



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 **May 13, 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.

NOTICE REGARDING PUBLIC PARTICIPATION

Due to the COVID 19 Disaster and the Centers for Disease Control's recommendation regarding social distancing measures, the public will not be allowed to be physically present at this meeting.

This meeting will be available to members of the public and allow for two-way communications for those desiring to participate. Any person interested in speaking on any item on the agenda must notify the City by one of the following methods before 4:00 p.m. on the day of the Planning and Zoning Commission meeting:

1. Email or call the Planning Division at planning@missouricitytx.gov or 281-403-8541; or,
2. Submit a "Public Comment Form" to the Planning and Zoning Commission from the following webpage: <https://bit.ly/39pw73Q>. (Search "Submit Public Comment Form" at www.missouricitytx.gov)

The request must include the speaker's name, address, email address, phone number and the agenda item number.

To livestream the meeting, the public may access the following link:
<https://www.missouricitytx.gov/780/MCTV>.

To access the meeting agenda packet in PDF format, the public may access the following link:
<https://www.missouricitytx.gov/381/Planning-Zoning>.

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- 1. CALL TO ORDER**
 - 2. ROLL CALL**
 - 3. READING OF MINUTES**
 - A.** Consider approving the minutes of the April 8, 2020 Planning and Zoning Commission Meeting.

4. REPORTS

A. COMMISSION REPORTS

- (1) Chairman of the Planning and Zoning Commission
- (2) Planning and Zoning Commissioners

B. STAFF REPORTS

- (1) Development Services
 - a. Director
- (2) Engineering
 - a. City Engineer

5. PUBLIC COMMENT

This is an opportunity for the public to address the Planning and Zoning Commission on items/concerns not on the agenda. Public comments shall be limited to three (3) minutes per individual and to ten (10) minutes per subject. Public comments may address items that are not on the agenda

6. PLATS

A. CONSENT AGENDA

- (1) Consider an application for a preliminary plat for Parks Edge Section Fourteen
- (2) Consider an application for a preliminary plat for Parkway Crossing Phase 1
- (3) Consider an application for a final plat for Parks Edge Section 9
- (4) Consider an application for a final plat for Sienna Section 33B
- (5) Consider an application for a final plat for Sienna Section 33D
- (6) Consider an application for a final plat for Sienna Sections 32A and 32B
- (7) Consider an application for Olympia Estates Northeast Reserves Partial Replat No. 1

B. PARKLAND DEDICATION

- (1) Consider an application for a parkland dedication for Vrindavan Resort
- (2) Consider an application for a parkland dedication for Parkway Crossing Phase 1

7. ZONING MAP AMENDMENTS

None.

8. ZONING TEXT AMENDMENTS

A. ARCHITECTURAL DESIGN STANDARDS

- (1) Discuss possible amendments to the City of Missouri City Zoning Ordinance to comply with Chapter 3000 of the Texas Local Government Code.

B. MURALS AND WALL ART

- (1) Discuss possible amendments to the City of Missouri City Zoning Ordinance to allow for the placement of murals and wall art.

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

A. SUBDIVISION AND STREET NAMES

- (1) Discuss possible amendment to the City Subdivision Ordinance regarding the naming of subdivisions and streets.

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 May 13, 2020 agenda of items to be considered by the Planning and Zoning Commission was posted in a place convenient to the public in compliance with Chapter 551 of the Texas Government Code on May 8, 2020.



Egima Edwards
Planning Technician



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: May 13, 2020
AGENDA ITEM SUBJECT: Preliminary Plat of Parks Edge Section Fourteen
AGENDA ITEM NUMBER: 6.A.(1)
PROJECT PLANNER: Gretchen M. Pyle, Planning Specialist
APPROVAL:  **Otis T. Spriggs, AICP, Director, Development Services**
 **Shashi K. Kumar, P.E., CFM, City Engineer/Public Works Director**

PERMIT NUMBER: PLAT2000227

TYPE OF APPLICATION:

- Initial application
 Written Response application

PROPERTY ID: 0313-00-000-0126-907

LOCATION: North of Park Vista Drive and Parks Edge Boulevard

ZONING DISTRICT DESIGNATION: PD, Planned Development District #95 (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. REASON FOR DISAPPROVAL:
None

B. CONDITIONS FOR APPROVAL:

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.

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

C. CHECKLIST ITEMS FOR SUBSEQUENT APPLICATIONS:

In accordance with Section 82-10.(d), Chapter 82. Subdivisions, City Code of Ordinances, a plat application shall contain the information and documents required by the Platting Manual. In addition to the requirements of the Submittal Checklist, the following items are required to be provided.

1. **Provide with final plat submittal:**
 - a. Fort Bend County Drainage District letter of no objection.
 - b. Municipal Utility District capacity letter and confirmation of fees paid.
 - c. A copy of the notice of addition of the proposed section into the recorded Parks Edge subdivision restrictions.
 - d. Reserve table updated to include trails as approved by the parkland dedication for Reserves B in addition to Reserve A as shown.

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



APPLICATION FOR PLAT APPROVAL

(Initial Applications Only)

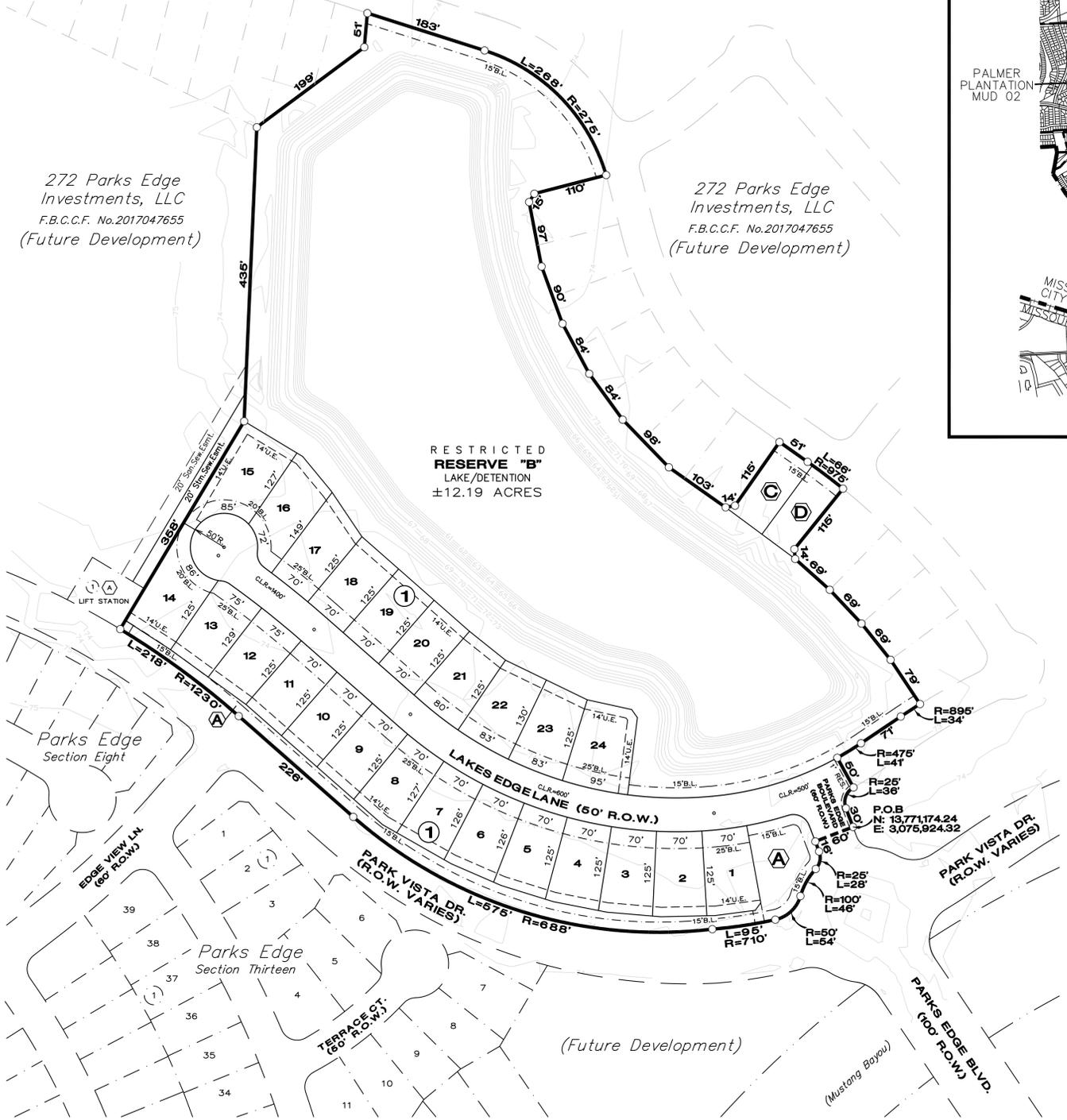
A complete application for plat approval must be accompanied by an application checklist, associated documents and applicable fee.

Application Type:

- | | | |
|---|--|---|
| <input type="checkbox"/> AMENDING PLAT | <input type="checkbox"/> FINAL PLAT
(INCLUDING REPLAT) | <input checked="" type="checkbox"/> PRELIMINARY PLAT |
| <input type="checkbox"/> CONCEPTUAL PLAN | <input type="checkbox"/> LARGE ACREAGE PLAT | |

1. NAME OF PLAT: Parks Edge Section 14		
2. NAME OF CONCEPTUAL PLAN OR PRELIMINARY PLAT, THAT PRECEDES THIS PLAT (IF APPLICABLE): Parks Edge		
3. LANDOWNER'S NAME (IF COMPANY OR CORPORATION, LIST CHIEF OFFICER): DRH Land Opportunities I, Inc. - Daniel Rose, II		
MAILING ADDRESS: 6744 Horton Vista DR, Richmond, Tx 77407		
PHONE NO.: 281-566-2100	EMAIL: drose@drhorton.com	
4. APPLICANT'S NAME (CHECK APPLICABLE ROLE): META Planning + Design LLC, Dan Valdez		
<input type="checkbox"/> ARCHITECT <input type="checkbox"/> ENGINEER <input checked="" type="checkbox"/> PLANNER <input type="checkbox"/> SURVEYOR <input type="checkbox"/> OTHER:		
MAILING ADDRESS: 24275 Katy Freeway, Ste 200		
PHONE NO.: 281-619-6420	EMAIL: dvaldez@metaplanningdesign.com	
5. IS PLAT LOCATED INSIDE THE CITY LIMITS OR CITY'S ETJ? (CIRCLE ONE): CITY LIMITS ETJ (IF LOCATED INSIDE OF THE CITY LIMITS, COMPLETE ROW 6; IF NOT MOVE TO ROW 7)		
6. ZONING DISTRICT (CIRCLE ONE OR MORE):		
GENERAL: SD SUP PD		
RESIDENTIAL: R R-1 R-1-A R-2 R-3 R-4 R-5 R-6 MF-1 MF-2 MH		
NONRESIDENTIAL: LC LC-O LC-1 LC-2 LC-3 LC-4 BP I CF		
7. LAND DISTRIBUTION (IN ACRES)		
PRIVATE STREETS: _____	PUBLIC STREETS: 1.42	RESIDENTIAL LOTS: 5.29
LAKES/PONDS (NON-RECREATIONAL): 12.19	IRRIGATION/DRAINAGE CANALS: _____	RECREATIONAL USES: _____
UTILITY EASEMENTS: 0.17 (PUMP STATION)	PUBLIC PARKLAND: 0.81 (TRAILS)	
OTHER (EXPLAIN): LANDSCAPE/OPEN SPACE	(ACRES): 0.16	
TOTAL ACREAGE: 20.0		
8. ESTIMATED # OF SECTIONS: 1	BLOCKS: 1	RESERVES:
4		
9. ESTIMATED # OF SINGLE FAMILY RESIDENTIAL LOTS / MULTIFAMILY DWELLING UNITS: 24		
10. TYPE OF STREETS (CIRCLE ONE): PUBLIC PRIVATE COMBINATION		
11. TYPE OF WATER SYSTEM (CIRCLE ONE): PUBLIC INDIVIDUAL WATER WELLS OTHER (ATTACH EXPLANATION, IF OTHER)		
12. TYPE OF SANITARY SYSTEM (CIRCLE ONE): PUBLIC INDIVIDUAL SEPTIC TANKS OTHER (ATTACH EXPLANATION, IF OTHER)		
13. MUNICIPAL UTILITY DISTRICT OR PUBLIC IMPROVEMENT DISTRICT: Fort Bend County MUD 48		

- GENERAL NOTE:
 1.) "B.L." INDICATES BUILDING LINE.
 2.) "U.E." INDICATES UTILITY LINE EASEMENT.
 3.) "W.L.E." INDICATES WATER LINE EASEMENT.
 4.) "S.W. ESM" 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 thereto shall revert to and re-vest in the dedicant, his heirs assigns, or successors.
 8.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
 9.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
 10.) CONTROL BENCHMARK: CITY OF MISSOURI CITY SURVEY MARKER #PCM-003 LOCATED AT NORTHWEST CORNER OF SIENNA PARKWAY AND TRAMMEL-FRESNO ROAD WITH A PUBLISHED ELEVATION OF 66.07, NAVD '88, 2001 ADJ.
 THE CONTOURS AND SLAB ELEVATIONS SHOWN HEREON ARE BASED ON THE VERTICAL DATUM OF NAVD 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 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 BELLARE, TEXAS, ELEVATION: 73.05 FEET N.A.V.D., 2001 ADJUSTMENT - BASED ON CITY OF MISSOURI CITY MARKER NO. FCM003 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, RECREATION 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 14 IS 75.50'.
 18.) ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED.
 19.) NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
 20.) REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
 21.) THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500 FT. FOR RESIDENTIAL DEVELOPMENT AND 300 FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
 22.) ALL STREETS WITHIN THE SUBJECT SUBDIVISION ARE PUBLIC STREETS.
 23.) RESERVES CREATED BY THIS PLAT WILL BE OWNED AND MAINTAINED BY FORT BEND M.U.D. #48.
 24.) BASED ON FEMA FIRM PANEL NO. 48157C0285L, DATED APRIL 2, 2014, THE PROPERTY LIES PARTIALLY WITHIN ZONES AE, X, AND SHADDED 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 (L-004-R-7) WILL BE SUBMITTED TO FEMA FOR APPROVAL. BUILDING PERMITS WILL NOT BE REVERSED BY THE CITY OF MISSOURI CITY UNTIL FEMA HAS APPROVED THE L-004-R-7.
 25.) THERE ARE NO PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION AS PER SECTION 82-97 (5)
 26.) DRIVEWAY LOCATION - FOR THE LOT ON THE INSIDE OF A KNUCKLE OR 90-DEGREE TURN, DRIVEWAY MUST BE PLACED ON THE LOT FRONTAGE ALONG THE INSIDE APPROACH LANE PRIOR TO THE RIGHT TURN, TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
 27.) THE CONTOURS AND SLAB ELEVATIONS SHOWN HEREON ARE BASED ON THE VERTICAL DATUM OF NAVD 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 (I) 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 (C) 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.



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

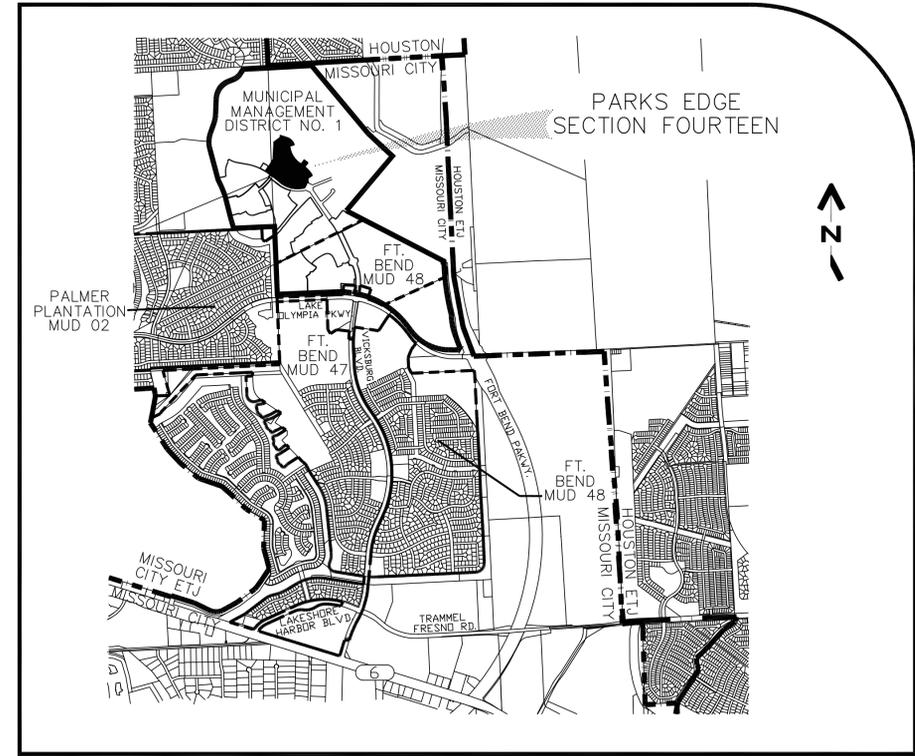
272 Parks Edge Investments, LLC
 F.B.C.C.F. No. 2017047655
 (Future Development)

RESTRICTED RESERVE "B"
 LAKE/DETENTION
 ±12.19 ACRES

- NOTE:
- A** RESTRICTED RESERVE "A"
LANDSCAPE/OPEN SPACE/TRAILS
±0.81 ACRE
 - B** RESTRICTED RESERVE "B"
LAKE/DETENTION
±12.19 ACRES
 - C** RESTRICTED RESERVE "C"
PUMP STATION
±0.17 ACRE
 - D** RESTRICTED RESERVE "D"
LANDSCAPE/OPEN SPACE
±0.16 ACRE

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

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 FOURTEEN 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



Vicinity Map
 Scale: 1" = 2000'

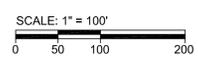
FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF PARKS EDGE SECTION SIX WHERE BUILDING SETBACK LINE OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING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

A PRELIMINARY PLAT OF
PARKS EDGE SECTION FOURTEEN
 BEING 20.0± ACRES OF LAND
 CONTAINING 24 LOTS (70' X 120' TYP.) AND
 FOUR RESERVES IN ONE BLOCK.

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



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



MARCH 31, 2020
 MTA# 17002E



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: May 13, 2020
AGENDA ITEM SUBJECT: Preliminary Plat of Parkway Crossing Phase One
AGENDA ITEM NUMBER: 6.A.(2)
PROJECT PLANNER: **Gretchen M. Pyle**, Planning Specialist
APPROVAL:  **Otis T. Spriggs, AICP**, Director, Development Services
 **Shashi K. Kumar, P.E., CFM**, City Engineer/Public Works Director

PERMIT NUMBER: PLAT2000235
TYPE OF APPLICATION:
 Initial application
 Written Response application

PROPERTY ID: 0313-00-000-0161-907
LOCATION: North of Lake Olympia Parkway, and east of Park Edge Boulevard and west of Fort Bend Parkway (Tollroad)
ZONING DISTRICT DESIGNATION: PD, Planned Development District #96 (O-20-16)
DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: None.

RECOMMENDED ACTION:

The Planning and Zoning Commission should:

X APPROVE

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

None

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

A. CHECKLIST ITEMS FOR SUBSEQUENT APPLICATIONS:

In accordance with Section 82-10.(d), Chapter 82. Subdivisions, City Code of Ordinances, a plat application shall contain the information and documents required by the Platting Manual. In addition to the requirements of the Submittal Checklist, the following items are required to be provided.

1. **Provide prior to final plat submittal:**

- a. A proposal for a parkland dedication has been submitted for review. The proposal was considered by the Parks Board on May 7, 2020 and is scheduled for the May 13, 2020 P&Z Commission agenda. A parkland dedication for any residential use included within the boundaries of the subject plat is required to be approved prior to a final plat application.
- b. Building lines must be labeled correctly in accordance with Section 2.D(17). The building lines provided must be in accordance with PD No. 96. The final plat must reflect the correct building lines or it will be subject to disapproval. Please refer to PD No. 96 and discuss with Planning staff for clarification.
- c. Traffic Impact Analysis

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



APPLICATION FOR PLAT APPROVAL

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

1. Name of plat:	Parkway Crossing Phase I		
2. Name of conceptual plan that encompasses this plat (if applicable):			
3. Type of use (Circle one or more):	Multifamily Residential	Commercial	Industrial <input checked="" type="checkbox"/> Planned Development
	Single Family Residential	Specific Use Permit	
	Other (Explain):		
4. Landowner's name (If company or corporation, list chief officer):	Palmetto/WIHA FB 107, LP.		
Mailing Address:	675 Bering Drive, Ste 500 Houston, Texas 77057		
Phone No.:() -			
Email:			
5. Applicant's name (Engineer, Planner, Architect, Etc.):	Jones Carter		
Mailing Address:	2322 West Grand Parkway N. Katy, Texas 77449		
Phone No.:(832) 913 - 4000			
Email:	jduecker@jonescarter.com		
6. Is plat located inside the City limits or City's ETJ? (Circle One):	CITY LIMITS	ETJ	
7. Land distribution (in acres)	Private Streets: <u>3.869</u> Public Streets: _____ Residential Lots: _____		
	Lakes/Ponds (non-recreational): _____ Irrigation/Drainage Canals: _____ Recreational Uses: _____		
	Utility Easements: _____ Public Parkland: _____		
	Other (explain): <u>Landscape / Open Space Reserves - 11.546</u> (acres): _____		
	TOTAL ACREAGE: <u>15.415</u>		
8. Estimated # of Sections: <u>N/A</u>	Blocks: <u>1</u>	Reserves: <u>2</u>	
9. Estimated # of residential lots/dwelling units:	<u>0</u>		
10. Residential lot dimensions:	Average: <u>N/A</u>	Smallest: <u>N/A</u>	
11. Lot area: <u>N/A</u>	Non cul-de-sac: <u>N/A</u>	Cul-de-sac: <u>N/A</u>	
12. Front width (At property line): <u>N/A</u>	Non cul-de-sac: <u>N/A</u>	Cul-de-sac: <u>N/A</u>	
13. Front width (At building line): <u>N/A</u>	Non cul-de-sac: <u>N/A</u>	Cul-de-sac: <u>N/A</u>	
14. Depth: <u>N/A</u>	Non cul-de-sac: <u>N/A</u>	Cul-de-sac: <u>N/A</u>	
15. Block Length: <u>N/A</u>	Average: _____	Longest: _____	Shortest: _____
16. Type of Streets (Circle One):	<input checked="" type="checkbox"/> Public	Private	Combination Public/Private
17. Type of Water System (Circle One):	<input checked="" type="checkbox"/> Public	Individual Water Wells	Other (attach explanation)
18. Type of Sanitary System (Circle One):	<input checked="" type="checkbox"/> Public	Individual Septic Tanks	Other (attach explanation)
19. Municipal Utility District:	Fort Bend County M.U.D No. 48		



WRITTEN RESPONSE APPLICATION

An applicant may submit a **written response** to a plat that has been Approved with Conditions or Disapproved after the initial action on a plat application. A written response application must address each condition of approval or each reason for disapproval. Failure to adequately address each condition may result in the disapproval of the plat application.

APPLICATION TYPE:

- AMENDING PLAT**
- CONCEPTUAL PLAN**
- FINAL PLAT (INCLUDING REPLAT)**
- LARGE ACREAGE PLAT**
- PRELIMINARY PLAT**

1. NAME OF PLAT:	Parkway Crossing Phase I
2. DATE INITIAL PLAT APPLICATION FILED FOR APPROVAL:	March 13, 2020 (April 8, 2020 P&Z)
3. PLAT APPLICATION PLAN NUMBER:	PLAT2000222
4. APPLICANT NAME (ENGINEER, PLANNER, ARCHITECT, ETC.):	Jones Carter Tom Duecker
5. ATTACH A RESPONSE FOR EACH CONDITION OF APPROVAL OR REASON FOR DISAPPROVAL.	See below

Parkland Dedication provided.

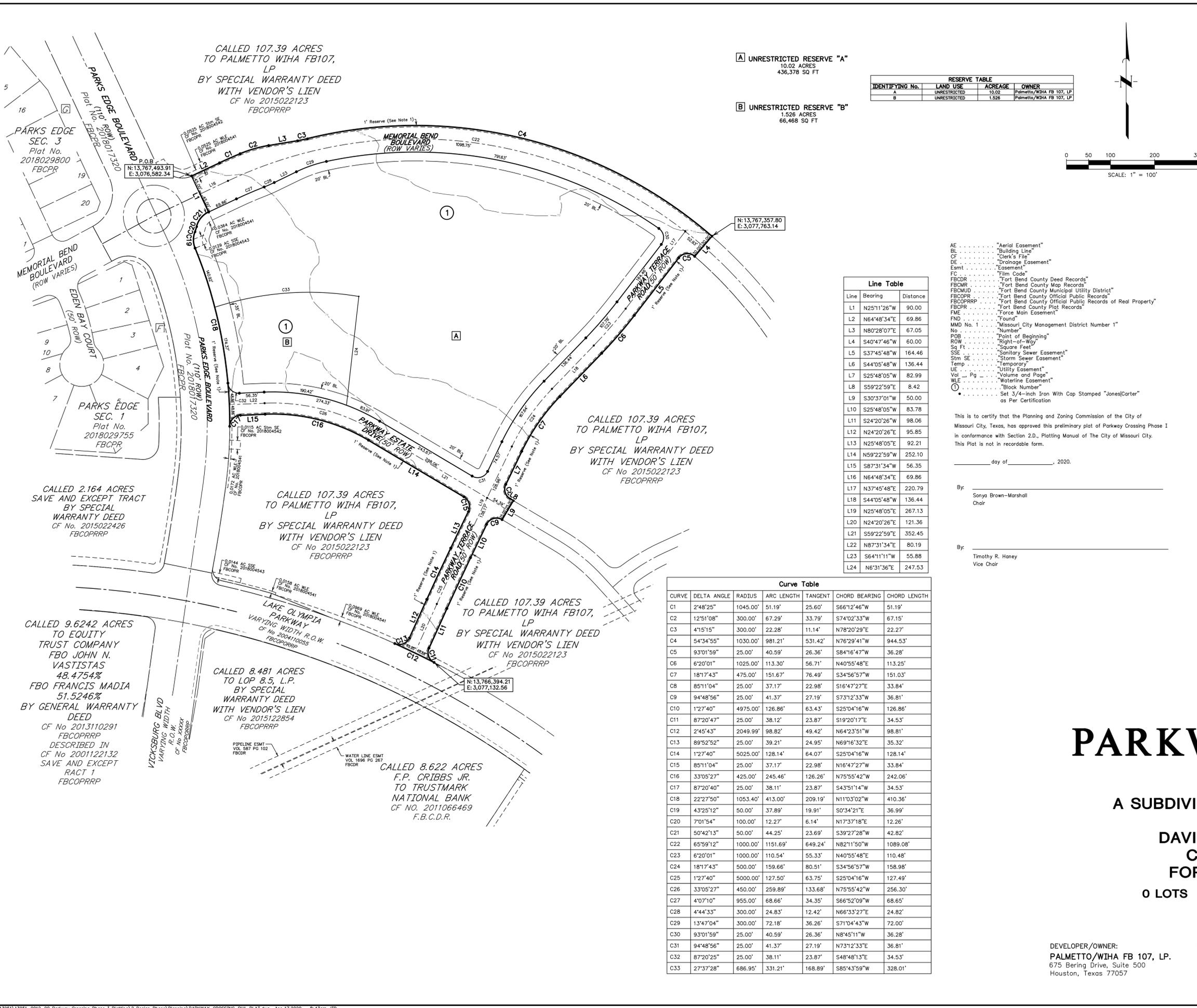
Building lines updated to conform to PD No. 96.

Plat note #7 has been revised to show the property owner responsible for maintenance.

MUD capacity letter has been provided.

FIRM map provided.

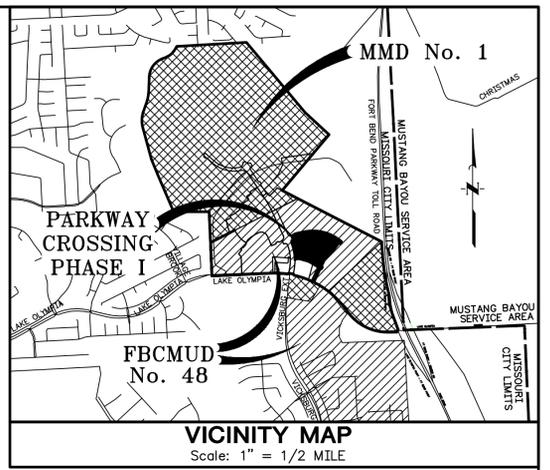
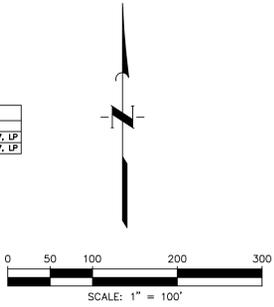
TIA is in process, will be submitted with final plat if acceptable.



A UNRESTRICTED RESERVE "A"
10.02 ACRES
436,378 SQ FT

B UNRESTRICTED RESERVE "B"
1.526 ACRES
66,468 SQ FT

IDENTIFYING No.	LAND USE	ACREAGE	OWNER
A	UNRESTRICTED	10.02	Palmetto/WIHA FB 107, LP
B	UNRESTRICTED	1.526	Palmetto/WIHA FB 107, LP



Line	Bearing	Distance
L1	N25°11'26"W	90.00
L2	N64°48'34"E	69.86
L3	N80°28'07"E	67.05
L4	S40°47'46"W	60.00
L5	S37°45'48"W	164.46
L6	S44°05'48"W	136.44
L7	S25°48'05"W	82.99
L8	S59°22'59"E	8.42
L9	S30°37'01"W	50.00
L10	S25°48'05"W	83.78
L11	S24°20'26"W	98.06
L12	N24°20'26"E	95.85
L13	N25°48'05"E	92.21
L14	N59°22'59"W	252.10
L15	S87°31'34"W	56.35
L16	N64°48'34"E	69.86
L17	N37°45'48"E	220.79
L18	S44°05'48"W	136.44
L19	N25°48'05"E	267.13
L20	N24°20'26"E	121.36
L21	S59°22'59"E	352.45
L22	N87°31'34"E	80.19
L23	S64°11'11"W	55.88
L24	N6°31'36"E	247.53

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	2°48'25"	1045.00'	51.19'	25.60'	S66°12'46"W	51.19'
C2	12°51'08"	300.00'	67.29'	33.79'	S74°02'33"W	67.15'
C3	4°15'15"	300.00'	22.28'	11.14'	N78°20'29"E	22.27'
C4	54°34'55"	1030.00'	981.21'	531.42'	N76°29'41"W	944.53'
C5	93°01'59"	25.00'	40.59'	26.36'	S84°16'47"W	36.28'
C6	6°20'01"	1025.00'	113.30'	56.71'	N40°55'48"E	113.25'
C7	18°17'43"	475.00'	151.67'	76.49'	S34°56'57"W	151.03'
C8	85°11'04"	25.00'	37.17'	22.98'	S16°47'27"E	33.84'
C9	94°48'56"	25.00'	41.37'	27.19'	S73°12'33"W	36.81'
C10	1°27'40"	4975.00'	126.86'	63.43'	S25°04'16"W	126.86'
C11	87°20'47"	25.00'	38.12'	23.87'	S19°20'17"E	34.53'
C12	2°45'43"	2049.99'	98.82'	49.42'	N64°23'51"W	98.81'
C13	89°52'52"	25.00'	39.21'	24.95'	N69°16'32"E	35.32'
C14	1°27'40"	5025.00'	128.14'	64.07'	S25°04'16"W	128.14'
C15	85°11'04"	25.00'	37.17'	22.98'	N16°47'27"W	33.84'
C16	33°05'27"	425.00'	245.46'	126.26'	N75°55'42"W	242.06'
C17	87°20'40"	25.00'	38.11'	23.87'	S43°51'14"W	34.53'
C18	22°27'50"	1053.40'	413.00'	209.19'	N11°03'02"W	410.36'
C19	43°25'12"	50.00'	37.89'	19.91'	S0°34'21"E	36.99'
C20	7°01'54"	100.00'	12.27'	6.14'	N17°37'18"E	12.26'
C21	50°42'13"	50.00'	44.25'	23.69'	S39°27'28"W	42.82'
C22	65°59'12"	1000.00'	1151.69'	649.24'	N82°11'50"W	1089.08'
C23	6°20'01"	1000.00'	110.54'	55.33'	N40°55'48"E	110.48'
C24	18°17'43"	500.00'	159.66'	80.51'	S34°56'57"W	158.98'
C25	1°27'40"	5000.00'	127.50'	63.75'	S25°04'16"W	127.49'
C26	33°05'27"	450.00'	259.89'	133.68'	N75°55'42"W	256.30'
C27	4°07'10"	955.00'	68.66'	34.35'	S66°52'09"W	68.65'
C28	4°44'33"	300.00'	24.83'	12.42'	N66°33'27"E	24.82'
C29	13°47'04"	300.00'	72.18'	36.26'	S71°04'43"W	72.00'
C30	93°01'59"	25.00'	40.59'	26.36'	N8°45'11"W	36.28'
C31	94°48'56"	25.00'	41.37'	27.19'	N73°12'33"E	36.81'
C32	87°20'25"	25.00'	38.11'	23.87'	S48°48'13"E	34.53'
C33	27°37'28"	686.95'	331.21'	168.89'	S85°43'59"W	328.01'

- 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"
 FBCOPR "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"
 SSM "Storm Sewer Easement"
 Temp "Temporary"
 UE "Utility Easement"
 Vol Pg "Volume and Page"
 WLE "Waterline Easement"
 WLN "Well Number"
 * Set 3/4-inch Iron With Cap Stamped "Jones/Carter" as Per Certification

This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this preliminary plat of Parkway Crossing Phase I 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

- General Notes
- All of the property subdivided in the above and foregoing plat is within the incorporated boundaries of the City of Missouri City, Texas.
 - Shared access and parking facilities shall be provided as required under the provisions of Subsection 82-159 of the Code of Ordinances of the City of Missouri City.
 - In accordance with 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.
 - Driveway approaches shall be provided in accordance with the Missouri City Driveway Approach Policy as required under the provisions of Subsection 82-160 of the Code of Ordinances of the City of Missouri City, Texas.
 - Sidewalks shall be constructed as required by Subsection 82-164 of the Code of Ordinances of the City of Missouri City, Texas.
 - 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(c) of the Code of Ordinances of the City of Missouri City, Texas.
 - The City of Missouri City shall not be responsible for maintenance of driveways, sidewalks, emergency access easements, recreational area and open space; and the Property Owner shall be responsible for such maintenance of driveways, emergency access easements, recreational areas and open spaces as required by Section 3.C(14) of the Platting Manual of the City of Missouri City (September 2019).
 - All required utility companies have been contacted and all public utility easements as shown on the above and foregoing plat constitute all of the easements required by the utility companies contacted.
 - There are no existing or proposed pipeline easements within the limits of the subdivision.
 - No building or other permit, except permits for construction of public improvements will be issued by the City of Missouri City, Texas, for construction within this subdivision until such time as all public improvements of the subdivision have been constructed by the developer and accepted by the City or the guarantee of construction of public improvements required by Subsection 82-206 of the Code of Ordinances of the City of Missouri City, Texas, is submitted to and approved by the City.
 - All slab elevations shall be one foot above the 100-year flood elevation as established by FEMA as per Section 3.C(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 77.00 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.
 - Required fire flows shall be provided based on the size and construction of all buildings as required by the International Fire Code as adopted by the City.
 - The placement of fire hydrants shall be provided based on the minimum distance requirements as established in the International Fire Code as adopted by the City (500 feet for residential development and 300 feet for commercial development). All fire hydrants shall be installed according to the International Fire Code as adopted by the City.
 - All of the property subdivided in the foregoing plat is within the boundaries of Fort Bend County, Texas.
 - A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats 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 title fee thereto shall revert to and rest in the dedicator, his heirs, assigns or successors.
 - Elevation shown hereon are based on City of Missouri City Survey Marker No. PCMO03 having a published elevation of 66.07 feet, NAVD 2001 Adjustment.
- Temporary Benchmark being a brass disc located within Parks Edge Boulevard, approximately +/- 75' south of the intersection of Parks Edge Boulevard and Memorial Bend Boulevard, on the west side of Parks Edge Boulevard, on the center of a 36" storm inlet manhole. Elevation=74.53 feet, NAVD 2001 Adjustment.

PARKWAY CROSSING PHASE I

A SUBDIVISION OF 15.415 ACRES OF LAND
 OUT OF THE
 DAVID BRIGHTON LEAGUE A-13
 CITY OF MISSOURI CITY,
 FORT BEND COUNTY, TEXAS

0 LOTS 2 RESERVES 1 BLOCKS

MARCH 27, 2020

DEVELOPER/OWNER:
PALMETTO/WIHA FB 107, LP.
 675 Bering Drive, Suite 500
 Houston, Texas 77057

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

ENGINEER:
JONES | CARTER
 JARED S. WILLIAMS, P.E.



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: May 13, 2020
AGENDA ITEM SUBJECT: Final Plat of Parks Edge Section Nine
AGENDA ITEM NUMBER: 6.A.(3)
PROJECT PLANNER: Gretchen M. Pyle, Planning Specialist
APPROVAL:  **Otis T. Spriggs, AICP**, Director, Development Services
 **Shashi K. Kumar, P.E., CFM**, City Engineer/Public Works Director

PERMIT NUMBER: PLAT2000231
TYPE OF APPLICATION:
 Initial application
 Written Response application
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 District #95 (O-15-52)

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP:

The site is subject to a Development Agreement created for Missouri City District 1 to provide development standards, utility and road agreements.

RECOMMENDED ACTION:

The Planning and Zoning Commission should:

- | |
|---|
| <p><input checked="" type="checkbox"/> APPROVE: 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, 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.</p> |
|---|

A. REASON FOR DISAPPROVAL:

None

B. CONDITIONS FOR APPROVAL:

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.

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

C. CHECKLIST ITEMS FOR SUBSEQUENT APPLICATIONS:

In accordance with Section 82-10.(d), Chapter 82. Subdivisions, City Code of Ordinances, a plat application shall contain the information and documents required by the Platting Manual. In addition to the requirements of the Submittal Checklist, the following items are required to be provided.

1. **Provide with final recorded documents:**
 - a. Cash in lieu of in parkland in the amount of \$42,000 is due with the submission of a mylar for signature for the subject section and in accordance with the approved parkland dedication for the subdivision.

-----**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 PLAT APPROVAL

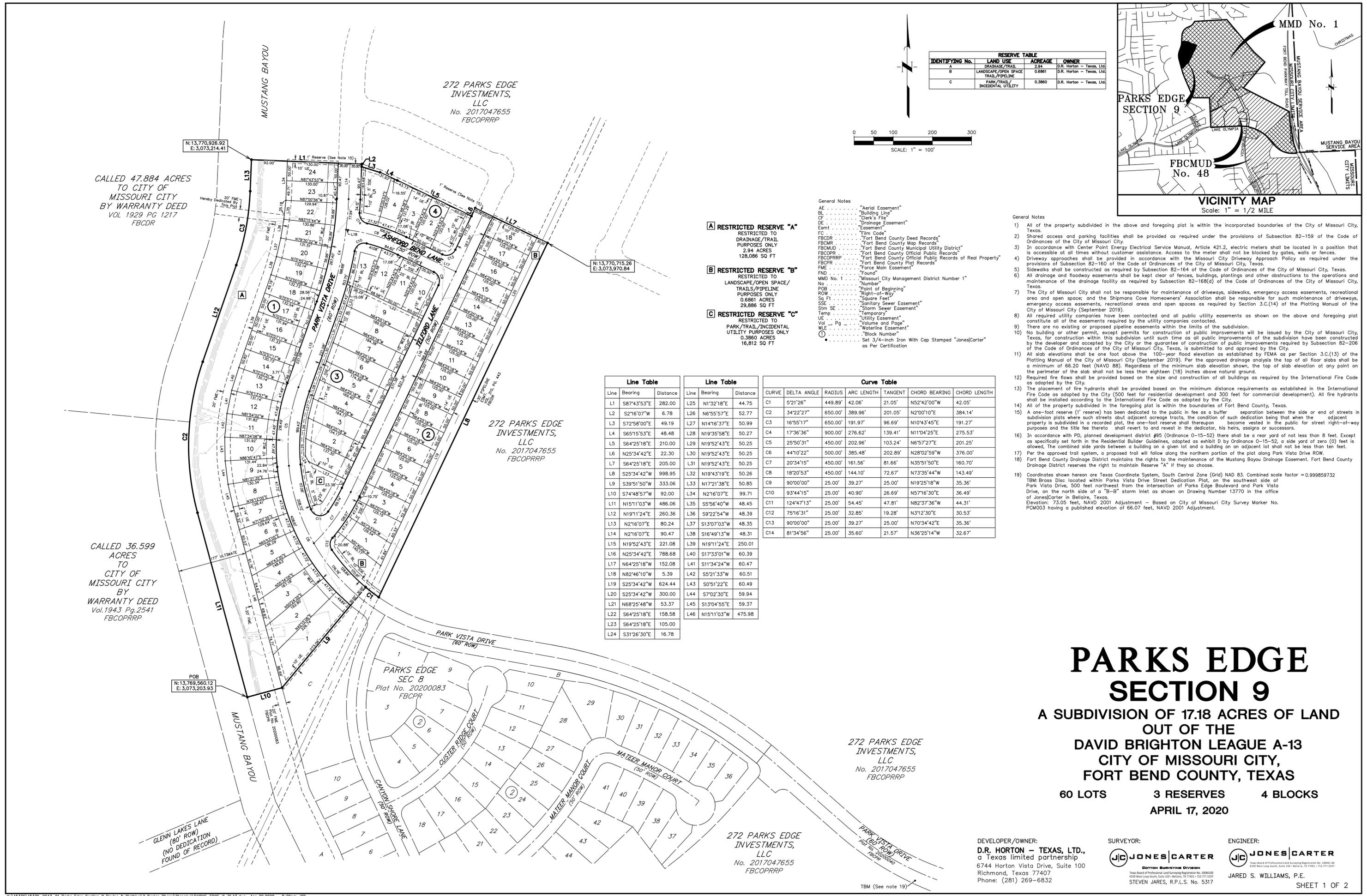
(Initial Applications Only)

A complete application for plat approval must be accompanied by an application checklist, associated documents and applicable fee.

Application Type:

- AMENDING PLAT**
 FINAL PLAT (INCLUDING REPLAT)
 PRELIMINARY PLAT
 CONCEPTUAL PLAN
 LARGE ACREAGE PLAT

1. NAME OF PLAT:	Parks Edge Section 9	
2. NAME OF CONCEPTUAL PLAN OR PRELIMINARY PLAT, THAT PRECEDES THIS PLAT (IF APPLICABLE):	Preliminary of Parks Edge Section 9	
3. LANDOWNER'S NAME (IF COMPANY OR CORPORATION, LIST CHIEF OFFICER):	D.R Horton / Daniel Rose	
MAILING ADDRESS:	6744 Horton Vista Drive, Ste 100 Richmond TX 77407	
PHONE NO.:	281-269-6832	EMAIL: Drose@drhorton.com
4. APPLICANT'S NAME (CHECK APPLICABLE ROLE):	Jones Carter / Tom Duecker	
	<input type="checkbox"/> ARCHITECT <input type="checkbox"/> ENGINEER <input checked="" type="checkbox"/> PLANNER <input type="checkbox"/> SURVEYOR <input type="checkbox"/> OTHER:	
MAILING ADDRESS:	2322 Wet Grand Parkway N. Katy, Texas 77449	
PHONE NO.:	832-913-4051	EMAIL: jduecker@jonescarter.com
5. IS PLAT LOCATED INSIDE THE CITY LIMITS OR CITY'S ETJ? (CIRCLE ONE):	CITY LIMITS	ETJ
(IF LOCATED INSIDE OF THE CITY LIMITS, COMPLETE ROW 6; IF NOT MOVE TO ROW 7)		
6. ZONING DISTRICT (CIRCLE ONE OR MORE):		
GENERAL:	SD SUP PD	
RESIDENTIAL:	R R-1 R-1-A R-2 R-3 R-4 R-5 R-6 MF-1 MF-2 MH	
NONRESIDENTIAL:	LC LC-O LC-1 LC-2 LC-3 LC-4 BP I CF	
7. LAND DISTRIBUTION (IN ACRES)		
PRIVATE STREETS:	PUBLIC STREETS: 2.99	RESIDENTIAL LOTS: 10.18
LAKES/PONDS (NON-RECREATIONAL):	IRRIGATION/DRAINAGE CANALS: 2.94	RECREATIONAL USES:
UTILITY EASEMENTS:	PUBLIC PARKLAND:	
OTHER (EXPLAIN): Landscape Reserves and proposed trails	(ACRES): 1.07	
TOTAL ACREAGE:	17.18	
8. ESTIMATED # OF SECTIONS: 1	BLOCKS: 4	RESERVES: 3
9. ESTIMATED # OF SINGLE FAMILY RESIDENTIAL LOTS / MULTIFAMILY DWELLING UNITS: 60		
10. TYPE OF STREETS (CIRCLE ONE):	PUBLIC	PRIVATE COMBINATION
11. TYPE OF WATER SYSTEM (CIRCLE ONE):	PUBLIC	INDIVIDUAL WATER WELLS OTHER
(ATTACH EXPLANATION, IF OTHER)		
12. TYPE OF SANITARY SYSTEM (CIRCLE ONE):	PUBLIC	INDIVIDUAL SEPTIC TANKS OTHER
(ATTACH EXPLANATION, IF OTHER)		
13. MUNICIPAL UTILITY DISTRICT OR PUBLIC IMPROVEMENT DISTRICT:	Missouri City Management District No. 1	

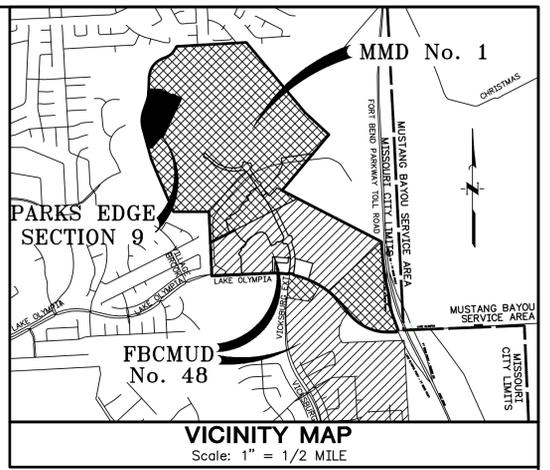
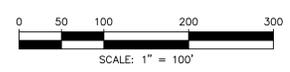


CALLLED 47.884 ACRES
TO CITY OF
MISSOURI CITY
BY WARRANTY DEED
VOL 1929 PG 1217
FBCDR

CALLLED 36.599
ACRES
TO
CITY OF
MISSOURI CITY
BY
WARRANTY DEED
Vol. 1943 Pg. 2541
FBCOPRRP

272 PARKS EDGE
INVESTMENTS,
LLC
No. 2017047655
FBCOPRRP

IDENTIFYING No.	LAND USE	ACREAGE	OWNER
A	DRAINAGE/TRAIL	2.94	D.R. Horton - Texas, Ltd.
B	LANDSCAPE/OPEN SPACE TRAIL/PIPELINE	0.6861	D.R. Horton - Texas, Ltd.
C	PARK/TRAIL/ INCIDENTAL UTILITY	0.3860	D.R. Horton - Texas, Ltd.



- A RESTRICTED RESERVE "A"**
RESTRICTED TO
DRAINAGE/TRAIL
PURPOSES ONLY
2.94 ACRES
128,086 SQ FT
- B RESTRICTED RESERVE "B"**
RESTRICTED TO
LANDSCAPE/OPEN SPACE/
TRAILS/PIPELINE
PURPOSES ONLY
0.6861 ACRES
29,886 SQ FT
- C RESTRICTED RESERVE "C"**
RESTRICTED TO
PARK/TRAIL/INCIDENTAL
UTILITY PURPOSES ONLY
0.3860 ACRES
16,812 SQ FT
- General Notes
 AE "Aerial Easement"
 BL "Building Line"
 CF "Clerk's File"
 DE "Drainage Easement"
 Emnt "Easement"
 FC "Firm Code"
 FBCDR "Fort Bend County Deed Records"
 FBCMR "Fort Bend County Map Records"
 FBCMUD "Fort Bend County Municipal Utility District"
 FBCOPRRP "Fort Bend County Official Public Records"
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 FME "Force Main Easement"
 FND "Found"
 MMD No. "Missouri City Management District Number 1"
 No. "Number"
 POB "Point of Beginning"
 ROW "Right-of-Way"
 Sq Ft "Square Feet"
 SSE "Sanitary Sewer Easement"
 SSW "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 "Jones/Carter"
 as Per Certification

Line Table			Line Table		
Line	Bearing	Distance	Line	Bearing	Distance
L1	S87°43'53"E	282.00	L25	N1°32'18"E	44.75
L2	S2°16'07"W	6.78	L26	N6°55'57"E	52.77
L3	S72°58'00"E	49.19	L27	N14°16'37"E	50.99
L4	S65°15'53"E	48.48	L28	N19°35'58"E	50.27
L5	S64°25'18"E	210.00	L29	N19°52'43"E	50.25
L6	N25°34'42"E	22.30	L30	N19°52'43"E	50.25
L7	S64°25'18"E	205.00	L31	N19°52'43"E	50.25
L8	S25°34'42"W	998.95	L32	N19°43'19"E	50.26
L9	S39°51'50"W	333.06	L33	N17°21'38"E	50.85
L10	S74°48'57"W	92.00	L34	N2°16'07"E	99.71
L11	N15°11'03"W	486.06	L35	S5°56'40"W	48.45
L12	N19°11'24"E	260.36	L36	S9°22'54"W	48.39
L13	N2°16'07"E	80.24	L37	S13°07'03"W	48.35
L14	N2°16'07"E	90.47	L38	S16°49'13"W	48.31
L15	N19°52'43"E	221.08	L39	N19°11'24"E	250.01
L16	N25°34'42"E	788.68	L40	S17°33'01"W	60.39
L17	N64°25'18"W	152.08	L41	S11°34'24"W	60.47
L18	N82°46'10"W	5.39	L42	S5°21'33"W	60.51
L19	S25°34'42"W	624.44	L43	S0°51'22"E	60.49
L20	S25°34'42"W	300.00	L44	S7°02'30"E	59.94
L21	N88°25'48"W	53.37	L45	S13°04'55"E	59.37
L22	S64°25'18"E	158.58	L46	N15°11'03"W	475.98
L23	S64°25'18"E	105.00			
L24	S31°26'30"E	16.78			

Curve Table						
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	5°21'28"	449.89'	42.06'	21.05'	N52°42'00"W	42.05'
C2	34°22'27"	650.00'	389.96'	201.05'	N2°00'10"E	384.14'
C3	16°55'17"	650.00'	191.97'	96.69'	N10°43'45"E	191.27'
C4	17°36'36"	900.00'	276.62'	139.41'	N11°04'25"E	275.53'
C5	25°50'31"	450.00'	202.96'	103.24'	N6°57'27"E	201.25'
C6	44°10'22"	500.00'	385.48'	202.89'	N28°02'59"W	376.00'
C7	20°34'15"	450.00'	161.56'	81.66'	N35°51'50"E	160.70'
C8	18°20'53"	450.00'	144.10'	72.67'	N73°35'44"W	143.49'
C9	90°00'00"	25.00'	39.27'	25.00'	N19°25'18"W	35.36'
C10	93°44'15"	25.00'	40.90'	26.69'	N57°16'30"E	36.49'
C11	124°47'13"	25.00'	54.45'	47.81'	N82°37'36"W	44.31'
C12	75°16'31"	25.00'	32.85'	19.28'	N31°2'30"E	30.53'
C13	90°00'00"	25.00'	39.27'	25.00'	N70°34'42"E	35.36'
C14	81°34'56"	25.00'	35.60'	21.57'	N36°25'14"W	32.67'

- General Notes
- All of the property subdivided in the above and foregoing plat is within the incorporated boundaries of the City of Missouri City, Texas.
 - Shared access and parking facilities shall be provided as required under the provisions of Subsection 82-159 of the Code of Ordinances of the City of Missouri City.
 - In accordance with 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.
 - Driveway approaches shall be provided in accordance with the Missouri City Driveway Approach Policy as required under the provisions of Subsection 82-160 of the Code of Ordinances of the City of Missouri City, Texas.
 - Sidewalks shall be constructed as required by Subsection 82-164 of the Code of Ordinances of the City of Missouri City, Texas.
 - All drainage and floodway easements shall be kept clear of fences, buildings, plantings and other obstructions to the operations and maintenance of the drainage facility as required by Subsection 82-166(d) of the Code of Ordinances of the City of Missouri City, Texas.
 - The City of Missouri City shall not be responsible for maintenance of driveways, sidewalks, emergency access easements, recreational area and open space; and the Shipmans Cove Homeowners' Association shall be responsible for such maintenance of driveways, emergency access easements, recreational areas and open spaces as required by Section 3.C.(14) of the Platting Manual of the City of Missouri City (September 2019).
 - All required utility companies have been contacted and all public utility easements as shown on the above and foregoing plat constitute all of the easements required by the utility companies contacted.
 - There are no existing or proposed pipeline easements within the limits of the subdivision.
 - No building or other permit, except permits for construction of public improvements will be issued by the City of Missouri City, Texas, for construction within this subdivision until such time as all public improvements of the subdivision have been constructed by the developer and accepted by the City or the guarantee of construction of public improvements required by Subsection 82-206 of the Code of Ordinances of the City of Missouri City, Texas, is submitted to and approved by the City.
 - All slab elevations shall be one foot above the 100-year flood elevation as established by FEMA as per Section 3.C.(13) of the Platting Manual of the City of Missouri City (September 2019). For 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.
 - Required fire flows shall be provided based on the size and construction of all buildings as required by the International Fire Code as adopted by the City.
 - The placement of fire hydrants shall be provided based on the minimum distance requirements as established in the International Fire Code as adopted by the City (500 feet for residential development and 300 feet for commercial development). All fire hydrants shall be installed according to the International Fire Code as adopted by the City.
 - All of the property subdivided in the foregoing plat is within the boundaries of Fort Bend County, Texas.
 - A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats 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 title fee thereto shall revert to and rest in the dedicator, his heirs, assigns or successors.
 - 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 not be less than ten feet.
 - Per the approved trail system, a proposed trail will follow along the northern portion of the plat along Park Vista Drive ROW.
 - Fort Bend County Drainage District maintains the rights to the maintenance of the Mustang Bayou Drainage Easement. Fort Bend County Drainage District reserves the right to maintain Reserve "A" if it so choose.
 - Coordinates shown herein are Texas Coordinate System, South Central Zone (Grid) NAD 83. Combined scale factor = 0.999859732
 TBM: 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-S" storm inlet as shown on Drawing Number 13770 in the office of Jones/Carter in Belaire, Texas.
 Elevation: 73.05 feet, NAVD 2001 Adjustment - Based on City of Missouri City Survey Marker No. PCM003 having a published elevation of 66.07 feet, NAVD 2001 Adjustment.

PARKS EDGE SECTION 9

A SUBDIVISION OF 17.18 ACRES OF LAND
OUT OF THE
DAVID BRIGHTON LEAGUE A-13
CITY OF MISSOURI CITY,
FORT BEND COUNTY, TEXAS

60 LOTS 3 RESERVES 4 BLOCKS
APRIL 17, 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
STEVEN JARES, R.P.L.S. No. 5317

ENGINEER:
JONES CARTER
JARED S. WILLIAMS, P.E.

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 _____ its _____ herein referred to as Owners of the 17.18 acre tract described in the above and foregoing plat of Parks Edge Section 9, 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 9 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:

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

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 9 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

PARKS EDGE SECTION 9

A SUBDIVISION OF 17.18 ACRES OF LAND
OUT OF THE
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60 LOTS 3 RESERVES 4 BLOCKS

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DEVELOPER/OWNER:
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6744 Horton Vista Drive, Suite 100
Richmond, Texas 77407
Phone: (281) 269-6832

SURVEYOR:
 **JONES | CARTER**
GOTTON SURVEYING DIVISION
Texas Board of Professional Land Surveying Registration No. 10046200
1608 West Loop South, Suite 100 • Houston, TX 77027 • 281-777-2227
STEVEN JARES, R.P.L.S. No. 5317

ENGINEER:
 **JONES | CARTER**
Texas Board of Professional Land Surveying Registration No. 10046200
1608 West Loop South, Suite 100 • Houston, TX 77027 • 281-777-2227
JARED S. WILLIAMS, P.E.



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: May 13, 2020
AGENDA ITEM SUBJECT: Final Plat of Final Plat of Sienna Section 33B
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: PLAT2000229
TYPE OF APPLICATION:
 Initial application
 Written Response application
PROPERTY ID: 0031-00-000-3048-907, 0031-00-000-3038-907
0031-00-000-3081-907
LOCATION: South and east of the intersection of Sienna River Parkway and east of the Brazos River

ZONING DISTRICT DESIGNATION: ETJ, Extraterritorial Jurisdiction

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

RECOMMENDED ACTION:

The Planning and Zoning Commission should:

- | |
|--|
| <p><input checked="" type="checkbox"/> APPROVE: 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, such final plat shall be recorded into the applicable county plat records. Following recordation, final recorded</p> |
|--|

documents shall be submitted to the city in accordance with the schedule of required copies.
--

A. REASON FOR DISAPPROVAL:

1. None.

B. CONDITIONS FOR APPROVAL:

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.

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.

C. CHECKLIST ITEMS FOR SUBSEQUENT APPLICATIONS:

In accordance with Section 82-10.(d), Chapter 82. Subdivisions, City Code of Ordinances, a plat application shall contain the information and documents required by the Platting Manual. In addition to the requirements of the Submittal Checklist, the following items are required to be provided.

1. **Provide with final recorded documents:**

- a. None.

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



APPLICATION FOR PLAT APPROVAL

(Initial Applications Only)

A complete application for plat approval must be accompanied by an application checklist, associated documents and applicable fee.

Application Type:

- AMENDING PLAT**

 FINAL PLAT

 PRELIMINARY PLAT
 CONCEPTUAL PLAN

 (INCLUDING **REPLAT**)
 LARGE ACREAGE PLAT

1. NAME OF PLAT:	Sienna Section 33B		
2. NAME OF CONCEPTUAL PLAN OR PRELIMINARY PLAT, THAT PRECEDES THIS PLAT (IF APPLICABLE):	Sienna 3C		
3. LANDOWNER'S NAME (IF COMPANY OR CORPORATION, LIST CHIEF OFFICER):	Toll GTIS Property Owner, LLC (Jimmie Jenkins)		
MAILING ADDRESS:	10110 W. Sam Houston Pkwy N, Suite 250 - Houston, Texas 77064		
PHONE NO.:	281-894-8655	EMAIL:	jjenkins@tollbrothers.com
4. APPLICANT'S NAME (CHECK APPLICABLE ROLE):	LJA Engineering, Inc. (Laurie Chapa)		
	<input type="checkbox"/> ARCHITECT <input checked="" type="checkbox"/> ENGINEER <input checked="" type="checkbox"/> PLANNER <input type="checkbox"/> SURVEYOR <input type="checkbox"/> OTHER:		
MAILING ADDRESS:	1904 W. Grand Pkwy N, Suite 100 - Katy, Texas 77449		
PHONE NO.:		EMAIL:	
5. IS PLAT LOCATED INSIDE THE CITY LIMITS OR CITY'S ETJ? (CIRCLE ONE):	<input checked="" type="radio"/> CITY LIMITS <input type="radio"/> ETJ		
plat located within city's ETJ			
6. ZONING DISTRICT (CIRCLE ONE OR MORE):			
GENERAL:	SD SUP PD		
RESIDENTIAL:	R R-1 R-1-A R-2 R-3 R-4 R-5 R-6 MF-1 MF-2 MH		
NONRESIDENTIAL:	LC LC-O LC-1 LC-2 LC-3 LC-4 BP I CF		
7. LAND DISTRIBUTION (IN ACRES)			
PRIVATE STREETS:	PUBLIC STREETS: 1.698	RESIDENTIAL LOTS: 6.677	
LAKES/PONDS (NON-RECREATIONAL):	IRRIGATION/DRAINAGE CANALS:	RECREATIONAL USES:	
UTILITY EASEMENTS:	PUBLIC PARKLAND:		
OTHER (EXPLAIN): Reserves	(ACRES):	3.283	
TOTAL ACREAGE:	11.658		
8. ESTIMATED # OF SECTIONS:	1	BLOCKS:	1
		RESERVES:	3
9. ESTIMATED # OF SINGLE FAMILY RESIDENTIAL LOTS / MULTIFAMILY DWELLING UNITS:	34		
10. TYPE OF STREETS (CIRCLE ONE):	<input checked="" type="radio"/> PUBLIC PRIVATE COMBINATION		
11. TYPE OF WATER SYSTEM (CIRCLE ONE):	<input checked="" type="radio"/> PUBLIC INDIVIDUAL WATER WELLS OTHER		
(ATTACH EXPLANATION, IF OTHER)			
12. TYPE OF SANITARY SYSTEM (CIRCLE ONE):	<input checked="" type="radio"/> PUBLIC INDIVIDUAL SEPTIC TANKS OTHER		
(ATTACH EXPLANATION, IF OTHER)			
13. MUNICIPAL UTILITY DISTRICT OR PUBLIC IMPROVEMENT DISTRICT:	Sienna Plantation Municipal Utility District No. 6		

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 11.658 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SIENNA SECTION 33B, 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 COMFORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; WE, OUR SUCCESSORS AND ASSIGNEES HEREBY WAIVE ANY CLAIM, DAMAGE OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OR EXACTIONS MADE HEREIN.

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

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

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

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

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

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH 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 33B 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, HEREUNTO AUTHORIZED, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS _____ DAY OF _____, 2020.

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

By: _____
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE

STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

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

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

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

STATE OF TEXAS
COUNTY OF FORT BEND

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF SIENNA SECTION 33B 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.

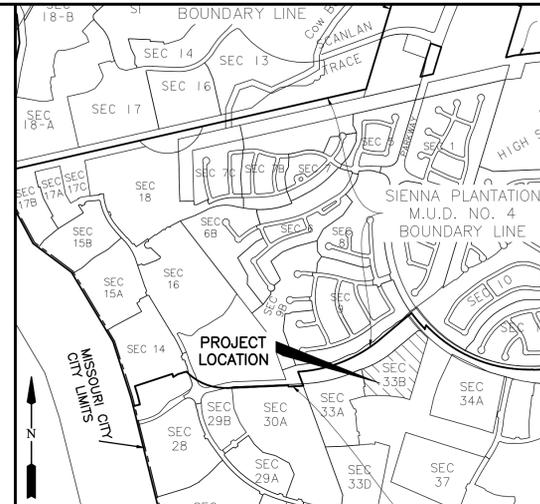
SONYA BROWN-MARSHALL, CHAIRMAN

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
SET "X" CUT IN CONCRETE
ELEV. = 52.76 (NAVD 88, 2001 ADJUSTMENT)
- ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.999867651.
- THIS PLAT WAS PREPARED TO MEET CITY OF MISSOURI CITY AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY. FILE NO. DATED _____ THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE ETJ OF THE CITY OF MISSOURI CITY AND FORT BEND COUNTY, AND SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6.
- IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48157C 0435L, REVISED DATE APRIL 2, 2014, PROPERTY LIES WITHIN SHADDED ZONE "X" DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD. THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1% ANNUAL CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE. LIA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- THERE ARE NO EXISTING OR PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "GBI PARTNERS" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF _____ FEET ABOVE MEAN SEA LEVEL. FEMA REGULATIONS SECTION 82-97(11) REQUIRES THE MINIMUM SLAB ELEVATION SHALL BE SET ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION. THE CITY OF MISSOURI CITY CODE OF ORDINANCES SECTION 42, ARTICLE III REQUIRES THE MINIMUM SLAB ELEVATION SHALL BE ELEVATED TO OR ABOVE A HEIGHT WHICH IS HIGHER OF EIGHTEEN INCHES ABOVE HIGHEST ADJACENT GRADE, OR TWELVE INCHES ABOVE THE MAXIMUM ONE PERCENT ANNUAL FLOOD RISK FLOODPLAIN PONDING ELEVATION IN THE NEAREST DRAINAGE SYSTEM. FORT BEND COUNTY FLOODPLAIN REGULATIONS ARTICLE 5, SECTION B REQUIRES THAT THE MINIMUM SLAB BE SET AT AN ELEVATION EIGHTEEN INCHES ABOVE THE BASE FLOOD ELEVATION WHICH IS MORE STRINGENT AND THEREFORE USED TO DETERMINE THE MINIMUM SLAB ELEVATION. THE TOP OF SLAB ELEVATION OF ANY CONCRETE ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.
- ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ALL LOT LINES SHALL HAVE A MINIMUM FIVE (5) FOOT SIDE YARD SETBACK.
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACE AND RESERVES.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5- FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
- SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OR THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- IN ACCORDANCE WITH CENTERPOINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
- ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED AT THE TIME OF PLATTING.
- GAS METER LOCATION: GAS METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION PLEASE CONTACT SIENERGY AT 281-778-6250.
- ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE ETJ BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
- NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
- PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY. ALL BLOCK CORNERS AND STREET RIGHT-OF-WAY WILL BE MONUMENTED.
- ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.
- REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE ESTABLISHED AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500FT. FOR RESIDENTIAL DEVELOPMENT AND 300FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE DRIVEWAY FOR ANY LOT ON THE INSIDE OF A KNUCKLE MUST BE PLACED ALONG THE FRONTAGE PRIOR TO THE RIGHT TURN ON THE INSIDE APPROACH LANE TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
- STREET LIGHTING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MISSOURI CITY INFRASTRUCTURE DESIGN MANUAL, CHAPTER 4. STREET LIGHTING AND OVERHEAD UTILITIES. THE INSTALLATION, OPERATION, AND MAINTENANCE OF ORNAMENTAL STREET LIGHTS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MISSOURI CITY, EXCEPT AS PROVIDED THEREIN.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE RESERVES AND CHANNELS IS VESTED IN THE SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF LANDSCAPE RESERVES IS VESTED IN THE HOME OWNERS ASSOCIATION (HOA).
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES WITHIN THE SECTIONS IS VESTED IN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES ALONG BOULEVARDS AND MAJOR THOROUGHFARES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6.

- THIS PLAT IS SUBORDINATED BY: U.S. BANK NATIONAL ASSOCIATION D/B/A HOUSING CAPITAL COMPANY, AS RECORDED IN FILE NO. _____ OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
- THIS PLAT LIES WITHIN LIGHTING ZONE 2.
- ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED PURSUANT TO A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- U.V.E. INDICATES UNOBSTRUCTED VIEW EASEMENT. FORT BEND COUNTY SHALL BE RESPONSIBLE FOR ENFORCING U.V.E. REQUIREMENTS WITHIN THE PUBLIC RIGHT-OF-WAY AND SIENNA PLANTATION COMMUNITY ASSOCIATION, INC. SHALL ENFORCE AREAS OUTSIDE OF RIGH-OF-WAY.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.



VICINITY MAP
SCALE: 1"=1,200'
KEY MAP NO. 650T

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

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

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

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

KP GEORGE
COUNTY JUDGE

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

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

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

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

By: _____
DEPUTY

FINAL PLAT OF SIENNA SECTION 33B

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

34 LOTS 3 RESERVES (3.283 ACRES) 1 BLOCK
APRIL 16, 2020 JOB NO. 1416-1533BP

OWNERS:

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



SURVEYORS:
GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
4734 YOSTER ROAD • PASADENA, TX 77666
PHONE: 281-499-4539 • GBSurvey@GBISurvey.com
TBPUS FIRM #10130300 • www.GBSurvey.com

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

ENGINEER:

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

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



60 30 0 60
SCALE: 1"=60'

LEGEND

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

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

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	1410.00'	20°49'28"	512.47'	N 60°41'29" E	509.66'
C2	35.00'	86°02'47"	52.56'	S 86°41'52" E	47.76'
C3	2110.00'	3°51'54"	142.33'	S 45°36'25" E	142.30'
C4	720.00'	1°05'24"	13.70'	N 78°35'37" E	13.70'
C5	750.00'	12°38'36"	165.50'	N 85°27'37" E	165.17'
C6	50.00'	89°25'10"	78.03'	N 47°04'20" E	70.35'
C7	450.00'	14°20'45"	112.67'	N 09°32'07" E	112.38'
C8	780.00'	8°15'37"	112.45'	N 83°16'07" E	112.36'
C9	25.00'	89°12'10"	38.92'	N 42°47'51" E	35.11'
C10	25.00'	52°41'15"	22.99'	N 28°08'52" W	22.19'
C11	50.00'	278°02'16"	240.89'	N 83°31'38" E	66.89'
C12	25.00'	43°21'00"	18.92'	S 19°52'16" W	18.47'
C13	25.00'	86°24'51"	37.71'	S 45°00'40" E	34.23'
C14	25.00'	88°50'47"	38.77'	N 47°21'31" E	35.00'
C15	475.00'	13°46'22"	114.18'	N 09°49'19" E	113.91'
C16	25.00'	68°25'19"	28.98'	N 16°30'09" W	27.39'
C17	50.00'	267°27'41"	233.40'	N 84°01'02" E	72.26'
C18	25.00'	21°02'22"	9.18'	S 27°13'41" W	9.13'
C19	425.00'	13°53'50"	103.08'	S 09°45'35" W	102.83'
C20	25.00'	31°09'53"	13.60'	S 12°46'16" E	13.43'
C21	50.00'	142°17'00"	124.17'	S 42°47'17" W	94.63'
C22	25.00'	22°08'53"	9.66'	N 77°08'39" W	9.60'
C23	720.00'	12°38'36"	158.88'	S 85°27'37" W	158.56'

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



**FINAL PLAT OF
SIENNA SECTION 33B**

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

34 LOTS 3 RESERVES (3.283 ACRES) 1 BLOCK
APRIL 16, 2020 JOB NO. 1416-1533BP

OWNERS:
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 JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE
 10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 210, HOUSTON, TEXAS 77064
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ENGINEER:
LJA Engineering, Inc.
 1904 W. Grand Parkway North
 Suite 100
 Katy, Texas 77449
 Phone 713.953.5200
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JON BORDOVSKY, R.P.L.S.
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6405

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

Date\Time : Thu, 16 Apr 2020 - 2:49pm
Path\Name : I:\Projects\PLATTING\1416 PLATS\Sienna_33B.dwg
CAD: MILLAR CHECK



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: May 13, 2020
AGENDA ITEM SUBJECT: Final Plat of Sienna Section 33D
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: PLAT2000232
TYPE OF APPLICATION:
 Initial application
 Written Response application
PROPERTY ID: 0031-00-000-3038-907
LOCATION: North of Heritage Park Drive, south of Sienna River Parkway/Sienna Parkway, east of the Brazos River and west of Waters Lake Blvd.

ZONING DISTRICT DESIGNATION: ETJ, Extraterritorial Jurisdiction

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

RECOMMENDED ACTION:

The Planning and Zoning Commission should:

- | |
|---|
| <input checked="" type="checkbox"/> APPROVE: 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, 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. REASON FOR DISAPPROVAL:

1. None.

B. CONDITIONS FOR APPROVAL:

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.

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.

C. CHECKLIST ITEMS FOR SUBSEQUENT APPLICATIONS:

In accordance with Section 82-10.(d), Chapter 82. Subdivisions, City Code of Ordinances, a plat application shall contain the information and documents required by the Platting Manual. In addition to the requirements of the Submittal Checklist, the following items are required to be provided.

1. **Provide with final recorded documents:**
 - a. None.

-----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 PLAT APPROVAL

(Initial Applications Only)

A complete application for plat approval must be accompanied by an application checklist, associated documents and applicable fee.

Application Type:

- AMENDING PLAT**
 FINAL PLAT (INCLUDING REPLAT)
 PRELIMINARY PLAT
 CONCEPTUAL PLAN
 LARGE ACREAGE PLAT

1. NAME OF PLAT:	Sienna Section 33D	
2. NAME OF CONCEPTUAL PLAN OR PRELIMINARY PLAT, THAT PRECEDES THIS PLAT (IF APPLICABLE):	Sienna 3C	
3. LANDOWNER'S NAME (IF COMPANY OR CORPORATION, LIST CHIEF OFFICER):	Toll GTIS Property Owner, LLC (Jimmie Jenkins)	
MAILING ADDRESS:	10110 W. Sam Houston Pkwy N, Suite 250 - Houston, Texas 77064	
PHONE NO.:	281-894-8655	EMAIL: jjenkins@tollbrothers.com
4. APPLICANT'S NAME (CHECK APPLICABLE ROLE):	LJA Engineering, Inc. (Laurie Chapa)	
	<input type="checkbox"/> ARCHITECT <input checked="" type="checkbox"/> ENGINEER <input checked="" type="checkbox"/> PLANNER <input type="checkbox"/> SURVEYOR <input type="checkbox"/> OTHER:	
MAILING ADDRESS:	1904 W. Grand Pkwy N, Suite 100 - Katy, Texas 77449	
PHONE NO.:	EMAIL:	
5. IS PLAT LOCATED INSIDE THE CITY LIMITS OR CITY'S ETJ? (CIRCLE ONE):	<input checked="" type="radio"/> CITY LIMITS <input type="radio"/> ETJ <i>plat located within ETJ</i>	
6. ZONING DISTRICT (CIRCLE ONE OR MORE):		
GENERAL:	SD SUP PD	
RESIDENTIAL:	R R-1 R-1-A R-2 R-3 R-4 R-5 R-6 MF-1 MF-2 MH	
NONRESIDENTIAL:	LC LC-O LC-1 LC-2 LC-3 LC-4 BP I CF	
7. LAND DISTRIBUTION (IN ACRES)		
PRIVATE STREETS:	PUBLIC STREETS: 2.996	RESIDENTIAL LOTS: 5.686
LAKES/PONDS (NON-RECREATIONAL):	IRRIGATION/DRAINAGE CANALS:	RECREATIONAL USES:
UTILITY EASEMENTS:	PUBLIC PARKLAND:	
OTHER (EXPLAIN): Reserves	(ACRES):	2.448
TOTAL ACREAGE:	11.130	
8. ESTIMATED # OF SECTIONS:	BLOCKS:	RESERVES:
1	2	4
9. ESTIMATED # OF SINGLE FAMILY RESIDENTIAL LOTS / MULTIFAMILY DWELLING UNITS:		
56		
10. TYPE OF STREETS (CIRCLE ONE):	<input checked="" type="radio"/> PUBLIC <input type="radio"/> PRIVATE <input type="radio"/> COMBINATION	
11. TYPE OF WATER SYSTEM (CIRCLE ONE):	<input checked="" type="radio"/> PUBLIC <input type="radio"/> INDIVIDUAL WATER WELLS <input type="radio"/> OTHER (ATTACH EXPLANATION, IF OTHER)	
12. TYPE OF SANITARY SYSTEM (CIRCLE ONE):	<input checked="" type="radio"/> PUBLIC <input type="radio"/> INDIVIDUAL SEPTIC TANKS <input type="radio"/> OTHER (ATTACH EXPLANATION, IF OTHER)	
13. MUNICIPAL UTILITY DISTRICT OR PUBLIC IMPROVEMENT DISTRICT:		
Sienna Plantation Municipal Utility District No. 6		

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 16.130 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SIENNA SECTION 33D, 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 COMFORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; WE, OUR SUCCESSORS AND ASSIGNEES HEREBY WAIVE ANY CLAIM, DAMAGE OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OR EXACTIONS MADE HEREIN.

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

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

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

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

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

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH 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 33D WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

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

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

THIS _____ DAY OF _____, 2020.

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

BY: _____
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE

STATE OF TEXAS
COUNTY OF HARRIS

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

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

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

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

STATE OF TEXAS
COUNTY OF FORT BEND

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF SIENNA SECTION 33D 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 MARK NO. PCM-011 ELEV. = 59.97 (NAVD88 2001 ADJUSTMENT)
- T.B.M. INDICATES TEMPORARY BENCHMARK SET X CUT IN CONCRETE ELEV. = 53.05 (NAVD 88, 2001 ADJ.)
- ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83), COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.999867651.
- THIS PLAT WAS PREPARED TO MEET CITY OF MISSOURI CITY AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. 710164 DATED APRIL 5, 2020. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE ETJ OF THE CITY OF MISSOURI CITY AND FORT BEND COUNTY, AND SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6.
- IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48157C 0435L, REVISED DATE APRIL 2, 2014, PROPERTY LIES WITHIN SHADDED ZONE "X" DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD. THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1% ANNUAL CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE. LIA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- THERE ARE NO EXISTING OR PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "GBI PARTNERS" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF _____ FEET ABOVE MEAN SEA LEVEL. FEMA REGULATIONS SECTION 82-97(11) REQUIRES THE MINIMUM SLAB ELEVATION SHALL BE SET ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION. THE CITY OF MISSOURI CITY CODE OF ORDINANCES SECTION 42, ARTICLE III REQUIRES THE MINIMUM SLAB ELEVATION SHALL BE ELEVATED TO OR ABOVE A HEIGHT WHICH IS HIGHER OF EIGHTEEN INCHES ABOVE HIGHEST ADJACENT GRADE, OR TWELVE INCHES ABOVE THE MAXIMUM ONE PERCENT ANNUAL FLOOD RISK FLOODPLAIN PONDING ELEVATION IN THE NEAREST DRAINAGE SYSTEM. FORT BEND COUNTY FLOODPLAIN REGULATIONS ARTICLE 5, SECTION B REQUIRES THAT THE MINIMUM SLAB BE SET AT AN ELEVATION EIGHTEEN INCHES ABOVE THE BASE FLOOD ELEVATION WHICH IS MORE STRINGENT AND THEREFORE USED TO DETERMINE THE MINIMUM SLAB ELEVATION. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.
- ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ALL LOT LINES SHALL HAVE A MINIMUM FIVE (5) FOOT SIDE YARD SETBACK.
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACE AND RESERVES.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5- FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITH SAID PLAT AND ON CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
- SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OR THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- IN ACCORDANCE WITH CENTERPOINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
- ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED AT THE TIME OF PLATTING.
- GAS METER LOCATION: GAS METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION PLEASE CONTACT SIENERGY AT 281-778-6250.
- ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE ETJ BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
- NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
- PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY, ALL BLOCK CORNERS AND STREET RIGHT-OF-WAY WILL BE MONUMENTED.
- ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.
- REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500FT. FOR RESIDENTIAL DEVELOPMENT AND 300FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE DRIVEWAY FOR ANY LOT ON THE INSIDE OF A KNUCKLE MUST BE PLACED ALONG THE FRONTAGE PRIOR TO THE RIGHT TURN ON THE INSIDE APPROACH LANE TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
- STREET LIGHTING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MISSOURI CITY INFRASTRUCTURE DESIGN MANUAL, CHAPTER 4 STREET LIGHTING AND OVERHEAD UTILITIES. THE INSTALLATION, OPERATION, AND MAINTENANCE OF ORNAMENTAL STREET LIGHTS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MISSOURI CITY, EXCEPT AS PROVIDED THEREIN.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE RESERVES AND CHANNELS IS VESTED IN THE SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF LANDSCAPE RESERVES IS VESTED IN THE HOME OWNERS ASSOCIATION (HOA).
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES WITHIN THE SECTION IS VESTED IN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES ALONG BOULEVARDS AND MAJOR THOROUGHFARES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6.

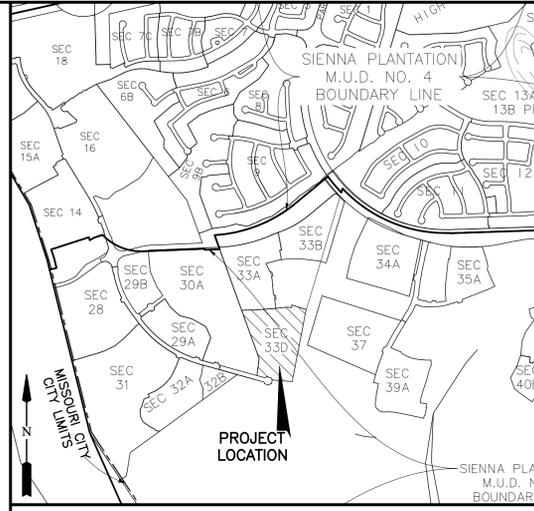
33. THIS PLAT IS SUBORDINATED BY: U.S. BANK NATIONAL ASSOCIATION D/B/A HOUSING CAPITAL COMPANY, AS RECORDED IN FILE NO. _____ OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.

34. THIS PLAT LIES WITHIN LIGHTING ZONE 2.

35. ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED PURSUANT TO A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

36. 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.

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. 650T

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

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

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

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

KP GEORGE
COUNTY JUDGE

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

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

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

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

FINAL PLAT OF
SIENNA SECTION 33D
A SUBDIVISION OF 16.130 ACRES OF LAND SITUATED IN THE
WILLIAM HALL LEAGUE, ABSTRACT 31, FORT BEND COUNTY, TEXAS.

56 LOTS 4 RESERVES (2.448 ACRES) 2 BLOCKS
APRIL 16, 2020 JOB NO. 1416-1533DP

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

SURVEYORS: **GBI PARTNERS, L.P.** ENGINEER: **LJA Engineering, Inc.**

LAND SURVEYING CONSULTANTS 1904 W. Grand Parkway North Phone 713.953.5200
4724 VISTA ROAD • FARMERSVILLE, TX 77645 Suite 100 Fax 713.953.5026
PHONE: 281-499-4539 • CBSurvey@CBSurvey.com Katy, Texas 77449 FRN-F-1386
TPLS FIRM #10130300 • www.CBSurvey.com

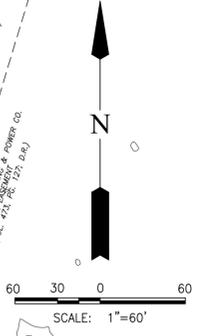
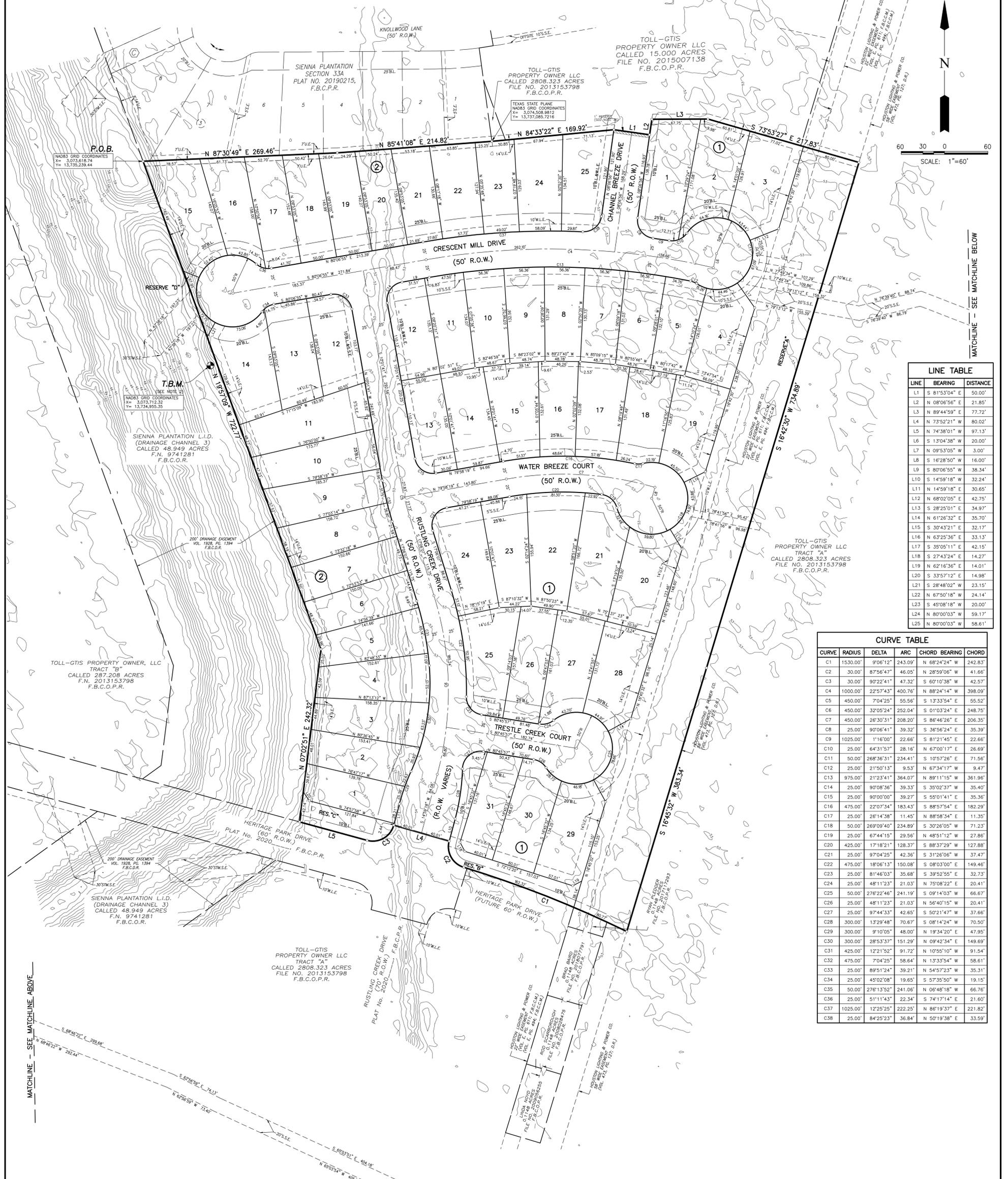
JON BORDOVSKY, R.P.L.S. AMANDA CARRIAGE, P.E., CFM
REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 6405 TEXAS REGISTRATION NO. 105912

PLATTING MGR. SURVEY

LAST SAVE: 4/16/2020 3:09 PM BY: LAURE CHAPA PLOT DATE: 4/16/2020 3:11 PM BY: LAURE CHAPA
PART NUMBER: 157002831 PLATTING: 14161533DP SIENNA 33D.DWG

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

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	2.173	94,643	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
B	0.162	7,050	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
C	0.093	4,032	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
D	0.020	875	RESTRICTED TO DRAINAGE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6
TOTAL	2.448	106,600		



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 81°53'04" E	50.00'
L2	N 08°06'56" E	21.85'
L3	N 89°44'59" E	77.72'
L4	N 73°52'21" W	80.02'
L5	N 74°38'01" W	97.13'
L6	S 13°04'38" W	20.00'
L7	N 09°53'05" E	3.00'
L8	S 16°28'50" W	16.00'
L9	S 80°06'55" W	38.34'
L10	S 14°59'18" W	32.24'
L11	N 14°59'18" E	30.65'
L12	N 68°02'05" E	42.75'
L13	S 28°25'01" E	34.97'
L14	N 62°16'32" E	35.70'
L15	S 30°43'21" E	32.12'
L16	N 63°25'36" E	33.13'
L17	S 35°05'11" E	42.15'
L18	S 27°43'24" E	14.27'
L19	N 62°16'36" E	14.01'
L20	S 33°57'12" E	14.98'
L21	S 28°48'02" W	23.15'
L22	N 67°50'18" W	24.14'
L23	S 45°08'18" W	20.00'
L24	N 80°00'03" W	59.17'
L25	N 80°00'03" W	58.61'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	1530.00'	9°06'12"	243.09'	N 68°24'24" W	242.83'
C2	30.00'	87°56'47"	46.05'	N 28°59'06" W	41.66'
C3	30.00'	90°22'41"	47.32'	S 60°10'38" W	42.57'
C4	1000.00'	22°57'43"	400.76'	N 88°24'14" W	398.09'
C5	450.00'	7°04'25"	55.56'	S 13°33'54" E	55.52'
C6	450.00'	32°05'24"	252.04'	S 01°03'24" E	248.75'
C7	450.00'	28°30'31"	208.20'	S 86°46'26" E	206.35'
C8	25.00'	90°06'41"	39.32'	S 36°56'24" E	35.39'
C9	1025.00'	1°16'00"	22.66'	S 81°21'45" E	22.66'
C10	25.00'	64°31'57"	28.18'	N 67°00'17" E	26.69'
C11	50.00'	268°36'31"	234.41'	S 10°57'26" E	71.56'
C12	25.00'	21°50'13"	9.53'	N 67°34'17" W	9.47'
C13	975.00'	21°23'41"	364.07'	N 89°11'15" W	361.96'
C14	25.00'	90°08'36"	39.33'	S 35°02'37" W	35.40'
C15	25.00'	90°00'00"	39.27'	S 55°01'41" E	35.36'
C16	475.00'	22°07'34"	183.43'	S 88°57'54" E	182.29'
C17	25.00'	26°14'38"	11.45'	N 88°58'34" E	11.35'
C18	50.00'	269°09'40"	234.89'	S 30°26'05" W	71.23'
C19	25.00'	67°44'15"	29.56'	N 48°51'12" W	27.86'
C20	425.00'	17°18'21"	128.37'	S 88°37'29" W	127.88'
C21	25.00'	97°04'25"	42.36'	S 31°26'06" W	37.47'
C22	475.00'	18°06'13"	150.08'	S 08°03'00" E	149.46'
C23	25.00'	81°46'03"	35.68'	S 39°52'55" E	32.73'
C24	25.00'	48°11'23"	21.03'	N 75°08'22" E	20.41'
C25	50.00'	276°22'46"	241.19'	S 09°14'03" W	66.67'
C26	25.00'	48°11'23"	21.03'	N 56°40'15" W	20.41'
C27	25.00'	97°44'33"	42.65'	S 50°21'47" W	37.66'
C28	300.00'	13°29'48"	70.67'	S 08°14'24" W	70.50'
C29	300.00'	9°10'05"	48.00'	N 19°34'20" E	47.95'
C30	300.00'	28°53'37"	151.29'	N 09°42'34" E	149.69'
C31	425.00'	12°21'52"	91.72'	N 10°55'10" W	91.54'
C32	475.00'	7°04'25"	58.64'	N 13°33'54" W	58.61'
C33	25.00'	89°51'24"	39.21'	N 54°57'23" W	35.31'
C34	25.00'	45°02'08"	19.65'	S 57°35'50" W	19.15'
C35	50.00'	276°13'52"	241.06'	N 06°48'18" W	66.76'
C36	25.00'	51°11'43"	22.34'	S 74°17'14" E	21.60'
C37	1025.00'	12°25'25"	222.25'	N 86°19'37" E	221.82'
C38	25.00'	84°25'23"	36.84'	N 50°19'38" E	33.59'

FINAL PLAT OF
SIENNA SECTION 33D

A SUBDIVISION OF 16.130 ACRES OF LAND SITUATED IN THE
 WILLIAM HALL LEAGUE, ABSTRACT 31, FORT BEND COUNTY, TEXAS.

56 LOTS 4 RESERVES (2.448 ACRES) 2 BLOCKS
 APRIL 16, 2020 JOB NO. 1416-1533DP

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

SURVEYORS:
GBI PARTNERS, L.P.
 LAND SURVEYING CONSULTANTS
 4704 VISTA ROAD • PASADENA, TX 77066
 PHONE: 281-499-4539 • GBIsurvey@gbipartners.com
 TBPIS FIRM #10130300 • www.GBIsurvey.com

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

ENGINEER:
LJA Engineering, Inc.
 1904 W. Grand Parkway North
 Suite 100
 Katy, Texas 77449
 Phone 713.953.8200
 Fax 713.953.8026
 FRN-F-1386

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

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

Staff Report Place Holder

Agenda Item: **6.A.(6)**

(Will be available on May 11, 2020)



APPLICATION FOR PLAT APPROVAL

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

Date of Application:

1.	Name of plat:	Sienna Section 32A and 32B		
2.	Name of preliminary plat that encompasses this plat (if applicable):	Sienna 3C		
3.	Type of plat (Circle one or more):	Multifamily Residential	Commercial	Industrial
		<input checked="" type="checkbox"/> Single Family Residential	Specific Use Permit	Planned Development
	Other (Explain):			
4.	Landowner's name (If company or corporation, list chief officer):	Toll GTIS Property Owner, LLC (Jimmie Jenkins) / Sienna Plantation L.I.D. (Ken Beckman)		
	Mailing Address:	10110 W. Sam Houston Pkwy N, Suite 250 - Houston, Texas 77064 / 202 Century Square Blvd. - Sugar Land, Texas 77478		
	Phone No.:(281) 894-8655 / (281) 500-6050	Fax No.:()	-	
	Email:			
5.	Applicant's name (Engineer, Planner, Architect, Etc.):	LJA Engineering, Inc. (Laurie Chapa)		
	Mailing Address:	1904 W. Grand Pkwy N, Suite 100 - Katy, Texas 77449		
	Phone No.:(713) 953-5173	Fax No.:()	-	
	Email:	lchapa@lja.com		
6.	Is plat located inside the City limits? (Circle One):	YES	<input checked="" type="checkbox"/> NO	
7.	Is plat located inside the City's ETJ? (Circle One):	<input checked="" type="checkbox"/> YES	NO	
8.	Total acreage:	20.820		
9.	Number of sections:	<u>1</u>	Blocks:	<u>2</u>
			Reserves:	<u>11</u>
10.	Number of residential lots/dwelling units:	51		
11.	Land distribution (in acres) - <i>Must total acreage indicated in Line 8 above:</i>			
	Private Streets: _____	Public Streets: <u>2.190</u>	Residential Lots: <u>9.349</u>	
	Lakes/Ponds (non-recreational): _____	Irrigation/Drainage Canals: _____	Recreational Uses: _____	
	Utility Easements: _____	Public Parkland: _____		
	Other (explain): <u>Reserve</u>		(acres): <u>9.281</u>	
12.	Average lot area:	8700 sq ft		
13.	Typical lot area:	7500 sq.ft.		
14.	Block Length:	Average: <u>580'</u>	Longest: <u>846'</u>	Shortest: <u>290'</u>
15.	Type of Streets (Circle One):	<input checked="" type="checkbox"/> Public	Private	Combination Public/Private
16.	Type of Water System (Circle One):	<input checked="" type="checkbox"/> Public	Individual Water Wells	Other (attach explanation)
17.	Type of Sanitary System (Circle One):	<input checked="" type="checkbox"/> Public	Individual Septic Tanks	Other (attach explanation)
18.	Municipal Utility District:	Sienna Plantation Municipal Utility District No. 6		



WRITTEN RESPONSE APPLICATION

*An applicant may submit a **written response** to a plat that has been Approved with Conditions or Disapproved after the initial action on a plat application. A written response application must address each condition of approval or each reason for disapproval. Failure to adequately address each condition may result in the disapproval of the plat application.*

APPLICATION TYPE:

- | | |
|--|--|
| <input type="checkbox"/> AMENDING PLAT
<input type="checkbox"/> CONCEPTUAL PLAN
<input checked="" type="checkbox"/> FINAL PLAT (INCLUDING REPLAT) | <input type="checkbox"/> LARGE ACREAGE PLAT
<input type="checkbox"/> PRELIMINARY PLAT |
|--|--|

1. NAME OF PLAT: Sienna Section 32A and 32B
2. DATE INITIAL PLAT APPLICATION FILED FOR APPROVAL: April 8, 2020
3. PLAT APPLICATION PLAN NUMBER: 2000220
4. APPLICANT NAME (ENGINEER, PLANNER, ARCHITECT, ETC.): LJA Engineering Inc./Laurie Chapa
5. ATTACH A RESPONSE FOR EACH CONDITION OF APPROVAL OR REASON FOR DISAPPROVAL.

Please accept this as my written response for comments for the Final Plat of SIENNA SECTION 32A and 32B, and set for the agenda on April 8, 2020.

Comment A.1.a:

All lots and blocks shall be numbered or fettered consecutively in accordance with Section 2.D(3). A table should be used listing the identifying letter, use, and acreage of all reserves. A table of the blocks, lots and reserves by section has been provided as a separate document. Please include this table on the plat.

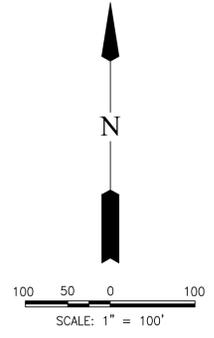
- Table added to plat. Plat drawing included with this submittal

Comment A.1.b:

An alphabetical list of proposed street names for the subdivision shall be provided in accordance with Section 2.D(23). The street name “ Delta Creek Drive ” was provided and cleared at the time of preliminary plat approval. The street names list provided with this final plat application indicated “ Delta Creek ” however the plat still references “ Delta Creek Drive ” . Please clarify the proposed street name and suffix.

- Street name list has been revised to with correct name Delta Creek Drive. Street name list included with this submittal.

- LEGEND**
- B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - D.E. INDICATES DRAINAGE EASEMENT
 - W.L.E. INDICATES WATER LINE EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - ST.M.S.E. INDICATES STORM SEWER EASEMENT
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 - F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
 - INDICATES STREET NAME CHANGE
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 - V.A.M. INDICATES VISIBILITY ACCESS & MAINTENANCE EASEMENT
 - E.E. INDICATES ELECTRICAL EASEMENT
 - U.V.E. INDICATES UNOBSTRUCTED VISIBILITY EASEMENT



Section 32A	Section 32B
Block 1	Block 1
Lots 1-5	Lots 6-13
Lots 14-31	Reserve B
Block 2	Part of Reserve E
Lots 1-20	
Reserves A, C, D, Part of E	
F, G, H, I, J and K	

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

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 04°13'06" W	99.85'
L2	N 32°03'27" E	42.87'
L3	N 17°52'31" E	93.34'
L4	N 07°37'27" E	20.99'
L5	N 69°52'08" E	82.72'
L6	N 18°00'37" W	25.00'
L7	N 71°59'23" E	50.00'
L8	N 24°31'10" E	50.00'
L9	N 25°33'20" E	129.32'
L10	S 35°55'59" E	35.00'
L11	S 56°32'51" W	100.00'
L12	S 18°00'37" E	73.20'
L13	S 36°57'49" E	70.67'
L14	S 35°57'09" E	15.00'
L15	N 15°38'38" E	41.39'
L16	S 18°00'37" E	73.20'
L17	S 36°57'49" E	21.54'
L18	N 54°02'51" E	13.69'
L19	N 36°57'49" W	19.78'
L20	N 18°00'37" W	73.20'
L21	N 31°32'13" W	15.16'
L22	N 71°25'01" W	93.32'
L23	N 69°47'07" W	53.68'
L24	N 67°08'55" W	98.02'
L25	S 68°59'49" W	14.27'
L26	N 24°30'36" E	138.92'

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

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	25.00'	62°20'32"	35.93'	N 23°09'39" E	32.92'
C2	625.00'	35°58'37"	392.45'	N 46°20'36" E	386.03'
C3	25.00'	86°14'49"	37.63'	N 71°28'42" E	34.18'
C4	1775.00'	0°04'56"	2.55'	S 65°26'22" E	2.55'
C5	25.00'	91°02'09"	39.72'	N 19°57'45" W	35.67'
C6	25.00'	69°15'42"	38.95'	N 70°11'11" E	35.13'
C7	1630.00'	92°7'03"	268.86'	S 69°54'30" E	268.56'
C8	450.00'	18°57'12"	148.86'	S 27°29'13" E	148.18'
C9	450.00'	38°24'13"	301.62'	N 34°50'45" E	296.01'
C10	1750.00'	8°56'56"	273.32'	S 69°57'17" E	273.05'
C11	425.00'	18°57'12"	140.59'	S 27°29'13" E	139.95'
C12	25.00'	88°59'20"	38.83'	S 81°27'29" E	35.04'
C13	425.00'	37°16'13"	276.46'	N 35°24'45" E	271.61'
C14	25.00'	89°32'21"	39.07'	N 27°59'32" W	35.21'
C15	1775.00'	7°16'53"	225.57'	N 69°07'16" W	225.42'
C16	1725.00'	8°56'56"	269.42'	S 69°57'17" E	269.15'
C17	25.00'	48°11'23"	21.03'	N 81°28'33" E	20.41'
C18	50.00'	27°26'30"	241.19'	N 19°49'29" W	66.67'
C19	25.00'	48°11'23"	21.03'	N 50°20'04" W	20.41'
C20	25.00'	88°56'51"	38.81'	S 61°05'49" W	35.03'
C21	475.00'	37°25'27"	310.26'	S 35°20'08" W	304.77'
C22	25.00'	29°55'35"	13.06'	S 39°05'04" W	12.91'
C23	50.00'	27°26'30"	237.46'	N 19°49'29" W	69.40'
C24	25.00'	62°10'55"	27.13'	N 85°08'19" E	25.82'
C25	25.00'	91°00'40"	39.71'	N 08°32'31" E	35.67'
C26	475.00'	18°57'12"	157.13'	N 27°29'13" W	156.41'

**FINAL PLAT OF
SIENNA SECTION
32A AND 32B**

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

51 LOTS 11 RESERVES (9.281 ACRES) 2 BLOCKS
APRIL 29, 2020 JOB NO. 1416-1532A

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

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

SURVEYORS: **GBI PARTNERS, L.P.** ENGINEER: **LJA Engineering, Inc.**

LAND SURVEYING CONSULTANTS
4224 VISTA ROAD • PASADENA, TX 77502
PHONE: 281-499-4339 • GBSurvey@GBISurvey.com
TBP&S FIRM #10130300 • www.GBISurvey.com

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

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

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

SHEET 2 OF 2

LAST SAVE: 4/30/2020 5:57 PM BY: LAURE CHAPA - PLOT DATE: 4/30/2020 5:15 PM BY: LAURE CHAPA
PLATTING MGR. SURVEY CHECK: MTCAR

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



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: May 13, 2020

AGENDA ITEM SUBJECT: Olympia Estates Northeast Reserves Partial Replat No. 1

AGENDA ITEM NUMBER: 6.A.(7)

PROJECT PLANNER: Gretchen M. Pyle, Planning Specialist

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

PERMIT NUMBER: PLAT2000230

TYPE OF APPLICATION:

INITIAL APPLICATION

WRITTEN RESPONSE APPLICATION

PROPERTY ID: 0313-00-000-0134-907

LOCATION: North of Olympia Estates, south of Lake Olympia Parkway, east of Vicksburg Boulevard, and west of Olympia Estates

ZONING DISTRICT DESIGNATION: PD, Planned Development District #96 (O-20-16)

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: None.

RECOMMENDED ACTION:

The Planning and Zoning Commission should:

- | |
|---|
| <input checked="" type="checkbox"/> APPROVE WITH CONDITIONS: An applicant may submit a written response to an initial application that satisfies each condition contained within this report |
|---|



APPLICATION FOR PLAT APPROVAL

(Initial Applications Only)

A complete application for plat approval must be accompanied by an application checklist, associated documents and applicable fee.

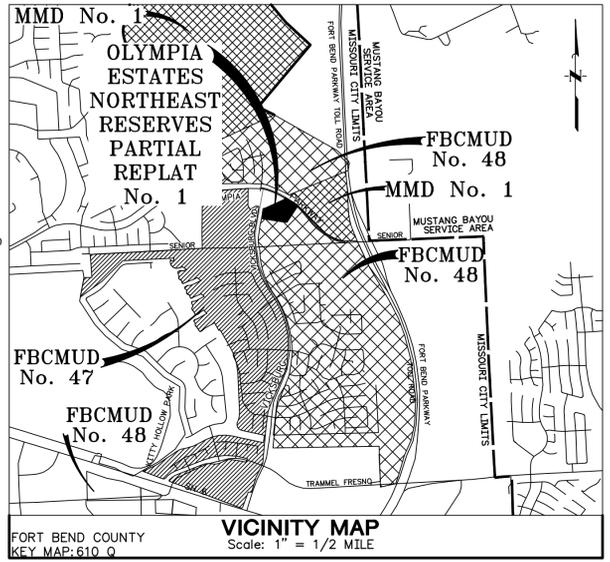
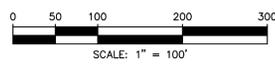
Application Type:

- | | | |
|---|---|--|
| <input type="checkbox"/> AMENDING PLAT | <input checked="" type="checkbox"/> FINAL PLAT
(INCLUDING REPLAT) | <input type="checkbox"/> PRELIMINARY PLAT |
| <input type="checkbox"/> CONCEPTUAL PLAN | <input type="checkbox"/> LARGE ACREAGE PLAT | |

1. NAME OF PLAT:	Olympia Estates Northeast Reserves Partial Replat No. 1	
2. NAME OF CONCEPTUAL PLAN OR PRELIMINARY PLAT, THAT PRECEDES THIS PLAT (IF APPLICABLE):	Olympia Estates Northeast Reserves	
3. LANDOWNER'S NAME (IF COMPANY OR CORPORATION, LIST CHIEF OFFICER):	LOP 8.5, L.P, A Texas Limited Partnership / Randy Robertson	
MAILING ADDRESS:	750 Bearing Drive, Ste 130 Houston, Texas 77057	
PHONE NO.:	832-913-4000	
EMAIL:	randy@terramarkventures.com	
4. APPLICANT'S NAME (CHECK APPLICABLE ROLE):	Jones Carter / Tom Duecker	
<input type="checkbox"/> ARCHITECT <input type="checkbox"/> ENGINEER <input checked="" type="checkbox"/> PLANNER <input type="checkbox"/> SURVEYOR <input type="checkbox"/> OTHER:		
MAILING ADDRESS:	2322 Wet Grand Parkway N. Katy, Texas 77449	
PHONE NO.:	832-913-4051	
EMAIL:	jduecker@jonescarter.com	
5. IS PLAT LOCATED INSIDE THE CITY LIMITS OR CITY'S ETJ? (CIRCLE ONE):	<u>CITY LIMITS</u> ETJ	
(IF LOCATED INSIDE OF THE CITY LIMITS, COMPLETE ROW 6; IF NOT MOVE TO ROW 7)		
6. ZONING DISTRICT (CIRCLE ONE OR MORE):		
GENERAL:	SD SUP <u>PD</u>	
RESIDENTIAL:	R R-1 R-1-A R-2 R-3 R-4 R-5 R-6 MF-1 MF-2 MH	
NONRESIDENTIAL:	LC LC-O LC-1 LC-2 LC-3 LC-4 BP I CF	
7. LAND DISTRIBUTION (IN ACRES)		
PRIVATE STREETS: _____	PUBLIC STREETS: _____	RESIDENTIAL LOTS: _____
LAKES/PONDS (NON-RECREATIONAL): _____	IRRIGATION/DRAINAGE CANALS: _____	RECREATIONAL USES: _____
UTILITY EASEMENTS: _____	PUBLIC PARKLAND: _____	
OTHER (EXPLAIN): <u>Unrestricted Reserves</u>	(ACRES): <u>5.99</u>	
TOTAL ACREAGE: -17.18 <u>5.99</u>		
8. ESTIMATED # OF SECTIONS: <u>N/A</u>	BLOCKS: <u>1</u>	RESERVES: <u>3</u>
9. ESTIMATED # OF SINGLE FAMILY RESIDENTIAL LOTS / MULTIFAMILY DWELLING UNITS: <u>0</u>		
10. TYPE OF STREETS (CIRCLE ONE):	<u>PUBLIC</u>	PRIVATE COMBINATION
11. TYPE OF WATER SYSTEM (CIRCLE ONE):	<u>PUBLIC</u>	INDIVIDUAL WATER WELLS OTHER
(ATTACH EXPLANATION, IF OTHER)		
12. TYPE OF SANITARY SYSTEM (CIRCLE ONE):	<u>PUBLIC</u>	INDIVIDUAL SEPTIC TANKS OTHER
(ATTACH EXPLANATION, IF OTHER)		
13. MUNICIPAL UTILITY DISTRICT OR PUBLIC IMPROVEMENT DISTRICT: <u>N/A</u>		

- B UNRESTRICTED RESERVE "B"**
2.55 AC
111,256 Sq Ft
- C UNRESTRICTED RESERVE "C"**
1.92 AC
83,483 Sq Ft
- D UNRESTRICTED RESERVE "D"**
1.52 AC
66,114 Sq Ft

RESERVE TABLE			
IDENTIFYING No.	LAND USE	ACREAGE	OWNER
B	UNRESTRICTED	2.55	LOP 8.5, L.P.
C	UNRESTRICTED	1.92	LOP 8.5, L.P.
D	UNRESTRICTED	1.52	LOP 8.5, L.P.



CALLED 2.164 ACRES
TO WIHA 1, LLC
BY SPECIAL WARRANTY DEED
CF No. 2016082739
FBCOPRRP

LAKE OLYMPIA PARKWAY
100' ROW
CF No. 2004110056
FBCOPRRP

PALMETTO/WIHA
FB107 LP
C.F. No. 2015022123
FBCPR

CALLED 9.6242 ACRES
TO EQUITY TRUST COMPANY
FBO JOHN N. VASTISTAS 48.4754%
FBO FRANCIS MADIA 51.5246%
BY GENERAL WARRANTY DEED
CF No. 2013110291
FBCOPRRP
DESCRIBED IN CF No. 2001122132
SAVE AND EXCEPT TRACT 1
FBCOPRRP

CALLED 0.843 ACRE
TO FBMUD No. 47 BY
SPECIAL WARRANTY
DEED
CF No. 2014031196
FBCOPRRP
P.O.B.
X: 3076526.70
Y: 13765868.19

OLYMPIA
ESTATES
SEC. 9
Plat No. 20170057
FBCOPR

UNRESTRICTED RESERVE "A"
OLYMPIA ESTATES
NORTHEAST RESERVES
PLAT No. 20190130
FBCPR

OLYMPIA ESTATES
SECTION 7
Plat No. 20140226
FBCPR

OLYMPIA ESTATES
SECTION 8
Plat No. 20150204
FBCPR

- General Notes
- AE "Aerial Easement"
 - BL "Building Line"
 - CF "Clerk's File"
 - DE "Drainage Easement"
 - Easmt "Easement"
 - FC "Film Code"
 - FBCDR "Fort Bend County Deed Records"
 - FBCMR "Fort Bend County Map Records"
 - FBCMUD "Fort Bend County Municipal Utility District"
 - FBCOPR "Fort Bend County Official Public Records"
 - FBCOPRRP "Fort Bend County Official Public Records of Real Property"
 - FBCPR "Fort Bend County Plat Records"
 - FND "Found"
 - IR "IRON ROD"
 - 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"
 - Set 3/4-inch Iron With Cap Stamped
"JONES|CARTER PROPERTY CORNER" as per Certification

- 1) All of the property subdivided in the above and foregoing plat is within the incorporated boundaries of the City of Missouri City, Texas.
- 2) Shared access and parking facilities shall be provided as required under the provisions of Subsection 82-159 of the Code of Ordinances of the City of Missouri City.
- 3) In accordance with Center Point Energy Electrical Service Manual, Article 421.2, electric meters shall be located in a position that is accessible at all times without customer assistance. Access to the meter shall not be blocked by gates, walls or fences.
- 4) Driveway approaches shall be provided in accordance with the Missouri City Driveway Approach Policy as required under the provisions of Subsection 82-160 of the Code of Ordinances of the City of Missouri City, Texas.
- 5) Sidewalks shall be constructed as required by Subsection 82-164 of the Code of Ordinances of the City of Missouri City, Texas.
- 6) All drainage and floodway easements shall be kept clear of fences, buildings, plantings and other obstructions to the operations and maintenance of the drainage facility as required by Subsection 82-168(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 as required by Section 3.C.(14) of the Plotting 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 Plotting 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) Coordinates shown hereon are Texas Coordinate System, South Central Zone (Grid) NAD 83. Combined scale factor = 0.999859732
- 16) Bearings shown hereon are based on Texas Coordinate System, South Central Zone NAD 83.

LINE	BEARING	DISTANCE
L1	N26°21'12"E	31.75'
L2	N07°54'19"E	205.09'
L3	S82°05'41"E	20.42'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1949.45'	91°4'13"	314.28'	S59°01'41"E	313.94'	157.48'

**OLYMPIA ESTATES
NORTHEAST RESERVES
PARTIAL REPLAT No. 1**

**A SUBDIVISION OF 5.99 ACRES OF LAND
OUT OF THE
H. SHROPSHIRE SURVEY, A-313
BEING A PARTIAL REPLAT OF
UNRESTRICTED RESERVE "B" OF
FINAL PLAT OF
OLYMPIA ESTATES NORTHEAST RESERVES
AS RECORDED IN PLAT No 20190130
OF THE FORT BEND COUNTY PLAT RECORDS
CITY OF MISSOURI CITY,
FORT BEND COUNTY, TEXAS
APRIL 17, 2020**

REASON FOR REPLAT: TO CREATE 3 UNRESTRICTED RESERVES

0 LOTS 3 RESERVES 1 BLOCK

OWNER/DEVELOPER:
LOP 8.5, L.P.,
A Texas Limited Partnership
750 Bering Drive, Suite 130
Houston, Texas 77057
Randy Robertson

SURVEYOR:
J|C JONES|CARTER
DOTTEN SURVEYING DIVISION
Texas Board of Professional Engineers Registration No. 9-478
2230 Merchants Way, Suite 170 - East, TX 77449-8321-8300
Steven A. Jores, R.P.L.S. No. 5317

ENGINEER:
J|C JONES|CARTER
Texas Board of Professional Engineers Registration No. 9-478
2230 Merchants Way, Suite 170 - East, TX 77449-8321-8300
JARED WILLIAMS, P.E.

SHEET 1 OF 2

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, LOP 8.5, L.P., a Texas limited partnership, acting by and through _____, It's _____ and, Authorized Agent, herein referred to as Owner of the 5.99 acre tract described in the above and foregoing plat of OLYMPIA ESTATES NORTHEAST RESERVES PARTIAL REPLAT No. 1, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind 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 an eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easements total twenty-one feet, six inches (21' 6") in width.

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

Further, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Olympia Estates Northeast Reserves 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, LOP 8.5, L.P., a Texas limited partnership, has caused these presents to be signed by _____, its _____, hereunto authorized, and its common seal hereunto affixed

this _____ day of _____, 2020.

LOP 8.5, L.P.,
a Texas limited partnership

By: _____
Name
Title

Attest: _____
(Signature of Secretary or Authorized Trust Officer)
Title:

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that 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

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

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

Steven A. Jares
Registered Professional Land Surveyor
No. 5317

This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this plat and subdivision of Olympia Estates Northeast Reserves Partial Replat No. 1 in conformance with the laws of the State of Texas and the ordinances of the City of Missouri City as shown hereon and authorized the recording of this plat 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

**OLYMPIA ESTATES
NORTHEAST RESERVES
PARTIAL REPLAT No. 1
A SUBDIVISION OF 5.99 ACRES OF LAND
OUT OF THE
H. SHROPSHIRE SURVEY, A-313
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**REASON FOR REPLAT: TO CREATE 3 UNRESTRICTED RESERVES
0 LOTS 3 RESERVES 1 BLOCK**

OWNER/DEVELOPER:
LOP 8.5, L.P.,
A Texas Limited Partnership
750 Bering Drive, Suite 130
Houston, Texas 77057
Randy Robertson

SURVEYOR:
 **JONES | CARTER**
COTTON SURVEYING DIVISION
Texas Board of Professional Land Surveying Registration No. 10069100
8208 West Loop South, Suite 100 - Houston, TX 77061 - 713.777.2217
Steven A. Jares, R.P.L.S. No. 5317

ENGINEER:
 **JONES | CARTER**
Texas Board of Professional Engineers Registration No. 9-438
22200 Merchants Way, Suite 170 - Katy, TX 77449 - 832.913.0000
JARED WILLIAMS, P.E.



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: May 13, 2020

AGENDA ITEM SUBJECT: Vrindavan Resorts - parkland dedication

AGENDA ITEM NUMBER: 6.B.(1)

PROJECT PLANNER: **Jennifer Thomas Gomez, AICP**, Planning Manager / **Gretchen Pyle**, Planning Specialist

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

PERMIT NUMBER: 2020-00028

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

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

ZONING DISTRICT DESIGNATION: PD, Planned Development District No. 105 (Ordinance O-18-01)

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: None

RECOMMENDED ACTION:

The Planning and Zoning Commission should adopt the following as its Final Report and forward a recommendation to **APPROVE** the Parks Board recommendation following the requirements of Subdivision Ordinance Section 82-174 regarding the dedication of land for neighborhood parks; reservation of land for public purposes.

APPLICANT'S PROPOSAL:

Vrindavan Resorts is a proposed age restricted residential senior community to include 87 dwelling units. A preliminary plat was approved in December 2019. The applicant has submitted the attached proposal for consideration of a parkland dedication in accordance with Section 82-174 of the City's Code of Ordinances.

Based on the number of dwelling units proposed, a parkland dedication of .87 acres is required. Section 82-174 provides for alternatives to a public land dedication; private land for up to 50 percent of the acreage required and/or cash in lieu of a land dedication are permitted.

The applicant's proposal includes a dedication of approximately 3.57 acres of land for onsite, private amenities. Of this acreage, approximately 2.44 acres would be considered encumbered for use as drainage/detention facilities. Approximately 1.13 acres would be available on site, along the Staffordshire Road frontage and within an interior courtyard for the private amenities. The remainder of the applicant's proposal is to pay cash in lieu of land for an amount of \$60,900.

PARKS BOARD ACTION:

The Parks and Recreation Board considered the applicant's proposal on their May 7, 2020 agenda. A draft of the Board's meeting minutes are attached as well as a map of park zones in the city. The proposed development is located within Park Zone #5.

The Board expressed concern with the limited amount of onsite acreage dedicated to private parkland. The Board recommends that cash in lieu of land for the full parkland requirement and in the amount of \$121,800 ($\$1,400 * 87$ dwelling units) is provided.

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



January 26th, 2020 **Processed for Parkland on 04/17/2020 after revisions and clarifications requested**

Mr. Jason Mangum
Director, Parkland & Recreation
City of Missouri City
2701 Cypress Point Drive
Missouri City, Texas 77459

Re: Parkland dedication proposal for Vrindavan Resorts Subdivision.

Dear Mr. Mangum,

Attached is a copy of the **proposed final plat** ~~preliminary~~ plat for Vrindavan Resorts, a property subdivision of 13.6566 acres. A parkland site plan with a table showing the areas dedicated for parkland and its calculations has also been attached. The proposed subdivision is for an age restricted residential senior community of 87 dwelling units. In accordance with Section 82-174 of the City of Missouri city Code of Ordinances, A parkland dedication of 0.87 acres (0.435 public and 0.435 private) is required.

The developed is proposing to provide parkland within the subdivision for 50 percent of the dedication requirement. This area (shown as reserves B,C and D) will be maintained by a homeowner's association created for the subdivision. The developer is proposing to provide cash in lieu of Public parkland to total \$60,900.

If you have any questions or require additional information , I can be contacted at (713) 526 3500.

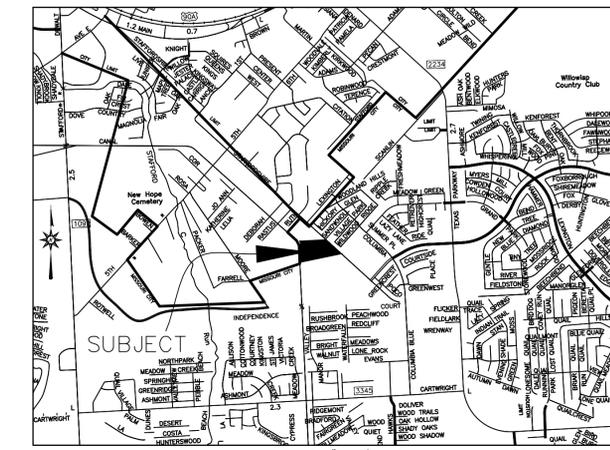
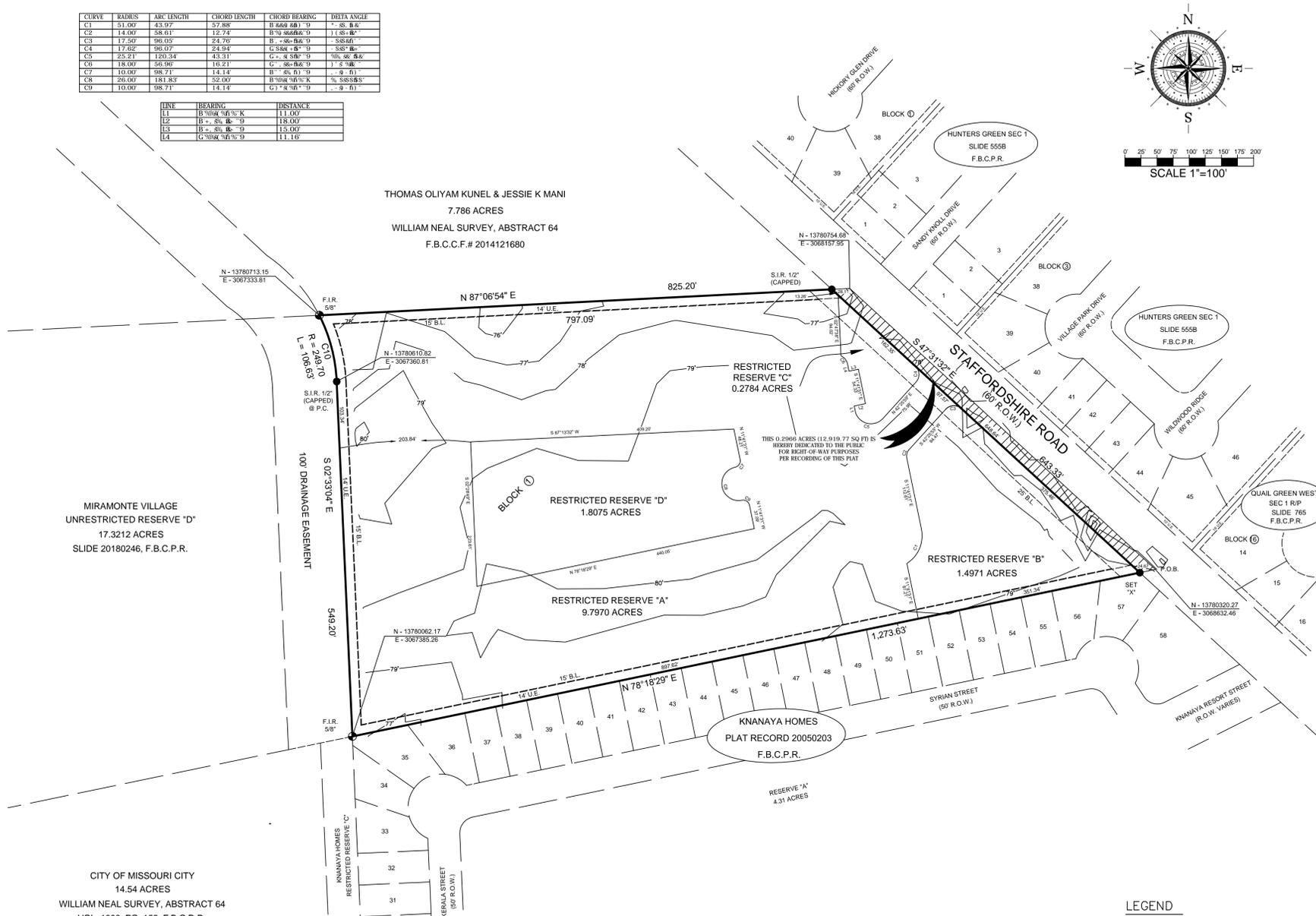
Sincerely,

Sowmya Balasubramani LEED AP
Lead Architectural Designer

TRIMCOS ENGINEERING LLC
2405 SMITH STREET
HOUSTON TX, 77006
TEL: 713-526-3500
EMAIL: sowmya@trimcos.com

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	51.00'	43.97'	57.86'	B 469 80° 19' 0"	1° 58' 36"
C2	14.00'	58.61'	157.74'	B 9 266 66° 0'	11 68° 30"
C3	17.50'	96.05'	24.70'	B + 86 4 66° 0'	- 88 66° 0'
C4	17.62'	96.07'	24.94'	C 584 4 66° 0'	- 88 66° 0'
C5	25.21'	120.54'	43.31'	C + 8 58 0° 0'	90 36 36 0"
C6	18.00'	50.90'	10.21'	C - 86 4 66° 0'	1° 58' 36"
C7	10.00'	38.71'	14.74'	B - 88 66° 0'	8 66° 0'
C8	26.00'	181.83'	52.00'	B 906 90° 0'	90 36 36 0"
C9	10.00'	38.71'	14.74'	G 1° 58' 36" 0'	1° 58' 36"

LINE	BEARING	DISTANCE
L1	B 906 90° 0'	11.00'
L2	B - 88 66° 0'	18.00'
L3	B - 88 66° 0'	15.00'
L4	G 906 90° 0'	11.16'



- GENERAL NOTES:
- UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.) WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF SECTION 2.D (3), OF THE CODE OF ORDINANCES, CITY OF MISSOURI CITY, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
 - SURFACE COORDINATES SHOWN HEREON ARE BASED ON TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83); AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: 0.99988247075 AS NEEDED.
 - ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND LONG REAR LOT LINES ARE PERMITTED, TOO MUCH MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOOD FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE THEM WITH NEW FENCING.
 - THERE ARE NO EXISTING PIPELINES WITHIN THE BOUNDARIES OF THE SUBDIVISION.
 - SLAB ELEVATIONS SHALL MEET THE STANDARDS ESTABLISHED BY FEMA AND SHALL MEET ALL APPLICABLE CITY REQUIREMENTS, INCLUDING CHAPTER 46, CITY INFRASTRUCTURE CODE AND SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 3.C.(13) OF THE ADMINISTRATIVE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (JUNE 2014). ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48157C0285L WITH THE EFFECTIVE DATE OF 04/02/2014, THE PROPERTY IS LOCATED WITHIN ZONE "X", BASE FLOOD ELEVATION OF 64.5 FEET. MINIMUM SLAB ELEVATION SHALL BE 65.5 FEET. ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOOD PLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
 - THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACE; THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR SUCH MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACES AS REQUIRED BY SECTION 3.C.(12) OF THE ADMINISTRATIVE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (JUNE 2014).
 - ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS, FORT BEND ISD.
 - IN ACCORDANCE WITH CENTER POINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
 - SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SUBSECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
 - ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED.
 - REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
 - THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500 FEET FOR RESIDENTIAL DEVELOPMENT AND 300 FEET FOR COMMERCIAL DEVELOPMENT), ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
 - DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
 - ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
 - NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SUBSECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
 - CONTOURS SHOWN BASED ON DATA FROM TOPO SURVEY PREPARED BY C.A.MCKINLEY, R.P.L.S., REGISTRATION NO. 1184, DATED 04/02/2014.

MIRAMONTE VILLAGE UNRESTRICTED RESERVE "D" 17.3212 ACRES SLIDE 20180246, F.B.C.P.R.

100' DRAINAGE EASEMENT

RESTRICTED RESERVE "A" 9.7970 ACRES

RESTRICTED RESERVE "B" 1.4971 ACRES

RESTRICTED RESERVE "C" 0.2784 ACRES

RESTRICTED RESERVE "D" 1.8075 ACRES

KNANAYA HOMES PLAT RECORD 20050203 F.B.C.P.R.

RESERVE "A" 4.31 ACRES

RESERVE "B" 4.31 ACRES

RESERVE "C" 4.31 ACRES

RESERVE "D" 4.31 ACRES

RESERVE "E" 4.31 ACRES

RESERVE "F" 4.31 ACRES

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TRIMCOS DESIGN & ENG.
 2405 SMITH ST.
 HOUSTON TX, 77006
 F-3926
 713-526-3500

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VRINDAVAN RESORT
 1950 STAFFORDSHIRE ROAD
 MISSOURI CITY, TEXAS 77489

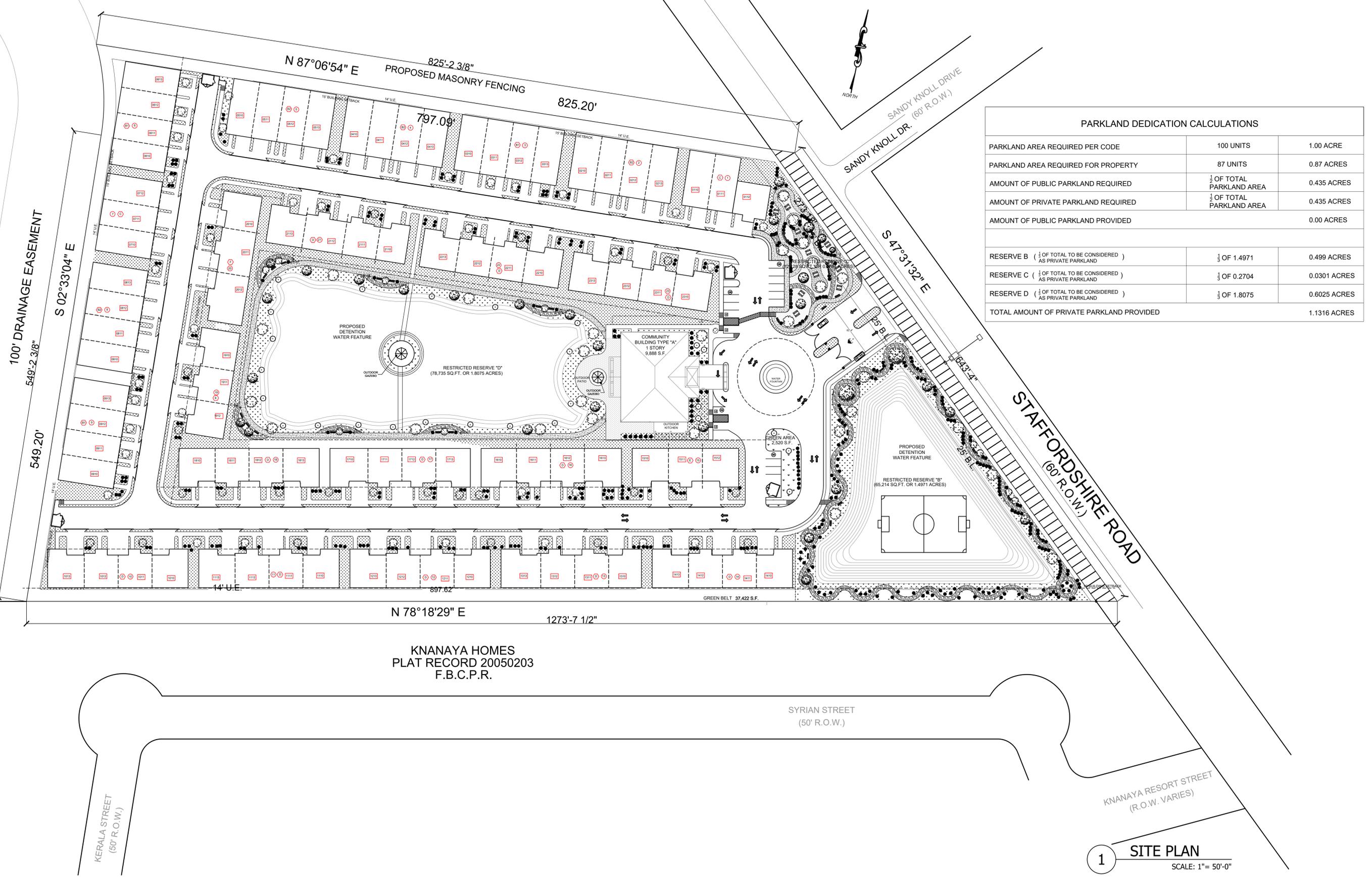
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DATE: 02/27/20
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 CHECKED BY: CH, BV, SM, RM
 PROJECT:
 FILE NO:

DRAWING TITLE:
 SITE PLAN
 SHEET NO:
A-01

02/27/20

PARKLAND DEDICATION CALCULATIONS		
PARKLAND AREA REQUIRED PER CODE	100 UNITS	1.00 ACRES
PARKLAND AREA REQUIRED FOR PROPERTY	87 UNITS	0.87 ACRES
AMOUNT OF PUBLIC PARKLAND REQUIRED	$\frac{1}{3}$ OF TOTAL PARKLAND AREA	0.435 ACRES
AMOUNT OF PRIVATE PARKLAND REQUIRED	$\frac{2}{3}$ OF TOTAL PARKLAND AREA	0.435 ACRES
AMOUNT OF PUBLIC PARKLAND PROVIDED		0.00 ACRES
RESERVE B ($\frac{1}{3}$ OF TOTAL TO BE CONSIDERED AS PRIVATE PARKLAND)	$\frac{1}{3}$ OF 1.4971	0.499 ACRES
RESERVE C ($\frac{1}{3}$ OF TOTAL TO BE CONSIDERED AS PRIVATE PARKLAND)	$\frac{1}{3}$ OF 0.2704	0.0301 ACRES
RESERVE D ($\frac{1}{3}$ OF TOTAL TO BE CONSIDERED AS PRIVATE PARKLAND)	$\frac{1}{3}$ OF 1.8075	0.6025 ACRES
TOTAL AMOUNT OF PRIVATE PARKLAND PROVIDED		1.1316 ACRES



1 SITE PLAN
 SCALE: 1" = 50'-0"

KNANAYA HOMES
 PLAT RECORD 20050203
 F.B.C.P.R.



Missouri City Parks Board

Jason Mangum, Director
Randy Troxell, Assistant Director
Kevin Browne, Recreation Superintendent
Barry Hamilton, Parks Superintendent
J.R. Atkins, Board Member
Claudia Iveth Garcia, Board Member
Diane Giltner, Board Member
Raj Joseph, Board Member
Llarance Turner, Chairman

Don Johnson, Board Member
Thomasine Johnson, Board Member
Leslie Mack, Jr., Board Member
Mary Ross, Board Member
Sharman McGilbert, Board Member
Brian Merchant, Board Member
Victoria Porter, Board Member
Buddy Snyder, Vice-Chair

PARKS BOARD MEETING MINUTES THURSDAY, MAY 7, 2020

Notice is hereby given of a **Parks Board Meeting** to be held on Thursday, May 7th, 2019, at **7:00 p.m.** at: **City Hall Council Chamber, 2nd floor**, 1522 Texas Parkway, Missouri City, Texas 77489, for the purpose of considering the following agenda items. All agenda items are subject to action. The Parks Board 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.

NOTICE REGARDING PUBLIC PARTICIPATION

Due to the COVID 19 Disaster and the Center for Disease Control's recommendation regarding social distancing measures, the public will not be allowed to be physically present at this meeting.

The meeting will be available to members of the public and allow for two-way communications for those desiring to participate. Any person interested in speaking on any item on the agenda must notify the City by one of the following methods **before 4:00 p.m. on the day of the Parks Board meeting**:

1. Email or call the Parks and Recreation Department at sydney.andrews@missouricitytx.gov or 281-403-8638; or,
2. Submit a "Public Comment Form" to the Parks and Recreation Department from the following webpage: <https://bit.ly/39pw73Q>.

The request must include the speaker's name, address, email address, phone number and the agenda item number.

To livestream the meeting, the public may access the following link:
<https://www.missouricitytx.gov/780/MCTV>.

To access the meeting agenda packet in PDF format, the public may access the following link:
<https://www.missouricitytx.gov/812/Parks-Board>.

Attendees:

Board members in attendance: Diane Giltner, Don Johnson, Vice-Chair Buddy Snyder, Brian Merchant, Chairman Llarance Turner, Claudia Yvette Garcia, Leslie Mack Jr., Victoria Porter, Thomasine Johnson, Raj Joseph and Mary Ross.

Absent were: J.R. Atkins and Sharman McGilbert.

Staff in Attendance: Parks and Recreation Director Jason Mangum, Assistant Director Randy Troxell, Parks Superintendent Barry Hamilton, Recreation Superintendent Kevin Browne, Administrative Assistant Sydney Andrews, Planning Manager Jennifer Gomez, and Assistant City Attorney James Santangelo.

Others in Attendance: Molly Thomas, Sowmya Balasubramani, and Jared Williams.

6. CONSIDER A RECOMMENDATION FOR THE VRINDAVAN RESORT PARKLAND DEDICATION

Director Mangum introduced the agenda item. He stated the proposal was for a small development on Staffordshire Road consisting of 87 units which requires less than an acre of parkland dedication. The applicant is proposing 50% private parkland and 50% cash in lieu of. Chairman Turner brought up some concerns from the proposal not being at least half an acre of land. The reserve of parkland along Staffordshire Road is 0.2784 acers. Chairman Turner also stated based on the rules the maximum encumbrance for private parkland for this project is 0.2175. The maximum area of the combined area of both B and D reserves equals 0.215. Director Mangum stated that in the rules it is encouraged to have at least half an acre of private parkland but, not mandatory. Chairman Turner recommended based on the location, size, and information presented to the board accepting 100% money in lieu of land. The Architect Somya Balasubramani asked if the proposal ended up being 100% money in lieu of land would they have the opportunity to redesign the proposal. Planning Manner Gomez stated if the developer redesigns the proposal it will still need to meet all City zoning regulations and ordinances. Board member D. Johnson made a motion to recommend accepting the money in lieu of the full amount of \$1400 per 87 dwelling unit for The Vrindavan Resort Parkland Dedication. Board member Snyder seconded the motion. The vote was unanimous. **The motion passed.**

7. CONSIDER A RECOMMENDATION FOR THE PARKWAY CROSSING PARKLAND DEDICATION

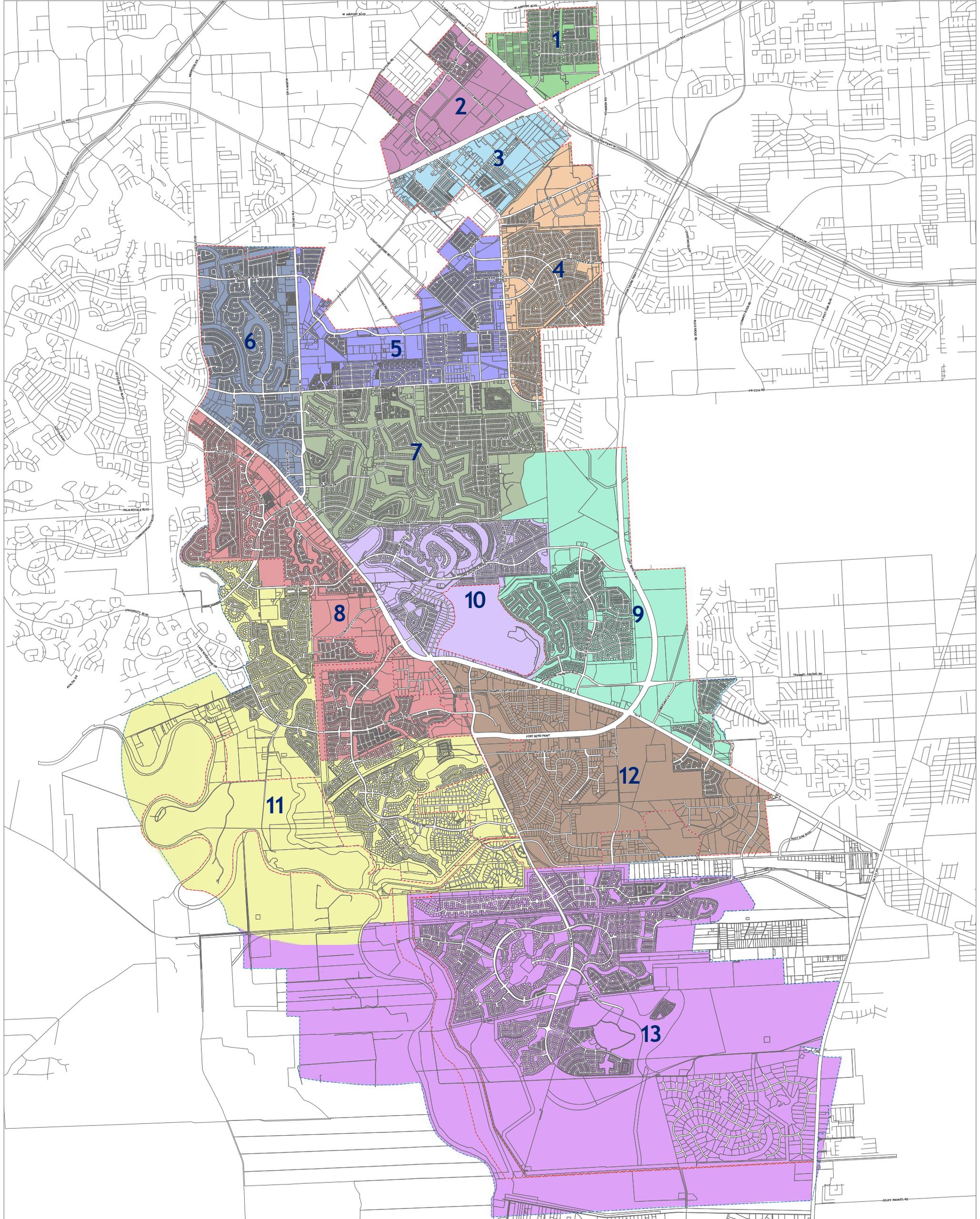
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public parkland. Director Mangum answered yes, that staff would assess the land and work with the developer on what would be best for the City.

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DRAFT

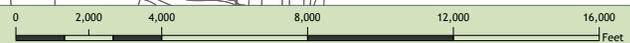


Map By:
GIS Division
January 2018



Park Zones

- Legend**
- ◆ Zone 1
 - ◆ Zone 2
 - ◆ Zone 3
 - ◆ Zone 4
 - ◆ Zone 5
 - ◆ Zone 6
 - ◆ Zone 7
 - ◆ Zone 8
 - ◆ Zone 9
 - ◆ Zone 10
 - ◆ Zone 11
 - ◆ Zone 12
 - ◆ Zone 13
 - ◆ City Limits
 - ◆ ETJ

Geographic Coordinate System North American Datum 1983 (NAD83)

The information on this map is provided and maintained by various agencies, including county departments, municipal governments, state and federal agencies. No guarantee is given as to the accuracy or currency of any of the data. The map is designed to serve as a secondary representation of real property found within this jurisdiction, and is compiled from the record deeds, plats, and other public records, which are primary sources for this public information. Users of this map are hereby notified that these primary sources should be consulted for verification of the information presented here. The data layers do not take the place of a legal survey or other primary source documentation. The City and its vendors assume no legal responsibility for the information on this map.



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: May 13, 2020

AGENDA ITEM SUBJECT: Parkway Crossing Phase I - parkland dedication

AGENDA ITEM NUMBER: 6.B.(2)

PROJECT PLANNER: **Jennifer Thomas Gomez, AICP**, Planning Manager / **Gretchen Pyle**, Planning Specialist

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

PERMIT NUMBER: PARK2020-00034

PROPERTY ID: 0313-00-000-0161-907

LOCATION: North of Lake Olympia Parkway, east of Parks Edge Boulevard and west of Fort Bend Parkway (Tollroad)

ZONING DISTRICT DESIGNATION: PD, Planned Development District No. 96 (Ordinance O-20-16)

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: None

RECOMMENDED ACTION:

The Planning and Zoning Commission should adopt the following as its Final Report and forward a recommendation to **APPROVE** the Parks Board recommendation following the requirements of Subdivision Ordinance Section 82-174 regarding the dedication of land for neighborhood parks; reservation of land for public purposes.

APPLICANT'S PROPOSAL:

Parkway Crossing is a proposed mixed use development to be located within PD No. 96. The PD was recently amended to modify and refine the mix of uses permitted and to amend the site plan. A preliminary plat was approved with conditions on April 8, 2020. A written response to the preliminary plat approval is being considered on the May 13, 2020 agenda. The preliminary plat contains a portion of the residential uses proposed

within PD No. 96. An approximate 10.02 acres of land, Reserve A, is proposed to include a maximum of 700 multifamily dwelling units. The applicant has submitted the attached proposal for consideration of a parkland dedication in accordance with Section 82-174 of the City's Code of Ordinances.

Based on the number of dwelling units proposed, a parkland dedication of 7 acres is required. Section 82-174 provides for alternatives to a public land dedication; private land for up to 50 percent of the acreage required and/or cash in lieu of a land dedication are permitted.

The applicant's proposal includes a dedication of 100 percent private parkland; a pedestrian connection from Parkway Crossing into the Parks Edge trail system and public street access to each proposed parkland area in the development.

PARKS BOARD ACTION:

The Parks and Recreation Board considered the applicant's proposal on their May 7, 2020 agenda. A draft of the Board's meeting minutes are attached as well as a map of park zones in the city. The proposed development is located within Park Zone #10.

The Board expressed concern that the proposed dedication does not meet the requirements of Section 82-174 as a maximum of 50 percent of the dedication can be private parkland. The Board discussed the need and opportunity for public parkland in this part of the city. The Board recommends **APPROVE WITH CONDITIONS** with the condition that the parkland is 100 percent public in the amount required by Section 82-174 and upon agreement between the developer and staff on the specific location for the area to be dedicated.

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



6330 West Loop South, Suite 150
Bellaire, Texas 77401
Tel: 713.777.5337
Fax: 713.777.5976
www.jonescarter.com

April 28, 2020

Ms. Jennifer Thomas Gomez
City of Missouri City
1522 Texas Parkway
Missouri City, TX 77489

Re: Parkway Crossing – Parkland Dedication

Dear Jennifer:

On behalf of our client, Jones|Carter is submitting a proposal for parkland dedication for Parkway Crossing. The project is located east of Park Edge Boulevard and north of Lake Olympia Parkway. The proposed development will have approximately 700 dwelling units, requiring a total of 7.0 acres of parkland or payment of the applicable parkland fees (\$1,400 per unit). Please note, the final dwelling unit count is subject to change as the project develops. All fees and/or dedication requirements will be adjusted accordingly.

To meet the required parkland dedication requirement, the developer proposes the following:

- 100% private parkland
- Pedestrian connection from Parkway Crossing to the Parks Edge trail system west of the development
- Public street access to each proposed parkland area in the development

The proposed parkland will be composed of a mixture of amenitized drainage/detention, open space and park areas. A trail system will be incorporated throughout the development, connecting to and thru the various parks, detention areas and open spaces. The trail system will also connect to other trails in the area and to the Parks Edge trail system west of the development. With the various parkland elements located within the development, residents will have ample opportunity for recreation within the community. All parkland will be privately maintained by the HOA. Enclosed you will find an exhibit highlighting the location of all proposed parkland and open space. A chart specifying the land use and acreages is also included. We are requesting this application to be reviewed by staff and the Parks Board at the May meeting. Please contact me if any further information is necessary.

Sincerely,

A handwritten signature in blue ink that reads 'Jared S. Williams'.

Jared S. Williams, P.E.
Project Engineer

JSW

K:\13951\13951-0012-00 Parkway Crossing Phase I Platting\Project Management\Deliverables\Parkland Dedication\Parkway Crossing - Ph I Parkland Dedication v2.docx

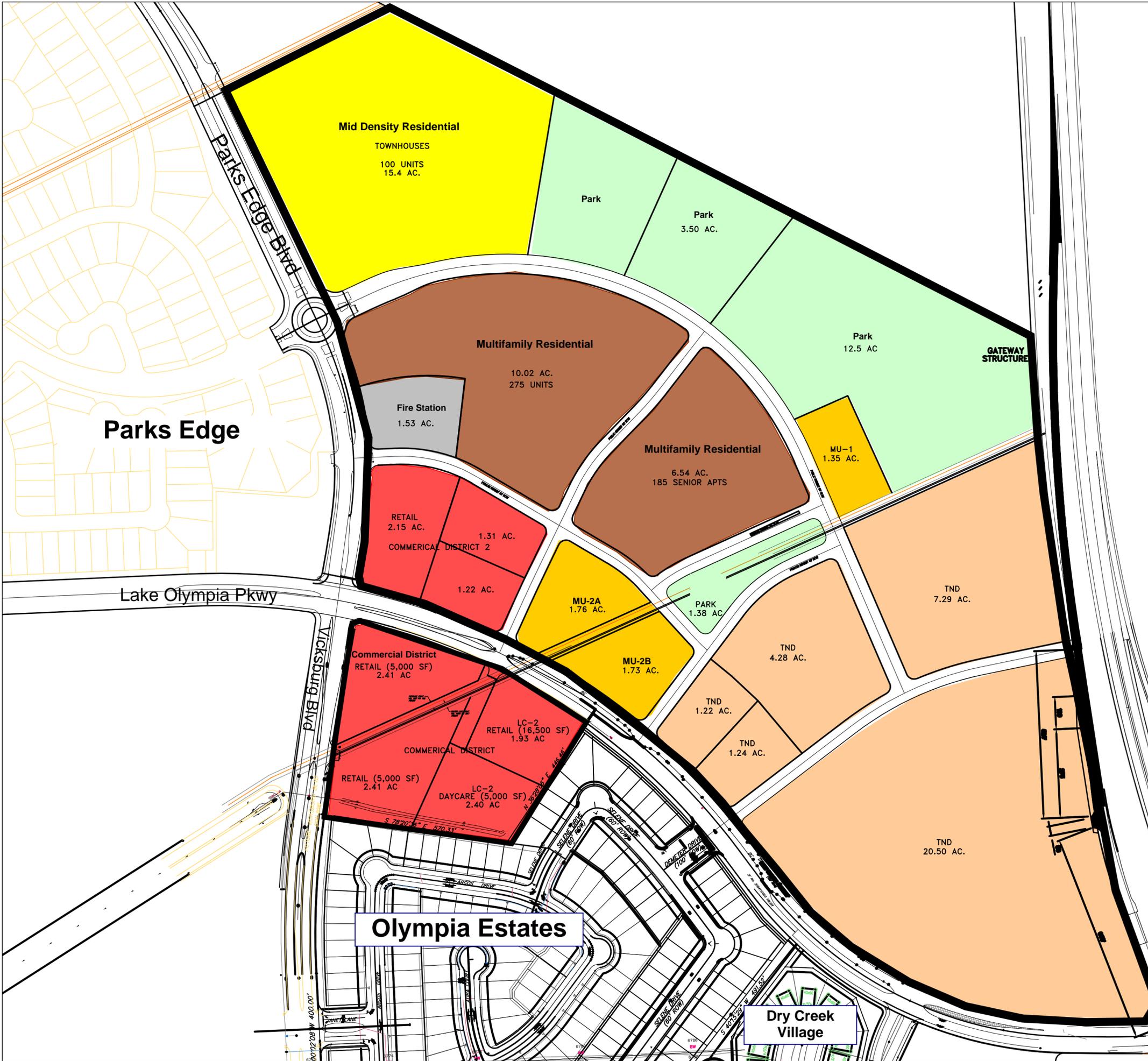
cc: Mr. Joel Scott – Palmetto/WIHA FB107, LP

Parkway Crossing Parkland Dedication Proposal

Number of Units*	700
Req. Parkland Dedication (1 Ac/Per 100 Units)*	7.0

Land Use	Acreage	% Credit	Credited Acreage
Park (Unencumbered)	4.29	100%	4.29
Lakes/Drainage	15.71	16.66%	2.62
Easements through Parks	1.84	33.33%	0.61
Total Parkland Provided	21.84		7.52

* All acreages and unit counts are preliminary and subject to change through the platting process. All final dedication will comply with the applicable parkland calculations. If the actual number of completed dwelling units exceeds the figure upon which the original dedication was based, additional dedication will be provided by payment of cash in lieu of land amount provided, or by the conveyance of additional land by amendment of plat or by separate instrument.



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
copyright Webb Architects 2020

NORTH

0 50' 100' 200' 400'
SCALE: 1"=200'



Missouri City Parks Board

Jason Mangum, Director
Randy Troxell, Assistant Director
Kevin Browne, Recreation Superintendent
Barry Hamilton, Parks Superintendent
J.R. Atkins, Board Member
Claudia Iveth Garcia, Board Member
Diane Giltner, Board Member
Raj Joseph, Board Member
Llarance Turner, Chairman

Don Johnson, Board Member
Thomasine Johnson, Board Member
Leslie Mack, Jr., Board Member
Mary Ross, Board Member
Sharman McGilbert, Board Member
Brian Merchant, Board Member
Victoria Porter, Board Member
Buddy Snyder, Vice-Chair

PARKS BOARD MEETING MINUTES THURSDAY, MAY 7, 2020

Notice is hereby given of a **Parks Board Meeting** to be held on Thursday, May 7th, 2019, at **7:00 p.m.** at: **City Hall Council Chamber, 2nd floor**, 1522 Texas Parkway, Missouri City, Texas 77489, for the purpose of considering the following agenda items. All agenda items are subject to action. The Parks Board 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.

NOTICE REGARDING PUBLIC PARTICIPATION

Due to the COVID 19 Disaster and the Center for Disease Control's recommendation regarding social distancing measures, the public will not be allowed to be physically present at this meeting.

The meeting will be available to members of the public and allow for two-way communications for those desiring to participate. Any person interested in speaking on any item on the agenda must notify the City by one of the following methods **before 4:00 p.m. on the day of the Parks Board meeting**:

1. Email or call the Parks and Recreation Department at sydney.andrews@missouricitytx.gov or 281-403-8638; or,
2. Submit a "Public Comment Form" to the Parks and Recreation Department from the following webpage: <https://bit.ly/39pw73Q>.

The request must include the speaker's name, address, email address, phone number and the agenda item number.

To livestream the meeting, the public may access the following link:
<https://www.missouricitytx.gov/780/MCTV>.

To access the meeting agenda packet in PDF format, the public may access the following link:
<https://www.missouricitytx.gov/812/Parks-Board>.

Attendees:

Board members in attendance: Diane Giltner, Don Johnson, Vice-Chair Buddy Snyder, Brian Merchant, Chairman Llarance Turner, Claudia Yvette Garcia, Leslie Mack Jr., Victoria Porter, Thomasine Johnson, Raj Joseph and Mary Ross.

Absent were: J.R. Atkins and Sharman McGilbert.

Staff in Attendance: Parks and Recreation Director Jason Mangum, Assistant Director Randy Troxell, Parks Superintendent Barry Hamilton, Recreation Superintendent Kevin Browne, Administrative Assistant Sydney Andrews, Planning Manager Jennifer Gomez, and Assistant City Attorney James Santangelo.

Others in Attendance: Molly Thomas, Sowmya Balasubramani, and Jared Williams.

6. CONSIDER A RECOMMENDATION FOR THE VRINDAVAN RESORT PARKLAND DEDICATION

Director Mangum introduced the agenda item. He stated the proposal was for a small development on Staffordshire Road consisting of 87 units which requires less than an acre of parkland dedication. The applicant is proposing 50% private parkland and 50% cash in lieu of. Chairman Turner brought up some concerns from the proposal not being at least half an acre of land. The reserve of parkland along Staffordshire Road is 0.2784 acers. Chairman Turner also stated based on the rules the maximum encumbrance for private parkland for this project is 0.2175. The maximum area of the combined area of both B and D reserves equals 0.215. Director Mangum stated that in the rules it is encouraged to have at least half an acre of private parkland but, not mandatory. Chairman Turner recommended based on the location, size, and information presented to the board accepting 100% money in lieu of land. The Architect Somya Balasubramani asked if the proposal ended up being 100% money in lieu of land would they have the opportunity to redesign the proposal. Planning Manner Gomez stated if the developer redesigns the proposal it will still need to meet all City zoning regulations and ordinances. Board member D. Johnson made a motion to recommend accepting the money in lieu of the full amount of \$1400 per 87 dwelling unit for The Vrindavan Resort Parkland Dedication. Board member Snyder seconded the motion. The vote was unanimous. **The motion passed.**

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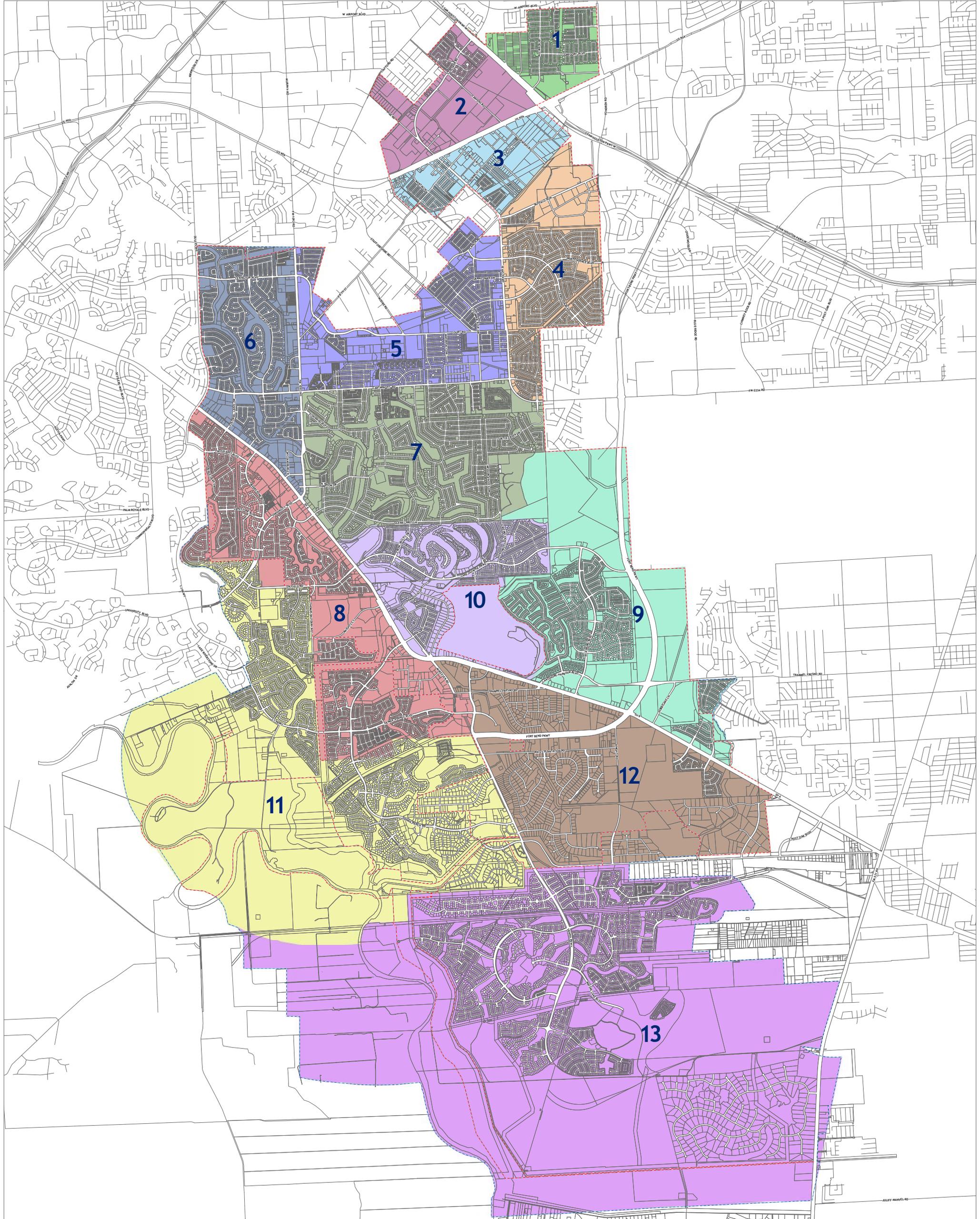
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DRAFT



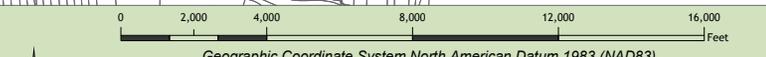
Map By:
GIS Division
January 2018



Park Zones

Legend

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**PLANNING AND ZONING COMMISSION
DISCUSSION ITEM**

AGENDA DATE: May 13, 2020

AGENDA ITEM SUBJECT: Architectural Design Standards – compliance with Chapter 3000, Texas Government Code

AGENDA ITEM NUMBER: 8.A.

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

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

RECOMMENDED ACTION:

The Planning and Zoning Commission should hold a public hearing and consider a preliminary report on possible approaches to address or remove architectural design standards and regulations that are no longer enforceable in accordance with Texas Government Code, Subtitle Z., Chapter 3000 and provide for a process to gather public input on the city's architectural design priorities and goals.

BACKGROUND:

On September 1, 2019, Texas House Bill No. 2439 (H.B. No. 2439) became effective. H.B. No. 2439 established Subtitle Z., Chapter 3000 in the Government Code and prohibits certain governmental actions affecting residential and commercial construction.

Section 3000.002, provides the following:

- (a) A governmental entity may not adopt or enforce a rule, charter provision, ordinance, order, building code, or other regulation that:
 - (1) 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...

- (2) 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...
- (b) A governmental entity that adopts a building code governing the construction, renovation, maintenance, or other alteration of a residential or commercial building may amend a provision of the building code to conform to local concerns if the amendment does not conflict with subsection (a).

The City adopted architectural design standards in 1999. These standards and regulations, found in section 7A, City of Missouri City Zoning Ordinance, were developed to “encourage high quality nonresidential, condominium and multifamily development...” The standards and regulations include “aesthetic objectives [to protect] scenic views, [prohibit] eyesores...[with] the intent...to encourage the use of quality materials, well-conceived design, natural muted colors on all exterior walls and roofing visible from the street, and...to provide visual relief from large expanses of walls.”

As a result of H.B. No. 2439, City staff is reviewing the Code of Ordinances to determine those standards and regulations which are no longer enforceable. It is clear that certain standards and regulations have been preempted by H.B. No. 2439 including but not limited to:

7A.2.C.2.: One hundred percent of exterior walls, excluding windows and doors, shall consist of masonry.

7A.2.C.3.: A minimum of 33% of each exterior wall located within view of a roadway or driveway...shall consist of approved primary materials...; or b. A minimum of 50% of all exterior walls, not including windows and doors and not including the rear of buildings not located within view of a roadway or driveway...shall consist of the approved primary materials for building and structure exteriors...

7A.2.F.1.a.: Primary materials and colors for building and structure exteriors and fencing: Architectural masonry unit, brick: Beige, brown, burgundy, gray, orange, red, rose, sage. Stone: Beige, brown, cream, tan.

A chart outlining each standard and regulation contained in Section 7A compared to H.B. No. 2439 stipulations is included with this report. The chart is color coded to indicate those regulations that continue to be enforceable; those regulations that staff agrees are no longer enforceable; and those regulations that are being considered as to the applicability of enforcement.

City staff is considering possible approaches to address or remove the architectural design standards and regulations that are no longer enforceable. Additionally, city staff recommends that the timing of this review also provides the City an opportunity to

reassess overall design priorities and goals and establish or emphasize other standards and regulations to achieve such priorities and goals.

SUPPORTIVE DOCUMENTS:

- Texas Government Code Chapter 3000
- Section 7A.1; and 7A.2.A., Appendix A, Zoning
- Chart outlining affected standards and regulations and those that are still under discussion.

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

GOVERNMENT CODE

TITLE 10. GENERAL GOVERNMENT

SUBTITLE Z. MISCELLANEOUS PROVISIONS PROHIBITING CERTAIN GOVERNMENTAL
ACTIONS

CHAPTER 3000. GOVERNMENTAL ACTION AFFECTING RESIDENTIAL AND
COMMERCIAL CONSTRUCTION

Sec. 3000.001. DEFINITIONS. In this chapter:

(1) "National model code" has the meaning assigned by Section [214.217](#), Local Government Code.

(2) "Governmental entity" has the meaning assigned by Section [2007.002](#).

Added by Acts 2019, 86th Leg., R.S., Ch. 1289 (H.B. [2439](#)), Sec. 1, eff. September 1, 2019.

Sec. 3000.002. CERTAIN REGULATIONS REGARDING BUILDING PRODUCTS, MATERIALS, OR METHODS PROHIBITED. (a) Notwithstanding any other law and except as provided by Subsection (d), a governmental entity may not adopt or enforce a rule, charter provision, ordinance, order, building code, or other regulation that:

(1) 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

(2) 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.

(b) A governmental entity that adopts a building code governing the construction, renovation, maintenance, or other alteration of a residential or commercial building may amend a provision of the building code to conform to local concerns if the amendment does not conflict with Subsection (a).

(c) This section does not apply to:

(1) a program established by a state agency that requires particular standards, incentives, or financing arrangements in order to comply with requirements of a state or federal funding source or housing program;

(2) a requirement for a building necessary to consider the building eligible for windstorm and hail insurance coverage under Chapter 2210, Insurance Code;

(3) an ordinance or other regulation that regulates outdoor lighting that is adopted for the purpose of reducing light pollution and that:

(A) is adopted by a governmental entity that is certified as a Dark Sky Community by the International Dark-Sky Association as part of the International Dark Sky Places Program; or

(B) applies to outdoor lighting within five miles of the boundary of a military base in which an active training program is conducted;

(4) an ordinance or order that:

(A) regulates outdoor lighting; and

(B) is adopted under Subchapter B, Chapter 229, Local Government Code, or Subchapter B, Chapter 240, Local Government Code;

(5) a building located in a place or area designated for its historical, cultural, or architectural importance and significance that a municipality may regulate under Section 211.003 (b), Local Government Code, if the municipality:

(A) is a certified local government under the National Historic Preservation Act (54 U.S.C. Section 300101 et seq.); or

(B) has an applicable landmark ordinance that meets the requirements under the certified local government program as determined by the Texas Historical Commission;

(6) a building located in a place or area designated for its historical, cultural, or architectural importance and significance by a governmental entity, if designated before April 1, 2019;

(7) a building located in an area designated as a historic district on the National Register of Historic Places;

(8) a building designated as a Recorded Texas Historic Landmark;

(9) a building designated as a State Archeological Landmark or State Antiquities Landmark;

(10) a building listed on the National Register of Historic Places or designated as a landmark by a governmental entity;

(11) a building located in a World Heritage Buffer Zone;
and

(12) a building located in an area designated for development, restoration, or preservation in a main street city under the main street program established under Section [442.014](#).

(d) A municipality that is not a municipality described by Subsection (c)(5)(A) or (B) may adopt or enforce a regulation described by Subsection (a) that applies to a building located in a place or area designated on or after April 1, 2019, by the municipality for its historical, cultural, or architectural importance and significance, if the municipality has the voluntary consent from the building owner.

(e) A rule, charter provision, ordinance, order, building code, or other regulation adopted by a governmental entity that conflicts with this section is void.

Added by Acts 2019, 86th Leg., R.S., Ch. 1289 (H.B. [2439](#)), Sec. 1, eff. September 1, 2019.

Sec. 3000.003. INJUNCTION. (a) The attorney general or an aggrieved party may file an action in district court to enjoin a violation or threatened violation of Section [3000.002](#).

(b) The court may grant appropriate relief.

(c) The attorney general may recover reasonable attorney's fees and costs incurred in bringing an action under this section.

(d) Sovereign and governmental immunity to suit is waived and abolished only to the extent necessary to enforce this chapter.

Added by Acts 2019, 86th Leg., R.S., Ch. 1289 (H.B. 2439), Sec. 1, eff. September 1, 2019.

Sec. 3000.004. OTHER PROVISIONS NOT AFFECTED. This chapter does not affect provisions regarding the installation of a fire sprinkler protection system under Section 1301.551(i), Occupations Code, or Section 775.045(a)(1), Health and Safety Code.

Added by Acts 2019, 86th Leg., R.S., Ch. 1289 (H.B. 2439), Sec. 1, eff. September 1, 2019.

Sec. 3000.005. SEVERABILITY. If any provision of a rule, charter provision, ordinance, order, building code, or other regulation described by Section 3000.002(a) is held invalid under this chapter, the invalidity does not affect other provisions or applications of the rule, charter provision, ordinance, order, building code, or other regulation that can be given effect without the invalid provision or application, and to this end the provisions of the rule, charter provision, ordinance, order, building code, or other regulation are severable.

Added by Acts 2019, 86th Leg., R.S., Ch. 1289 (H.B. 2439), Sec. 1, eff. September 1, 2019.

Sec. 7A.1. - Purpose; applicability; relation to zoning classifications.

- A. *Purpose.* The purpose of the regulations set forth in this section is to encourage high quality nonresidential, condominium and multifamily development by avoiding poor building design and by creating a rich, harmonious blend of quality buildings. This is accomplished by creating architectural design standards to ensure quality building design that is architecturally pleasing and harmonious and by proscribing certain approaches to architectural design, construction and reconstruction of buildings as set forth herein. This section is intended to influence architectural design, construction and reconstruction of buildings in a manner that achieves a visually desirable environment in a safe and beneficial manner complementing such buildings' surroundings and protecting private property values.

This section should achieve such aesthetic objectives as protecting scenic views, prohibiting eyesores, and protecting and exploiting visual resources. Travelers along roadways should be shielded from unwelcome obtrusion of business appeals in a manner that also ensures travelers' safety. Commercial areas should be attractive to visitors as well as to the city's own citizens. This, in turn, promotes economic growth and preserves property values to the betterment of all property owners.

As shown in the citizens' responses in surveys as part of the comprehensive planning process, there is a consensus by the citizens of Missouri City that there should be a certain confluence among the nonresidential, condominium and multifamily buildings. The appearance of visually intrusive structures should be minimized. This avoids visual blight, allows a "flow" experience that, as an aesthetic experience, has intrinsic value, fosters an identity associated with the city as a community, and reduces stress by maintaining an attractive visual environment within which to live, work and recreate. The architectural design standards are designed to achieve this. This section is intended to improve the overall visual environment of nonresidential, condominium and multifamily districts in Missouri City.

The criteria for the architectural design standards and the proscriptions regarding approaches to architectural design, construction and reconstruction are mandatory.

It is the intent of the city to encourage the use of quality materials, well-conceived design, natural muted colors on all exterior walls and roofing visible from the street, and changes in exterior building elements and articulation in buildings to provide visual relief from large expanses of walls.

Outside storage areas, loading docks and delivery areas should be positioned out of view of adjacent property and public street rights-of-way and should be screened from view.

The siting of buildings and structures in a condominium or multifamily development should relate appropriately in size and bulk to surrounding uses and roadways, to create a unifying visual identity for the development, to promote safe and efficient vehicular and pedestrian circulation patterns, and to ensure privacy for residents located within such development, as well as for persons located in adjoining properties. Dwelling-unit buildings located along a street should be designed, sited, oriented, and/or landscaped to avoid multiple parallel orientations and blank walls.

- B. *Applicability.* This section 7A applies to properties meeting the following criteria:
1. Be a nonresidential, a condominium, or a multifamily development; and
 2. Be at least partially located within 1,000 feet of the center line of the right-of-way of major thoroughfares as indicated on the city's major thoroughfare plan, if a nonresidential development.
- C. *Relation of architectural design standards to zoning classifications.* The establishment of architectural design standards does not repeal the underlying zoning classification of property to which the designation applies, but is in addition to the authorizations and requirements of the underlying zoning district. In the event of a conflict between the requirement of the architectural design standards and the underlying zoning classification, the more stringent shall apply, except that the terms of a PD planned development ordinance may expressly override one or more requirements set forth in this section.

(Ord. No. O-08-41, § 4, 7-21-2008)

Sec. 7A.2. - Architectural design standards for nonresidential, condominium and multifamily development.

- A. *Purpose.* Architectural design standards with specific color and material standards are created for nonresidential, condominium and multifamily uses.



Code/Regulation Comparison - City's Code of Ordinances & Texas Government Code, Chapter 3000

LEGEND:

No - Regulation enforceable

Yes - Regulation not enforceable

Yes - Partial / No - Partial: A portion of the regulation is enforceable, a portion not enforceable

Maybe - Regulation status not determined

City Code of Ordinances Reference

Texas Government Code, Chapter 3000; Sec. 3000.002.

(1) Prohibits or limits, directly or indirectly, the use or installation of a building product or material

(2) Establishes a more stringent standard for a building product, material, or aesthetic method

*Adopted amendments to building code may not conflict with items (1) and (2)

Chapter 14, Buildings and Building Regulations, Article II. - Building Code, Sec. 14-32. - Amendments to International Building Code.

Chapter 38, Fire Prevention and Protection, Article II. - Standards, Sec. 38-32. - Amendments to International Fire Code.

Appendix A - Zoning, Section 7A. - Architectural design standards

7A.2.C.1. The basic design of a building shall generally consist of geometric forms of a distinguished, suburban, and traditional nature. Accessory buildings and structures shall be complementary in design and materials to the principal building. In general, pad site and out parcel buildings within and adjacent to shopping centers shall be similar in design and materials to the principal buildings of such development.	Yes	Yes	N/A
7A.2.C.2. One hundred percent of exterior walls, excluding windows and doors, shall consist of masonry.	Yes	Yes	N/A
7A.2.C.3. A minimum of 33% of each exterior wall located within view of a roadway or driveway...shall consist of approved primary materials...; or b. A minimum of 50% of all exterior walls, not including windows and doors and not including the rear of buildings not located within view of a roadway or driveway...shall consist of the approved primary materials for building and structure exteriors...	Yes	Yes	N/A
7A.2.C.4. The use of visible pitched roofs or architectural elements with visible pitched roofs is required...All such roofs shall have a minimum pitch of 4:12 (i.e., four inches rise per 12 inches run) and consist of one of the approved materials...	Yes	Yes	N/A
7A.2.C.5. All solid exterior doors, overhead doors, down spouts, exterior utility receptacles, service boxes, exterior lighting fixtures, frames and mullions of all doors and windows containing storefront glass panels, permitted trim, accent, and traditional decorative elements and materials, such as canopies and wrought iron, shall be of a color selected from the approved accent colors...and shall be complementary to the development's overall color scheme. Additionally, frames and mullions of all doors and windows containing storefront glass panels shall be anodized.	No	Maybe	N/A
7A.2.C.6. Mechanical equipment shall not be visible from the ground within 1,000 feet from the building, and shall be screened...Roof-mounted mechanical or other equipment shall be screened by roofing and/or by parapet walls. Ground-mounted equipment, within view of a roadway or driveway used by the general public, shall be screened by masonry walls. Ground-mounted equipment, not within view of a roadway or driveway used by the general public, shall be screened by landscaping, at a minimum.	No	No	N/A
Section 7A.2.C.7. Outside loading docks and delivery areas within view of a roadway or driveway used by the general public shall be screened...by masonry walls. Outside loading docks and delivery areas not within view of a roadway or driveway...shall be screened...by landscaping, at a minimum. It is preferred for loading docks and delivery areas to be located to the side or rear of the building.	No	No	N/A
7A.2.C.8. Awnings and bollards. a. Awnings may be constructed and maintained in accordance with this subsection.	Maybe	Maybe	N/A



Code/Regulation Comparison - City's Code of Ordinances & Texas Government Code, Chapter 3000

LEGEND:

No - Regulation enforceable

Yes - Regulation not enforceable

Yes - Partial / No - Partial: A portion of the regulation is enforceable, a portion not enforceable

Maybe - Regulation status not determined

City Code of Ordinances Reference	Texas Government Code, Chapter 3000; Sec. 3000.002.		
	(1) Prohibits or limits, directly or indirectly, the use or installation of a building product or material	(2) Establishes a more stringent standard for a building product, material, or aesthetic method	*Adopted amendments to building code may not conflict with items (1) and (2)
7A.2.C.8.a.i. Location. An awning may be located over a storefront, a window, or a building entry. An awning may extend over the framing of a window or the framing of a building entry. An awning located over a storefront shall be located over the building entry of the storefront and any window located within one foot of such building entry.	No	Maybe	N/A
7A.2.C.8.a.ii. Visibility. An awning shall not visually dominate the building to which such awning is attached and shall complement the character and design of the building.	No	Maybe	N/A
7A.2.C.8.a.iii. Width. A single awning shall not extend beyond the frame of a window or a building entry. If an awning is located over a storefront, such awning shall not extend beyond the lesser of: the outermost frame of a window located within one foot of a building entry or 30 feet.	No	Maybe	N/A
7A.2.C.8.a.iv. Height. The bottom of an awning shall not be higher than the top frame of a storefront building entry or window, a building entry, or a window of the building to which such awning is attached and shall be no higher than 12 feet from the finished floor as determined by measuring 12 feet from the finished floor specified in the permitted building plans of the business establishment using such awning to the top of the awning.	No	Maybe	N/A
7A.2.C.8.a.v. Shape. An awning shall be pedestrian-scaled.	No	Maybe	N/A
7A.2.C.8.a.vi. Material. An awning shall be constructed of fabric, metal, or glass. Canvas awnings with a matte finish are preferred.	Maybe	Maybe	N/A
7A.2.C.8.a.vii. Color. An awning shall complement the overall color scheme of the building facade. An awning shall be of a color selected from the approved accent colors...Solid colors or subtle striped patterns are preferred.	Maybe	Maybe	N/A
7A.2.C.8.a.viii. Shopping centers and integrated business developments. Awnings located within a shopping center or an integrated business development shall be attached to each business establishment within such shopping center or integrated business development and shall be uniform in shape, material, color, and design.	Maybe	Maybe	N/A
7A.2.C.8.b. Bollards. A bollard shall complement the overall color scheme of a building facade. Bollards shall be of a color selected from the approved accent colors...Solid colors or subtle patterns are preferred.	No	No	N/A
7A.2.C.9. Window coverings. a. Window coverings shall be installed in accordance with the following regulations:	Maybe	Maybe	N/A



Code/Regulation Comparison - City's Code of Ordinances & Texas Government Code, Chapter 3000

LEGEND:

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City Code of Ordinances Reference	Texas Government Code, Chapter 3000; Sec. 3000.002.		
	(1) Prohibits or limits, directly or indirectly, the use or installation of a building product or material	(2) Establishes a more stringent standard for a building product, material, or aesthetic method	*Adopted amendments to building code may not conflict with items (1) and (2)
7A.2.C.9.a.i. Authority. Window coverings that are visible from a street may be installed in nonresidential developments in lieu of window signs or, in addition to window signs, provided that such window coverings shall meet the requirements set forth herein.	Maybe	Maybe	
7A.2.C.9.a.ii. Maximum quantity. Window coverings, or a combination of window coverings and window signs, shall not exceed 25 percent of the aggregate window area of a nonresidential development.	No	No	N/A
7A.2.C.9.a.iii. Color. A window covering shall be one color and shall be either beige, black, bronze, brown, buff, cream, sand, or tan. Window coverings shall complement the overall scheme of the building façade.	No	No	N/A
7A.2.D. Additional standards for condominium or multifamily development. For condominium or multifamily development, the following additional standards shall apply:	No - Partial	No - Partial	N/A
7A.2.D.1. Dwelling-unit buildings shall be located and oriented to screen all parking areas from view of adjoining uses, including roadways.	No	No	N/A
7A.2.D.2. Dwelling-unit buildings shall transition in height from lower to higher from the perimeter to the interior of the development. The taller buildings in the development shall be located in the interior part of the development. Buildings with up to two-story dwelling units may be located around the perimeters of the development, except that three-story buildings will be allowed around perimeters if they are part of buildings that include both two and three stories.	No	No	N/A
7A.2.D.3. Long uninterrupted expanses of building facades are prohibited. Articulation is required through the use of jogs, projections or retreats in the building walls, windows, balconies, entryways and bays.	No	Maybe	N/A
7A.2.D.4. All building entries adjacent to a street shall be pedestrian-scaled and shall include two or more of the following architectural treatments: distinctive doorways; distinctive entry canopies or awnings; projected or recessed entry bays; porches; changes in paving material, texture, or color; landscaping providing entry focal points; fountains; decorative benches; and ornamental glazing, railings, and balustrades.	No	No	N/A
7A.2.D.5. Stairs, hallways, and elevators shall be located within buildings and structures and not on the exterior of buildings and structures. No more than 25 percent of front doors to units shall be located on the exterior of the buildings.	No	Maybe	N/A
7A.2.D.6. Excluding windows and doors, a minimum of 50 percent of the exterior of dwelling unit buildings shall consist of brick, stone and/or stucco.	Yes	No	N/A



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LEGEND:

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City Code of Ordinances Reference	Texas Government Code, Chapter 3000; Sec. 3000.002.		
	(1) Prohibits or limits, directly or indirectly, the use or installation of a building product or material	(2) Establishes a more stringent standard for a building product, material, or aesthetic method	*Adopted amendments to building code may not conflict with items (1) and (2)
7A.2.D.7. Roofing materials shall consist of standing seam metal, slate, tile or concrete products.	Yes	No	N/A
7A.2.D.8. The roof structures for all dwelling-unit buildings shall be pitched, with a minimum slope ratio of 5:12 for the main slope and a minimum of 8:12 for any accent gables and hips.	No	Maybe	N/A
7A.2.D.9. The roof structures for accessory buildings, including any detached garages and carports, shall be pitched with a minimum slope ratio of 4:12, if within view of adjoining properties, including roadways.	No	Maybe	N/A
7A.2.D.10. Garages may be attached, detached, the first floor of a multistory residence or multistory freestanding structures.	No	No	N/A
7A.2.D.11. If freestanding parking structures are used, such structures shall be located so as to be easily accessible to the buildings in which the dwelling units they service are located.	No	No	N/A
7A.2.D.12. The exteriors of freestanding multistory parking structures shall have architecturally-designed masonry panels. Notwithstanding anything in this section 7A to the contrary, there shall be no pitched roof requirements for these structures.	Maybe	Maybe	N/A
7A.2.D.13. The vehicular entrance to garages or parking areas shall not face a street. Vehicle entrances to garages shall be set back at least 30 feet from all internal vehicular access roads, driveways or roads.	No	No	N/A
7A.2.D.14. Garage doors of attached garages shall not comprise more than 60 percent of the total length of a building's frontage, and there shall be no more than six such garage doors in succession on a building.	No	Maybe	N/A
7A.2.D.15. No more than four detached garages shall be located side by side.	No	Maybe	N/A
7A.2.D.16. Any carport section shall be limited to housing no more than six vehicles, up to a maximum of 120 feet in length, including enclosed storage areas.	No	No	N/A



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City Code of Ordinances Reference	Texas Government Code, Chapter 3000; Sec. 3000.002.		
	(1) Prohibits or limits, directly or indirectly, the use or installation of a building product or material	(2) Establishes a more stringent standard for a building product, material, or aesthetic method	*Adopted amendments to building code may not conflict with items (1) and (2)
7A.2.D.17. 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 shall be provided for each condominium unit.	No	No	N/A
7A.2.D.18. The square footage for garages for a multifamily development shall be of adequate square footage to house a minimum of one seven-foot by 18-foot automobile. At least 50 percent of the required total number of parking spaces...shall be...covered parking such as garages or carports. At least 25 percent...shall be...garages.	No	No	N/A
7A.2.E. Additional standards for hotel development. For hotel development, the following additional standards shall apply:	No - Partial	No - Partial	
7A.2.E.1. Long uninterrupted expanses of building facades are prohibited. Articulation is required through the use of jogs, projections or retreats in the building walls, windows, balconies, entry ways and bays.	No	Maybe	N/A
7A.2.E.2. All building entries adjacent to a street shall be pedestrian-scaled and shall include two or more of the following architectural treatments: distinctive doorways; distinctive entry canopies or awnings; projected or recessed entry bays; porches; changes in paving material, texture, or color; landscaping providing entry focal points; fountains; decorative benches; and ornamental glazing, railings, and balustrades.	No	No	N/A
7A.2.E.3. Stairs, hallways, and elevators shall be located within buildings and structures and not on the exterior of buildings and structures.	No	No	N/A
7A.2.E.4. Guestrooms may be accessible only through interior corridors.	No	No	N/A
7A.2.E.5. Excluding windows and doors, a minimum of 50 percent of the exterior of buildings shall consist of architectural masonry units, brick, or stone.	Yes	No	N/A
7A.2.E.6. The roof structures for accessory buildings shall be pitched with a minimum slope ratio of 4:12, if within view of adjoining properties, including roadways.	No	Yes	N/A
7A.2.E.7. If freestanding parking structures are used, such structures shall be located so as to be easily accessible to the buildings in which the guestrooms they service are located.	No	No	N/A



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City Code of Ordinances Reference	Texas Government Code, Chapter 3000; Sec. 3000.002.		
	(1) Prohibits or limits, directly or indirectly, the use or installation of a building product or material	(2) Establishes a more stringent standard for a building product, material, or aesthetic method	*Adopted amendments to building code may not conflict with items (1) and (2)
7A.2.E.8. The exteriors of freestanding multistory parking structures shall have architecturally-designed masonry panels. Notwithstanding anything in this section 7A to the contrary, there shall be no pitched roof requirements for freestanding multistory parking structures.	Maybe	Maybe	N/A
7A.2.E.9. Outdoor delivery or service areas within view of any right-of-way or residential area shall be screened from view by masonry walls. Outdoor recreational space within view of any right-of-way or residential area shall be screened from view by a combination of fencing and landscaping. The use of chain link fencing materials shall not satisfy the requirements for screening outdoor recreational space.	No	No	N/A
7A.2.F. Designated architectural design zones.	No - Partial	No - Partial	N/A
7A.2.F.1. Architectural design zone 1. Architectural design standards for nonresidential developments, other than industrial developments, at least partially located within 1,000 feet of the center line of the right-of-way of a major thoroughfare as indicated on the city's major thoroughfare plan; condominiums; and multifamily developments shall be as follows:	No - Partial	No - Partial	N/A
7A.2.F.1.a. Primary materials and colors for building and structure exteriors and fencing: Architectural masonry unit, brick: Beige, brown, burgundy, gray, orange, red, rose, sage. Stone: Beige, brown, cream, tan.	Yes - Partial	No	N/A
7A.2.F.1.b. Materials and colors for visible roofing: Standing seam metal, slate, or concrete tile: Black, bronze, brown, gray. Half-barrel clay tile: Orange, gray.	Yes	Yes	N/A
7A.2.F.1.c. Accent exterior colors: Beige, black, bronze, buff, cream, forest green, gray, olive, rose, rust, sage, sand, sepia, tan, terracotta, white, a business identity color...	No	Yes	N/A
7A.2.F.2. Architectural design zone I-1. Architectural design standards for industrial developments located within an I industrial district south and west of Beltway 8 or within an I industrial district north and east of Beltway 8 and south of Fondren Park Subdivision and South Main Gardens Subdivision shall be as follows:	No - Partial	No - Partial	
7A.2.F.2.a. Primary materials and colors for building and structure exteriors and fencing: Architectural masonry unit, brick, stone, concrete tilt wall, Exterior Insulation and Finish System (EIFS), split-face concrete masonry unit, or stucco: Beige, black, bronze, buff, cream, forest green, gray, olive, red, rose, rust, sand, sage, sepia, tan, terracotta, white.	Yes - Partial	Yes - Partial	N/A
Sheet metal on the side and/or back of a building, provided such side and/or back does not face a public or private street immediately adjacent to the tract on which the building is located: Beige, black, bronze, buff, cream, forest green, gray, olive, red, rose, rust, sage, sand, sepia, tan, terracotta, white.	Yes	Yes	



Code/Regulation Comparison - City's Code of Ordinances & Texas Government Code, Chapter 3000

LEGEND:

No - Regulation enforceable

Yes - Regulation not enforceable

Yes - Partial / No - Partial: A portion of the regulation is enforceable, a portion not enforceable

Maybe - Regulation status not determined

City Code of Ordinances Reference	Texas Government Code, Chapter 3000; Sec. 3000.002.		
	(1) Prohibits or limits, directly or indirectly, the use or installation of a building product or material	(2) Establishes a more stringent standard for a building product, material, or aesthetic method	*Adopted amendments to building code may not conflict with items (1) and (2)
7A.2.F.2.b. Materials and colors for visible roofing: Standing seam metal, slate, concrete tile: Bronze, gray.	Yes	Yes	N/A
7A.2.F.2.c. Accent exterior colors: Beige, black, bronze, buff, cream, forest green, gray, olive, rose, rust, sage, sand, sepia, tan, terracotta, white, a business identity color...	No	Yes	N/A
7A.2.F.3. Architectural design zone I-2. Architectural design standards for industrial developments in an I industrial district contained within South Main Gardens Subdivision shall be as follows:	Yes - Partial	Yes - Partial	
7A.2.F.3.a. Primary materials and colors for building and structure exteriors and fencing: Architectural masonry unit, brick, stone, concrete tilt wall, Exterior Insulation and Finish System(EIFS), split-face concrete masonry unit, stucco or metal with a minimum of 25% brick or stone on the frontage: Beige, black, bronze, buff, cream, forest green, gray, olive, red, rose, rust, sand, sage, sepia, tan, terracotta, white.	Yes - Partial	Yes - Partial	N/A
7A.2.F.3.b. Materials and colors for visible roofing: Standing seam metal, slate or concrete tile: Bronze, gray.	Yes	Yes	N/A
7A.2.F.3.c. Accent exterior colors: Beige, black, bronze, buff, cream, forest green, gray, olive, rose, rust, sand, sage, sepia, tan, terracotta, white, a business identity color...	No	Yes	N/A
7A.2.G. Business identity colors. Business identity colors may be incorporated into the architectural design of a buildings provided for herein:	Maybe	Maybe	
7A.2.G.1. Business identity colors shall complement the building design.	No	Maybe	N/A
7A.2.G.2. Business identity colors shall not dominate the building design and shall not be designed to create an advertisement of the building itself.	No	Maybe	N/A
7A.2.G.3. Business identity colors shall be exempt from subsection 7A.3.2.	No	Maybe	N/A



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LEGEND:

No - Regulation enforceable

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Maybe - Regulation status not determined

City Code of Ordinances Reference	Texas Government Code, Chapter 3000; Sec. 3000.002.		
	(1) Prohibits or limits, directly or indirectly, the use or installation of a building product or material	(2) Establishes a more stringent standard for a building product, material, or aesthetic method	*Adopted amendments to building code may not conflict with items (1) and (2)
7A.2.G.4. A maximum of five percent of each exterior wall may consist of business identity colors. Business identity colors located on awnings are excluded from the calculation of the maximum percentage of business identity colors allowed on each exterior wall.	No	Maybe	N/A
7A.2.H. Portfolios of preferred designs for nonresidential developments. Portfolios, including photographs, of preferred designs for buildings for commercial and industrial uses are to be used as architectural models to guide the preparation of building design throughout the city. The city does not desire to achieve exact or even near replicas of the buildings identified in the portfolios. Instead, such buildings should be used for general purposes of reference before plans are prepared.	N/A	N/A	N/A
Sec. 7A.3. - Prohibitions. Except as expressly provided for otherwise in this zoning ordinance, the following construction materials and details may not be visible on the exterior of a building:	No - Partial	No - Partial	
7A.3.1. Any back-lit or internally-lit panel, canopy, or awning.	No	Maybe	N/A
7A.3.2. Bright or glossy colors on major building elements and electric, fluorescent, neon, or metallic color schemes on any part of a building.	No	Yes	N/A
7A.3.3. Concrete cinder block, except that painted cinder block may be used on the rear of buildings not backing a street or driveway used by the general public.	Yes	No	N/A
7A.3.4. Corrugated materials used as walls or roofs.	Yes	No	N/A
7A.3.5. Exterior neon lighting.	No	No	N/A
7A.3.6. Multiple layers of awnings on a single story of a building.	No	Maybe	N/A
7A.3.7. Temporary buildings, other than construction trailers.	No	No	N/A
Sec. 7A.4. - Modified standards for existing nonresidential, multifamily and condominium projects.	No - Partial	No - Partial	N/A



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LEGEND:

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Yes - Regulation not enforceable

Yes - Partial / No - Partial: A portion of the regulation is enforceable, a portion not enforceable

Maybe - Regulation status not determined

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	(1) Prohibits or limits, directly or indirectly, the use or installation of a building product or material	(2) Establishes a more stringent standard for a building product, material, or aesthetic method	*Adopted amendments to building code may not conflict with items (1) and (2)
7A.4.A. A tract containing a nonconforming nonresidential principal building, multifamily project or condominium project built prior to September 20, 1999, the nonconforming status of which is terminated...and which complies with the following conditions, shall be exempt from the requirements contained in subsections 7A.2.C.3, 7A.2.C.4, and 7A.3.4 and shall further qualify for the modified standards set forth in subsection 7A.4.B:	Yes - Partial	Yes - Partial	
7A.4.A.1. Exteriors and any visible roofing of all buildings and structures within the given tract are cleaned or repainted and maintained in an approved earth-tone color scheme complementary to that required for new development;	No	Yes - Partial	N/A
7A.4.A.2. A building or structure constructed with metal siding on walls located within view of a roadway or driveway used by the general public, having existing landscaping or having additional landscaping installed, immediately adjacent to such walls at ten-foot intervals, except for doorways. Such landscaping may be installed in planters;	No	No	N/A
7A.4.A.3. Accessory buildings and structures, including new construction, located in such tracts are, at a minimum, similar in materials and design to the existing principal building. New buildings and structures, however, must consist completely of masonry, except for windows and doors;	Yes	No	N/A
7A.4.A.4. Any existing temporary building, visible from a roadway or driveway used by the general public, is screened by a masonry wall and/or landscaping; and	No	No	N/A
7A.4.A.5. Each trash disposal area is located to the rear or side of buildings, where possible, and is in compliance...	No	No	N/A
7A.4.B. Development meeting all of the conditions contained in subsection 7A.4.A above shall qualify for the following modified standards:	No	No	N/A
7A.4.B.1. Setbacks. The occupancy of buildings with nonconforming setbacks is allowed provided that life safety regulations are met.	No	No	N/A
7A.4.B.2. Landscaping. The following reductions/deviations in landscaping are allowed:	No	No	N/A
7A.4.B.2.a. When the existing land area...is not sufficient to comply with subsection 11.6.A.1, a reduction in the required landscaping area shall be allowed to the greater of the following two alternatives: The total landscaping area that currently exists or an area equivalent to not less than 25% of that required...	No	No	N/A
7A.4.B.2.b. If the total area of existing planting islands and diamonds does not comply with subsection 11.5.B.1.b.i, a reduction in the required area shall be allowed to the greater of the following two alternatives: The area that currently exists or an area equivalent to not less than 25% of that required...	No	No	N/A



Code/Regulation Comparison - City's Code of Ordinances & Texas Government Code, Chapter 3000

LEGEND:

No - Regulation enforceable

Yes - Regulation not enforceable

Yes - Partial / No - Partial: A portion of the regulation is enforceable, a portion not enforceable

Maybe - Regulation status not determined

City Code of Ordinances Reference	Texas Government Code, Chapter 3000; Sec. 3000.002.		
	(1) Prohibits or limits, directly or indirectly, the use or installation of a building product or material	(2) Establishes a more stringent standard for a building product, material, or aesthetic method	*Adopted amendments to building code may not conflict with items (1) and (2)
7A.4.B.2.c. The minimum dimensional requirements for the size of planting islands and diamonds, as set forth in subsections 11.5.B.1.b.ii and 11.5.B.1.b.iii, shall be waived for existing planting islands and diamonds, if the planting areas are sufficiently sized to support and promote the viability of installed plants.	No	No	N/A
7A.4.B.2.d. The minimum distance requirement between parking spaces and planting islands and diamonds, as set forth in subsection 11.5.B.1.b.iv, shall be waived for existing planting islands and diamonds.	No	No	N/A
7A.4.B.2.e. The required installation of subsurface irrigation pursuant to subsection 11.9.A. shall be waived if other means of adequate irrigation for new landscaping is available within the subject site.	No	No	N/A
7A.4.B.3. Parking. A reduction of up to 25% in the total number of parking spaces...shall be allowed if sufficient parking is available on an adjoining tract having adequate pedestrian access and if a shared parking agreement between the property owners is on file with the city.	No	No	N/A
Sec. 7A.5. - Administration.	No	No	N/A
7A.5.A. Upon the submission of an application for a building permit, specific-use permit ,or rezoning to planned development district, an applicant shall submit a design review application and the applicable fee... Such application shall contain proposed preliminary elevations of proposed buildings showing details of exterior colors, materials and architectural style. Samples of the proposed exterior materials shall also be submitted.	No	No	N/A
7A.5.B. Upon review of such applications, a list of required changes, if any, shall be provided to the applicant by the city.	No	No	N/A
7A.5.C. A building permit will not be granted until:	No	No	N/A
7A.5.C.1. An applicant has submitted a color board containing samples of the approved exterior, fencing, roofing and accent materials;	No	No	N/A
7A.5.C.2. A design review application for the proposed development has been submitted and approved; and	No	No	N/A
7A.5.C.3. The building permit application complies with all applicable ordinances, laws, rules, and regulations.	No	No	N/A



**PLANNING AND ZONING COMMISSION
DISCUSSION ITEM**

AGENDA DATE: May 13, 2020

AGENDA ITEM SUBJECT: Murals and wall art on private property

AGENDA ITEM NUMBER: 8.B.

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

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

RECOMMENDED ACTION:

The Planning and Zoning Commission should hold a public hearing and consider a preliminary report on possible regulations to allow for murals and wall art on private property.

BACKGROUND:

The City has received a few requests over the last several years from businesses, homeowners and property owner associations to display murals and wall art on private property.

City staff has conducted a public workshops and drafted proposed regulations to allow for such opportunities on public property. These regulations have not yet been adopted however will be considered by the City Council at some time. City staff is now seeking consideration on extending a similar opportunity to exhibit murals and wall art on private property.

Murals and wall art have previously been viewed subject to the city's architectural design standards (pre-September 1, 2019 changes) and/or the city's sign ordinance. City staff is considering opportunities through these regulations to allow for such displays.

Murals and wall art have prominence throughout the Houston area and the nation. Examples of a few interpretations have been included with this report.

SUPPORTIVE DOCUMENTS:

- Examples of murals and wall art
- Article – NY Times – In Atlanta, Murals as Art, and as Zoning Law Test Cases (June 15, 2017)

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

EXAMPLES OF MURALS AND WALL ART

What is a Mural?

1. a large picture painted or affixed directly on a wall or ceiling.
2. a greatly enlarged photograph attached directly to a wall.
3. a wallpaper pattern representing a landscape or the like, often with very widely spaced repeats so as to produce the effect of a mural painting on a wall of average size; a trompe l'oeil.

Source: <https://www.dictionary.com/browse/mural#>

Murals throughout the Houston area and around the world



1.

Source: <https://houston.culturemap.com/news/arts/07-24-17-street-art-15-quintessential-houston-murals-instagram/>



2.

Source: <https://glasstire.com/2017/06/29/city-of-houston-looking-for-more-mini-murals-artists/>



3.

Source: <https://cw39.com/news/local/houston-artist-team-help-city-get-super-bowl-ready-painting-beautiful-murals-around-town/>



4.

Source: <https://thetexasrumpet.com/new-colorful-murals-brighten-up-downtown-houston-center/>



5.

Source: <http://ss-graphics.com/portfolio/houston-first-mural/>



6.

Source: <https://www.piqsels.com/en/search?q=Street+Art&page=23>



7.

Source: <https://www.flickr.com/photos/wallyg/29234957718>



8.

Source: <https://www.raisingcanes.com/location/louisiana/metairie/electric-avenue>



9.

Source: <https://www.raisingcanes.com/location/louisiana/baton-rouge/hangar>



10.

Source: <https://planetreporter.org/in-atlanta-murals-as-art-and-as-zoning-law-test-cases/>

The New York Times<https://nyti.ms/2tshpVf>

In Atlanta, Murals as Art, and as Zoning Law Test Cases

By **Alan Blinder**

June 15, 2017

ATLANTA — Next to Fabian Williams’s fresh mural and around a corner from a wasp-infested wall where he had painted another one, the graffitied doors along Flat Shoals Avenue seemed like an ideal canvas.

“So, I did this,” Mr. Williams said last week as he stood between a weave shop and a tax preparation office and a few feet from a recently finished aerosols-and-acrylics depiction of James Baldwin, the novelist and social critic.

The owner of the tax business loved the painting, which hardly seemed out of place in a city full of colorful visual tributes to cultural figures, civil rights heroes and local music. But to some here, the Baldwin mural is like many other works of street art on private property: potentially illegal because it is in public view and displayed without a series of government approvals detailed in a seldom-enforced 2003 city ordinance.

This spring, the city abruptly suggested that it might begin to carry out the ordinance, leaving Atlanta in a dispute of art and municipal zoning that turns on constitutional principles and quickly landed in court.

Atlanta is hardly the only American city increasingly marked by wall-size splashes of color and design. But it the latest place to contemplate whether and how it can regulate murals that can be reflections of neighborhood pride, artistic visions, and local debates over commercialization and gentrification.

Artists contend that the First Amendment is their surest shield against rules that municipal officials argue are necessary to prevent works that some find obtrusive.



Mr. Williams said he thought the city's sudden shift on enforcement of the ordinance was an effort to sanitize Atlanta's culture and appease developers. Audra Melton for The New York Times

“It can be an extremely politicized road,” said Olga Garay-English, a former executive director of the Department of Cultural Affairs in Los Angeles, where she was involved in a battle over mural rules. “Once you start bringing in elected officials to be arbiters of what is a mural and what isn't, my opinion is that it's very tempting to start looking at content when that's really the first thing you're not supposed to be doing.”

In Atlanta, where the streets can sometimes seem like galleries, the controversy ignited after a surprising threat to invoke a longstanding, but mostly ignored, ordinance that effectively requires murals on private property to receive approvals from five sources, including the mayor, the City Council and a representative of the Urban Design Commission.

City officials are also supposed to examine whether a proposed work will “constitute a traffic hazard or undue or dangerous distraction to motorists or pedestrians” and ensure that it is “not inconsistent with the City of Atlanta's public art program.”

Violators risked jail time, but compliance and enforcement were sporadic. Then the city stunned muralists in April when it quietly introduced a sweeping amnesty program to allow artists to receive retroactive, streamlined certifications. Murals that remained unsanctioned and defied a June deadline, an Atlanta official warned, were “subject to removal.”

The dispute renewed a debate about street art that has percolated for more than a decade at neighborhood meetings, acts of protest and City Hall debates.

Mr. Williams, who said he thought the sudden shift was an effort to sanitize Atlanta’s culture and appease developers, joined other artists in going to Federal District Court.

“The city is not empowered to regulate or prohibit or criminalize, in this case, artistic expression on a person’s own property,” said Gerry Weber, a lawyer who represents Mr. Williams and who, in 2006, negotiated a settlement to a separate graffiti ordinance. “We’re not saying the city doesn’t have a significant amount of discretion in saying what art goes on public property.”

A mural by Mr. Williams titled “Wake Up.” Public art in Atlanta is so prevalent that the streets can seem like galleries. Audra Melton for The New York Times

Mayor Kasim Reed said that there was “no city policy to remove artwork on private property” and that “any communications from the city suggesting otherwise were a mistake, and do not represent the city’s position.”

Mr. Reed, who was not in city government when the ordinance took effect and who represented performing artists when he was a practicing lawyer, said that Atlanta's existing standard warranted reconsideration. But he said Atlanta did "need some standards to govern art on private property which can be viewed by the public."

"Of course we must and will be mindful of the First Amendment and, consistent with the First Amendment, protect against offensive and harmful content," Mr. Reed said. "At the same time, we can and should create space for artists to express themselves through their work, and bring more vibrancy and beauty to our city."

The city has not filed its answer to Mr. Williams's lawsuit, but lawyers are discussing a settlement.

"At the beginning, the champions of zoning did not emphasize that because of their fear that zoning would be struck down as too arbitrary because beauty is in the eye of the beholder," said Michael Allan Wolf, a law professor at the University of Florida, who was written extensively about zoning and land use. "In reality, it cannot be denied that one of the reasons we have land use regulation is because it looks better, and a community that looks better is a healthier community, a more vibrant community."

But Atlanta's requirements, experts said, could trouble the courts if Mr. Williams's case ever went to trial. The ordinance appeared "to be pushing the envelope," Professor Wolf said, because it involves art on private property.

The city does not seem to want to test the professor's prediction. A judge ordered an update on settlement negotiations by June 23, and Mr. Reed suggested that Atlanta could revise the city code "in the next few weeks."



**PLANNING AND ZONING COMMISSION
DISCUSSION ITEM**

AGENDA DATE: May 13, 2020

AGENDA ITEM SUBJECT: Subdivision and street names

AGENDA ITEM NUMBER: 9.A.

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

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

RECOMMENDED ACTION:

The Planning and Zoning Commission should hold a public hearing and consider a preliminary report on possible criteria and a review process for the naming of new subdivisions and streets.

BACKGROUND:

City Council has requested that staff bring forward regulations to ensure that subdivision and street names are not historically offensive to ethnic groups. Concern has been raised about existing subdivisions and streets that have been named for certain historical periods and persons. These concerns have included subdivision names such as Sienna Village of Destrehan later developed as either Sienna Section or Sienna Plantation; Memorial Plantation later named Parks Edge as well as street names in the Vicksburg subdivision.

Generally, subdivision names and street names are determined by a developer, builder or applicant at the time of platting. The city has not adopted any regulations on the naming of subdivisions. The naming of streets is regulated through the subdivision ordinance and the infrastructure design manual. The infrastructure design manual establishes provisions for the maximum number of characters in a name. Further, street names are reviewed to avoid duplication or conflicts with existing. When naming subdivisions and streets, typically a theme is formed.

In 2017, the City adopted a process to name city property and programs including renaming existing streets. This process, found in Chapter 16, Code of Ordinances, provides (1) criteria for the basis of names; (2) for the review and approval of applications; and (3) for the denial, modification, or revocation of an application.

The criteria established for the naming and renaming of city property and programs includes the following:

Sec. 16-3. - Naming criteria.

“...one or more of the following criteria shall be the basis for naming or renaming city property and city programs:

- (1) An individual who is at least 70 years of age and who has made an exceptional contribution to the city;
 - (2) An individual who has been deceased for at least five years and who made an exceptional contribution to the city;
 - (3) An elected or appointed official who has been out of office for at least one full term and such official has made an exceptional contribution to the city;
 - (4) A resident of the city who has made an exceptional contribution to the city;
 - (5) A former employee of the city who has made an exceptional contribution to the city;
 - (6) A donor;
 - (7) A naming rights agreement;
 - (8) To commemorate a national, state or local historical or cultural event;
 - (9) To commemorate an economic development or redevelopment activity in fulfillment of the city's mission;
 - (10) In relation to native wildlife or nature;
 - (11) To describe a term such as "friendship" or "independence;"
 - (12) In relation to a geographical location, such as a subdivision or a recognizable area;
- or
- (13) To commemorate a historical landmark, as designated by the Fort Bend County Historical Commission.”

City staff had proposed to the Council that this naming criteria used to rename existing streets could also apply to the naming of new subdivisions and streets. If applied, these criteria would need to be adopted for this purpose. City staff has discussed the challenges that might arise in applying these criteria and review processes during the existing platting schedule. These challenges include the review time needed to clear new subdivision and street names as well as the qualification needed to make a determination of what names might be offensive.

A review of the Vicksburg residential subdivision has been included in this report. This review includes a list of the street names in all three Vicksburg sections and the potential historical or geographical connection of the names.

SUPPORTIVE DOCUMENTS:

- Platting Manual Section 1.(1); and 2.D.(1); 2.D.(2);
- Public Infrastructure Design Manual Chapter 11, Section 11.16
- Code of Ordinances, Chapter 16, Article I.; and Article III, Division 2
- NY Times article: Honors for Confederates, for Thousands of Miles (June 16, 2015) – mentions the Vicksburg subdivision
- North Texas e-News: How are subdivisions named? (Real Estate Center at Texas A&M – October 24, 2010)
- Vicksburg subdivision map, street names and potential historical links

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



Platting Manual of the City of Missouri City

September 2019

Platting Manual of the City of Missouri City

All plans, plats, and applications filed with the City of Missouri City shall be submitted in accordance with this Platting Manual. Failure to submit any information or document required by this Platting Manual may result in an incomplete application and the denial of the application.

1. Conceptual Plans.

Form and contents. A conceptual plan submitted for approval by the commission shall be in the form and contain the information required in this subsection. An application should be prepared and submitted on the form approved by the city and on file in the office of the director of development services. Multiple copies of the application and plan shall be provided in accordance with the schedule of required copies. The application and all supporting documentation shall be submitted digitally in addition to the required paper copies.

- (1) The proposed name of the subdivision or development shall be indicated.
- (2) The name of the owner of the property and the subdivider shall be indicated.
- (3) The name of the registered professional engineer and/or registered surveyor responsible for the survey and the design shall be indicated.
- (4) The date on which the conceptual plan was drawn shall be indicated.
- (5) The plan shall be oriented with north at the top of the page, and a north point (true or magnetic) shall be provided in the upper right hand corner of the page.
- (6) The total acreage shall be indicated.
- (7) The plan must be on 24-inch by 36-inch paper prints, unless otherwise approved by the director of planning, which shall be folded to eight and one-half inches by 14 inches, with the title block visible.
- (8) The scale should be one inch equals 200 feet. However, smaller scales may be approved upon request.
- (9) A scale vicinity map shall be provided indicating the general location of the subdivision and depicting major streets, subdivisions, watercourses and other significant physical features within one-half mile of the boundaries of the subdivision area. The scale vicinity map shall be oriented with north at the top of the page.
- (10) The boundaries of the total acreage of the subdivision and the boundaries of the proposed land uses of the subdivision shall be indicated.
- (11) The names of adjacent subdivisions and/or landowners of adjacent undivided tracts shall be provided on the plan.
- (12) The plan shall indicate the proposed land uses and population densities, including streets and drainage layout (on- and off-site drainage), preliminary drainage layout, and the location of schools, parks and other proposed public or private facilities. Typical lot sizes shall also be provided.
- (13) The plan shall provide topographic information indicating the directions of surface water flow.

Platting Manual of the City of Missouri City

2. Preliminary Plats.

A. Copies required.

The applicant for preliminary plat approval must provide the number of copies required according to the schedule of required copies. Each shall be on 24-inch by 36-inch paper prints from the original drawing of the plat reproduced on white paper with blue or black lines, each of which shall be folded to eight and one-half inches by 14 inches. The application and all supporting documentation shall be submitted digitally in addition to the required paper copies.

B. Encumbrances information.

All preliminary plats must be accompanied with a statement or certificate, in separate writing or placed on the face of all preliminary plats, executed by the applicant or the person who prepared the plat, which certifies that all existing easements, rights-of-way, fee strips and significant topographical features on the land being platted are fully shown and accurately identified on the face of the plat, and further stating whether the plat being submitted includes all of the contiguous land which the subdivider owns directly or indirectly, or has a legal or beneficial interest in, or whether the subdivider owns or has a legal interest in any adjacent property. Multiple copies of the statement or certificate shall be provided in accordance with schedule of required copies.

C. Notice to utilities.

An acknowledgment that notice of the subdivision was provided to all utility companies, whether public or private, shall accompany each application for preliminary plat approval. Such notice shall contain the statement of the intent to subdivide, and the intended use of the property within the subdivision, and shall have attached to such notice a copy of the preliminary plat which is filed with the city. Multiple copies of the acknowledgment shall be provided in accordance with the schedule of required copies.

D. Form and contents.

All preliminary plats submitted to the commission must be in the form and contain the information and/or language required in this section and shall not be in recordable form.

- (1) The proposed name of the subdivision or development shall be indicated.
- (2) A legal description of the property proposed to be subdivided, including the name of the county and surveying abstract number, shall be included.
- (3) Total acreage and total number of lots, blocks and reserves shall be indicated. Lots within each block shall be numbered consecutively. Blocks shall also be numbered consecutively.
- (4) The name of the owner of the property or subdivider shall be indicated. If the

Platting Manual of the City of Missouri City

owner or subdivider is other than a natural person, the name of the principal officer or owner of the entity responsible for the subdivision must be provided.

- (5) The name of the registered professional engineer and/or registered public surveyor responsible for the survey and the design shall be indicated.
- (6) The date on which the plat was drawn shall be indicated. Each revision of the plat shall bear a new date.
- (7) The north point (true or magnetic) shall be indicated. The drawing of the subdivision must be oriented with north at the top of the drawing.
- (8) The scale must be drawn numerically and a graphic scale must be provided. The minimum scale acceptable for a preliminary plat shall be one inch equals 100 feet. Larger scales are permissible provided the scale chosen is divisible by ten and the area within 200 feet of the subdivision is shown on the plat.
- (9) A scale vicinity map shall be provided, preferably in the upper right corner of the plat, indicating the general location of the subdivision and its relationship with major and collector streets, political subdivisions, railroads, watercourses and similar features in all directions from the subdivision to a distance of not less than one-half mile. The suggested scale of the vicinity map is one inch equals 1,200 feet and the map shall be oriented with north at the top of the drawing and in the same direction as the detailed subdivision drawing.
- (10) The plat shall be drawn with heavy lines to indicate the subdivision area, with overall survey dimensions and bearings. Lines outside the plat boundary should be drawn as dashed lines. An accurate location of the subdivision should be provided by reference to an established survey or league corner, subdivision corner, or other known point.
- (11) The adjacent area outside the plat boundaries shall be identified, indicating the name of adjacent subdivisions and the recorded owner of the unsubdivided parcels of land.
- (12) The location, widths and names of all existing and proposed public and private streets, easements or rights-of-way within or adjacent to the subdivision shall be indicated. All railroad rights-of-way, pipelines, easements and other permanent features such as section lines and boundaries of political subdivisions and school districts on all sides for a distance of not less than 200 feet shall also be indicated.
- (13) Existing sewers, water mains, culverts or other underground structures and other public utilities and buildings within the subdivision or within 200 feet shall be identified, with existing and proposed pipe sizes, grades and locations indicated.
- (14) The location and approximate width or dimension of existing and proposed lakes, watercourses, storm detention areas and drainage easements within the subdivision or within 200 feet thereof shall be indicated.
- (15) Contour lines with intervals of one foot, referred to sea level (USGS and city datum), shall be provided to show at least two contour lines within the subdivision in addition to those necessary to clearly show outfall drainage.

Platting Manual of the City of Missouri City

The basis of control shall be identified and the temporary benchmark set within the subdivision shall be indicated.

- (16) All parcels of land intended to be dedicated for public use or reserved for the use of all property owners in the subdivision, together with the conditions or limitations of each reservation, if any, shall be identified.
- (17) The proposed plan of subdivision shall be indicated, showing streets, blocks, lots, alleys, easements, building lines and parks with principal dimensions.
- (18) A preliminary drainage plan with calculations shall be provided. The proposed drainage system shall be indicated by a single line drawing showing the proposed direction sheet flow through the subdivision. Floodplain information, including floodplain boundary, if any; FEMA map number; and the effective map date and zone shall also be provided. Multiple copies of such document shall be provided in accordance with the schedule of required copies.
- (19) A preliminary utility plan with calculations shall be provided. Sealed supporting engineering calculations for the utility capacities and the drainage design for both storm events and the extreme event and an analysis of the extreme event and consideration of positive overflow pathways shall also be provided. Multiple copies of such documents shall be provided in accordance with the schedule of required copies.
- (20) Detention analysis and calculations, where required, shall be provided.
- (21) Locations of lift stations, water plants or other utility infrastructure locations and sizes shall be provided.
- (22) The service areas for each utility system shall be provided.
- (23) An alphabetical list of proposed street names for the subdivision shall be provided. Multiple copies of such document shall be provided in accordance with the schedule of required copies.
- (24) A copy of the proposed restrictive covenants shall be provided. Multiple copies of such document shall be provided in accordance with the schedule of required copies. In instances where private roadways are created by the subdivision plat, appropriate verbiage shall be added to the restrictive covenants to ensure adequate assessment for maintenance and replacement. Such verbiage is additionally required for any improvements that are not the responsibility of the city.
- (25) Simultaneous with submission of the application for a preliminary plat, the applicant shall submit a Traffic Impact Analysis as required by Infrastructure Design Manual, adopted by Chapter 46, Missouri City Code.
- (26) *Standard notes*. The preliminary plat shall contain all standard notes (see Appendix K).



City of Missouri City

Design Manual

Chapter 11

ROADWAYS, SIDEWALKS & TRANSPORTATION DESIGN REQUIREMENTS

FIGURE 11.18 Cul-de-sac “Half Median”

- E. The distance from the face of curb of a cul-de-sac to the right-of-way line shall be a minimum of ten feet (10').
- F. Curb radii at the transition to the cul-de-sac shall have a minimum radius of twenty five feet (25') in single family residential areas and thirty-five feet (35') in commercial areas, measured at the face of curb.
- G. The length of a cul-de-sac is defined as the distance from the centerline of the intersecting pavement to the center of the cul-de-sac bulb measured along the centerline of the street right-of-way. Maximum length of cul-de-sac streets for single-family residential subdivision shall be one thousand two hundred feet (1,200') or serve a maximum of twenty-eight (28) residential lots, whichever is less. Maximum length of cul-de-sac streets for multi-family commercial or industrial developments shall be six hundred feet (600').
- H. The minimum grade line around a cul-de-sac shall be 0.60 percent.

11.16 TRAFFIC CONTROL DEVICES

- A. Standard barricades shall be permanently installed at the end of all dead-end streets not terminating in a cul-de-sac and at all turnouts. Barricades shall meet requirements of the Texas Manual of Uniform Traffic Control Devices for Type III barricades.
- B. Traffic and street signage locations shall be shown on the paving plan in the construction plans. Traffic signs shall conform to the requirements of the Texas Manual of Uniform Traffic Control Devices as adopted by the City of Missouri City. Prior to final approval of a construction project, all signage shall be installed in accordance with the approved construction plans.
- C. Standard signage shall be flat blank aluminum, covered with diamond grade sheeting mounted on one and three-fourths inch (1 – 3/4") square by twelve-foot (12') long galvanized post with vandal-proof mounting brackets and breakaway bases. Posts shall be Telespar Unistrut or approved equal. Traffic control signage shall meet the requirements of the Texas Manual for Uniform Traffic Control Devices. Refer to the City of Missouri City Standard Construction Details.
- D. Pavement markings shall be shown on the approved construction plans for all projects. Flint Trading Thermoplastic or approved equal with supplemental reflectors, or approved alternate, shall be used on all streets. Thermoplastic shall be applied with Pliobond 10 adhesive or approved equal. Turn lanes shall have proper pavement markings. A blue reflectorized button is required at all fire hydrants located one foot (1') off the pavement centerline toward the fire hydrant. Pavement markings shall be installed as shown on the approved construction plans and per City of Missouri City Standard Details.

- E. Street layouts shall be designed to avoid the use multi-way stop signs in new developments to the maximum extent practicable.
- F. Developer shall install traffic control devices as warranted by an engineering analysis or traffic study. The traffic study shall be performed by the developer and is subject to the approval of the Missouri City Director of Public Works.
- G. Street names shall be limited to a maximum number of characters, including spaces between individual words as follows. Spaces count as two (2) characters.
 - 1. Street names on major thoroughfares and major collectors: 30 characters
 - 2. Street names on all other streets: 20 characters

11.17 TRAFFIC CALMING GUIDELINES

A. Introduction:

- 1. Traffic Calming, a concept that dates back to the 1960's and 70's, has been implemented more extensively throughout the United States during the 1990's. The primary purpose of traffic calming is to decrease speeds and reduce cut-through traffic volumes. The Institute of Transportation Engineers (ITE) defines traffic calming as:

“Traffic Calming is the combination of mainly physical measures that reduce the negative effects of motor vehicle use, alter driver behavior and improve conditions for non-motorized street users.”

- 2. Urban sprawl and traffic congestion continue to increase in the United States. As a result, speeds and cut-through volumes on local streets and collectors will continue to increase unless traffic calming measures are put in place or new local and minor collector roadways are designed with traffic calming in mind.
- 3. The Design Manual and Subdivision Ordinance are intended to provide design and access requirements that are proactive in addressing traffic calming issues in residential areas.
- 4. Traffic control devices such as STOP Signs and speed limit signs are regulatory measures that require enforcement. Traffic calming measures, however, are intended to be self-enforcing.

- B. The City of Missouri City encourages the implementation of traffic calming philosophy in the design and retrofitting of subdivisions. The Institute of Transportation Engineers “Guidelines on Traffic Calming” and the Texas Manual on Uniform Traffic Control Devices shall be considered in the design of new subdivisions. The City may require traffic calming implementation in new subdivision design. It is the responsibility of the land planner to document consideration of traffic calming techniques in the initial design and plat process (i.e. concept plan stage).

ARTICLE I. - IN GENERAL

Sec. 16-1. - Definitions.

The following words, terms, and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

City facility means a building, facility, structure, or portion thereof, owned, operated or controlled by the city, including any sub-facility thereon. This term specifically excludes city parks and city streets.

City park means any land, building, facility, or portion thereof, owned, operated or controlled by the city for park or recreational purposes, including any sub-facility or natural feature such as a lake, river, creek or stream, thereon.

City program means a program provided by the city to accomplish a specific purpose.

City property means a city facility, city park or city street.

Donor means a person who provides one or more of the following to the city: (i) a contribution of a minimum of 50 percent of the cost of constructing or improving a city facility, a city park, or a portion thereof, provided that such cost is at least \$100,000.00; (ii) an endowment for the continued maintenance of a city facility, a city park, or a portion thereof, provided that the cost for such continued maintenance is at least \$50,000.00; or (iii) a conveyance, in fee simple, of unencumbered land for use as a city facility or city park. This term specifically excludes a person who provides funds or land pursuant to federal, state, or local law, including, but not limited to, a parkland dedication pursuant to chapter 82 of this Code.

Exceptional contribution means one or more of the following: (i) demonstrated excellence, courage or exceptional service; (ii) death in the line of duty serving the city, the state, or the United States; (iii) attainment of national or international prominence and achievement; or (iv) significant impact on government, education, science or the arts.

Naming rights means the exclusive right to place the name of a third-party on a designated city facility, city park, or a portion thereof.

Naming rights agreement means a mutually beneficial contractual agreement between the city and a sponsor that reflects the business arrangement and obligations for naming rights.

Sponsor means a person who provides cash or in-kind services to the city in exchange for naming rights pursuant to a naming rights agreement. A sponsor does not include: (i) a donor or any other person making a contribution to the city who is not granted naming rights pursuant to a naming rights agreement; or (ii) a governmental entity.

Sub-facility means a city-owned structure of a permanent nature within a city facility or city park, including, but not limited to, a wall, a monument, a plaza, an interior room in a building, a pavilion, or a large water feature. This term specifically excludes park benches, memorial pavers, trees, and other non-permanent structures located within a city facility or city park.

(Ord. No. O-17-19, § 1, 7-3-2017)

Sec. 16-2. - Applicability.

- (a) Except as provided by subsection (b) of this section, this chapter applies to the naming or renaming of city property and city programs. City property and city programs shall not be named or renamed except in accordance with the requirements set forth in this chapter.
- (b) This chapter does not apply to the naming or renaming of city property or city programs solely in the name of the city.
- (c) Except as otherwise provided in this chapter, the designation of the name of specific city property or a specific city program shall not preclude the renaming of such city property or city program at a later date.

(Ord. No. O-17-19, § 1, 7-3-2017)

Sec. 16-3. - Naming criteria.

Except as otherwise provided in this chapter, one or more of the following criteria shall be the basis for naming or renaming city property and city programs:

- (1) An individual who is at least 70 years of age and who has made an exceptional contribution to the city;
- (2) An individual who has been deceased for at least five years and who made an exceptional contribution to the city;
- (3) An elected or appointed official who has been out of office for at least one full term and such official has made an exceptional contribution to the city;

- (4) A resident of the city who has made an exceptional contribution to the city;
- (5) A former employee of the city who has made an exceptional contribution to the city;
- (6) A donor;
- (7) A naming rights agreement;
- (8) To commemorate a national, state or local historical or cultural event;
- (9) To commemorate an economic development or redevelopment activity in fulfillment of the city's mission;
- (10) In relation to native wildlife or nature;
- (11) To describe a term such as "friendship" or "independence;"
- (12) In relation to a geographical location, such as a subdivision or a recognizable area; or
- (13) To commemorate a historical landmark, as designated by the Fort Bend County Historical Commission.

(Ord. No. O-17-19, § 1, 7-3-2017)

Sec. 16-4. - Review and approval of applications.

- (a) Upon receipt of a complete application filed pursuant to articles II or III of this chapter, relating to city facilities and city streets, as applicable, the director of the public works department or his designee will review the application and prepare a recommendation for the city council on whether the application meets the requirements set forth in this chapter and the financial impact, if any, of implementing the proposed name.
- (b) Upon receipt of a complete application filed pursuant to articles IV or V of this chapter, relating to city parks and city programs, as applicable, the director of the parks and recreation department or his designee will review the application and prepare a recommendation for the parks board on whether the application meets the requirements set forth in this chapter, and the financial impact, if any, of implementing the proposed name. The parks board will hold a public hearing on the proposed name before submitting a final recommendation to the city council.
- (c)

Upon receipt of a complete application filed pursuant to article V of this chapter, relating to city programs, as applicable, the city manager or his designee will review the application and prepare a recommendation for the city council on whether the application meets the requirements set forth in this chapter, and the financial impact, if any, of implementing the proposed name.

- (d) The city council may approve, after a public hearing, an application to name or rename city property or a city program if the proposed naming or renaming is consistent with the requirements of this chapter.
- (e) Upon the approval of a new city street name, the applicant, other than a councilmember, shall pay the costs associated with installing a new city street sign.

(Ord. No. O-17-19, § 1, 7-3-2017)

Sec. 16-5. - Denial, modification or revocation of an application.

Except as otherwise provided in section 16-114, the city council may deny, modify or revoke an application filed or approved pursuant to this chapter if one or more of the following conditions are met:

- (1) The application contains false or misleading information or required information is omitted;
- (2) The proposed name advocates a political party or religion;
- (3) The proposed name when taken in form and context is deemed to be unsuitable for and contrary to community standards of appropriateness for governmental or family publications;
- (4) The proposed name promotes an illegal activity as defined by federal, state or local law;
- (5) The proposed name promotes, suggests or glorifies violence or acts of a violent nature;
- (6) The proposed name demeans, intimidates or maliciously portrays any gender, racial or ethnic group or other protected class;
- (7) The proposed name duplicates the name of another city property or city program;
- (8) The proposed naming or renaming is prohibited by a legal or contractual mandate;

- (9) The proposed naming or renaming violates federal, state or local law; or
- (10) The proposed naming or renaming will for any reason bring disrepute upon the city.

(Ord. No. O-17-19, § 1, 7-3-2017)

Sec. 16-6. - Notification.

If an application to name or rename city property is approved by the city council, the director of the public works department or his designee will notify any affected city departments, utilities, and governmental entities of the new name of the city property.

(Ord. No. O-17-19, § 1, 7-3-2017)

Secs. 16-7—16-20. - Reserved.

DIVISION 2. - PROCEDURE FOR RENAMING CITY STREETS

Sec. 16-51. - Council initiated applications.

- (a) A member of the city council may initiate the renaming of a city street by submitting, in writing, the following information to the city secretary:
 - (1) The current name or location of the city street proposed to be renamed;
 - (2) The proposed name of the city street, provided that, if the name of the city street is the name of an entity, the information set forth in subsection 16- 22 (4) shall be provided; and
 - (3) Applicable documentation that demonstrates how the proposed renaming is consistent with the criteria set forth in section 16-3.
- (b) The city secretary will forward the information received pursuant to subsection (a) of this section to the director of the public works department or his designee who will review and evaluate the submitted information in accordance with subsection 16-4(a).

(Ord. No. O-17-19, § 1, 7-3-2017)

Sec. 16-52. - Applications initiated by persons other than councilmembers.

A person, other than a councilmember, seeking to rename a city street shall file an application to rename a city street with the director of public works or his designee on an application form provided by the director. The application shall include the following information:

- (1) The name, address, telephone number, and email address of the applicant;
- (2) The current name and location of the city street that the applicant seeks to rename;
- (3) The proposed name of the city street, provided that, if the proposed name is the name of an entity, the information set forth in subsection 16-22(4) shall also be provided;
- (4) A petition that bears the signatures of at least 90 percent of the number of owners of property abutting the city street to be renamed;
- (5) Applicable documentation that demonstrates how the proposed name is consistent with the criteria set forth in section 16-3; and
- (6) Any other information that may be requested by the city to fully evaluate and review the application.

(Ord. No. O-17-19, § 1, 7-3-2017)

Secs. 16-53—16-70. - Reserved.

The New York Times<https://nyti.ms/1fKpoWO>

PAST MEETS PRESENT

Honors for Confederates, for Thousands of Miles

By Damon Darlin and Jeremy B. Merrill

June 26, 2015

A plaque on the exterior of the Hotel Monaco in Alexandria, Va., honors “the first martyr to the cause of Southern independence.”

It commemorates James W. Jackson, ardent secessionist and proprietor of the hotel that was at that site during the Civil War. But he was not the first man killed in the Civil War. Among those who died earlier was a Union officer, Col. Elmer E. Ellsworth, who removed the Confederate flag flying from the hotel. He was confronted and shot to death by Mr. Jackson, who was quickly killed by Colonel Ellsworth’s men.

There is no memorial for Colonel Ellsworth in Alexandria. But there are many memorials for Confederates. Elsewhere in Alexandria, a city right across the Potomac River from the nation’s capital, are streets named Lee, Beauregard, Pickett, Bragg and Longstreet, all Confederate generals. A highway is named for Jefferson Davis, the president of the Confederacy.



Jefferson Davis with his family at Beauvoir, his estate in Mississippi. Edward Livingston

In the wake of the mass murder at a black church in Charleston, S.C., Jon Stewart noted in his “Daily Show” monologue, “In South Carolina, the roads that black people drive on are named for Confederate generals who fought to keep black people from being able to drive freely on that road.”

It isn’t just in South Carolina or Virginia. Cities throughout the South have streets, schools and parks named for other Confederate generals like J. E. B. Stuart, Jubal Early and Stonewall Jackson.

At least 10 United States military bases are named for Confederate leaders. A suburb of Houston, Missouri City, has a subdivision with the street names of Pickett, Bedford Forrest (Court and Drive), Beauregard, Breckinridge and Confederate. And on the other side of its Vicksburg Boulevard is, strangely, Yankee Court.

Col. Elmer E. Ellsworth of the Union
army.
M.B. Brady

We set out to see just how often Confederate leaders are honored in the 11 former Confederate states by sifting data on street names collected by the Census Bureau.

Davis had the longest length of roadways bearing his full name, 468 miles, followed by Stuart with 106 miles. Robert E. Lee, considered the greatest Confederate general, was third with nearly 60 miles.

It is quite possible that more streets were named for Lee, as we searched for the full name only. Similarly with Stonewall Jackson, who has 40 miles named after him. Using only a last name would also have pulled in any streets, roads and highways named for Andrew Jackson, the seventh president, Maynard Jackson, the former Atlanta mayor — or Bob Jackson, a real estate developer.

Across the entire United States, the most common names honored are Presidents Washington, Lincoln and Jackson. In the 11 former Confederate states, Jackson, with 3,430 miles, and Washington, with 1,701 miles, have the most roadway. Third is the Rev. Dr. Martin Luther King Jr., with 1,183 miles, then Lincoln, with 683 miles.

These calculations are based on a Census Bureau data set of all roads in the country. Quantifying road names can be difficult; names like Early Street, Pickett Street and even Beauregard Street can often have multiple sources. Some

roadways have names that may rarely be used by locals. For instance, North Carolina law designates parts of U.S. Route 1 as the Jefferson Davis Memorial Highway, but the Census Bureau includes only the portion of that highway in Lee County as named after Davis. Many businesses cite their address as U.S. 1 or other local names. And the Census Bureau's data, last compiled in May 2014, can be out of date, even missing some name changes occurring from months before its release.

Lesser-known Confederate generals, like James Longstreet, George Pickett and Braxton Bragg, have also been honored. So has the notorious Nathan Bedford Forrest, who ordered black soldiers held as prisoners of war killed after the Battle of Fort Pillow. According to Google Maps, at least two public schools have been named after Forrest, who was also a founder of the Ku Klux Klan.

We found some odd intersections, like the one in New Orleans just south of Xavier University where a street named for Dr. King intersects one named for Davis. Two small Southern towns also feature similarly strange reminders of the South's history: A street named for Dr. King intersects with a highway named for Davis in Wadley, Ga., and with Lee in Lexington, Miss.

How are subdivisions named?

By David S. Jones, Real Estate Center at Texas A&M

Oct 24, 2010



Recommend 0

Have you ever wondered how subdivisions are named? I have. The Real Estate Center at Texas A&M University asked readers of its electronic newsletter to explain the thought process that goes into naming subdivisions.

While some developers have solid reasons for picking the names they do, others just go with “whatever sounds good.” A San Antonio builder-developer wouldn’t say how he picked the names for his subdivisions, but he compared the process with “coming up with a name for a new brand of soap.”

For many developers, selecting a subdivision name is serious business. It should be. After all, it must attract homebuyers without sounding too much like another nearby development.

Writing in the *Galveston County Daily News*, Sarah Viren notes that the developer of Saddle Creek Ranch in League City, Texas, decided to change the subdivision’s name when a competitor announced plans for Shadow Creek Ranch subdivision. After a brainstorming session, Victory Lakes was picked for the new name.

Of course, Victory Lakes had no lakes — until the developer created them. It isn’t uncommon for a developer to create features that highlight the subdivision’s name. John Lightfoot, developer of The Falls at Champion Forest in Spring, Texas, says there are “not many natural waterfalls in this part of Texas, so I built a 15-foot high, 1,500-gallon-per-minute waterfall.”

Lightfoot notes, however, that in general names come from existing natural features. The Orchard in Sugar Land, Texas, is being built around a tree orchard once owned by Imperial Sugar and will preserve more than 70 percent of the trees.

Local legends provide subdivision names. For example, there’s Sam Bass Trails in Round Rock. On the northwest side of Houston is a neighborhood called Ravensway. It’s near Cypress Creek, where Sam Houston’s army once camped. Houston was known as “The Raven.” Street names in the subdivision carry the theme further with Campsite Round, Scouts Lane, Rifleman Circle and others.

Themes are common in subdivision names. When there’s a prominent natural feature, such as a river, names are easy to come by — Riverforest, Riverwood and so forth. Brazoswood residential development south of Mineral Wells gets its name from the abundant oak trees and the site’s location near the Brazos River. Oakmont in Corinth, Texas, is hilly, with many varieties of oak trees.

Obviously, the names of family and friends are the source for other subdivision names. There’s Christopher’s Cove, Suzanne’s Court and Julie’s Walk. Michael Shelton, developer of MJ Ranch, proudly named the subdivision after his wife Mary Jo.

I’m sure their namesakes are very proud, even if the homeowners who live there don’t have a clue who Christopher, Suzanne, Julie and Mary Jo are.

In South Texas, John Holt, land development manager for CasaLinda Homes in McAllen, says subdivision names take into consideration the Hispanic demographic they are trying to sell to. Hence, his subdivisions have names like El Mileno, Grandora, Tesoro and Del Oro.

Galveston's newest community, Evia, is named after Jose Antonio de Evia, a Spanish naval officer who mapped the Gulf coast, including the barrier island and bay now named Galveston.

"The man who discovered our beloved home deserves to be recognized," said Kelley Sullivan with Evia.

In Celina north of Dallas, Charles E. Fitzgerald, president of Wilbow Corporation, planned a subdivision originally named Quail Hollow. When he learned that the seller was one of the founding families, Fitzgerald renamed the community Heritage of Celina. Streets in the subdivision are named for the area's founding families.

"I think that subdivision names and street names should be chosen carefully and with serious thought," says Clayton Husband, director of planning for the City of Burleson. "An elegant name can add intrinsic value to the property and the community."

Husband cites Whittier Heights in Colleyville, Texas, as an example of how street names and planning are combined in an overall theme — the poetry of John Greenleaf Whittier. An adjacent subdivision has streets named after naturalists and conservationists, such as John Muir.

When it comes to naming subdivisions and streets, Thurman Blackburn of Austin takes the job seriously. "I consider it both an honor and a challenge," Blackburn says.

For those who want the easy way out when naming a subdivision, there's <http://adrian.gimp.org/cgi-bin/sub.cgi>. That website has a random subdivision-housing development-nursing home name generator. To come up with a subdivision name, just take one word from column one (examples: Pine, Oak, Cedar), add it to a word from column two (examples: Sunset, Country, Circle) and then one from column three (examples: Acres, Forest, Valley). There you have it — Pine Country Forest.

Vicksburg residential subdivision - Section and Street Name Historical Connections

Section Name	Street Name	Possible Historical Significance
Village of Shiloh	N/A	The Battle of Shiloh, also known as the Battle of Pittsburg Landing, took place from April 6 to April 7, 1862, and was one of the major early engagements of the American Civil War (1861-65). The battle began when the Confederate Army launched a surprise attack on Union forces under General Ulysses S. Grant (1822-85) in southwestern Tennessee. After initial successes, the Confederates were unable to hold their positions and were forced back, resulting in a Union victory. Source: https://www.history.com/topics/american-civil-war/battle-of-shiloh
Village of Shiloh	CUMBERLAND DR	Army of Cumberland? Cumberland River? The Army of the Cumberland was one of the principal Union armies in the Western Theater during the Civil War. Source: https://en.wikipedia.org/wiki/Army_of_the_Cumberland
Village of Shiloh	CLYBURN CT	Link not found
Village of Shiloh	TECUMSEH CT	William Tecumseh Sherman - Union Army, Civil War. Sherman played a major role in the campaign to capture Vicksburg. Source: https://www.nps.gov/vick/learn/historyculture/william-tecumseh-berman.htm
Village of Shiloh	ASHLEY CT	Skirmish at Ashley's Mill, sometimes called the Skirmish at Ferry Landing 1863. The Union cavalry forced the Confederates to retreat which opened the route to the east of the river, leading to the Battle of Bayou Fourche on September 10, 1863 and the capture of Little Rock by the Union Army of Arkansas Source: https://en.wikipedia.org/wiki/Skirmish_at_Ashley%27s_Mills
Village of Shiloh	CRESSWELL CT	Link not found
Village of Shiloh	MANION DR	Link not found
Village of Shiloh	SWINTON DR	William Swinton published a popular history in 1866 titled Campaigns of the Army of the Potomac that paid tribute to the Northern soldiers...During the war, Swinton was a New York Times correspondent who was expelled from the Army of the Potomac on two occasions during the Overland campaign. Source: https://www.historynet.com/cwt-book-review-campaigns-army-potomac.htm
Village of Shiloh	DARNELL CT	The Siege of Vicksburg, Lt. Colonel William W. Darnall? Twelfth Division, First Brigade Source: https://en.wikipedia.org/wiki/Vicksburg_Union_order_of_battle
Village of Shiloh	CORBETT DR	Link not found
Village of Shiloh	BOWDEN CT	Link not found
Village of Shiloh	SHOTWELL CT	Link not found
Village of Shiloh	TRUESDALE DR	Link not found
Village of Shiloh	YANKEE CT	During the Civil War, the term "Yankee" was used derogatorily in the South to refer to Americans loyal to the Union, but in World War I the term was used widely abroad to refer to all Americans. Source: https://www.nationalgeographic.org/encyclopedia/yankee/
Village of Shiloh	VERMILION DR	William F. Vermilion was a physician, Civil War company commander in the Union Army. Source: https://library.ucsd.edu/dc/collection/bb3415755p
Village of Shiloh	WELBORN CT	Link not found

Vicksburg residential subdivision - Section and Street Name Historical Connections

Section Name	Street Name	Possible Historical Significance
Village of Shiloh	PRICHARD CT	Benjamin Dudley Pritchard (?) was a United States Army officer, most known for leading the Union cavalry regiment which captured the fugitive Jefferson Davis, President of the Confederate States of America, in the weeks surrounding the close of the American Civil War. Source: https://en.wikipedia.org/wiki/Benjamin_D._Pritchard
Village of Shiloh	ALDRIDGE DR	Link not found
Village of Cumberland	N/A	Army of Cumberland? Cumberland River? The Army of the Cumberland was one of the principal Union armies in the Western Theater during the Civil War. Source: https://en.wikipedia.org/wiki/Army_of_the_Cumberland
Village of Cumberland	CUMBERLAND DR	Army of Cumberland? Cumberland River? The Army of the Cumberland was one of the principal Union armies in the Western Theater during the Civil War. Source: https://en.wikipedia.org/wiki/Army_of_the_Cumberland
Village of Cumberland	PICKETT PL	Pickett's Charge was the culmination of the Battle of Gettysburg (July 3, 1863) - Civil War Source: https://www.historynet.com/picketts-charge-gettysburg
Village of Cumberland	SAVANNAH LN	Sherman's March to the Sea (also known as the Savannah Campaign or simply Sherman's March) was a military campaign of the American Civil War conducted through Georgia from November 15 until December 21, 1864, by Maj. Gen. William Tecumseh Sherman of the Union Army. Source: https://en.wikipedia.org/wiki/Sherman%27s_March_to_the_Sea
Village of Cumberland	SHILOH DR	The Battle of Shiloh, also known as the Battle of Pittsburg Landing, took place from April 6 to April 7, 1862, and was one of the major early engagements of the American Civil War (1861-65). The battle began when the Confederate Army launched a surprise attack on Union forces under General Ulysses S. Grant (1822-85) in southwestern Tennessee. After initial successes, the Confederates were unable to hold their positions and were forced back, resulting in a Union victory. Source: https://www.history.com/topics/american-civil-war/battle-of-shiloh
Village of Cumberland	SHILOH CT	The Battle of Shiloh, also known as the Battle of Pittsburg Landing, took place from April 6 to April 7, 1862, and was one of the major early engagements of the American Civil War (1861-65). The battle began when the Confederate Army launched a surprise attack on Union forces under General Ulysses S. Grant (1822-85) in southwestern Tennessee. After initial successes, the Confederates were unable to hold their positions and were forced back, resulting in a Union victory. Source: https://www.history.com/topics/american-civil-war/battle-of-shiloh
Village of Cumberland	BRECKINRIDGE LN	Confederate Major General John Breckinridge - Confederate Army - Civil War Source: https://en.wikipedia.org/wiki/John_C._Breckinridge
Village of Cumberland	BRECKINRIDGE CT	Confederate Major General John Breckinridge - Confederate Army - Civil War Source: https://en.wikipedia.org/wiki/John_C._Breckinridge
Village of Cumberland	BUCKNER CT	Buckner's Battery Mississippi Light Artillery; unit was attached to Brig. Gen. Daniel Ruggles' 1st Military District, headquartered at Columbus, MS, of Gen. Joseph E. Johnston's Department of the West, and commanded by Lt. H.C. Holt. [Refer to Edwin Bearss' The Vicksburg Campaign, Volume III, page 1143.] Source: https://www.nps.gov/vick/learn/historyculture/buckners-battery-mississippi-light-artillery.htm
Village of Cumberland	TRUESDALE DR	Link not found
Village of Cumberland	CONFEDERATE DR	Confederate stronghold - Vicksburg during the Civil War. Source: https://www.history.com/topics/american-civil-war/vicksburg-campaign
Village of Cumberland	CONFEDERATE SOUTH DR	Confederate stronghold - Vicksburg during the Civil War. Source: https://www.history.com/topics/american-civil-war/vicksburg-campaign
Village of Cumberland	CONFEDERATE CT	Confederate stronghold - Vicksburg during the Civil War. Source: https://www.history.com/topics/american-civil-war/vicksburg-campaign

Vicksburg residential subdivision - Section and Street Name Historical Connections

Section Name	Street Name	Possible Historical Significance
Village of Cumberland	BEDFORD FORREST CT	General Nathan Bedford Forrest - Confederate Army - Civil War Source: https://en.wikipedia.org/wiki/Nathan_Bedford_Forrest
Village of Cumberland	BEDFORD FORREST DR	General Nathan Bedford Forrest - Confederate Army - Civil War Source: https://en.wikipedia.org/wiki/Nathan_Bedford_Forrest
Village of Cumberland	STONEWALL CT	General Thomas "Stonewall" Jackson - Confederate Army - Civil War Source: https://www.history.com/topics/american-civil-war/stonewall-jackson
Village of Cumberland	BEAUREGARD CT	Confederate States Army General Pierre Gustave Toutant-Beauregard; Source: https://en.wikipedia.org/wiki/P._G._T._Beauregard
Village of Cumberland	BULL RUN CT	The Union Army marched from Washington, D.C., to seize the Confederate capital of Richmond, Virginia. Approximately 25 miles into the march, their path was blocked by the Confederate Army under the command of General P.G.T. Beauregard. At first, it seemed as if the Union Army would prevail, but as the battle raged, the Confederates held their ground...their counterattack defeated the Union troops. Source: https://www.nationalgeographic.org/article/defining-battles-civil-war/7th-grade/
Village of Cumberland	KENNESAW DR	The Battle of Kennesaw Mountain was fought on June 27, 1864, during the Atlanta Campaign of the American Civil War. It was the most significant frontal assault launched by Union Maj. Gen. William T. Sherman against the Confederate Army of Tennessee under Gen. Joseph E. Johnston, ending in a tactical defeat for the Union forces. Source: https://en.wikipedia.org/wiki/Battle_of_Kennesaw_Mountain
Sedona Creek	N/A	City in Arizona; Sedona sits along the banks of Oak Creek, a tributary to the nearby Verde River—two of Arizona's few perennial streams. Source: https://visitsedona.com/blog/sedona-where-cool-waters-flow/
Sedona Creek	TRUESDALE DR	Link not found
Sedona Creek	POWELL SPRINGS CT	Powell Springs Campground; Approximately 45 minutes from Prescott, AZ and the Verde Valley. Source: https://www.fs.usda.gov/recarea/prescott/recarea/?recid=67179
Sedona Creek	SEDONA CREEK DR	City in Arizona; Sedona sits along the banks of Oak Creek, a tributary to the nearby Verde River—two of Arizona's few perennial streams. Source: https://visitsedona.com/blog/sedona-where-cool-waters-flow/
Sedona Creek	PHOENIX CT	City in Arizona
Sedona Creek	ASH CREEK DR	Ash Creek is located in southeastern Arizona in the Pinaleño Mountain Range, part of Coronado National Forest. The closest city is Safford, about 7 miles (11 km) away. Source: https://en.wikipedia.org/wiki/Ash_Creek_(Arizona)
Sedona Creek	FOUNTAIN HILLS DR	City in Arizona. Fountain Hills is a town in Maricopa County, Arizona, United States. Known for its impressive fountain, once the tallest in the world, it borders on the Fort McDowell Yavapai Nation, Salt River Pima-Maricopa Indian Community, and Scottsdale, Arizona. Source: https://en.wikipedia.org/wiki/Fountain_Hills,_Arizona
Sedona Creek	SALT RIVER CT	The Salt River is a river in the U.S. state of Arizona. It is the largest tributary of the Gila River. The river is about 200 miles long. Its drainage basin is about 13,700 square miles large. The longest of the Salt River's many tributaries is the 195-mile Verde River. Source: https://en.wikipedia.org/wiki/Salt_River_(Arizona)
Sedona Creek	SCOTTSDALE PALMS DR	City in Arizona (Scottsdale); Palms may be a reference to a specific location or nonnative palm trees in the area.
Sedona Creek	ANTELOPE HILLS DR	Antelope Hill, formerly Antelope Peak, is a summit, at an elevation of 804 feet, near the Gila River in Yuma County, Arizona. Source: https://en.wikipedia.org/wiki/Antelope_Hill,_Arizona
Sedona Creek	SANDSTONE RIVER DR	Interbedded sandstone, shale, and limestone usually characterized by ledgy outcrops. Orange to reddish sandstone forms cliffs near Sedona. Source: http://azgs.arizona.edu/photo/layered-sedimentary-rocks-exposed-salt-river-canyon

Vicksburg residential subdivision - Section and Street Name Historical Connections

Section Name	Street Name	Possible Historical Significance
Sedona Creek	CHINO VALLEY CT	Town in Arizona
Sedona Creek	COYOTE TRAIL CT	Trail in Arizona; The Coyote trail is 1.4 miles long. It begins at Forest Road 9710w and ends at Forest Road 9003g. Source: https://www.fs.usda.gov/recarea/prescott/recreation/recarea/?recid=67561&actid=104
Sedona Creek	COYOTE TRAIL DR	Trail in Arizona; The Coyote trail is 1.4 miles long. It begins at Forest Road 9710w and ends at Forest Road 9003g. Source: https://www.fs.usda.gov/recarea/prescott/recreation/recarea/?recid=67561&actid=104
Sedona Creek	WOODS CANYON CT	Woods Canyon Lake is a small lake located in northern Arizona, about 30 mi east of the city of Payson. Source: https://en.wikipedia.org/wiki/Woods_Canyon_Lake
Sedona Creek	CUMBERLAND CT	Army of Cumberland? Cumberland River? The Army of the Cumberland was one of the principal Union armies in the Western Theater during the American Civil War. Source: https://en.wikipedia.org/wiki/Army_of_the_Cumberland
Sedona Creek	SHILOH DR	The battle of Shiloh, also known as the Battle of Pittsburg Landing, took place from April 6 to April 7, 1862, and was one of the major early engagements of the American Civil War (1861-65). The battle began when the Confederate Army launched a surprise attack on Union forces under General Ulysses S. Grant (1822-85) in southwestern Tennessee. After initial successes, the Confederates were unable to hold their positions and were forced back, resulting in a Union victory. Source: https://www.history.com/topics/american-civil-war/battle-of-shiloh