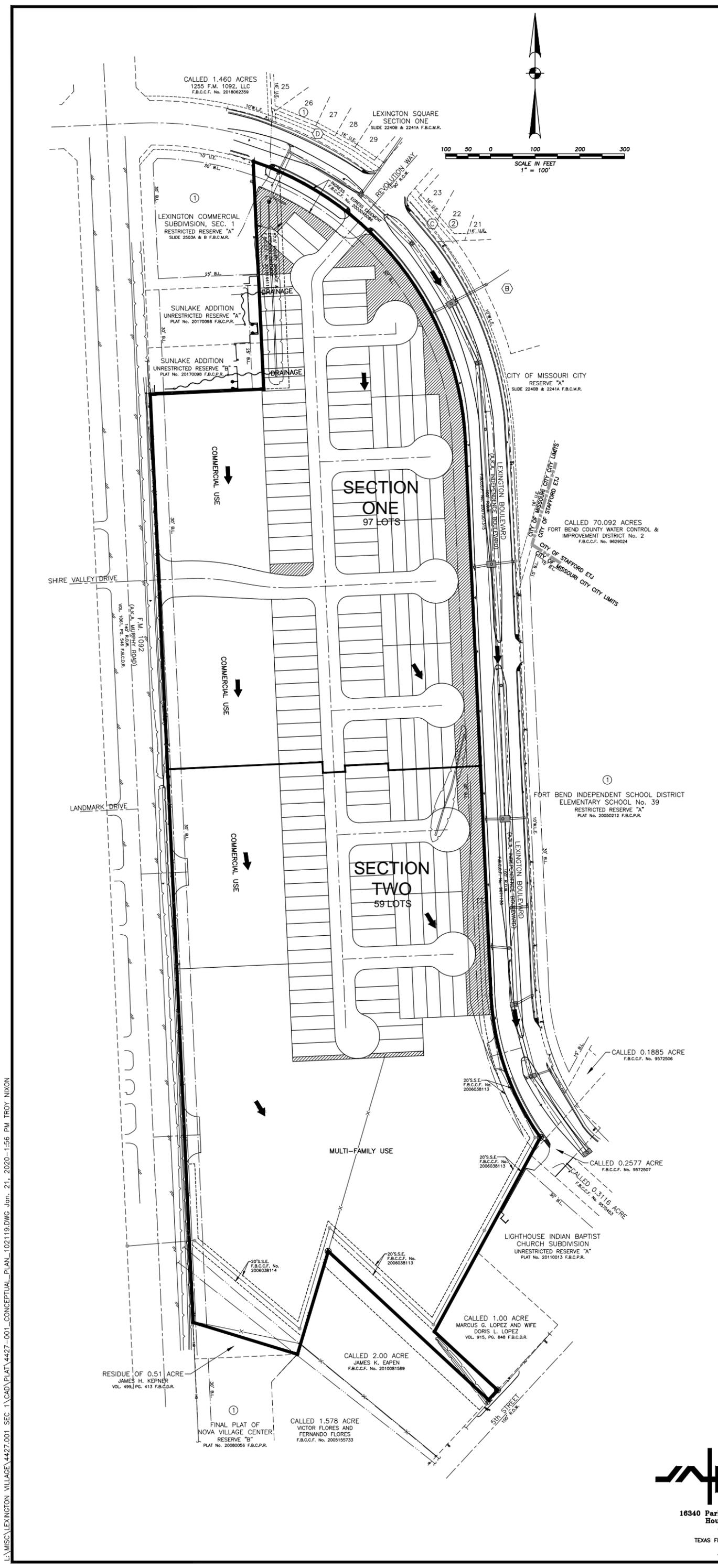
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## APPLICATION FOR PLAT APPROVAL

Check One:  CONCEPTUAL PLAN  PRELIMINARY  
 REVISED CONCEPTUAL PLAN  REVISED PRELIMINARY

1. Name of plat:		
2. Name of conceptual plan that encompasses this plat (if applicable): <u>Lexington Village Conceptual Plan</u>		
3. Type of use (Circle one or more): <input checked="" type="checkbox"/> Multifamily Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Planned Development <input checked="" type="checkbox"/> Single Family Residential <input type="checkbox"/> Specific Use Permit Other (Explain):		
4. Landowner's name (If company or corporation, list chief officer): <u>Clinton F. Wong Skymark Dev.</u>		
Mailing Address: <u>1616 Voss, Suite 618 Houston Tx 77057</u>		
Phone No.: <u>(713) 978-5900</u>		
Email: <u>eric.ungar@skymarkdevelopment.com</u>		
5. Applicant's name (Engineer, Planner, Architect, Etc.): <u>R.G. Miller Engineers</u>		
Mailing Address: <u>16340 Park Ten Place, Suite 350 Houston Tx 77084</u>		
Phone No.: <u>(713) 461-9600</u>		
Email: <u>tnixon@rgmiller.com, telston@rgmiller.com</u>		
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>5.17</u>	Residential Lots: <u>11.10</u>
Lakes/Ponds (non-recreational): <u>0</u>	Irrigation/Drainage Canals: <u>0.08</u>	Recreational Uses: <u>0</u>
Utility Easements: <u>0.27</u>	Public Parkland: <u>2.58</u>	
Other (explain): <u>Commercial 6.99 Acres - Multi Family</u> (acres): <u>11.04</u>		
<b>TOTAL ACREAGE: <u>37.23 Acres</u></b>		
8. Estimated # of Sections: <u>2</u>	Blocks: <u>4</u>	Reserves: <u>12</u>
9. Estimated # of residential lots/dwelling units: <u>156 / 288</u>		
10. Residential lot dimensions: Average: <u>36' x 97'</u> Smallest: <u>30' x 73'</u>		
11. Lot area: Non cul-de-sac: <u>2910' SF</u> Cul-de-sac: <u>2762' SF</u>		
12. Front width (At property line): Non cul-de-sac: <u>30'</u> Cul-de-sac: <u>30'</u>		
13. Front width (At building line): Non cul-de-sac: <u>30'</u> Cul-de-sac: <u>30'</u>		
14. Depth: Non cul-de-sac: <u>97' &amp; 115'</u> Cul-de-sac: <u>90' &amp; 97'</u>		
15. Block Length: <u>3677'</u> Average: <u>409'</u> Longest: <u>995'</u> Shortest: <u>209'</u>		
16. Type of Streets (Circle One): <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Combination Public/Private		
17. Type of Water System (Circle One): <input checked="" type="checkbox"/> Public <input type="checkbox"/> Individual Water Wells <input type="checkbox"/> Other (attach explanation)		
18. Type of Sanitary System (Circle One): <input checked="" type="checkbox"/> Public <input type="checkbox"/> Individual Septic Tanks <input type="checkbox"/> Other (attach explanation)		
19. Municipal Utility District: <u>n/a</u>		



## LEXINGTON VILLAGE CONCEPTUAL PLAN

37.23 ACRE TRACT BEING A PORTION OF A 94.384 ACRE TRACT RECORDED IN THE NAME OF SUNLAKE LIMITED UNDER FORT BEND COUNTY CLERK'S FILE No. 200004439 AND A 6.5313 ACRE TRACT RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NUMBER 2013012045 LOCATED IN THE WILLIAM T. NEAL SURVEY, A-64 CITY OF MISSOURI CITY FORT BEND COUNTY, TEXAS

DATE: JANUARY, 2020 SCALE: 1" = 100'

156 LOTS - TYPICAL LOT SIZE: 30'x97'

OWNER:  
SKYMARK DEVELOPMENT COMPANY, INC.  
CLINTON F. WONG, PRESIDENT  
1616 VOSS, SUITE 618  
HOUSTON, TEXAS 77057  
(713)978-5900

ENGINEER  
**r.g.miller**  
engineers

16340 Park Ten Place - Suite 350  
Houston, Texas 77084  
(713) 461-9600

TEXAS FIRM REGISTRATION NO. F-487

JACK P. MILLER, P.E.

SURVEYOR  
**MILLER**  
SURVEY GROUP

1760 WEST SAM HOUSTON PARKWAY NORTH, HOUSTON TEXAS 77043  
PHONE 713-413-1900 FAX 713-413-1944

TEXAS FIRM REGISTRATION NO. 10047100

BRIAN E. WILSON, R.P.L.S.

SHEET 1 OF 1

L:\MSC\LEXINGTON VILLAGE\4427-001 - CONCEPTUAL PLAN\_102119.DWG Jan. 21, 2020 - 1:56 PM TROY NIXON



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** February 12, 2020

**AGENDA ITEM SUBJECT:** Preliminary Plat of Kurjee Plaza

**AGENDA ITEM NUMBER:** 6.A.(2)

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

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

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**PERMIT NUMBER:** Plat2000208

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

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

**ZONING DISTRICT DESIGNATION:** LC-3, retail district

**DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP:** None

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**RECOMMENDED ACTION:**

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

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

This application represents a written response to the preliminary plat approved with conditions on October 9, 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
  - a. A preliminary utility plan with calculations must be provided in accordance with Section 2.D(19).

**The applicant has discussed utility capacity with the City and timing for any proposed construction with available capacity from the Mustang Bayou Wastewater Treatment Plant. A utility commitment letter has been provided in the form of email communications with the city. The payment of any applicable impact or connection fees for water and sanitary sewer would be required prior to plat approval and recordation.**

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-----

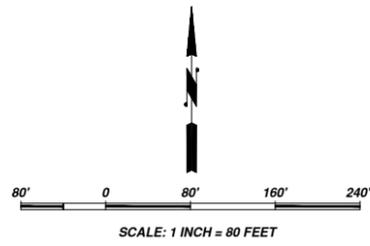


**DEVELOPMENT SERVICES DEPARTMENT**  
**Planning & Development Division**  
 1522 Texas Parkway  
 Missouri City, Texas 77489  
 281-403-8600 (Office) ■ 281-208-5551 (Fax)  
 www.missouricitytx.gov

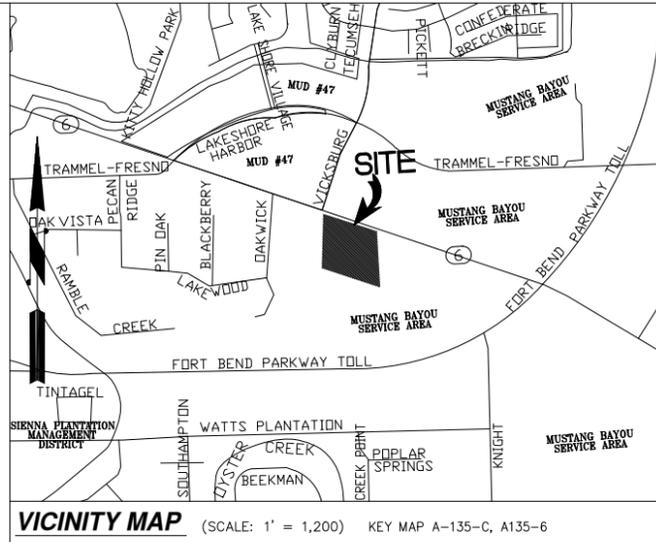
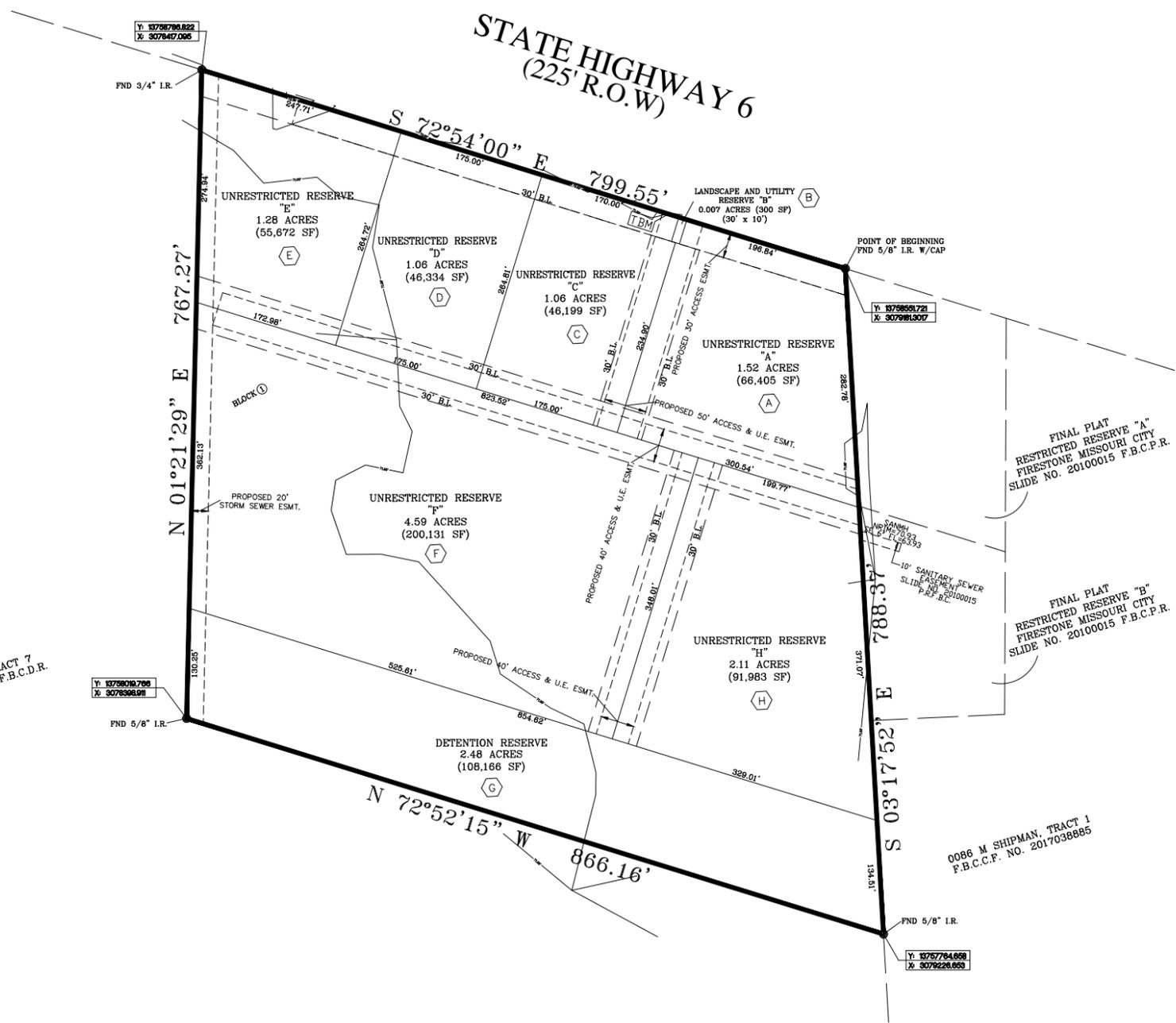
**APPLICATION FOR PLAT APPROVAL**

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

1. Name of plat: KURJEE PLAZA		
2. Name of conceptual plan that encompasses this plat (if applicable): KURJEE PLAZA		
3. Type of use (Circle one or more): Multifamily Residential   Commercial   Industrial   Planned Development Single Family Residential   Specific Use Permit Other (Explain):		
4. Landowner's name (If company or corporation, list chief officer): Zulfiqar Kurjee		
Mailing Address: 5241-B FM 521, Arcola, Texas 77583		
Phone No.:( 713 ) 906 - 6954		
Email: kurjee@yahoo.com		
5. Applicant's name (Engineer, Planner, Architect, Etc.): Mary Villareal of The Interfield Group		
Mailing Address: 401 Studewood, Suite 300, Houston, Texas 77007		
Phone No.:( 713 ) 780 - 0909 Ext. 312		
Email: mvillareal@interfield.net		
6. Is plat located inside the City limits or City's ETJ? (Circle One):    CITY LIMITS            ETJ		
7. Land distribution (in acres)		
Private Streets: 1.74	Public Streets: 0	Residential Lots: 0
Lakes/Ponds (non-recreational): 0	Irrigation/Drainage Canals: 0	Recreational Uses: 0
Utility Easements: 1.31	Public Parkland: 0	
Other (explain): Detention (D) & Unrestricted Reserves (R) (acres): D: 2.28 & R: 8.78		
<b>TOTAL ACREAGE:</b> 14.11		
8. Estimated # of Sections: 1	Blocks: 1	Reserves: 8
9. Estimated # of residential lots/dwelling units: N/A		
10. Residential lot dimensions:            Average: N/A            Smallest: N/A		
11. Lot area: N/A            Non cul-de-sac: N/A            Cul-de-sac: N/A		
12. Front width (At property line): N/A            Non cul-de-sac: N/A            Cul-de-sac: N/A		
13. Front width (At building line): N/A            Non cul-de-sac: N/A            Cul-de-sac: N/A		
14. Depth: N/A            Non cul-de-sac: N/A            Cul-de-sac: N/A		
15. Block Length: N/A            Average: N/A            Longest: N/A            Shortest: N/A		
16. Type of Streets (Circle One):    Public    Private    Combination Public/Private		
17. Type of Water System (Circle One):    Public    Individual Water Wells    Other (attach explanation)		
18. Type of Sanitary System (Circle One):    Public    Individual Septic Tanks    Other (attach explanation)		
19. Municipal Utility District: Mustang Bayou Service Area		



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



**LEGEND**

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

**PLAT NOTES:**

- DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SUBSECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACE.
- ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY UTILITY COMPANIES CONTACTED.
- ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
- NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SUBSECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
- A MINIMUM FINISHED FLOOR ELEVATION OF 76.0 FEET AT NAVD 88 (2001 ADJUSTMENT) OR 18 INCHES ABOVE THE HIGHEST ADJACENT GRADE IS REQUIRED.
- REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500 FEET FOR RESIDENTIAL DEVELOPMENT AND 300 FEET FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- SHARED ACCESS AND PARKING FACILITIES SHALL BE PROVIDED AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-159 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY.
- 40' AND 50' ACCESS EASEMENTS SHALL SERVE RESERVES "A", "B", "C", "D", "E", "F", "G" AND "H".
- BOUNDARY SURVEY TIED TO STATE PLANE COORDINATES TEXAS SOUTH CENTRAL ZONE NAD83 BASED ON GEOID 99. SURFACE COORDINATES SHOWN CAN BE CONVERTED TO TEXAS STATE PLANE SOUTH CENTRAL ZONE 4204 GRID COORDINATES NAD83 BY APPLYING THE COMBINED SCALE FACTOR OF 1.00000000. BEARINGS BASED ON G.P.S. OBSERVATION.
- ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 3.C.(11) OF THE ADMINISTRATIVE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (JUNE 2014).
- ALL EXISTING AND PROPOSED PIPELINES OR PIPELINE EASEMENTS THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- 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.

**AREA RESERVE TABLE**

RESERVE	DEDICATED USE	TOTAL AREA (SQ. FEET)	TOTAL GROSS ACREAGE
A	UNRESTRICTED RESERVE	66,405	1.52
B	LANDSCAPE AND UTILITY	300	0.007
C	UNRESTRICTED RESERVE	46,199	1.06
D	UNRESTRICTED RESERVE	46,334	1.06
E	UNRESTRICTED RESERVE	55,672	1.28
F	UNRESTRICTED RESERVE	200,131	4.59
G	DETENTION RESERVE	108,166	2.48
H	UNRESTRICTED RESERVE	91,983	2.11
TOTAL		615,190	14.107

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 CARTWRIGHT TOWNHOMES LLC, A TEXAS LIMITED LIABILITY COMPANY OWNS OR HAS A LEGAL INTEREST IN.

HENRY M. SANTOS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5450

**SURVEYOR:**  
ADVANCE SURVEYING, INC.  
10518 KIPP WAY, SUITE A-2  
HOUSTON, TEXAS 77099  
TEXAS FIRM REGISTRATION NO. 10099200

8 RESERVES 1 BLOCK 0 LOTS  
OCTOBER, 2019 JOB NO. 18109.00

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



**PRELIMINARY PLAT  
KURJEE PLAZA**



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** February 12, 2020  
**AGENDA ITEM SUBJECT:** Final Plat of Hagerson Road Tract Section Two  
**AGENDA ITEM NUMBER:** 6.A.(3)  
**PROJECT PLANNER:** Thomas K. White Jr., Planner II  
**APPROVAL:**  Otis T. Spriggs, AICP, Director, Development Services  
 Shashi K. Kumar, P.E., CFM, City Engineer/Public Works Director

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**PERMIT NUMBER:** PLAT 2000200  
**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.

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**RECOMMENDED ACTION:**

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

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

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.

In accordance with Section 82-36 of the Code of Ordinances of the City of Missouri City, after the commission has approved a final plat and all conditions to such approval have been met, such final plat shall be recorded into the applicable county plat records. Following recordation, final recorded documents shall be submitted to the city in accordance with the schedule of required copies.

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

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
  - a. The vicinity map must show sufficient detail to a distance of not less than one-half mile. The suggested scale of the vicinity map is one inch equals 1,200 feet. The vicinity map shall be oriented north at the top of the drawing and in the same direction as the subdivision drawing in accordance with Section 2.D(9). **Please provide the boundary of the entire Hagerson Tract (all sections, see preliminary map).**
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
  - a. The final plat shall provide a note that the slab elevations shall meet the standards established by FEMA and shall meet all applicable city requirements, including the Public Infrastructure Design Manual in accordance with Section 3.C.(13). **Plat note 2 does not state the minimum slab elevation.**
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). **Please revision plat to read as Elm and not Elan Bend Court.**

**B. STANDARD PLAT NOTES:**

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

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

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



**APPLICATION FOR PLAT APPROVAL**

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

1. Name of plat: <u>HAGERSON ROAD TRACT SECTION 2</u>		
2. Name of preliminary plat that encompasses this plat (if applicable):		
3. Type of plat (Circle one or more): Multifamily Residential Commercial Industrial Planned Development <input checked="" type="radio"/> Single Family Residential Specific Use Permit Other (Explain):		
4. Landowner's name (If company or corporation, list chief officer): <u>TAYLOR MORRISON OF TEXAS, INC.</u> Mailing Address: <u>2929 BRINDPARK DR. #400, HOV. TX. 77042</u> <u>ROBERT SKINNER, AUTHORIZED AGENT</u> Phone No.: <u>(281) 598-3035</u> Fax No.: ( ) - Email: <u>BSKINNER@TAYLORMORRISON.COM</u>		
5. Applicant's name (Engineer, Planner, Architect, Etc.): <u>COSTELLO, INC. CHAD HABLINSKI, P.E.</u> Mailing Address: <u>2107 CITY WEST BLVD 3RD FLOOR, HOV. TX. 77042</u> Phone No.: <u>(713) 783-7788</u> Fax No.: <u>(713) 783-3580</u> Email: <u>CHABLINSKI@COSTELLOINC.COM</u>		
6. Is plat located inside the City limits or City's ETJ? (Circle One): CITY LIMITS <input checked="" type="radio"/> ETJ		
20. Land distribution (in acres) Private Streets: <u>2.73 AC.</u> Public Streets: _____ Residential Lots: <u>10.64 AC.</u> Lakes/Ponds (non-recreational): _____ Irrigation/Drainage Canals: _____ Recreational Uses: _____ Utility Easements: _____ Public Parkland: _____ Other (explain): <u>LIFT STATION SITE 0.06 AC. / LANDSCAPE / OPEN SPACE 0.22 AC. = 0.28 AC.</u> <u>TOTAL ACREAGE: 13.65 AC.</u> (acres): _____		
7. Number of sections: <u>1</u> Blocks: <u>3</u> Reserves: <u>2</u>		
8. Number of residential lots/dwelling units: <u>52</u>		
9. Average lot area: <u>7,800 SQ. FT.</u> Typical lot area: <u>8,100 SQ. FT.</u>		
10. Block Length: Average: <u>528'</u> Longest: <u>605'</u> Shortest: <u>345'</u>		
11. Type of Streets (Circle One): Public <input checked="" type="radio"/> Private Combination Public/Private		
12. Type of Water System (Circle One): <input checked="" type="radio"/> Public Individual Water Wells Other (attach explanation)		
13. Type of Sanitary System (Circle One): <input checked="" type="radio"/> Public Individual Septic Tanks Other (attach explanation)		
14. Municipal Utility District: <u>FORT BEND COUNTY M.U.D. #149</u>		

City of Missouri City, TX

Received

JAN 24 2020

Planning Division

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH ROBERT L. SKINNER, AUTHORIZED AGENT-LAND, BEING AN OFFICER OF TAYLOR MORRISON OF TEXAS INC., A TEXAS CORPORATION, AND FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 149, ACTING BY AND THROUGH

ITS BOARD OF DIRECTORS, HEREINAFTER REFERRED TO AS THE OWNER OF THE 13.65 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF HAGERSON ROAD TRACT SECTION 2, 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, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE 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 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 5 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 THE 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 ALL PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT OF HAGERSON ROAD TRACT SECTION 2 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE FOREGOING PLAT AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

FURTHER, WE DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS OF REGULATION FOR THE 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 AMENDMENTS.

IN TESTIMONY, WHEREOF, TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT L. SKINNER, ITS AUTHORIZED AGENT.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

TAYLOR MORRISON OF TEXAS, INC. A TEXAS CORPORATION

BY: \_\_\_\_\_  
ROBERT L. SKINNER, AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT L. SKINNER, AUTHORIZED AGENT-LAND, OF TAYLOR MORRISON OF TEXAS INC., A TEXAS CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID OF CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

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

IN TESTIMONY, WHEREOF FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 149, HAS CAUSED THESE PRESENTS TO BE SIGNED BY \_\_\_\_\_, ITS BOARD OF DIRECTORS

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 149  
BOARD OF DIRECTORS

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

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

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ OF THE BOARD OF DIRECTORS FOR FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 149, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID OF DISTRICT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

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

LIEN HOLDERS ACKNOWLEDGMENT AND SUBORDINATION STATEMENT

WE, TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS THE HAGERSON ROAD TRACT SECTION 2, SAID LIEN BEING EVIDENCE BY INSTRUMENT OF RECORD IN CLERK'S FILE NUMBER(S) 2018041934, 2018041935 AND 2018041936, OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID PLAT AND WE HEREBY CONFIRM THAT WE ARE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

TEXAS CAPITAL BANK, NATIONAL ASSOCIATION

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

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID NATIONAL ASSOCIATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

I, MARK D. ARMSTRONG, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL BOUNDARY SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION ACCORDING TO THE STANDARDS OF PRACTICE OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS; THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST STREET INTERSECTION; THAT THE BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE/TANGENCY AND OTHER POINTS OF REFERENCE WERE MARKED ON THE GROUND BEFORE I SIGNED AND SEALED THIS DOCUMENT; AND THAT ALL PREVIOUSLY EXISTING PROPERTY MARKERS ARE SUFFICIENTLY DESCRIBED ON THIS DOCUMENT AS FOUND AND ALL SET MARKERS ARE A MINIMUM 5/8-INCH DIAMETER IRON ROD WITH SURVEYOR'S CAP. THE INTERIOR CORNERS OF THIS SUBDIVISION WERE NOT SET AT THE TIME THIS PLAT WAS SIGNED AND SEALED BY ME. THESE CORNERS ARE EXPECTED TO BE SET AFTER CONSTRUCTION OF THE PUBLIC INFRASTRUCTURE AND FINAL GRADING WITHIN THE SUBDIVISION.

MARK D. ARMSTRONG, R.P.L.S.  
TEXAS REGISTRATION NO. 5363

I, CHAD E. HABLINSKI, A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY AND THE CITY OF MISSOURI CITY EXCEPT FOR APPROVED VARIANCES.

CHAD E. HABLINSKI  
TEXAS LICENSE NO. 85466

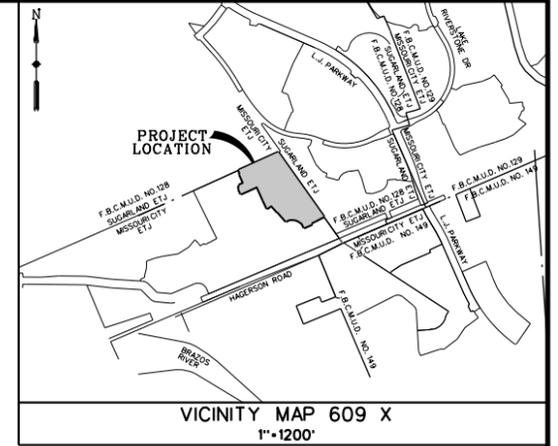
CITY PLANNING AND ZONING COMMISSION  
CITY OF MISSOURI CITY, TEXAS

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF HAGERSON ROAD TRACT SECTION 2, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

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

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



I, J. STACY SLAWINSKI, THE 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 COMMISSIONER'S 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 COMMISSIONER'S COURT OF FORT BEND COUNTY, TEXAS  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

VINCENT M. MORALES, JR.  
COMMISSIONER, PRECINCT 1

GRADY PRESTAGE  
COMMISSIONER, PRECINCT 2

KP GEORGE  
COUNTY JUDGE

W.A. "ANDY" MEYERS  
COMMISSIONER, PRECINCT 3

KEN R. DEMERCHANT  
COMMISSIONER, PRECINCT 4

STATE OF TEXAS  
COUNTY OF FORT BEND

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON \_\_\_\_\_, 2020, AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M. IN PLAT NUMBER \_\_\_\_\_ OF THE PLAT RECORDS OF SAID COUNTY.

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

LAURA RICHARD  
CLERK OF THE COUNTY  
FORT BEND COUNTY, TEXAS

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

# HAGERSON ROAD TRACT SECTION 2

BEING A SUBDIVISION OF 13.65 ACRES  
LOCATED IN THE  
WILLIAM LITTLE SURVEY, A-54,  
MISSOURI CITY, E.T.J.,  
FORT BEND COUNTY, TEXAS

52 LOTS      3 BLOCKS      2 RESERVES

DATE: JANUARY, 2020

OWNERS:  
TAYLOR MORRISON OF TEXAS INC.

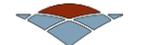
ROBERT L. SKINNER, AUTHORIZED AGENT  
2929 BRIARPARK DRIVE SUITE #400  
HOUSTON, TEXAS 77042  
PHONE: 281-598-3035

AND  
FORT BEND COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 149

C/O  
THE MALLER LAW GROUP, L.L.C.  
202 CENTURY SQUARE BLVD.  
SUGAR LAND, TEXAS 77478  
PHONE: 281-500-6050

PREPARED BY:

**Costello**



ENGINEER/SURVEYOR:

2107 CITYWEST BLVD.  
3RD FLOOR  
HOUSTON, TEXAS 77042  
(713) 783-7788 FAX: 783-3580  
TBPE FIRM REGISTRATION NO. 280  
TBPLS FIRM REGISTRATION NO. 100486

MARK D. ARMSTRONG  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NUMBER - 5363

CHAD HABLINSKI  
LICENSED PROFESSIONAL ENGINEER  
TEXAS LICENSE NUMBER - 85466





SCALE: 1" = 60'

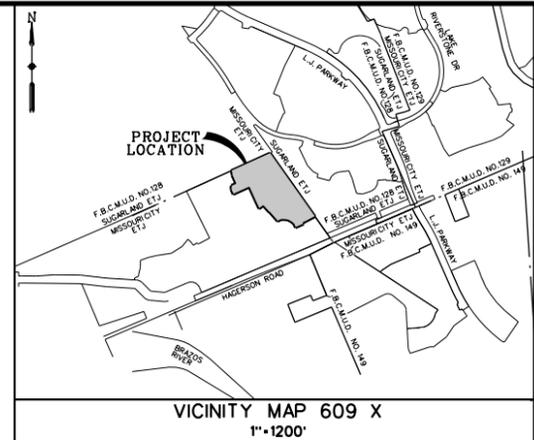
LEGEND

- SET 5/8" INCH IRON ROD WITH PLASTIC CAP STAMPED "COSTELLO INC" UNLESS OTHERWISE NOTED
- FOUND 5/8" INCH IRON ROD UNLESS OTHERWISE NOTED
- ① INDICATES BLOCK NUMBER
- A INDICATES RESERVE
- INDICATES STREET NAME BREAK

AUBURN MANOR AT RIVERSTONE SECTION 3 PLAT NO. 20130226 F.B.C.P.R.

ROCKFORD HILLS (06/04/07)

- GENERAL NOTES:
- CONTROL BENCHMARK: U.S.C. & G.S. MONUMENT STAMPED "SUGARLAND 1942-1" ELEVATION 71.82, NGVD 1929, 1973 ADJUSTMENT.
  - CITY OF MISSOURI CITY SURVEY MARKER # PC4-008 BRASS DISK IN CONCRETE LOCATED APPROXIMATELY 215 FEET WEST OF THE CENTERLINE OF EAST CHEEK CLUB 14 FEET SOUTH OF THE CURB OF GLEN LAKES LANE, AND 21.5 FEET WEST OF THE WEST EDGE OF A DRIVE TO A LEFT STATION. ELEV. 66.09 NAVD 83, 2001 ADJ.
  - THE CONTOURS AND SLAB ELEVATIONS SHOWN HEREON ARE BASED ON THE VERTICAL DATUM OF NGVD 28, 1973 ADJ. TO CONVERT TO THE DATUM NAVD 1988, 2001 ADJ. SUBTRACT 1.28 FEET FROM 1973 ELEVATIONS.
  - THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 1 FEET ABOVE MEAN SEA LEVEL (NAVD 83 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
  - THIS PROPERTY LIES WITHIN THE LIMITS OF SHADED ZONE "X" AND ZONE "AE" AS PER FLOOD INSURANCE RATE MAP NUMBER 485203096, DATED APRIL 2, 2014.
  - ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS LOCATED WITHIN THE BOUNDARIES OF FORT BEND COUNTY, FORT BEND L.S.D., THE CITY OF MISSOURI CITY ETJ, FORT BEND COUNTY L.I.D. NO. 15 AND FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 149.
  - THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACES AND SIDEWALKS. THE MAINTENANCE RESPONSIBILITY WILL BE BY RIVERSTONE HOMEOWNERS ASSOCIATION.
  - THERE ARE PIPELINE OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
  - SIDEWALKS AND TRAILS SHALL REFER TO SECTION 82-164 OF THE SUBDIVISION ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS.
  - IN GENERAL, PAVEMENT MARKINGS, SEPARATORS, SIGNAGE, FENCING AND LANDSCAPING MAY ALSO BE REQUIRED WHERE NECESSARY TO PROMOTE CIRCULATION, SCREENING, BUFFERING AND SAFETY.
  - SIDEWALKS, SIDEWALKS SHALL BE INSTALLED ALONG ALL STREETS IN EACH SUBDIVISION AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN MANUAL.
  - TRAILS, TRAILS MAY BE INSTALLED IN A VARIETY OF AREAS INCLUDING FEE STRIPS AS WELL AS ON ADJACENT LEVELS, WITHIN DRAINAGE EASEMENTS AND PIPELINE EASEMENTS, ALONG ROAD RIGHT-OF-WAY AND IN ANY OTHER LOCATION AND MANNER CONSISTENT WITH THE CITY PARK AND RECREATION MASTER PLAN AND CITY TRAIL PLAN.
  - THE FOLLOWING UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN HEREON CONSTITUTE ALL THE EASEMENTS REQUESTED BY THE UTILITY COMPANIES AT THIS TIME: VERIZON, CENTERPOINT ENERGY, FORT BEND COUNTY C.A.D., TIME WARNER CABLE CO., FIBR DRAINAGE DISTRICT, CENTERPOINT GAS, SENEGERY, L.P.
  - 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.
  - B.L. INDICATES BUILDING SETBACK LINE, S.T.M.S.E. INDICATES STORM SEWER EASEMENT, S.S.E. INDICATES SANITARY SEWER EASEMENT, W.L.E. INDICATES WATER LINE EASEMENT, U.E. INDICATES UTILITY EASEMENT, A.E. INDICATES AERIAL EASEMENT, L.I.D. INDICATES LEVEE IMPROVEMENT DISTRICT, M.U.D. INDICATES MUNICIPAL UTILITY DISTRICT AND D.E. INDICATES DRAINAGE EASEMENT.
  - ALL BEARINGS ARE REFERENCED TO THE CITY OF MISSOURI CITY G.P.S. MONUMENTATION PROGRAM, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83), USING CITY SURVEY MARKER NO. 7096 AND 7076.
  - 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.
  - SLAB ELEVATION 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 45-54 OF THE MISSOURI CITY CODE OF ORDINANCES.



EDGEWOOD 22 AT RIVERSTONE SECTION TWO PLAT NO. 20130205 F.B.C.P.R.

HAGERSON ROAD TRACT SECTION 1 PLAT NO. 20190180 F.B.C.P.R.

# HAGERSON ROAD TRACT SECTION 2

BEING A SUBDIVISION OF 13.65 ACRES LOCATED IN THE WILLIAM LITTLE SURVEY, A-54, MISSOURI CITY, E.T.J. FORT BEND COUNTY, TEXAS 52 LOTS 3 BLOCKS 2 RESERVES

SCALE: 1"=60' DATE: JANUARY, 2020

PREPARED BY: Costello

OWNERS:  
 TAYLOR MORRISON OF TEXAS INC.  
 ROBERT L. SKINNER, AUTHORIZED AGENT  
 2929 BRIARPARK DRIVE SUITE #400  
 HOUSTON, TEXAS 77042  
 PHONE: 281-598-3035

AND  
 FORT BEND COUNTY  
 MUNICIPAL UTILITY DISTRICT NO. 149  
 C/O THE MULLER LAW GROUP, L.L.C.  
 202 CENTURY SQUARE BLVD.  
 SUGAR LAND, TEXAS 77478  
 PHONE: 281-500-6050

ENGINEER/SURVEYOR:  
 2107 CITYWEST BLVD.  
 3RD FLOOR  
 HOUSTON, TEXAS 77042  
 (713) 783-7788 FAX: 783-3680  
 TYPE FIRM REGISTRATION NO. 280  
 TPLS FIRM REGISTRATION NO. 100486

MARK D. ARMSTRONG  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NUMBER - 5363

CHAD HABLINSKI  
 LICENSED PROFESSIONAL ENGINEER  
 TEXAS LICENSE NUMBER - 85466



LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	S65°27'43"W	50.00
L2	N22°55'44"W	57.55
L3	N52°01'33"W	51.89
L4	N61°59'39"W	49.13
L5	N81°17'57"W	49.00
L6	S88°45'44"W	51.34
L7	S58°44'18"W	52.14
L8	N04°53'53"E	156.56
L9	N24°18'17"W	130.80
L10	N04°30'14"	26.95
L11	N24°18'17"W	35.59
L12	N80°38'15"E	27.93
L13	N54°34'07"E	20.09
L14	N20°42'17"E	31.84

CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	20.74	325.00	1° 26' 25"	S23°49'05"E	20.74
C2	5.30	325.00	0° 56' 4"	S48°15'47"W	5.30
C3	104.18	450.00	13° 15' 51"	S30°56'13"E	103.94
C4	100.78	450.00	12° 49' 53"	N31°09'12"W	100.57
C5	54.74	300.00	104° 29' 46"	N69°18'17"W	47.44
C6	33.16	350.00	2° 14' 7"	N25°39'21"W	33.16
C7	258.15	1200.00	12° 19' 32"	S71°51'29"W	257.65
C8	34.41	25.00	78° 52' 7"	S69°45'33"E	31.76
C9	37.27	25.00	85° 24' 20"	N31°39'03"W	33.91
C10	39.27	25.00	90° 0' 0"	S69°18'17"E	35.36
C11	42.40	25.00	97° 10' 51"	N17°06'18"E	37.50
C12	39.27	25.00	90° 0' 0"	S69°18'17"E	35.36
C13	39.27	25.00	90° 0' 0"	S20°41'43"W	35.36
C14	241.19	50.00	276° 22' 46"	N24°18'17"W	66.67
C15	241.16	50.00	276° 21' 6"	N13°18'51"W	66.68
C16	210.3	25.00	48° 11' 23"	S41°36'02"W	20.41
C17	210.3	25.00	48° 11' 23"	S89°47'24"W	20.41
C18	20.46	25.00	46° 53' 43"	N51°57'28"E	19.90
C19	21.63	25.00	49° 34' 33"	S79°55'19"E	20.96
C20	106.76	50.00	122° 20' 33"	N69°17'43"W	87.61
C21	75.33	100.00	43° 9' 37"	N71°06'49"E	73.56
C22	75.33	100.00	43° 9' 37"	S29°42'15"E	73.56

RESERVE TABLE

RESERVE	TYPE	ACRES / SQUARE FEET
RESERVE "A"	LIFTSTATION	0.06 / 2,511
RESERVE "B"	LANDSCAPE / OPEN SPACE	0.22 / 9,726
TOTAL:		0.28 / 12,237

S:\NEW/RIVERSTONE/2017140-BYLAR TRACT/PH1 SECT1 PLAT NO. 2017140-019



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** February 12, 2020

**AGENDA ITEM SUBJECT:** Final Plat of Three Corner Crossing Business Park

**AGENDA ITEM NUMBER:** 6.A.(4)

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

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

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

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**PERMIT NUMBER:** PLAT2000205

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

**LOCATION:** North of Main Street/Hwy 90A; south of Fondren Park residential subdivision; east of the Gateway Southwest Industrial Park; and west of the intersection of Fondren Road and Main Street/Hwy 90A

**ZONING DISTRICT DESIGNATION:** I, Industrial district

**DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP:** None

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**RECOMMENDED ACTION:**

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

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

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(11)(f).
  - b. 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). **If the proposed 25 foot access & utility easement to Southwest Harris Co. MUD No. 1 will be dedicated by a separate instrument, please provide a copy of the instrument to be recorded. An executed copy of the instrument should be provided and reference number indicated on the plat prior to recordation of the plat.**
  - c. Building lines shall be labeled in accordance with Section 2.D(17). **The industrial zoning district requires a front building line of a minimum 25 feet. Please clarify the location of the front building line for each reserve.**
  - d. The Execution of owner's acknowledgement must be made a part of the final plat drawing in accordance with Section 3.C(9)(b).
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
  - a. The following conditions remain from the preliminary plat approved on July 10, 2019:
    - i. A preliminary drainage plan with calculations must be provided in accordance with Section 2.D(18). **The drainage plan submitted did not include the extreme event arrows. Please revise and resubmit.**
    - ii. A "no objection" letter from the City of Houston indicating they are in agreement with any roadway improvements that are located within the City of Houston.
  - b. All engineering and surveying data must be shown on the final plat in accordance with Section 2.D(3).
  - c. All parcels of land intended to be dedicated for public use or reserved for the use of all property owners within the subdivision, together with the

conditions or limitations of each reservation shall be identified in accordance with Section 2.D(16).

3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
  - a. An electronic plat shall be submitted in accordance with Section 3.C(4).  
**The .dwg file submitted does not project correctly. Please revise in accordance and resubmit.**

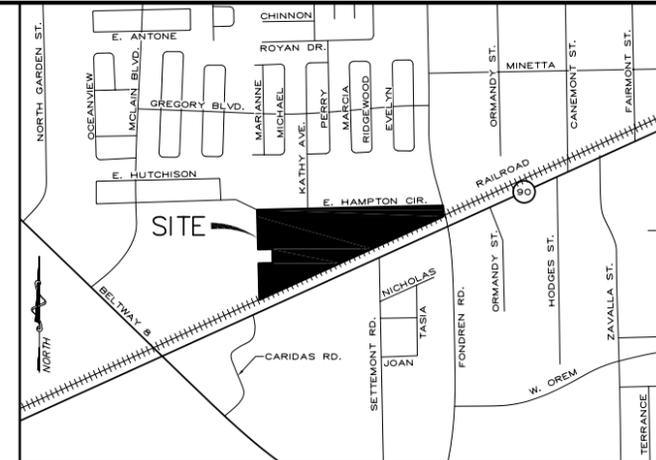
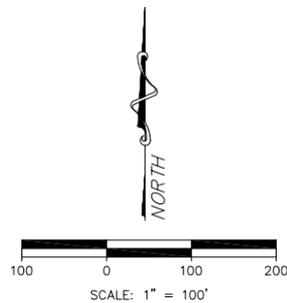
**B. STANDARD PLAT NOTES:**

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

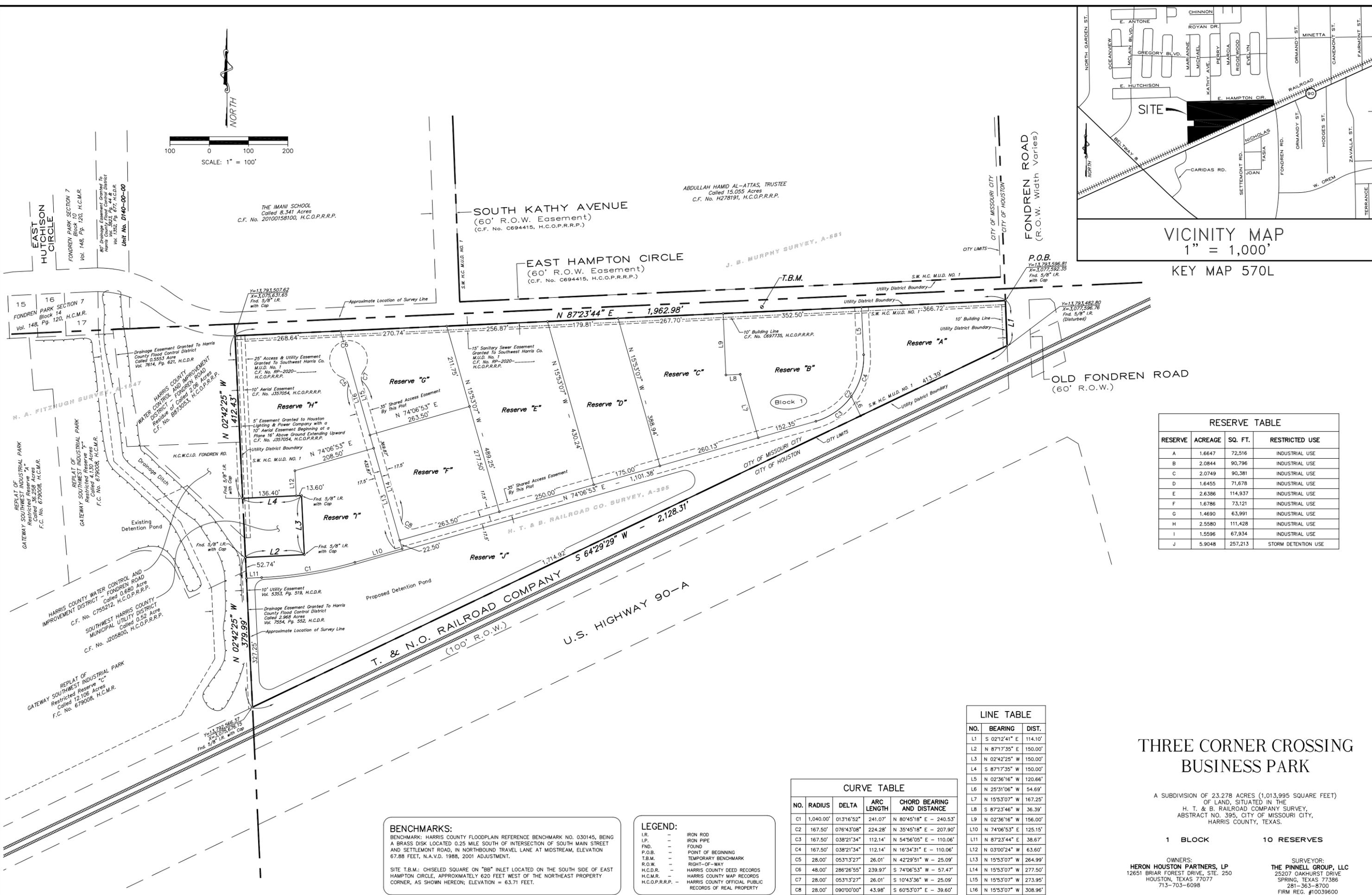
1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division  
None
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division  
None

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





VICINITY MAP  
1" = 1,000'  
KEY MAP 570L



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

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

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

**BENCHMARKS:**  
BENCHMARK: HARRIS COUNTY FLOODPLAIN REFERENCE BENCHMARK NO. 030145, BEING A BRASS DISK LOCATED 0.25 MILE SOUTH OF INTERSECTION OF SOUTH MAIN STREET AND SETTLEMENT ROAD, IN NORTHBOUND TRAVEL LANE AT MIDSTREAM, ELEVATION 67.88 FEET, N.A.V.D. 1988, 2001 ADJUSTMENT.  
SITE T.B.M.: CHISELED SQUARE ON "BB" INLET LOCATED ON THE SOUTH SIDE OF EAST HAMPTON CIRCLE, APPROXIMATELY 620 FEET WEST OF THE NORTHEAST PROPERTY CORNER, AS SHOWN HEREON; ELEVATION = 63.71 FEET.

**LEGEND:**  
I.R. - IRON ROD  
I.P. - IRON PIPE  
FND. - FOUND  
P.O.B. - POINT OF BEGINNING  
T.B.M. - TEMPORARY BENCHMARK  
R.O.W. - RIGHT-OF-WAY  
H.C.D.R. - HARRIS COUNTY DEED RECORDS  
H.C.M.R. - HARRIS COUNTY MAP RECORDS  
H.C.O.P.R.R.P. - HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

## THREE CORNER CROSSING BUSINESS PARK

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

1 BLOCK 10 RESERVES

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

SURVEYOR:  
THE PINNELL GROUP, LLC  
25207 OAKHURST DRIVE  
SPRING, TEXAS 77386  
281-363-8700  
FIRM REG. #10039600

STATE OF TEXAS  
 COUNTY OF HARRIS

We, HERON HOUSTON PARTNERS, LP, acting by and through Steve Adkisson, Partner, being an officer of HERON HOUSTON PARTNERS, LP, owners hereinafter referred to as Owners (whether one or more) of the 23.278 acre tract described in the above and foregoing map of THREE CORNER CROSSING BUSINESS PARK, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

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 the 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 the 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.

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.

IN TESTIMONY WHEREOF, the HERON HOUSTON PARTNERS, LP have caused these presents to be signed by Steve Adkisson, its Partner, thereunto authorized

this \_\_\_\_\_ day of \_\_\_\_\_ 2020.

HERON HOUSTON PARTNERS, LP

By: \_\_\_\_\_  
 Steve Adkisson, Partner

STATE OF TEXAS  
 COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this  
 \_\_\_\_\_ day of \_\_\_\_\_ 2020.

Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

I, Daniel N. Pinnell, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than 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 Texas Coordinate System of 1983, south central zone.



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

This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this plat and subdivision of THREE CORNER CROSSING BUSINESS PARK 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.

By: \_\_\_\_\_ Chairman  
 By: \_\_\_\_\_ Vice Chairman

I, Diane Trautman, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office  
 on \_\_\_\_\_ 2020, at \_\_\_\_\_ o'clock \_\_\_\_M., and duly recorded on  
 \_\_\_\_\_ 2020, at \_\_\_\_\_ o'clock \_\_\_\_M., and at Film Code  
 Number \_\_\_\_\_ of the Map Records of Harris County for said county.

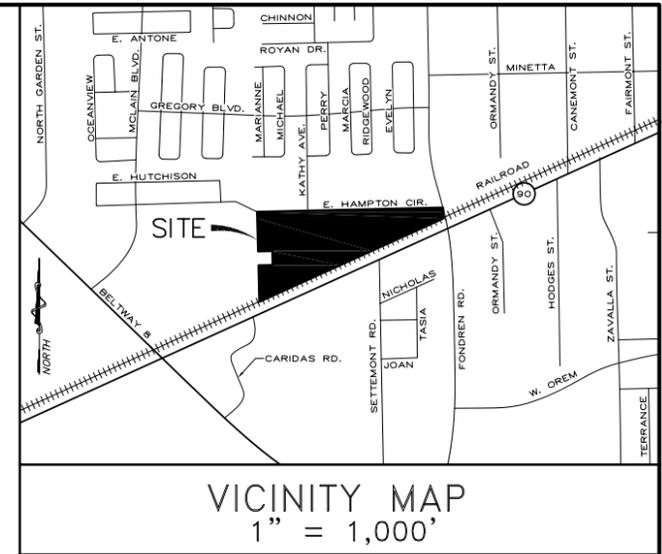
Witness my hand and seal of office, at Houston, the day and date last above written.

Diane Trautman  
 County Clerk  
 of Harris County, Texas

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

**GENERAL NOTES:**

- ALL BEARINGS AND COORDINATES SHOWN HEREON BASED ON THE TEXAS COORDINATE SYSTEM (NAD83), SOUTH CENTRAL ZONE NO. 4204. COORDINATES ARE GRID AND DISTANCES ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING THE FOLLOWING COMBINED SCALE FACTOR: 0.999876497.
- ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES 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.
- 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.
- 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.
- THERE ARE NO EXISTING OR PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500 FEET FOR RESIDENTIAL DEVELOPMENT AND 300 FEET FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- 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.
- THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACE; AND THE PROPERTY OWNER(S) 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).
- 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.
- ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 3.C.(11) OF THE ADMINISTRATIVE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (JUNE 2014).



**THREE CORNER CROSSING  
 BUSINESS PARK**

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

**1 BLOCK                      10 RESERVES**

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

SURVEYOR:  
**THE PINNELL GROUP, LLC**  
 25207 OAKHURST DRIVE  
 SPRING, TEXAS 77386  
 281-363-8700  
 FIRM REG. #10039600

DATE: JANUARY, 2020                      SCALE: 1" = 100'                      PROJECT NO. 18-197



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** February 12, 2020

**AGENDA ITEM SUBJECT:** Final Plat of Heritage Park Drive Bridge Street Dedication

**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**

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**PERMIT NUMBER:** PLAT 2000199

**PROPERTY ID:** 0031-00-000-3006-907, 0031-00-000-3036-907

**LOCATION:** Southern extension of Heritage Park Drive, North of Sienna Sections 32A & 32B, South of Sienna River Parkway, east of the Brazos River

**ZONING DISTRICT DESIGNATION:** ETJ, Extraterritorial Jurisdiction

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

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**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.

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.

In accordance with Section 82-36 of the Code of Ordinances of the City of Missouri City, after the commission has approved a final plat and all conditions to such approval have been met, such final plat shall be recorded into the applicable county plat records. Following recordation, final recorded documents shall be submitted to the city in accordance with the schedule of required copies.

**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 following plat notes must be included on the face of a final plat:

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

None

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

None

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



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, OF TOLL-GTIS PROPERTY OWNER LLC, A TEXAS LIMITED LIABILITY COMPANY, AND WE, SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT OF FORT BEND COUNTY, TEXAS, ACTING BY AND THROUGH KEN BECKMAN, PRESIDENT BEING AN OFFICER OF SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT OF FORT BEND COUNTY, TEXAS, OWNERS OF THE 1.150 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF HERITAGE PARK DRIVE BRIDGE STREET DEDICATION, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY AND 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 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 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 THIRTY (30) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, CREEK OR NATURAL DRAINAGE 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 LOCATED IN SAID SUBDIVISION, SHALL 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 HERITAGE PARK DRIVE BRIDGE STREET DEDICATION 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.

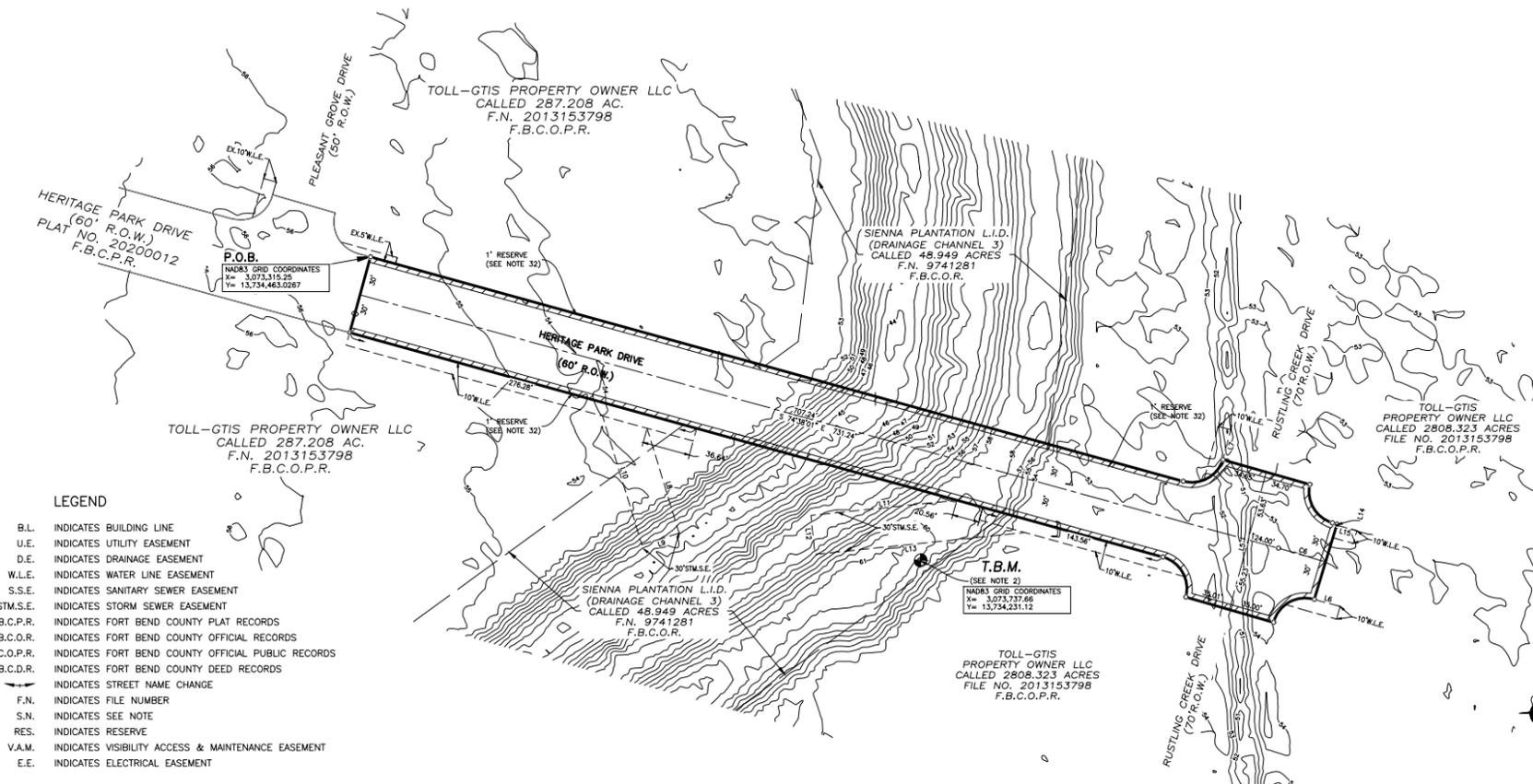
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LINE TABLE table with columns: LINE, BEARING, DISTANCE. Rows L1 through L15.

CURVE TABLE table with columns: CURVE, RADIUS, DELTA, ARC, CHORD BEARING, CHORD. Rows C1 through C6.

- 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
S.T.M.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 PLAT RECORDS
F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
INDICATES STREET NAME CHANGE
F.N. INDICATES FILE NUMBER
S.N. INDICATES SEE NOTE
RES. INDICATES RESERVE
V.A.M. INDICATES VISIBILITY ACCESS & MAINTENANCE EASEMENT
E.E. INDICATES ELECTRICAL EASEMENT

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



NOTES:

- 1. BENCHMARK: FOUND 4 INCH BRASS DISC LOCATED IN A POURED CONCRETE POST IN THE GRASSY AREA IN FRONT OF MISSOURI CITY FIRE STATION NUMBER 5 16.5 FEET FROM THE SIDE WALK. SURVEY MARKER NO. PCM-011 ELEV. = 59.97 (NAVD88 2001 ADJUSTMENT)
2. T.B.M. INDICATES TEMPORARY BENCHMARK SET X CUT IN CONCRETE ELEV. = 52.79 (NAVD 88, 2001 ADJ.)
3. ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83), COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.999867651.
4. THIS PLAT WAS PREPARED TO MEET CITY OF MISSOURI CITY AND FORT BEND COUNTY REQUIREMENTS.
5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. 504157 DATED JANUARY 20, 2020. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
6. THIS PLAT LIES WHOLLY WITHIN SIENNA SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE ETJ OF THE CITY OF MISSOURI CITY AND FORT BEND COUNTY AND SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6.
7. IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48157C 0435L, REVISED DATE APRIL 2, 2014, PROPERTY LIES WITHIN SHADED ZONE "X" DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD. THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1% ANNUAL CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
8. THERE ARE NO EXISTING OR PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
9. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "GBI PARTNERS" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
10. ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
11. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
12. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
13. THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACE AND RESERVES.
14. 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.
15. SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OR THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.

STATE OF TEXAS  
COUNTY OF FORT BEND

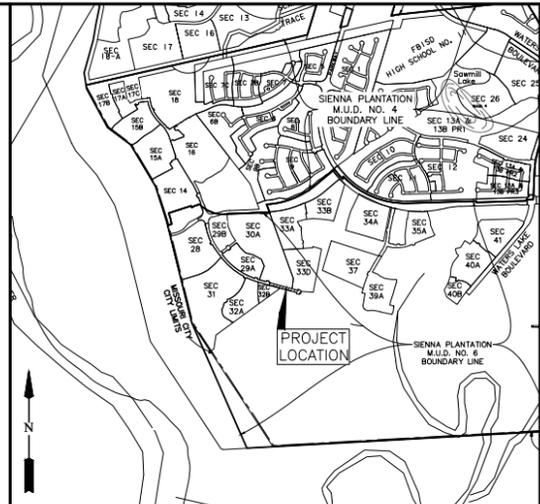
THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF HERITAGE PARK DRIVE BRIDGE STREET DEDICATION IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

SONYA BROWN-MARSHALL, CHAIRMAN

TIMOTHY R. HANEY, VICE CHAIRMAN

- 16. DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
17. IN ACCORDANCE WITH CENTERPOINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
18. ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED AT THE TIME OF PLATTING.
19. GAS METER LOCATION: GAS METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION PLEASE CONTACT SIENERGY AT 281-778-6250.
20. ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE ETJ BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
21. NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
22. PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY, ALL BLOCK CORNERS AND STREET RIGHT-OF-WAY WILL BE MONUMENTED.
23. ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.
24. REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
25. THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500FT. FOR RESIDENTIAL DEVELOPMENT AND 300FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
26. 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.
27. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE RESERVES AND CHANNELS IS VESTED IN THE SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF LANDSCAPE RESERVES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5.
28. 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. 5.
29. 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.
30. THIS PLAT LIES WITHIN LIGHTING ZONE 2.
31. THIS PLAT IS SUBJECT TO OVER AND ACROSS EASEMENTS AS SET FORTH BY THE RESTRICTED COVENANTS RECORDED UNDER FILE NO. 2015002959, F.B.C.O.R.
32. 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.
33. 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"= 2000'  
KEY MAP NO. 650-R/V/W/X

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. GRADY PRESTAGE  
PRECINCT 1, COUNTY COMMISSIONER PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE  
COUNTY JUDGE

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

HERITAGE PARK DRIVE BRIDGE  
STREET DEDICATION

A SUBDIVISION OF 1.150 ACRES OF LAND SITUATED IN THE  
DAVID FITZGERALD LEAGUE, ABSTRACT 25,  
FORT BEND COUNTY, TEXAS.

0 LOTS 0 RESERVES 0 BLOCKS  
JANUARY 23, 2020 JOB NO. 1416-1703B

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

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

SURVEYORS: GBI PARTNERS, L.P. LAND SURVEYING CONSULTANTS
ENGINEER: LJA Engineering, Inc.
JON BORDOVSKY, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6405
AMANDA CARRIAGE, P.E./CFM LICENSED PROFESSIONAL ENGINEER TEXAS REGISTRATION NO. 105912

HERITAGE PARK DRIVE BRIDGE PHASE 1 STREET DEDICATION  
LJA JOB NO. 1416-1702AP SHEET 1 OF 1



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** February 12, 2020

**AGENDA ITEM SUBJECT:** Final Plat of Sienna Section 17B and 17C

**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

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**PERMIT NUMBER:** Original Application: PLAT 1900186  
Written Response: PLAT 2000207

**PROPERTY ID:** 0025-00-000-1945-907

**LOCATION:** North of Sienna Plantation Section 15B, east of the Brazos River and west of Heritage Park Drive

**ZONING DISTRICT DESIGNATION:** ETJ, Extraterritorial Jurisdiction

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

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**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.

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.

In accordance with Section 82-36 of the Code of Ordinances of the City of Missouri City, after the commission has approved a final plat and all conditions to such approval have been met, such final plat shall be recorded into the applicable county plat records. Following recordation, final recorded documents shall be submitted to the city in accordance with the schedule of required copies.

**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, 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, AND WE, SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT OF FORT BEND COUNTY, TEXAS, ACTING BY AND THROUGH KEN BECKMAN, PRESIDENT BEING AN OFFICER OF SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT OF FORT BEND COUNTY, TEXAS, OWNERS OF THE 18.301 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SIENNA SECTION 17B AND 17C, 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 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.

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 SECTION 17B AND 17C 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.

OVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

IN TESTIMONY WHEREOF, SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT OF FORT BEND COUNTY, TEXAS, HAS CAUSED THESE PRESENTS TO BE SIGNED BY KEN BECKMAN, ITS PRESIDENT, THEREUNTO AUTHORIZED,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT  
OF FORT BEND COUNTY, TEXAS

BY: \_\_\_\_\_  
KEN BECKMAN, PRESIDENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KEN BECKMAN, PRESIDENT OF SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT OF FORT BEND COUNTY, TEXAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN 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 SECTION 17B AND 17C 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

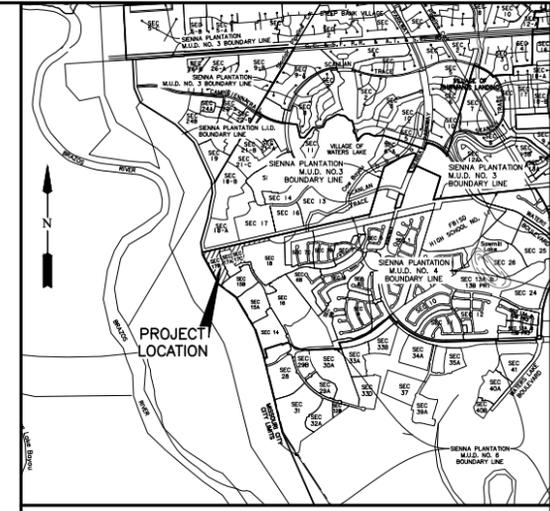
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

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

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

NOTES:

- BENCHMARK FOUND 4 INCH BRASS DISC LOCATED IN A POURED CONCRETE POST IN A FRONT OF MISSOURI CITY FIRE STATION NUMBER 5 16.5 FEET FROM THE SIDE WALK.  
SURVEY MARKER NO. PCM-011  
ELEV. = 59.97 (NAVD88 2001 ADJUSTMENT)
- T.B.M. INDICATES TEMPORARY BENCHMARK  
FND. 5/8 INCH IRON ROD WITH CAP MARKED "GBI SURVEYING"  
ELEV. = 53.99 2001 ADJUSTMENT
- 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. 545477 DATED JANUARY 15, 2020. 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, 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 SHADED ZONE "X" DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD. THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1% ANNUAL CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- 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 58.72 FEET (2001 ADJ) 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 PONDING 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.
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL STRUCTURES.
- THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, AND OPEN SPACES. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR SUCH MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACES AS REQUIRED BY SECTION 3.C.(12) OF THE ADMINISTRATIVE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (JUNE 2014).
- 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.
- ADEQUATE 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 SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES WITHIN THE SECTIONS IS VESTED IN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES ALONG BOULEVARDS AND MAJOR THOROUGHFARES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5.
- 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.
- THIS PLAT IS SUBJECT TO OVER AND ACROSS EASEMENTS AS SET FORTH BY THE RESTRICTED COVENANTS RECORDED UNDER FILE NO. 2015009259, F.B.C.O.R.
- 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 RIGHT-OF-WAY.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.



VICINITY MAP  
SCALE: 1"=1200'  
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.      GRADY PRESTAGE  
PRECINCT 1, COUNTY COMMISSIONER      PRECINCT 2, COUNTY COMMISSIONER

\_\_\_\_\_  
KF GEORGE  
COUNTY JUDGE

\_\_\_\_\_  
W.A. (ANDY) MEYERS      KEN R. DEMERHANT  
PRECINCT 3, COUNTY COMMISSIONER      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 SECTION 17B AND 17C

A SUBDIVISION OF 18.301 ACRES OF LAND SITUATED IN THE  
DAVID FITZGERALD LEAGUE, ABSTRACT 25  
FORT BEND COUNTY, TEXAS.

66 LOTS    9 RESERVES (9.619 ACRES)    3 BLOCKS  
JANUARY 29, 2020    JOB NO. 1414-1517BP

OWNERS:

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

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



SURVEYORS:  
**GBI PARTNERS, L.P.**  
LAND SURVEYING CONSULTANTS  
4734 VISTA ROAD • PASADENA, TX 77505  
PHONE: 281-499-4339 • GBSurvey@GBISurvey.com  
TBPLS FIRM #10130300 • www.GBISurvey.com

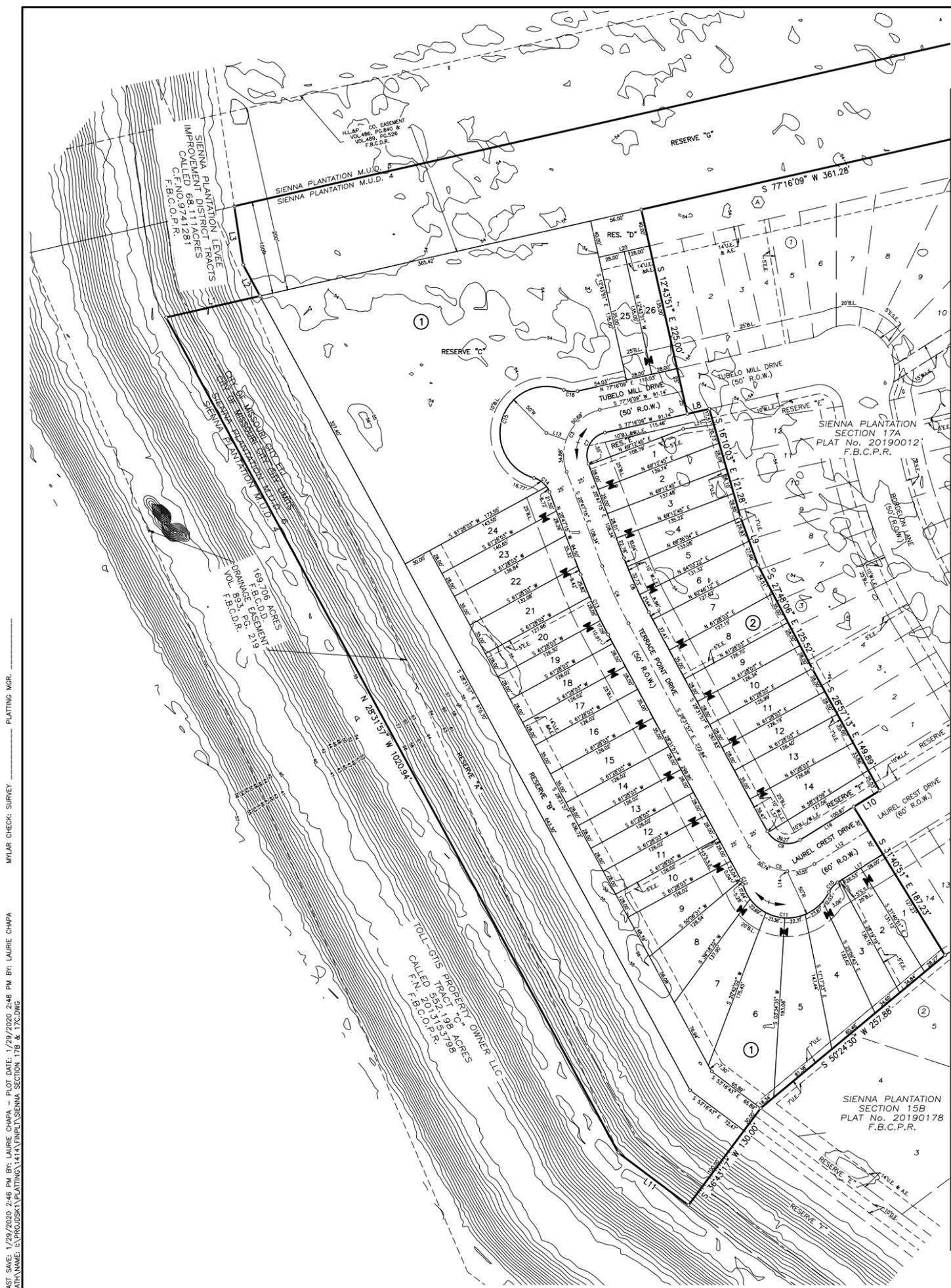
JON BORDOVSKY, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6405

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

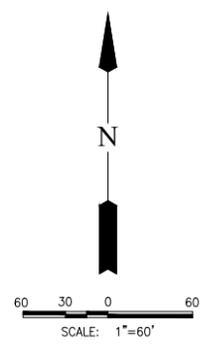
AMANDA CARRIAGE, PE, CFM  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 105912

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MATCHLINE - SEE SHEET 3 OF 3

- LEGEND**
- B.L. INDICATES BUILDING LINE
  - U.E. INDICATES UTILITY EASEMENT
  - D.E. INDICATES DRAINAGE EASEMENT
  - W.L.E. INDICATES WATER LINE EASEMENT
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  - F.N. INDICATES FILE NUMBER
  - VOL. INDICATES VOLUME
  - PG. INDICATES PAGE
  - 0 INDICATES ZERO LOT LINE
  - INDICATES STREET NAME CHANGE
  - RES. INDICATES RESERVE



RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	2.478	107,925	RESTRICTED TO LEVEE	SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT (S.P.L.I.D.)
B	0.488	21,276	RESTRICTED TO LEVEE	SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT (S.P.L.I.D.)
C	1.805	78,621	RESTRICTED TO PUMP STATION	SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT (S.P.L.I.D.)
D	0.051	2,240	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
E	0.065	2,821	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5 / SIENNA PLANTATION COMMUNITY ASSOCIATION (S.P.C.A.I.)
F	0.070	3,027	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5 / SIENNA PLANTATION COMMUNITY ASSOCIATION (S.P.C.A.I.)
G	4.298	187,220	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5 / SIENNA PLANTATION COMMUNITY ASSOCIATION (S.P.C.A.I.)
H	0.384	16,731	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
I	0.046	1,983	RESTRICTED TO UTILITIES	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4
<b>TOTAL</b>	<b>9.619</b>	<b>419,023</b>		

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 77°16'09" E	103.93'
L2	N 28°31'57" W	38.26'
L3	N 08°34'26" W	63.61'
L4	S 06°51'21" E	65.02'
L5	S 81°11'18" W	123.67'
L6	S 67°50'08" W	50.00'
L7	S 62°32'25" W	124.23'
L8	N 77°18'09" E	24.32'
L9	S 20°03'14" E	54.59'
L10	S 58°19'09" W	32.78'
L11	N 53°16'43" W	94.40'
L12	N 58°19'09" E	68.37'
L13	N 70°49'14" W	22.71'
L14	S 03°19'30" W	0.57'
L15	S 82°43'09" W	5.61'
L16	N 58°19'09" E	68.09'
L17	S 58°19'09" W	57.59'
L18	N 07°16'51" W	16.72'
L19	S 07°16'51" E	26.85'
L20	S 77°16'09" W	56.00'
L21	S 81°53'10" W	33.43'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	625.00'	0°16'38"	3.99'	S 22°16'11" E	3.99'
C2	25.00'	11°02'03"	4.81'	S 16°55'28" E	4.81'
C3	50.00'	08°03'25"	85.57'	S 28°14'27" W	75.50'
C4	500.00'	7°44'41"	67.59'	S 24°39'36" E	67.54'
C5	50.00'	93°08'54"	81.29'	S 75°06'24" E	72.63'
C6	800.00'	14°53'00"	207.81'	N 14°43'22" W	207.23'
C7	25.00'	98°03'25"	42.79'	S 28°14'27" W	37.75'
C8	475.00'	7°44'41"	64.21'	S 24°39'36" E	64.16'
C9	25.00'	93°08'54"	40.64'	S 75°06'24" E	36.31'
C10	25.00'	32°02'31"	13.98'	S 42°17'54" W	13.80'
C11	50.00'	137°23'24"	119.90'	N 85°01'40" W	93.17'
C12	25.00'	12°11'58"	5.32'	N 22°25'57" W	5.31'
C13	525.00'	7°44'41"	70.97'	N 24°39'36" W	70.91'
C14	25.00'	53°49'23"	23.48'	N 47°41'57" W	22.63'
C15	50.00'	186°42'34"	162.93'	N 18°44'39" E	99.83'
C16	25.00'	34°49'46"	15.20'	S 85°18'57" E	14.98'
C17	825.00'	14°53'00"	214.30'	N 14°43'22" W	213.70'
C18	25.00'	53°42'32"	23.43'	N 34°08'08" W	22.59'
C19	50.00'	275°51'15"	240.73'	N 76°56'14" E	67.01'
C20	25.00'	42°08'43"	18.39'	S 13°47'30" W	17.98'
C21	775.00'	14°53'00"	201.32'	S 14°43'22" E	200.75'

**SIENNA SECTION 17B AND 17C**

A SUBDIVISION OF 18.301 ACRES OF LAND SITUATED IN THE DAVID FITZGERALD LEAGUE, ABSTRACT 25 FORT BEND COUNTY, TEXAS.

66 LOTS 9 RESERVES (9.619 ACRES) 3 BLOCKS  
 JANUARY 29, 2020 JOB NO. 1414-1517BP

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

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

SURVEYORS:  
**GBI PARTNERS, L.P.**  
 LAND SURVEYING CONSULTANTS  
 4724 VISTA ROAD • PASADENA, TX 77505  
 PHONE: 281-495-4539 • CBI@survey.com  
 TOLL-FREE: 1-813-883-0000 • 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

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

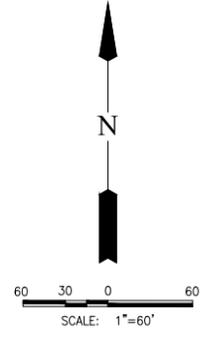
AMANDA CARRIAGE, PE, CFM  
 LICENSED PROFESSIONAL ENGINEER  
 TEXAS REGISTRATION NO. 105912

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SIENNA PLANTATION SECTION 17B LJA JOB NO. 1414-1417BP



- LEGEND**
- B.L. INDICATES BUILDING LINE
  - U.E. INDICATES UTILITY EASEMENT
  - D.E. INDICATES DRAINAGE EASEMENT
  - W.L.E. INDICATES WATER LINE EASEMENT
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  - 0 INDICATES ZERO LOT LINE
  - INDICATES STREET NAME CHANGE
  - RES. INDICATES RESERVE



**P.O.B.**  
 TEXAS STATE PLANE  
 NAD83 GRID COORDINATES  
 X= 3,069,863.21  
 Y= 13,739,195.04

**T.B.M.** (SEE NOTE 2)  
 TEXAS STATE PLANE  
 NAD83 GRID COORDINATES  
 X= 3,069,860.13  
 Y= 13,739,216.55

MATCHLINE - SEE SHEET 2 OF 3

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**SIENNA SECTION 17B AND 17C**

A SUBDIVISION OF 18.301 ACRES OF LAND SITUATED IN THE  
 DAVID FITZGERALD LEAGUE, ABSTRACT 25  
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 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 6405

AMANDA CARRIAGE, PE, CFM  
 LICENSED PROFESSIONAL ENGINEER  
 TEXAS REGISTRATION NO. 105912

SIENNA PLANTATION SECTION 17B  
 LJA JOB NO. 1414-1417BP



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

---

**AGENDA DATE:** February 12, 2020

**AGENDA ITEM SUBJECT:** Estates of Waterford Section Two Partial Replat No. 1

**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:** PLAT2000206

**PROPERTY ID:** 2948-02-001-0021-907 / 2948-02-001-0040-907 / 2948-02-001-0060-907 / 2948-02-001-0070-907

**LOCATION:** 3803 Brightwater Center Boulevard  
2235 Waterford Village Boulevard  
2241 Waterford Village Boulevard

**ZONING DISTRICT DESIGNATION:** PD, Planned Development District #59 (O-06-51) which permits R-1, single-family district and LC-3, retail district uses.

**DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP:** None

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**RECOMMENDED ACTION:**

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

A final replat 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. A current title report or title policy, prepared within 45 days of the date that the final plat was furnished to the Commission must be provided in accordance with Section 3.C(11). **The city planning letter provided is dated October 23, 2019. Please provide a current title as required. Additionally, the letter provided appears not to include the portion of Reserve B contained within this plat.**
  - c. An acknowledgement that notice of the subdivision was provided to all utility companies, whether public or private, shall be provided in accordance with Section 2.C.
  - d. The legal description of the property, including the name of the county and the survey abstract number, shall be indicated in accordance with Section 2.D(2). **State the reason for the re-plat in the title block.**
  - e. 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.
  - f. The vicinity map must show sufficient detail to a distance of not less than one-half mile. The suggested scale of the vicinity map is one inch equals 1,200 feet. The vicinity map shall be oriented north at the top of the drawing and in the same direction as the subdivision drawing in accordance with Section 2.D(9). **Remove N.T.S. and provide minimum scale. Provide details including full/correct street names, i.e. Cartwright Rd; FM 1092 and the extent of those streets within view. Also label municipal boundaries, i.e. – city, MUD within view.**
  - g. Boundaries of plat shall be indicated by heavy lines. All lines outside the plat boundary shall be drawn as dashed lines in accordance with Section 2.D(10). **The proposed subdivision extends the boundaries of Lots 4, 6, 7 in a manner that leaves a portion of the original Reserve B completely landlocked. The replat provides no way for the land owner to access and maintain this area if the property owner for the subject lots or Lot 5 do not assume ownership of this piece of land, Please clarify how this property will be maintained and dedicate access as necessary to the property.**

- h. The adjacent area outside the plat boundaries shall be identified by subdivision name or by the recorded owner of unsubdivided parcels in accordance with Section 2.D(11). **Please label all areas within 200 feet of the subject plat.**
  2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
    - a. The point of beginning (POB) for the subdivision shall be expressed as Texas State Plane NAD83 grid coordinate values of "X", "Y" as required by the City of Missouri City Design Manual, Section 2.10(G).
    - b. A temporary benchmark (TBM) shall be set in the subdivision in accordance with Section 2.D(15). **The basis of control for the TBM shall also be indicated.**
    - c. All parcels of land intended to dedicated for public use or reserved for the use all property owners within the subdivision, together with conditions or limitations of each reservation shall be identified in accordance with Section 2.D(16). **Reserve table is not shown.**
  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
  - a. 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.
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division  
None.

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



STATE OF TEXAS  
COUNTY OF FORT BEND

WE, ECLUSIVE CONSTRUCTION, LLC AND EXCLUSIVE DEVELOPMENT & MANAGEMENT LLC, ACTING BY AND THROUGH RAYMOND SEWELL, BEING OFFICERS OF ECLUSIVE CONSTRUCTION, LLC AND EXCLUSIVE DEVELOPMENT & MANAGEMENT LLC, ALSO CHARLES E. JACKSON, RITA B. JACKSON, RAYMOND G. SEWELL, JOHNNY SPENCER, AND JAMES C. WILLIAMS, JR. HERINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 1.1377 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF ESTATES OF WATERFORD SECTION TWO PARTIAL REPLAT NO. 1, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND 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 COMFORT 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 PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY ELEVEN FEET, SIX INCHES (11' 06") FOR TEN FEET (10' 00") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 06") FOR FOURTEEN FEET (14' 00") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 06") FOR SIXTEEN FEET (16' 00") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 00") ABOVE THE 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' 06") 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' 00") FOR TEN FEET (10' 00") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 00") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 00") FOR SIXTEEN FEET (16' 00") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 00") 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' 00") 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 DEDICATE TO THE PUBLIC A STRIP OF LAND THIRTY (30) 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 ENDER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, WE DO HEREBY CONVEANT 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 ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS HEREBY CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.

IN TESTIMONY WHEREOF, ECLUSIVE CONSTRUCTION, LLC AND EXCLUSIVE DEVELOPMENT & MANAGEMENT LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY RAYMOND SEWELL, ITS MANAGING MEMBER, THIS DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: ECLUSIVE CONSTRUCTION, LLC

RAYMOND SEWELL

BY: EXCLUSIVE DEVELOPMENT & MANAGEMENT LLC

RAYMOND SEWELL

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RAYMOND SEWELL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

WITNESS MY HAND IN THE CITY OF \_\_\_\_\_ TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHARLES E. JACKSON

RITA B. JACKSON

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHARLES E. JACKSON AND RITA B. JACKSON, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

WITNESS MY HAND IN THE CITY OF \_\_\_\_\_ TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

RAYMOND G. SEWELL

JOHNNY SPENCER

JAMES C. WILLIAMS, JR.

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RAYMOND G. SEWELL, JOHNNY SPENCER, AND JAMES C. WILLIAMS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

I, RICHARD FUSSELL, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

RICHARD FUSSELL  
REGISTERED PROFESSIONAL LAND SURVEYOR #4148

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF ESTATES OF WATERFORD SECTION TWO PARTIAL REPLAT NO. 1 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY, AS SHOWN HEREON, AND AUTHORIZED THE RECORDING OF THIS PLAT (OR INSTRUMENT WHEN APPROPRIATE) THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SONYA BROWN-MARSHALL, CHAIRMAN

TIMOTHY R. HANEY, VICE CHAIRMAN

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON \_\_\_\_\_ O'CLOCK, \_\_\_\_\_ M., IN PLAT NUMBER \_\_\_\_\_, 20\_\_\_\_, A \_\_\_\_\_ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

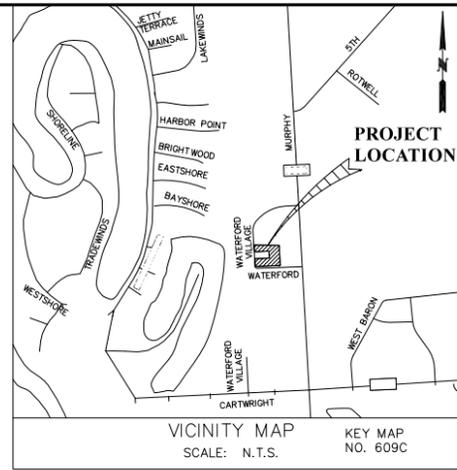
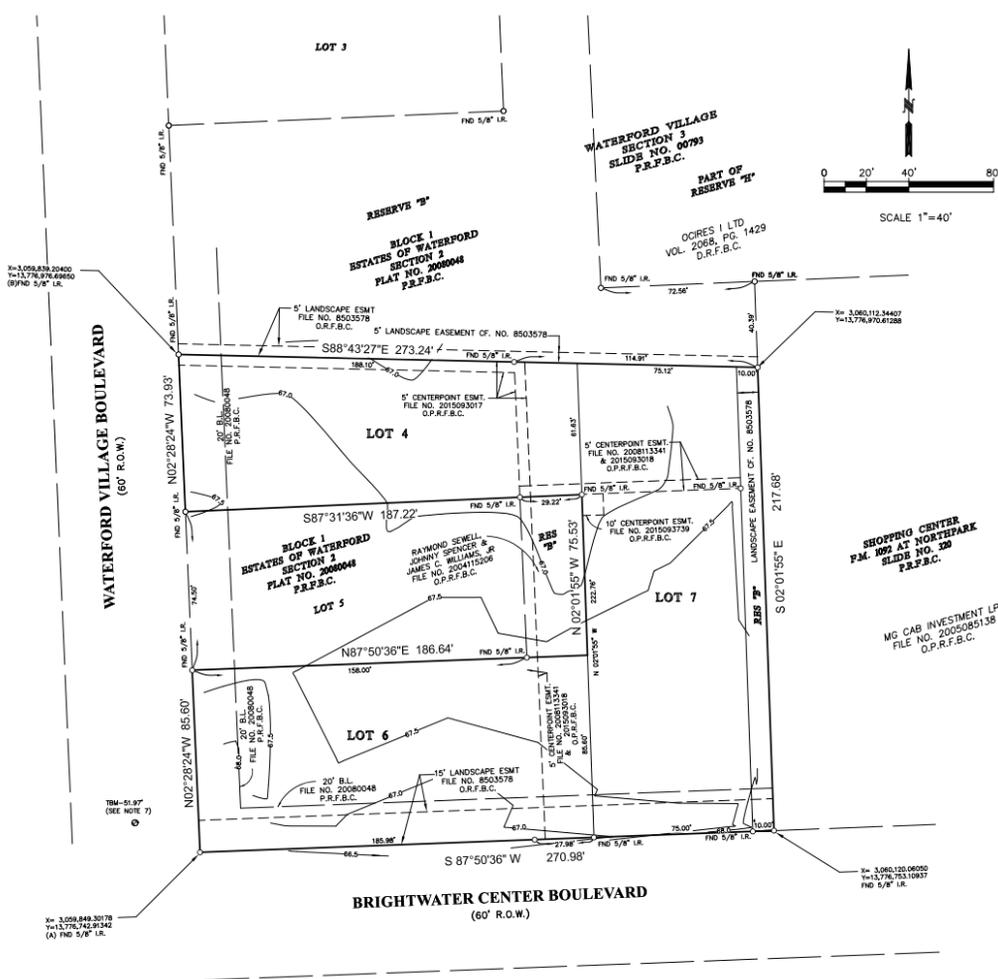
WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, THE DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD, COUNTY CLERK  
FORT BEND COUNTY, TEXAS

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

GENERAL NOTES:

- 1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, FORT BEND COUNTY AND THE CITY OF MISSOURI CITY.
- 2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY ABSTRACT SERVICES OF HOUSTON, G.F. NO. 7910-19-4111, EFFECTIVE DATE OCTOBER 23, 2019.
- 3. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON TEXAS SOUTH CENTRAL ZONE 4204 (NAD 83). COORDINATES ARE GRID AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR 0.9998715414. POINTS (A) & (B) WERE HELD FOR HORIZONTAL CONTROL.
- 4. PROJECT BENCHMARK PUBLISHED ELEVATION - 66.07  
4" BRASS DISK SET IN CONCRETE LOCATED NEAR THE SOUTHWESTERN CORNER OF THE INTERSECTION OF SIENNA PARKWAY AND TRAMMEL-FRESDON ROAD  
GRID COORDINATES - X=3,070,068.4270; Y=13,758,220.5280  
T.B.M. DESCRIPTION: ELEVATION 66.21'  
MAG NAIL NEAR THE SOUTHWEST CORNER OF LOT 6 IN THE CENTERLINE OF WATERFORD VILLAGE BOULEVARD.
- 5. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48157C02803, WITH THE EFFECTIVE DATE OF APRIL 02, 2014, THE PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOODPLAIN).
- 6. 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. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- 7. A MINIMUM DISTANCE OF TEN (10'0") FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- 8. THERE SHALL BE A 5-FOOT SIDE YARD BUILDING LINE FOR ALL INTERIOR LOTS.
- 9. FORT BEND COUNTY FLOODPLAIN REGULATIONS, ARTICLE 5, SEC. 8 REQUIRES ALL STRUCTURES TO BE ELEVATED A MINIMUM OF EIGHTEEN (18) INCHES ABOVE THE IMPACTING 100-YEAR WATER SURFACE ELEVATION.
- 10. 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 THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
- 11. 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.
- 12. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 13. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 14. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.



- LEGEND:
- B.L. = BUILDING LINE
- U.E. = UTILITY EASEMENT
- A.E. = AERIAL EASEMENT
- D.E. = DRAINAGE EASEMENT
- W.L.E. = WATER LINE EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT
- STM.S.E. = STORM SEWER EASEMENT
- P.A.E. = PERMANENT ACCESS EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- P.R.F.B.C. = PLAT RECORDS OF FORT BEND COUNTY
- D.R.F.B.C. = DEED RECORDS OF FORT BEND COUNTY
- I.P. = IRON PIPE
- I.R. = IRON ROD
- R.O.W. = RIGHT OF WAY
- VOL. = VOLUME
- P.C. = PAGE
- P.O.B. = POINT OF BEGINNING
- 1/2" IR W/CAP MARKED SURVEY = SET 1/2" IR W/CAP MARKED SURVEY
- ⊕ = TEMPORARY BENCHMARK

DISTRICT NAMES	
COLLEGE	HCC MISSOURI CITY
SCHOOL	FORT BEND ISD
FIRE	MISSOURI CITY
DRAINAGE	FORT BEND
CITY OR CITY ETJ	MISSOURI CITY CITY LIMITS

# ESTATES OF WATERFORD SECTION TWO PARTIAL REPLAT NO. 1

A SUBDIVISION OF 1.1377 ACRES (49,557 SQ FT) IN THE WILLIAM STAFFORD LEAGUE, A-89, ALSO BEING A REPLAT OF LOTS 4, 6, AND 7, AND A PARTIAL REPLAT OF RESERVE "B", BLOCK 1, ESTATES OF WATERFORD SECTION TWO AS RECORDED IN FILE NO. 20080048, PLAT RECORDS, FORT BEND COUNTY, TEXAS CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS

1 BLOCK 3 LOTS  
JANUARY 24, 2020

OWNERS:  
ECLUSIVE CONSTRUCTION LLC  
10201 FOREST SPRING LANE  
PEARLAND, TX 77584  
281-772-4161

EXCLUSIVE DEVELOPMENT & MANAGEMENT LLC  
10201 FOREST SPRING LANE  
PEARLAND, TX 77584  
281-772-4161

CHARLES E. JACKSON &  
RITA B. JACKSON  
3119 SPRING RIDGE DRIVE  
MANVEL, TX 77578

RAYMOND G. SEWELL, JOHNNY SPENCER &  
JAMES C. WILLIAMS, JR.  
2130 FM 1092  
MISSOURI CITY, TX 77459  
281-772-4161







**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** February 12, 2020

**AGENDA ITEM SUBJECT:** Concept Plan of Sienna 3C  
(Sections 26, 29A, 32A/B, 33B/C/D, 38, 39A/B)

**AGENDA ITEM NUMBER:** 6.B.(1)

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

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

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**PERMIT NUMBER:** PLAT 2000198

**PROPERTY ID:** 0031-00-000-3048-907, 0031-00-000-3051-907

**LOCATION:** South and east of Sienna Village of Destrehan Section 9, south and east of Sienna Parkway/Sienna River Parkway, east of the Brazos River and west of Waters Lake Blvd.

**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 8<sup>th</sup> amendment to the Sienna Plantation Joint Development Agreement.

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**RECOMMENDED ACTION:**

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

A conceptual plan 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 Subsection 82-32(b) of the Code of Ordinances of the City of Missouri City. The applicable sections of the Platting Manual are referenced in the comments below, except where indicated otherwise.

An applicant may submit a written response that satisfies each condition contained within this report or remedies that satisfies a reason for disapproval. Upon submission of a written response application, the application shall be submitted to the Commission for approval or disapproval.

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

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
  - a. The conceptual plan shall indicate the proposed land uses and **population densities**, streets, and the location of schools, parks and other proposed public or private facilities in accordance with Section 1(12).
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division  
None
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division  
None

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



## APPLICATION FOR PLAT APPROVAL

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

<b>1. Name of plat:</b> Sienna 3C		
<b>2. Name of conceptual plan that encompasses this plat</b> (if applicable):		
<b>3. Type of use</b> (Circle one or more): Multifamily Residential    Commercial    Industrial    Planned Development <div style="text-align: center;"> <input checked="" type="radio"/> <b>Single Family Residential</b>    <input type="radio"/> Specific Use Permit  <input type="radio"/> Other (Explain):         </div>		
<b>4. Landowner's name</b> (If company or corporation, list chief officer): Toll-GTIS Property Owners LLC. Mailing Address: 10110 W. Sam Houston Pkwy. Suite 210 Phone No.: (281) 985 - 5076 Email: jjenkins@tollbrothers.com		
<b>5. Applicant's name</b> (Engineer, Planner, Architect, Etc.): TBG Partners, c/o Jake Burgus Mailing Address: 3050 Post Oak Blvd. Suite 1100 Phone No.: (713) 439 - 0027 Email: jacob.burgus@tbgpartners.com		
<b>6. Is plat located inside the City limits or City's ETJ?</b> (Circle One): CITY LIMITS <input checked="" type="radio"/> <b>ETJ</b>		
<b>7. Land distribution</b> (in acres) Private Streets: _____    Public Streets: <u>21.95</u> Residential Lots: <u>83.42</u> Lakes/Ponds (non-recreational): <u>20.08</u> Irrigation/Drainage Canals: _____    Recreational Uses: _____ Utility Easements: _____    Public Parkland: _____ Other (explain): <u>Pump Station: 4.43    Reserve: 36.18</u> (acres): _____ <b>TOTAL ACREAGE:</b> <u>166.06</u>		
<b>8. Estimated # of Sections:</b> <u>10</u> <b>Blocks:</b> <u>30</u> <b>Reserves:</b> <u>25</u>		
<b>9. Estimated # of residential lots/dwelling units:</b> 412		
<b>10. Residential lot dimensions:</b> Average: <u>50' x 130'</u> Smallest: <u>40' x 120'</u>		
<b>11. Lot area:</b> Non cul-de-sac:    Cul-de-sac:		
<b>12. Front width</b> (At property line):    Non cul-de-sac:    Cul-de-sac:		
<b>13. Front width</b> (At building line):    Non cul-de-sac:    Cul-de-sac:		
<b>14. Depth:</b> Non cul-de-sac:    Cul-de-sac:		
<b>15. Block Length:</b> _____    Average: _____    Longest: _____    Shortest: _____		
<b>16. Type of Streets</b> (Circle One): <input checked="" type="radio"/> <b>Public</b> Private    Combination Public/Private		
<b>17. Type of Water System</b> (Circle One): <input checked="" type="radio"/> <b>Public</b> Individual Water Wells    Other (attach explanation)		
<b>18. Type of Sanitary System</b> (Circle One): <input checked="" type="radio"/> <b>Public</b> Individual Septic Tanks    Other (attach explanation)		
<b>19. Municipal Utility District:</b>		



TBG

CONCEPT PLAN  
**SIENNA**  
**3C**  
 SIENNA  
 SECTIONS 26, 29A,  
 32A/B, 33B/C/D,  
 38, 39A/B

A CONCEPT PLAN OF  
 166.06 ACRES OUT OF  
 THE DAVID FITZGERALD  
 SURVEY, ABSTRACT 25,  
 FORT BEND COUNTY,  
 TEXAS

412 LOTS

90'X150' = 40 UNITS  
 80'X140' = 41 UNITS  
 50'X130' = 176 UNITS  
 45'X130' = 37 UNITS  
 40'X120' = 118 UNITS

30 BLOCKS  
 10 TOTAL SECTIONS

OWNER:  
 TOLL GTIS PROPERTY  
 OWNER, LLC

ENGINEER:  
 AMANDA CARRIAGE, P.E.  
 LJA ENGINEERING, INC.

Job Number:  
 H19000

Drawn:  
 JB

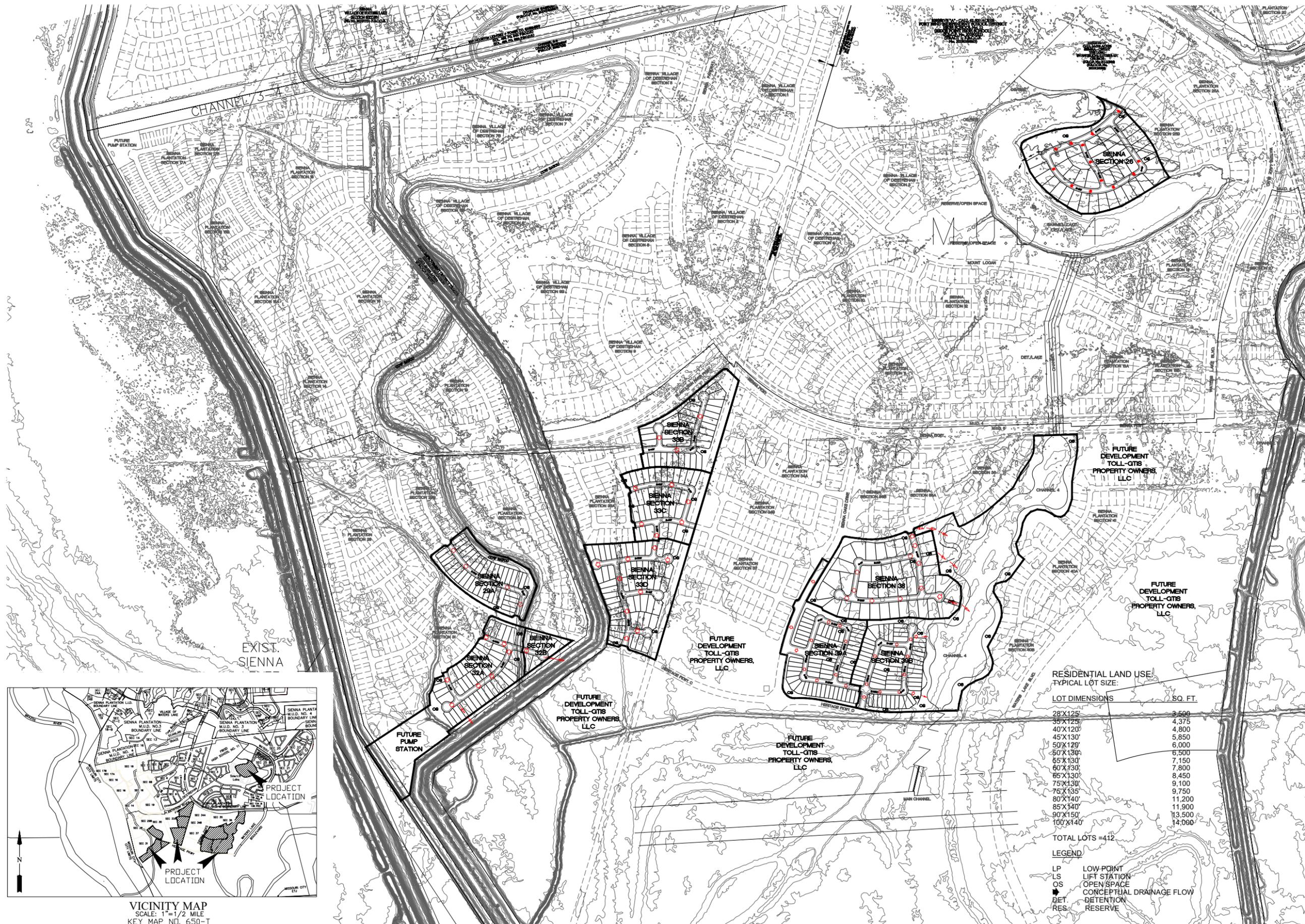
Rev.Date:  
 2020-01-22

File Number:  
 TBG 14010



0 200' 400' 800' 1200'  
 GRAPHIC SCALE  
 ORIGINAL SCALE: 1"=400'

TBG Partners  
 3050 Post Oak Blvd., Suite 1100  
 Houston, Texas 77056

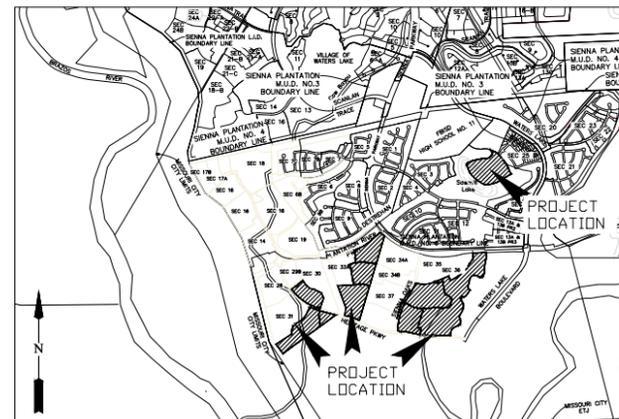


RESIDENTIAL LAND USE  
 TYPICAL LOT SIZE:

LOT DIMENSIONS	SQ. FT.
28'X125'	3,500
35'X125'	4,375
40'X120'	4,800
45'X130'	5,850
50'X120'	6,000
50'X130'	6,500
55'X130'	7,150
60'X130'	7,800
65'X130'	8,450
75'X130'	9,100
75'X135'	9,750
80'X140'	11,200
85'X140'	11,900
90'X150'	13,500
100'X140'	14,000

TOTAL LOTS = 412

- LEGEND
- LP LOW-POINT
  - LS LIFT STATION
  - OS OPEN SPACE
  - CONCEPTUAL DRAINAGE FLOW
  - DET. DETENTION
  - RES. RESERVE



VICINITY MAP  
 SCALE: 1"=1/2 MILE  
 KEY MAP NO. 650-T



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** February 12, 2020

**AGENDA ITEM SUBJECT:** Preliminary Plat of Sienna Sections 32A & 32B

**AGENDA ITEM NUMBER:** 6.B.(2)

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

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

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**PERMIT NUMBER:** PLAT 2000203

**PROPERTY ID:** 0031-00-000-3036-907

**LOCATION:** South of Sienna Sections 30 & 31, south of Sienna River Parkway, east of the Brazos River, southwest of Heritage Park Drive, and west of future Pump Station #4.

**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 8<sup>th</sup> amendment to the Sienna Plantation Joint Development Agreement.

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**RECOMMENDED ACTION:**

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

A preliminary plat application must be in the form and contain the information and documents as required by the Platting Manual of the City of Missouri City, as adopted in September 2019 and in accordance with Section 82-65 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 **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 identify the rights-of-way widths for the drainage easement to the west and the levee tract to the south.**
  - b. Building lines shall be labeled in accordance with Section 2.D(17). **Please label the front yard setback for lots 10-20 of Block 2.**
  - c. Boundaries of plat shall be indicated by heavy lines. All lines outside the plat boundary shall be drawn as dashed lines in accordance with Section 2.D(10). **Please identify section 32A boundary from 32B on the plat and vicinity map.**
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
  - a. The point of beginning (POB) for the subdivision shall be expressed as Texas State Plane NAD83 grid coordinate values of "X", "Y" as required by the City of Missouri City Design Manual, Section 2.10(G).
  - b. A temporary benchmark (TBM) shall be set in the subdivision in accordance with Section 2.D(15). **The basis of control for the TBM shall also be indicated.**
  - c. The service area for each utility system shall be provided in accordance with Section 2.D(22). **Please ensure correct MUD Service area is identified in Note No. 6. on plat.**
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
  - a. An electronic plat shall be submitted in accordance with Section 2.D(2).
  - b. An alphabetical list of proposed street names for the subdivision shall be provided in accordance with Section 2.D(23). **Please add Drive to Delta Creek on the street name list pdf. to match the plat.**

**B. STANDARD PLAT NOTES:**

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

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

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



**DEVELOPMENT SERVICES DEPARTMENT  
Planning & Development Division**

1522 Texas Parkway  
Missouri City, Texas 77489  
281-403-8600 (Office) ■ 281-208-5551 (Fax)  
www.missouricitytx.gov

**APPLICATION FOR PLAT APPROVAL**

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

**Date of Application:**

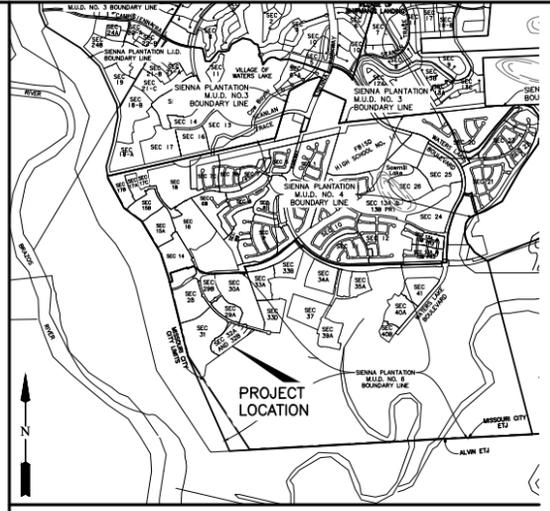
1. Name of plat: <u>Sienna Sections 32A and 32B</u>		
2. Name of conceptual plan that encompasses this plat (if applicable): <u>Sienna Plantation 2E</u>		
3. Type of use (Circle one or more): Multifamily Residential   Commercial   Industrial   Planned Development <input checked="" type="checkbox"/> <b>Single Family Residential</b> Specific Use Permit Other (Explain):		
4. Landowner's name (If company or corporation, list chief officer): <u>Toll GTIS Property Owner, LLC (Jimmie Jenkins)</u>		
Mailing Address: <u>10110 W. Sam Houston Pkwy N, Suite 250 - Houston, Texas 77064</u>		
Phone No.: <u>(281) 894-8655</u>		
Email:		
5. Applicant's name (Engineer, Planner, Architect, Etc.): <u>LJA Engineering, Inc. (Laurie Chapa)</u>		
Mailing Address: <u>1904 W. Grand Pkwy N, Suite 100 - Katy, Texas 77449</u>		
Phone No.: <u>(713) 953 5173</u>		
Email: <u>lchapa@lja.com</u>		
6. Is plat located inside the City limits or City's ETJ? (Circle One):      CITY LIMITS <input checked="" type="checkbox"/> <b>ETJ</b>		
7. Is plat located inside the City's ETJ? (Circle One): <input checked="" type="checkbox"/> <b>YES</b> NO		
8. Total acreage: <u>20.820</u>		
9. Estimated # of Sections: <u>1</u> Blocks: <u>2</u> Reserves: <u>11</u>		
10. Estimated # of residential lots/dwelling units: <u>51</u>		
11. Land distribution (in acres) - <i>Must total acreage indicated in Line 8 above:</i>		
Private Streets: _____	Public Streets: <u>2.190</u>	Residential Lots: <u>9.349</u>
Lakes/Ponds (non-recreational): _____	Irrigation/Drainage Canals: _____	Recreational Uses: _____
Utility Easements: _____	Public Parkland: _____	
Other (explain): <u>Reserves</u>	(acres): <u>9.281</u>	
12. Residential lot dimensions:      Average: <u>145'x60'</u> Smallest: <u>130'x50'</u>		
13. Lot area:      Non cul-de-sac: <u>8,200sqft.</u> Cul-de-sac:		
14. Front width (At property line):      Non cul-de-sac: <u>49'</u> Cul-de-sac:		
15. Front width (At building line):      Non cul-de-sac: <u>49'</u> Cul-de-sac:		
16. Depth:      Non cul-de-sac: <u>155'</u> Cul-de-sac:		
17. Block Length: _____      Average: <u>580'</u> Longest: <u>846'</u> Shortest: <u>290'</u>		
18. Type of Streets (Circle One): <input checked="" type="checkbox"/> <b>Public</b> Private      Combination Public/Private		
19. Type of Water System (Circle One): <input checked="" type="checkbox"/> <b>Public</b> Individual Water Wells      Other (attach explanation)		
20. Type of Sanitary System (Circle One): <input checked="" type="checkbox"/> <b>Public</b> Individual Septic Tanks      Other (attach explanation)		
21. Municipal Utility District: <u>Sienna Plantation Municipal Utility District No. 6</u>		

LAST SAVE: 1/23/2020 8:59 PM BY: LAURIE CHAPA - PLOT DATE: 1/23/2020 7:00 PM BY: LAURIE CHAPA  
DRAWN BY: LAURIE CHAPA - PLOT DATE: 1/23/2020 7:00 PM BY: LAURIE CHAPA  
MUTUAL CHECK: SURVEY PLATTING MGR.

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 (NAVD88 2001 ADJUSTMENT)
- T.B.M. INDICATES TEMPORARY BENCHMARK FND. 5/8 INCH IRON ROD WITH CAP MARKED " " ELEV. = 2001 ADJUSTMENT
- 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. \_\_\_\_\_ DATED \_\_\_\_\_ 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. LIA 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 PONDING 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. 4. 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.
- THIS PLAT IS SUBJECT TO OVER AND ACROSS EASEMENTS AS SET FORTH BY THE RESTRICTED COVENANTS RECORDED UNDER FILE NO. 2015009259, F.B.C.O.R.
- 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 RIGHT-OF-WAY.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.



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. GRADY PRESTAGE  
PRECINCT 1, COUNTY COMMISSIONER PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE  
COUNTY JUDGE

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

PRELIMINARY PLAT OF  
SIENNA SECTIONS  
32A AND 32B

A SUBDIVISION OF 20.820 ACRES OF LAND SITUATED IN THE  
WILLIAM HALL LEAGUE, ABSTRACT 31, FORT BEND COUNTY, TEXAS.

51 LOTS 11 RESERVES (9.281 ACRES) 2 BLOCKS  
JANUARY 23, 2020 JOB NO. 1416-1532A

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

SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT  
OF FORT BEND COUNTY, TEXAS  
KEN BECKMAN, PRESIDENT  
10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 210, HOUSTON, TEXAS 77064  
PH. (281) 894-8655

SURVEYORS: ENGINEER:

**GBI PARTNERS, L.P.**  
LAND SURVEYING CONSULTANTS  
4734 VISTA ROAD • PASADENA, TX 77509  
PHONE: 281-499-4339 • GBSurvey@GBISurvey.com  
TSP/LS FIRM #10130300 • www.GBISurvey.com

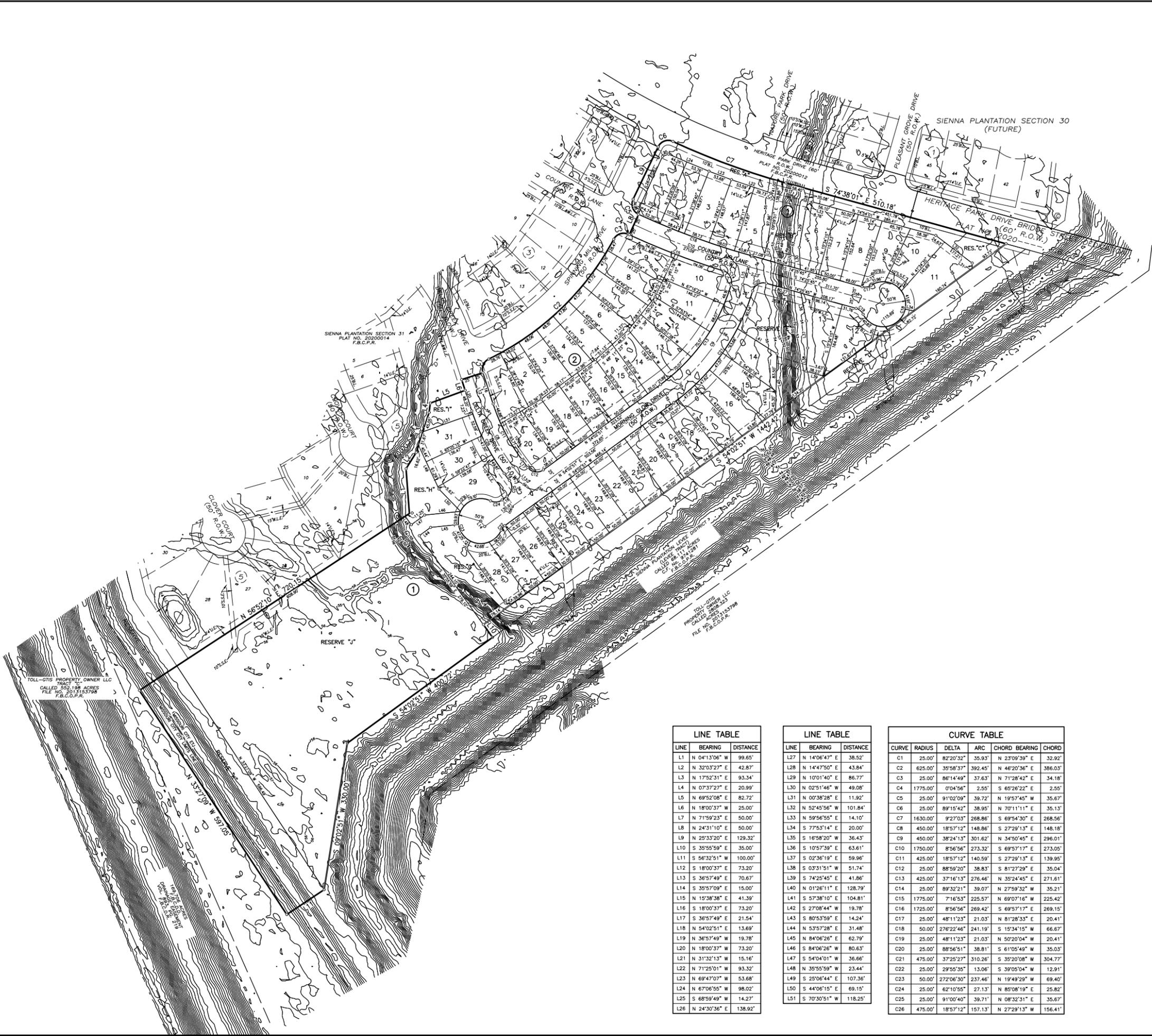
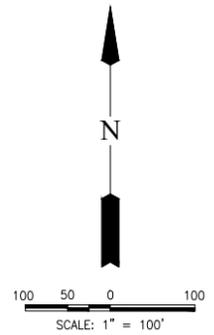
**LJA Engineering, Inc.**  
1904 W. Grand Parkway North  
Suite 100  
Katy, Texas 77449  
Phone 713.953.5200  
Fax 713.953.5026  
FRN-F-1386

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

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

LAURENCE A. LAURENCE, P.E.  
REGISTERED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 105912

- 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
  - ST.M.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
  - V.A.M. INDICATES VISIBILITY ACCESS & MAINTENANCE EASEMENT
  - E.E. INDICATES ELECTRICAL EASEMENT
  - U.V.E. INDICATES UNOBSTRUCTED VISIBILITY EASEMENT



RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	0.251	10,918	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
B	0.303	13,214	RESTRICTED TO DRAINAGE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
C	0.313	13,638	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
D	0.022	946	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
E	0.594	25,859	RESTRICTED TO DRAINAGE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
F	0.103	4,494	RESTRICTED TO DRAINAGE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6
G	0.392	17,091	RESTRICTED TO DRAINAGE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
H	0.223	9,722	RESTRICTED TO DRAINAGE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
I	0.125	5,428	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
J	5.586	243,305	RESTRICTED TO PUMP STATION	SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT
K	1.370	59,678	RESTRICTED TO LEVEE	SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT
TOTAL	9.281	404,293		

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 04°13'06" W	99.85'
L2	N 32°03'27" E	42.87'
L3	N 17°52'31" E	93.34'
L4	N 07°37'27" E	20.89'
L5	N 69°52'08" E	82.72'
L6	N 18°00'37" W	25.00'
L7	N 71°59'23" E	50.00'
L8	N 24°31'10" E	50.00'
L9	N 25°33'20" E	129.32'
L10	S 35°55'59" E	35.00'
L11	S 56°32'51" W	100.00'
L12	S 18°00'37" E	73.20'
L13	S 36°57'49" E	70.67'
L14	S 35°57'09" E	15.00'
L15	N 15°38'36" E	41.39'
L16	S 18°00'37" E	73.20'
L17	S 36°57'49" E	21.54'
L18	S 54°02'51" E	13.69'
L19	N 36°57'49" W	19.78'
L20	N 18°00'37" W	73.20'
L21	N 31°32'13" W	15.16'
L22	N 71°25'01" W	93.32'
L23	N 69°47'07" W	53.68'
L24	N 67°08'55" W	98.02'
L25	S 68°59'49" W	14.27'
L26	N 24°30'36" E	138.92'

LINE TABLE		
LINE	BEARING	DISTANCE
L27	N 14°06'47" E	38.52'
L28	N 14°47'50" E	43.84'
L29	N 10°01'40" E	86.77'
L30	N 02°51'46" W	49.08'
L31	N 00°38'28" E	11.92'
L32	N 52°45'56" W	101.84'
L33	N 59°56'55" E	14.10'
L34	S 77°53'14" E	20.00'
L35	S 16°58'20" W	36.43'
L36	S 10°57'39" E	63.61'
L37	S 02°36'19" E	59.98'
L38	S 03°31'51" W	51.74'
L39	S 74°25'45" E	41.86'
L40	N 01°26'11" E	128.79'
L41	S 57°38'10" E	104.81'
L42	S 27°08'44" W	19.78'
L43	S 80°53'59" E	14.24'
L44	N 53°57'28" E	31.48'
L45	N 84°06'26" E	62.79'
L46	S 84°06'26" W	80.63'
L47	S 54°04'01" W	36.66'
L48	N 35°55'59" W	23.44'
L49	S 25°06'44" E	107.36'
L50	S 44°06'15" E	69.15'
L51	S 70°30'51" W	118.25'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	25.00'	82°20'32"	35.93'	N 23°09'39" E	32.92'
C2	625.00'	35°58'37"	392.45'	N 46°20'36" E	386.03'
C3	25.00'	86°14'49"	37.63'	N 71°28'42" E	34.18'
C4	1775.00'	0°04'56"	2.55'	S 65°26'22" E	2.55'
C5	25.00'	91°02'09"	39.72'	N 19°57'45" W	35.67'
C6	25.00'	89°15'42"	38.95'	N 70°11'11" E	35.13'
C7	1630.00'	92°7'03"	268.86'	S 69°54'30" E	268.56'
C8	450.00'	18°57'12"	148.86'	S 27°29'13" E	148.18'
C9	450.00'	38°24'13"	301.62'	N 34°50'45" E	296.01'
C10	1750.00'	8°56'56"	273.32'	S 69°57'17" E	273.05'
C11	425.00'	18°57'12"	140.59'	S 27°29'13" E	139.95'
C12	25.00'	88°59'20"	38.83'	S 81°27'29" E	35.04'
C13	425.00'	37°16'13"	276.46'	N 35°24'45" E	271.61'
C14	25.00'	89°32'21"	39.07'	N 27°59'32" W	35.21'
C15	1775.00'	7°16'53"	225.57'	N 08°32'31" E	225.42'
C16	1725.00'	8°56'56"	269.42'	S 69°57'17" E	269.15'
C17	25.00'	48°11'23"	21.03'	N 81°28'33" E	20.41'
C18	50.00'	27°22'46"	241.19'	N 15°34'15" W	66.67'
C19	25.00'	48°11'23"	21.03'	N 50°20'04" W	20.41'
C20	25.00'	88°56'51"	38.81'	S 61°05'49" W	35.03'
C21	475.00'	37°25'27"	310.26'	S 35°20'08" W	304.77'
C22	25.00'	29°55'35"	13.06'	S 39°05'04" W	12.91'
C23	50.00'	27°22'46"	237.46'	N 19°49'29" W	69.40'
C24	25.00'	62°10'55"	27.13'	N 85°08'19" E	25.82'
C25	25.00'	91°00'40"	39.71'	N 08°32'31" E	35.67'
C26	475.00'	18°57'12"	157.13'	N 27°29'13" W	156.41'

**PRELIMINARY PLAT OF  
SIENNA SECTIONS  
32A AND 32B**  
 A SUBDIVISION OF 20.820 ACRES OF LAND SITUATED IN THE  
 WILLIAM HALL LEAGUE, ABSTRACT 31, FORT BEND COUNTY, TEXAS.  
 51 LOTS 11 RESERVES (9.281 ACRES) 2 BLOCKS  
 JANUARY 23, 2020 JOB NO. 1416-1532A  
 OWNERS:  
**TOLL-GTIS PROPERTY OWNER, LLC**  
 JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE  
 10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 210, HOUSTON, TEXAS 77064  
 PH. (281) 894-8655  
**SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT**  
 OF FORT BEND COUNTY, TEXAS  
 KEN BECKMAN, PRESIDENT  
 10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 210, HOUSTON, TEXAS 77064  
 PH. (281) 894-8655

**SURVEYORS:**  
**GBI PARTNERS, L.P.**  
 LAND SURVEYING CONSULTANTS  
 4224 VISTA ROAD • PASADENA, TX 77075  
 PHONE: 281-439-4339 • GBlurvey@GBIurvey.com  
 TSPS FIRM #10130300 • www.GBIurvey.com

**ENGINEER:**  
**LJA Engineering, Inc.**  
 1904 W. Grand Parkway North  
 Suite 100  
 Katy, Texas 77449  
 Phone 713.953.6200  
 Fax 713.953.6026  
 FRN-F-1386

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

ENGINEER: AMANDA CARRIAGE, P.E. CFM  
 LICENSED PROFESSIONAL ENGINEER  
 TEXAS REGISTRATION NO. 105912

SHEET 2 OF 2

LAST SAVE: 1/23/2020 6:59 PM BY: LAURE CHAMPA - PLOT DATE: 1/23/2020 7:01 PM BY: LAURE CHAMPA  
 PLOT NAME: SIENNA PLANTATION 1416-1532A-32A.DWG

SIENNA PLANTATION SECTION 32A  
 JOB NO. 1416-1532A



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** February 12, 2020

**AGENDA ITEM SUBJECT:** Preliminary Plat of Sienna Section 33B

**AGENDA ITEM NUMBER:** 6.B.(3)

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

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

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**PERMIT NUMBER:** PLAT 2000202

**PROPERTY ID:** 0031-00-000-3048-907, 0031-00-000-3038-907,  
0031-00-000-3081-907

**LOCATION:** North of Sienna Plantation Section 33D, southeast of the intersection of Sienna Parkway and Plantation River Parkway, and east of the Brazos River.

**ZONING DISTRICT DESIGNATION:** ETJ, Extraterritorial Jurisdiction

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

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**RECOMMENDED ACTION:**

The Planning and Zoning Commission should **APPROVE WITH CONDITIONS** this **Preliminary Plat**.

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 **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 provide the rights-of-way for Sienna River Parkway along the northern boundary of the subject property.**
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
  - a. The point of beginning (POB) for the subdivision shall be expressed as Texas State Plane NAD83 grid coordinate values of "X", "Y" as required by the City of Missouri City Design Manual, Section 2.10(G).
  - b. A temporary benchmark (TBM) shall be set in the subdivision in accordance with Section 2.D(15). The basis of control for the TBM shall also be indicated.
  - c. The service area for each utility system shall be provided in accordance with Section 2.D(22). Please ensure correct MUD Service area is identified in Note No. 6. on plat.
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division  
None

**B. STANDARD PLAT NOTES:**

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

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

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



## APPLICATION FOR PLAT APPROVAL

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

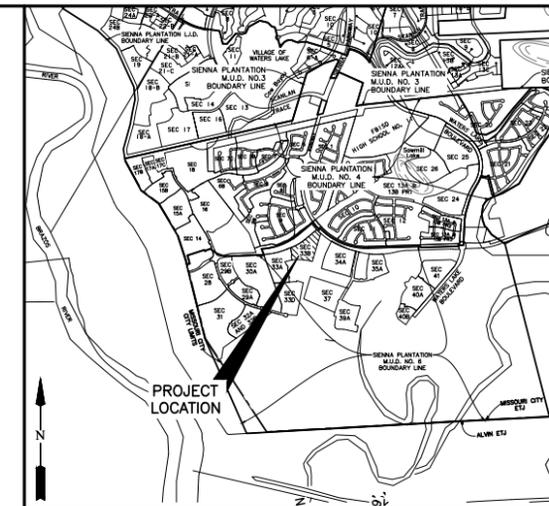
**Date of Application:**

1. Name of plat: <u>Sienna Section 33B</u>		
2. Name of conceptual plan that encompasses this plat (if applicable): <u>Sienna Plantation</u>		
3. Type of use (Circle one or more): Multifamily Residential   Commercial   Industrial   Planned Development <input checked="" type="checkbox"/> <b>Single Family Residential</b> Specific Use Permit Other (Explain):		
4. Landowner's name (If company or corporation, list chief officer): <u>Toll GTIS Property Owner, LLC (Jimmie Jenkins)</u>		
Mailing Address: <u>10110 W. Sam Houston Pkwy N, Suite 250 - Houston, Texas 77064</u>		
Phone No.: <u>(281) 894-8655</u>		
Email:		
5. Applicant's name (Engineer, Planner, Architect, Etc.): <u>LJA Engineering, Inc. (Laurie Chapa)</u>		
Mailing Address: <u>1904 W. Grand Pkwy N, Suite 100 - Katy, Texas 77449</u>		
Phone No.: <u>(713) 953 5173</u>		
Email: <u>lchapa@lja.com</u>		
6. Is plat located inside the City limits or City's ETJ? (Circle One):      CITY LIMITS <input checked="" type="checkbox"/> <b>ETJ</b>		
7. Is plat located inside the City's ETJ? (Circle One): <input checked="" type="checkbox"/> <b>YES</b> NO		
8. Total acreage: <u>11.658</u>		
9. Estimated # of Sections: <u>1</u> Blocks: <u>1</u> Reserves: <u>3</u>		
10. Estimated # of residential lots/dwelling units: <u>34</u>		
11. Land distribution (in acres) - <i>Must total acreage indicated in Line 8 above.</i>		
Private Streets: _____	Public Streets: <u>1.698</u>	Residential Lots: <u>6.677</u>
Lakes/Ponds (non-recreational): _____	Irrigation/Drainage Canals: _____	Recreational Uses: _____
Utility Easements: _____	Public Parkland: _____	
Other (explain): <u>Reserves</u>	(acres): <u>3.283</u>	
12. Residential lot dimensions:      Average: <u>145'x55'</u> Smallest: <u>126'x50'</u>		
13. Lot area:      Non cul-de-sac: <u>8,500sqft.</u> Cul-de-sac:		
14. Front width (At property line):      Non cul-de-sac: <u>55'</u> Cul-de-sac:		
15. Front width (At building line):      Non cul-de-sac: <u>55'</u> Cul-de-sac:		
16. Depth:      Non cul-de-sac: <u>145'</u> Cul-de-sac:		
17. Block Length: _____      Average: <u>345'</u> Longest: <u>494'</u> Shortest: <u>192'</u>		
18. Type of Streets (Circle One): <input checked="" type="checkbox"/> <b>Public</b> Private      Combination Public/Private		
19. Type of Water System (Circle One): <input checked="" type="checkbox"/> <b>Public</b> Individual Water Wells      Other (attach explanation)		
20. Type of Sanitary System (Circle One): <input checked="" type="checkbox"/> <b>Public</b> Individual Septic Tanks      Other (attach explanation)		
21. Municipal Utility District: <u>Sienna Plantation Municipal Utility District No. 6</u>		

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 (NAVD88 2001 ADJUSTMENT)
- T.B.M. INDICATES TEMPORARY BENCHMARK. FND. 5/8 INCH IRON ROD WITH CAP MARKED " " ELEV. = " " 2001 ADJUSTMENT
- 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. \_\_\_\_\_ DATED \_\_\_\_\_ 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 PONDING ELEVATION, 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 ACRES 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 RIGHT-OF-WAY.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.



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

PRELIMINARY PLAT OF  
SIENNA SECTION 33B

A SUBDIVISION OF 11.658 ACRES OF LAND SITUATED IN THE  
WILLIAM HALL LEAGUE, ABSTRACT 31, FORT BEND COUNTY, TEXAS.

34 LOTS 3 RESERVES (3.283 ACRES) 1 BLOCK  
JANUARY 23, 2020 JOB NO. 1416-1533BP

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  
4734 VISTA ROAD • PASADENA, TX 77663  
PHONE: 281-499-4539 • GBSurvey@GBISurvey.com  
TBPUS FIRM #10130300 • www.GBSurvey.com

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

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

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



60 30 0 60  
SCALE: 1"=60'

LEGEND

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

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 73°17'30" W	95.21'
L2	N 87°20'34" W	110.01'
L3	N 87°55'19" W	54.64'
L4	S 88°24'09" W	53.73'
L5	S 84°10'52" W	53.03'
L6	S 81°30'45" W	53.83'
L7	N 78°02'55" E	12.24'
L8	N 14°58'44" W	28.01'
L9	N 73°17'30" W	20.00'
L10	S 88°11'46" W	4.54'
L11	N 84°43'16" W	14.14'
L12	N 16°38'23" E	20.00'
L13	S 76°01'40" W	21.53'
L14	N 24°53'03" E	20.00'
L15	S 35°41'36" W	13.75'
L16	N 58°47'09" E	14.84'
L17	S 06°11'18" W	39.42'
L18	S 50°43'15" E	68.91'
L19	S 35°37'56" E	25.21'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	1410.00'	20°49'28"	512.47'	N 60°41'29" E	509.66'
C2	35.00'	86°02'47"	52.56'	S 86°41'52" E	47.76'
C3	2110.00'	3°51'54"	142.33'	S 45°36'25" E	142.30'
C4	720.00'	1°05'24"	13.70'	N 78°35'37" E	13.70'
C5	750.00'	12°38'36"	165.50'	N 85°27'37" E	165.17'
C6	50.00'	89°25'10"	78.03'	N 47°04'20" E	70.35'
C7	450.00'	14°20'45"	112.67'	N 09°32'07" E	112.38'
C8	780.00'	8°15'37"	112.45'	S 83°16'07" E	112.36'
C9	25.00'	89°12'10"	38.92'	N 42°47'51" E	35.11'
C10	25.00'	52°41'15"	22.99'	N 28°08'52" W	22.19'
C11	50.00'	27°02'16"	240.89'	N 83°31'38" E	66.89'
C12	25.00'	43°21'00"	18.92'	S 19°52'16" W	18.47'
C13	25.00'	86°24'51"	37.71'	S 45°00'40" E	34.23'
C14	25.00'	88°50'47"	38.77'	N 47°21'31" E	35.00'
C15	475.00'	13°46'22"	114.18'	N 09°49'19" E	113.91'
C16	25.00'	66°25'19"	28.98'	N 16°30'09" W	27.39'
C17	50.00'	26°27'41"	233.40'	N 84°01'02" E	72.26'
C18	25.00'	21°02'22"	9.18'	S 27°13'41" W	9.13'
C19	425.00'	13°53'50"	103.08'	S 09°45'35" W	102.83'
C20	25.00'	31°09'53"	13.60'	S 12°46'16" E	13.43'
C21	50.00'	142°17'00"	124.17'	S 42°47'17" W	94.63'
C22	25.00'	22°08'53"	9.66'	N 77°08'39" W	9.60'
C23	720.00'	12°38'36"	158.88'	S 85°27'37" W	158.56'

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	1.325	57,706	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
B	1.691	73,671	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
C	0.267	11,609	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
TOTAL	3.283	142,986		



PRELIMINARY PLAT OF  
SIENNA SECTION 33B

A SUBDIVISION OF 11.658 ACRES OF LAND SITUATED IN THE  
WILLIAM HALL LEAGUE, ABSTRACT 31, FORT BEND COUNTY, TEXAS.

34 LOTS 3 RESERVES (3.283 ACRES) 1 BLOCK  
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ENGINEER:  
**LJA Engineering, Inc.**  
1904 W. Grand Parkway North  
Suite 100  
Katy, Texas 77449  
Phone 713.953.5200  
Fax 713.953.5026  
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JON BORDOVSKY, R.P.L.S.  
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TEXAS REGISTRATION NO. 6405

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

Date/Time: Thu, 23 Jan 2020 8:35pm Path/Name: I:\Projects\PLATTING\1416\PLATS\Sienna\_33B.dwg MFLAR CHECK: CAD:



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** February 12, 2020

**AGENDA ITEM SUBJECT:** Preliminary Plat of Sienna Plantation Sections 33D

**AGENDA ITEM NUMBER:** 6.B.(4)

**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 2000204

**PROPERTY ID:** 0031-00-000-3038-907

**LOCATION:** North of Heritage Park Drive, south of Sienna River Parkway/Sienna Parkway/Sienna Plantation Section 33A, east of the Brazos River, and west of Waters Lake Blvd.

**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 8<sup>th</sup> amendment to the Sienna Plantation Joint Development Agreement.

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**RECOMMENDED ACTION:**

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

A preliminary plat application must be in the form and contain the information and documents as required by the Platting Manual of the City of Missouri City, as adopted in September 2019 and in accordance with Section 82-65 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  
None
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
  - a. The point of beginning (POB) for the subdivision shall be expressed as Texas State Plane NAD83 grid coordinate values of "X", "Y" as required by the City of Missouri City Design Manual, Section 2.10(G).
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division  
None

**B. STANDARD PLAT NOTES:**

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

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

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



## APPLICATION FOR PLAT APPROVAL

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

**Date of Application:**

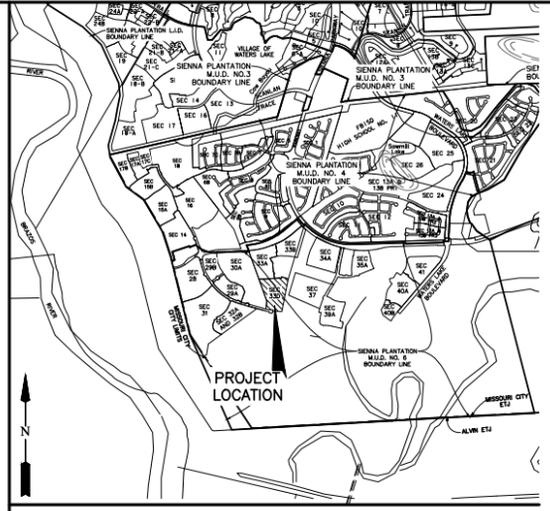
1. Name of plat: <u>Sienna Section 33D</u>		
2. Name of conceptual plan that encompasses this plat (if applicable): <u>Sienna Plantation</u>		
3. Type of use (Circle one or more): Multifamily Residential   Commercial   Industrial   Planned Development <input checked="" type="checkbox"/> <b>Single Family Residential</b> Specific Use Permit Other (Explain):		
4. Landowner's name (If company or corporation, list chief officer): <u>Toll GTIS Property Owner, LLC (Jimmie Jenkins)</u>		
Mailing Address: <u>10110 W. Sam Houston Pkwy N, Suite 250 - Houston, Texas 77064</u>		
Phone No.: <u>(281) 894-8655</u>		
Email:		
5. Applicant's name (Engineer, Planner, Architect, Etc.): <u>LJA Engineering, Inc. (Laurie Chapa)</u>		
Mailing Address: <u>1904 W. Grand Pkwy N, Suite 100 - Katy, Texas 77449</u>		
Phone No.: <u>(713) 953 5173</u>		
Email: <u>lchapa@lja.com</u>		
6. Is plat located inside the City limits or City's ETJ? (Circle One):      CITY LIMITS <input checked="" type="checkbox"/> <b>ETJ</b>		
7. Is plat located inside the City's ETJ? (Circle One): <input checked="" type="checkbox"/> <b>YES</b> NO		
8. Total acreage: <u>16.149</u>		
9. Estimated # of Sections: <u>1</u> Blocks: <u>2</u> Reserves: <u>4</u>		
10. Estimated # of residential lots/dwelling units: <u>56</u>		
11. Land distribution (in acres) - <i>Must total acreage indicated in Line 8 above.</i>		
Private Streets: _____	Public Streets: <u>2.950</u>	Residential Lots: <u>10.724</u>
Lakes/Ponds (non-recreational): _____	Irrigation/Drainage Canals: _____	Recreational Uses: _____
Utility Easements: _____	Public Parkland: _____	
Other (explain): <u>Reserves</u>	(acres): <u>2.475</u>	
12. Residential lot dimensions:      Average: <u>150'x49'</u> Smallest: <u>126'x45'</u>		
13. Lot area:      Non cul-de-sac: <u>8,500sqft.</u> Cul-de-sac:		
14. Front width (At property line):      Non cul-de-sac: <u>49'</u> Cul-de-sac:		
15. Front width (At building line):      Non cul-de-sac: <u>49'</u> Cul-de-sac:		
16. Depth:      Non cul-de-sac: <u>155'</u> Cul-de-sac:		
17. Block Length: _____      Average: <u>352'</u> Longest: <u>805'</u> Shortest: <u>182'</u>		
18. Type of Streets (Circle One): <input checked="" type="checkbox"/> <b>Public</b> Private      Combination Public/Private		
19. Type of Water System (Circle One): <input checked="" type="checkbox"/> <b>Public</b> Individual Water Wells      Other (attach explanation)		
20. Type of Sanitary System (Circle One): <input checked="" type="checkbox"/> <b>Public</b> Individual Septic Tanks      Other (attach explanation)		
21. Municipal Utility District: <u>Sienna Plantation Municipal Utility District No. 6</u>		

LAST SAVE: 1/23/2020 5:14 PM BY: LAURIE CHAMPA - PLOT DATE: 1/23/2020 5:14 PM BY: LAURIE CHAMPA  
DRAWN: 1/23/2020 5:14 PM BY: LAURIE CHAMPA - PLOT DATE: 1/23/2020 5:14 PM BY: LAURIE CHAMPA  
PLATTING MOR: 1/23/2020 5:14 PM BY: LAURIE CHAMPA - PLOT DATE: 1/23/2020 5:14 PM BY: LAURIE CHAMPA  
MUTUAL CHECK: SURVEY 1/23/2020 5:14 PM BY: LAURIE CHAMPA - PLOT DATE: 1/23/2020 5:14 PM BY: LAURIE CHAMPA

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 (NAVD88 2001 ADJUSTMENT)
- T.B.M. INDICATES TEMPORARY BENCHMARK SET X CUT IN CONCRETE ELEV. = 52.79 (NAVD 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. \_\_\_\_\_ DATED \_\_\_\_\_ 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. LIA 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 PONDING ELEVATION, 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 ACRES 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 RIGHT-OF-WAY.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.



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. GRADY PRESTAGE  
PRECINCT 1, COUNTY COMMISSIONER PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE  
COUNTY JUDGE

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

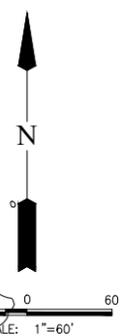
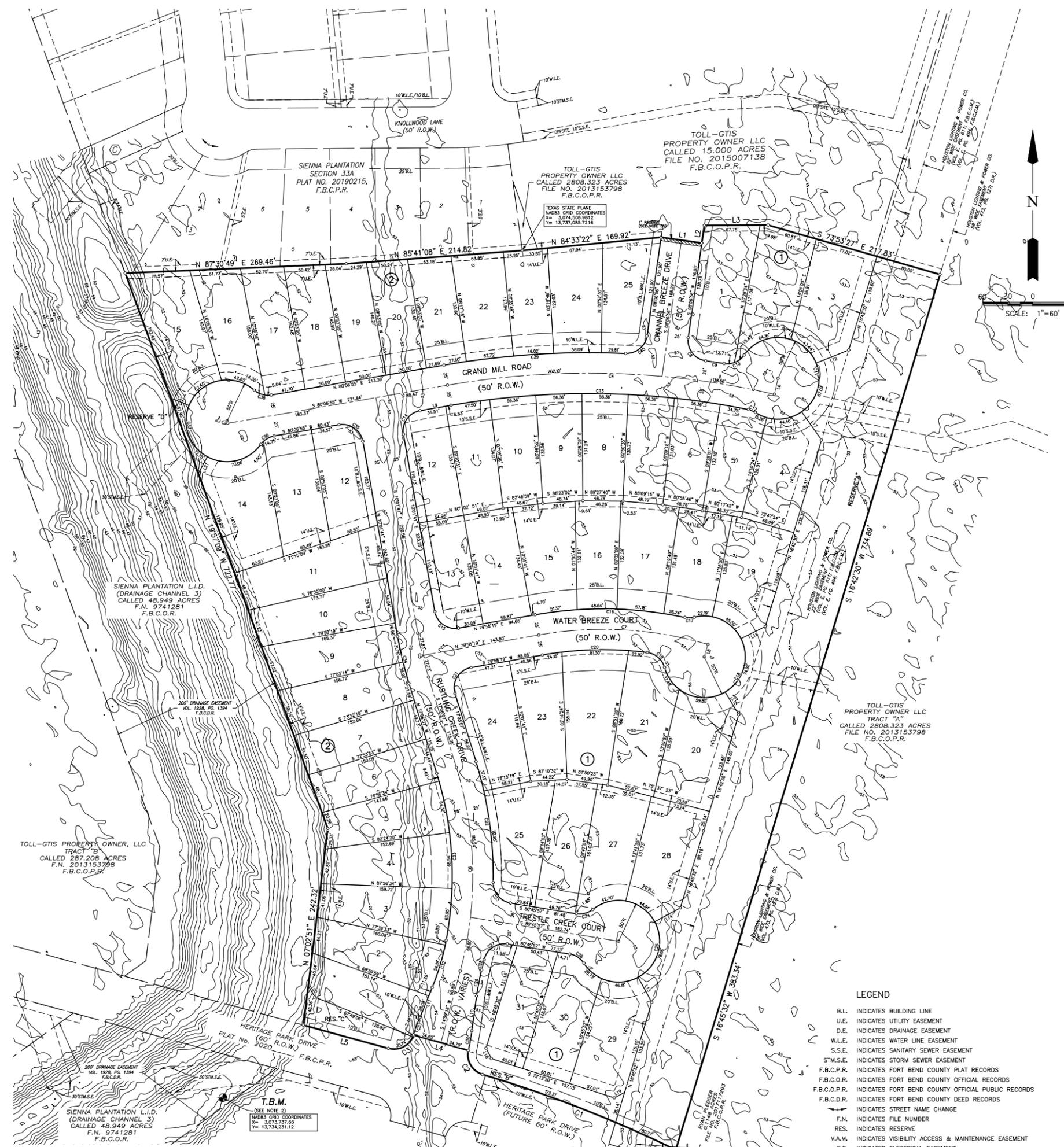
PRELIMINARY PLAT OF  
**SIENNA SECTION 33D**  
A SUBDIVISION OF 16.149 ACRES OF LAND SITUATED IN THE  
WILLIAM HALL LEAGUE, ABSTRACT 31, FORT BEND COUNTY, TEXAS.

56 LOTS 4 RESERVES (2.475 ACRES) 2 BLOCKS  
JANUARY 23, 2020 JOB NO. 1416-1533D

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.** ENGINEER: **LJA Engineering, Inc.**  
LAND SURVEYING CONSULTANTS 1904 W. Grand Parkway North Phone 713.953.5200  
4724 VESTER ROAD • PASADENA, TX 77066 Suite 100 Fax 713.953.5026  
PHONE: 281-499-4539 • GBSurvey@GBISurvey.com Katy, Texas 77449 FRN-F-1386  
TBPIS FIRM #10130300 • www.GBSurvey.com  
JON BORDOVSKY, R.P.L.S. AMANDA CARRIAGE, P.E., CFM  
REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 6405 TEXAS REGISTRATION NO. 105912 SHEET 1 OF 2

SIENNA PLANTATION SECTION 33D  
LJA JOB NO. 1416-1533D



- 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
  - V.A.M. INDICATES VISIBILITY ACCESS & MAINTENANCE EASEMENT
  - E.E. INDICATES ELECTRICAL EASEMENT
  - U.V.E. INDICATES UNOBSTRUCTED VISIBILITY EASEMENT

**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	1530.00'	9°28'38"	253.08'	N 68°35'37" W	252.79'
C2	25.00'	85°45'09"	37.42'	N 30°27'22" W	34.02'
C3	25.00'	87°36'01"	38.22'	S 61°33'58" W	34.61'
C4	1000.00'	22°57'43"	400.76'	N 88°24'14" W	398.09'
C5	450.00'	7°04'25"	55.56'	S 13°33'54" E	55.52'
C6	450.00'	32°05'24"	252.04'	S 01°03'24" E	248.75'
C7	450.00'	26°30'31"	208.20'	S 86°46'26" E	206.35'
C8	25.00'	90°06'41"	39.32'	S 36°56'24" E	35.39'
C9	1025.00'	1°16'00"	22.66'	S 81°21'48" E	22.66'
C10	25.00'	64°31'57"	28.16'	N 67°00'17" E	26.89'
C11	50.00'	268°36'31"	234.41'	S 10°57'26" E	71.56'
C12	25.00'	21°50'13"	9.53'	N 67°34'17" W	9.47'
C13	975.00'	21°23'41"	364.07'	N 89°11'15" W	361.96'
C14	25.00'	90°08'36"	39.33'	S 39°02'37" W	35.40'
C15	25.00'	90°00'00"	39.27'	S 59°01'41" E	35.38'
C16	475.00'	22°07'34"	183.43'	S 88°57'54" E	182.29'
C17	25.00'	26°14'38"	11.45'	N 88°56'34" E	11.35'
C18	50.00'	269°09'40"	234.89'	S 30°26'05" W	71.23'
C19	25.00'	67°44'15"	29.56'	N 48°51'12" W	27.86'
C20	425.00'	17°18'21"	128.37'	S 88°37'29" W	127.88'
C21	25.00'	97°04'25"	42.36'	S 31°26'06" W	37.47'
C22	475.00'	18°06'13"	150.08'	S 08°03'00" E	149.46'
C23	25.00'	81°46'03"	35.68'	S 39°52'55" E	32.73'
C24	25.00'	48°11'23"	21.03'	N 75°08'22" E	20.41'
C25	50.00'	276°22'46"	241.19'	S 09°14'03" W	66.67'
C26	25.00'	48°11'23"	21.03'	N 56°40'15" W	20.41'
C27	25.00'	86°44'36"	37.85'	S 59°51'45" W	34.34'
C28	475.00'	1°32'32"	12.79'	S 13°15'43" W	12.78'
C29	300.00'	6°14'18"	32.66'	S 10°54'50" W	32.65'
C30	300.00'	4°37'31"	24.22'	S 10°06'27" W	24.21'
C31	300.00'	4°24'56"	23.12'	N 19°58'26" E	23.11'
C32	300.00'	11°27'58"	60.04'	N 16°26'58" E	59.94'
C33	425.00'	27°49'03"	206.34'	N 03°11'35" W	204.32'
C34	475.00'	7°04'25"	58.64'	N 13°33'54" W	58.61'
C35	25.00'	89°51'24"	39.21'	N 54°57'23" W	35.31'
C36	25.00'	45°02'08"	19.65'	S 57°35'50" W	19.15'
C37	50.00'	276°13'52"	241.06'	N 06°48'18" W	66.76'
C38	25.00'	51°11'43"	22.34'	S 74°17'14" E	21.60'
C39	1025.00'	12°25'25"	222.25'	N 86°19'37" E	221.82'
C40	25.00'	84°25'23"	36.84'	N 50°19'38" E	33.59'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 81°53'04" E	50.00'
L2	N 08°06'56" E	21.85'
L3	N 89°44'59" E	77.72'
L4	N 74°06'20" W	69.35'
L5	N 74°38'01" W	107.54'
L6	S 13°04'38" W	20.00'
L7	N 09°53'05" W	3.00'
L8	S 16°28'50" W	16.00'
L9	S 80°06'55" W	38.34'
L10	S 07°47'42" W	43.01'
L11	N 22°10'54" E	39.37'
L12	N 68°02'05" E	42.75'
L13	S 28°25'01" E	34.97'
L14	N 61°26'32" E	35.70'
L15	S 30°43'21" E	32.17'
L16	N 63°25'36" E	33.13'
L17	S 35°05'11" E	42.15'
L18	S 27°43'24" E	14.27'
L19	N 62°16'36" E	14.01'
L20	N 30°23'07" W	15.72'
L21	S 28°48'02" W	23.15'
L22	N 67°50'18" W	24.14'

**RESERVE TABLE**

RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	2.173	94,643	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
B	0.193	8,392	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
C	0.090	3,910	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
D	0.020	875	RESTRICTED TO DRAINAGE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6
TOTAL	2.475	107,820		

**PRELIMINARY PLAT OF  
SIENNA SECTION 33D**  
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 WILLIAM HALL LEAGUE, ABSTRACT 31, FORT BEND COUNTY, TEXAS.

56 LOTS 4 RESERVES (2.475 ACRES) 2 BLOCKS  
 JANUARY 23, 2020 JOB NO. 1416-1533D

OWNERS:  
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 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  
 4784 VISTA ROAD • PASADENA, TX 77305  
 PHONE: 281-499-4539 • CBI@survey.com  
 TBPIS FIRM #10130300 • www.GBIsurvey.com

ENGINEER:  
**LJA Engineering, Inc.**  
 1904 W. Grand Parkway North Phone 713.953.8200  
 Suite 100 Fax 713.953.6026  
 Katy, Texas 77449 FRN-F-1386





**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** February 12, 2020

**AGENDA ITEM SUBJECT:** Preliminary Plat of Sienna Section 39A

**AGENDA ITEM NUMBER:** 6.B.(5)

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

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

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**PERMIT NUMBER:** PLAT 2000201

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

**LOCATION:** East of Sienna Oaks Drive, south of Sienna Parkway/Sienna Plantation Section 35A, east of the Brazos River, west of Waters Lake Blvd, and north of Heritage Parkway.

**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 8<sup>th</sup> amendment to the Sienna Plantation Joint Development Agreement.

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**RECOMMENDED ACTION:**

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

A preliminary plat application must be in the form and contain the information and documents as required by the Platting Manual of the City of Missouri City, as adopted in September 2019 and in accordance with Section 82-65 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 total number of **acres, lots, blocks, AND reserves** shall be indicated in accordance with Section 2.D(3). **Please revise the reserves as there are two identified as Reserve C on the plat.**
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. The service area for each utility system shall be provided in accordance with Section 2.D(22). **Please ensure correct MUD Service area is identified in Note No. 6. on plat.**
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division  
None

**B. STANDARD PLAT NOTES:**

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

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

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

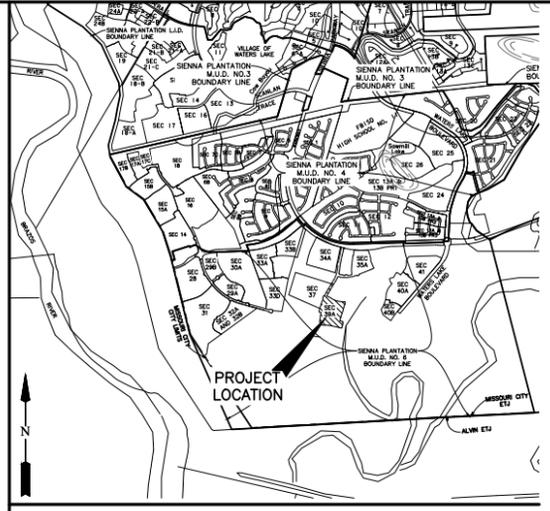


LAST SAVE: 1/23/2020 8:59 PM BY: GEOFF FREEMAN - PLOT DATE: 1/23/2020 7:39 PM BY: GEOFF FREEMAN  
PART NAME: 149092831 PLATTING 149092831 SIENNA 39A.DWG  
MCLAR CHECK: SURVEY PLATTING MGR.

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 (NAVD88 2001 ADJUSTMENT)
- T.B.M. INDICATES TEMPORARY BENCHMARK SET X CUT IN CONCRETE ELEV. = 52.79 (NAVD 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. \_\_\_\_\_ DATED \_\_\_\_\_ 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 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 PONDING 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.
- 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 RIGHT-OF-WAY.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.



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. GRADY PRESTAGE  
PRECINCT 1, COUNTY COMMISSIONER PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE  
COUNTY JUDGE

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

PRELIMINARY PLAT OF  
**SIENNA SECTION 39A**  
A SUBDIVISION OF 14.097 ACRES OF LAND SITUATED IN THE  
WILLIAM HALL LEAGUE, ABSTRACT 31, FORT BEND COUNTY, TEXAS.

62 LOTS 4 RESERVES (2.414 ACRES) 3 BLOCKS  
JANUARY 23, 2020 JOB NO. 1416-1539A

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 VESTER ROAD • PASADENA, TX 77069  
PHONE: 281-499-4539 • GBSurvey@GBISurvey.com  
TBPUS FIRM #10130300 • www.GBSurvey.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

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

AMANDA CARRIAGE, PE, CFM  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 105912

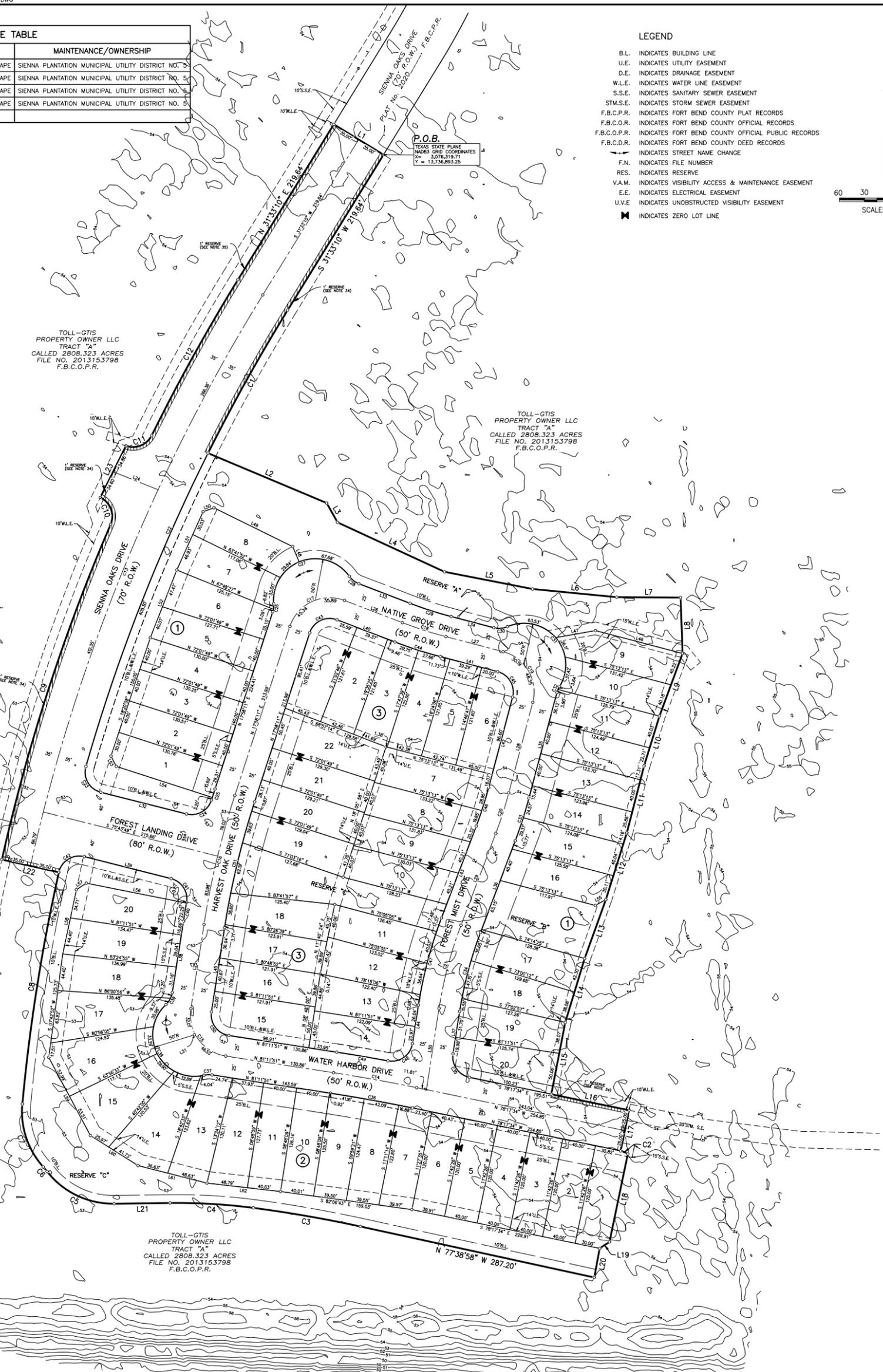
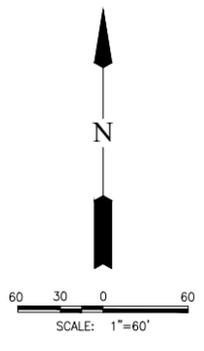
SHEET 1 OF 2

SIENNA PLANTATION SECTION 39A  
LJA JOB NO. 1416-1539A

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	1.073	46,756	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
B	0.189	8,232	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
C	0.911	39,679	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
D	0.241	10,483	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
TOTAL	2.414	105,150		

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 58°26'50" E	70.00'
L2	S 67°07'03" E	154.43'
L3	S 29°14'13" E	26.68'
L4	S 69°06'05" E	141.43'
L5	S 78°54'20" E	107.56'
L6	S 84°25'49" E	101.53'
L7	S 89°39'29" E	76.50'
L8	S 02°03'37" E	67.39'
L9	S 20°12'56" W	80.40'
L10	S 17°04'06" W	62.74'
L11	S 14°23'56" W	83.16'
L12	S 17°21'06" W	84.30'
L13	S 19°43'00" W	75.40'
L14	S 16°48'53" W	80.36'
L15	S 10°58'27" W	88.13'
L16	S 78°17'34" E	95.28'
L17	S 11°42'26" W	50.00'
L18	S 11°42'26" W	108.25'
L19	S 56°42'26" W	14.14'
L20	S 10°21'46" W	35.69'
L21	S 89°14'54" W	67.09'
L22	N 77°25'52" W	70.00'
L23	N 28°19'34" E	69.46'
L24	S 68°04'09" E	58.08'
L25	N 08°48'09" E	102.61'
L26	S 68°57'14" E	74.42'
L27	S 75°13'13" E	71.02'
L28	S 14°46'47" W	112.68'
L29	S 20°39'58" W	118.22'
L30	S 08°48'09" W	99.21'
L31	S 62°07'18" W	1.10'

- 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
  - ST.M.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
  - R.S. INDICATES RESERVE
  - V.A.M. INDICATES VISIBILITY ACCESS & MAINTENANCE EASEMENT
  - E.E. INDICATES ELECTRICAL EASEMENT
  - U.V.E. INDICATES UNOBSERVED VISIBILITY EASEMENT
  - M
  - INDICATES ZERO LOT LINE



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	2215.00'	5°05'54"	197.10'	S 29°00'13" W	197.04'
C2	25.00'	21°33'10"	9.40'	S 67°30'59" E	9.35'
C3	1530.00'	4°52'57"	130.38'	N 80°05'27" W	130.34'
C4	697.00'	8°13'11"	99.99'	N 86°38'30" W	99.91'
C5	100.00'	52°59'55"	92.50'	N 64°15'08" W	89.24'
C6	100.00'	4°06'44"	7.18'	N 39°48'33" W	7.18'
C7	100.00'	47°07'17"	82.24'	N 18°18'17" W	79.94'
C8	2215.00'	7°18'46"	282.70'	N 08°54'45" E	282.51'
C9	2285.00'	10°39'06"	424.80'	N 17°53'41" E	424.19'
C10	25.00'	87°57'58"	38.38'	N 20°45'45" W	34.72'
C11	25.00'	83°26'39"	36.41'	N 67°54'10" E	33.28'
C12	2285.00'	5°22'20"	214.25'	N 28°52'00" E	214.17'
C13	2250.00'	18°59'03"	745.50'	S 22°03'39" W	742.10'
C14	2000.00'	2°54'17"	101.39'	N 79°44'43" W	101.38'
C15	50.00'	90°00'00"	78.54'	N 36°11'51" W	70.71'
C16	1000.00'	9°10'03"	160.00'	N 13°23'10" E	159.83'
C17	50.00'	93°04'35"	81.22'	N 64°30'29" E	72.58'
C18	500.00'	6°15'59"	54.68'	S 72°05'13" E	54.66'
C19	50.00'	90°00'00"	78.54'	S 30°13'13" E	70.71'
C20	500.00'	5°53'11"	51.37'	S 17°43'23" W	51.35'
C21	500.00'	11°51'50"	103.53'	S 14°44'03" W	103.35'
C22	2215.00'	15°34'57"	602.40'	S 23°45'42" W	600.55'
C23	25.00'	91°42'03"	40.01'	S 29°52'48" E	35.88'
C24	25.00'	87°04'35"	37.99'	N 60°43'53" E	34.44'
C25	1025.00'	0°46'35"	13.89'	N 17°34'54" E	13.89'
C26	25.00'	22°42'36"	9.91'	N 06°36'53" E	9.84'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C27	50.00'	149°34'17"	130.53'	N 70°02'44" E	96.50'
C28	25.00'	33°47'07"	14.74'	S 52°03'41" E	14.53'
C29	475.00'	6°15'59"	51.95'	S 72°05'13" E	51.92'
C30	25.00'	38°19'29"	16.72'	N 85°37'03" E	16.41'
C31	50.00'	145°36'14"	127.06'	S 40°44'35" E	95.53'
C32	25.00'	17°16'45"	7.54'	S 23°25'10" W	7.51'
C33	525.00'	5°53'11"	53.94'	S 17°43'23" W	53.91'
C34	475.00'	11°51'50"	98.35'	S 14°44'03" W	98.18'
C35	25.00'	87°05'43"	38.00'	S 34°44'43" E	34.45'
C36	1975.00'	2°54'17"	100.13'	N 79°44'43" W	100.12'
C37	25.00'	22°07'31"	9.65'	S 87°44'23" W	9.59'
C38	50.00'	150°13'24"	131.09'	N 28°12'41" W	96.64'
C39	25.00'	38°05'53"	16.62'	N 27°51'05" E	16.32'
C40	1025.00'	11°17'32"	23.12'	N 09°28'55" E	23.12'
C41	25.00'	85°49'30"	37.45'	N 32°49'04" W	34.04'
C42	25.00'	91°42'03"	40.01'	S 58°25'09" W	35.88'
C43	25.00'	93°04'35"	40.61'	N 64°30'29" E	36.29'
C44	525.00'	6°15'59"	57.42'	S 72°05'13" E	57.39'
C45	25.00'	90°00'00"	39.27'	S 30°13'13" E	35.36'
C46	475.00'	5°53'11"	48.80'	S 17°43'23" W	48.78'
C47	525.00'	11°51'50"	108.71'	S 14°44'03" W	108.51'
C48	25.00'	91°45'54"	40.04'	S 54°41'06" W	35.90'
C49	2025.00'	1°45'54"	62.38'	N 80°18'54" W	62.38'
C50	25.00'	90°00'00"	39.27'	N 36°11'51" W	35.36'
C51	975.00'	9°10'03"	156.00'	N 13°23'10" E	155.83'

PRELIMINARY PLAT OF  
**SIENNA SECTION 39A**  
 A SUBDIVISION OF 14.097 ACRES OF LAND SITUATED IN THE  
 WILLIAM HALL LEAGUE, ABSTRACT 31, FORT BEND COUNTY, TEXAS.

62 LOTS 4 RESERVES (2.414 ACRES) 3 BLOCKS  
 JANUARY 23, 2020 JOB NO. 1416-1539A

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  
 4714 VISTA ROAD • PASADENA, TX 77005  
 PHONE: 281-499-4539 • CBI@survey.com  
 TBPIS FIRM #10130300 • www.GBIsurvey.com

ENGINEER:  
**LJA Engineering, Inc.**  
 1904 W. Grand Parkway North  
 Suite 100  
 Katy, Texas 77449  
 AMANDA CARRIAGE, PE, CFM  
 LICENSED PROFESSIONAL ENGINEER  
 TEXAS REGISTRATION NO. 105912





**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** February 12, 2020

**AGENDA ITEM SUBJECT:** Board of Adjustment – Zoning Text Amendment (ZTA) – final report

**AGENDA ITEM NUMBER:** 8.A

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

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**RECOMMENDED ACTION:**

The Planning and Zoning Commission should adopt this as its Final Report and forward to the City Council with a positive recommendation.

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**BACKGROUND:**

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

The bill requires amendments to Section 18. Board of Adjustment of the city's zoning ordinance. These proposed amendments are included as an attachment to this report. The bill is summarized below.

The Planning and Zoning Commission conducted public hearings on January 8, 2020 and posted final public hearing for February 12, 2020.

**SUMMARY:**

**H.B. 2497 (Cyrier/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

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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.)

**Next Steps:** Consideration of the final report and recommendation of approval will be forwarded to the City Council in March, 2020 as follows:

March 2, 2020: City Council public hearing and 1st reading of ordinance  
March 16, 2020: City Council 2nd reading of ordinance

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

**ORDINANCE NO. O-20-\_\_**

**AN ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS, AMENDING SECTION 18, BOARD OF ADJUSTMENT, OF APPENDIX A OF THE MISSOURI CITY CODE ENTITLED "THE CITY OF MISSOURI CITY ZONING ORDINANCE"; AMENDING RULES REGARDING THE ZONING BOARD OF ADJUSTMENT AND APPEALS; PROVIDING FOR REPEAL; AND PROVIDING FOR SEVERABILITY.**

\* \* \* \* \*

WHEREAS, House Bill 2497, which amended regulations regarding the powers and procedures of municipal zoning boards of adjustment, was passed by the 86th Texas Legislature with an effective date of September 1, 2019; and

WHEREAS, the Missouri City Zoning Ordinance must be amended in order to comply with the statutory changes imposed by House Bill 2497; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Missouri City have each conducted, in the time and manner and after notice required by law and the City of Missouri City Zoning Ordinance, public hearings on certain proposed amendments to the City of Missouri City Zoning Ordinance; and

WHEREAS, all persons appearing at such public hearings who desired to speak on such proposed amendments were afforded that opportunity and their comments were duly noted and considered; and

WHEREAS, the Planning and Zoning Commission of the City of Missouri City has issued its final report to the City Council of the City of Missouri City; and

WHEREAS, the City Council of the City of Missouri City now deems it appropriate and in the best interest of the residents of the City to bring the regulations in the Missouri City Zoning Ordinance regarding the powers and procedures of the Missouri City Zoning Board of Adjustment and Appeals into compliance with state law; now therefore,

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

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

Section 2. As required by law, the City Council of the City of Missouri City conducted a public hearing on the amendments to the Missouri City Zoning Ordinance as set forth herein and closed the public hearing prior to the final adoption of this Ordinance.

Section 3. The Missouri City Code is hereby amended by deleting subsections 18.2 and 18.3 of Section 18 of Appendix A thereof and substituting therefor new subsections 18.2 and 18.3 of Section 18 of Appendix A to provide as follows:

**“APPENDIX A  
ZONING**

. . . .

**SECTION 18. BOARD OF ADJUSTMENT**

. . . .

**Section 18.2. - Powers.**

**A. *Hearing appeals.***

1. The board of adjustment shall have the power to hear appeals of a decision by an administrative official in the enforcement of this ordinance that is not related to a specific application, address, or project, provided that such appeal is brought by:

- a. any person aggrieved by such decision; or
- b. any officer, department, board, or bureau of the city affected by such decision.

2. The board of adjustment shall have the power to hear appeals of a decision by an administrative official in the enforcement of this ordinance that is related to a specific application, address, or project, provided that such appeal is brought by:

- a. a person who:
  - (1) filed the application that is the subject of such decision;
  - (2) is the owner or representative of the owner of the property that is the subject of such decision;
  - (3) is aggrieved by such decision and is the owner of real property within 200 feet of the property that is the subject of such decision;or
- b. any officer, department, board, or bureau of the city affected by such decision.

A notice of appeal to the board of adjustment specifying the grounds thereof shall be filed with the officer from whom the appeal is taken and the board of adjustment not later than the 20th day after the date the decision to be appealed is made. The officer from whom the appeal is taken shall transmit to the board all the papers constituting the record upon which the action appealed was taken.

. . . .

**Section 18.3. - Hearing.**

- A. The board of adjustment shall fix a reasonable time for the hearing of an appeal, give public notice thereof, as well as due notice to the parties in interest, and decide the same 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. Upon the hearing, any party may appear in person or by agent or by attorney.
  
- B. In the exercise of the above-mentioned powers, the board of adjustment may reverse and affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed from and make such order, requirement, decision and determination as ought to be made, and to that end shall have all the powers of the officer from whom the appeal is taken.”

Section 4. Repeal. All ordinances or parts of ordinances in conflict herewith, if any, shall be and are hereby repealed only to the extent of such conflict.

DRAFT

Section 5. Severability. In the event any clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof, other than the part declared to be invalid or unconstitutional; and the City Council of the City of Missouri City, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

PASSED and APPROVED on first reading this \_\_\_\_ day of \_\_\_\_\_, 2019.

PASSED, APPROVED and ADOPTED on second and final reading this \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Yolanda Ford, Mayor

ATTEST

APPROVED AS TO FORM:

\_\_\_\_\_  
Maria Jackson, City Secretary

\_\_\_\_\_  
James Santangelo, Assistant City Attorney  
for E. Joyce Iyamu, City Attorney

**APPENDIX A  
ZONING**

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**SECTION 18. BOARD OF ADJUSTMENT**

.....

**Section 18.2. - Powers.**

~~A. \_\_\_\_\_~~

A. *Hearing appeals.*

1. The board of adjustment shall have the power to hear appeals ~~by~~ of a decision by an administrative official in the enforcement of this ordinance that is not related to a specific application, address, or project, provided that such appeal is brought by:

\_\_\_\_\_ a. any person aggrieved ~~or~~ by such decision; or

\_\_\_\_\_ b. any officer, department, board, or bureau of the city affected by ~~any~~ such decision.

2. The board of adjustment shall have the power to hear appeals of a decision by an administrative official in the enforcement of this ordinance. ~~Such appeal shall be taken within 15 days by filing, with the officer from whom that is related to a specific application, address, or project, provided that such appeal is brought by:~~

\_\_\_\_\_ a. a person who:

\_\_\_\_\_ (1) filed the application that is the subject of such decision;

\_\_\_\_\_ (2) is the owner or representative of the owner of the property that is the subject of such decision;

\_\_\_\_\_ (3) is aggrieved by such decision and is the owner of real property within 200 feet of the ~~appeal~~ property that is taken and the ~~the~~ subject of such decision; or

\_\_\_\_\_ b. any officer, department, board, or bureau of ~~adjustment, at~~ the city affected by such decision.

A notice of appeal to the board of adjustment specifying the grounds thereof shall be filed with the officer from whom the appeal is taken and the board of adjustment not later than the 20th day after the date the decision to be appealed is made. The officer from whom the appeal is taken shall ~~forthwith~~ transmit to the board all the papers constituting the record upon which the action appealed ~~from~~ was taken.

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### **Section 18.3. - Hearing.**

A. The board of adjustment shall fix a reasonable time for the hearing of an appeal, give public notice thereof, as well as due notice to the parties in interest, and decide the same ~~within a reasonable time~~ 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. Upon the hearing, any party may appear in person or by agent or by attorney.

B. In the exercise of the above-mentioned powers, the board of adjustment may reverse and affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed from and make such order, requirement, decision and determination as ought to be made, and to that end shall have all the powers of the officer from whom the appeal is taken.

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## **City of Missouri City**

### **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) Powers & Procedures of the Zoning Board of Adjustment & Appeals**

**The public hearing is scheduled:**

**DATE: Wednesday, February 12, 2020**

**TIME: 7:00 PM**

**PLACE: City Council Chamber (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  
STAFF REPORT**

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**AGENDA DATE:** February 12, 2020

**AGENDA ITEM SUBJECT:** Utility Equipment – Zoning Text Amendment – Preliminary report

**AGENDA ITEM NUMBER:** 8.B

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

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**RECOMMENDED ACTION:**

The Planning and Zoning Commission should adopt this as its Preliminary Report and call a second public hearing for the consideration of a Final Report for a recommendation to forward to the City Council.

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**BACKGROUND:**

On February 3, 2003, Ordinance O-03-04 adopted Subsection 9.6.B.3.e of Appendix A, Zoning, of the City Code of the City of Missouri City, referencing Subsection 12.2.I of the City Code of Missouri City.

Section 9.6.B.3.e. provides that, except in multifamily developments, the outside storage of major recreational or utility equipment shall be permitted if said equipment is “*parked on a hard surface, as provided in [sub]section 12.2.I of the City of Missouri City Zoning Ordinance.*”

This reference to subsection 12.2.I is determined to be in error. The correct subsection is 12.2.J, which provides as follows:

**Sec. 12.2. - Standards for off-street parking.**

*J. Drives and parking spaces must be hard-surfaced and dust-free; except in instances where the adjacent street is unpaved, in which case the drives and parking spaces shall be hard-surfaced to city specifications within one year after such adjacent street to which property has driveway access is paved, provided, however, any unpaved drive or unpaved parking space existing on January 19, 1981, shall be considered a nonconforming structure subject to the provisions of section 16 hereof.*

**Next Steps:** Continue consideration of said amendments to Subsection 9.6.B.3.e, and prepare for recommendations before the City Council by April 2020.

March 11, 2020	P&Z Commission public hearing and adopt a final report
April 6, 2020:	City Council public hearing and 1st reading of ordinance
April 20, 2020:	City Council 2nd reading of ordinance

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

## Appendix A Zoning

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### **Sec. 9.6. - Parking, storage, or use of major recreational or utility equipment.**

B. *Storage.* No major recreational or utility equipment shall be parked or stored in a residential district except as follows:

1. *Enclosed storage in single-family and condominium developments.* Storage of major recreational or utility equipment shall be permitted if in a garage or other enclosed building or enclosed structure. Any such garage, building or structure must be constructed:
  - a. In accordance with a building permit;
  - b. With similar materials, proportions of materials, colors, style and design as the primary structure on the lot;
  - c. Located on a concrete slab capable of withstanding the weight of the major recreational or utility equipment; and
  - d. Be served by a concrete driveway.
2. *Enclosed storage in multifamily developments.* Storage of boats and recreational vehicles shall be permitted only if such boats and recreational vehicles are owned by residents, and if they are stored within the interior of a fully-enclosed structure constructed with similar materials, colors, style, and design as the primary structure on the lot.
3. *Outside storage.* Except in multifamily developments, outside storage of major recreational or utility equipment shall be permitted if said equipment is:
  - a. Behind the principal structure;
  - b. Within a side or rear yard which is fenced and screened;
  - c. Not obstructing required side yard access;
  - d. Not visible from adjacent properties when viewed from a height of six feet above ground level; and
  - e. Parked on a hard surface, as provided in ~~subsection~~ [subsection](#) 12.2.~~.j~~ of the City of Missouri City Zoning Ordinance.

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## **City of Missouri City**

### **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) Amendment to Subsection 9.6.B.3.e. of Appendix A, Zoning of the City Code of the City of Missouri City, Texas, regarding the outside storage of major recreational or utility equipment.**

**The public hearing is scheduled:**

**DATE: Wednesday, February 12, 2020**

**TIME: 7:00 PM**

**PLACE: City Council Chamber (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.**



**CAPITAL IMPROVEMENTS ADVISORY COMMITTEE  
FINAL STAFF REPORT**

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**AGENDA DATE:** February 12, 2020

**AGENDA ITEM SUBJECT:** Northeast Oyster Creek Sub-Watershed Land Use Assumptions – Capital Improvement Plan and Impact Fee

**AGENDA ITEM NUMBER:** 9.A

**SUBMITTED BY:**  Jeremy Davis, P.E., Assistant City Engineer

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**BACKGROUND:**

The members of the Planning and Zoning Commission serve in an advisory capacity as the Capital Improvement Advisory Committee (CIAC) to (1) advise and assist the City Council in adopting land use assumptions; (2) review impact fee capital improvements plans and file written comments; (3) monitor and evaluate the implementation of the impact fee capital improvements plans; (4) file semiannual reports to the progress of impact fee capital improvement plans, reporting to the City Council any perceived inequities in implementing the plans or imposing the impact fees; and (5) advise the City Council of the need to update or revise land use assumptions, impact fee capital improvements plans, and impact fees.

The City has adopted three impact fees by ordinance or resolution; (1) Lake Olympia Parkway Extension (O-10-28), (2) Mustang Bayou (O-15-04), and (3) Northeast Oyster Creek Sub-watershed (R-12-33).

Section 395.058 (d) requires the City to make available to the advisory committee any professional reports with respect to developing and implementing the capital improvements plan. Shashi K. Kumar, P.E., the City Engineer has reviewed the reports and recommends that no changes be made to the land use assumptions, capital improvements plan, or the impact fees for the Northeast Oyster Creek Sub-watershed, Lake Olympia Parkway Extension and Mustang Bayou Service Area.

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**RECOMMENDED ACTION:** Staff recommends that the Capital Improvement Advisory Committee approve staff's recommendation to not increase the impact fees for the Northeast Oyster Creek Sub-Watershed, Lake Olympia Parkway Extension, or Mustang Bayou Service Area, adopt this report as its Final Report,

and forward it to City Council with a positive recommendation for consideration and adoption thereof.

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