



**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 **March 11, 2020 at 7:00 p.m. at City Hall, Council Chambers, 2nd Floor**, 1522 Texas Parkway, Missouri City, Texas, for the purpose of considering the following agenda items. All agenda items are subject to action. The Planning and Zoning Commission reserves the right to meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

1. CALL TO ORDER

2. ROLL CALL

3. READING OF MINUTES

- A. Consider approving the minutes of the February 12, 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 an application for a preliminary plat for Shipmans Cove Section 2
- (2) Consider an application for a preliminary plat for Parks Edge Section Nine
- (3) Consider an application for a final plat for Parks Edge Section 13
- (4) Consider an application for a final plat for Sienna Section 27
- (5) Consider an application for a final plat for Sienna Section 35A

7. ZONING MAP AMENDMENTS

A. PUBLIC HEARING FOR A SPECIFIC USE PERMIT

- (1) To receive comments for or against a request by Guillermo Sahagun, Purser Architectural, seeking a SUP, Specific Use Permit to allow for the location of a place of assembly in an approximate 2,488 square foot lease space in the Missouri City Central shopping center; and to the extent such zoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.
- (2) Consideration of the approval of a final report to City Council on item 7.A.(1) above.

B. PUBLIC HEARING FOR A PLANNED DEVELOPMENT DISTRICT AMENDMENT

- (1) To receive comments for or against a request by Joe Douglas Webb, AIA, Webb Architects, to amend PD, Planned Development District No. 96 (Ordinance O-15-54) to revise the site plan and amend the regulations and restrictions; and to the extent such zoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.
- (2) Consideration of the approval of a final report to City Council on item 7.B.(1) above.

C. PUBLIC HEARING FOR A PLANNED DEVELOPMENT DISTRICT AMENDMENT

- (1) To receive comments for or against a request by Cynthia Ramirez, STOA Architects to amend PD, Planned Development District No. 106 (Ordinance O-18-20) to allow for a mixed use, commercial and residential development; and to the extent such zoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.
- (2) Consideration of the approval of a final report to City Council on item 7.C.(1) above.

8. ZONING TEXT AMENDMENTS

None.

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

None.

10. CLOSED EXECUTIVE SESSION

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

11. RECONVENE

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

12. ADJOURN

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

CERTIFICATION

I certify that a copy of the March 11, 2020 agenda of items to be considered by the Missouri City Planning and Zoning Commission was posted on the City Hall bulletin board on March 6, 2020.



Egima Edwards
Planning Technician



**MINUTES
PLANNING AND ZONING COMMISSION
CITY OF MISSOURI CITY, TEXAS
February 12, 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
Hugh Brightwell
Monica L. Rasmus

Commissioners Absent:

Courtney Johnson Rose
James G. Norcom III

Councilmembers Present: None

Staff Present:

Otis T. Spriggs, Director of Development Services
Jennifer Gomez, Planning Manager
James Santangelo, Assistant City Attorney
Jamilah Way, First Assistant City Attorney
Thomas White, Planner II
Gretchen Pyle, Interim Planning Specialist
Clifford Brouhard, Assistant Director of Public Works
Egima Edwards, Planning Technician
Glen Martel, Assistant City Manager

Others Present: Troy Nixon/RG. Miller, Jake Burgus/TBG Partners, J. De La Rosa/Costello, Inc

3. READING OF THE MINUTES

- A. Consider approval of the minutes of the January 8, 2020 Planning and Zoning Commission Meeting.

Motion: Approval of the January 8, 2019 minutes.

Made By: Commissioner Lucas
Second: Commissioner O'Malley

AYES: Commissioner Brown-Marshall, Commissioner Haney,
Commissioner O'Malley, Commissioner Bailey,
Commissioner Lucas

NAYES: None

ABSTENTIONS: Commissioner Rasmus, Commissioner Brightwell

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
Mr. Spriggs informed Commissioners attending the American Planning Association national conference to contact Egima Edwards for registration details.
- (2) Engineering
 - a. Assistant City Engineer – Clifford Brouhard
None

5. PUBLIC COMMENT

None

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

Items (1), (4) and (7) were pulled from the consent agenda for a separate discussion.

Motion: To approve the Consent Agenda with the exception of items (1), (4) and (7).

Made By: Commissioner Haney
Second: Commissioner O'Malley

AYES: Commissioner Brown-Marshall, Commissioner Haney,
Commissioner O'Malley, Commissioner Bailey,
Commissioner Rasmus, Commissioner Lucas,
Commissioner Brightwell

NAYES: None

ABSTENTIONS: None

The motion passed

- (1) Consider approving a concept plan for Lexington Village

Gretchen Pyle, Interim Planning Specialist, presented the item. Ms. Pyle informed that a revised staff report was presented due to staff being able to work with the applicant on the conditions. The only remaining condition left was the parkland dedication. Applicant acknowledge that they would submit a proposal prior to final plat submittal.

Vice Chair Haney asked if all conditions were resolved.

Ms. Pyle stated that everything was resolved except the parkland dedication.

Motion: To approve Consent Agenda item 6.A.(1).

Made By: Commissioner Haney
Second: Commissioner Rasmus

AYES: Commissioner Brown-Marshall, Commissioner Haney,
Commissioner O'Malley, Commissioner Bailey,
Commissioner Rasmus, Commissioner Lucas,
Commissioner Brightwell

NAYES: None

ABSTENTIONS: None

The motion passed

- (4) Consider approving a final plat for Three Corner Crossing Business Park

Gretchen Pyle, Interim Planning Specialist, presented the item. Ms. Pyle informed that comments were addressed by the applicant. The applicant was working with the municipal utility district for tax certificates and dedication documents. The documents will be submitted with the mylar when ready for signatures and prior to plat recordation.

Chair Brown-Marshall asked if that would mean the plat is “approved with conditions”.

Jennifer Gomez, Planning Manager, stated that the documents would not impact the form of the plat. The County would not allow them to record the plat into the records unless taxes are current. The plat can be approved so it would not have to go back through the Planning and Zoning Commission. The cross access easement is shown on the plat and would be recorded by separate instrument. Ms. Gomez informed that the comment referred to the provision of copies of the separate instrument to be submitted with the mylar.

Motion: To approve Consent Agenda item 6.A.(4).

Made By: Commissioner Haney

Second: Commissioner Lucas

AYES: Commissioner Brown-Marshall, Commissioner Haney,
Commissioner O’Malley, Commissioner Bailey,
Commissioner Rasmus, Commissioner Lucas,
Commissioner Brightwell

NAYES: None

ABSTENTIONS: None

The motion passed

- (7) Consider approving a replat for Estates of Waterford Section Two Partial Replat No. 1

Gretchen Pyle, Interim Planning Specialist, presented the item. Ms. Pyle informed that the applicant did not address the conditions prior to the meeting. All conditions remained on the report and a written response would need to be submitted.

Motion: To approve with conditions Consent Agenda item 6.A.(7).

Made By: Commissioner Haney

Second: Commissioner Lucas

AYES: Commissioner Haney, Commissioner O’Malley,
Commissioner Bailey, Commissioner Rasmus,
Commissioner Lucas, Commissioner Brightwell

NAYES: None

ABSTENTIONS: Commissioner Brown-Marshall

The motion passed

B. SIENNA 3C

- (1) Consider approving a concept plan for Sienna 3C Sienna Sections 26, 29A, 32A/B, 33B/C/D, 38, 39A/B

Thomas White, Planner II, presented the item. Mr. White informed that the comments provided on the staff report had been addressed.

Commissioner Brightwell asked if the population density was being requested even though lots were being shown.

Otis Spriggs, Director of Development Services, stated that customarily that was how it had been expressed. It is a condition in the plat manual. The applicant reflected it with the number of units and acreages listed.

Motion: To approve item 6.B.(1)

Made By: Commissioner Haney
Second: Commissioner Bailey

AYES: Commissioner Brown-Marshall, Commissioner Haney,
Commissioner O'Malley, Commissioner Bailey,
Commissioner Rasmus, Commissioner Lucas,
Commissioner Brightwell

NAYES: None

ABSTENTIONS: None

The motion passed

(2) Consider approving a preliminary plat for Sienna Sections 32A & 32B

Thomas White, Planner II, presented the item. Mr. White informed that staff recommends approval and that all comments provided on the staff report had been addressed.

Vice Chair Haney asked if the comments about the right-of-ways were addressed.

Mr. White provided that they were indicated on the plat.

Motion: To approve item 6.B.(2).

Made By: Commissioner Haney
Second: Commissioner Rasmus

AYES: Commissioner Brown-Marshall, Commissioner Haney,
Commissioner O'Malley, Commissioner Bailey,
Commissioner Rasmus, Commissioner Lucas,
Commissioner Brightwell

NAYES: None

ABSTENTIONS: None

The motion passed

(3) Consider approving a preliminary plat for Sienna Section 33B

Thomas White, Planner II, presented the item. Mr. White informed that staff recommends approval and that all comments provided on the staff report had been addressed.

Motion: To approve item 6.B.(3).

Made By: Commissioner Haney
Second: Commissioner O'Malley

AYES: Commissioner Brown-Marshall, Commissioner Haney,
Commissioner O'Malley, Commissioner Bailey,
Commissioner Rasmus, Commissioner Lucas,
Commissioner Brightwell

NAYES: None
ABSTENTIONS: None

The motion passed

(4) Consider approving a preliminary plat for Sienna Section 33D

Thomas White, Planner II, presented the item. Mr. White informed that staff recommends approval and that all comments provided on the staff report had been addressed.

Motion: To approve item 6.B.(4).

Made By: Commissioner Haney
Second: Commissioner Bailey

AYES: Commissioner Brown-Marshall, Commissioner Haney,
Commissioner O'Malley, Commissioner Bailey,
Commissioner Rasmus, Commissioner Lucas,
Commissioner Brightwell

NAYES: None
ABSTENTIONS: None

The motion passed

(5) Consider approving a preliminary plat for Sienna Section 39A

Thomas White, Planner II, presented the item. Mr. White informed that staff recommends approval and that all comments provided on the staff report had been addressed.

Motion: To approve item 6.B.(5).

Made By: Commissioner Haney
Second: Commissioner O'Malley

AYES: Commissioner Brown-Marshall, Commissioner Haney,
Commissioner O'Malley, Commissioner Bailey,
Commissioner Rasmus, Commissioner Lucas,
Commissioner Brightwell

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 that no changes had been made to last month's draft presented to the Commission for compliance with State law.

Motion: To close the public hearing.

Made By: Commissioner Lucas
Second: Commissioner Rasmus

AYES: Commissioner Brown-Marshall, Commissioner Haney,
Commissioner O'Malley, Commissioner Bailey,
Commissioner Rasmus, Commissioner Lucas,
Commissioner Brightwell

NAYES: None

ABSTENTIONS: None

The motion passed

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

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

Made By: Commissioner Haney
Second: Commissioner Brightwell

AYES: Commissioner Brown-Marshall, Commissioner Haney,
Commissioner O'Malley, Commissioner Bailey,
Commissioner Rasmus, Commissioner Lucas,
Commissioner Brightwell

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 staff is recommending approval of the preliminary report. Staff will bring forward to the Commission a final report.

Chair Brown-Marshall asked if the item was to make a correction.

Ms. Way indicated that it is.

Motion: To close the public hearing.

Made By: Commissioner Haney

Second: Commissioner Lucas

AYES: Commissioner Brown-Marshall, Commissioner Haney,
Commissioner O'Malley, Commissioner Bailey,
Commissioner Rasmus, Commissioner Lucas,
Commissioner Brightwell

NAYES: None

ABSTENTIONS: None

The motion passed

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

Motion: The Planning and Zoning Commission adopts a preliminary report and calls for a second public hearing.

Made By: Commissioner O'Malley

Second: Commissioner Haney

AYES: Commissioner Brown-Marshall, Commissioner Haney,
Commissioner O'Malley, Commissioner Bailey,
Commissioner Rasmus, Commissioner Lucas,
Commissioner Brightwell

NAYES: None

ABSTENTIONS: None

The motion passed

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.

Clifford Brouhard, Assistant Director of Public Works, presented the item. Mr. Brouhard informed the City collects three impact fees, Northeast Oyster Creek; Mustang Bayou; and Lake Olympia Parkway Extension. Staff proposes no changes to the fees at this time.

Commissioner Brightwell asked if the bridge was part of the extension.

Mr. Brouhard stated that his understanding was that the fees were based on the road improvements that are already built. The bridge is supposed to be built with the Park Edge development.

Motion: Approve a semiannual report to City Council on item 9.A.(1) above.

Made By: Commissioner Lucas
Second: Commissioner Brightwell

AYES: Commissioner Brown-Marshall, Commissioner Haney,
Commissioner O'Malley, Commissioner Bailey,
Commissioner Rasmus, Commissioner Lucas,
Commissioner Brightwell

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 Haney
Second: Commissioner Rasmus

AYES: Commissioner Brown-Marshall, Commissioner Haney,
Commissioner O'Malley, Commissioner Bailey,
Commissioner Rasmus, Commissioner Lucas,
Commissioner Brightwell

NAYES: None

ABSTENTIONS: None

The motion passed

Egima Edwards
Planning Technician



PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE: March 11, 2020

AGENDA ITEM SUBJECT: Preliminary Plat of Shipmans Cove Section 2

AGENDA ITEM NUMBER: 6.A.1.

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

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

PERMIT NUMBER: PLAT2000210

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

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

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

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: N/A

RECOMMENDED ACTION:

The Planning and Zoning Commission should APPROVE.

A preliminary plat application must be in the form and contain the information and documents as required by the Platting Manual of the City of Missouri City, as adopted in September 2019 and in accordance with Section 82-65 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Platting Manual are referenced in the comments below, except where indicated otherwise.

A. CHECKLIST FOR FUTURE APPLCIATION:

In addition to the submittal requirements contained within the Planning and Zoning Commission Application Submittal Packet, including but not limited the Submittal Checklist for plat applications.

1. **Required with a final plat application:**

- a. The following note shall be added to the plat: "As per the submitted Traffic Impact Analysis, a traffic signal at the intersection of Highway 6 will be required when development within the subdivision has reached 160 lots completed. If such traffic signal is not located, no residential building permit in excess of the 160 lots completed will be issued."
- b. Provide a suffix for the proposed street Austin Landing.

B. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

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

B. STANDARD PLAT NOTES:

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

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

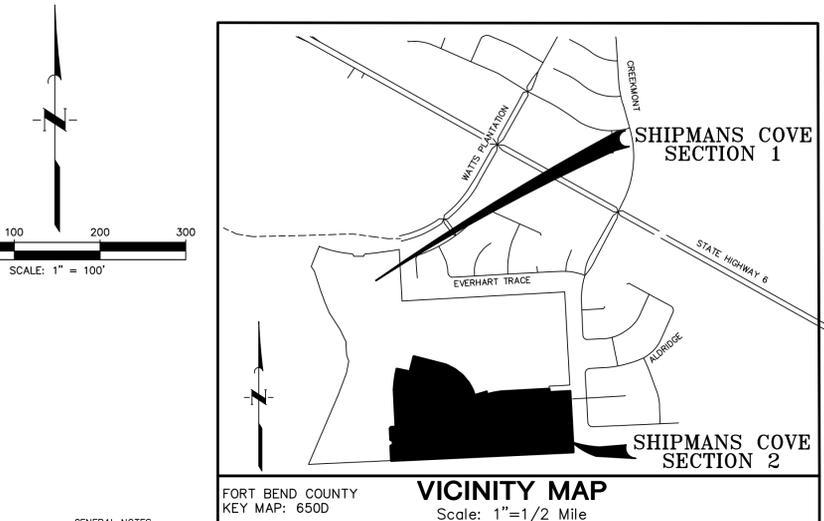
-----END OF REPORT-----



APPLICATION FOR PLAT APPROVAL

Check One: CONCEPTUAL PLAN PRELIMINARY
 REVISED CONCEPTUAL PLAN REVISED PRELIMINARY

1. Name of plat: <u>Shipmans Cove Sec 2</u>		
2. Name of conceptual plan that encompasses this plat (if applicable):		
3. Type of use (Circle one or more): Multifamily Residential Commercial Industrial Planned Development <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>JUNIOUS WILLIAMS</u>		
Mailing Address: <u>11375 W. Sam Houston Parkway S., Suite 100, Houston 77031</u>		
Phone No.: <u>(281) 561-7773</u>		
Email: <u>junious.williams@ashtonwoods.com</u>		
5. Applicant's name (Engineer, Planner, Architect, Etc.): <u>JONES/CARTER</u>		
Mailing Address: <u>2322 W. Grand Parkway N. Suite 150 Katy TX 77449</u>		
Phone No.: <u>832.913.4000</u>		
Email: <u>tducker@jonescarter.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: _____	Public Streets: <u>0.40</u>	Residential Lots: <u>2267</u>
Lakes/Ponds (non-recreational): _____	Irrigation/Drainage Canals: _____	Recreational Uses: _____
Utility Easements: _____	Public Parkland: _____	
Other (explain): <u>landscape open space: 1.17</u> (acres): _____		
TOTAL ACREAGE: _____		
8. Estimated # of Sections: <u>1</u>	Blocks: <u>4</u>	Reserves: <u>2</u>
9. Estimated # of residential lots/dwelling units: <u>133</u>		
10. Residential lot dimensions: Average: <u>55x125</u> Smallest: <u>50x125</u>		
11. Lot area: Non cul-de-sac: <u>0.1722</u> Cul-de-sac: <u>0.2280</u>		
12. Front width (At property line): Non cul-de-sac: <u>55'</u> Cul-de-sac: <u>40'</u>		
13. Front width (At building line): Non cul-de-sac: <u>55'</u> Cul-de-sac: <u>53'</u>		
14. Depth: Non cul-de-sac: <u>125'</u> Cul-de-sac: <u>120'</u>		
15. Block Length: _____ Average: <u>450'</u> Longest: <u>900'</u> Shortest: <u>171'</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>Missouri City management district No. 1</u>		



- GENERAL NOTES**
- AE "Aerial Easement"
 - BL "Building Line"
 - CL "Clerk's File"
 - DC "Drainage Easement"
 - EM "Easement"
 - FC "Firm Code"
 - FBCDR "Fort Bend County Deed Records"
 - FBCMD "Fort Bend County Map Records"
 - FBCMU "Fort Bend County Municipal Utility District"
 - FBCOPR "Fort Bend County Official Public Records"
 - FBCORRIP "Fort Bend County Official Public Records of Real Property"
 - FBCPR "Fort Bend County Plat Records"
 - FND "Found"
 - FMD No. 1 "Missouri City Management District No. 1"
 - No "Number"
 - POB "Point of Beginning"
 - ROW "Right-of-Way"
 - Sq Ft "Square Feet"
 - SSE "Sanitary Sewer Easement"
 - Stm SE "Storm Sewer Easement"
 - Temp "Temporary"
 - UE "Utility Easement"
 - Vol. Pg "Volume and Page"
 - WLE "Waterline Easement"
 - 1 "Block Number"
 - Set 3/4-inch Iron With Cap Stamped "Cotton Surveying" as Per Certification
 - Found 3/4-inch Iron With Cap Stamped "Cotton Surveying"

- 1) All of the property subdivided in the above and foregoing plat is within the incorporated boundaries of the City of Missouri City, Texas.
- 2) Shared access and parking facilities shall be provided as required under the provisions of Subsection 82-159 of the Code of Ordinances of the City of Missouri City.
- 3) In accordance with Center Point Energy Service Manual, Article 421.2, electric meters shall be located in a position that is accessible at all times without customer assistance. Access to the meter shall not be blocked by gates, walls or fences.
- 4) Driveway approaches shall be provided in accordance with the Missouri City Driveway Approach Policy as required under the provisions of Subsection 82-160 of the Code of Ordinances of the City of Missouri City, Texas.
- 5) Sidewalks shall be constructed as required by Subsection 82-164 of the Code of Ordinances of the City of Missouri City, Texas.
- 6) All drainage and floodway easements shall be kept clear of fences, buildings, plantings and other obstructions to the operations and maintenance of the drainage facility as required by Subsection 82-168(d) of the Code of Ordinances of the City of Missouri City, Texas.
- 7) The City of Missouri City shall not be responsible for maintenance of driveways, sidewalks, emergency access easements, recreational areas and open spaces; and the Shipmans Cove Homeowners' Association shall be responsible for such maintenance of driveways, emergency access easements, recreational areas and open spaces as required by Section 3.0(14) of the Platting Manual of the City of Missouri City (September 2019).
- 8) All required utility companies have been contacted and all public utility easements as shown on the above and foregoing plat constitute all of the easements required by the utility companies contacted.
- 9) There are no existing or proposed pipeline easements within the limits of the subdivision.
- 10) No building or other permit, except permits for construction of public improvements will be issued by the City of Missouri City, Texas, for construction within this subdivision until such time as all public improvements of the subdivision have been constructed by the developer and accepted by the City or the guarantee of construction of public improvements required by Subsection 82-206 of the Code of Ordinances of the City of Missouri City, Texas, is submitted to and approved by the City.
- 11) All slab elevations shall be one foot above the 100-year flood elevation as established by FEMA as per Section 3.C.(13) of the Platting Manual of the City of Missouri City (September 2019). Per the approved drainage analysis the top of all floor slabs shall be a minimum of 66.20 feet (NAVD 88). Regardless of the minimum slab elevation shown, the top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen (18) inches above natural ground.
- 12) Required fire flows shall be provided based on the size and construction of all buildings as required by the International Fire Code as adopted by the City.
- 13) The placement of fire hydrants shall be provided based on the minimum distance requirements as established in the International Fire Code as adopted by the City (500 feet for residential development and 300 feet for commercial development). All fire hydrants shall be installed according to the International Fire Code as adopted by the City.
- 14) All of the property subdivided in the foregoing plat is within the boundaries of Fort Bend County, Texas.
- 15) One foot reserve dedicated to the public in fee as a buffer separation between the side side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded plat the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee thereto shall revert to and revest in the dedicator, his heirs, assigns, or successors.
- 16) Coordinates shown hereon are Texas Coordinate System, South Central Zone (Grid) NAD 83. Combined scale factor = 0.999869704.
- 17) Bearings shown hereon are based on Texas Coordinate System, South Central Zone NAD 83.
- 18) Restricted Reserve "A" is restricted to landscape/open space/drainage purposes only. Restricted Reserve "A" is 1.13 acres, 49,204.54 square feet. Restricted Reserve "B" is restricted to landscape purposes only. Restricted Reserve "B" is 0.042 acres, 1,810.7 square feet.
- 19) According to the Flood Insurance Rate Map (FIRM) No. 48157C0295L & 48157C0315L for Fort Bend County, Texas effective 4/2/2014, this section is located in Zone "X", Zone "X" is defined as areas with Minimal Flood Hazard.
- 20) The Missouri Management District No. 1 will own and maintain the storm water pump station, once constructed, in accordance with the Utility and Road Agreement between the District and the City of Missouri City.
- 21) Driveway Location - for the lot on the inside of a knuckle or 90 degree turn, driveway must be placed on the lot frontage along the inside approach lane prior to the right turn, to avoid sight obstruction safety hazards.
- 22) Garages facing a side street must have a set back of not less than 20 feet.
- 23) There shall be a side building line of not less than five feet from except as provided by this subdivision, the combined side yards between a building on a lot in question and a building on an adjacent lot shall be not less than ten feet. There shall be a side building line of not less than three feet for accessory buildings or garages on the interior.
- 24) There shall be a rear building line of not less than 15 feet. Detached garages shall have a rear yard setback of not less than 8 feet.
- 25) Elevations shown hereon are based on City of Missouri City Survey Marker No. PCMO03 having a published elevation of 66.07 feet, NAVD 88, 2001 Adjustment.
- 26) Temporary Benchmark A being a PK Nail with washer stamped JONES|CARTER located on south side of the westbound side of Watts Plantation drive, 1.9' feet from face of curb and directly across from the entrance to a lift station site. Elevation = 66.29 feet, NAVD 88, 2001 Adjustment.

PRELIMINARY PLAT OF SHIPMANS COVE SECTION 2

A SUBDIVISION OF 30.29 ACRES OF LAND OUT OF THE M. SHIPMAN SURVEY, A-86 CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS
FEBRUARY 28, 2020

A RESTRICTED RESERVE "A"
Restricted to Landscape/Open Space/Drainage Purposes Only
1.13 Acres
49,204.54 Sq Ft

B RESTRICTED RESERVE "B"
Restricted to Landscape Purposes Only
0.042 Acres
1,810.7 Sq Ft

RESERVE TABLE			
IDENTIFYING No.	LAND USE	ACREAGE	FUTURE OWNER
A	LANDSCAPE/OPEN SPACE/DRAINAGE	1.13	HOA
B	LANDSCAPE	0.042	HOA

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

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

133 LOTS
2 RESERVES
4 BLOCKS

SURVEYOR:
J.C. JONES | CARTER
Steven A. Jones, R.P.L.S. No. 5317

ENGINEER:
J.C. JONES | CARTER
John D. Barcellona, P.E.

This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this preliminary plat of Shipmans Cove Sec 2 in conformance with Section 2.D., Platting Manual of The City of Missouri City. This Plat is not in recordable form.

_____ day of _____, 2020.

By: _____
Sonya Brown-Marshall
Chair

By: _____
Timothy R. Honey
Vice Chair

Line	Bearing	Distance
L1	S78°14'43"E	132.07
L2	N14°21'05"E	146.34
L3	S75°38'55"E	294.35
L4	S75°38'55"E	38.11
L5	S62°55'12"E	94.90
L6	S52°14'23"E	94.66
L7	S40°17'52"E	94.66
L8	S31°20'28"E	47.40
L9	S25°22'12"E	47.40
L10	S18°19'34"E	47.36
L11	N73°36'17"E	125.89
L12	N76°16'47"E	60.00
L13	N79°57'40"E	76.56
L14	N86°50'10"E	277.00
L15	N86°48'06"E	79.95
L16	N86°51'44"E	125.00
L17	S3°08'16"E	34.31
L18	N86°51'44"E	205.07
L19	S3°07'52"E	601.25
L20	S87°21'05"W	1808.81

Line	Bearing	Distance
L21	N2°38'55"W	145.22
L22	N65°32'46"E	30.65
L23	N70°22'47"W	29.28
L24	N2°39'08"W	113.59
L25	N42°11'10"E	14.18
L26	N87°01'29"E	48.33
L27	N2°58'31"W	370.03
L28	N5°28'35"E	67.65
L29	N7°26'53"E	73.13
L30	N11°33'30"E	64.86
L31	S14°21'05"W	146.34
L32	S87°20'52"W	171.26
L33	S2°39'08"E	3.00
L34	N2°58'31"W	454.16
L35	N87°20'52"E	582.50
L36	N44°38'22"W	17.27
L37	N2°39'08"W	266.80
L38	N75°38'55"W	258.63
L39	S2°39'08"E	266.80
L40	S86°50'10"W	373.82

Line	Bearing	Distance
L41	N39°20'05"E	12.27
L42	N87°20'52"E	499.37
L43	N47°53'42"W	16.01
L44	N3°08'16"W	369.29
L45	N87°01'29"E	60.00
L46	S87°20'52"W	126.48
L47	S43°18'27"W	58.47
L48	S3°08'16"E	60.00
L49	S2°39'08"E	50.00
L50	N11°30'02"W	42.50
L51	S14°21'05"W	123.13
L52	S87°20'52"W	60.00
L53	S2°39'08"E	41.03
L54	S21°21'47"E	46.09
L55	S49°06'43"E	29.04
L56	N75°38'55"W	50.02
L57	N2°58'31"W	50.00
L58	N1°10'35"W	21.24
L59	N7°36'13"E	54.51
L60	S87°20'52"W	46.01

Line	Bearing	Distance
L61	S3°08'16"E	59.83
L62	N86°51'44"E	28.43

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	0°35'06"	830.00'	8.48'	4.24'	S14°03'32"W	8.48'
C2	2°41'13"	580.53'	27.22'	13.61'	S15°03'54"E	27.22'
C3	44°06'05"	49.97'	38.46'	20.24'	N2°03'27"W	37.52'
C4	17°19'36"	800.00'	241.93'	121.89'	S5°41'17"W	241.01'
C5	90°00'00"	55.00'	86.39'	55.00'	N42°20'52"E	77.78'
C6	72°59'46"	300.00'	382.21'	221.97'	N39°09'02"W	356.88'
C7	11°04'04"	610.00'	117.83'	59.10'	S8°11'11"E	117.65'
C8	90°00'00"	55.00'	86.39'	55.00'	S47°39'08"E	77.78'
C9	90°29'08"	55.00'	86.86'	55.47'	N42°06'18"E	78.11'
C10	90°19'23"	25.00'	39.41'	25.14'	N42°11'10"E	35.45'
C11	42°50'00"	25.00'	18.69'	9.81'	S71°14'08"E	18.26'
C12	265°40'01"	50.00'	231.84'	53.93'	S2°39'08"E	73.33'
C13	42°50'00"	25.00'	18.69'	9.81'	S65°55'51"W	18.26'
C14	41°22'15"	25.00'	18.05'	9.44'	N71°58'01"W	17.66'
C15	166°43'27"	50.00'	145.49'	429.65'	N45°21'23"E	99.33'
C16	40°44'12"	25.00'	17.77'	9.28'	S17°38'14"E	17.40'
C17	5°23'00"	85.00'	7.99'	4.00'	N0°02'22"E	7.98'
C18	90°00'00"	25.00'	39.27'	25.00'	S30°38'55"E	35.36'
C19	94°54'07"	25.00'	41.41'	27.24'	S56°54'02"W	36.83'
C20	89°40'37"	25.00'	39.13'	24.86'	S47°48'50"E	35.26'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C21	39°20'45"	25.00'	17.17'	8.94'	N67°40'29"E	16.83'
C22	265°27'05"	50.00'	231.65'	54.14'	N0°43'39"E	73.46'
C23	46°06'20"	25.00'	20.12'	10.64'	N69°35'59"W	19.58'
C24	90°19'23"	25.00'	39.41'	25.14'	S42°11'10"W	35.45'
C25	89°40'37"	25.00'	39.13'	24.86'	S47°48'50"E	35.26'
C26	6°01'32"	85.00'	8.94'	4.47'	S5°39'55"E	8.94'
C27	36°52'12"	25.00'	16.09'	8.33'	N9°45'25"E	15.81'
C28	157°42'51"	50.00'	137.63'	253.85'	S50°39'55"E	98.11'
C29	36°52'12"	25.00'	16.09'	8.33'	S68°54'46"W	15.81'
C30	2°44'24"	85.00'	4.06'	2.03'	N85°58'40"E	4.06'
C31	39°46'11"	25.00'	17.35'	9.04'	N75°30'27"W	17.01'
C32	164°32'42"	50.00'	143.59'	368.48'	N42°06'18"E	99.09'
C33	39°46'11"	25.00'	17.35'	9.04'	S20°16'58"E	17.01'
C34	2°44'24"	85.00'	4.06'	2.03'	N1°46'05"W	4.06'
C35	89°29'18"	25.00'	39.05'	24.78'	S42°05'31"W	35.20'
C36	42°50'00"	25.00'	18.69'	9.81'	N71°44'50"W	18.26'
C37	265°40'01"	50.00'	231.84'	53.93'	N3°09'50"W	73.33'
C38	42°50'00"	25.00'	18.69'	9.81'	N65°25'09"E	18.26'
C39	87°17'33"	25.00'	38.09'	23.85'	S49°31'04"E	34.51'

PRELIMINARY PLAT OF SHIPMANS COVE SECTION 2
A SUBDIVISION OF 30.29 ACRES OF LAND OUT OF THE M. SHIPMAN SURVEY, A-86 CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS
FEBRUARY 28, 2020

133 LOTS 2 RESERVES 4 BLOCKS

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



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

SURVEYOR:



Texas Board of Professional Land Surveying Registration No. 33046300
6309 West Loop South, Suite 330 - Dallas, TX 75214 - 713.775.5337
Steven A. Jares, R.P.L.S. No. 5317

ENGINEER:



Texas Board of Professional Engineering Registration No. F-439
6309 West Loop South, Suite 330 - Dallas, TX 75214 - 713.775.5337
JOHN D. BARCELLONA, P.E.



PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE: March 11, 2020

AGENDA ITEM SUBJECT: Preliminary Plat of Parks Edge Section Nine

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

PERMIT NUMBER: PLAT2000209

PROPERTY ID: 0013-00-000-0600-907

LOCATION: North and east of Mustang Bayou and Community Park, west of Park Vista Drive

ZONING DISTRICT DESIGNATION: PD, Planned Development #95
(Ordinance O-15-52)

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

RECOMMENDED ACTION:

The Planning and Zoning Commission should APPROVE.

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

A. CHECKLIST FOR FUTURE APPLCIATION:

The submittal requirements contained within the Planning and Zoning Commission Application Submittal Packet, including but not limited the Submittal Checklist for plat applications apply. The following are required prior to the submission of a final plat application.

1. REQUIRED WITH A FINAL PLAT APPLICATION:

- a. A preliminary plat must comply with the conceptual plan approved for the development in accordance with Section 82-32.(a)(3). The Parks Edge concept plan was last approved by the Commission On September 12, 2018. A minor update was provided in September 2019 to add a lift station site. The subject preliminary plat conforms to the permitted uses and minimum lot sizes contained on the concept plan. However, the plan needs to be updated to reflect all layout's proposed for Section 9 through 13. Please submit an updated conceptual plan prior to or along with a final plat application.
- b. Parkland Dedication shall be provided in accordance with Subsection 82-174 of the Code of Ordinances of the City of Missouri City. A parkland dedication was approved by the city on July 3, 2017. The dedication includes the provision of trails to be located within Reserve B. Prior to recordation, a payment of \$42,000 is due for cash in lieu based upon half of the number of residential lots proposed.
- c. A copy of proposed restrictive covenants must provided in accordance with Section 2.D.(24). The applicant has indicated that the restrictive covenants for the development have been recorded into the Fort Bend County Clerk Official Records as file number 2018034715. A notice of Addition of Land to Declaration of Covenants, Conditions and Restrictions will be filed prior to plat recordation.
- d. A preliminary drainage plan with calculations must be provided in accordance with Section 2.D(18). A master drainage plan must be completed and submitted prior to the submission of a final plat application.

B. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

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

B. STANDARD PLAT NOTES:

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

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

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

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



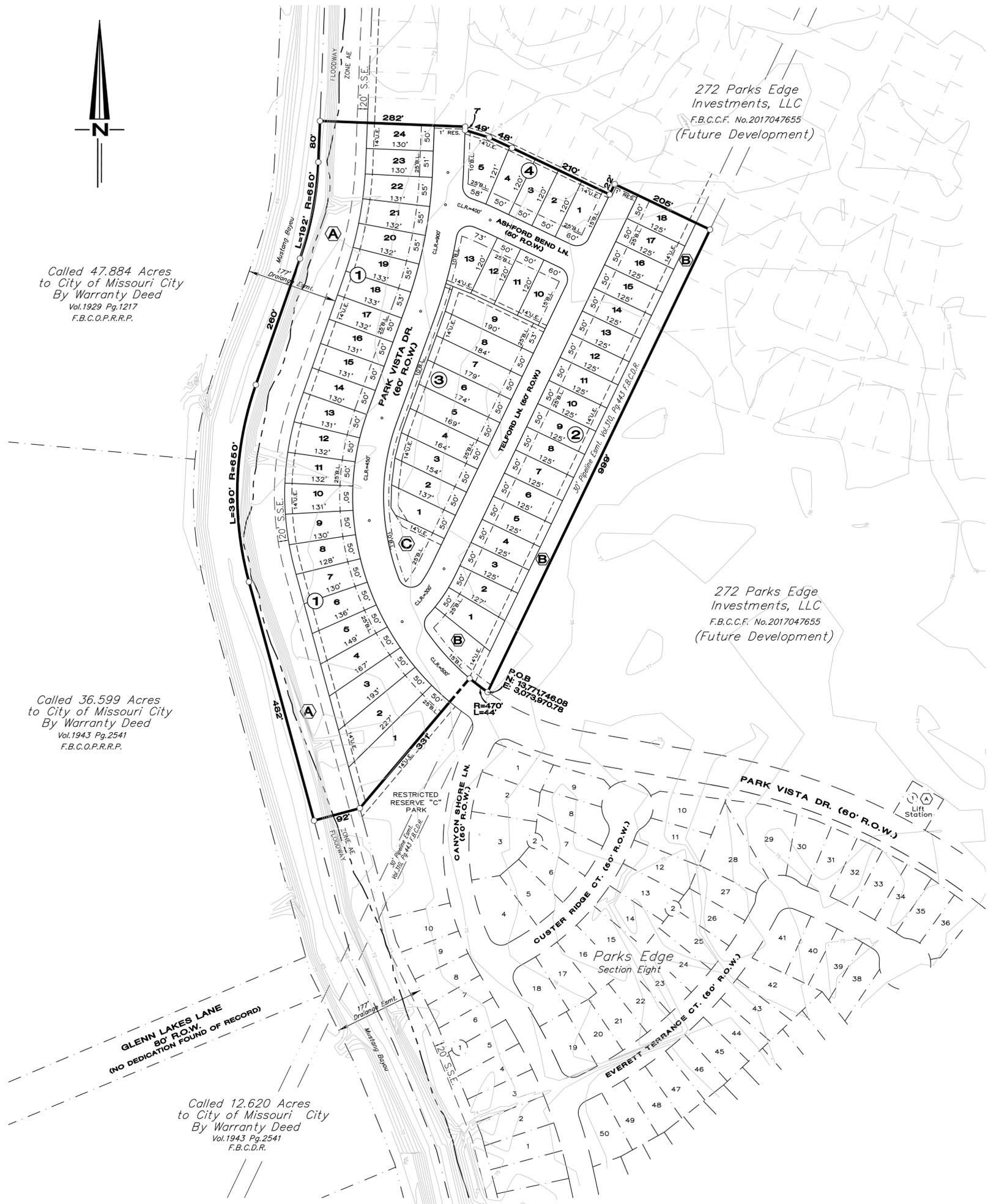
Called 47.884 Acres
 to City of Missouri City
 By Warranty Deed
 Vol.1929 Pg.1217
 F.B.C.O.P.R.R.P.

Called 36.599 Acres
 to City of Missouri City
 By Warranty Deed
 Vol.1943 Pg.2541
 F.B.C.O.P.R.R.P.

Called 12.620 Acres
 to City of Missouri City
 By Warranty Deed
 Vol.1943 Pg.2541
 F.B.C.D.R.

272 Parks Edge
 Investments, LLC
 F.B.C.C.F. No.2017047655
 (Future Development)

272 Parks Edge
 Investments, LLC
 F.B.C.C.F. No.2017047655
 (Future Development)



- NOTE:
- (A)** RESTRICTED RESERVE "A"
DRAINAGE EASEMENT
±2.93 ACRES
 - (B)** RESTRICTED RESERVE "B"
LANDSCAPE/OPEN SPACE
PIPELINE/TRAILS
±0.88 ACRE
 - (C)** RESTRICTED RESERVE "C"
LANDSCAPE/OPEN SPACE
±0.39 ACRE

A PRELIMINARY PLAT OF
PARKS EDGE
 SECTION NINE

BEING 17.1± ACRES OF LAND
 CONTAINING 60 LOTS (60' X 120' TYP.) AND
 THREE RESERVES IN FOUR BLOCKS.

OUT OF THE
DAVID BRIGHTON LEAGUE, A-13
 CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS
 DEVELOPER:
DRH LAND OPPORTUNITIES I, INC.
 14100 SW FREEWAY, SUITE 500
 SUGAR LAND, TEXAS 77478
 ATTN. CHRIS LINDHORST
 (281) 566-2100

ENGINEER:
JONES & CARTER
 6335 GULFTON, SUITE 100
 HOUSTON, TEXAS 77081
 ATTN. MR. SEAN BURCH
 (713) 777-6337
 PLANNER:

DISCLAIMER AND LIMITED WARRANTY

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



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

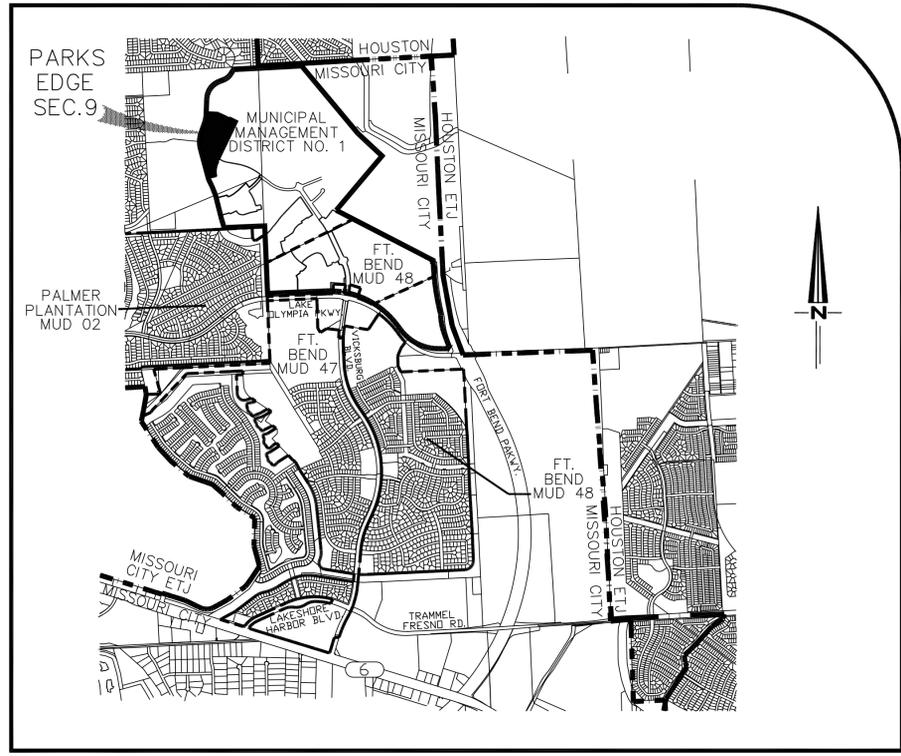
PAGE 2 OF 2
 SCALE: 1" = 100'
 0 50 100 200

FEBRUARY 28, 2020
 MTA# 17002E

GENERAL NOTE:

- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.
- 3.) "W.L.E." INDICATES WATER LINE EASEMENT.
- 4.) "STM. SWR. ESMT." INDICATES STORM SEWER EASEMENT.
- 5.) "S.S.E." INDICATES SANITARY SEWER EASEMENT.
- 6.) "L.S." INDICATES LIFT STATION SITE.
- 7.) "1' RES." INDICATES ONE FOOT RESERVE.
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and re-vest in the dedicator, his heirs assigns, or successors.
- 8.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 9.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
- 10.) CONTROL BENCHMARK: CITY OF MISSOURI CITY SURVEY MARKER #PCM-003 LOCATED AT NORTHWEST CORNER OF SIENNA PARKWAY AND TRAMMEL-FRESNO ROAD WITH A PUBLISHED ELEVATION OF 66.07, NAVD '88, 2001 ADJ.;

THE CONTOURS AND SLAB ELEVATIONS SHOWN HEREON ARE BASED ON THE VERTICAL DATUM OF NGVD 29, 1973 ADJ.
- 11.) T.B.M. BRASS DISC LOCATED WITHIN PARKS VISTA DRIVE STREET DEDICATION PLAT, ON THE SOUTHWEST SIDE OF PARK VISTA DRIVE, 500 FEET NORTHWEST FROM THE INTERSECTION OF PARKS EDGE BOULEVARD AND PARK VISTA DRIVE, ON THE NORTH SIDE OF A "B-B" STORM INLET AS SHOWN ON DRAWING No. 13770 IN THE OFFICE OF JONES/CARTER IN BELLAIRE, TEXAS. ELEVATION: 73.05 FEET N.A.V.D., 2001 ADJUSTMENT - BASED ON CITY OF MISSOURI CITY MARKER No. PCM003 HAVING A HAVING A PUBLISHED ELEVATION OF 66.07 FEET, N.A.V.D. 2001 ADJUSTMENT.
- 12.) IN ACCORDANCE WITH CENTERPOINT ENERGY SERVICE STANDARDS, ARTICLE 406.52, ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION IN THE SUGAR LAND DISTRICT AREA, CALL (281) 561-2999.
- 13.) DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- 14.) SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTIONS 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- 15.) THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACE; AND THE PARKS EDGE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACES AS REQUIRED BY SECTION 3.C.(14) OF THE ADMINISTRATIVE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (SEPTEMBER 2019)
- 16.) ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE CITY OF MISSOURI CITY.
- 17.) ALL SLAB ELEVATIONS SHALL BE ELEVATED TO OR ABOVE A HEIGHT WHICH IS THE HIGHER OF EIGHTEEN INCHES ABOVE HIGHEST ADJACENT GRADE, OR TWELVE INCHES ABOVE THE MAXIMUM ONE PERCENT ANNUAL FLOOD RISK FLOODPLAIN PONDING ELEVATION IN THE NEAREST DRAINAGE SYSTEM AS PER SECTION 42-54 OF THE MISSOURI CITY CODE OF ORDINANCES. THE MINIMUM SLAB ELEVATION FOR SECTION 9 IS 75.50'.
- 18.) ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED.
- 19.) NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
- 20.) REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- 21.) THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500 FT. FOR RESIDENTIAL DEVELOPMENT AND 300 FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- 22.) ALL STREETS WITHIN THE SUBJECT SUBDIVISION ARE PUBLIC STREETS.
- 23.) RESERVES CREATED BY THIS PLAT WILL BE OWNED AND MAINTAINED BY THE PARKS EDGE HOMEOWNERS ASSOCIATION.
- 24.) BASED ON FEMA FIRM PANEL NO. 48157C0285L, DATED APRIL 2, 2014, THE PROPERTY LIES PARTIALLY WITHIN ZONES AE, X, AND SHADED X. THIS PROPERTY IS CURRENTLY BEING FILLED ABOVE THE 100-YEAR FLOODPLAIN ELEVATION. ONCE THE FILL HAS BEEN PLACED AND VERIFIED, THE LETTER OF MAP REVISION BASED ON FILL (LOMR-F) WILL BE SUBMITTED TO FEMA FOR APPROVAL. BUILDING PERMITS WILL NOT BE RELEASED BY THE CITY OF MISSOURI CITY UNTIL FEMA HAS APPROVED THE LOMR-F.
- 25.) THERE IS 1 PIPELINE EASEMENT WITHIN THE LIMITS OF THE SUBDIVISION AS PER SECTION 82-97 (5)
- 26.) DRIVEWAY LOCATION - FOR THE LOT ON THE INSIDE OF A KNUCKLE OR 90-DEGREE TURN, DRIVEWAY MUST BE PLACED ON THE LOT FRONTAGE ALONG THE INSIDE APPROACH LANE PRIOR TO THE RIGHT TURN, TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
- 27.) THE CONTOURS AND SLAB ELEVATIONS SHOWN HEREON ARE BASED ON THE VERTICAL DATUM OF NGVD 29, 1973 ADJ. TO CONVERT TO THE DATUM NAVD 1988, 2001 ADJ., SUBTRACT 1.30 FEET FROM 1973 ELEVATIONS.
- 28.) IN ACCORDANCE WITH PD, PLANNED DEVELOPMENT DISTRICT #95 (ORDINANCE 0-15-52) THERE SHALL BE A REAR YARD OF NOT LESS THAN 8 FEET. EXCEPT AS SPECIFICALLY SET FORTH IN THE RESIDENTIAL BUILDER GUIDELINES, ADOPTED AS EXHIBIT D BY ORDINANCE 0-15-52, A SIDE YARD OF ZERO (0) FEET IS ALLOWED, THE COMBINED SIDE YARDS BETWEEN A BUILDING ON A GIVEN LOT AND A BUILDING ON AN ADJACENT LOT SHALL BE NOT LESS THAN TEN FEET.
- 29.) ALL DRAINAGE AND FLOOD WAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168 (D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- 30.) NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS, WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THE SUBDIVISION UNTIL SUCH TIME AS THE ESCROW OF FUNDS REQUIRED UNDER THE PROVISIONS OF SUBSECTION (D)} OR {THE PAYMENT OF MONEY IN LIEU OF PARKLAND REQUIRED UNDER THE PROVISIONS OF SUBSECTION (E)} OF SECTION 82-174 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS HAS BEEN SUBMITTED AND ACCEPTED BY THE CITY.
- 31.) IN ACCORDANCE WITH CENTER POINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
- 32.) 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.



Vicinity Map
Scale: 1" = 2000'

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS HAS APPROVED THIS PRELIMINARY PLAT OF PARKS EDGE SECTION 9 IN CONFORMANCE WITH SECTION 2.D., PLATTING MANUAL OF THE CITY OF MISSOURI CITY. THIS PLAT IS NOT IN RECORDABLE FORM.

_____, DAY OF _____, 2020.

BY: _____
SONYA BROWN-MARSHALL
CHAIR

BY: _____
TIMOTHY R. HANEY
VICE CHAIR

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

A PRELIMINARY PLAT OF
PARKS EDGE
SECTION NINE
BEING 17.1± ACRES OF LAND
CONTAINING 60 LOTS (60' X 120' TYP.) AND
THREE RESERVES IN FOUR BLOCKS.

OUT OF THE
DAVID BRIGHTON LEAGUE, A-13
CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS
DEVELOPER:
DRH LAND OPPORTUNITIES I, INC.
14100 SW FREEWAY, SUITE 500
SUGAR LAND, TEXAS 77478
ATTN. CHRIS LINDHORST
(281) 666-2100

ENGINEER:
JONES & CARTER
6335 GULFTON, SUITE 100
HOUSTON, TEXAS 77081
ATTN. MR. SEAN BURCH
(713) 777-6337

PLANNER:



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

DISCLAIMER AND LIMITED WARRANTY

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



PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE: March 11, 2020

AGENDA ITEM SUBJECT: Final Plat of Parks Edge Section Thirteen

AGENDA ITEM NUMBER: 6.A.(3)

PROJECT PLANNER: Gretchen M. Pyle, Interim Planning Specialist

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

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

PERMIT NUMBER: PLAT2000211

PROPERTY ID: 0313-00-000-0126-907 / 0013-00-000-0502-907 / 0013-00-000-0600-907

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

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

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

RECOMMENDED ACTION:

The Planning and Zoning Commission should APPROVE.

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 if 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.

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. CHECKLIST FOR FUTURE APPLICATION:

The submittal requirements contained within the Planning and Zoning Commission Application Submittal Packet, including but not limited to the Submittal Checklist for plat applications apply. The following are required prior to recordation.

1. REQUIRED PRIOR TO RECORDATION:

- a. A Parkland Dedication shall be provided in accordance with Subsection 82-174 of the Code of Ordinances of the City of Missouri City. A parkland dedication was approved by the city on July 3, 2017. The dedication includes the provision of trails. Prior to recordation, a payment of \$27,300 is due for cash in lieu based upon half of the number of residential lots proposed.
- b. Revise/provide the following plat notes:
 - i. HOA reference in **plat note 10** to reference the Parks Edge Home Owner's Association.
 - ii. Add **plat note approved with preliminary plat**: "In accordance with PD, Planned Development District #95 (Ordinance O-15-52) there shall be a rear yard setback of not less than 8 feet. Except as specifically set forth in the residential builder guidelines, adopted as Exhibit D by Ordinance O-15-52, a side yard of Zero feet is allowed, the combined side yards between a building on a given lot and a building on an adjacent lot shall be not less than ten feet."
 - iii. Update **plat note 26**: All slab elevations shall be one foot above the 100-year flood elevation as established by FEMA as per section 3.C(13) of the Platting Manual of the City of Missouri City (September 2019).
 - iv. Plat note referencing trails to be located within Reserve B as private parkland.

B. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

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

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

B. STANDARD PLAT NOTES:

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

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

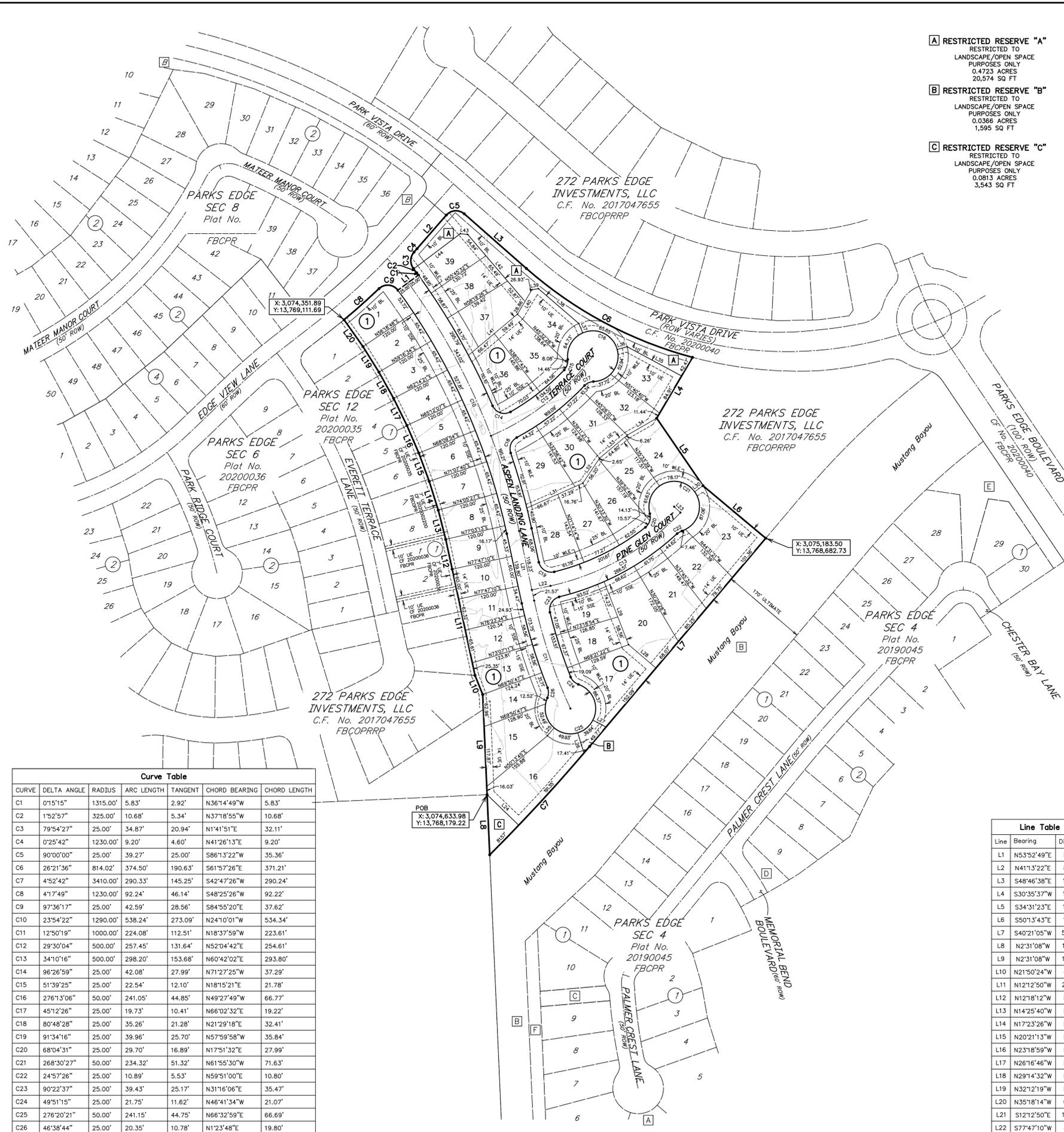
-----END OF REPORT-----



APPLICATION FOR PLAT APPROVAL

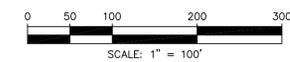
Check One: **AMENDING** **FINAL (including Replat)**
 LARGE ACREAGE TRACT

1. Name of plat:	Parks Edge Section 13		
2. Name of preliminary plat that encompasses this plat (if applicable):	Preliminary Plat of Parks Edge Section 13		
3. Type of plat (Circle one or more):	Multifamily Residential	Commercial	Industrial
	Single Family Residential		Planned Development
	Specific Use Permit		
	Other (Explain):		
4. Landowner's name (If company or corporation, list chief officer):	Mike Bohm		
Mailing Address:	6744 Horton Vista Drive, Suite 100		
Phone No.:(281) 269 - 6832	Fax No.:() -		
Email:	mbohm@drhorton.com		
5. Applicant's name (Engineer, Planner , Architect, Etc.):			
Mailing Address:	2322 West Grand Parkway North, Suite 150		
Phone No.:(832) 913 - 4051	Fax No.:() -		
Email:	jduecker@jonescarter.com		
6. Is plat located inside the City limits or City's ETJ? (Circle One):	CITY LIMITS	ETJ	
20. Land distribution (in acres)			
Private Streets: _____	Public Streets: <u>2.05</u>	Residential Lots: <u>8.39</u>	
Lakes/Ponds (non-recreational): _____	Irrigation/Drainage Canals: _____	Recreational Uses: _____	
Utility Easements: _____	Public Parkland: _____		
Other (explain): <u>Landscape / Open Space Reserves</u>	(acres): <u>0.58</u>		
TOTAL ACREAGE: <u>11.02</u>			
7. Number of sections: <u>1</u>	Blocks: <u>1</u>	Reserves: <u>3</u>	
8. Number of residential lots/dwelling units:	<u>39</u>		
9. Average lot area: <u>0.18 Acres</u>	Typical lot area: <u>0.17 Acres</u>		
10. Block Length:	Average: <u>448'</u>	Longest: <u>758'</u>	Shortest: <u>255'</u>
11. Type of Streets (Circle One):	Public	Private	Combination Public/Private
12. Type of Water System (Circle One):	Public	Individual Water Wells	Other (attach explanation)
13. Type of Sanitary System (Circle One):	Public	Individual Septic Tanks	Other (attach explanation)
14. Municipal Utility District:	Missouri City Management District No. 1		



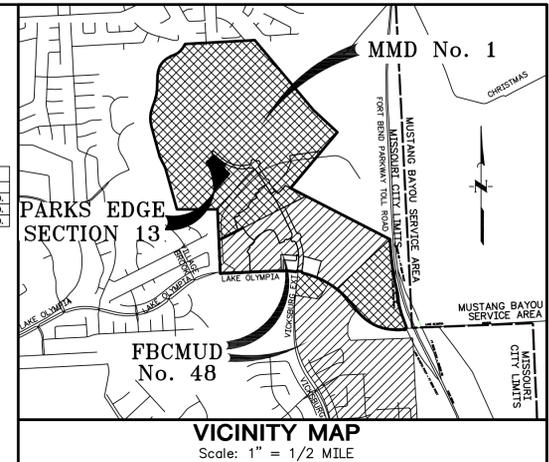
- A RESTRICTED RESERVE "A"**
RESTRICTED TO
LANDSCAPE/OPEN SPACE
PURPOSES ONLY
0.4723 ACRES
20,574 SQ FT
- B RESTRICTED RESERVE "B"**
RESTRICTED TO
LANDSCAPE/OPEN SPACE
PURPOSES ONLY
0.0366 ACRES
1,595 SQ FT
- C RESTRICTED RESERVE "C"**
RESTRICTED TO
LANDSCAPE/OPEN SPACE
PURPOSES ONLY
0.0813 ACRES
3,543 SQ FT

RESERVE TABLE				
IDENTIFYING No.	LAND USE	ACREAGE	OWNER	
A	LANDSCAPE / OPEN SPACE	0.4723	D.R. HORTON-TEXAS, LTD.	
B	LANDSCAPE / OPEN SPACE	0.0366	D.R. HORTON-TEXAS, LTD.	
C	LANDSCAPE / OPEN SPACE	0.0813	D.R. HORTON-TEXAS, LTD.	



General Notes

- 1) All block corner and cul-de-sac return to tangent radii are twenty five feet (25').
- 2) AE "Aerial Easement"
BL "Building Line"
CF "Clerk's File"
DE "Drainage Easement"
Esmt "Easement"
FC "Film Code"
FBCDR "Fort Bend County Deed Records"
FBCMR "Fort Bend County Map Records"
FBCMUD "Fort Bend County Municipal Utility District"
FBCOPRR "Fort Bend County Official Public Records"
FBCOPRRP "Fort Bend County Official Public Records of Real Property"
FBCPR "Fort Bend County Plat Records"
FME "Force Main Easement"
FND "Found"
MMD No. 1 "Missouri City Management District Number 1"
No "Number"
POB "Point of Beginning"
ROW "Right-of-Way"
Sq Ft "Square Feet"
SSE "Sanitary Sewer Easement"
Stm SE "Storm Sewer Easement"
Temp "Temporary"
UE "Utility Easement"
Vol. Pg "Volume and Page"
WLE "Waterline Easement"
W "Block Number"
① Set 3/4-inch Iron With Cap Stamped "Jones|Carter Property Corner" as Per Certification
② Found 3/4-inch Iron With Cap Stamped "Jones|Carter Property Corner" as Per Certification
- 3) Restricted Reserve "A" is restricted to Landscape / Open Space purposes only. Restricted Reserve "A" is 0.4723 acres, 20,574 square feet.
Restricted Reserve "B" is restricted to Landscape / Open Space purposes only. Restricted Reserve "B" is 0.0366 acres, 1,595 square feet.
Restricted Reserve "C" is restricted to Landscape / Open Space purposes only. Restricted Reserve "C" is 0.0813 acres, 3,543 square feet.
- 4) All easements are centered on lot lines unless shown otherwise.
- 5) All building lines along street rights-of-way as shown on the plat.
- 6) Elevations shown hereon are based on Missouri City Benchmark PCM-007, located South of Pecan Court, 7.2 feet Northeast of the Northeast curb of Crown Valley Dr., 4 feet Northwest of the Northwest edge of a sidewalk on the North side of a bridge, 12.5 feet Northwest of an angle point in a fence with a published elevation of 68.78 feet, NAVD 88, 2001 adjustment.
- 7) Sidewalks shall be constructed as required by section 82-164 of the Code of Ordinances of the City of Missouri City, Texas.
- 8) Required fire flow shall be provided based on the size and construction of all buildings as required by the International Fire Code as adopted by the City.
- 9) 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 adopted by the City.
- 10) The City of Missouri City shall not be responsible for maintenance of driveways, sidewalks, emergency access easements, recreational areas and open space, and the HOA 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).
- 11) 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.



Curve Table						
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	0°15'15"	1315.00'	5.83'	2.92'	N36°14'49"W	5.83'
C2	1°52'57"	325.00'	10.68'	5.34'	N37°18'55"W	10.68'
C3	79°54'27"	25.00'	34.87'	20.94'	N1°41'51"E	32.11'
C4	0°25'42"	1230.00'	9.20'	4.60'	N41°26'13"E	9.20'
C5	90°00'00"	25.00'	39.27'	25.00'	S86°13'22"W	35.36'
C6	26°21'36"	814.02'	374.50'	190.63'	S61°57'26"E	371.21'
C7	4°52'42"	3410.00'	290.33'	145.25'	S42°47'26"W	290.24'
C8	41°7'49"	1230.00'	92.24'	46.14'	S48°25'26"W	92.22'
C9	97°36'17"	25.00'	42.59'	28.56'	S84°55'20"E	37.62'
C10	23°54'22"	1290.00'	538.24'	273.09'	N24°10'01"W	534.34'
C11	12°50'19"	1000.00'	224.08'	112.51'	N18°37'59"W	223.61'
C12	29°30'04"	500.00'	257.45'	131.64'	N52°04'42"E	254.61'
C13	34°10'16"	500.00'	298.20'	153.68'	N60°42'02"E	293.80'
C14	96°26'59"	25.00'	42.08'	27.99'	N71°27'25"W	37.29'
C15	51°39'25"	25.00'	22.54'	12.10'	N18°15'21"E	21.78'
C16	276°13'06"	50.00'	241.05'	44.85'	N49°27'49"W	66.77'
C17	45°12'26"	25.00'	19.73'	10.41'	N66°02'32"E	19.22'
C18	80°48'28"	25.00'	35.26'	21.28'	N21°29'18"E	32.41'
C19	91°34'16"	25.00'	39.96'	25.70'	N57°59'58"W	35.84'
C20	68°04'31"	25.00'	29.70'	16.89'	N17°51'32"E	27.99'
C21	268°30'27"	50.00'	234.32'	51.32'	N61°55'30"W	71.63'
C22	24°57'26"	25.00'	10.89'	5.53'	N59°51'00"E	10.80'
C23	90°22'37"	25.00'	39.43'	25.17'	N31°16'06"E	35.47'
C24	49°51'15"	25.00'	21.75'	11.62'	N46°41'34"W	21.07'
C25	276°20'21"	50.00'	241.15'	44.75'	N66°32'59"E	66.69'
C26	46°38'44"	25.00'	20.35'	10.78'	N1°23'48"E	19.80'

Line Table		
Line	Bearing	Distance
L1	N53°52'49"E	50.00
L2	N41°13'22"E	87.92
L3	S48°46'38"E	162.81
L4	S30°35'37"W	138.81
L5	S34°31'23"E	160.91
L6	S50°13'43"E	161.21
L7	S40°21'05"W	536.29
L8	N2°31'08"W	118.22
L9	N2°31'08"W	196.86
L10	N21°50'24"W	40.50
L11	N12°12'50"W	213.28
L12	N12°18'12"W	59.97
L13	N14°25'40"W	59.20
L14	N17°23'26"W	59.20
L15	N20°21'13"W	59.20
L16	N23°18'59"W	59.20
L17	N26°14'46"W	59.20
L18	N29°14'32"W	59.20
L19	N32°12'19"W	59.20
L20	N35°18'14"W	64.63
L21	S12°12'50"E	139.80
L22	S77°47'10"W	37.66

Line Table		
Line	Bearing	Distance
L23	S46°23'06"E	16.96
L24	S46°08'27"E	86.56
L25	N40°13'14"E	20.00
L26	N16°59'34"W	41.53
L27	N62°38'37"W	29.13
L28	S49°38'55"E	70.81
L29	S21°20'37"E	132.79
L30	S54°01'03"W	20.00
L31	N66°05'07"E	120.72
L32	N34°00'33"E	58.84
L33	N50°22'46"E	71.06
L34	N60°03'20"E	66.99
L35	S61°54'53"E	121.75
L36	S74°44'59"W	20.00
L37	S23°23'57"E	20.00
L38	S49°25'01"E	104.84
L39	N80°43'03"E	12.89
L40	S30°51'08"W	55.79
L41	N50°03'40"W	125.97
L42	S40°35'10"E	173.20
L43	S83°41'46"E	14.60
L44	S53°11'37"W	115.00

PARKS EDGE SECTION 13

A SUBDIVISION OF 11.02 ACRES OF LAND OUT OF THE DAVID BRIGHTON LEAGUE, A-13 CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS

39 LOTS 3 RESERVES 1 BLOCK

FEBRUARY 14, 2020

DEVELOPER/OWNER:
D.R. HORTON - TEXAS, LTD.,
a Texas limited partnership
6744 Horton Vista Drive, Suite 100
Richmond, Texas 77407
Phone: (281) 269-6832

SURVEYOR:
J|C JONES | CARTER
STEVEN JARES, R.P.L.S. No. 5317

ENGINEER:
J|C JONES | CARTER
Jared S. Williams P.E. SHEET 1 OF 2

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, D.R. Horton – Texas, Ltd., a Texas limited partnership, acting by and through Jonathan Woodruff, its Assistant Vice President, and, Authorized Agent, attested by _____ it's _____ herein referred to as Owner of the _____ acre tract described in the above and foregoing plat of Parks Edge Section 13, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind myself, my heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

We further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the city. We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication or exactions made herein.

Further, owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally on 11 feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for 14 feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted thereon, whereby the aerial easements total 21 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 ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements or eight feet (8' 0") for 14 feet (14' 0") back-to-back ground easements or seven feet (7' 0") for 16 feet (16' 0") back-to-back ground easements, from a plane 16 feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted thereon, whereby the aerial easements total 30 feet (30' 0") in width.

Further, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Parks Edge Section 13 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

IN TESTIMONY WHEREOF, the D.R. Horton – Texas, Ltd., a Texas limited partnership, by its authorized agent has caused these presents to be signed by Jonathan Woodruff, its Assistant Vice President, thereunto authorized, attested by its _____ and its common seal hereunto affixed
this _____ day of _____, 2020.

D.R. Horton – Texas, Ltd.,
a Texas limited partnership

By: _____
Jonathan Woodruff,
Assistant Vice President

Attest: _____
Name:
Title:

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

Steven Jares
Registered Professional Land Surveyor
No. 5317

This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this plat and subdivision of Parks Edge Section 13 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
Chair

By: _____
Timothy R. Haney
Vice Chair

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

in my office on _____, 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

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Jonathan Woodruff, Assistant Vice President known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

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

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

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

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

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

PARKS EDGE SECTION 13

A SUBDIVISION OF 11.02 ACRES OF LAND OUT OF THE DAVID BRIGHTON LEAGUE, A-13 CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS

39 LOTS 3 RESERVES 1 BLOCK

FEBRUARY 14, 2020

DEVELOPER/OWNER:
D.R. HORTON – TEXAS, LTD.,
a Texas limited partnership
6744 Horton Vista Drive, Suite 100
Richmond, Texas 77407
Phone: (281) 269-6832

SURVEYOR:
 **JONES | CARTER**
GORTON SURVEYING DIVISION
Texas Board of Professional Land Surveying Registration No. 20048300
6330 West Loop South, Suite 150 - Dallas, TX 77463 • 713.777.3337
STEVEN JARES, R.P.L.S. No. 5317

ENGINEER:
 **JONES | CARTER**
Texas Board of Professional Engineers Registration No. F-437
6330 West Loop South, Suite 150, Dallas, TX 77463 • 713.777.3337
Jared S. Williams P.E.



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: March 11, 2020

AGENDA ITEM SUBJECT: Final Plat of Sienna Section 27

AGENDA ITEM NUMBER: 6.A.(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: Original Response: PLAT1900183
Written Response: PLAT2000213

PROPERTY ID: 0031-00-000-3051-907; 0025-00-000-2121-907

LOCATION: North of Sienna Parkway and east of Waters Lake Boulevard

ZONING DISTRICT DESIGNATION: ETJ, Extraterritorial Jurisdiction

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

RECOMMENDED ACTION:

The Planning and Zoning Commission should APPROVE.

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.

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.

An initial final plat application was APPROVED WITH CONDITIONS by the Commission on November 13, 2019.

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

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

B. STANDARD PLAT NOTES:

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

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

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

STATE OF TEXAS
COUNTY OF FORT BEND

WE, 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 29.866 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SIENNA SECTION 27, 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 ELEVEN FEET, SIX INCHES (11'6") 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 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 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 ADJUTING 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 27 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

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

IN TESTIMONY WHEREOF, SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 1, A POLITICAL SUBDIVISION OF THE STATE OF TEXAS, HAS CAUSED THESE PRESENTS TO BE SIGNED BY KEN BECKMAN, ITS PRESIDENT, THEREUNTO AUTHORIZED.

THIS _____ DAY OF _____, 2020.

SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 1,
A POLITICAL SUBDIVISION OF THE STATE OF TEXAS

BY: _____
_____, PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, PRESIDENT OF SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 1, A POLITICAL SUBDIVISION OF THE STATE OF 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. (SEE NOTE #9)

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

I, SCOTT FRANKOVICH, 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.

SCOTT FRANKOVICH, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 130312

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 27 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT

THIS _____ DAY OF _____, 2020.

SONYA BROWN-MARSHALL, CHAIRMAN

TIMOTHY R. HANEY, VICE CHAIRMAN

NOTES:

- BENCHMARK: FOUND 4 INCH BRASS DISC LOCATED IN A POURED CONCRETE POST IN THE GRASSY AREA IN FRONT OF MISSOURI CITY FIRE STATION NUMBER 5 16.5 FEET FROM THE SIDE WALK. SURVEY MARKER NO. PCM-011 ELEV. = 59.97 (NAVD88 2001 ADJUSTMENT)
- T.B.M. INDICATES TEMPORARY BENCHMARK FND, 5/8 INCH IRON ROD WITH CAP MARKED "GBI PARTNERS" ELEV. = 55.61 2001 ADJUSTMENT
- ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A FACTOR OF 0.999867651
- 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. 558023 DATED JANUARY 28, 2020 THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6, SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, FORT BEND SUBSIDIENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE ETJ OF THE CITY OF MISSOURI CITY AND FORT BEND COUNTY.
- BY GRAPHICAL PLOTTING THE SUBJECT TRACT LIES WITHIN ZONE "X" (SHADED ON THE FIRM MAP), ZONE "X" (SHADED) IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD." NOTE "1" READS AS FOLLOWS: "THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1-PERCENT-ANNUAL-CHANCE OR GREATER FLOOD HAZARD BY LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE," AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 48157C 0435L, MAP REVISED APRIL 2, 2014. "LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS".
- FIVE-EIGHTHS (5/8) INCH IRON RODS WITH PLASTIC CAP MARKED "GBI PARTNERS" AND THREE (3) FEET IN LENGTH WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS AND/OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
- THE MINIMUM SLAB ELEVATION SHALL BE ELEVATED TO OR ABOVE A HEIGHT WHICH IS HIGHER OF EIGHTEEN INCHES ABOVE HIGHEST ADJACENT GRADE, OR TWELVE INCHES ABOVE THE MAXIMUM ONE PERCENT ANNUAL FLOOD RISK LOGDRAIN PONDING ELEVATION IN THE NEAREST DRAINAGE SYSTEM AS PER SECTION 42 -- ARTICLE III OF THE MISSOURI CITY CODE OF ORDINANCES, THE TOP OF ALL FLOOR SLABS FOR BLOCK 2 LOTS 1-20 SHALL BE A MINIMUM OF 58.83 (2001 ADJ.). THE SLAB ELEVATIONS FOR BLOCK 1 LOTS 1-5 AND BLOCK 3 LOTS 1-21 AND 28-43 BE SET AT 60.65 (2001 ADJ.). THE SLAB ELEVATIONS FOR BLOCK 2, LOTS 21-26 AND BLOCK 3 LOTS 22-27 SHALL BE SET AT 60.50 (2001 ADJ.) FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND. ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 82-97(11).
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE 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 PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 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 AND OPEN SPACE AND THE SIENNA PLANTATION HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR SUCH MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACES AS REQUIRED BY SECTION 3.C.(14) OF THE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (SEPTEMBER 2019)
- SIDEWALK 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 BUILT AS REQUIRED BY SECTION 82-164 OR THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- DRIVEWAY LOCATION -- FOR THE LOTS ON THE INSIDE OF A KNUCKLE OR 90 DEGREE TURN, DRIVEWAY MUST BE PLACED ON THE LOT FRONTAGE ALONG THE INSIDE APPROACH LANE PRIOR TO THE RIGHT TURN, TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
- 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.
- 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 HOMEOWNERS 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. 5.

30. 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.

31. THE TEMPORARY DRAINAGE EASEMENT AND RIGHT-OF-WAY SHALL EXPIRE AND TERMINATE AT SUCH TIME AS OTHER DRAINAGE IMPROVEMENTS HAVE BEEN CONSTRUCTED WITHIN PERMANENT EASEMENTS OR RIGHT-OF-WAY IN SUCH MANNER AS TO PROVIDE AN ALTERNATE ROUTE OF DRAINAGE OF STORM WATER FLOWING FROM PORTIONS OF SIENNA PLANTATION, AT SUCH TIME AS SUCH ALTERNATE DRAINAGE ROUTE IS PROVIDED AND CONSTRUCTED, THE TEMPORARY EASEMENT AND RIGHT-OF-WAY SHALL AUTOMATICALLY CEASE, AND TERMINATE AS PER DEED RECORDED IN VOLUME 2077, PAGES 216-232, FORT BEND COUNTY DEED RECORDS. THE ABOVE REFERENCED EASEMENT WILL DISSOLVE ONCE THE PLAT IS RECORDED.

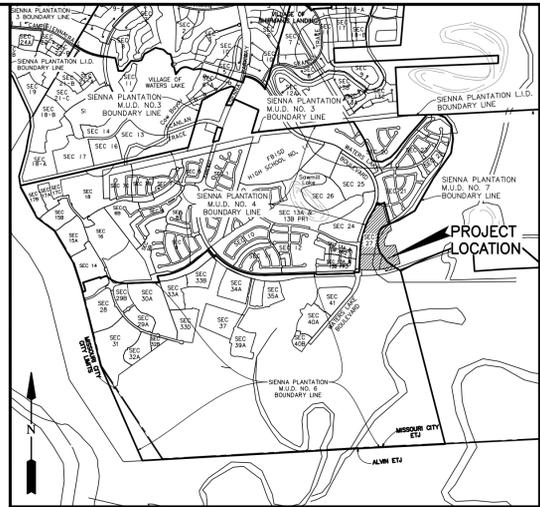
32. THIS PLAT IS SUBORDINATED BY: U.S. BANK NATIONAL ASSOCIATION D/B/A HOUSING CAPITAL COMPANY, AS RECORDED IN FILE NO. _____ OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.

33. THIS PLAT LIES WITHIN LIGHTING ZONE 2.

34. THIS PLAT IS SUBJECT TO VARIOUS BLANKET EASEMENTS AS SET FORTH BY THE RESTRICTIVE COVENANTS RECORDED UNDER F.N. 2015009259, F.B.C.O.R.

35. 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.

36. 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"=2,640'

KEY MAP NO. 650-R,V

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 INTERSECTING 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

FINAL PLAT SIENNA SECTION 27

A SUBDIVISION OF 29.866 ACRES OF LAND SITUATED IN THE
WILLIAM HALL SURVEY, ABSTRACT 31,
FORT BEND COUNTY, TEXAS.

74 LOTS 10 RESERVES (16.398 ACRES) 3 BLOCKS
FEBRUARY 18, 2020 JOB NO. 1414-1527P

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

SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT No. 1

A POLITICAL SUBDIVISION OF THE STATE OF TEXAS
XXXX, PRESIDENT
16555 SOUTHWEST FREEWAY, SUITE 200, SUGAR LAND, TEXAS 77479
PH. (281) 500-6050

SURVEYORS:

GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
4724 VISTA ROAD • PASADENA, TX 77505
PHONE: 281-499-4539 • GBSurvey@GBISurvey.com
78015 FIRM #161030000 www.GBISurvey.com

JON P. 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

SCOTT FRANKOVICH, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 130312

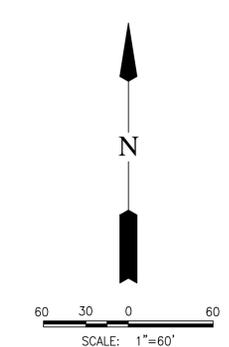
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WOLAR CHECK: SURVEY: 14/10/2019 11:41 AM RW: MARIE ESQUIE

LAST SAVED: 2/28/2020 1:02 PM BY: MARIE ESQUE - PLOT DATE: 2/28/2020 1:48 PM BY: MARIE ESQUE
 PART NAME: \\\G:\PROJ\2020\1418\PLAT\SIENNA 27.DWG
 MYLAR CHECK: SURVEY
 PLATTING NO.:



LINE	BEARING	DISTANCE
L1	N 02°35'27" E	44.81'
L2	N 58°23'21" E	62.74'
L3	N 36°15'41" W	21.00'
L4	S 65°00'25" E	19.13'
L5	S 89°13'29" E	19.59'
L6	S 00°14'02" E	9.64'
L7	N 90°00'00" W	39.94'
L8	N 37°17'21" W	58.47'
L9	N 90°00'00" E	23.95'
L10	N 00°00'00" E	6.14'
L11	S 65°00'25" E	62.43'
L12	S 01°15'17" E	59.31'
L13	S 04°38'43" E	6.34'
L14	N 00°00'00" E	12.34'
L15	N 90°00'00" W	23.95'
L16	S 65°00'25" E	19.13'
L17	S 89°13'29" E	19.59'
L18	S 00°14'02" E	9.64'
L19	N 04°38'43" W	39.19'
L20	N 15°31'23" E	20.00'
L21	N 83°54'15" W	113.84'
L22	N 70°21'32" W	70.00'
L23	S 64°38'28" W	14.14'
L24	S 45°00'00" E	72.45'
L25	N 44°47'01" W	21.54'
L26	N 66°45'22" W	45.25'
L27	N 15°22'09" W	36.28'
L28	S 45°00'00" W	14.14'
L29	S 45°00'00" W	14.14'
L30	S 87°29'52" E	15.83'
L31	N 79°28'56" E	24.53'
L32	N 31°04'18" E	45.51'
L33	N 62°06'21" W	60.25'
L34	S 62°06'21" E	60.25'
L35	S 31°04'18" W	45.51'
L36	S 79°28'56" W	62.26'
L37	N 87°29'52" W	18.06'
L38	S 11°46'03" E	63.57'
L39	S 30°36'49" E	70.07'
L40	N 30°36'49" W	94.19'
L41	N 11°46'03" W	71.06'
L42	S 64°50'35" E	103.65'
L43	S 29°09'25" W	30.00'
L44	N 64°50'35" W	68.47'
L45	S 53°16'31" E	71.38'
L46	S 36°43'29" W	30.00'
L47	N 53°16'31" W	62.84'
L48	S 00°29'33" E	152.85'
L49	S 89°30'27" W	30.00'
L50	N 00°29'33" W	138.30'
L51	S 11°46'03" E	441.09'
L52	S 20°45'46" W	134.45'
L53	N 24°14'14" W	50.60'
L54	S 24°14'14" E	49.98'
L55	N 23°45'49" E	299.99'
L56	S 23°45'49" W	284.82'
L57	N 58°35'30" E	209.75'
L58	S 58°35'30" W	218.30'
L59	N 14°28'37" W	17.27'

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	500.00'	1°47'11"	15.59'	N 01°41'52" E	15.59'
C2	500.00'	6°28'42"	56.54'	N 04°02'38" E	56.50'
C3	1750.00'	10°02'43"	306.81'	N 12°18'21" E	306.42'
C4	1750.00'	13°44'36"	419.77'	N 24°12'00" E	418.76'
C5	1100.00'	10°00'59"	192.30'	N 26°03'49" E	192.06'
C6	30.00'	83°45'02"	43.85'	S 62°55'50" E	40.05'
C7	300.00'	12°55'36"	67.68'	S 81°39'27" E	67.54'
C8	300.00'	9°24'44"	49.28'	S 83°24'53" E	49.23'
C9	925.00'	5°02'24"	81.37'	S 81°13'43" E	81.34'
C10	1950.00'	12°11'18"	414.81'	S 76°44'17" W	414.03'
C11	1200.00'	5°33'28"	116.40'	S 87°13'16" E	116.36'
C12	550.00'	4°55'05"	47.21'	N 87°32'28" E	47.19'
C13	50.00'	90°00'00"	78.54'	S 45°00'00" E	70.71'
C14	450.00'	4°38'43"	36.48'	N 02°19'21" W	36.47'
C15	450.00'	21°32'59"	189.25'	S 06°07'47" W	168.25'
C16	750.00'	10°59'23"	133.85'	S 22°23'57" W	143.63'
C17	50.00'	87°05'57"	76.01'	S 71°26'36" W	68.90'
C18	300.00'	24°13'04"	126.80'	S 77°06'57" E	125.86'
C19	50.00'	88°59'27"	77.66'	N 44°43'46" W	70.09'
C20	300.00'	14°14'35"	74.58'	S 07°21'19" E	74.38'
C21	50.00'	76°22'58"	66.66'	N 23°42'52" E	61.83'
C22	500.00'	64°22'10"	561.73'	S 29°43'16" W	532.65'
C23	50.00'	82°01'18"	71.58'	N 38°32'50" E	65.62'
C24	1200.00'	10°26'31"	218.70'	N 84°46'45" E	218.39'
C25	35.00'	96°57'34"	59.23'	S 38°00'42" E	52.41'
C26	1155.00'	3°30'31"	70.73'	S 89°14'44" E	70.72'
C27	25.00'	90°00'00"	39.27'	N 45°00'00" E	35.36'
C28	425.00'	4°38'43"	34.46'	N 02°19'21" W	34.45'
C29	475.00'	21°32'59"	178.65'	N 06°07'47" E	177.60'
C30	775.00'	10°59'23"	148.65'	N 22°23'57" E	148.42'
C31	25.00'	42°16'52"	18.45'	N 06°45'12" E	18.03'
C32	50.00'	129°22'48"	112.91'	N 50°18'11" E	90.40'
C33	275.00'	22°33'01"	108.23'	S 76°16'55" E	107.54'
C34	25.00'	43°34'01"	19.01'	N 70°39'34" E	18.56'
C35	50.00'	129°52'10"	113.33'	S 66°11'22" E	90.58'
C36	275.00'	13°13'20"	63.46'	S 07°51'57" E	63.32'
C37	25.00'	35°57'57"	15.69'	S 32°27'36" E	15.44'
C38	50.00'	148°04'27"	129.22'	S 23°35'39" W	96.14'
C39	25.00'	37°21'55"	16.30'	S 78°56'55" W	16.02'
C40	475.00'	67°20'52"	558.33'	S 26°35'31" W	526.74'
C41	50.00'	130°32'45"	113.92'	S 58°11'28" W	90.83'
C42	25.00'	42°27'54"	18.53'	N 77°46'07" W	18.11'
C43	1225.00'	8°20'48"	178.45'	S 85°10'20" W	178.30'
C44	25.00'	93°59'27"	41.01'	S 42°21'01" W	36.56'
C45	475.00'	4°38'43"	38.51'	S 02°19'21" E	38.50'
C46	25.00'	90°00'00"	39.27'	S 45°00'00" E	35.36'
C47	525.00'	1°49'54"	16.78'	N 89°05'03" E	16.78'
C48	25.00'	50°31'42"	22.05'	N 62°54'15" E	21.34'
C49	50.00'	276°18'21"	241.12'	S 04°12'25" E	66.71'
C50	25.00'	46°10'25"	20.15'	N 69°08'27" W	19.61'
C51	575.00'	2°13'39"	22.36'	S 88°53'10" W	22.35'
C52	25.00'	30°27'58"	13.29'	S 74°46'01" W	13.14'
C53	50.00'	150°55'56"	131.71'	N 45°00'00" W	98.80'
C54	25.00'	30°27'58"	13.29'	N 15°13'59" E	13.14'
C55	25.00'	90°00'00"	39.27'	N 45°00'00" E	35.36'
C56	1245.00'	3°54'12"	84.81'	N 88°02'54" W	84.80'
C57	35.00'	93°05'55"	56.87'	S 47°21'14" W	50.82'
C58	25.00'	87°05'56"	38.00'	N 71°26'37" E	34.45'
C59	325.00'	24°13'04"	137.37'	S 77°06'57" E	136.35'
C60	25.00'	88°59'27"	38.83'	S 44°43'46" E	35.04'
C61	325.00'	14°14'35"	80.79'	S 07°21'19" E	80.58'
C62	25.00'	94°10'11"	41.09'	S 32°36'29" W	36.62'
C63	50.00'	58°31'30"	51.07'	N 71°02'41" W	48.88'
C64	50.00'	171°01'24"	149.25'	S 52°42'22" W	99.69'
C65	50.00'	75°31'54"	65.91'	S 04°57'37" W	61.24'
C66	525.00'	45°11'24"	414.07'	S 20°07'53" W	403.42'
C67	25.00'	82°01'18"	35.79'	S 38°32'50" W	32.81'
C68	1175.00'	10°08'07"	207.85'	S 84°37'32" W	207.58'
C69	25.00'	85°39'41"	37.38'	N 47°28'33" W	33.99'
C70	425.00'	21°32'59"	159.85'	N 06°07'47" E	158.91'
C71	725.00'	10°59'23"	139.06'	N 22°23'57" E	138.85'
C72	15.00'	96°02'42"	25.14'	S 39°28'31" E	22.30'
C73	290.00'	13°01'12"	65.90'	N 85°59'32" E	65.76'
C74	15.00'	82°38'03"	21.63'	N 38°09'54" E	19.81'
C75	310.00'	20°03'24"	108.52'	N 06°52'34" E	107.96'
C76	660.00'	14°10'02"	163.20'	N 23°59'17" E	162.78'
C77	290.00'	9°39'52"	48.92'	N 26°14'22" E	48.86'
C78	15.00'	87°25'55"	22.89'	N 22°18'31" W	20.73'
C79	310.00'	3°55'06"	21.20'	N 64°03'55" W	21.20'
C80	15.00'	90°00'00"	23.56'	S 72°53'39" W	21.21'
C81	15.00'	90°00'00"	23.56'	S 17°06'21" E	21.21'
C82	290.00'	40°54'54"	207.09'	S 82°33'48" E	202.72'
C83	15.00'	88°53'00"	23.27'	N 32°32'15" E	21.01'
C84	15.00'	88°42'27"	23.22'	N 58°49'51" W	20.97'
C85	310.00'	28°19'58"	153.29'	N 89°01'05" W	151.74'
C86	15.00'	84°01'29"	22.00'	S 63°08'09" W	20.08'
C87	310.00'	9°56'54"	53.83'	S 26°05'51" W	53.76'
C88	640.00'	14°10'02"	158.25'	S 23°59'17" W	157.85'
C89	290.00'	18°45'34"	94.95'	S 07°31'29" W	94.53'
C90	15.00'	96°27'15"	25.25'	S 50°04'56" E	22.37'
C91	315.00'	14°05'32"	77.48'	N 88°44'13" E	77.28'
C92	15.00'	84°10'46"	22.04'	N 53°41'36" E	20.11'
C93	15.00'	91°04'10"	23.84'	N 39°14'52" W	21.41'
C94	295.00'	15°44'07"	81.02'	S 87°20'59" W	80.76'
C95	310.00'	13°01'12"	70.45'	S 85°59'32" W	70.29'
C96	15.00'	90°57'13"	23.81'	S 47°01'31" W	21.39'



LEGEND

- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- D.E. INDICATES DRAINAGE EASEMENT
- E.E. INDICATES ELECTRICAL 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
- F.N. INDICATES FILE NUMBER
- RES. INDICATES RESERVE
- U.V.E. INDICATES UNOBSTRUCTED VISUAL EASEMENT
- M.U.D. INDICATES MUNICIPAL UTILITY DISTRICT
- A.E. INDICATES AERIAL EASEMENT
- F.M.E. INDICATES FORCE MAIN EASEMENT
- ▶ INDICATES ZERO LOT LINE

RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	1.879	81,833	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
B	0.946	41,190	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
C	7.537	328,328	RESTRICTED TO DRAINAGE	SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT
D	2.795	121,738	RESTRICTED TO DRAINAGE	SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT
E	0.539	23,497	RESTRICTED TO WATER PLANT	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
F	0.276	12,009	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
G	1.550	67,497	RESTRICTED TO DRAINAGE	SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT
H	0.248	10,795	RESTRICTED TO DRAINAGE	SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT
I	0.095	4,150	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
J	0.534	23,247	RESTRICTED TO PRIVATE ALLEYWAY	SIENNA PLANTATION COMMUNITY ASSOCIATION INC.
TOTAL	16.398	714,285		

**FINAL PLAT
SIENNA SECTION 27**

A SUBDIVISION OF 29.866 ACRES OF LAND SITUATED IN THE
WILLIAM HALL SURVEY, ABSTRACT 31,
FORT BEND COUNTY, TEXAS.

74 LOTS 10 RESERVES (16.398 ACRES) 3 BLOCKS
FEBRUARY 18, 2020 JOB NO. 1414-1527P

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

SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT No. 1
A POLITICAL SUBDIVISION OF THE STATE OF TEXAS
XXXX, PRESIDENT
16555 SOUTHWEST FREEWAY, SUITE 200, SUGAR LAND, TEXAS 77479
PH. (281) 500-6050

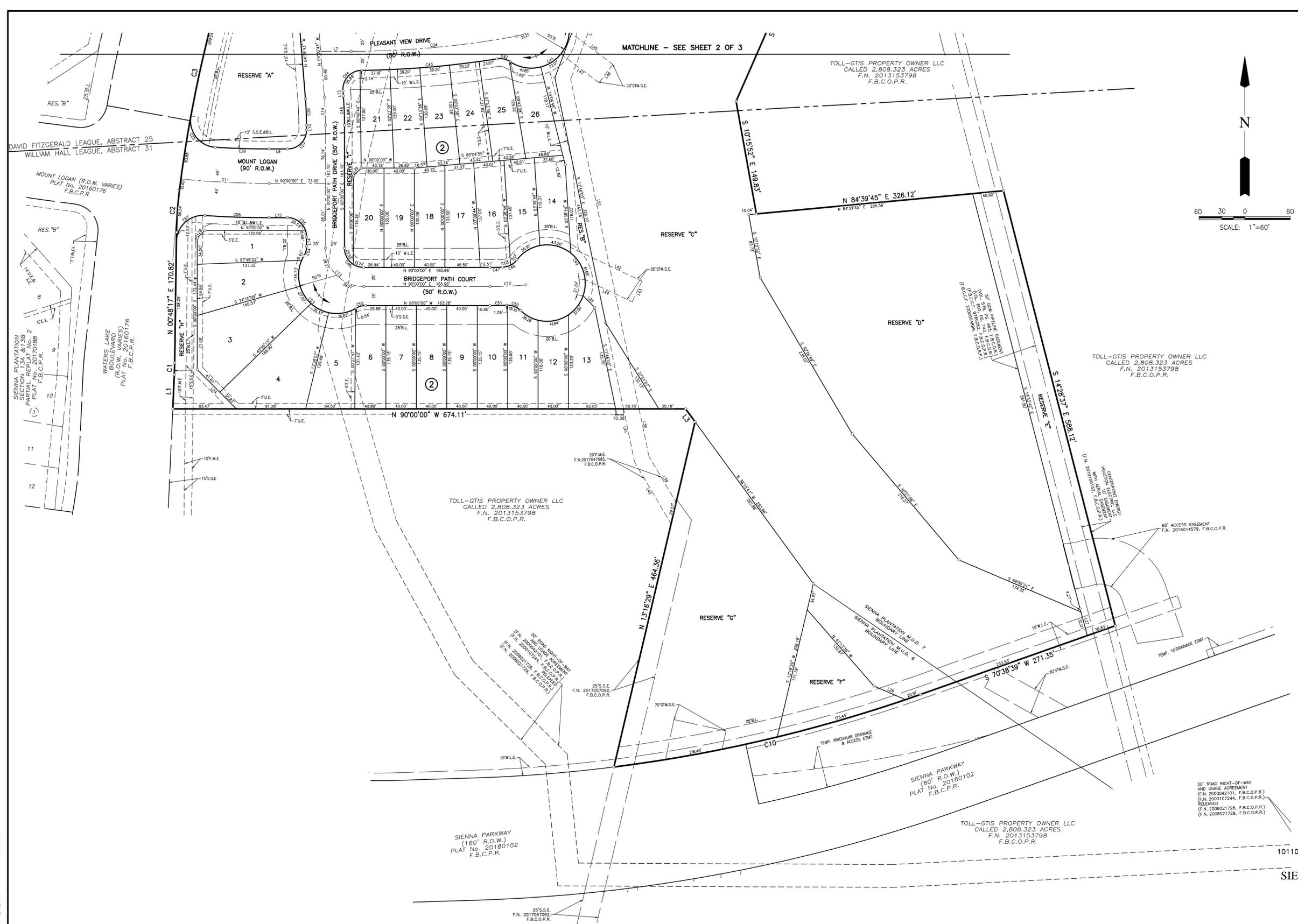
SURVEYORS: **ENGINEER:**

GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
4724 VISTA ROAD • PASADENA, TX 77505
PHONE: 281-499-4539 • GBSurvey@GBISurvey.com
78915 FRM #10130000 • www.GBISurvey.com

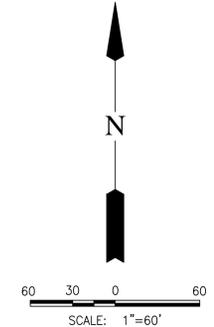
LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449

SCOTT FRANKOVICH, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 130312

SHEET 2 OF 3



- LEGEND**
- B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - D.E. INDICATES DRAINAGE EASEMENT
 - E.E. INDICATES ELECTRICAL EASEMENT
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KEN BECKMAN, PRESIDENT
202 CENTURY SQUARE BLVD., SUGAR LAND, TEXAS 77478-3796
PH. (281) 500-6050

SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT No. 1
A POLITICAL SUBDIVISION OF THE STATE OF TEXAS
XXXX, PRESIDENT
16555 SOUTHWEST FREEWAY, SUITE 200, SUGAR LAND, TEXAS 77479
PH. (281) 500-6050

SURVEYORS:
GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
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ENGINEER:
LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449
SCOTT FRANKOVICH, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 130312

SHEET 3 OF 3

LAST SAVED: 2/28/2020 1:02 PM BY: MARIE ESQUE - PLOT DATE: 2/28/2020 1:46 PM BY: MARIE ESQUE
 PLAT NAME: SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT NO. 1
 PLATTING NO.: 27



PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE: March 11, 2020

AGENDA ITEM SUBJECT: Final Plat of Sienna Section 35A

AGENDA ITEM NUMBER: 6.A.(5)

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

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

PERMIT NUMBER: Original Response: PLAT1900182
Written Response: PLAT2000215

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

LOCATION: South of Sienna Parkway and Plantation River Parkway, west of Waters Lake Boulevard

ZONING DISTRICT DESIGNATION: ETJ, Extraterritorial Jurisdiction

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

RECOMMENDED ACTION:

The Planning and Zoning Commission should APPROVE.

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.

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.

An initial final plat application was APPROVED WITH CONDITIONS by the Commission on November 13, 2019.

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

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

B. STANDARD PLAT NOTES:

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

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

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

STATE OF TEXAS
COUNTY OF FORT BEND

WE, TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE, BEING AN OFFICER OF TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS OF THE 12.223 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SIENNA SECTION 35A, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LAWS, ORDINANCES, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DECIDE TO USE THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE 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 DECIDE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FURTHER UNRESTRICTED 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 UPWARDS, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DEDICATED WITH AERIAL EASEMENTS (I.E. AND A.E.) AS INDICATED AND DEPICTED HEREIN, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21'6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DECIDE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FURTHER UNRESTRICTED 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 UPWARDS, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DEDICATED WITH AERIAL EASEMENTS (I.E. AND A.E.) AS INDICATED AND DEPICTED HEREIN, 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 SAID USE UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

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

FURTHER, WE DO HEREBY DECIDE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL RAVINES, CREEKS, CULVERTS, SWALES, DITCHES 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 CONVEY AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, CULVERT, 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 OPERATION 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, 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 35A 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 DECIDE 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 CONVEY 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, THEREAFTER 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 HEKIN SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

J. JON P. BORODOVSKY, A REGISTERED PROFESSIONAL LAND SURVEYOR, AN 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 "SB PARTNERS" AND A LENGTH OF NOT LESS THAN THREE (3) FEET. (SEE NOTE #1)

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

L. SCOTT FRANKOVICH, 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.

L. SCOTT FRANKOVICH, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 133312

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 35A 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 BROOKS-WARREN, CHAIRMAN

TIMOTHY R. HIRSH, VICE CHAIRMAN

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 3 16.5 FEET FROM THE SIDE WALK. SURVEY MARKER NO. PGM-011 ELEV. = 59.97 (NAD83 2011 ADJUSTMENT)
2. T.B.M. INDICATES TEMPORARY BENCHMARK FID. 5/8 INCH IRON ROD WITH CAP MARKED "SB SURVEYING" ELEV. = 54.63 2001 ADJUSTMENT
3. ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, COORDINATES SHOWN ARE AND MAY BE CORRECTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.99983101.
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. 550023, DATED JANUARY 20, 2020. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
6. THIS PLAT LIES WHOLLY WITHIN SIENNA PLANTATION LIME IMPROVEMENT DISTRICT, FORT BEND SUBDIVISION DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, 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. 48512C 0430L, REVISED DATE APRIL 2, 2014, PROPERTY LIES WITHIN SHADY ZONE, NOT DESIGNATED AS AN AREA OF SPECIAL HAZARD 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.
8. THERE ARE NO EXISTING OR PROPOSED PIPES EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
9. THE DRAINING 1/2" (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "SB PARTNERS" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, LEG, BACK, AND RESERVE BOUNDARIES WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
10. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 55.50 FEET ABOVE MEAN SEA LEVEL. FEMA REGULATIONS SECTION 82-37(1) 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 43, ARTICLE II REQUIRES THE MINIMUM SLAB ELEVATION SHALL BE ELEVATED TO OR ABOVE A HIGHER ELEVATION IS HIGHER OF EIGHTEEN INCHES ABOVE HIGHEST ADJACENT GRADE, OR FIVE FEET ABOVE THE MINIMUM ONE PERCENT ANNUAL FLOOD RISK FLOORPLAN FLOODING ELEVATION IN THE NEAREST DRAINAGE SYSTEM. FORT BEND COUNTY FLOODPLAIN REGULATIONS ARTICLE 5, SECTION 8 REQUIRES THAT THE MINIMUM SLAB BE SET AT AN ELEVATION EIGHTEEN INCHES ABOVE THE BASIC FLOOD ELEVATION WHICH IS HIGHER OF GRADE 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.
11. 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(2) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
12. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET FLOODING DURING INTENSE RAINFALL EVENTS.
13. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
14. ALL LOT LINES SHALL HAVE A MINIMUM FIVE (5) FOOT SIDE YARD SETBACK.
15. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
16. THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS CASEWAYS, RECREATIONAL AREAS, OPEN SPACE AND RESERVES AND THE SIENNA PLANTATION COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR SUCH MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACES AS REQUIRED BY SECTION 3.0.(14) OF THE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (SEPTEMBER 2018).
17. 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.
18. SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-184 OR THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
19. 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.
20. 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.
21. 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.
22. 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 SENECA AT 281-776-8350.
23. ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE ETJ BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
24. NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-208 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
25. PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PARKING BY FORT BEND COUNTY, ALL BLOCK CORNERS AND STREET RIGHT-OF-WAY WILL BE RECONSTRUCTED.
26. ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.
27. 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.
28. 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 (MOPT, FOR RESIDENTIAL DEVELOPMENT AND MOPT, FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
29. THE DRIVEWAY FOR ANY LOT ON THE INSIDE OF A RAILCUT MUST BE PLACED ALONG THE FRONTAGE PRIOR TO THE RIGHT TURN ON THE INSIDE APPROACH LANE TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
30. 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.
31. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE RESERVES AND CHANNELS IS VESTED IN THE SIENNA PLANTATION LIME IMPROVEMENT DISTRICT. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF LANDSCAPE RESERVES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5.
32. 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.

33. THIS PLAT IS SUBDIVIDED BY: U.S. BANK NATIONAL ASSOCIATION O/E/A HOUSING CAPITAL COMPANY, AS RECORDED IN FILE NO. _____ OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
34. THIS PLAT LIES WITHIN LIGHTING ZONE 2.
35. ONE-FOOT RESERVE IS LOCATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS 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 THEREON SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
36. U.L.E. INDICATES UNOCCUPIED VEH EASEMENT. FORT BEND COUNTY SHALL BE RESPONSIBLE FOR ENFORCING U.L.E. REQUIREMENTS WITHIN THE PUBLIC RIGHT-OF-WAY AND SIENNA PLANTATION COMMUNITY ASSOCIATION, INC. SHALL ENFORCE AREAS OUTSIDE OF RIGHT-OF-WAY.
37. 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"=1,200'
KEY MAP NO. 850T

I, J. SANCY SLAWINSKI, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLES 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. SANCY SLAWINSKI, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS,
THIS _____ DAY OF _____, 2020.

WYNANT M. WALKER, JR., PRECINCT 1, COUNTY COMMISSIONER
GRADY PRADSTADT, PRECINCT 2, COUNTY COMMISSIONER

SP. GEORGE COUNTY JUDGE

W.A. (ANZ) MEYERS, PRECINCT 3, COUNTY COMMISSIONER
KEN R. OENESCHANT, 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: _____
DUPLTY

City of Missouri City, TX
Received
MAR 02 2020
Planning Division

SIENNA SECTION 35A
A SUBDIVISION OF 12.223 ACRES OF LAND SITUATED IN THE WILLIAM HALL SURVEY, ABSTRACT 31, FORT BEND COUNTY, TEXAS.

21 LOTS 3 RESERVES (1,425 ACRES) 3 BLOCKS
FEBRUARY 28, 2020 JOB NO. 1416-1535A

OWNERS:
TOLL-GTIS PROPERTY OWNER, LLC
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE
10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 210, HOUSTON, TEXAS 77094
PH. (281) 624-8555

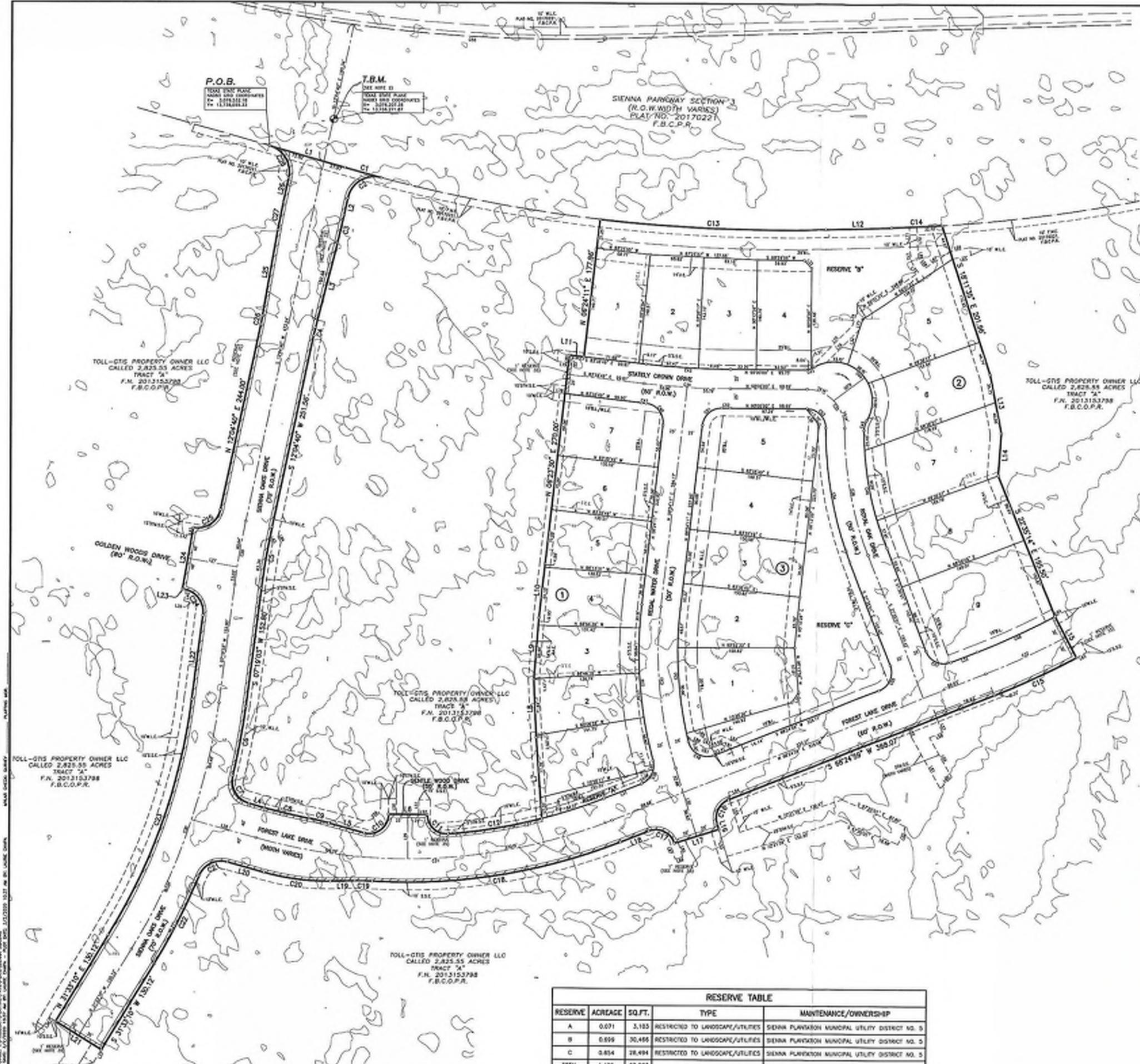
SURVEYORS: GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
424 VISTA ROAD - PASADENA, TX 77075
PHONE: 281-488-4242 - OFFICE: 281-488-4242
9815A FBM A3116000 - www.gbpn.com

ENGINEER: LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449
Phone 713.953.5290
Fax 713.953.5026
F881-F-1386

JOHN BORODOVSKY, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6405

SCOTT FRANKOVICH, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 120312

SHEET 1 OF 2



LEGEND

- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- D.E. INDICATES DRAINAGE EASEMENT
- W.L.E. INDICATES WATER LINE EASEMENT
- F.M.E. INDICATES FORCE MAIN EASEMENT
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- S.W.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.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 F.L.C. NUMBER
- R.S. INDICATES RESERVE
- E.L. INDICATES ELECTRICAL EASEMENT
- U.W.E. INDICATES UNOBSTRUCTED VISIBILITY EASEMENT



CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	2028.00	132.21	45.87	S 74°45'18" E	48.87
C2	35.00	82°07'42"	58.46	S 28°18'24" W	58.50
C3	1000.00	2°08'18"	35.74	S 189°33'00" W	36.14
C4	200.00	2°08'18"	11.02	S 120°33'00" W	11.02
C5	845.00	4°45'21"	80.18	S 88°41'32" E	80.18
C6	838.00	8°12'38"	80.51	S 107°23'21" E	80.48
C7	33.00	88°00'43"	48.00	S 202°42'00" E	41.88
C8	685.00	5°00'45"	58.93	S 78°23'21" E	59.81
C9	300.00	4°32'28"	28.41	S 73°23'06" E	28.60
C10	25.00	100°27'28"	48.00	N 82°24'41" E	39.83
C11	35.00	18°16'41"	41.14	S 47°23'25" E	26.80
C12	884.00	10°18'22"	102.38	N 80°25'30" E	102.83
C13	2028.00	81°23'24"	281.21	S 87°41'23" E	281.00
C14	2028.00	19°13'50"	68.00	N 87°12'28" E	68.00
C15	1000.00	6°30'00"	116.87	S 65°09'30" W	116.87
C16	25.00	80°27'01"	27.00	S 23°23'28" W	24.12
C17	25.00	83°58'38"	40.88	N 84°28'20" E	26.50
C18	355.00	34°58'48"	337.64	S 80°58'12" E	204.84
C19	200.00	41°17'38"	22.00	N 88°23'14" W	22.81
C20	300.00	18°33'08"	88.67	N 82°43'28" E	88.27
C21	30.00	82°41'38"	43.00	S 84°18'01" W	38.64
C22	835.00	8°42'32"	121.25	S 27°11'14" W	120.12
C23	765.00	2°14'28"	203.58	N 19°20'00" E	201.18
C24	30.00	87°32'13"	45.35	N 30°22'55" E	41.44
C25	20.00	87°32'28"	48.01	N 80°08'42" E	41.83
C26	300.00	2°08'18"	11.02	N 110°12'21" E	11.82
C27	1000.00	2°08'18"	36.14	N 110°12'21" E	36.74
C28	25.00	88°08'43"	82.82	S 31°00'12" W	47.81
C29	1000.00	4°45'21"	80.08	S 09°41'32" E	80.08
C30	800.00	3°41'40"	138.28	S 19°28'00" W	133.87

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C31	728.00	37°08'34"	488.44	N 85°37'58" E	481.28
C32	1000.00	8°30'00"	116.87	N 88°28'57" E	113.41
C33	500.00	34°02'12"	208.00	N 02°20'55" W	208.20
C34	1000.00	6°24'11"	111.78	S 88°42'55" E	111.30
C35	30.00	84°42'24"	38.28	S 45°08'48" E	38.53
C36	450.00	2°11'23"	187.21	S 102°18'18" E	188.23
C37	685.00	1°20'12"	288.00	N 78°27'05" E	288.23
C38	25.00	81°02'58"	38.68	N 28°23'00" E	35.46
C39	685.00	2°02'00"	282.00	N 04°23'24" W	280.82
C40	25.00	80°19'25"	38.41	N 38°45'33" E	35.48
C41	100.00	81°23'24"	8.78	N 85°48'33" W	8.78
C42	915.00	82°41'11"	108.88	S 88°41'30" E	108.80
C43	25.00	33°38'08"	13.35	N 24°41'58" E	13.19
C44	30.00	100°12'42"	131.64	S 45°09'17" E	96.74
C45	25.00	21°00'00"	13.32	S 14°47'30" W	13.28
C46	485.00	39°52'38"	154.84	S 11°08'48" E	153.98
C47	25.00	80°00'00"	38.27	S 88°45'00" E	38.26
C48	910.00	82°00'00"	110.00	N 88°00'00" E	110.00
C49	25.00	87°19'30"	42.44	N 82°57'14" W	37.12
C50	470.00	30°42'38"	131.84	N 82°57'28" E	129.90
C51	25.00	84°12'24"	38.74	N 48°20'28" E	35.32
C52	1000.00	0°30'45"	10.98	S 88°41'32" E	10.98
C53	25.00	88°42'24"	38.14	S 45°08'48" E	35.28
C54	475.00	27°17'24"	138.50	S 102°18'18" E	138.40
C55	25.00	80°00'00"	38.27	S 23°24'30" W	35.28
C56	1888.00	831'18"	204.00	S 87°02'44" E	203.70
C61	10.12	302°10'12"	8.00	S 81°08'08" E	8.73
C62	18.51	87°00'25"	11.50	S 87°43'25" E	10.98

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 74°45'18" E	100.70
L2	S 129°44'00" W	22.25
L3	S 141°03'00" W	113.23
L4	S 142°20'00" W	20.51
L5	S 143°23'21" E	43.72
L6	S 88°28'08" E	56.00
L7	S 84°22'00" W	104.44
L8	S 82°38'51" W	74.22
L9	N 84°14'18" E	79.80
L10	N 08°17'34" E	79.00
L11	S 82°55'48" E	15.78
L12	N 88°11'23" E	84.32
L13	S 17°11'01" E	38.32
L14	S 60°51'24" W	54.28
L15	S 28°05'00" E	60.88
L16	S 17°28'01" E	7.80
L17	S 122°17'38" W	80.00
L18	S 88°24'38" W	28.75
L19	S 88°57'47" W	33.18
L20	S 74°29'04" W	43.12
L21	N 88°18'00" W	76.00
L22	N 07°19'21" E	168.77
L23	N 80°25'14" W	2.12
L24	N 09°58'46" E	80.00
L25	N 09°58'22" E	113.22
L26	N 12°04'48" E	21.72
L27	S 80°58'14" E	84.24
L28	S 74°28'04" W	88.68
L29	S 00°14'00" E	37.12
L30	N 17°28'01" W	81.58
L31	N 88°24'38" E	52.68
L32	N 88°24'38" E	28.00
L33	N 40°00'00" W	14.14
L34	S 17°58'12" W	64.43
L35	N 24°08'18" E	13.48
L36	N 41°52'48" W	25.78
L37	S 31°17'14" W	30.88
L38	S 21°22'10" W	13.88
L39	S 80°43'01" E	18.84
L40	S 09°58'46" W	14.88
L41	S 08°18'48" W	10.00
L42	N 80°23'14" W	20.18
L43	N 00°14'00" W	18.88
L44	N 00°14'00" W	11.00
L45	S 17°28'01" E	42.64
L46	N 88°24'38" E	1.23
L47	S 17°28'01" E	44.22
L48	S 23°25'11" W	25.00
L49	S 21°20'01" E	30.80
L50	S 88°24'38" E	18.23
L51	S 20°00'35" E	58.88
L52	N 48°20'28" E	38.50
L53	N 40°00'00" W	14.14
L54	S 20°02'12" E	70.27
L55	S 21°25'11" E	16.43
L56	N 87°28'00" E	18.00
L57	N 87°28'00" E	15.00
L58	N 71°18'25" W	15.00
L59	S 08°22'00" W	12.00
L60	N 88°25'01" W	14.14
L61	S 20°02'12" E	70.27
L62	S 21°25'11" E	16.43
L63	N 87°28'00" E	18.00
L64	N 87°28'00" E	15.00
L65	N 71°18'25" W	15.00
L66	S 08°22'00" W	12.00
L67	N 88°25'01" W	14.14
L68	S 20°02'12" E	70.27
L69	S 21°25'11" E	16.43
L70	N 87°28'00" E	18.00
L71	N 87°28'00" E	15.00
L72	N 71°18'25" W	15.00
L73	S 08°22'00" W	12.00
L74	N 88°25'01" W	14.14
L75	S 20°02'12" E	70.27
L76	S 21°25'11" E	16.43
L77	N 87°28'00" E	18.00
L78	N 87°28'00" E	15.00
L79	N 71°18'25" W	15.00
L80	S 08°22'00" W	12.00
L81	N 88°25'01" W	14.14
L82	S 20°02'12" E	70.27
L83	S 21°25'11" E	16.43
L84	N 87°28'00" E	18.00
L85	N 87°28'00" E	15.00
L86	N 71°18'25" W	15.00
L87	S 08°22'00" W	12.00
L88	N 88°25'01" W	14.14
L89	S 20°02'12" E	70.27
L90	S 21°25'11" E	16.43

LINE TABLE

LINE	BEARING	DISTANCE
L91	N 02°44'33" W	33.89
L92	N 11°28'28" W	12.23
L93	S 33°58'38" E	15.87
L94	S 17°58'12" E	15.28
L95	N 45°20'07" E	28.40
L96	N 45°20'07" E	66.93
L97	S 17°58'12" W	14.24
L98	N 82°20'48" W	15.00
L99	N 71°18'25" W	15.00
L100	S 08°22'00" W	12.00
L101	N 88°25'01" W	14.14
L102	S 20°02'12" E	70.27
L103	N 88°25'01" W	28.25
L104	N 20°18'08" W	8.81
L105	N 20°18'08" W	8.81
L106	S 17°58'12" E	30.00
L107	S 17°28'01" E	10.00
L108	N 17°28'01" W	20.00
L109	S 50°38'28" E	28.11
L110	S 50°38'28" E	16.87

RESERVE TABLE

RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	0.071	3,183	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PARKWAY MUNICIPAL UTILITY DISTRICT NO. 5
B	0.899	38,486	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PARKWAY MUNICIPAL UTILITY DISTRICT NO. 5
C	0.854	36,494	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PARKWAY MUNICIPAL UTILITY DISTRICT NO. 5
TOTAL	1.425	62,063		

SIENNA SECTION 35A

City of Missouri City, TX
 Received
MAR 02 2020
 Planning Division

A SUBMISSION OF 12.223 ACRES OF LAND SITUATED IN THE WILLIAM HALL SURVEY, ABSTRACT 31, FORT BEND COUNTY, TEXAS.

21 LOTS 3 RESERVES (1.425 ACRES) 3 BLOCKS
 FEBRUARY 28, 2020 JOB NO. 1418-1535A

OWNERS:
TOLL-GTIS PROPERTY OWNER, LLC
 JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE
 10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 210, HOUSTON, TEXAS 77084
 PH. (281) 894-8655

SURVEYORS:
GBI PARTNERS, L.P.
 LAND SURVEYING CONSULTANTS
 4704 BETH ROAD - ANAHEIM, TX 75218
 PHONE: 281.888.8218 - GBI@gbipartners.com
 17004 FRM #1010008 - www.gbisurvey.com

ENGINEER:
LJA Engineering, Inc.
 1904 W. Grand Parkway North
 Suite 100
 Katy, Texas 77498
 Phone 713.853.5300
 Fax 713.853.5618
 FRNF-1388

JON BORDOVSKY, R.P.L.S.
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 8465

SCOTT FRANKOVICH, P.E.
 LICENSED PROFESSIONAL ENGINEER
 TEXAS REGISTRATION NO. 130512



PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE: March 11, 2020

AGENDA ITEM SUBJECT: IQRA Foundation of Greater Houston –
SUP, Specific Use Permit

AGENDA ITEM NUMBER: 7.A.

PROJECT PLANNER: Jennifer Thomas Gomez, AICP, Planning
Manager

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

PERMIT NUMBER: SUP2000009

PROPERTY ID: 1800-00-000-0015-907

LOCATION: The Missouri City Central shopping center (Omid Center) is located at 2304-2428 Texas Parkway, north of the Wells Fargo office building, south of the intersection of Independence Boulevard and Texas Parkway, east of Quail Green West, and west of an American Storage and Fort Bend Independent School District's Progressive School. The proposed place of assembly would be located within a lease space at 2416 Texas Parkway.

RECOMMENDED ACTION:

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

SCHEDULED FIRST READING BY THE CITY COUNCIL:

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

Revised submittals due on or prior to Wednesday, March 18, 2020. Any revised documents and exhibits required as a result of recommendations made by the Planning

and Zoning Commission, must be submitted no later than March 18, 2020, which is prior to the deadline for submittals to the City Council for their April 6, 2020, meeting.

Revised documents required:

1. Provide a complete list of current tenants located within the Missouri City Central shopping center and the date of initial occupancy.
-

SUMMARY:

Khan Ghufuran, IQRA Foundation, submitted a commercial change of occupancy application in October 2019 to locate a mosque in a lease space at 2416 Texas Parkway. At the time, it was thought that a church had previously occupied the space and that the proposed use was nonconforming. The application was approved and a certificate of occupancy was issued on or around December 5, 2019. The certificate of occupancy maintained the lease space as building code occupancy Group B providing for a maximum occupant load of 49 persons.

On December 9, 2019, Mr. Ghufuran requested that the building code occupancy Group B be changed to Group A, Assembly, to allow for an increase in persons permitted in the space. Mr. Ghufuran provided that the lease space would be used for afternoon prayers and anticipated a congregation of approximately 100 persons. When this request was made, it was discovered that the zoning district for the shopping center requires a SUP, Specific Use Permit for the location of places of assembly including religious activities. Mr. Ghufuran and his development team, Purser Architectural, met with city staff and discussed these issues and have subsequently made this application for approval of a SUP to allow for the location of a places of assembly in the subject lease space.

GENERAL SITE INFORMATION:

A. Legal Description:

The Missouri City Central Shopping Center site is described as being a 7.6922 acre tract of land, situated in the I. & G.N.R.R. Survey No. 3, A-264, Fort Bend County, Texas, and being a portion of Blue Ridge Square Subdivision as per replat recorded in Volume 30, Page 9 of the Fort Bend County Plat Records.

B. Size: 7.69 acres; subject lease space: 2,448 square feet

C. Existing Land Use and Zoning Designation: Retail/commercial uses / LC-3, retail district

D. Surrounding Land Uses and Zoning Designations:

North: Pizza Hut (2292 Texas Pkwy) / LC-3, retail district

South: Wells Fargo (2440 Texas Pkwy) / LC-3, retail district

East: FBISD Progressive School (1555 Independence Blvd); American Storage (2427 Texas Pkwy) / SUP No. 129 (Ordinance O-96-27); PD, Planned Development District No. 4 (Ordinance O-94-10)

West: Quail Green West residential subdivision / R-2, single family residential

E. Zoning History:

08-01-1959: Portion of subject shopping center site annexed by the City of Missouri City (Ordinance No. 37)

08-03-1959: Portion of subject shopping center site annexed by the City of Missouri City (Ordinance No. 38)

01-19-1981: Subject shopping center site zoned LC-3, retail district (Ordinance O-81-01)

ANALYSIS OF SUBJECT SITE:

A. Development Potential

Khan Ghufuran, IQRA Foundation seeks to locate an assembly use with an occupancy of up to 100 persons in a lease space located at 2416 Texas Parkway in the Missouri City Central shopping center. Mr. Ghufuran provides that the lease space will be used for afternoon prayers and anticipates a congregation of approximately 100 persons.

Section 15.2, of the zoning ordinance requires a SUP, Specific Use Permit for the location of places of assembly including for religious activities.

The Missouri City Central shopping center contains commercial and retail uses including but not limited to a restaurant, pet supply business, specialty grocery store, and at least one place of assembly. The existing place of assembly, located at 2340 Texas Parkway, is classified as a nonconforming use.

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

- 3.. ***An ongoing and increasing focus on neighborhood integrity and commercial redevelopment as the community continues to mature.***

Conformance with the Land Use Plan: The Future Land Use Map identifies the subject tract as being Auto-Oriented Character, Commercial within the Texas Parkway Mixed Character District Corridor. The intent of the Texas Parkway Corridor is summarized below:

- Allow future land uses to be more responsive to market realities
- Encourage infill with select residential products and primary employment facilities
- Utilize the HCC campus as an anchor to build upon.

The Auto-Oriented Commercial character district designation as well as senior housing alternatives, high density residential such as duplexes, patio/cluster, townhomes, and/or condominium should receive positive consideration.

Staff recommendation: Approve the SUP to allow for the temporary location of a place of assembly within the lease space. The SUP could allow for the place of assembly for a period not to exceed five years. The Texas Parkway corridor continues to be a priority of the community and City Council goals. As provided by the Comprehensive Plan, redevelopment opportunities should be encouraged along the corridor. However, the number of assembly uses should be monitored and strategically located so that such uses do not restrict overall growth within these areas. The property owner should provide an inventory of existing businesses/uses located and operating within the shopping center in addition to the date such business began operating within the center.

B. Ingress and egress. All driveways are required to comply with the Public Infrastructure Design Manual.

The Missouri City Central shopping center currently has two driveways from Texas Parkway and shared access with the commercial development to the north.

There are no changes proposed to the existing driveways at this time.

C. Parking regulations. Section 12, Parking regulations apply to the subject site.

Section 12.2 requires 0.2 parking space spaces per person multiplied by the maximum permitted occupancy. If the proposed place of assembly occupancy is increased to 100 persons, a minimum of 20 parking spaces would be required. The lease space for the proposed place of assembly shares parking with other businesses located within the shopping center.

There is sufficient parking available to meet this requirement.

D. Trash disposal regulations. Section 9.14, trash disposal regulations apply to the subject site.

Section 9.14 requires trash disposal areas are required to be located to the side or the rear of a property and to be screened by masonry enclosures at a minimum height that is one foot taller than the receptacle.

The proposed place of assembly has not indicated a proposed trash disposal area.

E. Utilities. All utilities are required to comply with the Public Infrastructure Design Manual.

F. Landscaping requirements. Section 11, Landscaping regulations apply to the subject site.

The proposed place of assembly would be located within the lease space with no stated services outdoors.

There are no planned or required changes to the existing landscaping on site.

G. General compatibility with adjacent properties and other property in the district.

The proposed place of assembly would be located within the lease space with no stated services outdoors. The proposed is not anticipated to impact adjacent properties. The proposed use could impact certain alcohol sales within the shopping center.

Chapter 6, Article II of the City's Code of Ordinance prohibits the sale of alcoholic beverages from a place of business within 300 feet of a church.

H. Development schedule. The IQRA Foundation currently leases and occupies the lease space at 2416 Texas Parkway. If approved, the applicant has indicated that the business would commence within the five-year period required by Section 15.4. of the City's zoning ordinance.

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



**DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division**

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

APPLICATION FOR:

Check One:

- SPECIFIC USE PERMIT
- SPECIFIC USE PERMIT AMENDMENT
- PLANNED DEVELOPMENT DISTRICT
- PLANNED DEVELOPMENT DISTRICT AMENDMENT

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

1. Project Name:	IQRA FOUNDATION OF GREATER HOUSTON		
2. Address/Location of Property:	2416 TEXAS PKWY MISSOURI, TX 77489		
3. Applicant's Name:	PURSER ARCHITECTURAL - GUILLERMO SAHAGUN		
Mailing Address:	5702 4TH STREET KATY, TX 77493		
Phone No.:	(281) 293 - 9291		
Email:	GUILLERMO@PURSERARCHITECTURAL.COM		
4. Status of Applicant:	Owner	<input checked="" type="radio"/> Agent	Attorney Trustee Corporation Relative
<small>(If other than Owner, submit written authorization from Owner with application.)</small>			
5. Property Owner:	OMID CENTER, INC.		
Mailing Address:	ALMEDA ROAD, SUITE E		
Phone No.:	(713) 205 - 4234		
Email:	OSHARIF@LILACO.COM		
6. Existing Zoning District:	LC3		
7. Total Acreage:	7.6922 ACRE TRACT		
8. Proposed Development and Reasons for Application:	LEASE SPACE BUILDOUT FOR A 2,448 SQ. FT. MOSQUE		
9. Legal Description of the Property	<small>(If the legal description is a portion of a lot, then a metes and bound description of the tract must be submitted with application.):</small>		
	A 7.6922 ACRE TRACT OF LAND OUT OF AND PART OF THE I. & G.N.R.R. SURVEY NO.3 ABSTRACT NO.264 IN FORT BEND COUNTY TEXAS AND BEING A PORTION OF BLUE RIDGE SQUARE SUBDIVISION AS PER REPLAT RECORDED IN VOLUME 30 PAGE 9 OF THE FORT BEND COUNTY PLAT RECORDS.		
10. Central Appraisal District tax identification numbers of property	<small>(Attach Paid Tax Receipts):</small>		
	1800000000015907		
11. Do deed restrictions or restrictive covenants exist for the property?	<small>(Circle One):</small>	YES	<input checked="" type="radio"/> NO
<small>(If yes, submit with application.)</small>			
12. Does this application include an Architectural Design Review:	<small>(Circle One):</small>	<input checked="" type="radio"/> YES	NO
<small>(If yes, see page 8, Exhibit C for materials required to be submitted.)</small>			
FILING FEE:		\$1,200.00	

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

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

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

PURSER ARCHITECTURAL - GUILLERMO SAHAGUN

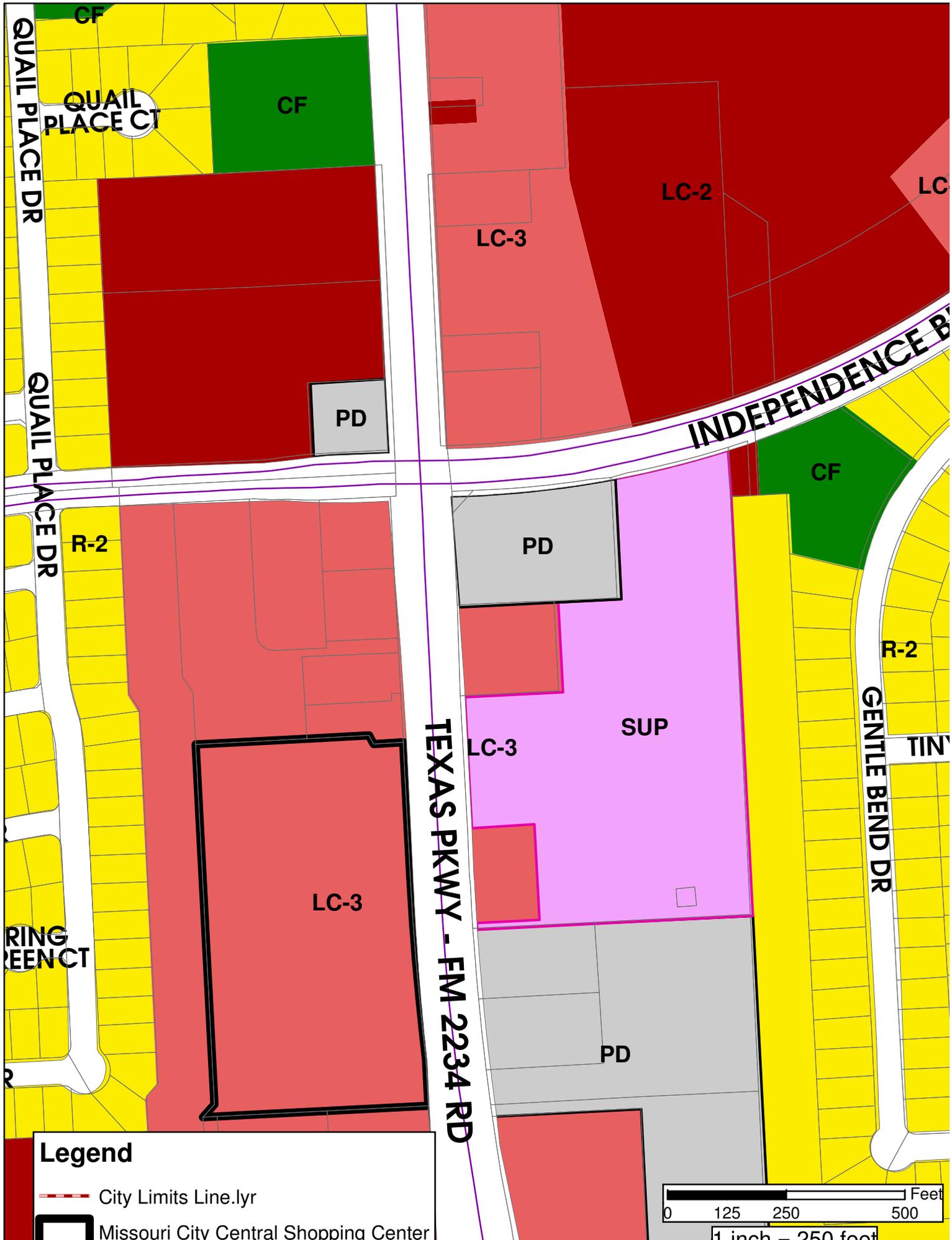
Print Name of Applicant

Signature of Applicant

OMID CENTER, INC.

Print Name of Property Owner

Signature of Property Owner, Agent or Attorney





Fiesta

Walgreens

Burger King

FBISD
Progressive
School

Missouri City Central
Shopping Center

Proposed
Place of Assembly

American Storage

Wells Fargo

Legend

 City Limits Line.lyr

 Missouri City Central Shopping Center

0 125 250 500 Feet

1 inch = 250 feet



DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

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

DATE OF NOTICE: February 28, 2020

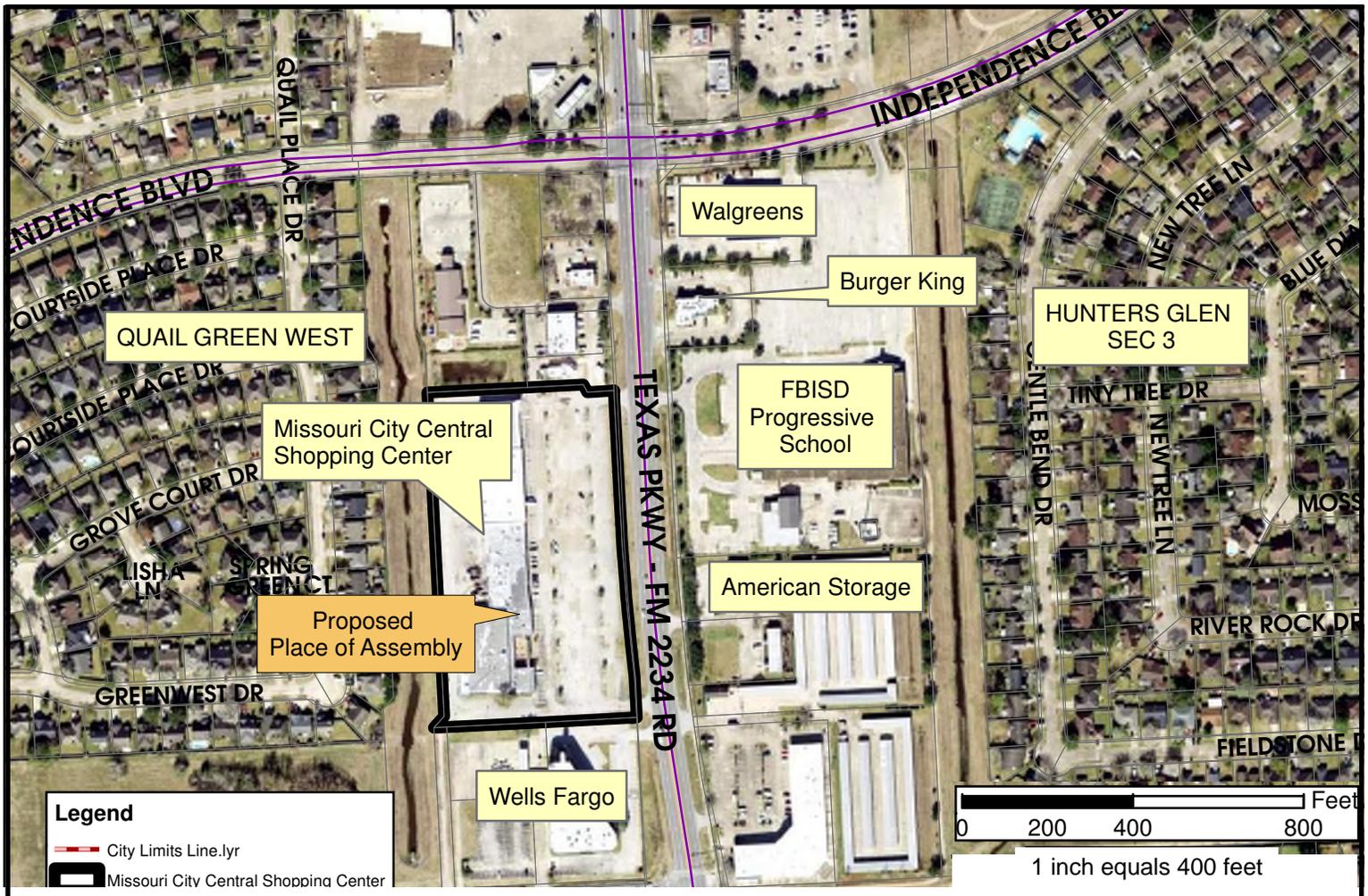
LOCATION/DATE: The Planning and Zoning Commission of the City of Missouri City will hold a public hearing on Wednesday, March 11, 2020, at the City Council Chambers – 2nd Floor, City Hall Building, 1522 Texas Parkway (FM-2234), Missouri City, Texas at 7:00 p.m.

PURPOSE: To receive comments for or against a request by Guillermo Sahagun, Purser Architectural, seeking a SUP, Specific Use Permit to allow for the location of a place of assembly in an approximate 2,488 square foot lease space in the Missouri City Central shopping center (Omid Center); and to the extent such zoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

SITE LOCATION: The Missouri City Central shopping center (Omid Center) is located north of the Wells Fargo office building, south of the intersection of Independence Boulevard and Texas Parkway, east of Quail Green West, and west of an American Storage and Fort Bend Independent School District's Progressive School. The proposed place of assembly would be located within a lease space at 2416 Texas Parkway.

SITE LEGAL DESCRIPTION: The Missouri City Central Shopping Center site is described as being a 7.6922 acre tract of land, situated in the I. & G.N.R.R. Survey No. 3, A-264, Fort Bend County, Texas, and being a portion of Blue Ridge Square Subdivision as per replat recorded in Volume 30, Page 9 of the Fort Bend County Plat Records.

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





DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

February 28, 2020

CITY OF MISSOURI CITY, TEXAS
Planning and Zoning Commission

The Planning and Zoning Commission of the City of Missouri City will hold a public hearing:
Wednesday, March 11, 2020
City Council Chambers
2nd Floor, City Hall Building
1522 Texas Parkway (FM 2234); 7:00 PM

To receive comments for or against a request by Guillermo Sahagun, Purser Architectural, seeking a SUP, Specific Use Permit to allow for the location of a place of assembly in an approximate 2,488 square foot lease space in the Missouri City Central shopping center (Omid Center); and to the extent such zoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

___ I/We protest this proposed rezoning because

___ I/We support this proposed rezoning because

Sincerely,

Signature

Print Name

Street Address

Subdivision

Phone Number

Return to: Development Services
Department – Planning Division
1522 Texas Parkway
Missouri City, TX 77489
FAX: (281)403-8962
EMAIL: planning@missouricitytx.gov

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

Print Name

Signature



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: March 11, 2020

AGENDA ITEM SUBJECT: Parkway Crossing – PD, Planned Development
District No. 96 Amendment

AGENDA ITEM NUMBER: 7.B.

PROJECT PLANNER: Jennifer Thomas Gomez, AICP, Planning
Manager

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

PERMIT NUMBER: PD1900011

PROPERTY ID: 0313-00-000-0143-907 / 0313-00-000-0162-907 /
0313-00-000-0134-907 / 0313-00-000-0161-907

LOCATION: PD No. 96 is located north and south of Lake
Olympia Parkway, north of Dry Creek Village, east
of Parks Edge and west of the Fort Bend Parkway.

RECOMMENDED ACTION:

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

SCHEDULED FIRST READING BY THE CITY COUNCIL:

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

Revised submittals due on or prior to Wednesday, March 18, 2020. Any revised documents and exhibits required as a result of recommendations made by the Planning and Zoning Commission, must be submitted no later than March 18, 2020, which is prior to the deadline for submittals to the City Council for their April 6, 2020, meeting.

Revised documents required:

1. Clarification on a proposed educational places of assembly use as provided in the purpose statement below.
 2. Provide clarification on a helipad landing facility as provided in the proposal.
 3. Provide the approximate acreage for the area designated as "Park" adjacent to the "Mid Density Residential" area.
-

SUMMARY:

PD, Planned Development District No. 96 was approved in November 2014 to allow for the development of a mixed use project. The proposed development is to include a mix of single family residential, multifamily, office and other commercial and civic uses. All development within the PD is proposed to be in accordance with a site plan, general development plan and residential builder guidelines. The development was proposed to be completed in two phases. **Phase 1** to consist of a minimum of 15,000 square feet of retail/commercial uses and up to 350 multifamily dwelling units; **Phase 2** to begin upon the completion of all Phase 1 multifamily dwelling units and the certification that a minimum of 75 percent of the commercial square footage was occupied.

The developer for the property has been working with the city as well as other entities including the Fort Bend Toll Road Authority on the coordination and timing for public improvements, infrastructure and access to the development. The city's Fire Station No. 6, a proposed 16,000 square foot building, is planned to be constructed within PD No. 96, on a property donated by the developer.

The applicant proposes to amend the regulations and restrictions contained in PD No. 96, to modify and refine the mix of uses permitted; to modify the development schedule; to provide for major and minor modifications; and to amend the site plan as development of the area becomes more certain. The amended site plan provides the approximate acreage for each proposed subdistrict within the PD. The applicant has submitted a draft ordinance outlining proposed amendments to PD No. 96. This report summarizes the applicant's proposal.

SUBSECTION 8.3 – Requirements for a PD District Amendment Application

A. Ownership documentation:

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

B. Legal description of site:

PD No. 96 can be described as being a **107.36 acre tract of land** situated in the D Bright League Survey, A-13 and the H. Shropshire Survey, A-313, in Fort Bend County, Texas being a portion of a called 110.884 acre tract of land conveyed to M.V. McCarthy by Substitute Trustee's Deed recorded in Clerk's File No. 2011054594 and the remainder of a called 156.5236 acre tract of land conveyed to Olympia Estates II Associates Limited by Warranty Deed with Vendor's Lien as recorded in Clerk's file No. 2003019906 both of the Fort Bend County Official

Public Records of Real Property; and being all of Olympia Estates Northeast Reserves, a subdivision of **8.481 acres** out of the H. Shropshire Survey, A-313, instrument number 20190130 filed and recorded into the Fort Bend County, Texas Official Public Records.

C. Site Plan:

A proposed site plan has been submitted which constitutes the required site plan. In the Analysis of the Subject Site below, the existing site plan adopted by PD No. 96, is referred to as Exhibit B; the revised site plan is referred to as site plan.

D. Development Schedule. Refer to Analysis of Subject Site provided below.

E. Minimum design standards:

The applicant has complied with City standards, except as requested below in the Analysis of the Subject Site.

GENERAL SITE INFORMATION:

A. Total acreage: 115.84 acres

B. Existing Land Use and Zoning Designation: Convenience store with gas station under construction (1111 Lake Olympia Parkway); Unimproved / PD No. 96 (Ordinance O-15-54)

C. Surrounding Land Uses and Zoning Designations:

North: Parks Edge residential subdivision; Telecommunications site – Tall Tower / PD No. 95 (Ordinance O-15-52); SUP, Specific Use Permit No. 139 (Ordinance O-98-37)

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

East: Fort Bend Parkway

West: Parks Edge residential subdivision / PD No. 95 (Ordinance O-15-52)

D. Zoning History:

09-02-1997: Subject site annexed by the City of Missouri City (Ordinance No. O-97-32)

09-17-2001: Portion of subject site zoned LC-2, local retail district (Ordinance O-01-47)

06-17-2002: A portion of the subject site zoned R-2, single family residential district; portion zoned LC-2, local retail district; and a portion zoned LC-3, retail district (Ordinance O-02-21)

08-18-2003:	Portion of subject site rezoned to LC-2, local retail district (Ordinance O-03-25)
11-17-2014:	Portion of subject site zoned PD No. 96 (Ordinance O-14-45) to allow for the development of a mixed use development.
09-21-2015:	PD No. 96 amended to add an approximate 8.48 acre tract of land.

Subsection 8.2.C. and 8.5. – Site plan and Use regulations: Subsection 8.2.C., Site plan and 8.5, Use regulations requires that the applicant propose minimum development guidelines for the site.

Development within PD No. 96 is proposed to be in accordance with a site plan, general development plan and residential builder guidelines.

There are no proposed amendments to PD No. 96 except as provided below.

Analysis of subject site:

A. Purpose

The planned development district may include residential district uses, retail/commercial/office uses and community facilities. Improvements to the site shall be designed to enhance the overall urban design and nature of the surrounding area.

Staff recommendation: The applicant's proposal references an educational place of assembly however no other information has been provided. The applicant should clarify if the proposed plan includes the opportunity for such use and if so, where such use is proposed to be located.

B. Use regulations. Except as set forth herein, no changes are proposed to PD No. 96.

PD, Planned Development District No. 96 was approved in November 2014 to allow for the development of a mixed use project. At the time, the mix of uses were categorized to include:

Residential Subdistrict (designated as "Mid Density Residential" on Exhibit B):

- *Mid density residential – allowing for R-5, townhouse residential district uses;*

Commercial Subdistrict (designated as "Commercial District," "Commercial District 2," or "MU 1," "MU 2," "MU 3," "MU 4," and "MU 5" on Exhibit B):

- *MF-2, multifamily residential district uses (only in the MU areas); and*
- *LC-3, retail district uses.*

The applicant proposes to modify and refine this mix of uses permitted and to revise Exhibit B as development of the area becomes more certain. The applicant's proposal to amend PD No. 96 includes the following. **New uses and districts are provided in red font.**

Residential Subdistrict (designated as "Mid Density Residential" on the site plan):

- *Mid density residential – allowing for R-5, townhouse residential district uses;*

Commercial Subdistrict (designated as "Commercial District," "Commercial District 2," "MU-1," "MU-2," "MU-3," "MU-4," and "MU-5" on the site plan):

- *MF-2, multifamily residential district uses (MU areas); and*
- *LC-3, retail district uses (Commercial District, Commercial District 2, MU areas)*

General Retail/Commercial Area (designated as "GRC" on the site plan):

- *LC-3, retail district uses;*
- *Assisted Living Residential*
- *Parking garage*
- *Helipad landing facilities for rotary wing aircraft associated with medical facilities.*

Mixed Use Area (designated as "MUA" on site plan) – defined as a mix of uses comprised of multi-family, condominium, mixed residential/office, and retail uses as follows:

- All uses permitted in the General Retail/Commercial Area;
- MF-2, multifamily residential district uses;
- **R-6, condominium residential district uses;**
- LC-O, local commercial office district; and
- Concert and performance halls, movie theaters, and outdoor amphitheaters.

Traditional Neighborhood Development (designated as "TND" on the site plan) – defined as an overall compact form consisting of buildings and streetscapes designed on a human scale and consisting of all of the following: (1) a distinct mixed-use center consisting of office, retail, high density residential and/or public spaces; (2) interconnected streets including on-street parking and single travel lanes for cars; (3) wide sidewalks shaded by trees, (4) paths in a grid pattern that provide multiple routes within the neighborhood; (5) small blocks; (6) a minimum of 90 percent of housing that is located no further than 2,000 feet of the center and (6) buildings with minimal or no setbacks:

- *All uses permitted in the Mixed Use Area*

- Assisted Living Residential
- Parking garage
- Helipad landing facilities for rotary wing aircraft associated with medical facilities.

Community Subdistrict (designated as "Fire Station," or "Park" on the site plan):

- Parks;
- Fire station; and
- **CF, community facilities district uses.**

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

1. **A more cohesive city.**
 - 1.1 Establish "centers" and focal points, whether in the form of a high-profile Town Center for the entire community or a series of nodes and neighborhood centers.
2. **More varied development to move beyond a "bedroom community" perception of Missouri City.**
 - 2.3. Encourage multiple housing types and floor plans to offer a variety of housing choices to residents, particularly in the areas surrounding and along the Texas Parkway, Cartwright Road, FM 1092 and Fort Bend Parkway corridors.

Conformance with the Land Use Plan: The Future Land Use Map identifies the PD No. 96 area as being of Urban Character. Urban Character is summarized as follows:

This designation is for areas where the most intensive site development within the community should be permitted. This may include small lot single family neighborhoods and development with attached dwellings. Due to the density, mixed use is often warranted, which could include commercial and office uses either as a stand-alone building or vertically integrated (i.e., first floor retail with residential units above), as well as live-work units. To create an Urban character, buildings must be of a minimum rather than maximum height and must be situated close to the street to create enclosure. Parking garages also contribute to an Urban character by removing surface parking, creating additional building height and bulk, and offering further opportunities for ground-level storefronts and office space. An Urban designation is appropriate adjacent to main thoroughfares and transit corridors if adequate buffering and separation from adjacent, less intensive character areas is provided.

Staff recommendation: Approve the applicant's proposal with the following modifications. Modifications are provided in blue font, underlined for items to add and stricken for items to remove:

Residential Subdistrict (designated as "Mid Density Residential" and "Multifamily Residential" on the site plan):

- ~~Mid density residential – allowing for R-5, townhouse residential district uses;~~
- Multifamily residential – allowing for MF-2 multifamily residential district uses.

Commercial Subdistrict (designated as "Commercial District," "Commercial District 2," ~~"MU-1," "MU-2," "MU-3," "MU-4," and "MU-5"~~ on the site plan):

- ~~MF-2, multifamily residential district uses (MU areas); and~~
- LC-3, retail district uses (Commercial District, Commercial District 2, MU areas)

General Retail/Commercial Area (designated as GRC on site plan):

- ~~LC-3, retail district uses;~~
- ~~Assisted Living Residential~~
- ~~Parking garage~~
- ~~Helipad landing facilities for rotary wing aircraft associated with medical facilities.~~

Mixed Use Area Subdistrict (designated as "MUA" "MU-1," "MU-2A," and "MU-2B" on site plan) – defined as a mix of two or more uses comprised of multi-family, condominium, mixed residential/office, and retail uses as follows:

- ~~All uses permitted in the General Retail/Commercial Area;~~
- Areas designated as "MU-1":
 - MF-2, multifamily residential district uses;
 - R-6, condominium residential district uses;
 - LC-O, local commercial office district uses;
 - LC-3, retail district uses; and
 - Institution for elderly persons or physically-impaired persons (assisted living residential)
- Areas designated as "MU-2A," and "MU-2B":
 - LC-O, local commercial office district uses;
 - LC-3, retail district uses; and
 - Institution for elderly persons or physically-impaired persons (assisted living residential)
- ~~Concert and performance halls, movie theaters, and outdoor amphitheaters.~~

Traditional Neighborhood Development Subdistrict (designated as "TND" on site plan) – defined as an overall compact form consisting of buildings and streetscapes designed on a human scale and consisting of all of the following: (1) a distinct mixed-use center consisting of office, retail, high density residential and/or public spaces; (2) interconnected

streets including on-street parking and single travel lanes for cars; (3) wide sidewalks shaded by trees, (4) paths in a grid pattern that provide multiple routes within the neighborhood; (5) small blocks; (6) a minimum of 90 percent of housing that is located no further than 2,000 feet of the center and (6) buildings with minimal ~~or no~~ setbacks:

- ~~All uses permitted in the Mixed Use Area~~
 - ~~Assisted Living Residential~~
 - ~~Parking garage~~
 - ~~Helipad landing facilities for rotary wing aircraft associated with medical facilities.~~
- Any uses or combination of uses permitted in the Mixed Use Area; Places of assembly to include concert and performance halls; Outdoor commercial amusement enterprises to include outdoor amphitheaters.

Community Subdistrict (designated as "Fire Station," or "Park" on site plan):

- ~~Parks;~~
- ~~Fire station; and~~
- Any use allowed in an CF, community facilities district uses.

The applicant's proposal for both of the existing subdistricts (Residential and Commercial) tracks with what is currently permitted for PD No. 96. However, at the time of approval, the multifamily areas were not yet designated and the PD allowed for this use to be located within the Mixed Use (MU) areas generally, as shown on Exhibit "B". Since these areas were not defined at the time, PD No. 96 provided a maximum of 20 acres within these MU areas that could be developed for multifamily residential uses. The applicant's amended site plan provides for two designated multifamily areas; an approximate 10.02 acre tract and a 6.54 acre tract. These areas can now be added to the residential subdistrict as defined and removed from the commercial subdistrict so that it is clear that the commercial areas at the intersection of Parks Edge Boulevard and Lake Olympia Parkway as well as at Vicksburg Boulevard and Lake Olympia Parkway would not be developed to include multifamily uses.

The applicant's written proposal included a reference to a "General Retail/Commercial Area" however the site plan provided did not depict any areas shown as GRC. If the Commercial Subdistrict is maintained and a Mixed Use and Traditional Neighborhood Development subdistricts created, there would be no need for a separate "General Retail/Commercial Area".

The proposed Mixed Use areas (Subdistrict) as shown on the site plan, would have frontage along Lake Olympia Parkway ("MU-2A" and "MU-2B") and also situated on either side of the multifamily residential area ("MU-1"). These areas could provide a transition from the commercial/retail areas into the Traditional Neighborhood Development (Subdistrict). This area should be distinguished from the Commercial Subdistrict in terms of the uses permitted. ***It is not staff's recommendation to allow the mixed use areas along Lake Olympia Parkway to contain higher density development (i.e. – multifamily residential and***

condominium residential district uses). Additionally, uses in this district should combine two or more uses permitted to provide a distinction between this area and the Commercial subdistricts. More intense uses such as concert, performance halls and outdoor amphitheaters should be positioned within the areas designated as TND and provided closer to the Fort Bend Parkway (tollroad).

- C. Use district regulations.** Except as set forth herein, no changes are proposed to PD No. 96.

PD No. 96 provides for use district regulations that coincide with the permitted uses as follows:

Residential Subdistrict; *R-5, townhouse residential district regulations.*

Commercial Subdistrict:

- *Nonresidential uses: LC-2, local retail district regulations;*
- *Residential uses: MF-2 multifamily residential district regulations.*

Use district regulations apply standards that are not specified in PD No. 96 so that the development is consistent with similar uses if situated elsewhere in the city. For PD No. 96, these regulations include but may not be limited to: density within a building; greenbelt requirements, as applicable; garage regulations; trash disposal regulations; portable storage unit regulations; parking regulations; and amenities, as applicable.

Staff recommendation: Amend the use district regulations as follows. Proposed amendments to the use district regulations contained in PD No. 96 should coincide with the mix of uses proposed and reflect the characteristics of the new subdistricts (i.e. – TND). New use district regulations are provided in blue font, underlined.

Residential Subdistrict:

- a. Areas designated as "Mid Density Residential": R-5 townhouse residential district regulations contained in Subsection 7.6 of the City of Missouri City Zoning Ordinance should apply.
- b. Areas designated as "Multifamily Residential": MF-2 multifamily residential district regulations contained in Subsection 7.9. of the City of Missouri City Zoning Ordinance should apply.

Commercial Subdistrict:

- a. Areas designated as "Commercial District" and "Commercial District 2": LC-2 local retail district contained in Subsection 7.11 of the City of Missouri City Zoning Ordinance should apply

Mixed Use Subdistrict:

- a. Areas designated as "MU-1": MF-2 residential district regulations contained in Subsection 7.9. of the City of Missouri City Zoning Ordinance should apply.

- b. Areas designated as "MU-2A," and "MU-2B": LC-3 retail district regulations contained in Subsection 7.12. of the City of Missouri City Zoning Ordinance shall apply.

Traditional Neighborhood Development Subdistrict:

- a. MF-2 residential district regulations contained in Subsection 7.9 of the City of Missouri City Zoning Ordinance should apply.

Community Subdistrict:

- a. CF community facilities contained in subsection 7.15 of the City of Missouri City Zoning Ordinance should apply.

The application of the MF-2 multifamily residential district regulations within the area designated as MU-1 and the TND Subdistrict would provide for building setbacks that could be reduced from what would be required within a commercial district (i.e. – LC-2 or LC-3). This reduction would provide for development consistent with the TND purpose as well as work to achieve the purpose of the Urban Character defined by the Future Land Use plan.

- D. Height and area regulations.** Except as set forth herein, no changes are proposed to PD No. 96.

As provided above, PD No. 96 allows for a maximum of 20 acres within the areas designated as MU on Exhibit B to be developed for multifamily residential uses. A density of 35 units per gross platted acre (approximately 700 dwelling units) is permitted for multifamily development conditioned on performance standards provided within the development schedule.

Additionally for multifamily uses and nonresidential uses, PD No. 96 allows for a maximum building height of 55 feet or four stories except for the development within the area adjacent to the Olympia Estates residential subdivision (Commercial District 2, Exhibit B), where the maximum height is 35 feet or two stories.

PD No. 96 provides for a maximum of 20 acres of single family residential development.

The applicant's amended site plan provides for two designated multifamily areas; an approximate 10.02 acre tract and a 6.54 acre tract. The applicant has provided that these areas could add a total of 460 apartment units, of which 185 could be age restricted. The applicant further requests to add multifamily as well as condominium uses, recommended to be permitted within the TND Subdistrict.

Staff recommendation: Amend the height and area regulations as follows:

- **Remove the maximum of 20 acres for multifamily residential uses.** The site plan would replace Exhibit B and establish the specific areas and acreage where multifamily uses would be permitted outside of the TND Subdistrict. Conditions can be placed on condominium and multifamily development within the area designated as MU-1 and

the TND Subdistrict to ensure that a mix of development as presented and desired is obtained. These conditions can include the following:

- Provide that a maximum of 700 condominium or multifamily dwelling units are permitted within PD No. 96. A maximum of 35 units per gross platted acre. Any condominium or multifamily development is contingent upon the performance standards provided within the development schedule.
- Within the area designated as MU-1:
 - Condominium and/or multifamily uses may only be located on the 2nd or higher stories of a building. The first floors of any building containing condominium and/or multifamily uses must consist of nonresidential uses not accessory to the condominium and/or multifamily use;

The above recommendations with the stated conditions, would maintain the maximum number of multifamily dwelling units previously approved within PD No. 96 while providing flexibility to achieve the mixed use development components as proposed.

E. Architectural standards. Except as set forth herein, no changes are proposed to PD No. 96.

Staff recommendation: There are no changes proposed to the regulations except that the City will not enforce any regulations within PD No. 96 that "prohibits or limits, directly or indirectly, the use or installation of a building product or material in the construction, renovation, maintenance, or other alteration of a residential or commercial building if the building product or material is approved for use by a national model code published within the last three code cycles that applies to the construction, renovation, maintenance, or other alteration of the building;" or an regulation that "establishes a standard for a building product, material, or aesthetic method in construction, renovation, maintenance, or other alteration of a residential or commercial building if the standard is more stringent than a standard for the product, material, or aesthetic method under a national model code published within the last three code cycles that applies to the construction, renovation, maintenance, or other alteration of the building."

F. Outside placement, storage, sales and services regulations. Except as set forth herein, no changes are proposed to PD No. 96.

PD No. 96 provides for outside placement, storage, sales and services regulations that coincide with the permitted uses.

Staff recommendation: Amend the outside placement, storage, sales and services regulations to coincide with the proposed uses as follows:

Residential Subdistrict, MF-2, multifamily residential district uses, R-6, condominium residential district uses, and assisted living residential uses: Outside placement, storage, sales, and services should be prohibited.

LC-O, local commercial office district uses, LC-3 retail district uses, places of assembly uses and outdoor commercial amusement enterprises: Outside placement, storage, sales and services should be allowed subject to Subsection 9.17 of the City of Missouri City Zoning Ordinance for LC-2 local retail districts.

- G. Landscaping regulations.** Except as set forth herein, no changes are proposed to PD No. 96.

PD No. 96 provides for landscaping regulations that coincide with the permitted uses.

Staff recommendation: Amend the landscaping regulations to coincide with the proposed uses as follows:

Residential Subdistrict, MF-2, multifamily residential district uses, and R-6, condominium residential district uses,: Except as specifically set forth in the general development plan for multifamily residential developments and in the residential builder guidelines, the landscaping, screening, and buffer yard regulations contained in Section 11, Landscaping, of the City of Missouri City Zoning Ordinance for each applicable residential use should apply.

LC-O, local commercial office district uses, LC-3 retail district uses, assisted living residential uses, places of assembly uses and outdoor commercial amusement enterprises: Except as specifically set forth in the general development plan, the landscaping, screening, and buffer yard regulations contained in Section 11, Landscaping, of the City of Missouri City Zoning Ordinance for LC-2 local retail districts should apply to nonresidential uses.

- H. Sign regulations.** Except as set forth herein, no changes are proposed to PD No. 96.

PD No. 96 provides for sign regulations that coincide with the permitted uses.

Staff recommendation: Amend the sign regulations to coincide with the proposed uses as follows:

Residential Subdistrict, MF-2, multifamily residential district uses, and R-6, condominium residential district uses,: Except as specifically set forth in residential builder guidelines, the sign regulations contained in Section 12, Sign Regulations, of the City of Missouri City Zoning Ordinance should apply to residential uses.

LC-O, local commercial office district uses, LC-3 retail district uses, assisted living residential uses, places of assembly uses and outdoor commercial amusement enterprises: The sign regulations for nonresidential zoning districts contained in Section 13, Sign Regulations, of the City of Missouri City Zoning Ordinance should apply to nonresidential uses.

- I. **Fence regulations.** Except as set forth herein, no changes are proposed to PD No. 96.

PD No. 96 provides for fence regulations that coincide with the permitted uses.

Staff recommendation: Amend the fence regulations to coincide with the proposed uses as follows:

Residential Subdistrict, MF-2, multifamily residential district uses, and R-6, condominium residential district uses: Except as specifically set forth in the residential builder guidelines, the fence regulations for each applicable residential use contained in Section 14, Fence Regulations, of the City of Missouri City Zoning should apply.

LC-O, local commercial office district uses, LC-3 retail district uses, assisted living residential uses, places of assembly uses and outdoor commercial amusement enterprises: The fence regulations contained in Section 14, Fence Regulations, of the City of Missouri City Zoning Ordinance should apply to nonresidential uses.

J. **Modifications.**

The applicant proposes to provide a mechanism through which modifications to PD No. 96 can be made to allow for some adjustment within the plan and to the regulations and restrictions as development continues to occur. Major modifications would be considered as an amendment to PD No. 96 after public hearings and consideration by the Commission and City Council.

The applicant proposes the following, as edited by staff due to the size of the development.

“Major modifications” means a significant modification or amendment to the regulations and restrictions, the site plan, general development plan or residential builder guidelines that materially impacts the theme, character, or continuity of the planned development. A Major Modification must be reviewed and approved as an amendment to PD No. 96. A Major Modification would include, but is not limited to:

1. A change that results in a net increase or decrease of more than 30 percent of the acreage allocated to a use subdistrict (other than to the Community Subdistrict), or a series of modifications that would collectively result in a net increase or decrease of more than 60 percent of the acreage allocated to each use subdistrict; or
2. A major traffic impact, which would include the elimination of a major thoroughfare or major collector street, an adjustment in alignment of a

roadway of over 1,000 linear feet in any direction, or a change in land use that lowers the level of service despite the implementation of mitigating improvements.

“Minor modifications” means a minor modification or amendment to the regulations and restrictions, the site plan, the general development plan, or the residential builder guidelines that is an elaboration, refinement, or clarification of, or the addition of more precise specificity and does not materially impact the them, character, or continuity of development. Minor modifications are authorized under this Ordinance upon review and approval by the City Manager or Designee. An approved Minor Modification will be evidenced by a filed memorandum filed by the City Manager, designee, with the City Secretary with notice provided to all property owners within the PD district. A Minor Modification would include, but is not limited to:

1. A change that results in a net increase or decrease of less than 30 percent of the acreage allocated to a use subdistrict, or a series of modifications that would collectively result in a net increase or decrease of less than 60 percent of the acreage allocated to each use subdistrict; or
2. An adjustment in the alignment of a roadway of less than 1,000 linear feet in any direction; or
3. An adjustment to MF-2 multifamily residential district uses or R-6, condominium residential district uses that decreases the acreage dedicated to such uses; or
4. Any modification that is an elaboration, refinement, or clarification of the to the regulations and restrictions, the site plan, the general development plan, or the residential builder guidelines and deemed to be a minor modification by the City Manager.

Staff recommendation: **Approve** the process for minor and major modifications as provided above.

K. Development Schedule.

PD No. 96 required that progress be made towards completion of the development, within 5 years of the date the PD was originally approved (November 17, 2014). The development was proposed to be completed in two phases.

Phase 1 to consist of a minimum of 15,000 square feet of retail/commercial uses and up to 350 multifamily dwelling units. This phase requires the completion of a minimum of 15,000 square feet of nonresidential uses before or along with the submission of an application for a multifamily residential dwelling unit.

Phase 2 is to begin upon the completion of all Phase 1 multifamily dwelling units and the certification that a minimum of 75 percent of the commercial square footage was occupied.

The applicant proposes amendments to the development schedule to include a timeline of 15 years and to allow for the development of multifamily residential

dwelling units in Phase 1 to be constructed concurrently with the nonresidential development presently under construction or coming soon.

The applicant has noted that a 5,000 square foot nonresidential building is presently under construction within the area designated as Commercial District on the site plan. This development is a future convenience store with a gas station (7-Eleven at 1111 Lake Olympia Parkway). An additional site within the Commercial Subdistrict has been sold and is expected to contain a minimum 16,000 square foot retail center.

The city's Fire Station No. 6, a proposed 16,000 square foot building, is planned to be constructed on a property donated by the developer.

Staff recommendation: Approve the amendments to the development schedule as requested. The developer for the property has been working with the city as well as other entities including the Fort Bend Toll Road Authority on the coordination and timing for public improvements, infrastructure and access to the development. The existing and proposed regulations and restrictions provide standards for the development of nonresidential uses as desired and should work to protect the overall development from transitioning into a majority residential area instead of the mixed use development as proposed.

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



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

APPLICATION FOR:

- Check One:
 SPECIFIC USE PERMIT
 SPECIFIC USE PERMIT AMENDMENT
 PLANNED DEVELOPMENT DISTRICT
 PLANNED DEVELOPMENT DISTRICT AMENDMENT

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

1. Project Name: Parkway Crossing	
2. Address/Location of Property: NW corner Lake Olympia Boulevard at Fort Bend Tollway	
3. Applicant's Name: Joe Douglas Webb, AIA. Webb Architects	
Mailing Address: 3701 Kirby Drive Suite 916 Houston Texas 77098	
Phone No. : (713)400 -0235	
Email: jwebb@webbarchitects.com	
4. Status of Applicant: Owner Agent Attorney Trustee Corporation Relative <small>(If other than Owner, submit written authorization from Owner with application.)</small>	
5. Property Owner: Palmetto/WIHA FB 107, LP	
Mailing Address: 675 Bering Drive Suite 500 Houston Texas 77057	
Phone No.: (713)400 -7901	
Email: joel@terramarkventures.com	
6. Existing Zoning District: PD96	
7. Total Acreage: Approximately 107	
8. Proposed Development and Reasons for Application: Revision to existing PD 96 to revise land use map for the property and provide for minor and major modifications to such plan.	
9. Legal Description of the Property (If the legal description is a portion of a lot, then a metes and bound description of the tract must be submitted with application.): Copy attached.	
10. Central Appraisal District tax identification numbers of property (Attach Paid Tax Receipts):	
11. Do deed restrictions or restrictive covenants exist for the property? (Circle One):	YES NO
<small>(If yes, submit with application.)</small>	
12. Does this application include an Architectural Design Review: (Circle One):	YES NO
<small>(If yes, see page 8, Exhibit C for materials required to be submitted.)</small>	
FILING FEE: \$1,200.00	

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

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

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

Joe Douglas Webb

 Print Name of Applicant

Joel R. Scott, *Manager*

 Print Name of Property Owner

 Signature of Applicant *14 Feb 20*

 Signature of Property Owner, Agent or Attorney



LEGEND	
RESIDENTIAL	
MID DENSITY RESIDENTIAL	
MIN 25' WIDE/ 2,500 SF FT/ 100X100 (2 ACRES)	
COMMERCIAL	
COMMERCIAL DISTRICT	
COMMERCIAL DISTRICT 2	
MU - NO MORE THAN 20 ACRES MULTI-FAMILY	
OPEN SPACE	
OPEN SPACE/DETENTION	

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EXHIBIT B

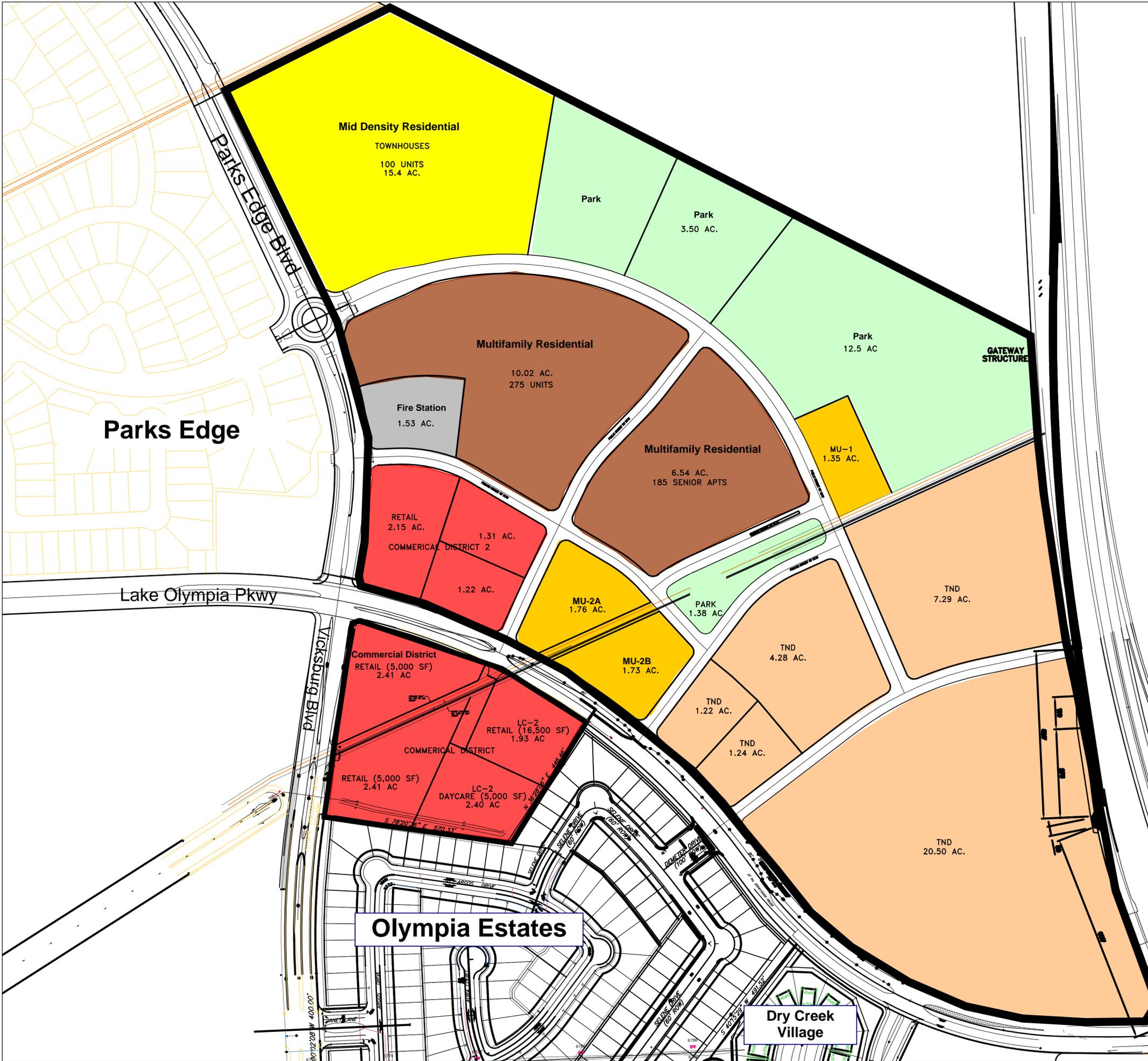
a concept plan for
TOWN CENTER



Land Planning Consultants
2551 Green Brook Blvd., Suite A-200
Katy, Texas 77404
7000 North Maple, Suite 300
Austin, TX 78757
2600 Dallas Parkway, Suite 204
Frisco, TX 75034
Tel: 281-679-0340



JUNE 8, 2011
KBA 017008



LEGEND

Residential Subdistrict:

- Mid Density Residential
- Multifamily Residential

Commercial Subdistrict:

- Commercial District; Commercial District 2

Mixed Use Subdistrict:

- MU-1; MU-2A; MU-2B

Traditional Neighborhood Development Subdistrict:

- TND

Community Subdistrict:

- Park
- Fire Station

**AMENDED
Site Plan**

PARKWAY CROSSING
Lake Olympia Parkway at Fort Bend Toll Road
March 2020



Webb Architects
Architecture
Planning
Urban Design

3701 Kirby Drive Suite 916 Houston Texas 77098 713.400.0230
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NORTH

SCALE: 1"=200'

GENERAL DEVELOPMENT PLAN

A. Multi-Family Performance Standards

1. Multi-family shall incorporate:
 - a. Bicycle accommodations
 - i. Bicycle parking spaces shall be provided within 50 feet of the leasing and management office.
 - ii. Bicycle parking spaces shall include racks, lockers, or other structures intended for parking bicycles with a minimum of 4 spaces in any one parking area.
 - iii. Racks shall be designed to support the bicycle upright in two places on the bicycle frame.
 - iv. Interior bicycle parking shall be provided under stairwells in building corridors.
 - v. Bicycle parking spaces shall not encroach into any sidewalk or other pedestrian walkway as required herein.
 - b. Pedestrian friendly elements beyond Missouri City basic code requirements.
 - i. A publicly-accessible outdoor plaza shall be located on the site.
 - ii. Plazas shall have a minimum size of 500 square feet.
 - iii. Plazas shall include a decorative paving pattern.
 - iv. Plazas shall include at least 2 benches and 2 shade trees.
 - v. Plazas shall accommodate bicycle use per paragraph a.
 - c. Provisions for pedestrian connectivity amongst land uses.
 - i. Pedestrian walkways required by this section shall meet the following criteria:
 - (a) Minimum 6-foot width;
 - (b) Readily visible and free of encroachment by parked vehicles;
 - (c) Paved with concrete or other masonry products differentiated from the driveway and parking areas through the use of color, texture, or materials;
 - (d) Predominantly shaded with shade trees at one per 30 linear feet of walkway or building canopies;
 - (e) Lighted with pedestrian-scaled fixtures; and
 - (f) Marked with “way-finding” signage.
 - ii. Pedestrian walkways shall connect building entrances to the adjacent public sidewalk and to the adjacent shared-use trails.
 - iii. A pedestrian walkway shall connect a building entrance to the nearest parking area.

- iv. A pedestrian walkway/access corridor, placed perpendicular to the parking rows, shall bisect the entire parking area and extend to the adjacent tract.
- v. Multi-family development shall be adjacent to or within 1,200 feet of non-residential uses connected by pedestrian walkways.
- vi. All sites for multi-family development shall reserve spaces for future bus stops or other transit nodes and interfaces.
- vii. Allowance for shared common space between different users (no front fences or walls).
- viii. Additional landscape requirements to include the following:
 - (a) All required Canopy trees related to minimum buffers shall be a minimum 4" caliper, 10 feet high, at the time of planting.
 - (b) Buffer trees may be clustered or spaced linearly; they need not be placed evenly.
 - (c) Required buffers may include pedestrian walkways, plazas and shared-use trails.
 - (d) Required buffer along public streets may be used for a future transit stop.

B. Vehicular, Bicycle and Pedestrian Circulation Regulations – All non-residential sites within in the Planned Development District Ordinance shall be developed in accordance with the following regulations:

- 1. Vehicular paving:
 - a. All parking lots, driveways, and vehicle use areas outside of individual building parcels must be constructed of concrete.
 - b. Driveway and access easements may be paved with a concrete surface or interlocking pavers supported by a 6 inch reinforced tray and a sub-grade per City design standards.
- 2. Bicycle parking: Off-street parking for bicycles shall be provided within 50 feet of primary employee and/or visitor building entrances and shall include racks or other structures intended for parking bicycles.
- 3. A pedestrian walkway shall be provided to connect the primary building entrance to the public street sidewalk.
 - a. When parking is located between the street and the building, at least one walkway shall be provided to and through its associated parking area to connect a building entrance to a public street sidewalk.

C. Landscape Regulations – All non-residential sites within the Planned Development District Ordinance shall be developed in accordance with the following additional regulations:

- 1. Minimum widths for buffer yards, continuous along:
 - a. Public streets: 20 feet
 - b. Internal access easements: 10 feet

- c. All other property lines: 5 feet
- 2. Buffer yards may include vehicular driveways and internal access easements, perpendicular to the length of the buffer, and pedestrian walkways.
- 3. Canopy trees
 - a. Trees shall have a minimum 3-inch caliper and minimum 10-foot height as measured at ground level when planted.
 - b. Required trees may be clustered or spaced linearly; they need not be placed evenly.

D. Building Regulations – All non-residential buildings within the Planned Development District Ordinance shall be developed in accordance with the following additional regulations:

- 1. Buildings shall be designed in accordance with the following criteria:
 - a. Break up the horizontal and vertical building planes through offsets, changes in building materials, colors and textures, or other methods; and
 - b. Incorporate architectural details that create shade and cast shadows to provide visual relief.
 - c. Facades greater than 100 feet in length that face public streets shall incorporate offsets having a minimum depth of at least 5 feet, and extending at least 20% of the length of the façade.
 - d. No uninterrupted length of a street-facing façade shall exceed 100 feet.
- 2. The following materials are prohibited on building exterior finishes:
 - a. Vinyl siding, wood fiber hardboard siding, oriented strand board siding, plastic, or fiberglass panels
 - b. Unfired or underfired clay, sand, or shale brick
 - c. Smooth or untextured concrete surfaces
 - d. Exterior Insulated Finish Systems (E.I.F.S.)
- 3. No single building finish material shall cover more than 80% of the front of any building.
- 4. All facades of an individual building and the facades of multiple buildings within an integrated business development or shopping center shall be of complementary architectural design, color and materials where facing or siding to a public street, internal access easement or pedestrian walkway.
- 5. Screening walls, wing walls, columns, and similar building extensions and supports shall be of complementary architectural design, color and materials as the building or structure to which they are attached.
- 6. Exterior lighting should be shielded to prohibit illumination in excess of 0.25 footcandle of average general light overflow or 0.50 footcandle at any point on the boundary of a property located within a residential zoning district.

Residential Builder Guidelines

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I. Site Plan Guidelines

A. **General**

Prior to commencing any construction on any Lot, the Builder must review the regulations required in this document and all corresponding development guidelines of the City of Missouri City including but not limited to the Planned Development District for the subject site, the City's Zoning Ordinance, and the Public Infrastructure Design Manual.

Building Setbacks

Building setbacks are established by the Planned Development District ordinance and indicated on the recorded plat. However, it shall be the responsibility of the Builder to become familiar with the corresponding standards relating to building setback requirements in effect at the time issuance of a building permit.

Front Setbacks	
All Lots	Per Planned Development District
Side Setbacks	
Interior Lot	5'
Corner Lot (Corner Side)	Per Planned Development District
Greenspace Lot (Greenspace side)	5'
Zero Lot (Patio): Interior Lot	9.5' Non-Zero Side
	.05' Zero Side
Zero Lot (Patio): Corner Lot	Per Planned Development District
	.05' Zero Side
Swing Lot (Patio): Interior Lot	9.5'
Swing Lot (Patio): Corner Lot	Per Planned Development District
Rear Setbacks	
Interior Lot	8'
Greenspace Lot	15'
Zero Lot (Patio): Interior Lot	8'
Zero Lot (Patio): Greenspace Lot	15'
Swing Lot (Patio): Interior Lot	8'
Swing Lot (Patio): Greenspace Lot	15'
Detached Garage Setbacks	
Front	60'
Side	3'
Typical Lot Rear	8'
Perimeter Lot Rear	8'
Prohibited on Greenspace Lots, Zero Lots and Swing Lots	

C. Lot Types

1. **Interior Lot:** A Lot with adjoining Lots on each side and behind
2. **Corner Lot:** A Lot with an adjoining Lot on one side and a side street on the other
3. **Greenspace Lot:** A Lot backing or siding a Greenspace
4. **Zero Lot:** A Lot with a Zero Build Line
5. **Swing Lot:** A Lot between Left Side Zero Lot and a Right Side Zero Lot, must be centered within the Lot

D. Garages

1. All Lots are required to have a garage that will accommodate two mid-size vehicles, side by side.
2. Three car tandem garages are allowed.
3. Side by side Three Car Bays are allowed on 70' Lots only.

E. Garage Placement

1. **Corner Lot Garages**
 - a. Garages must be located on the interior side of the Lot.
 - b. Note: A Lot is still considered a corner Lot if there is a common space between the Lot and the side street.
2. **Zero and Swing Lots**
 - a. Garages must be located on the Zero side of the Lot
 - b. Garages may be located on either side of a Swing Lot.

F. Driveways

1. **Widths**
 - a. Two Car Garage:
 - Maximum eighteen feet (18') at property line
 - Minimum ten feet (10') at property line
 - b. Three Car Garage:
 - Maximum twenty feet (20') at property line
 - Minimum ten feet (10') at property line
2. **Location**
 - a. Driveways on the Right side of the Lot are preferred
 - b. Driveways must not be on the corner side of a Lot
3. **Materials**
 - a. Concrete
 - b. Refer to City Ordinances for Construction Guidelines
4. **Materials Prohibited**
 - a. Asphalt paving, loose gravel, stone, timber borders.
5. **Driveway Radius**
 - a. Five foot (5') radii
6. **Driveway Setbacks**
 - a. Driveways shall be located no closer than two and one half feet (2.5') from side property line and no closer than five feet (5') at front property line to allow for a five foot (5') driveway radii.

G. Sidewalks: All sidewalks must be constructed in accordance with the City's Public Infrastructure Design Manual.

1. **Width**
 - a. All Lots must have a five foot (5') wide concrete sidewalk.
2. **Location**
 - a. Sidewalks are to be located no closer than two feet (2') from the R.O.W. line.
3. **Materials**
 - a. Concrete
 - b. According to ADA requirements

H. Walkways

1. **Width**
 - a. Three feet (3') minimum
2. **Location**
 - a. May lead to the Driveway
 - b. May lead to the Sidewalk
 - Must be curvilinear
3. **Materials**
 - a. Concrete required for all Walkways.

I. Walkway Landing

1. Walkways leading to the Sidewalk must have a Landing
2. A three foot (3') by six foot (6') wide walkway landing between the sidewalk and the curb

J. Fencing

1. Fencing must be installed behind the front elevation, along the rear and side property lines of each Lot.
 - a. Fencing must exceed the height of adjoining fences.
3. **Good Side Out Wood: Required for all Visible Fencing**
 - a. Six foot (6') Good Side Out Wood
4. **Good Neighbor Wood: Required for all Non-Visible Fencing**
 - a. Good Neighbor Wood Fence with *alternating* good side out panels.
5. **Steel Fencing: Required fencing along Greenspace side of a Lot**
 - a. Three rail tubular steel
 - b. Galvanized black semi-gloss
6. **Fencing Placement:**
 - a. **Front Fencing: Fencing facing the Front R.O.W.**
 - Must be setback a minimum of ten feet (10') to a maximum of fifteen feet (15') from Front corners of the home
 - b. **Corner Lot Fencing**
 - Must be set back five feet (5') from the back of the sidewalk to allow for corner Lot landscaping.
 - c. **Greenspace Fencing**
 - Steel fencing between the Greenspace and the Lot

K. Gates

1. Wood Gate for Wood Fencing

- a. A six foot (6') tall by three foot (3') wide wood pedestrian gate may be placed on the front fence facing the street.

2. Steel Gate for Steel Fencing

- a. Steel gates must match steel fence.
- b. All gates must be self-closing and self-latching.

L. Grading, Drainage, Berms

1. General

Positive drainage away from the housing structure shall be provided for rainfall, gutter downspouts, irrigation, air conditioner condensate and all other types of water runoff.

Caution should be used in establishing the foundation elevation so that driveways, slabs or insufficient fall does not impair adequate drainage of the Lot. It is the responsibility of the Builder to provide positive drainage for each Lot.

- a. **FHA TYPE "A" LOT GRADING** The Lot has a ridge along Common rear Lot lines and each Lot is graded to drain storm water directly to the street independent of other properties.

- b. **FHA TYPE "B" LOT GRADING**

The Lot has a ridge at rear twenty foot (20') Build Line from which the Lot is graded to drain storm water to the front portion of the Lot directly to the street independent of other properties and drain the storm water in the rear of the Lot from the twenty foot (20') Rear Build Line to the Lake.

II. Architectural Guidelines

Architectural Guidelines are to establish basic criteria for the construction of residences, garages and other structures. All construction must be of the highest quality in order to insure well-crafted residences. These Guidelines allow for diversity while enforcing the architectural integrity of the whole community. Articulation in design of elevations including roofs is required. Designs lacking articulation are strongly discouraged and may not be Approved by the ARC. Equal priority is given to the rear and sides of a residence that may be within public view, Lakes and common areas.

A. **Square Footage Minimum and Maximum:**

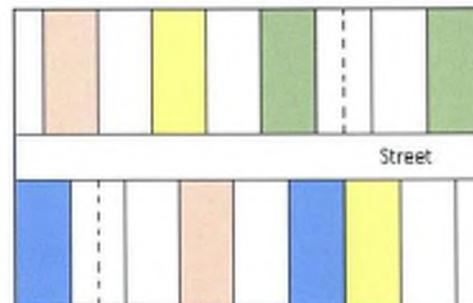
Lot Size	Minimum
45'	1,800
50'	1,800
55'	1,900
60'	2,100
70'	2,500

B. **Plan Width Minimum**

- Overall product width may be no less than fifteen feet (15') of the Lot Size.
- Overall width for products with Detached Garages may be no less than twenty feet (20') of the Lot size for all Lots.

C. **Plan Spacing and Repetition**

Elevation	Street Side	Number of Lots between
Same	Same	4
Different	Same	2
Same	Opposite	2 1/2
Different	Opposite	1 1/2



D. **Masonry Requirements**

Lot Size	# of Stories	1st Floor Masonry	2nd Floor Masonry
All Lots	1	100%	
	2	100%	30%

E. **Exterior Materials – Glass is a permitted exterior material.**

1. **Masonry**

a. **Brick**

- Must meet the standard specifications established by the Brick Institute of America.

b. **Stucco**

- Cementitious-based or acrylic-based stucco is permitted.

- Quality and installation must meet cement and Plaster Institute minimum standards.
- EFIS and Drivet are PROHIBITED.
- c. **Stone and Cultured Stone**
 - Stone is encouraged
- d. **Hardie Siding**
 - Is not considered Masonry

2. Wood

- a. All wood must be painted, stained or treated. Stained wood must be sealed.
- b. Natural weathered wood is PROHIBITED.
- c. Hardi-plank is not considered wood. Must receive ARC approval.

a. Trim

All wood trim must be smooth, high quality finish-grade stock, stained or painted. Must receive ARC approval. The use of MDO (Medium Density Overlay) will be allowed.

3. Siding

- a. Concrete Hardi-plank and Hardi Stucco Board are permitted on rear elevations.
- b. Shaker shingles are PROHIBITED.
- c. Metal, reflective aluminum or vinyl siding are PROHIBITED.

4. Metal

- a. Exposed metals must be anodized aluminum, bronze, copper or painted galvanized steel.

F. Masonry Repetition

- 1. Same color brick, stone, or stucco may not be immediately adjacent to or directly across the street from one another.
- 2. Using the *same* brick or stucco color more than twice within a four (4) house block is PROHIBITED.

G. Exterior Colors

- 1. Maximum of three (3) colors per residence.
 - a. Wood stain is considered a color.
- 2. Pastel and primary colors are PROHIBITED unless used on doors or shutters. Must receive ARC approval.

H. Windows

1. Materials

- a. Wood, metal, vinyl-clad windows
- b. Metal window finishes must complement the architectural style and color of the house.
- c. Clear anodized aluminum is PROHIBITED.

2. Tinting

- a. Encouraged for energy conservation purposes. Must receive ARC approval.

3. Prohibited

- a. Bronze, reflective glass, mirrored glazing or tinting, wrought iron ornamentation, burglar or security bars on windows or doors, sunscreens and awnings are PROHIBITED.

I. Chimneys

1. Materials

- a. Chimneys must be constructed of materials that match and complement the architectural style of the home. May be masonry or Hardi-plank unless on Lake. Lake Lots must be one-hundred percent (100%) masonry.

2. Chimney caps

- a. Sheet metal chimney caps are required on all chimneys
- b. Must be painted to match the chimney material.

J. Gas Fireplaces

1. Direct vent permitted if not visible from the street.

K. Roofs

1. Materials

a. Shingles:

- Thirty (30) year composition shingles. Garage and breezeway roofs must be same material as the house.

b. Metal

- Copper roofing and standing seam metal for Bay windows and porches are permitted with ARC approval.
- All other exposed roof metal must be located to the rear or side slopes, away from public view and painted the same color as roof shingles.

2. Pitches

- A.** Roof pitches must be 6:12 or greater.
- B.** Roof pitches over porches must be 4:12 or greater.
- C.** Dormers must be no less than 3:12.
- D.** Flat roofs, mansard roofs are PROHIBITED.

3. Roof Top Accessories

- a. Antennas, towers, satellite dishes or similar devices for receiving and/or sending signals are permitted.
- b. Placement must be in the least obtrusive location of the rear yard, no higher than the highest point of the rear roof line of the residence and must not be visible from the street. Must receive ARC approval for placement.

4. Skylights

- a. Must be integrated with the roof design, parallel to the roof pitch. Framing must match the roof color. Must receive ARC approval for placement.

5. Solar Collectors

- a. Solar collectors are PROHIBITED on the Front elevation.
- b. All other locations must receive ARC approval for type and placement..
- c. All roof vents or pipes must be painted to match the roof color.

L. Garages

1. Front Loaded Attached Garages

a. Front Loaded Two Car Garages

- Maximum ten foot (10') storage extensions permitted with ARC approval.

b. Front Loaded Three Car Garages

- Maximum ten foot (10') storage extension permitted with ARC approval.

2. Detached Garages

- a. The front of a detached garage must be masonry.
 - At a minimum, the remaining three (3) sides may have siding with three foot (3') masonry wrap from front elevation.
- b. All elevations within public view must be masonry.
- c. Detached garages are not permitted on Lake Lots.

3. Porte Cocheres

- a. Must be the same architectural style of the home.

M. Garage Doors

1. General

- a. Wood panel look construction, garage doors are encouraged. Maximum height of eight feet (8'). Unless otherwise approved by ARC.

2. Two Car Garages

- a. May have one (1) double door or two (2) single doors separated by a column

3. Three Car Garages

- a. May have one (1) double door and one (1) single door separated by a column or three (3) single doors separated by columns

N. Plate Height

1. Nine foot (9') first floor Plate Height is preferred.
2. Continuous eight foot (8') Plate height across front elevation is PROHIBITED.

O. Lighting

1. Cast aluminum or brass fixtures are permitted.
2. Colored lighting, exposed transformers and wiring, "spill over" lighting onto neighboring yards or properties, streets or public spaces are PROHIBITED.
3. All exterior lighting must receive prior ARC approval.

P. Screening

1. All mechanical equipment, meters, pedestals must be screened with landscaping or fencing from public view.

Q. Address Marker

1. Precast concrete standard for all residence. Vertical or horizontal.

R. Signage

1. Builder

a. Model Identification sign:

- Builders are permitted one (1) lighted sign per model home.
- Sign size, shape, material and color must have prior ARC approval.

b. Lot Identification sign:

- For advertising and sale of a Lot, one sign per Lot, no more than six (6) square feet in size.

c. Model Home Flag Poles

- Builders may have Flag Poles with a maximum height of twenty feet (20').
- Limited to two (2) flags
- Must have ARC approval

S. Mail Clusters

1. U.S. Post Office standard mail clusters will be installed at appropriate locations.
2. No individual mail boxes are permitted

ORDINANCE NO. O-15-54

AN ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS, AMENDING REGULATIONS IN PD PLANNED DEVELOPMENT DISTRICT NO. 96; ADDING 8.48 ACRES OF LAND TO PD NO. 96; DESCRIBING SAID 8.48 ACRES OF LAND; REGULATING AND RESTRICTING THE DEVELOPMENT AND USE OF PROPERTY WITHIN SUCH PD PLANNED DEVELOPMENT DISTRICT; AMENDING THE ZONING DISTRICT MAP OF THE CITY OF MISSOURI CITY; PROVIDING FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN; PROVIDING FOR REPEAL; PROVIDING A PENALTY; PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

* * * * *

WHEREAS, Palmetto/WIHA FB107, LP, is the owner of approximately 107.36 acres of land within the corporate limits of the City of Missouri City, Texas (the "Original Property"); and

WHEREAS, said Original Property presently has a zoning classification of PD Planned Development District No. 96 under Ordinance Number O-14-45, adopted on November 17, 2014; and

WHEREAS, Trustmark National Bank is the owner of approximately 8.48 acres of land within the corporate limits of the City of Missouri City, Texas (the "Additional Property"); and

WHEREAS, said Additional Property presently has a zoning classification of LC-2 local retail district under Ordinance Number O-01-47, adopted on September 17, 2001; and

WHEREAS, the Original Property owner's agent, Kathryn Edwards of KRG/RBB, Inc., also known as BGE Kerry R. Gilbert, has made application to the City of Missouri City to add the Additional Property to PD Planned Development District No. 96; and

WHEREAS, pursuant to Section 8.3 of the City of Missouri City Zoning Ordinance, said application was submitted to the City of Missouri City with proof of unified ownership or control of all of the property within PD No. 96; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Missouri City have each conducted, in the time and manner and after the notice required by law and the City of Missouri City Zoning Ordinance, a public hearing on such proposed amendments to PD Planned Development District No. 96; and

WHEREAS, the City of Missouri City Planning and Zoning Commission has issued its final report and the City Council of the City of Missouri City now deems it appropriate to grant such requested change in zoning classification; now therefore,

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

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

Section 2. As required by law, the City Council of the City of Missouri City conducted the public hearing on the request for zoning reclassification and closed the public hearing prior to the final adoption of this Ordinance.

Section 3. The zoning classification of the Additional Property is hereby changed from LC-2 local retail district to PD Planned Development District No. 96. The Additional Property can be described as being the 8.48-acre tract of land described in Exhibit "A," attached hereto and made a part hereof for all purposes, and is depicted in Exhibit "A-1," attached hereto and made a part hereof for all purposes. The Original Property can be described as being the 107.36-acre tract of land described in Exhibit "A" and depicted in Exhibit "A-1." Exhibit "A-1" shall be for reference purposes only. In the event that Exhibit "A" conflicts with Exhibit "A-1," Exhibit "A" shall prevail.

Section 4. The planned development district shall be developed in accordance with the Missouri City Code, including the City of Missouri City Zoning Ordinance, and shall be developed in accordance with the site plan, Exhibit "B," attached hereto and made a part hereof for all purposes, and is subject to the following regulations and restrictions:

- A. Purpose.** The planned development district may include R-5 townhouse residential district uses, MF-2 multifamily residential district uses, and LC-3 retail district uses. Improvements to the site shall be designed to enhance the overall urban design and nature of the surrounding area.
- B. Use regulations.** In the planned development district, no building, structure, or land shall be used and no building or structure shall be hereafter erected, reconstructed, altered or enlarged except as provided in this Ordinance.

The following uses shall be located within the subdistricts and at the locations designated on Exhibit "B," as set forth below:

1. Residential Subdistrict (designated as "MID DENSITY RESIDENTIAL" on Exhibit "B"):
 - a. Any use allowed in an R-5 townhouse residential district.
2. Commercial Subdistrict (designated as "COMMERCIAL DISTRICT," "COMMERCIAL DISTRICT 2," or "MU 1," "MU 2," "MU 3," "MU 4," and "MU 5" on Exhibit "B"):
 - a. Areas designated as "COMMERCIAL DISTRICT," on Exhibit B: Any use allowed in an LC-3 retail district.
 - b. Areas designated as "MU 1," "MU 2," "MU 3," "MU 4," and "MU 5" on Exhibit "B":
 - i. Any use allowed in an MF-2 multifamily residential district.

ii. Any use allowed in an LC-3 retail district.

c. Areas designated as "COMMERCIAL DISTRICT 2" on Exhibit "B:"

i. Any use allowed in an LC-3 retail district.

C. Use district regulations. Except as set forth in Subsections 4.D to 4.I of this Ordinance, the following use district regulations shall apply within the designated subdistricts:

1. Residential Subdistrict: R-5 townhouse residential district regulations contained in Subsection 7.6 of the City of Missouri City Zoning Ordinance shall apply in the Residential Subdistrict.
2. Commercial Subdistrict: The use district regulations for the Commercial Subdistrict shall be as follows:
 - a. LC-2 local retail district regulations contained in Subsection 7.11 of the City of Missouri City Zoning Ordinance shall apply to nonresidential uses in the Commercial Subdistrict.
 - b. MF-2 multifamily residential district regulations contained in Subsection 7.9 of the City of Missouri City Zoning Ordinance shall apply to MF-2 multifamily residential district uses in the Commercial Subdistrict.

D. Height and area regulations.

1. Area regulations. There shall be no more than 20 acres of multifamily development within the Commercial Subdistrict of the planned development district. A density of 35 units per gross platted acre is allowed for a multifamily development within the Commercial Subdistrict, provided that the performance standards for multifamily developments set forth in the General Development Plan, Exhibit "C," shall be met. There shall be no more than 20 acres of single-family residential development within the Commercial Subdistrict of the planned development district.
2. Height regulations. Except as set forth herein, no building or structure within the Commercial Subdistrict shall exceed four stories of, or 55 feet, in height. A building or structure in an area designated as "COMMERCIAL DISTRICT 2" on Exhibit "B" shall not exceed two stories of, or 35 feet, in height.

E. Architectural standards. The architectural standards within the planned development district shall be as follows:

1. Residential uses: All residential buildings and structures shall be constructed in accordance with Exhibit "C," and the Residential Builder Guidelines, Exhibit "D."

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

Section 2. As required by law, the City Council of the City of Missouri City conducted the public hearing on the request for zoning reclassification and closed the public hearing prior to the final adoption of this Ordinance.

Section 3. The zoning classification of the Additional Property is hereby changed from LC-2 local retail district to PD Planned Development District No. 96. The Additional Property can be described as being the 8.48-acre tract of land described in Exhibit "A," attached hereto and made a part hereof for all purposes, and is depicted in Exhibit "A-1," attached hereto and made a part hereof for all purposes. The Original Property can be described as being the 107.36-acre tract of land described in Exhibit "A" and depicted in Exhibit "A-1." Exhibit "A-1" shall be for reference purposes only. In the event that Exhibit "A" conflicts with Exhibit "A-1," Exhibit "A" shall prevail.

Section 4. The planned development district shall be developed in accordance with the Missouri City Code, including the City of Missouri City Zoning Ordinance, and shall be developed in accordance with the site plan, Exhibit "B," attached hereto and made a part hereof for all purposes, and is subject to the following regulations and restrictions:

- A. Purpose.** The planned development district may include R-5 townhouse residential district uses, MF-2 multifamily residential district uses, and LC-3 retail district uses. Improvements to the site shall be designed to enhance the overall urban design and nature of the surrounding area.
- B. Use regulations.** In the planned development district, no building, structure, or land shall be used and no building or structure shall be hereafter erected, reconstructed, altered or enlarged except as provided in this Ordinance.

The following uses shall be located within the subdistricts and at the locations designated on Exhibit "B," as set forth below:

1. Residential Subdistrict (designated as "MID DENSITY RESIDENTIAL" on Exhibit "B"):
 - a. Any use allowed in an R-5 townhouse residential district.
2. Commercial Subdistrict (designated as "COMMERCIAL DISTRICT," "COMMERCIAL DISTRICT 2," or "MU 1," "MU 2," "MU 3," "MU 4," and "MU 5" on Exhibit "B"):
 - a. Areas designated as "COMMERCIAL DISTRICT," on Exhibit B: Any use allowed in an LC-3 retail district.
 - b. Areas designated as "MU 1," "MU 2," "MU 3," "MU 4," and "MU 5" on Exhibit "B":
 - i. Any use allowed in an MF-2 multifamily residential district.

ii. Any use allowed in an LC-3 retail district.

c. Areas designated as "COMMERCIAL DISTRICT 2" on Exhibit "B:"

i. Any use allowed in an LC-3 retail district.

C. Use district regulations. Except as set forth in Subsections 4.D to 4.I of this Ordinance, the following use district regulations shall apply within the designated subdistricts:

1. Residential Subdistrict: R-5 townhouse residential district regulations contained in Subsection 7.6 of the City of Missouri City Zoning Ordinance shall apply in the Residential Subdistrict.
2. Commercial Subdistrict: The use district regulations for the Commercial Subdistrict shall be as follows:
 - a. LC-2 local retail district regulations contained in Subsection 7.11 of the City of Missouri City Zoning Ordinance shall apply to nonresidential uses in the Commercial Subdistrict.
 - b. MF-2 multifamily residential district regulations contained in Subsection 7.9 of the City of Missouri City Zoning Ordinance shall apply to MF-2 multifamily residential district uses in the Commercial Subdistrict.

D. Height and area regulations.

1. Area regulations. There shall be no more than 20 acres of multifamily development within the Commercial Subdistrict of the planned development district. A density of 35 units per gross platted acre is allowed for a multifamily development within the Commercial Subdistrict, provided that the performance standards for multifamily developments set forth in the General Development Plan, Exhibit "C," shall be met. There shall be no more than 20 acres of single-family residential development within the Commercial Subdistrict of the planned development district.
2. Height regulations. Except as set forth herein, no building or structure within the Commercial Subdistrict shall exceed four stories of, or 55 feet, in height. A building or structure in an area designated as "COMMERCIAL DISTRICT 2" on Exhibit "B" shall not exceed two stories of, or 35 feet, in height.

E. Architectural standards. The architectural standards within the planned development district shall be as follows:

1. Residential uses: All residential buildings and structures shall be constructed in accordance with Exhibit "C," and the Residential Builder Guidelines, Exhibit "D."

2. Nonresidential uses: Except as specifically set forth in Exhibit "C," all nonresidential buildings and structures shall be constructed in accordance with Section 7A, Architectural Design Standards, of the City of Missouri City Zoning Ordinance.

F. Outside placement, storage, sales and services regulations. The outside placement, storage, sales, and services regulations within the planned development district shall be as follows:

1. Residential uses: Outside placement, storage, sales, and services are prohibited for residential uses.
2. Nonresidential uses: Outside placement, storage, sales, and services are allowed for LC-3 retail district uses, provided that the outside placement, storage, sales, and services of materials, merchandise, or equipment shall comply with the provisions contained in Subsection 9.17 of the City of Missouri City Zoning Ordinance for LC-2 local retail districts.

G. Landscaping regulations. The landscaping, screening, and buffer yard regulations within the planned development district shall be as follows:

1. Residential uses: Except as specifically set forth in Exhibit "C" for multifamily residential developments, as made applicable pursuant to Section 4.D of this Ordinance, and except as specifically set forth in Exhibit "D," the landscaping, screening, and buffer yard regulations contained in Section 11, Landscaping, of the City of Missouri City Zoning Ordinance for each applicable residential use shall apply.
2. Nonresidential uses: Except as specifically set forth in Exhibit "C," the landscaping, screening, and buffer yard regulations contained in Section 11, Landscaping, of the City of Missouri City Zoning Ordinance for LC-2 local retail districts shall apply to nonresidential uses.
3. Residential and nonresidential uses: The owner or the owner's successors and assigns shall establish or shall cause to be established one or more property owners' associations or similar entities pursuant to restrictions that are applicable to PD Planned Development District No. 96. Such restrictions shall:
 - a. be filed in the real property records of Fort Bend County, Texas; and
 - b. in common areas, including, but not limited to, medians and open spaces, require the property owners' associations, or similar entities, to be responsible for the placement and maintenance of all landscaping, including irrigation systems, and improvements, including, but not limited to, water features and pedestrian bridges.

H. Sign regulations. The sign regulations within the planned development district shall be as follows:

1. Residential uses: Except as specifically set forth in Exhibit "D," the sign regulations for residential zoning districts contained in Section 13, Sign Regulations, of the City of Missouri City Zoning Ordinance shall apply to residential uses.
2. Nonresidential uses: The sign regulations for nonresidential zoning districts contained in Section 13, Sign Regulations, of the City of Missouri City Zoning Ordinance shall apply to nonresidential uses.

I. Fence regulations. The fence regulations within the planned development district shall be as follows:

1. Residential uses: Except as specifically set forth in Exhibit "D," the fence regulations for each applicable residential use contained in Section 14, Fence Regulations, of the City of Missouri City Zoning Ordinance shall apply.
2. Nonresidential uses: The fence regulations contained in Section 14, Fence Regulations, of the City of Missouri City Zoning Ordinance for LC-2 local retail districts shall apply to nonresidential uses.

J. Conflicts. Except as set forth in Subsections 4.B, 4.D, 4.E, 4.G, 4.H, and 4.I of this Ordinance, in the event that any exhibit to this Ordinance conflicts with the Missouri City Code, the Missouri City Code shall prevail.

K. Development schedule. Pursuant to Section 8, PD Planned Development District, this ordinance shall expire on the fifth anniversary of the date the first planned development application was filed if no progress has been made towards completion of this project. The Commercial Subdistrict of the planned development shall be developed in two phases as follows:

1. Phase 1: Phase 1 shall commence on the date on which this Ordinance becomes effective. Construction of a minimum of 15,000 square feet of one or more buildings designated for LC-3 retail district uses in compliance with this Ordinance shall be completed before or contemporaneously with the submission of an application for a certificate of zoning compliance for any MF-2 multifamily residential dwelling unit. A maximum of 350 multifamily residential dwelling units may be constructed in Phase 1.
2. Phase 2: Phase 2 shall commence after the date on which: (a) the construction of all Phase 1 MF-2 multifamily residential units are completed; (b) the developer certifies that the occupancy level for the residential dwelling units constructed in Phase 1 is 75 percent; and (c) the developer certifies that 75 percent of the total square footage of commercial development constructed in Phase 1 is occupied.

Construction of a minimum of 60,000 square feet of one or more new buildings designated for LC-3 retail district uses, which shall be in addition to the existing buildings designated for LC-3 retail district uses constructed in Phase 1, shall be completed before or contemporaneously with the submission of an application for zoning compliance for any additional MF-2 multifamily residential dwelling units to be constructed in Phase 2.

Section 5. The Zoning District Map of the City of Missouri City shall be revised and amended to show the zoning classification of the Original Property and the Additional Property with the appropriate references thereon to the number and effective date of this Ordinance and a brief description of the nature of these changes.

Section 6. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Missouri City, save and except the changes in zoning classification described in Section 3 hereof and the imposition of the findings, regulations, restrictions and conditions contained herein.

Section 7. *Comprehensive plan deviation.* To the extent this Ordinance represents any deviation from the Future Land Use and Character map of the City of Missouri City Comprehensive Plan, such map is hereby amended to conform with this Ordinance.

Section 8. *Repeal.* Ordinance Number O-14-45, adopted by the City Council of the City of Missouri City on November 17, 2014 is hereby repealed. Any ordinance or any other part of any other ordinance in conflict herewith shall be and is hereby repealed only to the extent of such conflict.

Section 9. *Penalty.* Any person, firm, partnership, association, corporation, company, or organization of any kind who or which violates any provision of this zoning ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in an amount not to exceed Five Hundred Dollars (\$500.00). Each day during which said violation shall exist or occur shall constitute a separate offense. The owner or owners of any property or of premises where any violation of this zoning ordinance shall occur, and any agent, contractor, builder, architect, person, or corporation who shall assist in the commission of such offense shall be guilty of a separate offense unless otherwise prohibited by law and, upon conviction thereof, shall be punished as above provided.

Section 10. *Severability.* In the event any section, paragraph, subdivision, clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Missouri City, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

PASSED and APPROVED on first reading this 8th day of September, 2015.

PASSED, APPROVED and ADOPTED on second and final reading this 21st day of September, 2015.



Allen Owen, Mayor

ATTEST:

APPROVED AS TO FORM:


Maria Gonzalez, City Secretary
E. Joyce Iyamu, City Attorney



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

DATE OF NOTICE: February 28, 2020

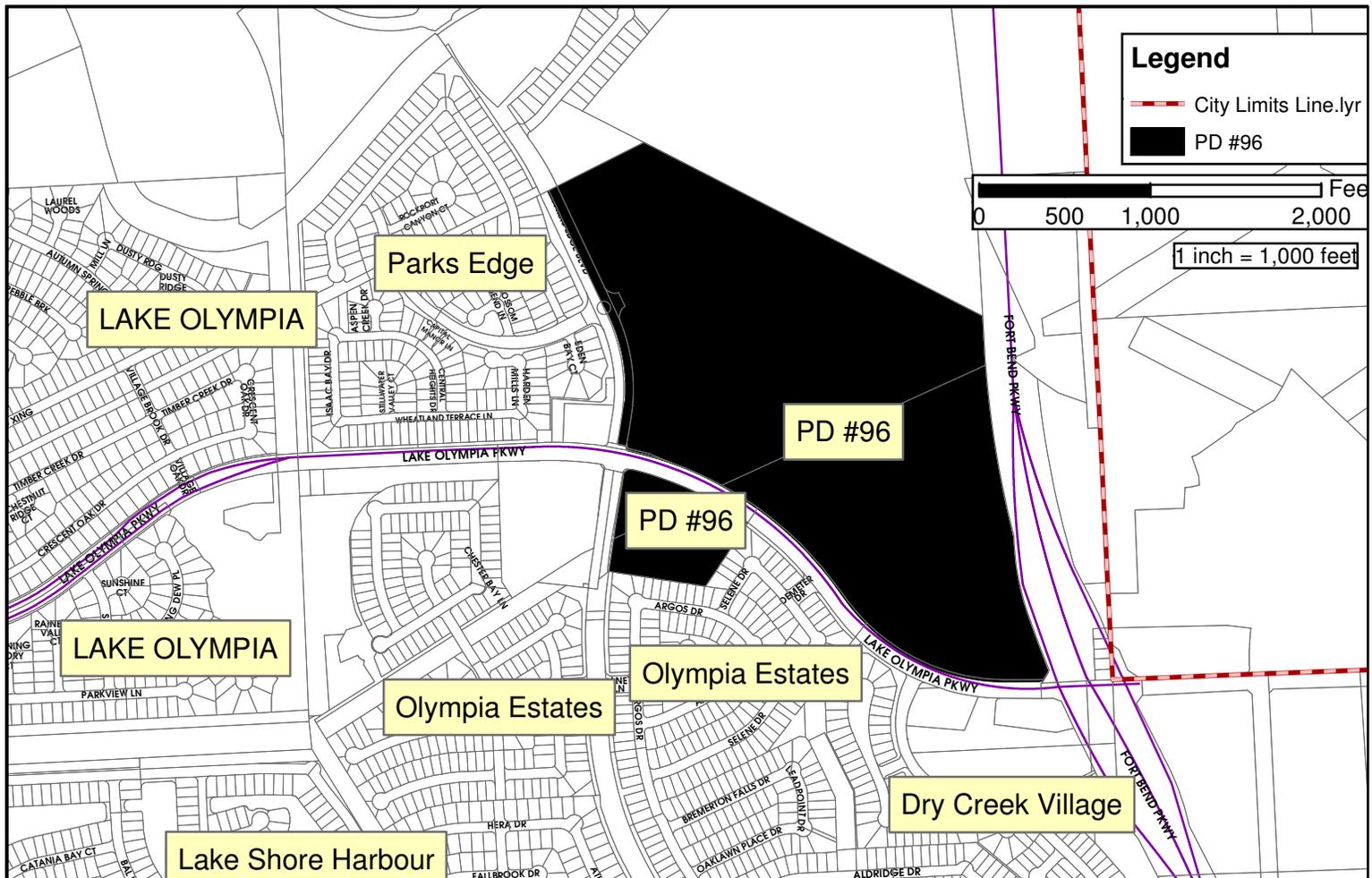
LOCATION/DATE: The Planning and Zoning Commission of the City of Missouri City will hold a public hearing on Wednesday, March 11, 2020, at the City Council Chambers – 2nd Floor, City Hall Building, 1522 Texas Parkway (FM-2234), Missouri City, Texas at 7:00 p.m.

PURPOSE: To receive comments for or against a request by Joe Douglas Webb, AIA. Webb Architects, to amend PD, Planned Development District No. 96 (Ordinance O-15-54), revise the site plan and amend the regulations and restrictions; and to the extent such zoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

SITE LOCATION: PD No. 96 is located north and south of Lake Olympia Parkway, north of Dry Creek Village, east of Parks Edge and west of the Fort Bend Parkway.

SITE LEGAL DESCRIPTION: PD No. 96 can be described as being a 107.36 acre tract of land situated in the D Bright League Survey, A-13 and the H. Shropshire Survey, A-313, in Fort Bend County, Texas being a portion of a called 110.884 acre tract of land conveyed to M.V. McCarthy by Substitute Trustee's Deed recorded in Clerk's File No. 2011054594 and the remainder of a called 156.5236 acre tract of land conveyed to Olympia Estates II Associates Limited by Warranty Deed with Vendor's Lien as recorded in Clerk's file No. 2003019906 both of the Fort Bend County Official Public Records of Real Property; and being all of Olympia Estates Northeast Reserves, a subdivision of 8.481 acres out of the H. Shropshire Survey, A-313, instrument number 20190130 filed and recorded into the Fort Bend County, Texas Official Public Records.

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





DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

February 28, 2020

CITY OF MISSOURI CITY, TEXAS
Planning and Zoning Commission

The Planning and Zoning Commission of the City of Missouri City will hold a public hearing:
Wednesday, March 11, 2020
City Council Chambers
2nd Floor, City Hall Building
1522 Texas Parkway (FM 2234); 7:00 PM

To receive comments for or against a request by Joe Douglas Webb, AIA. Webb Architects, to amend PD, Planned Development District No. 96 (Ordinance O-15-54), revise the site plan and amend the regulations and restrictions; and to the extent such zoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

___ I/We protest this proposed rezoning because

___ I/We support this proposed rezoning because

Sincerely,

Signature

Print Name

Street Address

Subdivision

Phone Number

Return to: Development Services
Department – Planning Division
1522 Texas Parkway
Missouri City, TX 77489
FAX: (281)403-8962
EMAIL: planning@missouricitytx.gov

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

Print Name

Signature



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: March 11, 2020

AGENDA ITEM SUBJECT: Brazos Lakes Mixed Use Project – Planned Development District Amendment

AGENDA ITEM NUMBER: 7.C.

PROJECT PLANNER: Jennifer Thomas Gomez, AICP, Planning Manager

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

PERMIT NUMBER: PD1900010

PROPERTY ID: 0013-00-000-0124-907 / 0013-00-000-0122-907 / 0013-00-000-0105-907 / 0013-00-000-0123-907 / 0013-00-000-0110-907 / 0013-00-000-0106-907

LOCATION: The subject site is located north of Excel Urgent Care, south of a Murphy Express gas station and Cube Smart self-storage, east of Quail Valley Thunderbird and a Public Storage, and west of Colony Lakes residential subdivision.

RECOMMENDED ACTION:

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

SCHEDULED FIRST READING BY THE CITY COUNCIL:

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

Revised submittals due on or prior to Wednesday, March 18, 2020. Any revised documents and exhibits required as a result of recommendations made by the Planning

and Zoning Commission, must be submitted no later than March 18, 2020, which is prior to the deadline for submittals to the City Council for their April 6, 2020, meeting.

Revised documents required:

1. Provide the approximate acreage for the condominium area of the development.
-

BACKGROUND INFORMATION:

PD, Planned Development District #106 was approved in August 2018 to allow for the Brazos Lakes, mixed use residential and commercial development.

The development is proposed to be comprised of two, 5-story condominium buildings and 3-story single family attached townhomes. The condominium buildings would have a 50/50 age restriction on dwelling units. A commercial, office and retail plaza would be located towards the rear of the development and approximately 5 acres would remain along the Highway 6 frontage for nonresidential uses.

The applicant seeks the following changes as reflected in the revised master plan

- i. Increase the number of condominium dwelling units from 168 to 296 (Building A – 148 units and Building B – 148 units);
 - ii. Generally revise the layout for the single-family attached townhome development;
 - iii. Provide multiple 3-story buildings (2-story previously proposed) for commercial, office and restaurant uses along the backside of the property and increase the square footage from approximately 219,000 to 320,880 square feet.
 - iv. Future nonresidential development along the Highway 6 frontage has been further defined to reflect approximately 5 acres conceptually laid out as site pads.
-

**REQUIREMENTS FOR A PD DISTRICT AMENDMENT APPLICATION
(SECTION 8.3)**

A. Ownership documentation: The applicant has submitted proof of unified ownership or control of all of the property within the PD district.

B. Legal Description:

The subject site can be described as being a tract of land containing 24.506 acres, located in the David Bright League, A-13, in Fort Bend County, Texas, said 24.506 acre tract being all of a called 22.507 acre tract of land recorded in the name of Golden Power Capital, LLC, in Fort Bend County Clerk's File (F.B.C.C.F.) No. 2016086714 and all of a called 2.0 acre tract of land recorded in the name of Ming & Shu Development, LLC, in F.B.C.C.F. No. 2010106905, save and except a called 0.0574 acre tract of land recorded in the name of Fort Bend Count Municipal Utility District No. 46 in F.B.C.C.F. No. 2005084273, leaving a net acreage of 24.448 acres of land.

C. Site Plan:

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

D. Total acreage:

24.45 acres

E. Minimum design standards:

The applicant has complied with City standards, except as requested below in the Analysis of the Subject Site.

F. Development Schedule. The applicant has advised the development shall be completed within the required five-year timeframe pursuant to Section 8.2.D.

The applicant has submitted an updated project schedule which provides for the submission permit plans and a construction timeline for completion of the project in 2023.

The timeline provided does not appear to include the platting process within the schedule. The applicant should be aware that platting is required prior to the issuance of permits. A parkland dedication would also be required as a component of the platting process.

GENERAL SITE INFORMATION:

A. Existing Land Use and Zoning Designation:

Vacant / PD, Planned Development District #106 (Ordinance O-18-20)

B. Surrounding Land Uses and Zoning Designations:

North: Cube Smart storage facility; Murphy Express gas station / PD #90 (Ordinance O-13-32)

South: Excel Urgent Care / LC-3, retail district

East: Public Storage facility; Quail Valley Thunderbird; Ridgeview Park / PD #11 (Ordinance O-18-03); R-2, single family residential district; CF, community facilities

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

C. Zoning History:

02-22-1966: Majority of subject site annexed by the City of Missouri City (Ordinance 74)

11-17-1980:	Remainder of subject site annexed by the City of Missouri City (Ordinance 91)
01-19-1981:	Subject site zoned SD, suburban district (Ordinance O-81-1)
06-18-1984:	Subject site zoned LC-3, retail district (Ordinance O-84-45)
08-20-2018:	Subject site zoned PD, Planned Development District No. 106 (Ordinance O-18-20)

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

There are no proposed changes to PD No. 106, except as provided below.

A. Height and area regulations. Except as set forth herein, no changes are proposed to PD No. 106.

The applicant seeks the following changes as reflected in the revised master plan

- i. Increase the number of condominium dwelling units from 168 to 296 (Building A – 148 units and Building B – 148 units);
- ii. Generally revise the layout for the single-family attached townhome development;
- iii. Provide multiple 3-story buildings (2-story previously proposed) for commercial, office and restaurant uses along the backside of the property and increase the square footage from approximately 219,000 to 320,880 square feet.
- iv. Future nonresidential development along the Highway 6 frontage has been further defined to reflect approximately 5 acres conceptually laid out as site pads.

The applicant has indicated that the open outdoor plaza area was redesigned to buffer noise from the development to nearby residential areas outside of the PD's boundaries.

The initial master plan provided for approximately 6+/- acres designated for the two condominium buildings and associated site work. It is unclear from the submitted plan whether this acreage has changed.

If the acreage remains unchanged, then the proposed density increase of the condominium development would not comply with PD #106 in the following areas:

- **Density (units-acre):** There shall be no more than 15 condominium dwelling units per net platted acre;

Staff recommendation: As provided with the initial zoning application, the master plan describes an integrated development designed to create centralized focus points and providing for buildings and structures that support each other. Thus, the singular standards for each zoning district may not be applicable for the intended development outcome. Certain standards could be relaxed in exchange for combined or enhanced standards in other parts of the development.

The applicant should provide the approximate acreage for the condominium area of the site to determine whether or not there is a proposed increase in density. On the initial application, staff recommended that a performance standard could be placed on nonresidential occupancy to allow for an increase in density.

The front, rear, and side yard; lot width, lot area standards for the townhome development were relaxed to the layout as shown on the initial master plan. The revised layout does not substantially change what was previously approved, however the master plan should be adopted as part of a new ordinance to reflect the changed building footprints.

The proposed changes for the commercial, office and restaurant uses and future nonresidential development along Highway 6 are consistent with PD No. 106 which allows for LC-3, retail district regulations.

B. Architectural standards. Except as set forth herein, no changes are proposed to PD No. 106.

Staff recommendation: There are no changes proposed to the regulations except that the City will not enforce any regulations within PD No. 106 that "prohibits or limits, directly or indirectly, the use or installation of a building product or material in the construction, renovation, maintenance, or other alteration of a residential or commercial building if the building product or material is approved for use by a national model code published within the last three code cycles that applies to the construction, renovation, maintenance, or other alteration of the building;" or an regulation that "establishes a standard for a building product, material, or aesthetic method in construction, renovation, maintenance, or other alteration of a residential or commercial building if the standard is more stringent than a standard for the product, material, or aesthetic method under a national model code published within the last three code cycles that applies to the construction, renovation, maintenance, or other alteration of the building."

C. Development Schedule.

The applicant has submitted a revised project schedule and has indicated the intention to develop all of the residential uses in a single phase.

PD No.106 requires a minimum of 103,200 square feet of LC-3, retail district uses to be completed with the occupancy of any residential units in Phase I. A maximum of 122 residential units could be constructed within this phase.

Phase II would start (1) upon the completion of all Phase I residential units; (2) the occupancy of at least 70 percent of the residential units; and (3) the occupancy of at least 70 percent of nonresidential uses constructed. An additional 103,200 square feet of nonresidential uses are required to be constructed in addition to the Phase I nonresidential development before any additional residential units could be constructed.

Staff recommendation: Provide modifications to the development schedule. The applicant has submitted market research to support the request to construct all residential uses within a single phase. This market research is provided to the Commission for review. As provided in the research and evident by the continued growth within the city and the area, residential activity has been consistent over the last several years. However, the recruitment of more nonresidential uses has also been a priority for the community and the City Council. Adjustments can be provided to the overall schedule to accommodate the developer's intent to construct as much residential as possible while also ensuring that the nonresidential components are located as presented. The development schedule can be modified to allow for a maximum of 148 condominium units and all of the townhouse residential units to be constructed within Phase I contingent upon the construction and occupancy of nonresidential uses.

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

**DEVELOPMENT SERVICES DEPARTMENT****Planning & Development Division**

1522 Texas Parkway

Missouri City, Texas 77489

281-403-8600 (Office) ■ 281-208-5551 (Fax)

www.missouricitytx.gov

APPLICATION FOR:

Check One:

 SPECIFIC USE PERMIT SPECIFIC USE PERMIT AMENDMENT PLANNED DEVELOPMENT DISTRICT PLANNED DEVELOPMENT DISTRICT AMENDMENT

SEE EXHIBITS "A" (PAGE 7), "B", AND "C" (PAGE 8)

FOR INFORMATION REQUIRED FOR COMPLETE APPLICATION SUBMITTAL

1. Project Name:	Brazos Lakes Mixed-Use Development
2. Address/Location of Property:	South of U.S. Hwy 6 near Oilfield Rd.
3. Applicant's Name:	Cynthia Ramirez
Mailing Address:	6001 Savoy Drive, Suite 100 Houston, TX 77036
Phone No.:	(713) 995 - 8784
Email:	cramirez@stoaintl.com
4. Status of Applicant:	Owner <input type="checkbox"/> <u>Agent</u> <input type="checkbox"/> Attorney <input type="checkbox"/> Trustee <input type="checkbox"/> Corporation <input type="checkbox"/> Relative
(If other than Owner, submit written authorization from Owner with application.)	
5. Property Owner:	T.M.Chen c/o Kah Tan
Mailing Address:	1650 Hwy 6 Sugarland TX, 77478
Phone No.:	(281) 340 - 4116
Email:	kaht@kw.com
6. Existing Zoning District:	LC-3
7. Total Acreage:	24.448 AC
8. Proposed Development and Reasons for Application:	Mixed Use (Commercial, Residential, ect.) PD Amendment/modification to Ordinance 0-18-20.
9. Legal Description of the Property (If the legal description is a portion of a lot, then a metes and bound description of the tract must be submitted with application.):	See metes and bounds attached.
10. Central Appraisal District tax identification numbers of property (Attach Paid Tax Receipts):	See Tax statements attached.
11. Do deed restrictions or restrictive covenants exist for the property? (Circle One):	YES <input type="checkbox"/> <u>NO</u> <input checked="" type="checkbox"/>
(If yes, submit with application.)	
12. Does this application include an Architectural Design Review: (Circle One):	<u>YES</u> <input checked="" type="checkbox"/> NO <input type="checkbox"/>
(If yes, see page 8, Exhibit C for materials required to be submitted.)	
FILING FEE: \$1,200.00	

Hand deliver completed application form with the filing fee and required information to:**Development Services Department****1522 Texas Parkway (FM 2234)****Missouri City, TX 77489***By submitting this application you are permitting City staff to enter the site in order to post and remove public notice signs.*

Cynthia Ramirez, STOA Architects

Print Name of Applicant

Signature of Applicant

Print Name of Property Owner

Signature of Property Owner, Agent or Attorney

STOA



**BRAZOS LAKE - HIGHWAY 6 - COMMERCIAL RESIDENTIAL
MIX-USE DEVELOPMENT MASTER PLAN | MISSOURI CITY, TEXAS**

STOA INTERNATIONAL ARCHITECTS | M.BOLULLO R.A. DESIGN ARCHITECT | DATE JUNE 07, 2019

**BRAZOS LAKE – HIGHWAY 6
MIXED-USE RESIDENTIAL / COMMERCIAL DEVELOPMENT
MISSOURI CITY, TEXAS**

DEVELOPMENT DESCRIPTION:

IN THE LAST DECADE, THE CONCEPT OF MIXED-USE HAS BEEN THE MAIN FOCUS OF DEVELOPMENTS IN MANY COMMUNITIES THROUGHOUT THE HOUSTON AREA. THE NEW DEMAND FOR STRONG IDENTITY AND LOCAL PARTICIPATION IN THE ECONOMIC DEVELOPMENT IN THE MARKET PLACE, REQUIRES, ALSO, A DESTINATION POINT.

THIS DEVELOPMENT PROPOSES A COMBINATION OF FUNCTIONS AND USERS THAT SUPPORTS EACH OTHER AND ESTABLISHES THAT FOCAL POINT AND IS THE COMBINATION OF THE RESIDENTIAL BUILDINGS AND TOWNHOMES, AND THE COMMERCIAL PLAZA.

ALSO THE CREATION OF SPACES WITH ATTENTION TO DETAILS AND QUALITY MATERIALS TO OFFER AN INTIMATE AND BALANCE ENVIRONMENT. RETAIL SHOPS, RESTAURANTS, CAFES, LOUNGES, RECREATION AND OPEN TERRACES WILL COMPLEMENT THE INDIVIDUAL IDENTITIES REQUIRED BY THE DEVELOPMENT, AND INTEGRATING FUNCTIONS WITH THE ENVIRONMENT. VISITORS WILL BE PROVIDED WITH A RELAXED AND OPEN VIEWS ATMOSPHERE, EXTENDED THROUGH A LANDSCAPED COMBINATION OF COURTYARDS AND TERRACES.

AT THE GROUND FLOOR LANDSCAPED OPEN MALL THE INDIVIDUAL SHOP STOREFRONTS COLLECTIVELY AND AS PART OF THE DESIGN INTENT WILL OFFER CONTIGUOUS CANOPY, LARGE TRANSPARENT EXTERIOR WALLS ALLOWING STRONG INDOOR AND OUTDOOR PARTICIPATION.

VERTICAL AND HORIZONTAL POINTS OF ACCESS TO MULTI ACTIVITIES, ALSO DIRECTED TO THE UPPER LEVELS.

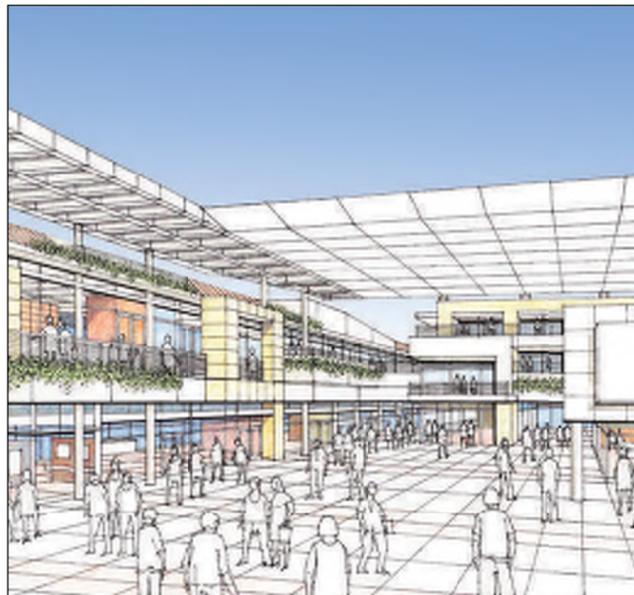
DUE TO THE REQUIREMENTS OF THE SITE IN ORDER TO WATER-DETENTION CONTROL MANAGEMENT AND SITE SUSTAINABILITY, THE DESIGN PROPOSES A SERIES OF RAINWATER RECOVERY SYSTEMS. GREEN ROOF TERRACES AND THE GROUND FLOOR OPEN MALL, PLAZAS AND COURTYARDS, WILL ALLOW THE WATER TO BE COLLECTED AND RE-ROUTED ACCORDING TO THE PARTICULAR AND CIRCUMSTANTIAL DEMANDS.

THIS GREEN DESIGN WILL BE IMPLEMENTED AS THE DEVELOPMENT PROGRESSES WITH THE RESIDENTIAL AND COMMERCIAL BUILDINGS.

MARIO BOLULLO, R.A.
DESIGN ARCHITECT



RESIDENTIAL



COMMERCIAL



BRAZOS LAKE - HIGHWAY 6 - COMMERCIAL RESIDENTIAL MIX-USE DEVELOPMENT MASTERPLAN | CONCEPT DESIGN
 MISSOURI CITY, TEXAS - FORT BEND COUNTY
 STOA INTERNATIONAL ARCHITECTS
 MARIO BOLULLO R.A. - DESIGN ARCHITECT
 CYNTHIA RAMIREZ - ASSISTANT PM
 DATE: JUNE 07, 2019

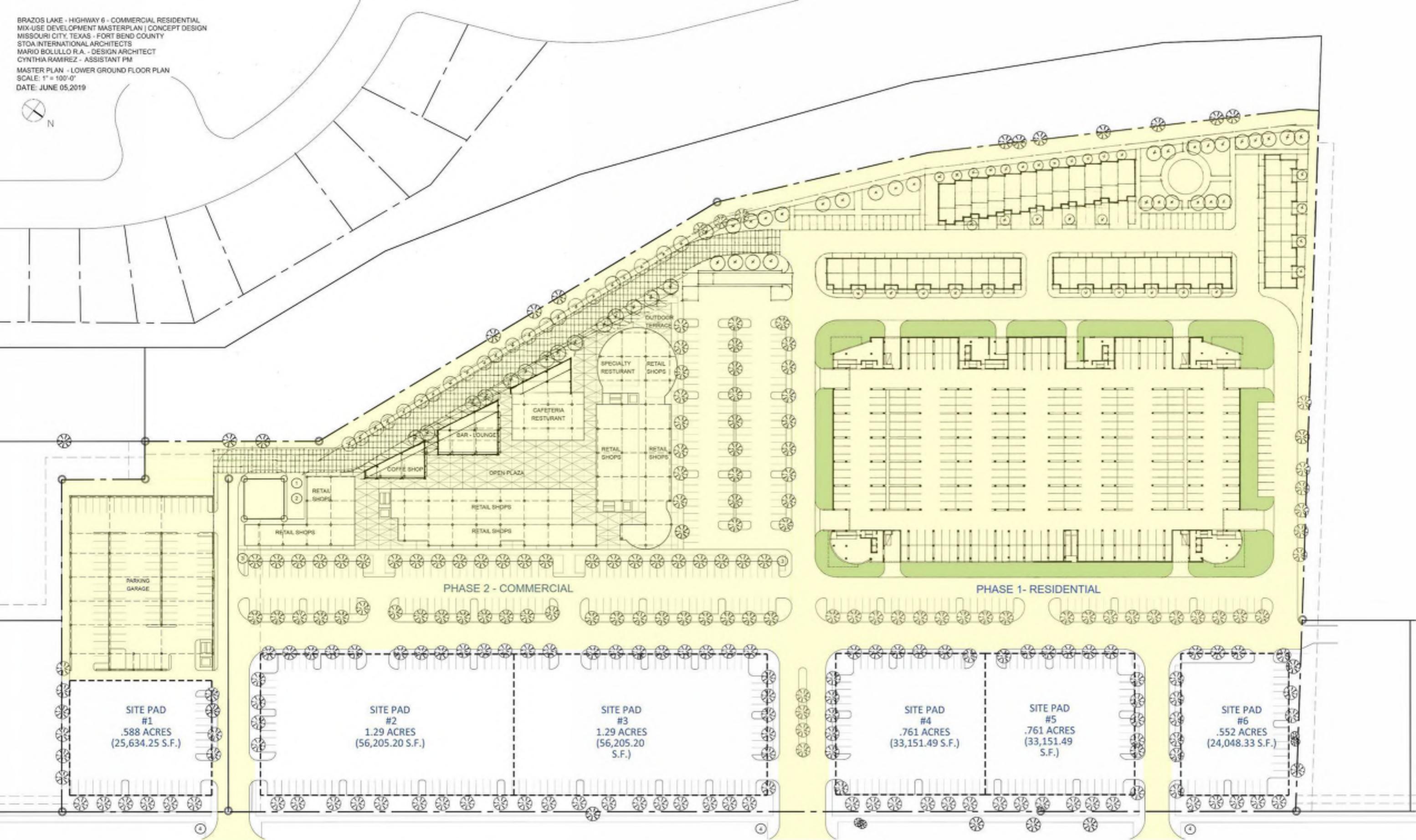
MASTER PLAN - GROUND FLOOR
 SCALE: 1" = 100'-0"



KEYNOTE LEGEND:

- ① - LOADING & SERVICES LOCATION
- ② - DUMPSTER LOCATION
- ③ - SIGN LOCATION
- ④ - MONUMENT SIGN LOCATION





- KEYNOTE LEGEND:**
- ① - LOADING & SERVICES LOCATION
 - ② - DUMPSTER LOCATION
 - ③ - SIGN LOCATION
 - ④ - MONUMENT SIGN LOCATION

BRAZOS LAKE - HIGHWAY 6 - COMMERCIAL RESIDENTIAL
 MIX-USE DEVELOPMENT MASTERPLAN | CONCEPT DESIGN
 MISSOURI CITY, TEXAS - FORT BEND COUNTY
 STOA INTERNATIONAL ARCHITECTS
 MARIO BOLULLO R.A. - DESIGN ARCHITECT
 CYNTHIA RAMIREZ - ASSISTANT PM
 DATE: JUNE 07, 2019

MASTER PLAN - UPPER FIRST FLOOR
 SCALE: 1" = 100'-0"





RESIDENTIAL BUILDING
SIDE ELEVATION
SCALE: 1" = 20'-0"
CYNTHIA RAMIREZ - ASSISTANT PM

RESIDENTIAL TOWNHOMES
SIDE ELEVATION
SCALE: 1" = 20'-0"



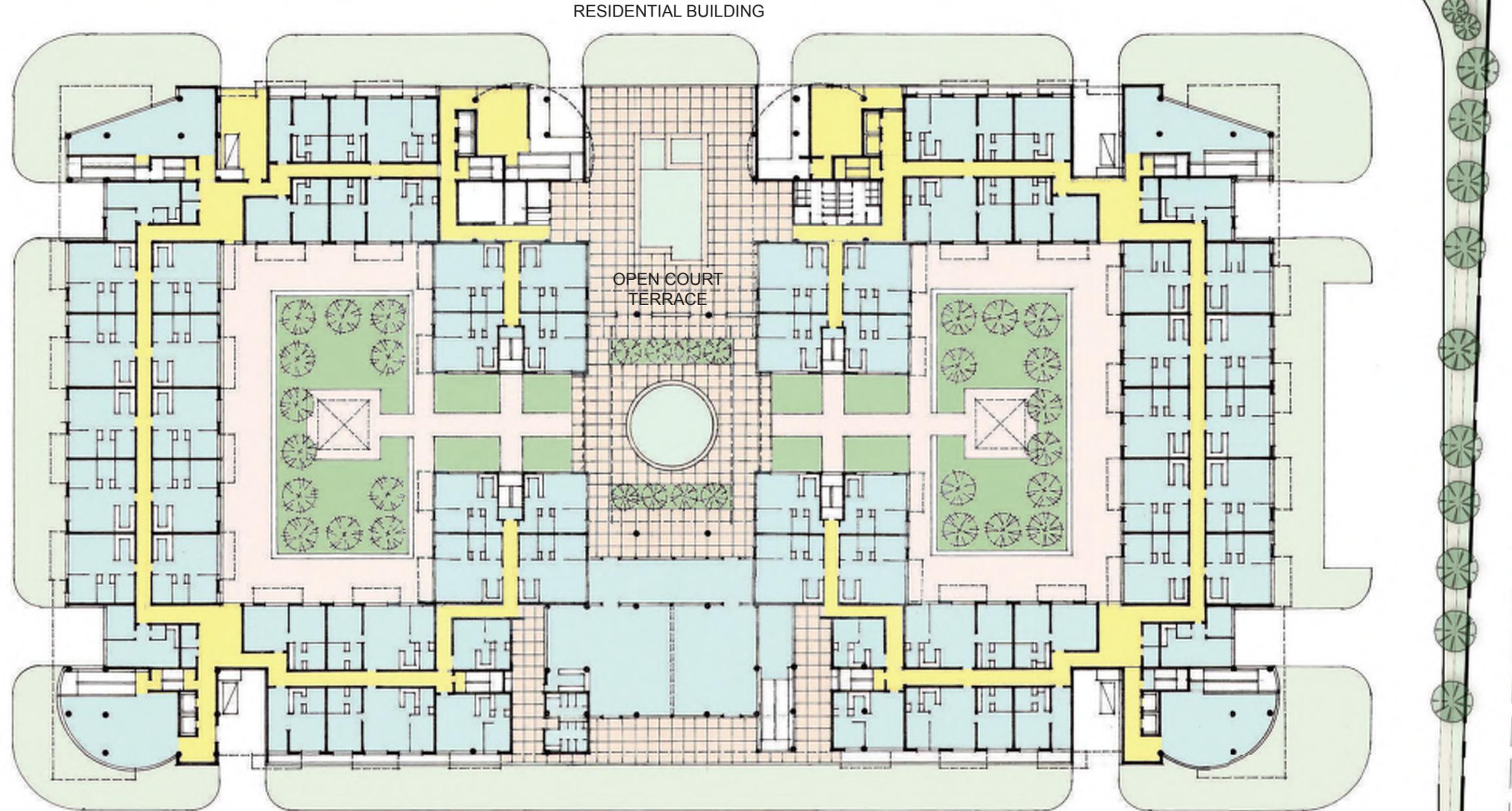
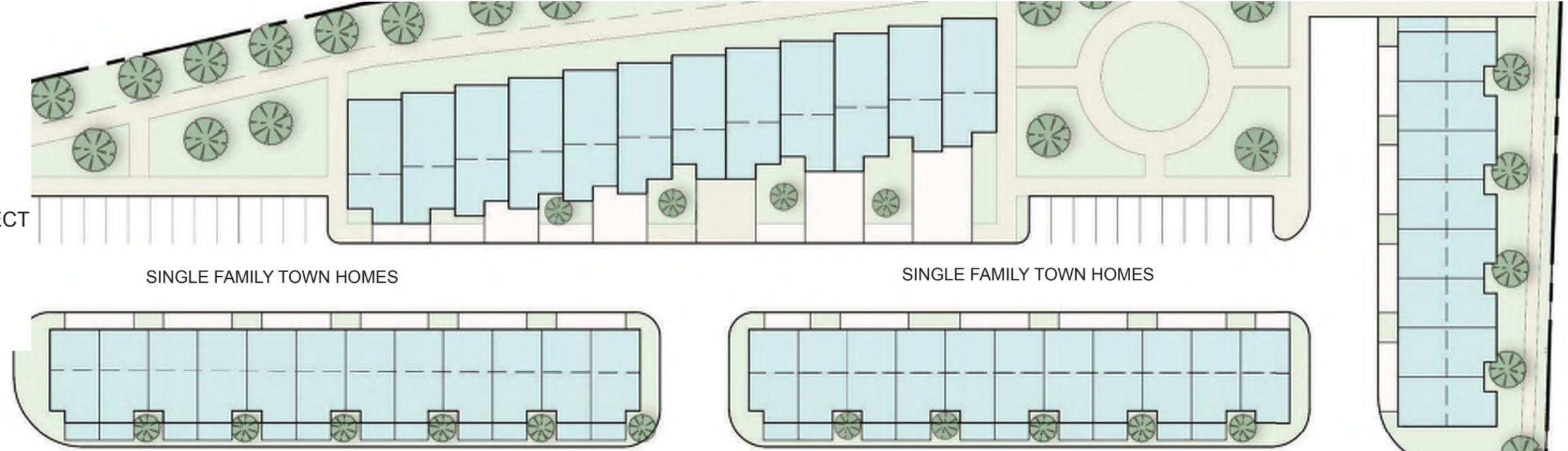
M. Bolullo

BRAZOS LAKE - HIGHWAY 6
MIX-USE DEVELOPMENT MASTERPLAN
CONCEPT DESIGN
MISSOURI CITY, TEXAS
FORT BEND COUNTY
STOA INTERNATIONAL ARCHITECTS
MARIO BOLULLO R.A. - DESIGN ARCHITECT
CYNTHIA RAMIREZ - ASSISTANT PM



PHASE I - RESIDENTIAL
TOWNHOMES & BUILDING
GROUND FLOOR PLAN
SCALE: 1" = 50'-0"

BRAZOS LAKE - HIGHWAY 6
MIX-USE DEVELOPMENT MASTERPLAN
CONCEPT DESIGN
MISSOURI CITY, TEXAS
FORT BEND COUNTY
STOA INTERNATIONAL ARCHITECTS
MARIO BOLULLO R.A. - DESIGN ARCHITECT
CYNTHIA RAMIREZ - ASSISTANT PM



PHASE I - RESIDENTIAL
TOWNHOMES & BUILDING
UPPER FLOOR PLAN
SCALE: 1" = 50'-0"

**BRAZOS LAKE – HIGHWAY 6
COMMERCIAL – RESIDENTIAL
MIXED-USE DEVELOPMENT
MISSOURI CITY, TEXAS**

ARCHITECTURAL PROGRAMMING:

PHASE I – RESIDENTIAL:

A TOTAL OF 296 SUITES WILL BE PROVIDED IN TWO BUILDINGS, “A” AND “B” WITH 148 AND 148 50/50 SENIOR CONDOMINIUM UNITS, DISTRIBUTED IN FIVE LEVELS; AND ON TOP OF A ONE AND A HALF LEVEL PARKING STRUCTURE PARTIALLY UNDERGROUND AND COVERED WITH A LANDSCAPED PARKING ROOF TERRACE.

BUILDING “A” SUITE TYPES:

TYPE ST – A1 - 1 BEDROOM - 76 U.	@ 980 SF./EA.	=	74,480 SF. NET.
TYPE ST – A2 - 2 BEDROOM - 24 U.	@ 1,260 SF./EA.	=	30,240 SF. NET.
TYPE ST – A3 - 2 BEDROOM - 24 U.	@ 1,320 SF./EA.	=	31,680 SF. NET.
TYPE ST – A4 - 2 BED. + DEN - 12 U.	@ 1,420 SF./EA.	=	17,040 SF. NET.
TYPE ST – A5 - 3 BEDROOM - 12 U.	@ 1,480 SF./EA.	=	<u>17,760 SF. NET.</u>
TOTAL BUILDING NET LIVING AREA	= 148 UNITS	=	<u>171,200 SF. NET.</u>

BUILDING SUPPORT AREAS:

CORRIDORS	= 4 LEVELS @ 3,800 SF. (1 ST TO 4 TH)	=	15,200 SF.
	= 1 LEVEL @ 2,800 SF. (5 TH)	=	2,800 SF.
STAIRS @ 195 SF./EA.	= 5 LEVELS @ 4 = (1 ST TO 5 TH)	=	3,900 SF.
	= 1 LEVEL @ 2 =	=	390 SF.
ELEVATOR LOBBY	= 2 @ 600 SF/EA.	=	1,200 SF.
UTILITY ROOMS	= 6 @ 120 SF/EA.	=	<u>720 SF.</u>
TOTAL SUPPORT AREAS	=	=	<u>24,210 SF.</u>

TOTAL BUILDING GROSS FLOOR AREA: = 195,410 SF.

SUITE TYPE DISTRIBUTION:

LEVEL:	TYPE	ST-1	ST-2	ST-3	ST-4	ST-5	
FIRST	TYPE	20	5	5	3	3	= 36 U.
SECOND	TYPE	20	5	5	3	3	= 36 U.
THIRD	TYPE	20	5	5	2	2	= 34 U.
FOURTH	TYPE	16	5	5	2	2	= 30 U.
FIFTH	TYPE	-	4	4	2	2	= <u>12 U.</u>
TOTAL:	TYPE	76	24	24	12	12	= 148 U.

BUILDING “B” SUITE TYPES:

TYPE ST – A1 - 1 BEDROOM - 76 U.	@ 980 SF./EA.	=	74,480 SF. NET.
TYPE ST – A2 - 2 BEDROOM - 24 U.	@ 1,260 SF./EA.	=	30,240 SF. NET.
TYPE ST – A3 - 2 BEDROOM - 24 U.	@ 1,320 SF./EA.	=	31,680 SF. NET.
TYPE ST – A4 - 2 BED. + DEN - 12 U.	@ 1,420 SF./EA.	=	17,040 SF. NET.
TYPE ST – A5 - 3 BEDROOM - 12 U.	@ 1,480 SF./EA.	=	<u>17,760 SF. NET.</u>
TOTAL BUILDING NET LIVING AREA	= 148 UNITS	=	<u>171,200 SF. NET.</u>

BUILDING SUPPORT AREAS:

CORRIDORS	= 4 LEVELS @ 3,800 SF. (1 ST TO 4 TH)	=	15,200 SF.
	= 1 LEVEL @ 2,800 SF. (5 TH)	=	2,800 SF.
	= 1 LEVEL @ 800 SF. (6 TH)	=	800 SF.
STAIRS @ 195 SF./EA.	= 4 LEVELS @ 4 = (1 ST TO 5 TH)	=	3,900 SF.
	= 1 LEVEL @ 2 =	=	390 SF.
ELEVATOR LOBBY	= 2 @ 600 SF/EA.	=	1,200 SF.
UTILITY ROOMS	= 6 @ 120 SF/EA.	=	<u>720 SF.</u>
TOTAL SUPPORT AREAS	=	=	<u>24,210 SF.</u>

TOTAL BUILDING GROSS FLOOR AREA: = 195,410 SF.

SUITE TYPE DISTRIBUTION:

LEVEL:	TYPE	ST-1	ST-2	ST-3	ST-4	ST-5	
FIRST	TYPE	20	5	5	3	3	= 36 U.
SECOND	TYPE	20	5	5	3	3	= 36 U.
THIRD	TYPE	20	5	5	2	2	= 34 U.
FOURTH	TYPE	16	5	5	2	2	= 30 U.
FIFTH	TYPE	-	4	4	2	2	= <u>12 U.</u>
TOTAL:	TYPE	76	24	24	12	12	= 148 U.

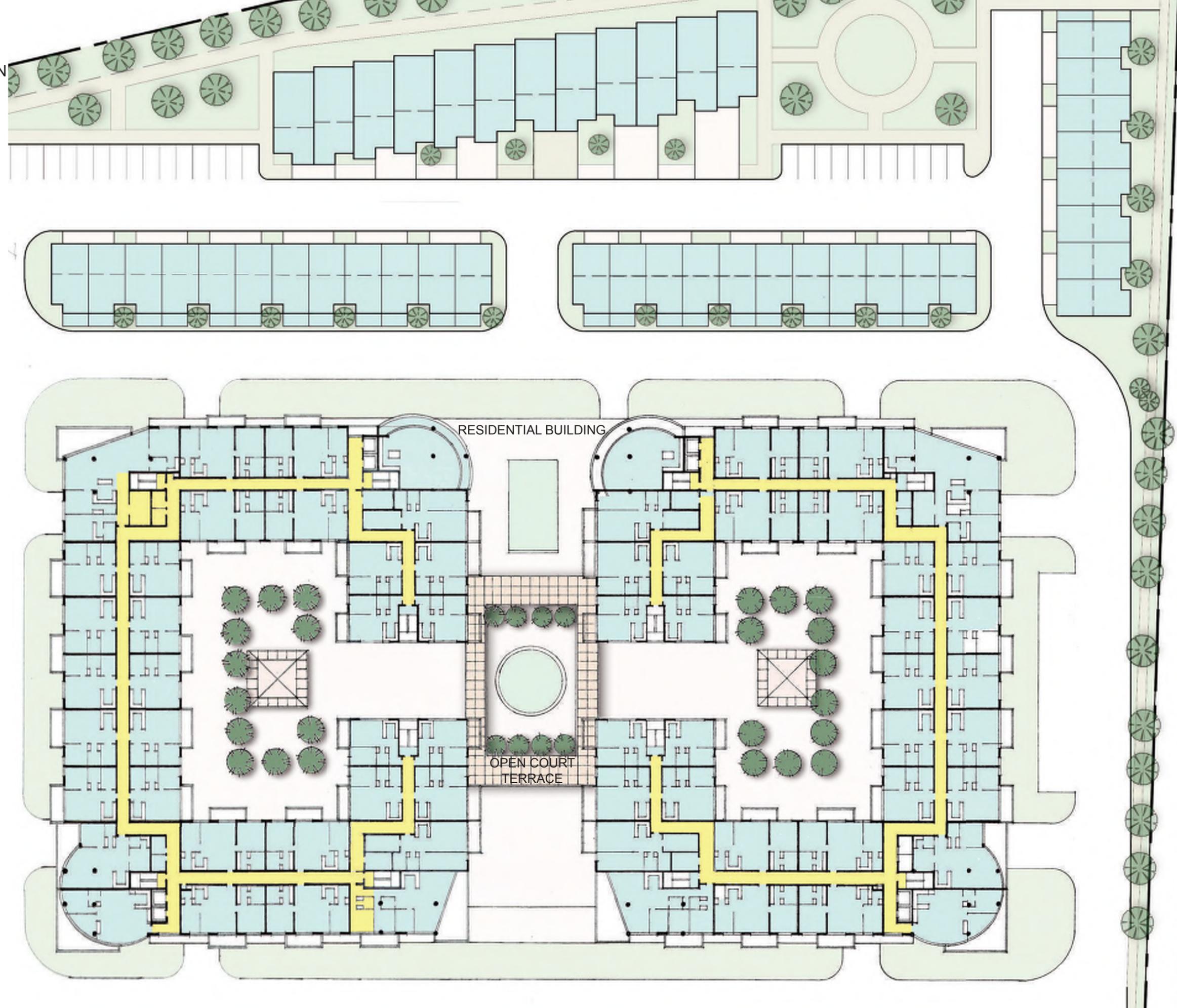
RESIDENTIAL ADMINISTRATION OFFICES AND MULTI-PURPOSE CLUB HOUSE:

GROUND FLOOR = 5,400 SF. TO INCLUDE: ENTRY HALL; RESTROOMS, KITCHEN-SERVERY; MULTI-PURPOSE HALL; LARGE MEETING ROOM.

SECOND FLOOR = 2,000 SF. TO INCLUDE THE MANAGEMENT OFFICE.

SURFACE PARKING PROVIDE FOR 30 CARS @ 380 SF./C = 11,400 SF.

BRAZOS LAKE - HIGHWAY 6
MIX-USE DEVELOPMENT MASTERPLAN
CONCEPT DESIGN
MISSOURI CITY, TEXAS
FORT BEND COUNTY
STOA INTERNATIONAL ARCHITECTS
MARIO BOLULLO R.A. - ARCHITECT
CYNTHIA RAMIREZ - ASSISTANT PM



PHASE I - RESIDENTIAL BUILDING
UPPER TYPICAL FLOOR PLAN
SCALE: 1" = 50'-0"



RESIDENTIAL BUILDING PERSPECTIVE VIEW
BRAZOS LAKE - HIGHWAY 6 MIX-USE DEVELOPMENT MASTERPLAN - CONCEPT DESIGN
STOA INTERNATIONAL ARCHITECTS | MARIO BOLULLO R.A. DESIGN ARCHITECT

Bolullo

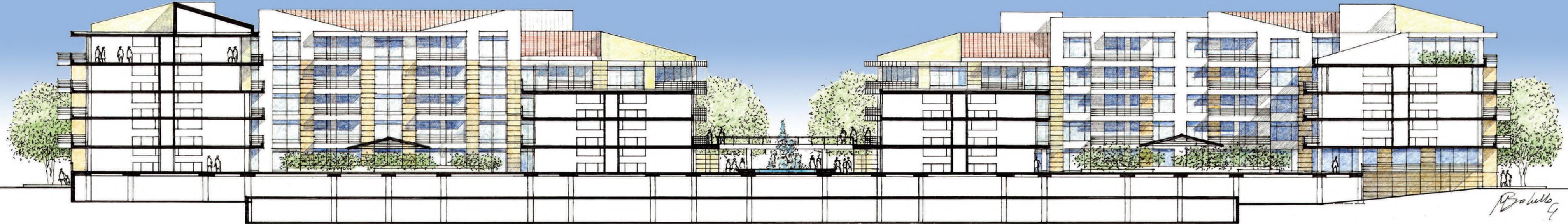
BRAZOS LAKE - HIGHWAY 6
MIX-USE DEVELOPMENT MASTERPLAN
CONCEPT DESIGN
MISSOURI CITY, TEXAS
FORT BEND COUNTY
STOA INTERNATIONAL ARCHITECTS
MARIO BOLULLO R.A. - DESIGN ARCHITECT
CYNTHIA RAMIREZ - ASSISTANT PM



RESIDENTIAL BUILDING
LONGITUDINAL SECTION
SCALE: 1" = 20'-0"

RESIDENTIAL TOWNHOMES
CROSS SECTION
SCALE: 1" = 20'-0"

BRAZOS LAKE - HIGHWAY 6
MIX-USE DEVELOPMENT MASTERPLAN
CONCEPT DESIGN
MISSOURI CITY, TEXAS
FORT BEND COUNTY
STOA INTERNATIONAL ARCHITECTS
MARIO BOLULLO R.A. - DESIGN ARCHITECT
CYNTHIA RAMIREZ - ASSISTANT PM



RESIDENTIAL BUILDING
CROSS SECTION
SCALE: 1" = 20'-0"

PARKING SPACES REQUIRED:

BUILDING "A" REQUIRED:

1 BEDROOM UNIT = 76 @ 1.3 CARS/U. = 99
2 BEDROOM UNIT = 48 @ 2.0 CARS/U. = 96
3 BEDROOM UNIT = 24 @ 2.5 CARS/U. = 60
TOTAL: 255 CARS

PROVIDED:

PARKING STRUCTURE PARTIALLY UNDERGROUND:

170 CARS @ 340 SF./CAR = 57,800 SF
48 CARS AT GRADE @ 380 SF./CAR = 18,240 SF
TOTAL PROVIDED: 218 CARS

BUILDING "B" REQUIRED:

1 BEDROOM UNIT = 76 @ 1.3 CARS/U. = 99
2 BEDROOM UNIT = 48 @ 2.0 CARS/U. = 96
3 BEDROOM UNIT = 24 @ 2.5 CARS/U. = 60
TOTAL: 255 CARS

PROVIDED:

PARKING STRUCTURE PARTIALLY UNDERGROUND:

352 CARS @ 340 SF./CAR = 119,680 SF
158 CARS AT GRADE @ 340 SF./CAR = 53,720 SF
TOTAL PROVIDED: 510 CARS = 173,400 SF

SINGLE FAMILY UNIT TOWNHOMES:

42 UNITS @ 720 SF./FLOOR AT 3 FLOORS = 2,400 SF. PER UNIT
TOTAL: 42 U. @ 2,400 SF./EA. = 100,800 SF.

UNIT DESCRIPTION:

FIRST FLOOR: ENTRY HALL / BEDROOM / TOILET & LAUNDRY / TWO CAR GARAGE
SECOND FLOOR: LIVING ROOM / DINING ROOM / KITCHEN-FAMILY ROOM
THIRD FLOOR: MASTER BEDROOM + CLOSET & BATHROOM
TWO BEDROOMS + CLOSETS & BATHROOM
ROOF TERRACE

ADDITIONAL 21 CARS AT GRADE FOR VISITORS AND EXTRA SPACES

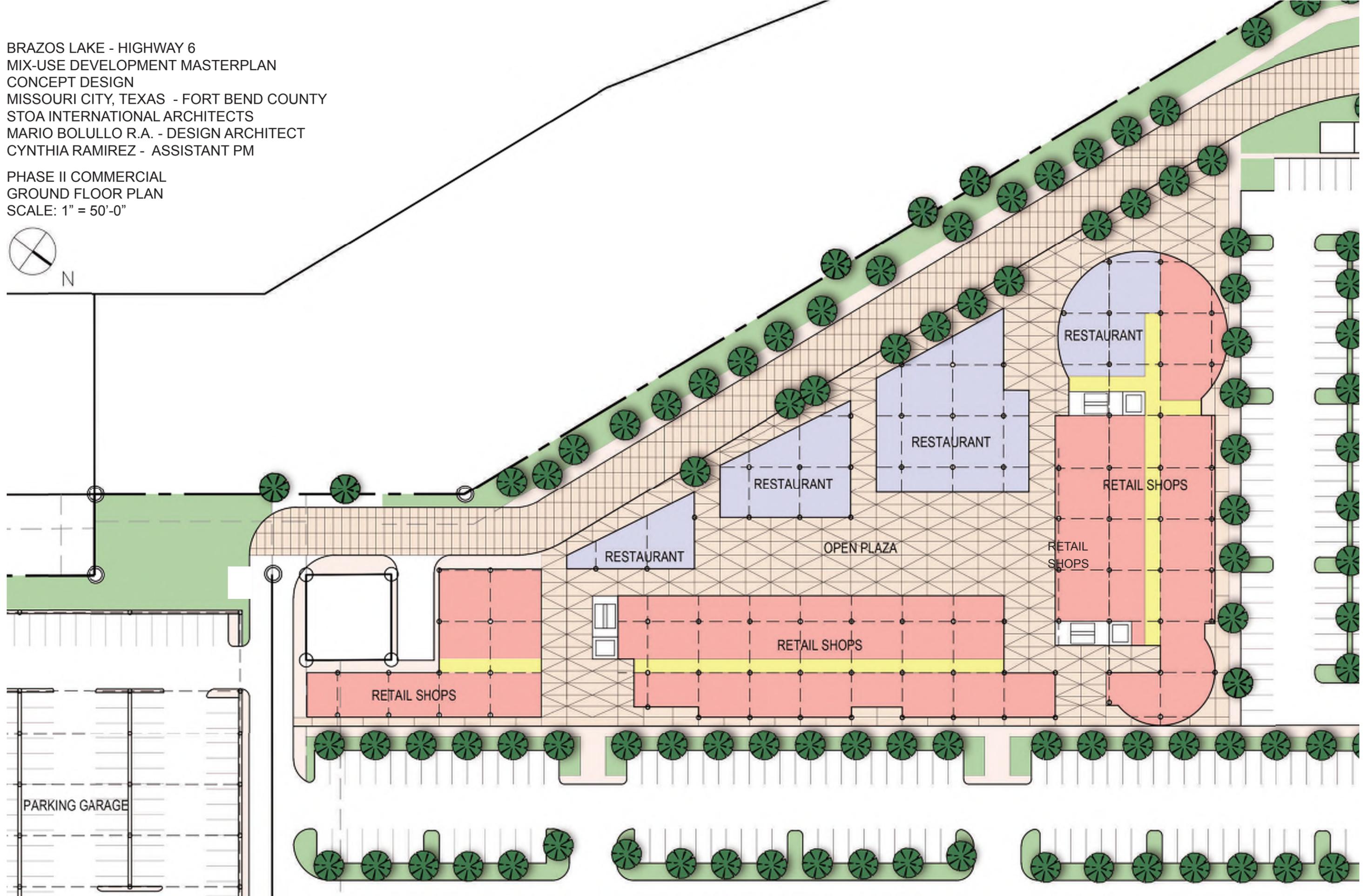
TOTAL DEVELOPMENT RESIDENTIAL UNITS = 336 SUITES AND HOUSES



RESIDENTIAL TOWN-HOMES - PERSPECTIVE VIEW
BRAZOS LAKE - HIGHWAY 6 MIX-USE DEVELOPMENT MASTERPLAN - CONCEPT DESIGN
STOA INTERNATIONAL ARCHITECTS | MARIO BOLULLO R.A. DESIGN ARCHITECT

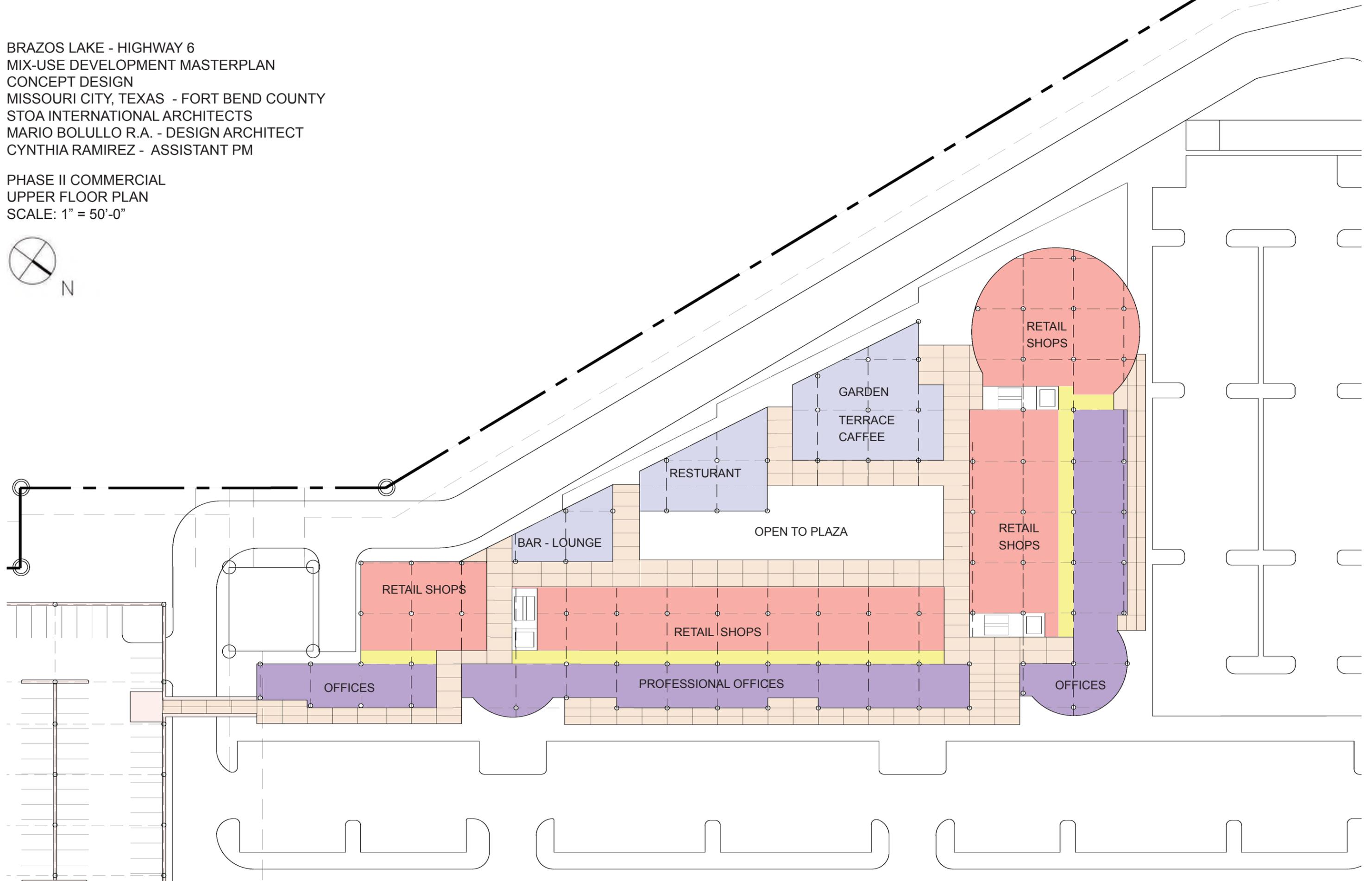
BRAZOS LAKE - HIGHWAY 6
MIX-USE DEVELOPMENT MASTERPLAN
CONCEPT DESIGN
MISSOURI CITY, TEXAS - FORT BEND COUNTY
STOA INTERNATIONAL ARCHITECTS
MARIO BOLULLO R.A. - DESIGN ARCHITECT
CYNTHIA RAMIREZ - ASSISTANT PM

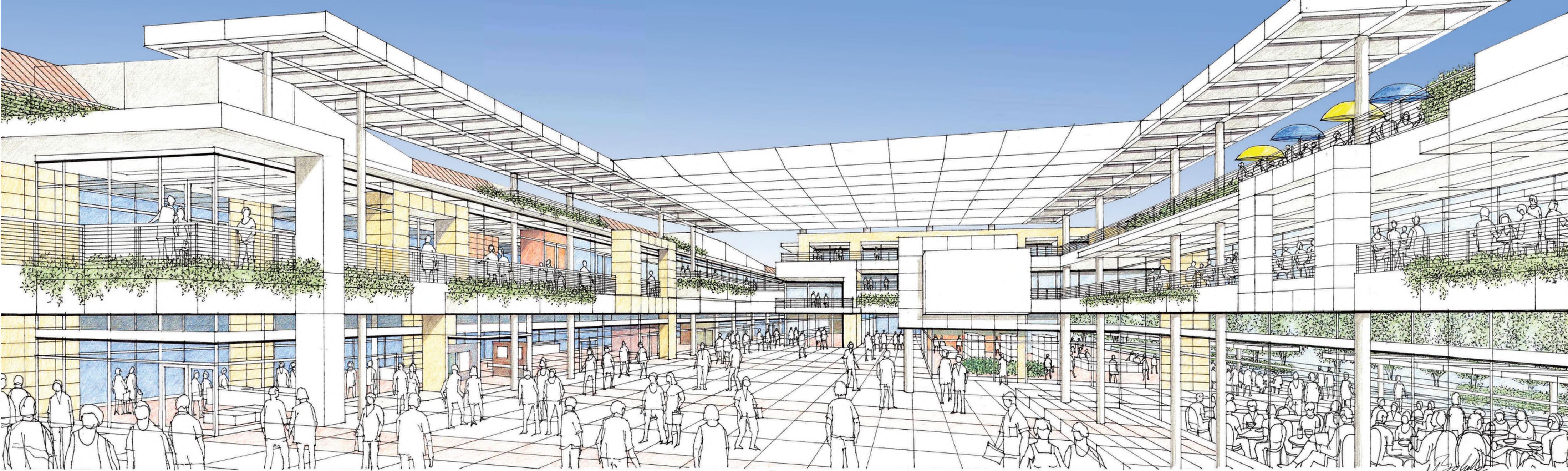
PHASE II COMMERCIAL
GROUND FLOOR PLAN
SCALE: 1" = 50'-0"



BRAZOS LAKE - HIGHWAY 6
MIX-USE DEVELOPMENT MASTERPLAN
CONCEPT DESIGN
MISSOURI CITY, TEXAS - FORT BEND COUNTY
STOA INTERNATIONAL ARCHITECTS
MARIO BOLULLO R.A. - DESIGN ARCHITECT
CYNTHIA RAMIREZ - ASSISTANT PM

PHASE II COMMERCIAL
UPPER FLOOR PLAN
SCALE: 1" = 50'-0"





PHASE II COMMERCIAL / OFFICES / RESTURANTS
PLAZA PERSPECTIVE VIEW

Handwritten signature and date
9

BRAZOS LAKE - HIGHWAY 6 - COMMERCIAL RESIDENTIAL
MIX-USE DEVELOPMENT MASTERPLAN | CONCEPT DESIGN
MISSOURI CITY, TEXAS - FORT BEND COUNTY
STOA INTERNATIONAL ARCHITECTS
MARIO BOLULLO R.A. - DESIGN ARCHITECT
CYNTHIA RAMIREZ - ASSISTANT PM



PHASE II - COMMERCIAL / OFFICES / RESTURANTS
NORTH - EAST ELEVATION
SCALE: 1" = 20'-0"

BRAZOS LAKE - HIGHWAY 6 - COMMERCIAL RESIDENTIAL
MIX-USE DEVELOPMENT MASTERPLAN | CONCEPT DESIGN
MISSOURI CITY, TEXAS - FORT BEND COUNTY
STOA INTERNATIONAL ARCHITECTS
MARIO BOLULLO R.A. - DESIGN ARCHITECT
CYNTHIA RAMIREZ - ASSISTANT PM



PHASE II - COMMERCIAL / OFFICES / RESTURANTS
SOUTH - WEST ELEVATION
SCALE: 1" = 20'-0"

PHASE II – COMMERCIAL / OFFICES / RESTAURANTS:

THREE LEVEL BUILDING STRUCTURES WITH A CENTRAL OPEN PEDESTRIAN – MULTI-PURPOSE ENTRY PLAZA PROVIDING VERTICAL AND HORIZONTAL ACCESS TO UNDERCOVER GALLERIES AND SECOND LEVEL PEDESTRIAN MALL AND CORRIDORS.

A THREE LEVEL BUILDING COMPLEX FRONTS THE LAKE, ALSO PROVIDING RESTAURANTS / SPECIALTY GARDEN CAFES AND OUTDOOR SEATING TERRACES AND INDOOR/OUTDOOR LOUNGES. ALSO A FOURTH LEVEL ROOF TERRACE, PARTIALLY ENCLOSED, WILL PROVIDE ADDITIONAL FOOD SERVICE

BUILDING AREAS DISTRIBUTION:

GROUND FLOOR RETAIL SHOPS	57,800 SF.
PEDESTRIAN GALLERY AND ACCESS CORRIDORS	10,500 SF.
MULTI-PURPOSE OPEN PLAZA	22,500 SF.
FOOD AND BEVERAGE RETAIL AREAS	<u>12,100 SF.</u>
TOTAL GROUND FLOOR GROSS FLOOR AREA	102,900 SF.

SECOND FLOOR COMMERCIAL RETAIL	25,200 SF.
COMMERCIAL OFFICES	32,400 SF.
PEDESTRIAN MALL AND CORRIDORS	<u>18,900 SF.</u>
TOTAL SECOND FLOOR GROSS FLOOR AREA	<u>76,500 SF.</u>

THIRD FLOOR COMMERCIAL RETAIL	57,600 SF.
PEDESTRIAN MALL AND CORRIDORS	12,800 SF.
ROOF TERRACE (FOURTH LEVEL)	<u>14,680 SF.</u>
TOTAL THIRD FLOOR AND FOURTH FLOOR AREA	85,080 SF.

TOTAL BUILDING GROSS FLOOR AREA: = 264,480 SF.

PARKING SPACES REQUIRED:

RETAIL COMMERCIAL AREAS	= 232,080 SF.	@ 4/1,000 CARS	= 928
COMMERCIAL OFFICES	= 32,400 SF.	@ 2.5 / 1,000	= <u>81</u>
TOTAL CARS =			1,009

PROVIDED:

TWO LEVEL PARKING STRUCTURE	= 774 CARS @ 340 SF. / C	= 263,160 SF.
AT GRADE PARKING =	236 CARS @ 380 SF. / C	= 89,680 SF.
TOTAL PROVIDED =	1,010 CARS	

COMMERCIAL OFFICE BUILDING:

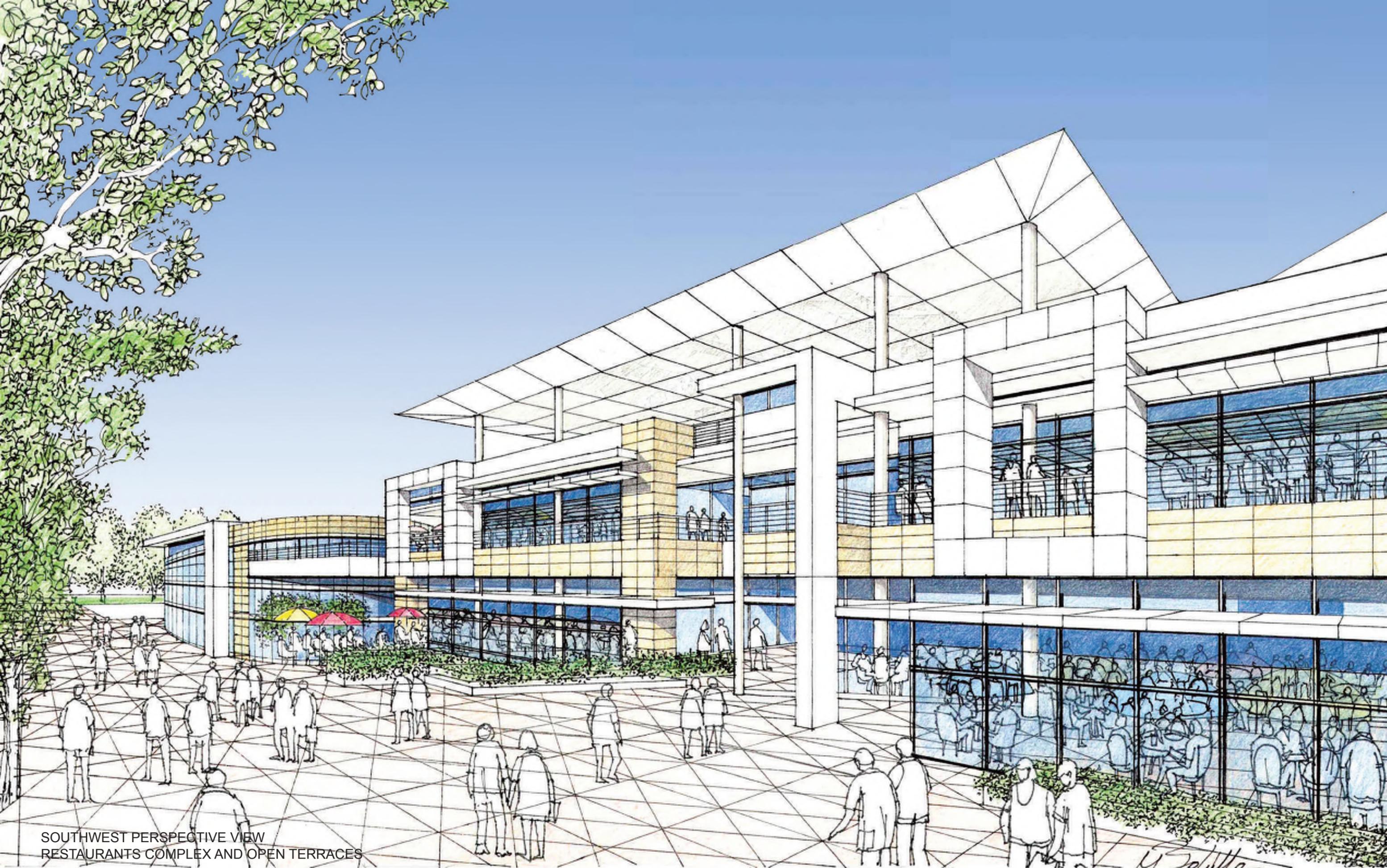
LOCATED AT THE NORTH-EAST CORNER OF THE SITE AND FRONTING HIGHWAY 6 (SITE 1)

BUILDING AREAS DISTRIBUTION:

GROUND FLOOR RETAIL SHOPS	= 14,400 SF. GROSS
5 OFFICE FLOOR LEVELS @ 8,400 SF. / EA.	= <u>42,000 SF. GROSS</u>
TOTAL BUILDING GROSS FLOOR AREA	= 56,400 SF.

PARKING: 56,400 SF. @ 2.5 / 1,000 = 100 CARS
AT GRADE PARKING = 141 CARS @ 380 SF. / C = 53,580 SF.

STOA International Architects, Inc.
Mario Bolullo, R.A.



SOUTHWEST PERSPECTIVE VIEW
RESTAURANTS COMPLEX AND OPEN TERRACES

M. Solitog



CubeSmart
Self Storage

Murphy Express
Gas Station

Subject Site

QUAIL VALLEY THUNDERBIRD

Public Storage

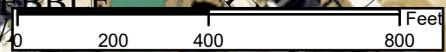
COLONY LAKES

Excel
Urgent Care

Legend

- City Limits Line.lyr
- Brazos Lakes Mixed Use

1 inch = 400 feet



ORDINANCE NO. O-18-20

AN ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS, CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 24.45 ACRES OF LAND FROM LC-3 RETAIL DISTRICT TO PD PLANNED DEVELOPMENT DISTRICT NO. 106; DESCRIBING SAID 24.45 ACRES OF LAND; REGULATING AND RESTRICTING THE DEVELOPMENT AND USE OF PROPERTY WITHIN SUCH PD PLANNED DEVELOPMENT DISTRICT; AMENDING THE ZONING DISTRICT MAP OF THE CITY OF MISSOURI CITY; PROVIDING FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN; PROVIDING FOR REPEAL; PROVIDING A PENALTY; PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

* * * *

WHEREAS, Golden Power Capital, LLC, is the owner of approximately 22.45 acres of land and Ming & Shu Development, LLC, is the owner of approximately 2.0 acres of land for a total of approximately 24.45 acres of land within the corporate limits of the City of Missouri City, Texas (the "Property"); and

WHEREAS, the Property presently has a zoning classification of LC-3 retail district under Ordinance No. O-84-45, adopted on June 18, 1984; and

WHEREAS, the owner's agent, Justin A. Schrader of LJA, has made application to the City of Missouri City to change the zoning classification of the Property from LC-3 retail district to PD Planned Development District 106; and

WHEREAS, pursuant to Section 8.2 of the City of Missouri City Zoning Ordinance, said application was submitted to the City of Missouri City with proof of unified ownership or control of all of the Property; and

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

WHEREAS, the City of Missouri City Planning and Zoning Commission has issued its final report and the City Council of the City of Missouri City now deems it appropriate to grant such requested change in zoning classification; now therefore,

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

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

Section 2. As required by law, the City Council of the City of Missouri City conducted the public hearing on the request for zoning reclassification and closed the public hearing prior to the final adoption of this Ordinance.

Section 3. The zoning classification of the Property is hereby changed from LC-3 retail district to PD Planned Development District No. 106. The Property can be described as being the property described in Exhibit "A", and is depicted in Exhibit "A-1", attached hereto and made a part hereof for all purposes. Exhibit "A-1" shall be for reference purposes only. In the event that Exhibit "A" conflicts with Exhibit "A-1", Exhibit "A" shall prevail.

Section 4. The planned development district shall be developed in accordance with the Missouri City Code, including the City of Missouri City Zoning Ordinance, and shall be developed in accordance with the site plan, Exhibit "B," attached hereto and made a part hereof for all purposes, and is subject to the following regulations and restrictions:

- A. **Purpose.** The planned development district may include residential and commercial uses. Improvements to the site shall be designed to enhance the overall urban design and nature of the surrounding area.
- B. **Use regulations.** In the planned development district, no building, structure, or land shall be used and no building or structure shall be hereafter erected, reconstructed, altered or enlarged except as provided in this Ordinance.

The following uses are allowed:

1. LC-3 retail district uses.
2. Townhouse residential unit uses.
3. Condominium residential unit uses as described below:
 - a. **Phase 1:** At least 50 percent of the condominium residential unit uses constructed in Phase 1 shall be restricted to residents at least 55 years of age (hereinafter referred to as "age restricted"), provided that the owner, manager, operator, or agent of such uses shall provide the Missouri City director of development services with verification of the age of residents at least annually in a manner acceptable under the Housing for Older Persons Act, as such act may be amended from time to time. The remaining 50 percent of the condominium residential unit uses constructed in Phase 1 are not required to be restricted to residents at least 55 years of age (hereinafter referred to as "non-age restricted").
 - b. **Phase 2:** Except as provided herein, in Phase 2, condominium residential unit uses shall be restricted to age restricted units. Condominium residential unit uses may be non-age restricted if the market demand, as determined by an independent market study of condominium residential unit uses constructed on the Property in Phase 1, for non-age restricted units on the Property is greater than the market demand for age-restricted units.

- C. Height and area regulations.** The following height and area regulations shall apply.
1. *LC-3 retail district uses:* The height and area regulations set forth in set forth in Subsection 7.12, LC-3 retail district, of the City of Missouri City Zoning Ordinance shall apply to LC-3 retail district uses.
 2. *Townhouse residential unit uses:* Except as provided herein, the height and area regulations contained in Subsection 7.6, R-5 townhouse residential district, of the City of Missouri City Zoning Ordinance shall apply to townhouse residential unit uses. The front, rear, and side yard; lot width; and lot area standards set forth in the site plan, Exhibit "B," are allowed.
 3. *Condominium residential unit uses:* Except as provided herein, the height and area regulations contained in Subsection 7.7, R-6 condominium residential district, of the City of Missouri City Zoning Ordinance shall apply to condominium residential unit uses. The height of a building or structure for a condominium residential unit use shall not exceed the height restrictions for a building or structure located in an LC-3 retail district as set forth in Subsection 7.12, LC-3 retail district, of the City of Missouri City Zoning Ordinance.
- D. Building regulations.** The building regulations contained in Subsection 7.12, LC-3 retail district, of the City of Missouri City Zoning Ordinance shall apply to all buildings and structures constructed in PD Planned Development District No. 106.
- E. Architectural standards.** Except as provided herein, all buildings and structures constructed in the planned development district shall be constructed in accordance with Section 7A, Architectural Design Standards, of the City of Missouri City Zoning Ordinance.
1. All townhouse residential unit use buildings and structures shall be constructed in compliance with the architectural standards of Section 7A, Architectural Design Standards, of the City of Missouri City Zoning Ordinance.
 2. The primary material for the exterior of all buildings and structures shall consist of brick. The same brick material shall be used throughout the planned development district.
 3. Accent materials for the exterior of all buildings and structures may include the following:
 - a. Calcium silicate smooth masonry unit;
 - b. Modular face brick, blend sunset or similar;
 - c. Senerflex classic PB Wall System by "Senergy" with Perma-Lath reinforcing mesh and weatherproof base and finish coats;

- d. Exterior storefront and glass wall systems (aluminum, clear, anodized frames with one-fourth (1/4) of an inch thick tinted vision glass; one-fourth (1/4) of an inch thick tinted spandrel glass, and aluminum doors and sidelites); and
 - e. Clear, anodized extruded aluminum and one-fourth (1/4) of an inch thick tinted vision glass.
- 4. Rainwater systems and equipment are not required to meet the architectural design standards set forth in Section 7A, Architectural Design Standards, of the City of Missouri City Zoning Ordinance, provided that such systems and equipment shall be constructed as depicted in Exhibit "C".
- 5. At least one garage with square footage sufficient to house a minimum of two seven-foot by 18-foot automobiles in addition to normal yard maintenance equipment is not required for each condominium unit.
- F. Garage.** Except as provided herein, the garage regulations set forth in Section 9.8 of the City of Missouri City Zoning Ordinance shall apply to townhouse residential unit and condominium residential unit uses.
 - 1. The parking depicted and described in the site plan, Exhibit "B", is allowed as depicted and described.
- G. Trash disposal regulations.** Except as provided herein, the trash disposal regulations contained in Subsection 9.14, Trash disposal regulations, of the City of Missouri City Zoning Ordinance shall apply.
 - 1. *LC-3 retail district uses:* The trash disposal regulations for nonresidential zones, specifically, LC-3 retail districts, shall apply to LC-3 retail district uses.
 - 2. *Townhouse residential unit and condominium residential unit uses:* The trash disposal regulations for residential zones, specifically, R-5 townhouse residential and R-6 condominium residential districts, shall apply to townhouse residential unit and condominium residential unit uses, respectively.
- H. Portable storage unit regulations.** The portable storage unit regulations contained in Section 9.15, Portable storage unit regulations in suburban and residential districts, of the City of Missouri City Zoning Ordinance shall apply to townhouse residential unit and condominium residential unit uses.
- I. Outside placement, storage, sales and services regulations.** Outside placement, storage, sales and services of materials, merchandise, and equipment are prohibited.
- J. Landscaping regulations.** Except as provided herein, the landscaping, screening, and buffer yard regulations for R-5 townhouse residential districts, R-

6 condominium residential districts, and LC-3 retail district uses, as applicable, contained in Section 11, Landscaping, of the City of Missouri City Zoning Ordinance shall apply to townhouse residential unit uses, condominium residential unit uses, and LC-3 retail district uses, respectively.

1. The landscaping, screening, and buffer yards depicted and described in the landscaping plan, Exhibit "D", are allowed as depicted and described.
2. There shall be a greenbelt of 30 feet adjacent to all property lines. Buildings, streets and parking may be built immediately adjacent to the greenbelt. There shall be a yard of 15 feet between buildings and private streets, driveways and parking areas. Steps, unenclosed porches, fences, patios or courts are allowed in yards. The developer shall have the option to provide the greenbelt or an equivalent green area within the development in addition to all required yards.

K. Parking regulations. Except as provided herein, the parking regulations contained in Section 12, Parking Regulations, of the City of Missouri City Zoning Ordinance shall apply.

1. The parking depicted and described in the site plan, Exhibit "B", is allowed as depicted and described.

L. Sign regulations.

1. *LC-3 retail district uses.* The sign regulations for nonresidential zoning districts contained in Section 13, Sign Regulations, of the City of Missouri City Zoning Ordinance shall apply to LC-3 retail district uses.
2. *Townhouse and condominium residential unit uses.* The sign regulations for residential zoning districts contained in Section 13, Sign Regulations, of the City of Missouri City Zoning Ordinance shall apply to townhouse residential unit and condominium residential unit uses.

M. Fence regulations.

1. *LC-3 retail district uses.* The fence regulations contained in Section 14, Fence Regulations, of the City of Missouri City Zoning Ordinance for LC-3 retail districts shall apply to LC-3 retail district uses.
2. *Townhouse residential unit uses.* The fence regulations contained in Section 14, Fence Regulations, of the City of Missouri City Zoning Ordinance for R-5 townhouse residential districts shall apply to townhouse residential unit uses.
3. *Condominium residential unit uses.* The fence regulations contained in Section 14, Fence Regulations, of the City of Missouri City Zoning Ordinance for R-6 condominium residential districts shall apply to condominium residential unit uses.

- N. Amenities.** A multipurpose clubhouse and large meeting room shall be constructed in accordance with the development schedule provided for by Section 4.Q of this Ordinance.
- O. Performance Standards.**
- Noise.*
 - Buildings occupied by LC-3 retail district uses shall incorporate interior acoustical treatments that minimize sound outside of such buildings.
 - Except as provided herein, the amplification of sound outside of buildings and structures after 10:00 pm on Sundays through Thursdays and after 11:00 pm on Fridays and Saturdays is prohibited. Sound emanating from restaurant drive-through speakers is allowed.
- P. Minor Modifications.** The following minor modifications are allowed provided that such modifications shall be reviewed for compliance with the Missouri City Code and this Ordinance and approved by the city manager or his designee as evidenced by a memorandum filed by the city manager or his designee with the city secretary:
- Modifications to internal street patterns are allowed.
 - Modifications to the total acreage provided for each use district set forth in Exhibit "B" are allowed, provided that such modifications, or a series of such modifications, shall not result in a net increase of 10 percent or more or in a net decrease of 10 percent or more in the acreage for such use.
- Q. Development schedule.** Pursuant to Section 8, PD Planned Development District, this Ordinance shall expire on the fifth anniversary of the date the first planned development application was filed if no progress has been made towards completion of this project. The planned development shall be developed in two phases as follows:
- Phase 1:* Phase 1 shall commence on the date on which this Ordinance becomes effective. Construction of a minimum of 103,200 square feet of one or more buildings designated for LC-3 retail district uses in compliance with this Ordinance shall be completed before or contemporaneously with the submission of an application for a certificate of zoning compliance for any townhouse residential unit or condominium residential unit uses. A maximum of 122 residential units may be constructed in Phase 1. Construction of the multipurpose clubhouse required by Subsection 4.N shall be completed in compliance with this Ordinance before or contemporaneously with the submission of an application for a building permit for residential units in Phase 2.

2. *Phase 2:* Phase 2 shall commence after the date on which: (a) the construction of all of Phase 1 residential units are completed; (b) the developer certifies that the occupancy level for the dwelling units constructed in Phase 1 is 70 percent; and (c) the developer certifies that 70 percent of the total square footage of commercial development constructed in Phase 1 is occupied. Construction of a minimum of 103,200 square feet of one or more new buildings designated for LC-3 retail district uses, which shall be in addition to the existing buildings designated for LC-3 retail district uses constructed in Phase 1, shall be completed before or contemporaneously with the submission of an application for zoning compliance for any additional residential units to be constructed in Phase 2.

Section 5. The Zoning District Map of the City of Missouri City shall be revised and amended to show the zoning classification of the Property with the appropriate references thereon to the number and effective date of this Ordinance and a brief description of the nature of these changes.

Section 6. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Missouri City, save and except the changes in zoning classification described in Section 3 hereof and the imposition of the findings, regulations, restrictions and conditions contained herein.

Section 7. *Comprehensive plan deviation.* To the extent this Ordinance represents any deviation from the Future Land Use and Character map of the City of Missouri City Comprehensive Plan, such map is hereby amended to conform with this Ordinance.

Section 8. *Repeal.* Ordinance Number Ordinance No. O-84-45, adopted by the City Council of the City of Missouri City on June 18, 1984, is hereby repealed only to the extent of conflict with this Ordinance. Any ordinance or any other part of any other ordinance in conflict herewith shall be and is hereby repealed only to the extent of such conflict.

Section 9. *Penalty.* Any person, firm, partnership, association, corporation, company, or organization of any kind who or which violates any provision of this zoning ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in an amount not to exceed Five Hundred Dollars (\$500.00). Each day during which said violation shall exist or occur shall constitute a separate offense. The owner or owners of any property or of premises where any violation of this zoning ordinance shall occur, and any agent, contractor, builder, architect, person, or corporation who shall assist in the commission of such offense shall be guilty of a separate offense unless otherwise prohibited by law and, upon conviction thereof, shall be punished as above provided.

Section 10. *Severability.* In the event any section, paragraph, subdivision, clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or

unconstitutional; and the City Council of the City of Missouri City, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

PASSED and APPROVED on first reading this 6th day of August, 2018.

PASSED, APPROVED and ADOPTED on second and final reading this 20th day of August, 2018.



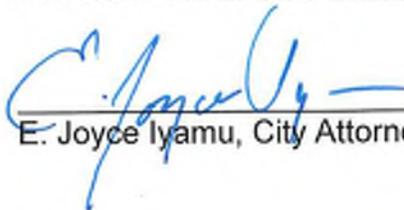
Allen Owen, Mayor

ATTEST:



Maria Jackson, City Secretary

APPROVED AS TO FORM:



E. Joyce Iyamu, City Attorney



EXHIBIT A, PAGE 1 OF 2 PAGES

County: Fort Bend
Project: Brazos Lakes
M&B No: 18-042
CS Job No: 18049

METES AND BOUNDS DESCRIPTION OF 24.448 ACRES

Being a tract of land containing 24.506 acres, located in the David Bright League, Abstract 13, in Fort Bend County, Texas; Said 24.506 acre tract being all of a called 22.507 acre tract of land recorded in the name of Golden Power Capital, LLC, in Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2016086714 and all of a called 2.0 acre tract of land recorded in the name of Ming & Shu Development, LLC, in F.B.C.C.F. No. 201006905; Said 24.506 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System of 1983, South Central Zone):

BEGINNING, at a 3/4-inch iron pipe found at the easterly corner of said 2.0 acre tract and the northerly corner of Unrestricted Reserve "D" of Brazos Crossing, Sec 1, a subdivision of record in Plat No. 20090012 of the Fort Bend County Plat Records (F.B.C.P.R.), on the southwest Right-of-Way (R.O.W.) line of State Highway 6 (one hundred eighty feet wide);

THENCE, with the southeast lines of said 2.0 acre and said 22.507 acre tract and with the northwest lines of said Unrestricted Reserve "D" and Unrestricted Reserve "A" of said Brazos Crossing, Sec 1, the following three (3) courses:

1. South 50° 49' 03" West, a distance of 416.85 feet to a 3/4-inch iron pipe found at the southerly corner of said 2.0 acre tract;
2. North 39° 22' 27" West, a distance of 104.30 feet to a 5/8-inch capped iron rod found at an angle point;
3. South 50° 49' 03" West, a distance of 47.54 feet to a 5/8-inch capped iron rod found at the southerly corner of said 22.507 acre tract, the northwesterly corner of said Unrestricted Reserve "A", the northerly corner of a called 1.8279 acre tract of land recorded in the name of Fort Bend County Municipal Utility District (F.B.C.M.U.D.) No. 46 and the most easterly south corner of a called 4.0259 acre tract of land recorded in the name of F.B.C.M.U.D. No. 46 in F.B.C.C.F. No. 2005084276;

THENCE, with the southwest lines of said 22.507 acre tract and the northeast lines of said 4.0259 acre tract, the following five (5) courses:

1. North 39° 10' 57" West, a distance of 217.68 feet to a 5/8-inch iron rod found at an angle point;

EXHIBIT A, PAGE 2 OF 2 PAGES

2. North 70° 12' 02" West, a distance of 581.65 feet to a 5/8-inch capped iron rod found at an angle point;
3. North 52° 18' 10" West, a distance of 272.83 feet to a 5/8-inch iron rod found at an angle point;
4. North 45° 47' 37" West, a distance of 467.83 feet to a 5/8-inch iron rod found at an angle point;
5. North 35° 40' 26" West, a distance of 24.56 feet to a 5/8-inch capped iron rod set for the westerly northwest corner of said 22.507 acre tract and the northerly northeast corner of said 4.0259 acre tract, on the southeast line of a called 11.5583 acre tract of land recorded in the name of F.B.C.M.U.D. No. 46 in F.B.C.C.F. No. 2005099347;

THENCE, North 52° 45' 01" East, with the northwest line of said 22.507 acre tracts and the southeast lines of said 11.5583 acre tract and Unrestricted Reserves "C1" and "E" of Midtown Market Reserves "C1", "D" and "E", a subdivision of record in Plat No. 20100124 of the F.B.C.P.R., at a distance of 639.64 feet pass a 5/8-inch iron rod found at the easterly corner of said Unrestricted Reserve "C1" and the southerly corner of said Unrestricted Reserve "E", continuing in all a distance of 879.26 feet to a 5/8-inch iron rod found at the northerly corner of said 22.507 acre tract and the easterly corner of said Unrestricted Reserve "E", on the southwest R.O.W. line of said State Highway 6;

THENCE, South 39° 10' 57" East, with the northeast lines of said 22.507 acre tract and said 2.0 acre tract, at a distance of 1,337.04 feet pass a 3/4-inch iron pipe found at the northerly corner of said 2.0 acre tract, continuing in all a distance of 1,545.74 feet to the **POINT OF BEGINNING** and containing 24.506 acres of land, **SAVE AND EXCEPT** a called 0.0574 acre tract of land recorded in the name of F.B.C.M.U.D. No. 46 in F.B.C.C.F. No. 2005084273, leaving a net acreage of 24.448 acres of land.

A Standard Land Survey of the herein described tract was prepared in conjunction with and accompanies this description.



Michael Hall, R.P.L.S.
Texas Registration Number 5785



CIVIL-SURV LAND SURVEYING, LC
PH: (713) 839-9181
April 19, 2018

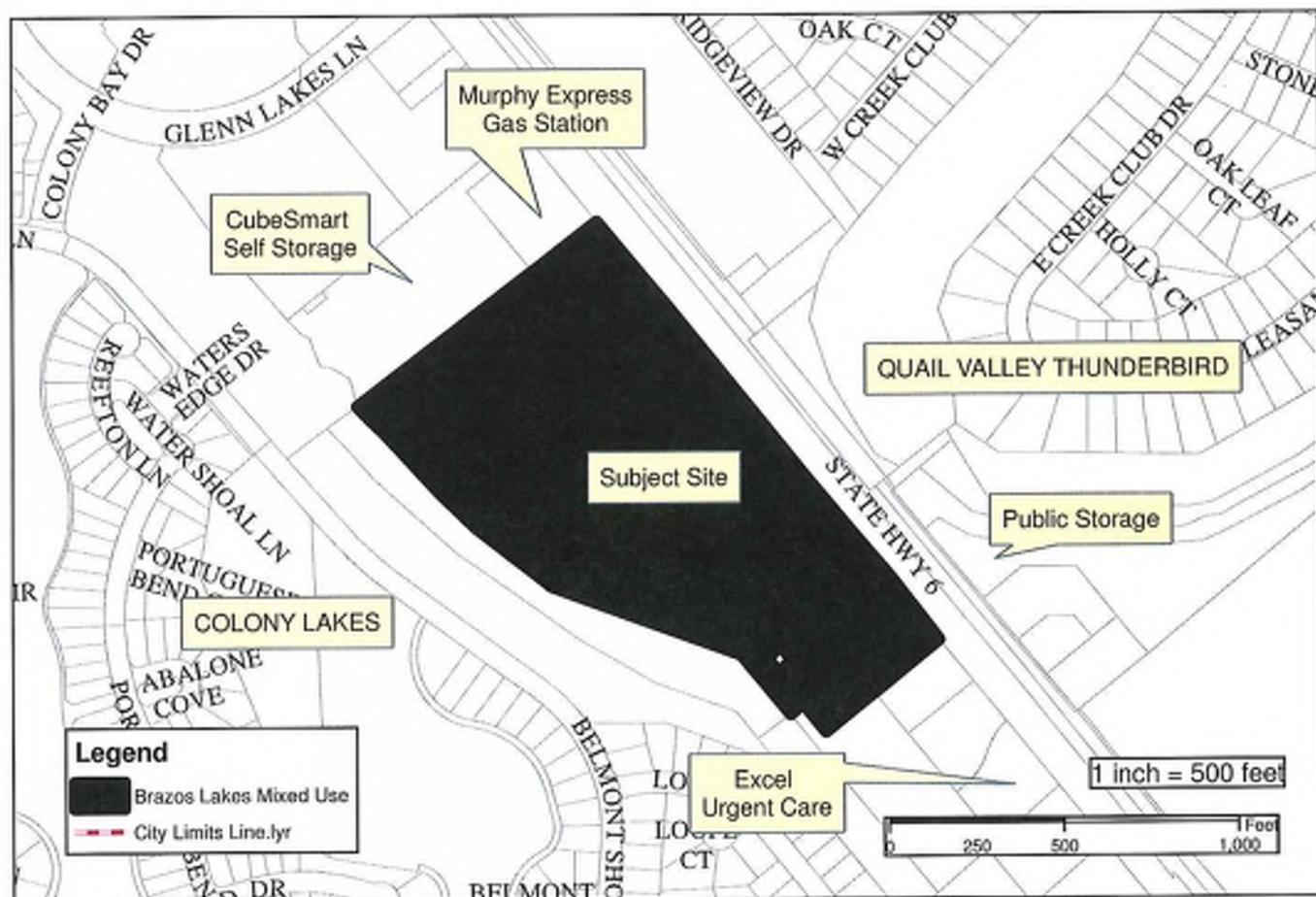
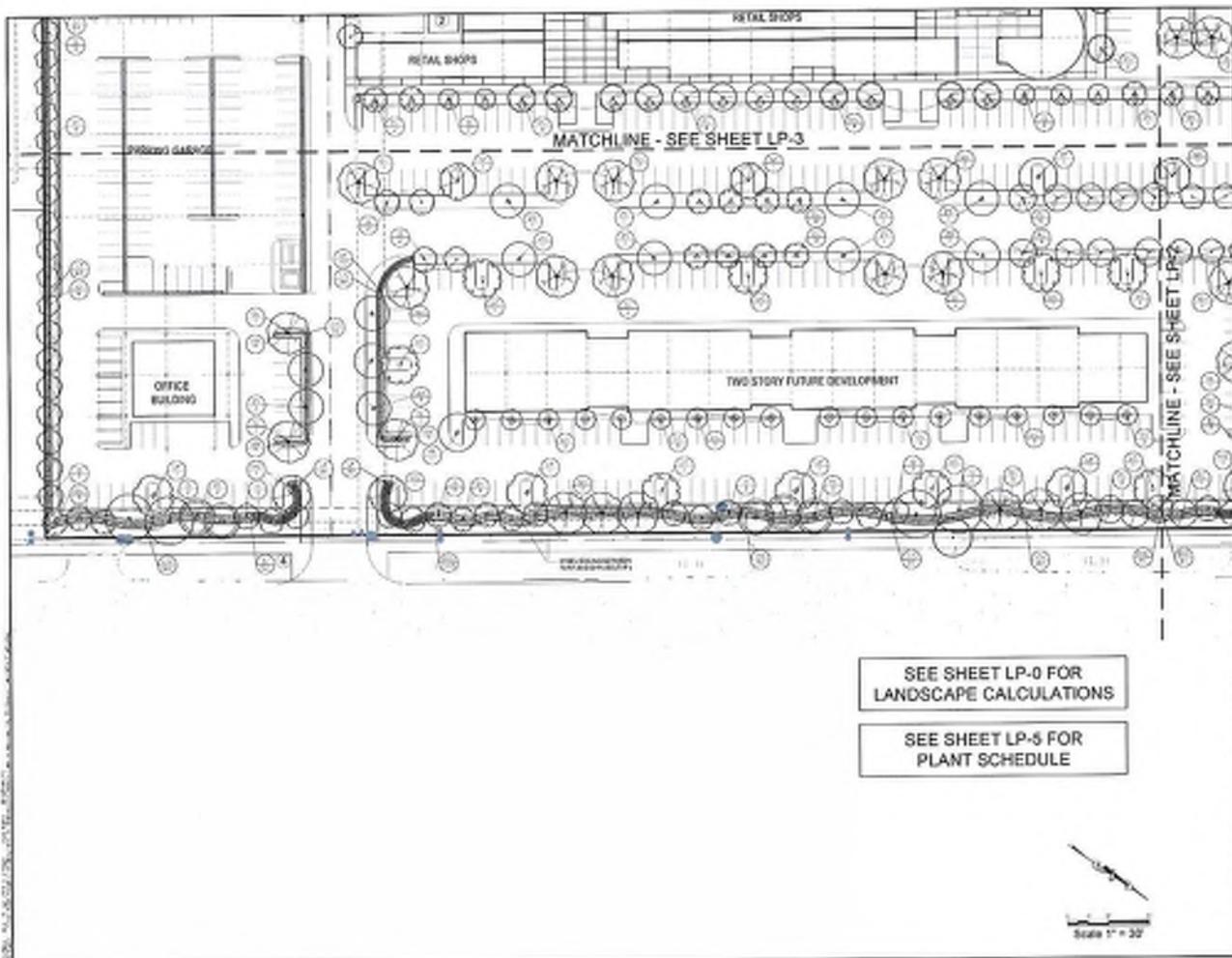




Exhibit D
13 pages
Landscape & Tree Preservation Plans

*These plans do not reflect additional green space (green belt) and open space added as recommended by the P&Z Commission on July 11, 2018 and as shown in Exhibit B, Site Plan. The greenbelt and open space as required by the city's zoning ordinance for Townhome residential and Condominium uses are required.



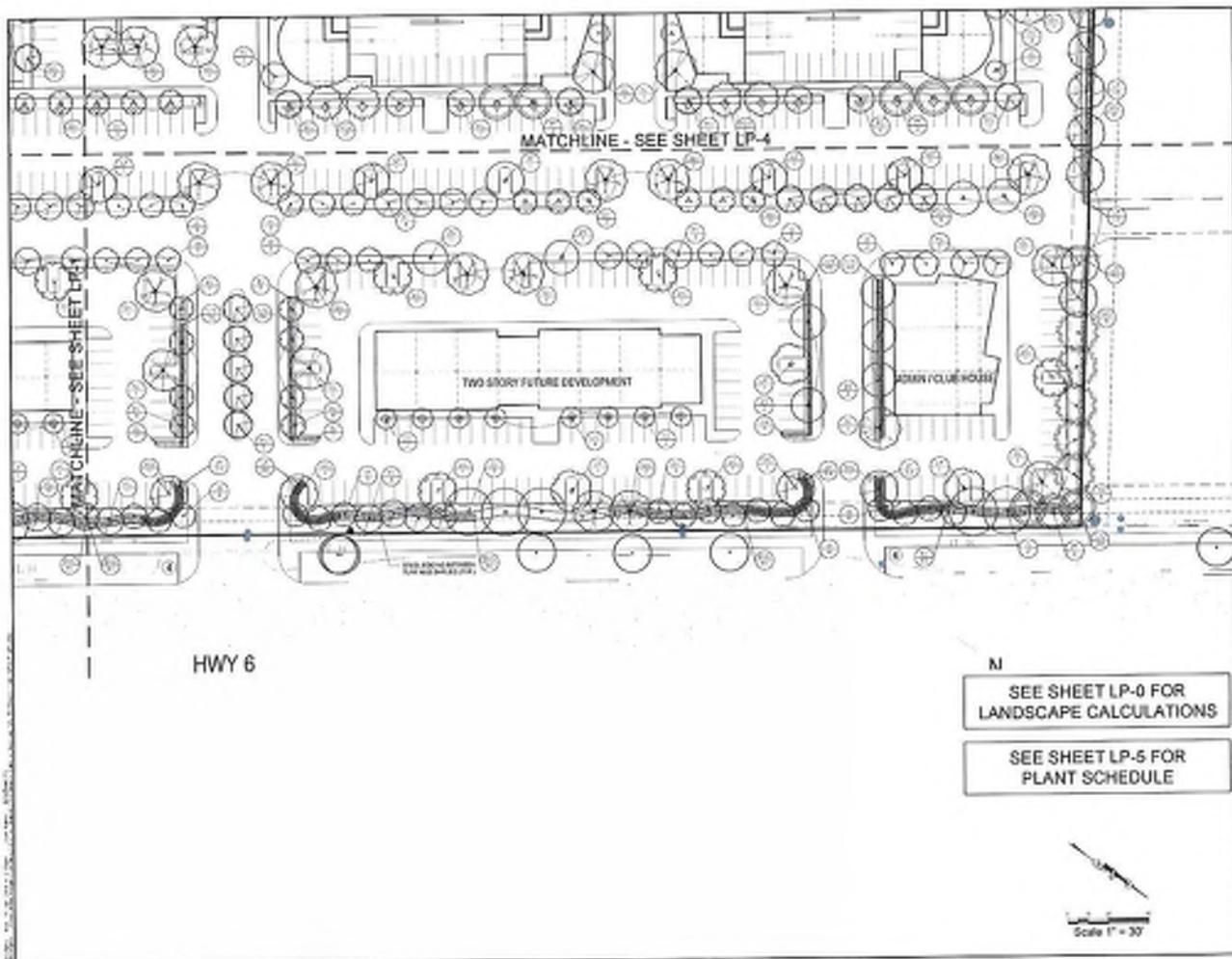
SEE SHEET LP-0 FOR
LANDSCAPE CALCULATIONS

SEE SHEET LP-5 FOR
PLANT SCHEDULE

DATE: 11/11/2011
PROJECT: BRAZOS LAKES MASTER PLAN
SHEET: LP-5

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/11/2011
2	ISSUED FOR CONSTRUCTION	11/11/2011
3	ISSUED FOR AS-BUILT	11/11/2011

PROJ. NO. 11-0001
SHEET NO. LP-5



THIS PLAN IS UNLESS OTHERWISE NOTED
TO BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE
MUNICIPAL DESIGN MANUAL

NO.	REVISION

PROJECT NO. 2008-0001

BRAZOS LAKES
MASTER PLAN

PLANTING PLAN

LANDSCAPE ARCHITECT
TYPHOON ENGINEERING & ARCHITECTURE, INC.
10000 W. 34th Street, Suite 100
Dallas, Texas 75244-1000

DATE	BY	SCALE	SHEET NO.
08/12/08			LP-2

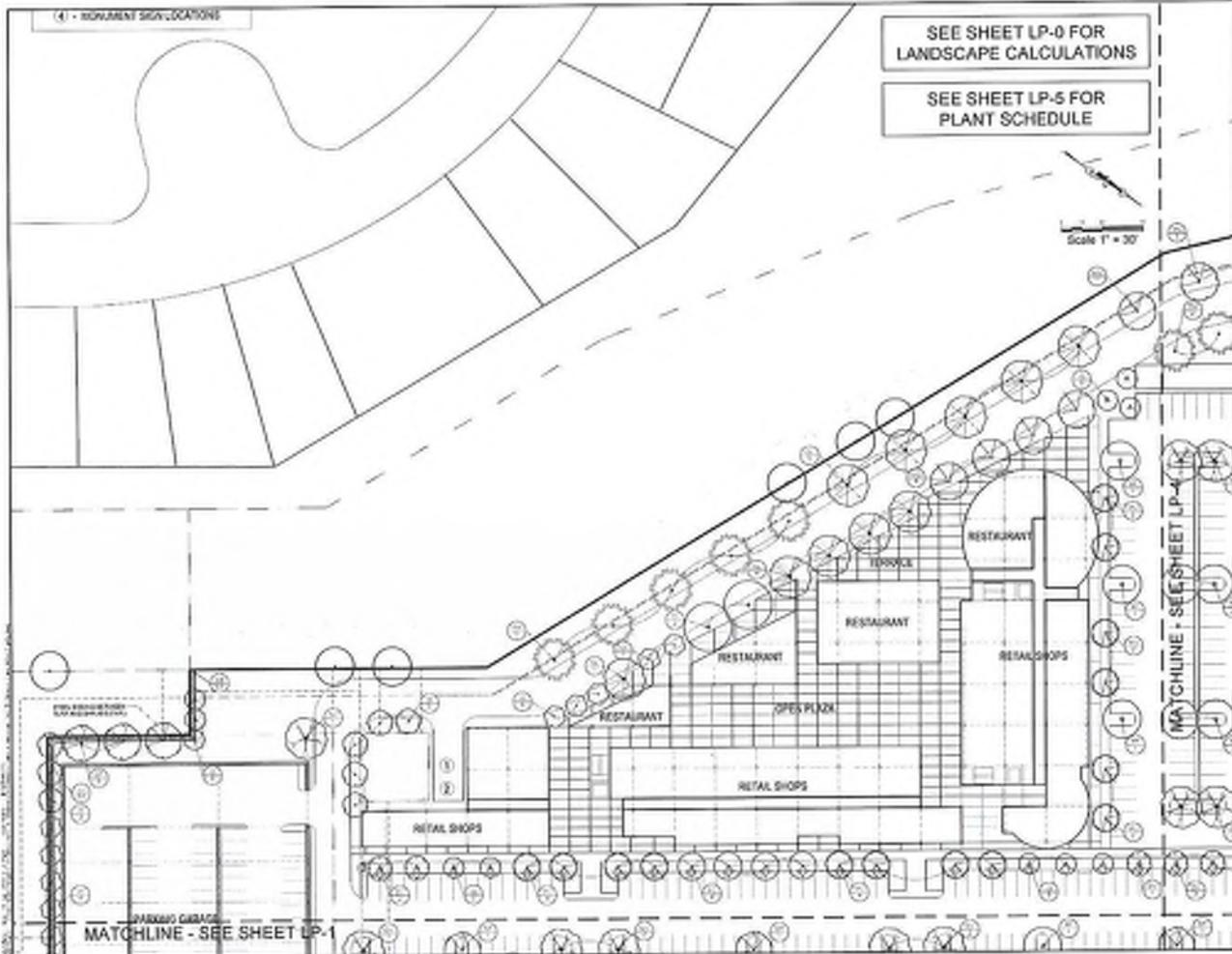


DATE OF ISSUE: 08/14/2014
PROJECT: BRAZOS LAKES MASTER PLAN
SHEET: LP-3
SCALE: 1" = 30'
DATE: 08/14/2014
BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]
PROJECT: BRAZOS LAKES MASTER PLAN
SHEET: LP-3

SEE SHEET LP-0 FOR
LANDSCAPE CALCULATIONS

SEE SHEET LP-5 FOR
PLANT SCHEDULE

Scale 1" = 30'



(4) - MOVEMENT SIGN LOCATIONS

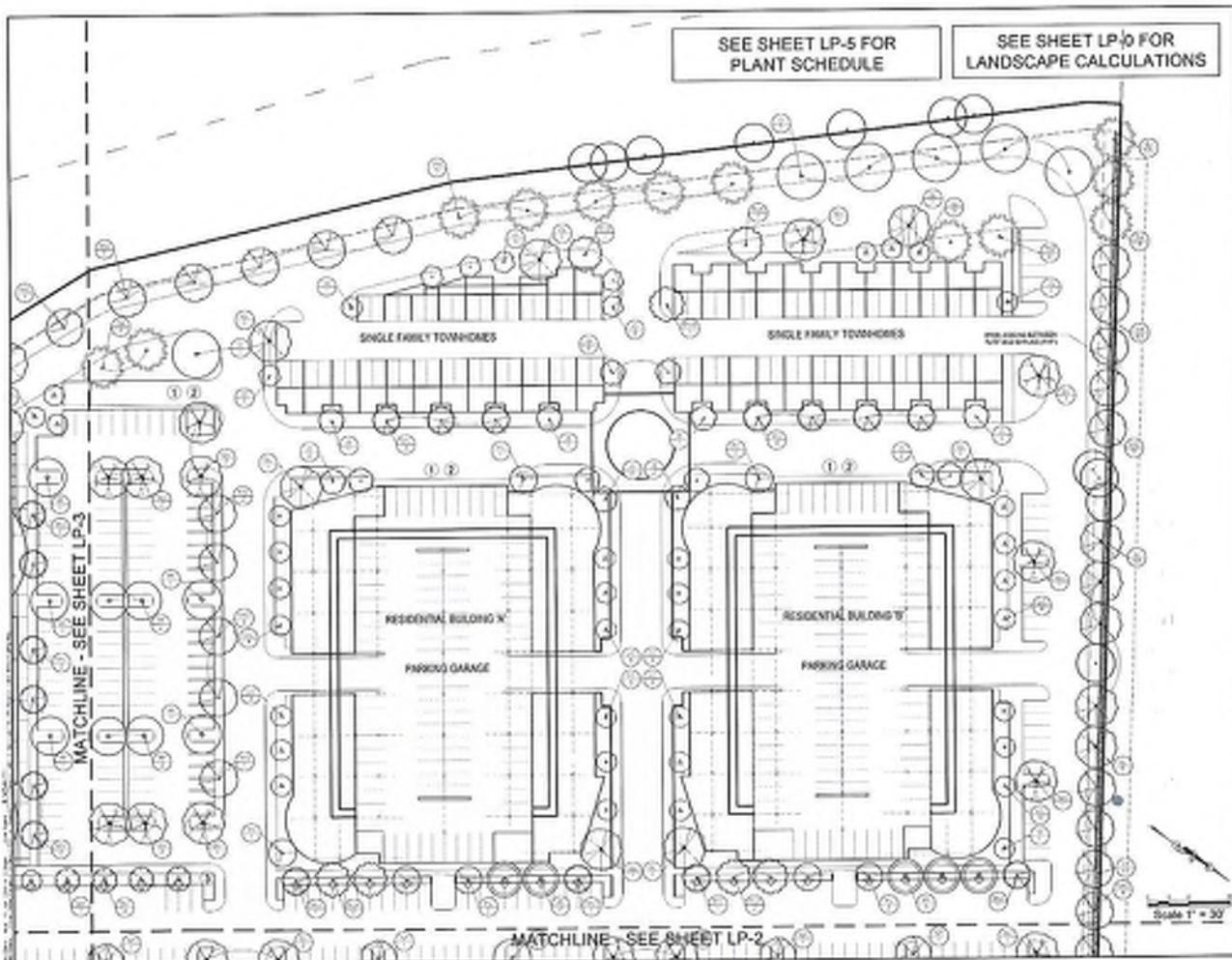
PARKING GARAGE
MATCHLINE - SEE SHEET LP-1

MATCHLINE - SEE SHEET LP-4



SEE SHEET LP-5 FOR
PLANT SCHEDULE

SEE SHEET LP-6 FOR
LANDSCAPE CALCULATIONS



DATE: 08/11/2011
PROJECT: BRAZOS LAKES MASTER PLAN
SHEET: LP-4

NO.	REVISION

BRANDenburg ARCHITECTURE, INC.

BRAZOS LAKES MASTER PLAN

PLANTING PLAN

DATE: 08/11/2011

PROJECT: BRAZOS LAKES MASTER PLAN

SHEET: LP-4

SCALE: 1" = 30'

DATE: 08/11/2011

PROJECT: BRAZOS LAKES MASTER PLAN

SHEET: LP-4

SCALE: 1" = 30'



THIS PLAN IS SUBJECT TO THE CITY OF WOODBURN, OREGON, LAND DEVELOPMENT CODE, AND ALL APPLICABLE ORDINANCES, RULES AND REGULATIONS OF THE STATE OF OREGON AND FEDERAL AGENCIES.

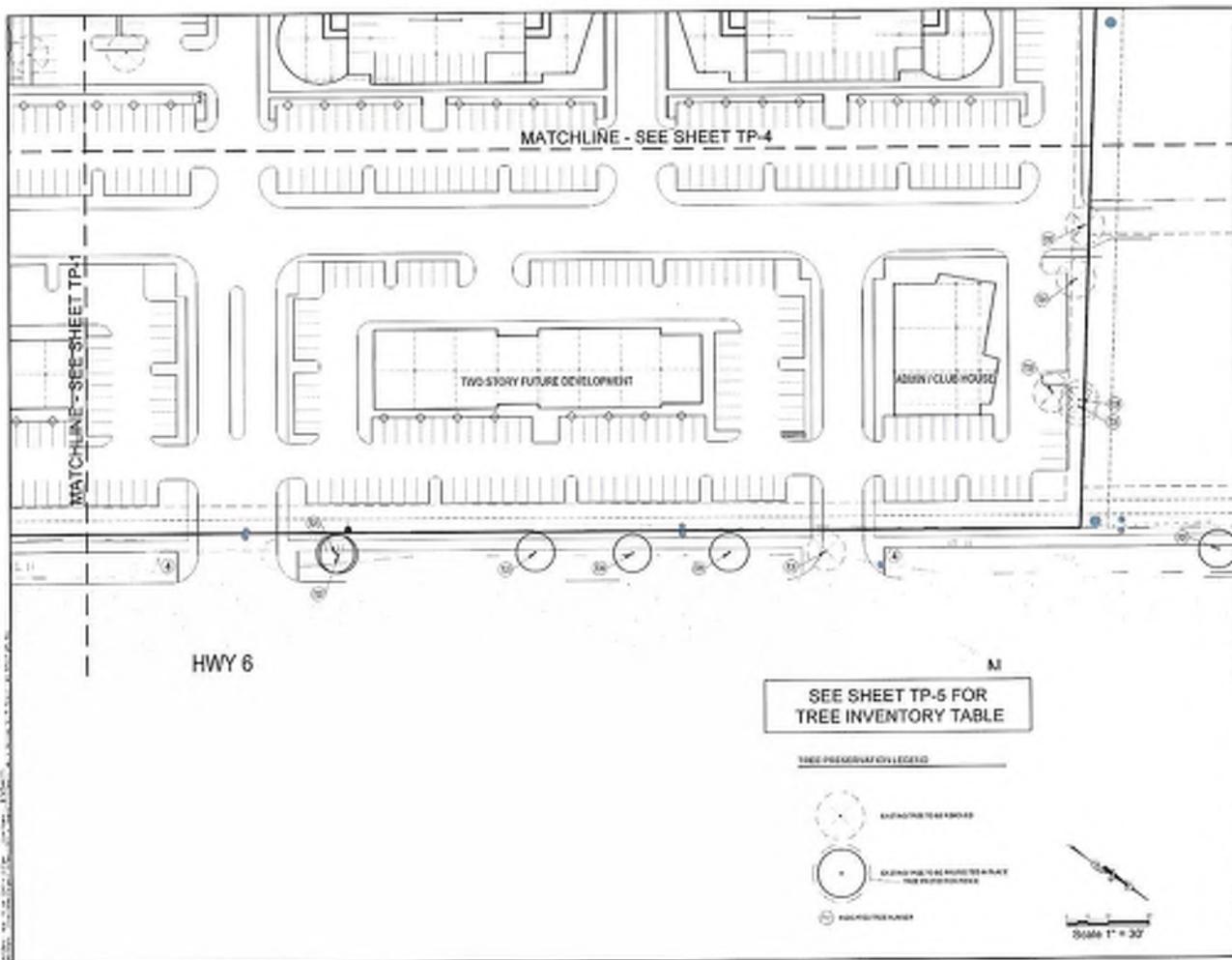
DATE	
REVISION	

PROJECT LOCATION
WOODBURN, OREGON

PROJECT NAME
**BRAZOS LAKES
MASTER PLAN**

PROJECT TYPE
**TREE
PRESERVATION**

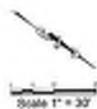
DATE	DATE
BY	BY
CHECKED	CHECKED
SCALE	SCALE

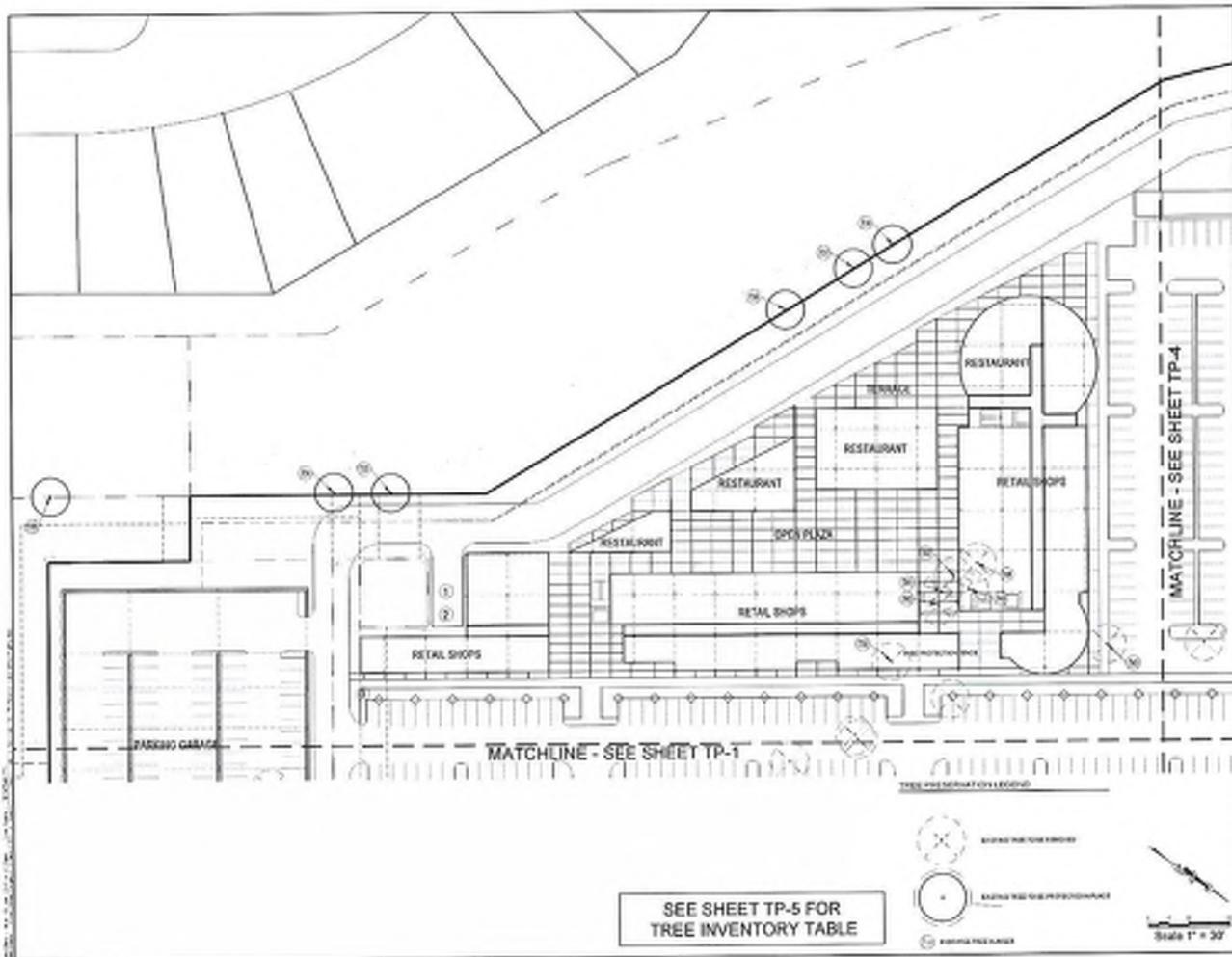


SEE SHEET TP-5 FOR
TREE INVENTORY TABLE

TREE PRESERVATION LEGEND

- EXISTING TREE ZONE
- EXISTING TREE ZONE TO BE MAINTAINED FOR PRESERVATION
- EXISTING TREE ZONE





SEE SHEET TP-5 FOR
TREE INVENTORY TABLE

DATE OF CHECK: 08/10/2010
PROJECT: BRAZOS LAKES MASTER PLAN
SHEET: TP-10 OF 13

PROJECT: BRAZOS LAKES MASTER PLAN
SHEET: TP-10 OF 13
DATE: 08/10/2010

PROJECT:	BRAZOS LAKES MASTER PLAN
SHEET:	TP-10 OF 13
DATE:	08/10/2010
SCALE:	1" = 20'
DESIGNER:	FORREST W. K. SMITH
CHECKER:	FORREST W. K. SMITH
DATE:	08/10/2010
PROJECT:	BRAZOS LAKES MASTER PLAN
SHEET:	TP-10



DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

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

DATE OF NOTICE: February 28, 2020

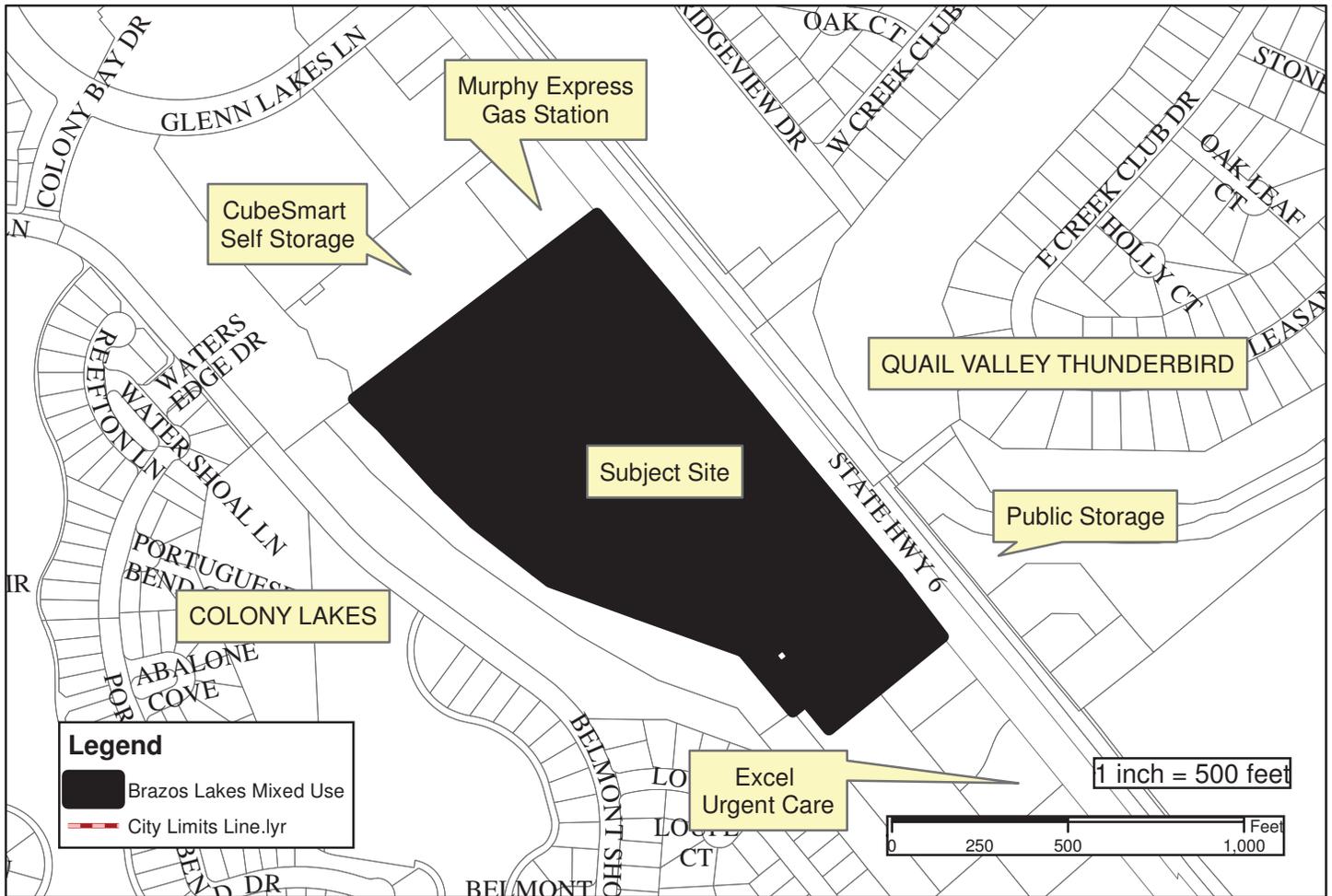
LOCATION/DATE: The Planning and Zoning Commission of the City of Missouri City will hold a public hearing on Wednesday, March 11, 2020, at the City Council Chambers – 2nd Floor, City Hall Building, 1522 Texas Parkway (FM-2234), Missouri City, Texas at 7:00 p.m.

PURPOSE: To receive comments for or against a request by Cynthia Ramirez, STOA Architects to amend PD, Planned Development District No. 106 (Ordinance O-18-20) to allow for a mixed use, commercial and residential development; and to the extent such zoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

SITE LOCATION: The subject site is located north of Excel Urgent Care, south of a Murphy Express gas station and Cube Smart self-storage, east of Quail Valley Thunderbird and a Public Storage, and west of Colony Lakes residential subdivision.

SITE LEGAL DESCRIPTION: The subject site can be described as being a tract of land containing 24.506 acres, located in the David Bright League, A-13, in Fort Bend County, Texas, said 24.506 acre tract being all of a called 22.507 acre tract of land recorded in the name of Golden Power Capital, LLC, in Fort Bend County Clerk's File (F.B.C.C.F.) No. 2016086714 and all of a called 2.0 acre tract of land recorded in the name of Ming & Shu Development, LLC, in F.B.C.C.F. No. 201006905, save and except a called 0.0574 acre tract of land recorded in the name of Fort Bend County Municipal Utility District No. 46 in F.B.C.C.F. No 2005084273, leaving a net acreage of 24.448 acres of land.

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





DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

February 28, 2020

CITY OF MISSOURI CITY, TEXAS
Planning and Zoning Commission

The Planning and Zoning Commission of the City of Missouri City will hold a public hearing:
Wednesday, March 11, 2020
City Council Chambers
2nd Floor, City Hall Building
1522 Texas Parkway (FM 2234); 7:00 PM

To receive comments for or against a request by Cynthia Ramirez, STOA Architects to amend PD, Planned Development District No. 106 (Ordinance O-18-20) to allow for a mixed use, commercial and residential development; and to the extent such zoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

____ I/We protest this proposed rezoning because

____ I/We support this proposed rezoning because

Sincerely,

Signature

Print Name

Street Address

Subdivision

Phone Number

Return to: Development Services
Department – Planning Division
1522 Texas Parkway
Missouri City, TX 77489
FAX: (281)403-8962
EMAIL: planning@missouricitytx.gov

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

Print Name

Signature