



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 **June 10, 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 May 13, 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 Heritage Park Drive Street Dedication Phase 3
- (2) Consider an application for a preliminary plat for Sienna Oaks Drive Street Dedication Phase 2
- (3) Consider an application for a final plat for Sienna Oak Drive Street Dedication Phase 1
- (4) Consider an application for a final plat for Parks Edge Section 14
- (5) Consider an application for a final plat for Sienna Plantation Section 30
- (6) Consider an application for a final plat for Sienna Plantation Section 34A
- (7) Consider an application for a final plat for Sienna Section 35A
- (8) Consider an application for a final plat for Sienna Section 39A
- (9) Consider an application for Zaineb Shopping Center, being a partial replat of Nova Village Center

B. Parks Edge

- (1) Consider an application for a revised concept plan for Parks Edge
- (2) Consider an application for a preliminary plat for Parks Edge Section Ten
- (3) Consider an application for a preliminary plat for Parks Edge Section Eleven
- (4) Consider an application for a preliminary plat for Parks Edge Section Fifteen

7. ZONING MAP AMENDMENTS

None.

8. ZONING TEXT AMENDMENTS

A. MOBILE FOOD UNITS

- (1) Public hearing to receive comments for or against possible amendments to the City of Missouri City Zoning Ordinance regarding mobile food units.
- (2) Consider approving a preliminary report on item 8.A.(1).

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

A. IMPACT FEES

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

10. CLOSED EXECUTIVE SESSION

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

11. RECONVENE

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

12. ADJOURN

In compliance with the Americans with Disabilities Act, the City of Missouri City will provide reasonable accommodations for persons attending Planning and Zoning Commission 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 June 10, 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 June 5, 2020.



Egima Edwards
Planning Technician



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: June 10, 2020

AGENDA ITEM SUBJECT: Preliminary Plat of Heritage Park Drive Street Dedication Phase 3

AGENDA ITEM NUMBER: 6.A.(1)

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

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

PERMIT NUMBER: PLAT2000250

TYPE OF APPLICATION:

- Initial application
- Written Response application

PROPERTY ID: 0031-00-000-3038-907 / 0031-00-000-3048-907 / 0031-00-000-3081-907

LOCATION: West of Sienna Oaks Drive, South of Sienna Parkway

ZONING DISTRICT DESIGNATION: ETJ, Extraterritorial Jurisdiction

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

RECOMMENDED ACTION:

The Planning and Zoning Commission should:

- | |
|---|
| <ul style="list-style-type: none"><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 |
|---|

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

- a. A temporary benchmark (TBM) shall be set **in** the subdivision in accordance with Section 2.D(15). The basis of control for the TBM shall also be indicated. **Please correct the plat note reference for the TBM.**
- b. A Traffic Impact Analysis shall be in accordance with Section 2.D. **The submitted TIA is labeled Phase 2 but the plat is for Phase 3. Please clarify.**
- c. Contour lines with intervals of one foot, referred to sea level (USGS and city datum), shall be provided to show at least two contour lines within the subdivision in addition to those necessary to clearly show outfall drainage in accordance with Section 2.D(15). **Contours are shown however are not labeled. Please revise.**

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.

N/A

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

1. NAME OF PLAT: HERITAGE PARK DRIVE PHASE 3		
2. NAME OF CONCEPTUAL PLAN OR PRELIMINARY PLAT, THAT PRECEDES THIS PLAT (IF APPLICABLE): SIENNA PLANTATION 2E		
3. LANDOWNER'S NAME (IF COMPANY OR CORPORATION, LIST CHIEF OFFICER): TOLL GTIS PROPERTY OWNER, LLC (JIMMIE JENKINS)		
MAILING ADDRESS: 10110 W. SAM HOUSTON PARKWAY N, SUITE 250, HOUSTON, TEXAS 77064		
PHONE NO.: 281-894-8655	EMAIL:	
4. APPLICANT'S NAME (CHECK APPLICABLE ROLE): LJA ENGINEERING INC./ LAURIE CHAPA		
<input type="checkbox"/> ARCHITECT <input type="checkbox"/> ENGINEER <input type="checkbox"/> PLANNER <input type="checkbox"/> SURVEYOR <input checked="" type="checkbox"/> OTHER: PLAT COORDINATOR		
MAILING ADDRESS:		
PHONE NO.:		
EMAIL:		
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: <u>1.794</u>	RESIDENTIAL LOTS: _____
LAKES/PONDS (NON-RECREATIONAL): _____	IRRIGATION/DRAINAGE CANALS: _____	RECREATIONAL USES: _____
UTILITY EASEMENTS: _____	PUBLIC PARKLAND: _____	(ACRES): _____
OTHER (EXPLAIN): _____		
TOTAL ACREAGE: <u>1.794</u>		
8. ESTIMATED # OF SECTIONS: _____	BLOCKS: _____	RESERVES: _____
9. ESTIMATED # OF SINGLE FAMILY RESIDENTIAL LOTS / MULTIFAMILY DWELLING UNITS:		
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: Sienna Plantation Municipal Utility District No. 6		

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 PRELIMINARY PLAT OF HERITAGE PARK DRIVE STREET DEDICATION PHASE 3 IN CONFORMANCE WITH SECTION 2.D., PLATTING MANUAL OF THE CITY OF MISSOURI CITY, TX. THIS PLAT IS NOT IN RECORDABLE FORM.

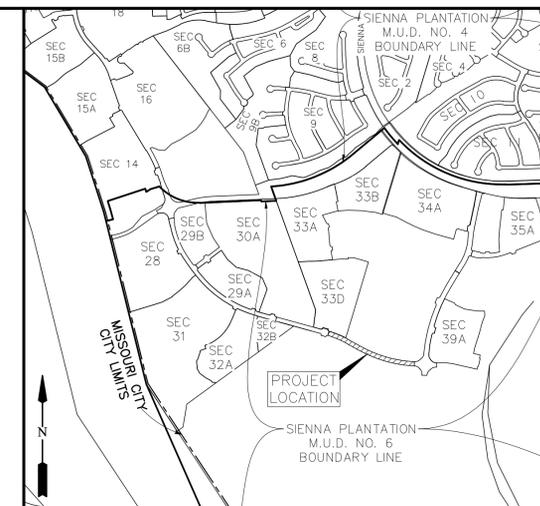
THIS _____ DAY OF _____, 2020.

SONYA BROWN-MARSHALL
CHAIR

TIMOTHY R. HANEY
VICE CHAIR

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 5/8 IRON ROD SET AT THE NE CORNER OF HERITAGE PARK DRIVE INTERSECTION WITH SIENNA OAKS. ELEV. = 53.17 (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. 504157 DATED JANUARY 20, 2020. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN SIENNA SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE ETJ OF THE CITY OF MISSOURI CITY, FORT BEND COUNTY, FORT BEND INDEPENDENT SCHOOL DISTRICT AND FORT BEND EMERGENCY SERVICE DISTRICT NO. 4.
- IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48157C 0435L, REVISED DATE APRIL 2, 2014, PROPERTY LIES WITHIN SHADED ZONE "X" DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD. THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1% ANNUAL CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM, OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- THE EXISTING PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION HAVE BEEN SHOWN HEREON.
- 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.
- 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.
- THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACE AND RESERVES.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5- FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
- SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OR THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- IN ACCORDANCE WITH CENTERPOINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
- ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED AT THE TIME OF PLATTING.
- GAS METER LOCATION: GAS METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION PLEASE CONTACT SIENERGY AT 281-778-6250.
- ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE ETJ BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
- NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
- PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY, ALL BLOCK CORNERS AND STREET RIGHT-OF-WAY WILL BE MONUMENTED.
- ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.
- REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500FT. FOR RESIDENTIAL DEVELOPMENT AND 300FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- STREET LIGHTING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MISSOURI CITY INFRASTRUCTURE DESIGN MANUAL, CHAPTER 4 STREET LIGHTING AND OVERHEAD UTILITIES. THE INSTALLATION, OPERATION, AND MAINTENANCE OF ORNAMENTAL STREET LIGHTS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MISSOURI CITY, EXCEPT AS PROVIDED THEREIN.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE RESERVES AND CHANNELS IS VESTED IN THE SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF LANDSCAPE RESERVES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES WITHIN THE SECTIONS IS VESTED IN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES ALONG BOULEVARDS AND MAJOR THOROUGHFARES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5.
- THIS PLAT IS SUBORDINATED BY:
U.S. BANK NATIONAL ASSOCIATION D/B/A HOUSING CAPITAL COMPANY, AS RECORDED IN FILE NO. _____ OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
- THIS PLAT LIES WITHIN LIGHTING ZONE 2.
- THIS PLAT IS SUBJECT TO OVER AND ACROSS EASEMENTS AS SET FORTH BY THE RESTRICTED COVENANTS RECORDED UNDER FILE NO. 2015009259, F.B.C.O.R.
- ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED PURSUANT TO A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- 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. 650-R/V/W/X

PRELIMINARY PLAT OF
HERITAGE PARK DRIVE
STREET DEDICATION PHASE 3

A SUBDIVISION OF 1.794 ACRES OF LAND SITUATED IN THE
WILLIAM HALL SURVEY, ABSTRACT 31,
FORT BEND COUNTY, TEXAS.

0 LOTS 0 RESERVES 0 BLOCKS

JUNE 3, 2020 JOB NO. 1416-1704BP

OWNER:

TOLL-GTIS PROPERTY OWNER, LLC
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE

10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 210, HOUSTON, TEXAS 77064
PH. (281) 894-8655

SURVEYORS:

GBI PARTNERS, L.P.

LAND SURVEYING CONSULTANTS
4724 VISTA ROAD • PASADENA, TX 77505
PHONE: 281-498-4839 • GBIsurvey@GBIpartners.com
TELEX: 8284 #10128000 • www.GBIpartners.com

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

ENGINEER:

LJA Engineering, Inc.

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

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

SHEET 1 OF 2



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: June 10, 2020

AGENDA ITEM SUBJECT: Preliminary Plat of Sienna Oaks Drive - Phase 2
Street Dedication

AGENDA ITEM NUMBER: 6.A.(2)

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

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

PERMIT NUMBER: PLAT2000244

TYPE OF APPLICATION:

- Initial application
- Written Response application

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

LOCATION: North of Heritage Park Drive, south of Sienna
Parkway and west of Waters Lake Boulevard

ZONING DISTRICT DESIGNATION: ETJ, Extraterritorial Jurisdiction

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

RECOMMENDED ACTION:

The Planning and Zoning Commission should:

APPROVE:

Note: A portion of this preliminary plat was included in the final plat for Sienna Section 39A. The right-of-way was removed from that section and additional acreage added to this preliminary plat.

A. REASON FOR DISAPPROVAL:

1. 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 application:**
 - a. Fort Bend County Drainage District no objection letter
 - b. Municipal Utility District letter

-----**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 OAKS DRIVE PHASE 2		
2. NAME OF CONCEPTUAL PLAN OR PRELIMINARY PLAT, THAT PRECEDES THIS PLAT (IF APPLICABLE):	SIENNA 3B / Included with Sienna Section 2E		
3. LANDOWNER'S NAME (IF COMPANY OR CORPORATION, LIST CHIEF OFFICER):	TOLL GTIS PROPERTY OWNER, LLC (JIMMIE JENKINS)		
MAILING ADDRESS:	10110 W. SAM HOUSTON PARKWAY N, SUITE 250, HOUSTON, TEXAS 77064		
PHONE NO.:	281-894-8655	EMAIL:	
4. APPLICANT'S NAME (CHECK APPLICABLE ROLE):	LJA ENGINEERING INC./ LAURIE CHAPA		
<input type="checkbox"/> ARCHITECT	<input type="checkbox"/> ENGINEER	<input type="checkbox"/> PLANNER	<input type="checkbox"/> SURVEYOR
<input checked="" type="checkbox"/> OTHER: PLAT COORDINATOR			
MAILING ADDRESS:			
PHONE NO.:		EMAIL:	
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: <u>3.259</u>	RESIDENTIAL LOTS: _____	
LAKES/PONDS (NON-RECREATIONAL): _____	IRRIGATION/DRAINAGE CANALS: _____	RECREATIONAL USES: _____	
UTILITY EASEMENTS: _____	PUBLIC PARKLAND: _____	(ACRES): _____	
TOTAL ACREAGE:	<u>3.259</u>		
8. ESTIMATED # OF SECTIONS: _____	BLOCKS: _____	RESERVES: _____	
9. ESTIMATED # OF SINGLE FAMILY RESIDENTIAL LOTS / MULTIFAMILY DWELLING UNITS: _____			
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:	Sienna Plantation Municipal Utility District No. 6		

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 PRELIMINARY PLAT OF SIENNA OAKS DRIVE STREET DEDICATION PHASE 2 IN CONFORMANCE WITH SECTION 2.02, PLATTING MANUAL OF THE CITY OF MISSOURI CITY, TX. THIS PLAT IS NOT IN RECORDABLE FORM.

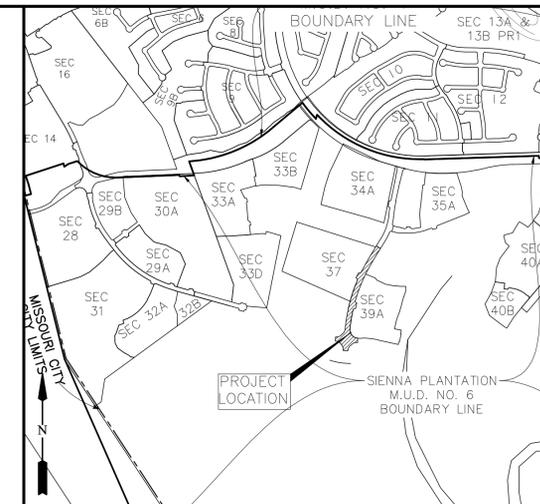
THIS _____ DAY OF _____, 2020.

SONYA BROWN-MARSHALL
CHAIR

TIMOTHY R. HANEY
VICE CHAIR

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. 5/8 IRON RPD SET AT THE NE CORNER OF HERITAGE PARK DRIVE INTERSECTION WITH SIENNA OAKS. ELEV. = 53.17 (NAVD 88, 2001 ADJ.)
- ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.999867651.
- THIS PLAT WAS PREPARED TO MEET CITY OF MISSOURI CITY AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY. FILE NO. _____ DATED _____ THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN SIENNA 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 PARTIALLY WITHIN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4 AND SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6.
- IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48157C 0436L, REVISED DATE APRIL 2, 2014, PROPERTY LIES WITHIN SHADED ZONE "X" DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD. THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1% ANNUAL CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- THERE ARE NO EXISTING OR PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "GBI PARTNERS" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
- 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.
- THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACE AND RESERVES.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5- FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
- SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OR THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- IN ACCORDANCE WITH CENTERPOINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
- ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED AT THE TIME OF PLATTING.
- GAS METER LOCATION: GAS METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION PLEASE CONTACT SIENERGY AT 281-778-6250.
- ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE ETJ BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
- NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
- PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY. ALL BLOCK CORNERS AND STREET RIGHT-OF-WAY WILL BE MONUMENTED.
- ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.
- REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (SOFT, FOR RESIDENTIAL DEVELOPMENT AND 300FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE DRIVEWAY FOR ANY LOT ON THE INSIDE OF A KNUCKLE MUST BE PLACED ALONG THE FRONTAGE PRIOR TO THE RIGHT TURN ON THE INSIDE APPROACH LANE TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
- STREET LIGHTING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MISSOURI CITY INFRASTRUCTURE DESIGN MANUAL, CHAPTER 4 STREET LIGHTING AND OVERHEAD UTILITIES. THE INSTALLATION, OPERATION, AND MAINTENANCE OF ORNAMENTAL STREET LIGHTS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MISSOURI CITY, EXCEPT AS PROVIDED THEREIN.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE RESERVES AND CHANNELS IS VESTED IN THE SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF LANDSCAPE RESERVES IS VESTED IN THE SIENNA PLANTATION COMMUNITY ASSOCIATION, INC. (S.P.C.A.I.).
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES WITHIN THE SECTIONS IS VESTED IN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES ALONG BOULEVARDS AND MAJOR THOROUGHFARES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5.
- THIS PLAT IS SUBORDINATED BY:
U.S. BANK NATIONAL ASSOCIATION D/B/A HOUSING CAPITAL COMPANY, AS RECORDED IN FILE NO. _____ OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
- THIS PLAT LIES WITHIN LIGHTING ZONE 2.
- THIS PLAT IS SUBJECT TO OVER AND ACROSS EASEMENTS AS SET FORTH BY THE RESTRICTED COVENANTS RECORDED UNDER FILE NO. 2015009259, F.B.C.O.R.
- 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.
- 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. 650-R.V

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

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

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

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

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE
COUNTY CLERK

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

KEN R. DEMERCHANT
PRECINCT 4, COUNTY COMMISSIONER

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

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

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

PRELIMINARY PLAT
SIENNA OAKS DRIVE
STREET DEDICATION PHASE 2

A SUBDIVISION OF 3.259 ACRES OF LAND SITUATED IN THE
WILLIAM HALL LEAGUE, ABSTRACT 31,
FORT BEND COUNTY, TEXAS.

0 LOTS 0 RESERVES 0 BLOCKS
JUNE 3, 2020 JOB NO. 1416-1902B

TOLL-GTIS PROPERTY OWNER, LLC
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE

10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 210, HOUSTON, TEXAS 77064
PH. (281) 894-8655

SURVEYORS:



GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
4714 107TH ROAD • P.O. BOX 2008, TX 77055
PHONE: 281-499-4539 • GBSurvey@GBISurvey.com
T89PL6 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

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

Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

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

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

SHEET 1 OF 2



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: June 10, 2020
AGENDA ITEM SUBJECT: Final Plat of Sienna Oaks Drive - Phase 1
AGENDA ITEM NUMBER: 6.(A).3
PROJECT PLANNER: Thomas K. White Jr., Planner II
APPROVAL:  Otis T. Spriggs, Director, Development Services
Shashi K. Kumar, P.E., CFM, City Engineer/Public Works Director

PERMIT NUMBER: PLAT2000249
TYPE OF APPLICATION:
 Initial application
 Written Response application
PROPERTY ID: 0031-00-000-3081-907
LOCATION: North of Heritage Park Drive, south of Sienna Parkway and west of Waters Lake Boulevard

ZONING DISTRICT DESIGNATION: ETJ, Extraterritorial Jurisdiction

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

RECOMMENDED ACTION:

The Planning and Zoning Commission should:

- 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.

NOTE: Sienna Oaks Drive Phase 1 was included in the final plat for Sienna Section 35A and approved on the March 11, 2020 agenda. The right-of-way was removed from that section and submitted as the subject final plat.

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:**
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 Oaks Drive Phase 1		
2. NAME OF CONCEPTUAL PLAN OR PRELIMINARY PLAT, THAT PRECEDES THIS PLAT (IF APPLICABLE):	Sienna 3B Concept Plan		
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:	
4. APPLICANT'S NAME (CHECK APPLICABLE ROLE):	LJA Engineering Inc/Laurie Chapa- Platting Coordinator		
	<input type="checkbox"/> ARCHITECT	<input type="checkbox"/> ENGINEER	<input checked="" type="checkbox"/> PLANNER
	<input type="checkbox"/> SURVEYOR	<input type="checkbox"/> OTHER:	
MAILING ADDRESS:	1904 W. Grand Parkway North, Suite 100, Katy, Texas 77449		
PHONE NO.:	713-953-5173	EMAIL:	lchapa@lja.com
5. IS PLAT LOCATED INSIDE THE CITY LIMITS OR CITY'S ETJ? (CIRCLE ONE):	CITY LIMITS	<input checked="" type="radio"/> 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:	RESIDENTIAL LOTS:	
LAKES/PONDS (NON-RECREATIONAL):	IRRIGATION/DRAINAGE CANALS:	RECREATIONAL USES:	
UTILITY EASEMENTS:	PUBLIC PARKLAND:	(ACRES):	
OTHER (EXPLAIN):			
TOTAL ACREAGE:	<u>2.065</u>		
8. ESTIMATED # OF SECTIONS:	<u>1</u>	BLOCKS:	<u>0</u>
		RESERVES:	<u>0</u>
9. ESTIMATED # OF SINGLE FAMILY RESIDENTIAL LOTS / MULTIFAMILY DWELLING UNITS:			
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, OF TOLL-GTIS PROPERTY OWNER LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS OF THE 2.065 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SIENNA OAKS DRIVE STREET DEDICATION PHASE 1, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

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

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

FURTHER, WE DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND THIRTY (30) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

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

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF SIENNA OAKS DRIVE STREET DEDICATION PHASE 1 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

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, 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

I, JON P. BORDOVSKY, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLES, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTHS (5/8) INCH WITH PLASTIC CAP MARKED "GBI PARTNERS" AND A LENGTH OF NOT LESS THAN THREE (3) FEET (SEE NOTE 9).

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

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 OAKS DRIVE STREET DEDICATION IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT

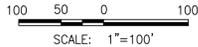
THIS _____ DAY OF _____, 2020.

SONYA BROWN-MARSHALL, CHAIRMAN

TIMOTHY R. HANEY, VICE CHAIRMAN

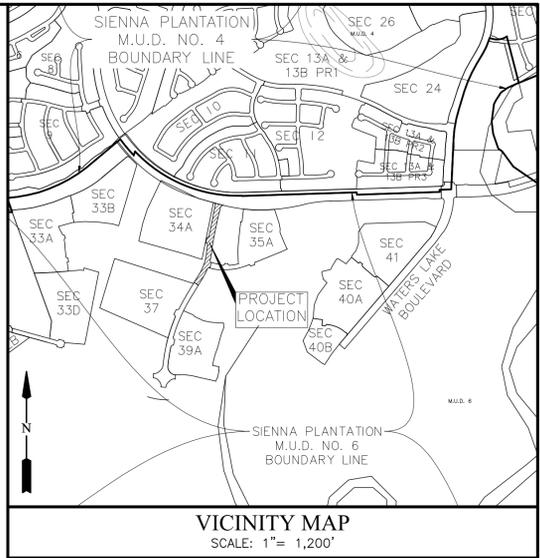
LEGEND

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



NOTES:

- 1. BENCHMARK: FOUND 4 INCH BRASS DISC LOCATED IN A POURED CONCRETE POST IN THE GRASSY AREA IN FRONT OF MISSOURI CITY FIRE STATION NUMBER 5 16.5 FEET FROM THE SIDE WALK. SURVEY MARKER NO. PCM-011 ELEV. = 59.97 (NAVD88 2001 ADJUSTMENT)
2. T.B.M. INDICATES TEMPORARY BENCHMARK SET X CUT IN CONCRETE ELEV. = 52.79 (NAVD 88, 2001 ADJ.)
3. ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.999867651.
4. THIS PLAT WAS PREPARED TO MEET CITY OF MISSOURI CITY AND FORT BEND COUNTY REQUIREMENTS.
5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. 741009 DATED APRIL 27,2020. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
6. THIS PLAT LIES WHOLLY WITHIN SIENNA SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, FORT BEND SUBSIDIANCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE ETJ OF THE CITY OF MISSOURI CITY AND FORT BEND COUNTY, AND PARTIALLY WITHIN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4 AND SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6.
7. IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48157C 0435L, REVISED DATE APRIL 2, 2014, PROPERTY LIES WITHIN SHADDED ZONE "X" DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD. THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1% ANNUAL CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
8. THERE ARE NO EXISTING OR PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
9. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "GBI PARTNERS" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
10. ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
11. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
12. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
13. THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACE AND RESERVES.
14. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5- FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON CONTIGUOUS RIGHT-OF-WAY OF ALL PERMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
15. SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OR THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
16. DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROVAL POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
17. IN ACCORDANCE WITH CENTERPOINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
18. ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED AT THE TIME OF PLATING.
19. GAS METER LOCATION: GAS METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION PLEASE CONTACT SENERGY AT 281-778-6250.
20. ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE ETJ BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
21. NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
22. PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY, ALL BLOCK CORNERS AND STREET RIGHT-OF-WAY WILL BE MONUMENTED.
23. ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.
24. REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
25. THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500FT. FOR RESIDENTIAL DEVELOPMENT AND 300FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
26. 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.
27. 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.
28. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE RESERVES AND CHANNELS IS VESTED IN THE SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF LANDSCAPE RESERVES IS VESTED IN THE SIENNA PLANTATION COMMUNITY ASSOCIATION, INC. (S.P.C.A.I.)
29. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES WITHIN THE SECTIONS IS VESTED IN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES ALONG BOULEVARDS AND MAJOR THOROUGHFARES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5.
30. 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.
31. THIS PLAT LIES WITHIN LIGHTING ZONE 2.
32. THIS PLAT IS SUBJECT TO OVER AND ACROSS EASEMENTS AS SET FORTH BY THE RESTRICTED COVENANTS RECORDED UNDER FILE NO. 2015009259, F.B.C.O.P.R.
33. 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.
34. 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. 650-R,V

I, J. STACY SLAWINSKI, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS' COURT. HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE 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 OAKS DRIVE
STREET DEDICATION PHASE 1

A SUBDIVISION OF 2.065 ACRES OF LAND SITUATED IN THE WILLIAM HALL LEAGUE, ABSTRACT 31, FORT BEND COUNTY, TEXAS.

0 LOTS 0 RESERVES 0 BLOCKS
MAY 15, 2020 JOB NO. 1416-1901B

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:

ENGINEER:



GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
4724 VISTA ROAD • PASADENA, TX 77505
PHONE: 281-459-6539 • CBI@gbipartners.com
TBP&S FIRM #10130300 • www.GBISurvey.com

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

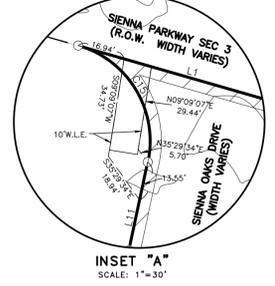
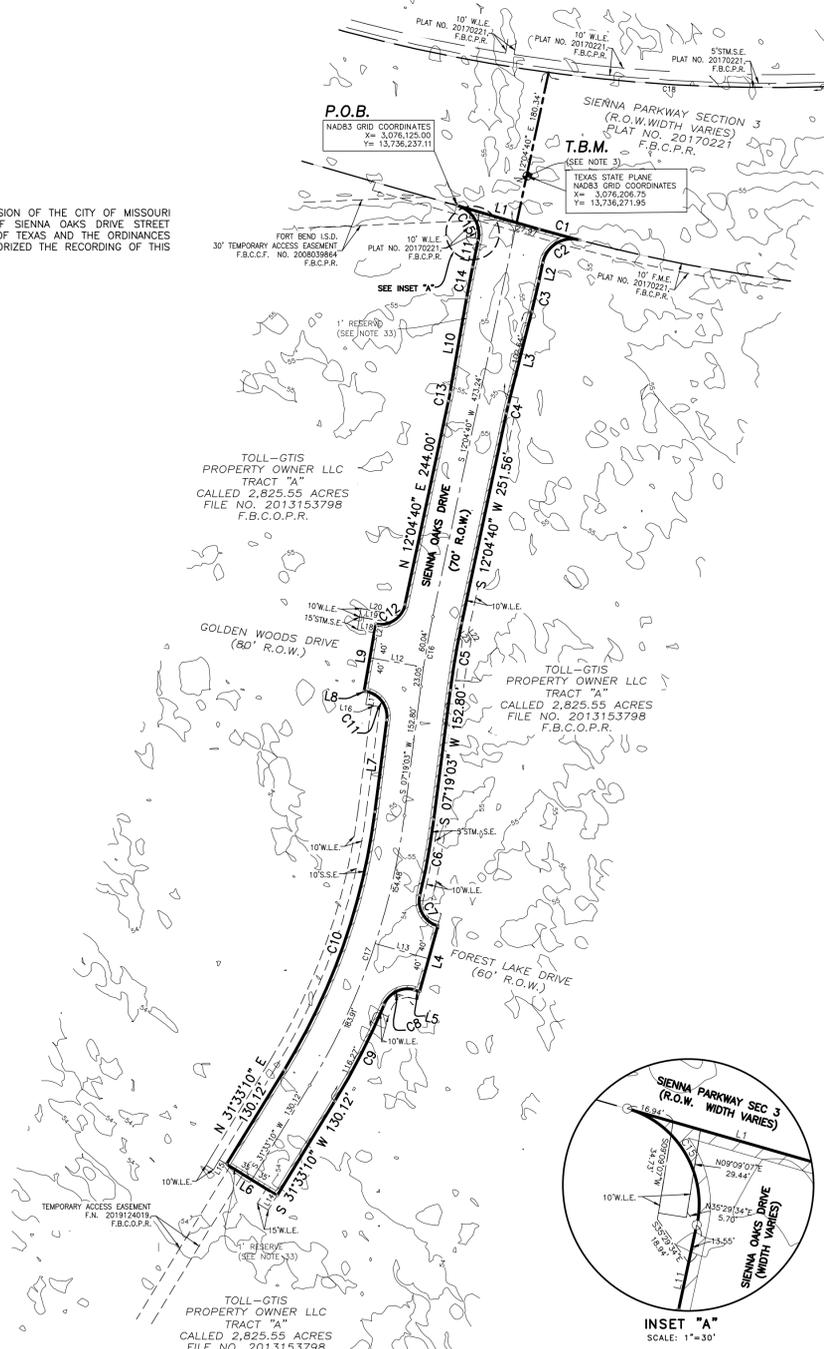
LJA Engineering, Inc.

1904 W. Grand Parkway North Phone 713.953.5200
Suite 100 Fax 713.953.5026
Katy, Texas 77449 FRN-F-1366

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

Table with 3 columns: LINE, BEARING, DISTANCE. Lists line segments L1 through L23 with their respective bearings and distances.

Table with 6 columns: CURVE, RADIUS, DELTA, ARC, CHORD BEARING, CHORD. Lists curve data for curves C1 through C18.



SIENNA OAKS DRIVE STREET DEDICATION PHASE 1
LJA JOB NO. 1416-1901B



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: June 10, 2020
AGENDA ITEM SUBJECT: Final Plat of Parks Edge Section Fourteen
AGENDA ITEM NUMBER: 6.A.(4)
PROJECT PLANNER: Gretchen M. Pyle, Planning Specialist
APPROVAL:  **Otis T. Spriggs**, Director, Development Services
Shashi K. Kumar, P.E., CFM, City Engineer/Public Works Director

PERMIT NUMBER: PLAT2000243
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 #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</p> |
|---|

copies.

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. A parkland dedication was approved by the city on July 3, 2017. The dedication includes the provision of cash in lieu of parkland based upon the number of residential lots proposed. A payment in the amount of \$16,800 is required.
 - a. An electronic plat in accordance with Section 3.C(4) is required.
 - b. Draft copy of the notice of addition that this section is subject to the recorded Parks Edge subdivision restrictions is required.
 - c. Per letter dated, May 12, 2020, payment of water and wastewater impact fees are due at the time of final plat approval. Confirmation of payment must be provided.

-----**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

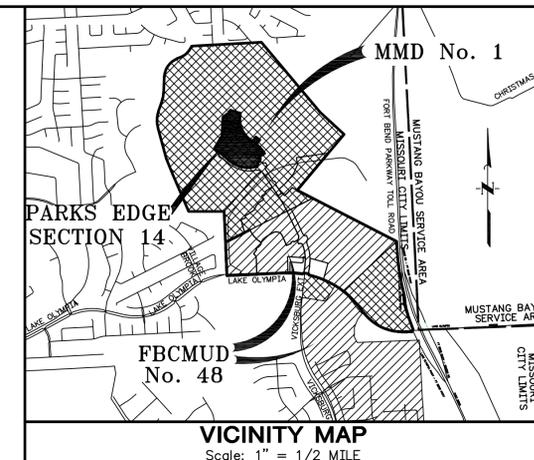
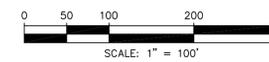
 PRELIMINARY PLAT
 CONCEPTUAL PLAN

 (INCLUDING REPLAT)
 LARGE ACREAGE PLAT

1. NAME OF PLAT:	Parks Edge Section 14		
2. NAME OF CONCEPTUAL PLAN OR PRELIMINARY PLAT, THAT PRECEDES THIS PLAT (IF APPLICABLE):	Preliminary Plat of Parks Edge Section 14		
3. LANDOWNER'S NAME (IF COMPANY OR CORPORATION, LIST CHIEF OFFICER):	D.R. Horton - Texas, LTD.		
MAILING ADDRESS:	6744 Horton Vista Drive, Richmond, Texas 77407		
PHONE NO.:	281-269-6832	EMAIL:	Drose@drhorton.com
4. APPLICANT'S NAME (CHECK APPLICABLE ROLE):	<input type="checkbox"/> ARCHITECT <input type="checkbox"/> ENGINEER <input checked="" type="checkbox"/> PLANNER <input type="checkbox"/> SURVEYOR <input type="checkbox"/> OTHER:		
MAILING ADDRESS:	2322 West 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):	<input checked="" type="radio"/> CITY LIMITS <input type="radio"/> 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 <input checked="" type="radio"/> 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: <u>1.42</u>	RESIDENTIAL LOTS: <u>5.29</u>
	LAKES/PONDS (NON-RECREATIONAL): <u>11.91</u>	IRRIGATION/DRAINAGE CANALS: _____	RECREATIONAL USES: _____
	UTILITY EASEMENTS: _____	PUBLIC PARKLAND: _____	
	OTHER (EXPLAIN): <u>Landscape Open Space Reserves / Pump Station Site</u>	(ACRES): <u>0.97 / 0.17</u>	
TOTAL ACREAGE:	<u>19.76</u>		
8. ESTIMATED # OF SECTIONS:	<u>1</u>	BLOCKS:	<u>1</u>
		RESERVES:	<u>4</u>
9. ESTIMATED # OF SINGLE FAMILY RESIDENTIAL LOTS / MULTIFAMILY DWELLING UNITS:	<u>24</u>		
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:	Missouri City Management District No. 1		

FUTURE DEVELOPMENT
272 PARKS EDGE INVESTMENTS, LLC
No. 2017047655
FBCOPRRP

RESERVE TABLE			
IDENTIFYING No.	LAND USE	ACREAGE	OWNER
A	LANDSCAPE/OPEN SPACE TRAIL	0.81	D.R. Horton - Texas, Ltd.
B	DETENTION/TRAIL	11.91	D.R. Horton - Texas, Ltd.
C	PUMP STATION	0.17	D.R. Horton - Texas, Ltd.
D	LANDSCAPE/OPEN SPACE	0.16	D.R. Horton - Texas, Ltd.



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- A RESTRICTED RESERVE "A"**
RESTRICTED TO LANDSCAPE/OPEN SPACE/TRAIL PURPOSES ONLY
0.81 ACRES
35,174 SQ FT
- B RESTRICTED RESERVE "B"**
RESTRICTED TO DETENTION/TRAIL PURPOSES ONLY
11.91 ACRES
518,786 SQ FT
- C RESTRICTED RESERVE "C"**
RESTRICTED TO PUMP STATION PURPOSES ONLY
0.17 ACRES
7,419 SQ FT
- D RESTRICTED RESERVE "D"**
RESTRICTED TO LANDSCAPE/OPEN SPACE PURPOSES ONLY
0.16 ACRES
6,891 SQ FT
- AE "Aerial Easement"
BL "Building Line"
CF "Clerk's File"
DE "Drainage Easement"
Emt "Easement"
FBCDD "Fort Bend County Drainage District"
FBCDR "Fort Bend County Dead Records"
FBCMR "Fort Bend County Map Records"
FBCMUD "Fort Bend County Municipal Utility District"
FBCOPRRP "Fort Bend County Official Public Records of Real Property"
FBCPR "Fort Bend County Plat Records"
FC "Film Code"
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"
Strm SE "Storm Sewer Easement"
Temp "Temporary"
UE "Utility Easement"
Vol - Pg "Volume and Page"
WLE "Waterline Easement"
..... "Block Number"
..... Set 3/4-inch Iron With Cap Stamped "Jones/Carter" as Per Certification

- 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(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 Parks Edge 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 75.20 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 revest 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.
 - Coordinates shown hereon are Texas Coordinate System, South Central Zone (Grid) NAD 83. Combined 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 scale factor = 0.999859732 Drive, on the north side of a "6"-8" 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.

FUTURE DEVELOPMENT
272 PARKS EDGE INVESTMENTS, LLC
No. 2017047655
FBCOPRRP

FUTURE DEVELOPMENT
PARKS EDGE SECTION 16

Line Table		
Line	Bearing	Distance
L1	S69°02'04"W	60.00
L2	S20°57'56"E	15.78
L3	N48°46'38"W	226.23
L4	N30°54'50"E	358.11
L5	N2°28'31"E	434.96
L6	N53°26'17"E	198.78
L7	N21°12'26"E	49.48
L8	S72°23'20"E	199.74
L9	S11°53'12"W	54.64
L10	S3°50'54"W	83.43
L11	S4°09'36"E	77.97
L12	S11°01'21"E	84.01
L13	S2°01'03"E	90.03
L14	S28°11'06"E	84.00
L15	S36°11'36"E	84.13
L16	S44°13'37"E	98.27
L17	S54°55'06"E	102.91
L18	N80°04'54"E	14.14
L19	N35°04'54"E	115.00
L20	S54°55'06"E	51.01
L21	S38°57'01"W	114.94
L22	S44°20'4"E	14.47
L23	S48°21'10"E	68.72
L24	S43°25'28"E	68.73
L25	S38°47'25"E	68.73
L26	S33°47'43"E	78.72

Curve Table						
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	63°49'01"	25.00'	27.85'	15.57'	S10°56'34"W	26.43'
C2	26°36'43"	100.00'	46.45'	23.65'	S29°32'43"W	46.03'
C3	61°23'30"	50.00'	53.57'	29.68'	S46°56'07"W	51.05'
C4	7°38'22"	710.00'	94.67'	47.40'	S81°27'03"W	94.60'
C5	47°50'32"	688.41'	574.83'	305.37'	N72°41'54"W	558.27'
C6	10°09'30"	1230.00'	218.08'	109.32'	N53°51'23"W	217.79'
C7	6°14'28"	475.00'	51.74'	25.90'	S75°30'34"E	51.71'
C8	3°52'07"	975.00'	65.83'	32.93'	S52°59'02"E	65.82'
C9	2°10'39"	895.00'	34.01'	17.01'	S57°15'39"W	34.01'
C10	4°59'24"	475.00'	41.37'	20.70'	S58°40'02"W	41.36'
C11	82°07'41"	25.00'	35.84'	21.78'	S20°05'54"W	32.85'
C12	23°32'37"	500.00'	205.46'	104.20'	N72°56'04"E	204.01'
C13	46°31'01"	600.00'	487.13'	257.89'	S72°02'09"E	473.86'
C14	7°20'33"	1400.00'	179.41'	89.83'	N52°26'54"W	179.29'
C15	86°23'09"	25.00'	37.69'	23.47'	N64°09'31"W	34.22'
C16	30°42'40"	25.00'	13.40'	6.87'	N69°55'26"W	13.24'
C17	27°40'36"	50.00'	237.96'	47.72'	S51°03'32"W	69.04'
C18	60°51'48"	25.00'	26.56'	14.69'	S23°02'04"E	25.33'

FUTURE DEVELOPMENT
272 PARKS EDGE INVESTMENTS, LLC
CF No. 2017047655
FBCOPRRP

PARKS EDGE SECTION 4
Plat No. 20190045
FBCPR

PARKS EDGE SECTION 14

A SUBDIVISION OF 19.76 ACRES OF LAND
OUT OF THE
DAVID BRIGHTON LEAGUE A-13
H. SHROPSHIRE SURVEY A-313
CITY OF MISSOURI CITY,
FORT BEND COUNTY, TEXAS

24 LOTS 4 RESERVES 1 BLOCK
MAY 15, 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 19.76 acre tract described in the above and foregoing plat of Parks Edge Section 14, 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 14 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 14 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 14

A SUBDIVISION OF 19.76 ACRES OF LAND OUT OF THE DAVID BRIGHTON LEAGUE A-13 H. SHROPSHIRE SURVEY A-313 CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS

24 LOTS 4 RESERVES 1 BLOCK
MAY 15, 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
GOTTON SURVEYING DIVISION
Texas Board of Professional Land Surveying Registration No. 30046200
6200 West Loop South, Suite 100 • Houston, TX 77057 • 713-777-2337
STEVEN JARES, R.P.L.S. No. 5317

ENGINEER:
 JONES | CARTER
Texas Board of Professional Land Surveying Registration No. 108642-00
6200 West Loop South, Suite 100 • Houston, TX 77057 • 713-777-2337
JARED S. WILLIAMS, P.E.



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: June 10, 2020
AGENDA ITEM SUBJECT: Final Plat of Sienna Plantation Section 30
AGENDA ITEM NUMBER: 6.A.(5)
PROJECT PLANNER: Thomas K. White Jr., Planner II
APPROVAL:  **Otis T. Spriggs**, Director, Development Services
Shashi K. Kumar, P.E., CFM, City Engineer/Public Works Director

PERMIT NUMBER: PLAT2000245
TYPE OF APPLICATION:
 Initial application
 Written Response application
PROPERTY ID: 0031-00-000-3036-907
LOCATION: South of Plantation River Parkway, east of the Brazos River and west of Heritage Park Drive

ZONING DISTRICT DESIGNATION: ETJ, Extraterritorial Jurisdiction

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: The subject site is located within Tract B which is governed by the provisions of the 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 documents shall be submitted to the city in accordance with the schedule of required copies.</p> |
|---|

NOTE: A preliminary plat was approved with conditions on the March 13, 2019 agenda. This final plat shows an increase of lots in reduced acreage.

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. Fort Bend County Drainage District approval letter
 - a. Municipal Utility District letter

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

STATE OF TEXAS
COUNTY OF FORT BEND

WE, TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE, BEING AN OFFICER OF TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND WE, SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT OF FORT BEND COUNTY, TEXAS, ACTING BY AND THROUGH KEN BECKMAN, PRESIDENT BEING AN OFFICER OF SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT OF FORT BEND COUNTY, TEXAS, OWNERS OF THE 33.109 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SIENNA PLANTATION SECTION 30, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

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

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

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

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

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH 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 PLANTATION SECTION 30 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, 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

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

THIS _____ DAY OF _____, 2020.

SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT
OF FORT BEND COUNTY, TEXAS

By: _____
KEN BECKMAN, PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

JON P. BORDOVSKY, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 8405

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

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

STATE OF TEXAS
COUNTY OF FORT BEND

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF SIENNA PLANTATION SECTION 30 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.

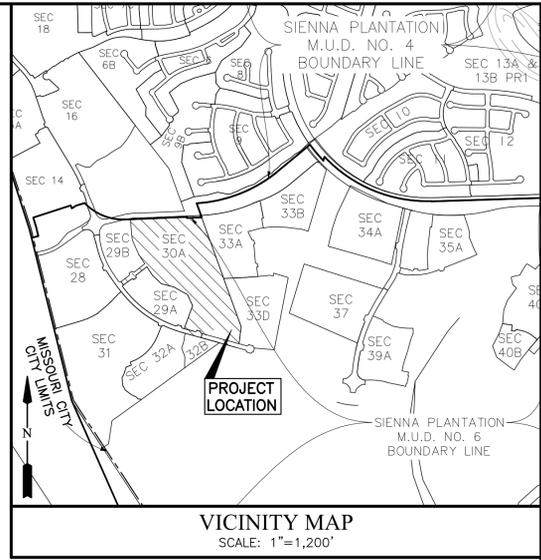
SONYA BROWN-MARSHALL, CHAIRMAN

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. MCM-011 ELEV. = 59.97 (NAVDB8 2001 ADJUSTMENT)
- T.B.M. INDICATES TEMPORARY BENCHMARK SET "X" IN CONCRETE. ELEV. = 53.05 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. 320539 DATED DECEMBER 11, 2018. 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. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- THERE ARE NO EXISTING OR PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "GBI PARTNERS" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 54.50 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 POONDING ELEVATION. THE CITY OF MISSOURI CITY CODE OF ORDINANCES SECTION 42, ARTICLE III REQUIRES THAT THE MINIMUM SLAB BE SET AT AN ELEVATION EIGHTEEN INCHES ABOVE THE BASE FLOOD ELEVATION WHICH IS MORE STRINGENT AND THEREFORE USED TO DETERMINE THE MINIMUM SLAB ELEVATION. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.
- ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ALL LOT LINES SHALL HAVE A MINIMUM FIVE (5) FOOT SIDE YARD SETBACK.
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACE AND RESERVES.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5- FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
- SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OR THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- IN ACCORDANCE WITH CENTERPOINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
- ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED AT THE TIME OF PLATTING.
- GAS METER LOCATION: GAS METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION PLEASE CONTACT SIENERGY AT 281-778-6250.
- ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE ETJ BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
- NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
- PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY, ALL BLOCK CORNERS AND STREET RIGHT-OF-WAY WILL BE MONUMENTED.
- ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.
- REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500FT. FOR RESIDENTIAL DEVELOPMENT AND 300FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE DRIVEWAY FOR ANY LOT ON THE INSIDE OF A KNUCKLE MUST BE PLACED ALONG THE FRONTAGE PRIOR TO THE RIGHT TURN ON THE INSIDE APPROACH LANE TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
- STREET LIGHTING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MISSOURI CITY INFRASTRUCTURE DESIGN MANUAL, CHAPTER 4 STREET LIGHTING AND OVERHEAD UTILITIES. THE INSTALLATION, OPERATION, AND MAINTENANCE OF ORNAMENTAL STREET LIGHTS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MISSOURI CITY, EXCEPT AS PROVIDED THEREIN.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE RESERVES AND CHANNELS IS VESTED IN THE SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF LANDSCAPE RESERVES IS VESTED IN THE HOME OWNERS ASSOCIATION (HOA).
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES WITHIN THE SECTIONS IS VESTED IN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES ALONG BOULEVARDS AND MAJOR THOROUGHFARES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6.

- THIS PLAT IS SUBORDINATED BY: U.S. BANK NATIONAL ASSOCIATION D/B/A HOUSING CAPITAL COMPANY, AS RECORDED IN FILE NO. _____ OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
- THIS PLAT LIES WITHIN LIGHTING ZONE 2.
- THIS PLAT IS SUBJECT TO OVER AND ACROSS EASEMENTS AS SET FORTH BY THE RESTRICTED COVENANTS RECORDED UNDER FILE NO. 2015009259, F.B.C.O.R.
- ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED PURSUANT TO A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- U.V.E. INDICATES UNOBSTRUCTED VIEW EASEMENT. FORT BEND COUNTY SHALL BE RESPONSIBLE FOR ENFORCING U.V.E. REQUIREMENTS WITHIN THE PUBLIC RIGHT-OF-WAY AND SIENNA PLANTATION COMMUNITY ASSOCIATION, INC. SHALL ENFORCE AREAS OUTSIDE OF RIGHT-OF-WAY.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.



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

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

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

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

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE
COUNTY JUDGE

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

KEN R. DEMERCHANT
PRECINCT 4, COUNTY COMMISSIONER

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

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

By: _____
DEPUTY

FINAL PLAT OF SIENNA PLANTATION SECTION 30

A SUBDIVISION OF 33.109 ACRES OF LAND SITUATED IN THE
WILLIAM HALL LEAGUE, ABSTRACT 31, FORT BEND COUNTY, TEXAS.

102 LOTS 6 RESERVES (11.865 ACRES) 4 BLOCKS
JUNE 3, 2020 JOB NO. 1416-1530P

OWNERS:

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

SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT

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



SURVEYORS:
GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
4784 VISTA ROAD • PASADENA, TX 77505
PHONE: 281-499-4839 • GBISurveying@GBISurveying.com
TEXT: 281-499-4839 • www.GBISurveying.com
JON BORDOVSKY, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6405

ENGINEER:
LJA Engineering, Inc.
1904 W. Grand Parkway North Phone 713.953.5200
Suite 100 Fax 713.953.5026
Katy, Texas 77449 FRN-F-1386
AMANDA CARRIAGE, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 105912





60 30 0 60
SCALE: 1"=60'



FINAL PLAT OF SIENNA PLANTATION SECTION 30

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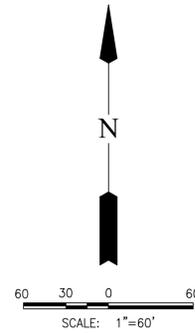
SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT
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PH. (281) 500-6050

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GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
4734 WISITA ROAD • PASADENA, TX 77505
PHONE: 281-499-4539 • GBSurvey@GBISurvey.com
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LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 105912

LAST SAVE: 6/2/2020 10:50 AM BY: LAURIE CHAMPA - PLOT DATE: 6/2/2020 10:51 AM BY: LAURIE CHAMPA
PLATTING MOR. SURVEY CHECK: MYLAR

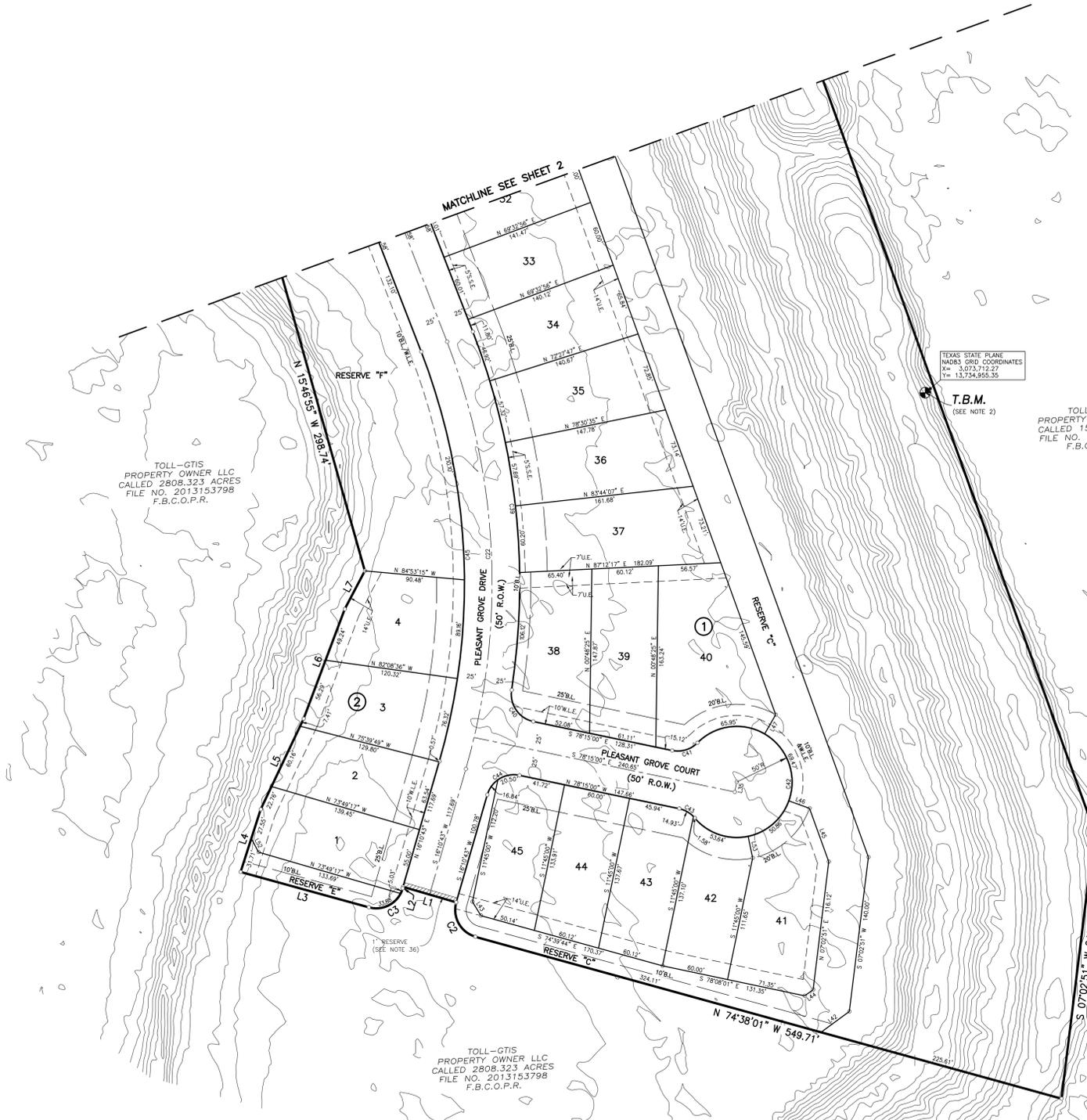
RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	0.035	1,546	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.)
B	0.096	4,186	RESTRICTED TO UTILITIES/DRAINAGE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6
C	2.301	100,228	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT
D	8.637	376,206	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT
E	0.067	2,908	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.)
F	0.729	31,757	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.)
TOTAL	11.865	516,831		



- 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.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°49'17" W	50.00'
L2	S 16°10'43" W	1.42'
L3	N 74°38'01" W	120.19'
L4	N 17°49'13" E	59.26'
L5	N 25°28'10" E	90.33'
L6	N 20°41'16" E	105.53'
L7	N 27°45'24" E	38.86'
L8	N 33°14'30" W	28.10'
L9	S 68°49'05" W	20.00'
L10	N 71°08'12" W	124.00'
L11	N 50°35'23" W	81.84'
L12	N 47°50'27" W	54.22'
L13	N 33°17'29" W	88.56'
L14	N 32°18'58" W	11.59'
L15	S 5°58'21" E	7.18'
L16	S 54°01'39" W	50.00'
L17	S 54°01'39" W	9.35'
L18	N 36°07'18" W	60.00'
L19	N 54°01'39" E	9.51'
L20	N 54°01'39" E	50.00'
L21	S 35°58'21" E	2.80'
L22	N 36°58'04" W	90.75'
L23	N 35°01'25" W	95.70'
L24	N 20°08'53" W	83.46'
L25	N 14°54'27" W	76.58'
L26	N 11°30'51" W	70.94'
L27	N 12°30'29" W	85.11'
L28	N 09°20'15" W	63.64'
L29	N 10°43'02" W	100.36'
L30	N 54°01'39" E	9.43'
L31	N 35°58'21" E	110.01'
L32	N 84°25'47" E	5.37'
L33	S 19°32'32" E	32.17'
L34	S 21°14'48" E	17.97'
L35	N 11°45'00" E	9.23'
L36	N 79°47'31" E	60.50'
L37	S 19°32'32" E	13.47'
L38	N 17°07'34" W	46.51'
L39	N 75°47'31" E	60.50'
L40	S 19°32'32" E	32.17'
L41	S 73°59'36" E	15.97'
L42	S 54°02'51" W	31.77'
L43	S 31°23'51" E	14.56'
L44	N 54°02'51" E	9.30'
L45	N 19°57'09" W	51.07'
L46	S 70°09'05" E	20.00'
L47	N 30°14'47" E	20.00'
L48	S 86°30'07" W	60.47'
L49	N 55°55'15" W	14.14'
L50	N 60°08'05" W	20.00'
L51	S 38°15'47" W	13.13'
L52	S 28°00'02" E	13.94'
L53	S 11°52'25" E	20.00'
L54	S 68°58'51" W	92.24'
L55	N 67°59'36" E	63.66'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	865.00'	3°46'40"	57.03'	N 85°39'39" E	57.02'
C2	25.00'	90°48'44"	39.62'	N 29°13'39" W	35.61'
C3	25.00'	89°11'16"	38.92'	S 60°46'21" W	35.10'
C4	50.00'	102°03'35"	89.06'	N 72°12'42" W	77.75'
C5	425.00'	0°15'40"	1.94'	S 52°35'24" W	1.94'
C6	25.00'	88°25'54"	38.59'	S 08°14'37" W	34.87'
C7	25.00'	90°53'28"	39.66'	N 81°25'05" W	35.63'
C8	8030.00'	0°53'28"	124.89'	S 53°34'55" W	124.88'
C9	7970.00'	0°54'12"	125.67'	N 53°34'33" E	125.67'
C10	25.00'	89°05'48"	38.88'	N 08°34'33" E	35.08'
C11	25.00'	91°34'06"	39.95'	S 1°45'23" E	35.84'
C12	475.00'	0°57'48"	7.99'	N 52°56'28" E	7.99'
C13	8000.00'	1°34'06"	218.97'	N 53°14'37" E	218.96'
C14	450.00'	17°59'54"	141.36'	N 61°27'31" E	140.78'
C15	450.00'	5°50'20"	45.86'	N 23°56'19" W	45.84'
C16	450.00'	21°17'16"	167.19'	N 16°12'51" W	166.23'
C17	1500.00'	5°20'03"	139.65'	N 73°07'30" E	139.60'
C18	50.00'	90°00'00"	78.54'	S 64°32'32" E	70.71'
C19	1000.00'	0°54'32"	15.86'	S 19°59'48" E	15.86'
C20	1500.00'	3°19'30"	87.05'	S 18°47'19" E	87.03'
C21	2000.00'	4°07'13"	143.83'	S 19°11'11" E	143.80'
C22	600.00'	37°25'31"	391.92'	S 02°32'03" E	384.99'
C23	475.00'	10°28'20"	86.82'	N 57°41'44" E	86.70'
C24	25.00'	83°57'02"	36.63'	N 20°57'22" E	33.44'
C25	425.00'	5°50'20"	43.31'	N 23°56'19" W	43.29'
C26	475.00'	21°17'16"	176.48'	N 16°12'51" W	175.47'
C27	25.00'	42°24'54"	18.51'	N 26°46'39" W	18.09'
C28	50.00'	275°53'54"	240.77'	N 89°57'51" E	66.98'
C29	25.00'	53°29'01"	23.34'	S 21°10'18" W	22.50'
C30	425.00'	1°27'25"	10.81'	S 08°17'55" E	10.81'
C31	25.00'	97°10'51"	42.40'	S 55°37'03" E	37.50'
C32	1475.00'	5°20'03"	137.32'	N 73°07'30" E	137.27'
C33	25.00'	16°28'18"	7.19'	N 62°13'19" E	7.18'
C34	50.00'	145°03'16"	126.58'	S 53°29'12" E	95.39'
C35	25.00'	38°34'57"	16.83'	S 00°15'03" E	16.52'
C36	975.00'	0°54'32"	15.47'	S 19°59'48" E	15.47'
C37	1525.00'	3°19'30"	88.50'	S 18°47'19" E	88.49'
C38	1975.00'	4°07'13"	142.03'	S 19°11'11" E	142.00'
C39	625.00'	30°05'29"	328.25'	S 06°12'03" E	324.49'
C40	25.00'	87°05'41"	38.00'	S 34°42'09" E	34.45'
C41	25.00'	57°04'16"	24.90'	N 73°12'52" E	23.89'
C42	50.00'	274°54'37"	239.90'	S 02°08'02" W	67.62'
C43	25.00'	37°50'21"	16.51'	N 59°19'49" W	16.21'
C44	25.00'	85°34'17"	37.34'	S 58°57'52" W	33.96'
C45	575.00'	37°25'31"	375.59'	N 02°32'03" W	368.94'
C46	2025.00'	2°00'40"	71.08'	N 20°14'28" W	71.08'
C47	25.00'	92°00'40"	40.15'	N 65°14'28" W	35.97'
C48	25.00'	64°43'14"	28.24'	S 36°23'35" W	26.76'
C49	50.00'	269°43'18"	235.38'	N 41°06'23" W	70.88'
C50	25.00'	25°00'04"	10.91'	N 81°15'14" E	10.82'
C51	25.00'	85°52'47"	37.47'	N 25°48'49" E	34.06'
C52	1475.00'	3°19'30"	85.60'	N 18°47'19" W	85.58'
C53	25.00'	89°05'28"	38.87'	N 64°59'48" W	35.07'
C54	425.00'	17°59'54"	133.51'	S 61°27'31" W	132.96'
C55	25.00'	97°10'51"	42.40'	N 27°12'06" E	37.50'
C56	1525.00'	5°20'03"	141.98'	N 73°07'30" E	141.93'
C57	25.00'	90°00'00"	39.27'	S 64°32'32" E	35.36'
C58	1025.00'	0°54'32"	16.26'	S 19°59'48" E	16.26'
C59	25.00'	90°54'32"	39.67'	S 25°00'12" W	35.63'
C60	25.00'	88°31'23"	38.63'	N 65°16'50" W	34.90'
C61	475.00'	5°50'20"	48.41'	N 23°56'19" W	48.39'
C62	425.00'	5°28'09"	40.57'	N 24°07'24" W	40.55'



**FINAL PLAT OF
SIENNA PLANTATION
SECTION 30**

A SUBDIVISION OF 33.109 ACRES OF LAND SITUATED IN THE
WILLIAM HALL LEAGUE, ABSTRACT 31, FORT BEND COUNTY, TEXAS.

102 LOTS 6 RESERVES (11.865 ACRES) 4 BLOCKS
JUNE 3, 2020 JOB NO. 1416-1530P

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

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

SURVEYORS:
GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
4724 VISTA ROAD • PASADENA, TX 77505
PHONE: 281-469-4339 • GBIsurvey@GBISurvey.com
TDELS 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
AMANDA CARRIAGE, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 105912
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: June 10, 2020
AGENDA ITEM SUBJECT: Final Plat of Sienna Plantation Section 34A
AGENDA ITEM NUMBER: 6.A.(6)
PROJECT PLANNER: Thomas K. White Jr., Planner II
APPROVAL:  **Otis T. Spriggs**, Director, Development Services
Shashi K. Kumar, P.E., CFM, City Engineer/Public Works Director

PERMIT NUMBER: PLAT2000251
TYPE OF APPLICATION:
 Initial application
 Written Response application
PROPERTY ID: 0031-00-000-3081-907/0031-00-000-3038-907
LOCATION: South of Sienna Parkway and west of Waters Lake Boulevard
ZONING DISTRICT DESIGNATION: ETJ, Extraterritorial Jurisdiction

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

RECOMMENDED ACTION:

The Planning and Zoning Commission should:

- 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:

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. Fort Bend County Drainage District letter

-----**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

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

1. NAME OF PLAT: Sienna Section 34A
2. DATE INITIAL PLAT APPLICATION FILED FOR APPROVAL: May 29, 2020
3. PLAT APPLICATION PLAN NUMBER: 1900192
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 see attached written response letter.

Good Afternoon Thomas,

Please accept this email addressing the City of Missouri City's comments for the preliminary plat of SIENNA PLANTATION SECTION 34A dated December 11, 2019.

Comment A.1.a:

The total number of **acres, lots, blocks, AND reserves** shall be indicated in accordance with Section 2.D(3). **The preliminary plat for the subject section was conditionally approved to include 21.967 acres and 63 lots. This final plat shows reduction in acreage (20.964) and lots (61). Please clarify the purpose for this change.**

- The plat was changed prior to final submittal to remove Sienna Oaks Drive (Sienna Oaks Drive to be platted separately).

Comment A.1.b:

Building lines shall be labeled in accordance with Section 2.D(17). **The front building line for all lots has been reduced from preliminary (25 feet) to final plat (20 feet). Please clarify. The typical minimum front yard for lots of this size is 25 feet unless such lot faces on the curve of a cul-de-sac street.**

- The building line has been changed back to 25 feet.

Comment A.2.a:

All conditions placed on the approval of the subject Preliminary Plat must be approved of information provided as requested.

- All conditions place on the approval of the Preliminary Plat will be provided with this submittal. Please confirm which comments have not been approved or information not provided.

Comment A.2.b:

The proposed name of the subdivision or development shall be indicated in accordance with Section 2.D.(1). **Please add "Final Plat" to the title block.**

- "Final Plat" has been added the to the title block with this submittal.

Comment A.2.c:

Prior to beginning construction, a letter shall be provided from the Fort Bend County Drainage District stating that the tract has outfall drainage and if required that all applicable fees have been paid in accordance with Section 1.06 of the Public Infrastructure Design Manual.

- Fort Bend County Drainage District approval is included with this submittal.

Please let me know if you have any questions or additional comments.

STATE OF TEXAS
COUNTY OF FORT BEND

WE, TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE, BEING AN OFFICER OF TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS OF THE 20.964 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SIENNA PLANTATION SECTION 34A, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

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

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

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

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

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

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

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

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

THIS _____ DAY OF _____, 2020.

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

BY: _____
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE

STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, JON P. BORDOVSKY, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLES, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTHS (5/8) INCH WITH PLASTIC CAP MARKED "GBI PARTNERS" AND A LENGTH OF NOT LESS THAN THREE (3) FEET. (SEE NOTE #9)

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

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

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



STATE OF TEXAS
COUNTY OF FORT BEND

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF SIENNA PLANTATION SECTION 34A IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT

THIS _____ DAY OF _____, 2020.

SONYA BROWN-MARSHALL, CHAIRMAN

TIMOTHY R. HANEY, VICE CHARMAN

NOTES:

- BENCHMARK: FOUND 4 INCH BRASS DISC LOCATED IN A POURED CONCRETE POST IN THE GRASSY AREA IN FRONT OF MISSOURI CITY FIRE STATION NUMBER 5 16.5 FEET FROM THE SIDE WALK. SURVEY MARKER NO. PCM-011 ELEV. = 59.97 (NAVD88 2001 ADJUSTMENT)
- T.B.M. INDICATES TEMPORARY BENCHMARK FND. 5/8 INCH IRON ROD WITH CAP MARKED "GBI SURVEYING" IN MEDIAN OF SIENNA PARKWAY. ELEV. = 54.63 (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. 587502 DATED APRIL 28, 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 SHADED ZONE "X" DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD. THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1% ANNUAL CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE. 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 56.14 FEET ABOVE MEAN SEA LEVEL. FEMA REGULATIONS SECTION 82-97(11) REQUIRES THE MINIMUM SLAB ELEVATION SHALL BE SET ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION. THE CITY OF MISSOURI CITY CODE OF ORDINANCES SECTION 42, ARTICLE III REQUIRES THE MINIMUM SLAB ELEVATION SHALL BE ELEVATED TO OR ABOVE A HEIGHT WHICH IS HIGHER OF EIGHTEEN INCHES ABOVE HIGHEST ADJACENT GRADE OR TWELVE INCHES ABOVE THE MAXIMUM ONE PERCENT ANNUAL FLOOD RISK FLOODPLAIN PONDING ELEVATION IN THE NEAREST DRAINAGE SYSTEM. FORT BEND COUNTY FLOODPLAIN REGULATIONS ARTICLE 5, SECTION B REQUIRES THAT THE MINIMUM SLAB BE SET AT AN ELEVATION EIGHTEEN INCHES ABOVE THE BASE FLOOD ELEVATION WHICH IS MORE STRINGENT AND THEREFORE USED TO DETERMINE THE MINIMUM SLAB ELEVATION. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.
- ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ALL LOT LINES SHALL HAVE A MINIMUM FIVE (5) FOOT SIDE YARD SETBACK.
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACE AND RESERVES.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5- FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
- SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OR THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- IN ACCORDANCE WITH CENTERPOINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
- ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED AT THE TIME OF PLATTING.
- GAS METER LOCATION: GAS METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION PLEASE CONTACT SIENERGY AT 281-778-6250.
- ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE ETJ BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
- NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
- PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY, ALL BLOCK CORNERS AND STREET RIGHT-OF-WAY WILL BE MONUMENTED.
- ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.
- REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE RE-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.

29. 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.

30. STREET LIGHTING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MISSOURI CITY INFRASTRUCTURE DESIGN MANUAL, CHAPTER 4 STREET LIGHTING AND OVERHEAD UTILITIES. THE INSTALLATION, OPERATION, AND MAINTENANCE OF ORNAMENTAL STREET LIGHTS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MISSOURI CITY, EXCEPT AS PROVIDED THEREIN.

31. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE RESERVES AND CHANNELS IS VESTED IN THE SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF LANDSCAPE RESERVES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5.

32. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES WITHIN THE SECTIONS IS VESTED IN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES ALONG BOULEVARDS AND MAJOR THOROUGHFARES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6.

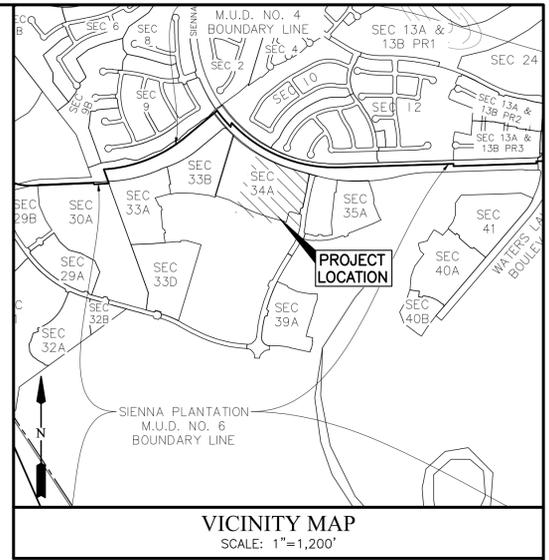
33. THIS PLAT IS SUBORDINATED BY: U.S. BANK NATIONAL ASSOCIATION D/B/A HOUSING CAPITAL COMPANY, AS RECORDED IN FILE NO. _____ OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.

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. 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.

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



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

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

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

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

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE
COUNTY JUDGE

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

KEN R. DEMERCHANT
PRECINCT 4, COUNTY COMMISSIONER

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

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

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

FINAL PLAN OF SIENNA PLANTATION SECTION 34A A SUBDIVISION OF 20.964 ACRES OF LAND SITUATED IN THE WILLIAM HALL SURVEY, ABSTRACT 31, FORT BEND COUNTY, TEXAS.

61 LOTS 3 RESERVES (1.401 ACRES) 2 BLOCKS
MAY 15, 2020 JOB NO. 1416-1534AP

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



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



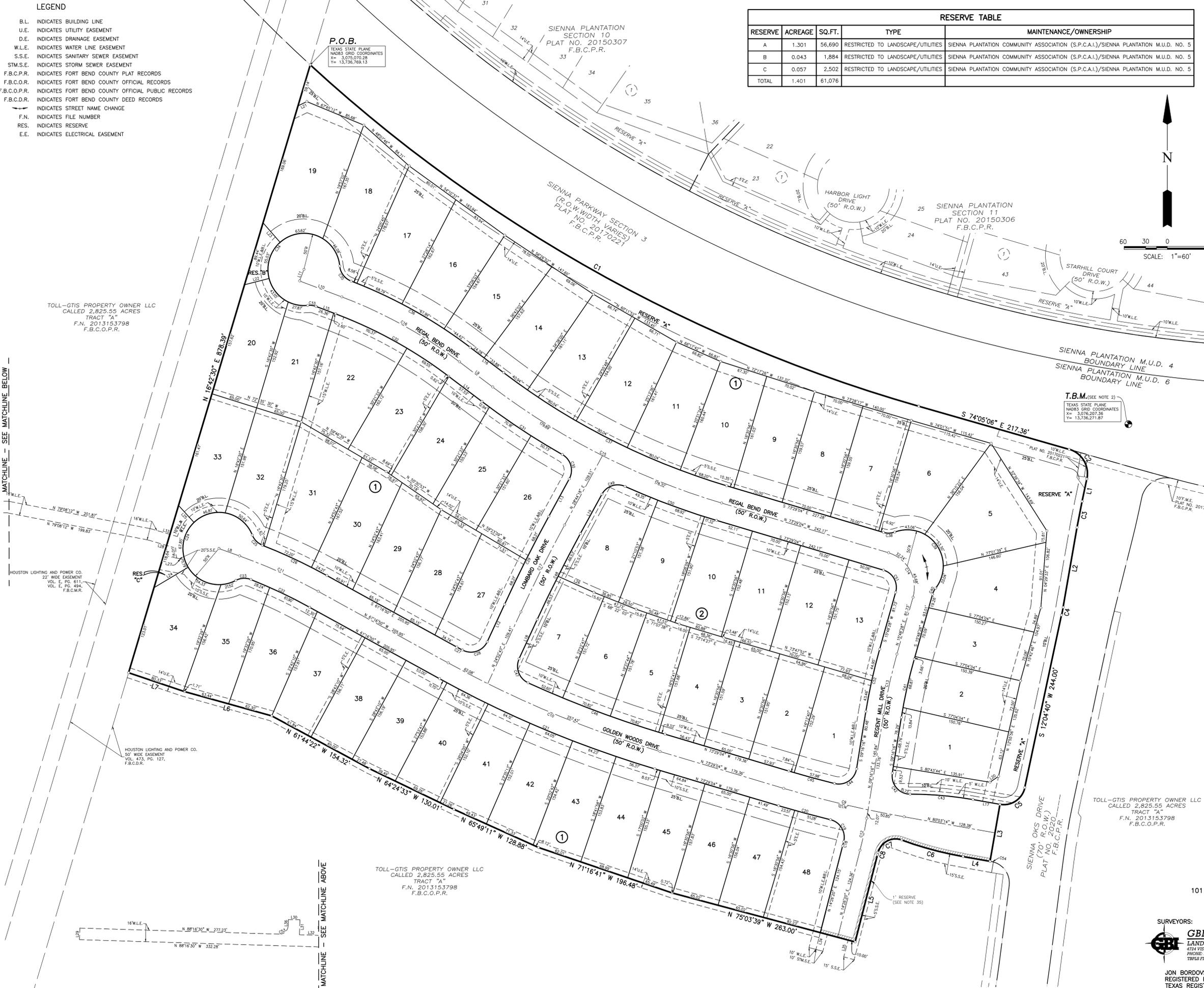
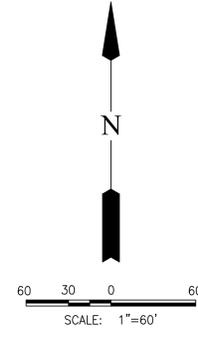
SCOTT FRANKOVICH, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 130312

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

P.O.B.
 TEXAS STATE PLANE
 NAD83 GRID COORDINATES
 X = 3,075,970.28
 Y = 13,736,769.13

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	1.301	56,690	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PLANTATION COMMUNITY ASSOCIATION (S.P.C.A.I.)/SIENNA PLANTATION M.U.D. NO. 5
B	0.043	1,884	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PLANTATION COMMUNITY ASSOCIATION (S.P.C.A.I.)/SIENNA PLANTATION M.U.D. NO. 5
C	0.057	2,502	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PLANTATION COMMUNITY ASSOCIATION (S.P.C.A.I.)/SIENNA PLANTATION M.U.D. NO. 5
TOTAL	1.401	61,076		

LINE TABLE			CURVE TABLE					
LINE	BEARING	DISTANCE	CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
L1	S 12°04'40" W	31.72'	C1	211.00'	26°32'44"	977.58'	S 60°48'44" E	968.86'
L2	S 09°58'22" W	112.23'	C2	35.00'	86°09'46"	52.63'	S 31°00'13" E	47.81'
L3	S 09°56'46" W	80.00'	C3	1000.00'	2°06'18"	36.74'	S 11°01'31" W	36.74'
L4	N 80°03'14" W	38.10'	C4	300.00'	2°06'18"	11.02'	S 11°01'31" W	11.02'
L5	S 14°26'20" W	124.58'	C5	30.00'	87°52'06"	46.01'	S 56°00'43" W	41.63'
L6	N 74°26'52" W	125.74'	C6	500.00'	10°08'03"	88.44'	N 74°59'12" W	88.32'
L7	N 71°32'07" W	82.04'	C7	25.00'	95°59'38"	41.89'	S 62°05'00" W	37.16'
L8	N 70°27'31" W	30.40'	C8	525.00'	0°21'09"	3.23'	S 14°15'45" W	3.23'
L9	N 52°57'38" W	58.15'	C9	1500.00'	6°34'09"	171.98'	N 76°46'09" W	171.89'
L10	N 69°27'14" W	62.67'	C10	1500.00'	12°12'15"	319.50'	N 72°22'57" W	318.90'
L11	N 20°32'46" E	17.00'	C11	750.00'	9°10'42"	120.14'	N 65°52'11" W	120.02'
L12	N 24°52'43" E	57.21'	C12	500.00'	5°10'04"	45.10'	N 11°51'18" E	45.08'
L13	N 28°44'18" E	59.01'	C13	750.00'	6°32'12"	85.56'	N 12°32'22" E	85.52'
L14	N 52°57'38" W	58.15'	C14	50.00'	89°17'32"	77.92'	N 28°50'18" W	70.27'
L15	N 69°27'14" W	28.96'	C15	1000.00'	20°31'26"	358.21'	N 63°13'21" W	356.30'
L16	S 52°57'38" E	58.15'	C16	650.00'	16°29'36"	187.11'	N 11°12'26" W	186.47'
L17	S 80°03'14" E	38.10'	C17	2000.00'	7°07'25"	90.14'	N 64°50'32" W	90.08'
L18	N 24°52'43" E	59.86'	C18	475.00'	0°43'33"	6.02'	N 14°04'33" E	6.02'
L19	N 28°44'18" E	62.35'	C19	25.00'	90°00'26"	39.27'	N 31°17'26" W	35.36'
L20	N 56°06'06" E	14.59'	C20	1525.00'	2°48'35"	74.78'	N 74°53'22" W	74.78'
L21	S 64°28'39" W	13.44'	C21	1525.00'	12°12'15"	324.83'	N 72°22'57" W	324.21'
L22	S 75°37'30" W	35.07'	C22	725.00'	7°07'25"	90.14'	N 64°50'32" W	90.08'
L23	N 41°18'56" W	35.95'	C23	25.00'	49°46'53"	21.72'	S 86°42'19" W	21.04'
L24	S 59°18'00" W	55.05'	C24	50.00'	276°20'38"	241.16'	N 19°59'11" E	66.69'
L25	N 42°43'53" W	31.74'	C25	25.00'	46°45'50"	20.40'	N 74°53'22" W	19.84'
L26	S 65°49'33" E	54.45'	C26	775.00'	7°19'30"	99.08'	S 64°56'34" E	99.01'
L27	N 79°15'02" W	11.11'	C27	1475.00'	0°20'35"	8.83'	S 61°27'07" W	8.83'
L28	N 73°39'21" W	39.48'	C28	25.00'	93°29'53"	40.80'	N 71°37'39" E	36.42'
L29	S 01°43'30" W	16.00'	C29	2025.00'	3°51'36"	136.42'	N 26°48'31" E	136.39'
L30	N 88°27'04" W	16.00'	C30	25.00'	89°10'53"	38.91'	N 15°51'08" W	35.10'
L31	N 01°32'56" E	20.71'	C31	1025.00'	7°28'57"	133.86'	N 56°42'07" W	133.76'
L32	N 88°16'30" W	28.22'	C32	625.00'	16°29'36"	179.91'	N 61°12'26" W	179.29'
L33	N 73°39'21" W	38.02'	C33	25.00'	26°42'17"	11.65'	N 82°48'23" W	11.55'
L34	S 14°56'21" E	24.00'	C34	50.00'	270°36'52"	236.16'	N 39°08'54" E	70.33'
L35	N 14°56'21" E	24.00'	C35	25.00'	63°31'32"	27.72'	S 37°18'26" E	26.32'
L36	N 02°01'23" E	8.73'	C36	675.00'	16°06'34"	189.78'	S 61°00'55" E	189.16'
			C37	975.00'	20°31'26"	349.25'	S 63°13'21" E	347.39'
			C38	25.00'	36°49'07"	16.07'	N 88°06'22" E	15.79'
			C39	50.00'	148°16'51"	129.40'	S 36°09'46" E	96.19'
			C40	25.00'	22°10'11"	9.67'	S 26°53'34" W	9.61'
			C41	725.00'	6°32'12"	82.71'	S 12°32'22" W	82.67'
			C42	25.00'	99°23'33"	43.37'	S 40°25'30" E	38.13'
			C43	500.00'	10°04'03"	87.86'	S 85°05'15" E	87.74'
			C44	25.00'	94°41'15"	41.32'	S 56°36'54" W	36.77'
			C45	1475.00'	2°33'25"	65.82'	N 74°45'47" W	65.82'
			C46	1475.00'	7°54'27"	203.57'	N 69°31'51" W	203.41'
			C47	25.00'	90°27'20"	39.47'	N 20°20'57" W	35.50'
			C48	1975.00'	3°51'36"	133.05'	N 26°48'31" E	133.03'
			C49	25.00'	85°21'24"	37.24'	N 71°25'01" E	33.89'
			C50	1025.00'	7°34'47"	135.60'	S 69°41'41" E	135.50'
			C51	25.00'	89°17'32"	38.96'	S 28°50'18" E	35.14'
			C52	775.00'	6°32'12"	88.42'	S 12°32'22" W	88.37'
			C53	12.00'	89°42'20"	18.79'	N 46°52'20" E	16.83'
			C54	48.81'	5°39'34"	4.82'	S 78°36'39" E	4.82'



**FINAL PLAT OF
 SIENNA PLANTATION
 SECTION 34A**

A SUBDIVISION OF 20.964 ACRES OF LAND SITUATED IN THE WILLIAM HALL SURVEY, ABSTRACT 31, FORT BEND COUNTY, TEXAS.

61 LOTS 3 RESERVES (1.401 ACRES) 2 BLOCKS
 MAY 7, 2020 JOB NO. 1416-1534P

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:
LJA PARTNERS, L.P.
 LAND SURVEYING CONSULTANTS
 4724 VOTER ROAD • HOUSTON, TEXAS 77060
 PHONE: 281-498-4533 • C/Survey@LJApartners.com
 TBP#LS FIRM #10150300 • www.LJApartners.com

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

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

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



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: June 10, 2020
AGENDA ITEM SUBJECT: Final Plat of Sienna Section 35A
AGENDA ITEM NUMBER: 6.A.(7)
PROJECT PLANNER: Thomas K. White Jr., Planner II
APPROVAL:  Otis T. Spriggs, Director, Development Services
Shashi K. Kumar, P.E., CFM, City Engineer/Public Works Director

PERMIT NUMBER: PLAT2000247
TYPE OF APPLICATION:
 Initial application
 Written Response application
PROPERTY ID: 0031-00-000-3081-907
LOCATION: South of Sienna Parkway, west of Waters Lake Boulevard
ZONING DISTRICT DESIGNATION: ETJ, Extraterritorial Jurisdiction

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: The subject site is located within Tract B which is governed by the provisions of the 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 documents shall be submitted to the city in accordance with the schedule of required copies.</p> |
|---|

NOTE: Subject plat approved on the March 11, 2020 agenda. Revised to remove the Sienna Oaks Drive right-of-way.

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:**
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

 PRELIMINARY PLAT

 (INCLUDING REPLAT)
 CONCEPTUAL PLAN

 LARGE ACREAGE PLAT

1. NAME OF PLAT: Sienna Section 35A		
2. NAME OF CONCEPTUAL PLAN OR PRELIMINARY PLAT, THAT PRECEDES THIS PLAT (IF APPLICABLE): Sienna 3B Concept Plan		
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:
4. APPLICANT'S NAME (CHECK APPLICABLE ROLE): LJA Engineering Inc/Laurie Chapa- Platting Coordinator		
<input type="checkbox"/> ARCHITECT <input type="checkbox"/> ENGINEER <input checked="" type="checkbox"/> PLANNER <input type="checkbox"/> SURVEYOR <input type="checkbox"/> OTHER:		
MAILING ADDRESS: 1904 W. Grand Parkway North, Suite 100, Katy, Texas 77449		
PHONE NO.:	713-953-5173	EMAIL: lchapa@lja.com
5. IS PLAT LOCATED INSIDE THE CITY LIMITS OR CITY'S ETJ? (CIRCLE ONE): CITY LIMITS (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: <u>3.125</u>	RESIDENTIAL LOTS: <u>5.608</u>
LAKES/PONDS (NON-RECREATIONAL):	IRRIGATION/DRAINAGE CANALS:	RECREATIONAL USES:
UTILITY EASEMENTS:	PUBLIC PARKLAND:	(ACRES): <u>1.425</u>
OTHER (EXPLAIN): <u>Reserves</u>		
TOTAL ACREAGE:	<u>10.158</u>	
8. ESTIMATED # OF SECTIONS:	<u>1</u>	BLOCKS: <u>3</u> RESERVES: <u>3</u>
9. ESTIMATED # OF SINGLE FAMILY RESIDENTIAL LOTS / MULTIFAMILY DWELLING UNITS: <u>21</u>		
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: 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 10.158 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SIENNA SECTION 35A, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

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

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

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

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

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

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF SIENNA SECTION 35A WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND 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. (SEE NOTE #9)

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

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

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

STATE OF TEXAS
COUNTY OF FORT BEND

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF SIENNA SECTION 35A IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT

THIS _____ DAY OF _____, 2020.

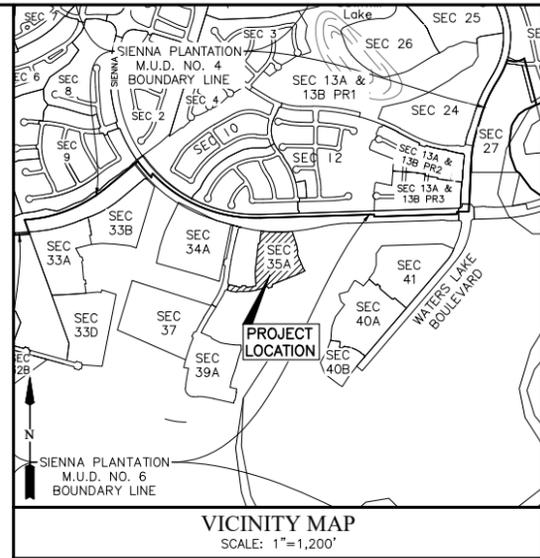
SONYA BROWN-MARSHALL, CHAIRMAN

TIMOTHY R. HANEY, VICE CHAIRMAN

NOTES:

- BENCHMARK: FOUND 4 INCH BRASS DISC LOCATED IN A POURED CONCRETE POST IN THE GRASSY AREA IN FRONT OF MISSOURI CITY FIRE STATION NUMBER 5 16.5 FEET FROM THE SIDE WALK. SURVEY MARKER NO. PCM-011 ELEV. = 59.97 (NAVD88 2001 ADJUSTMENT)
- T.B.M. INDICATES TEMPORARY BENCHMARK FND. 5/8 INCH IRON ROD WITH CAP MARKED "GBI SURVEYING" ELEV. = 54.63 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. 558023, DATED APRIL 20, 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 SHADED ZONE "X" DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD. THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1% ANNUAL CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- THERE ARE NO EXISTING OR PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "GBI PARTNERS" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 55.50 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 AND THE SIENNA PLANTATION COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR SUCH MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACES AS REQUIRED BY SECTION 3.C.(14) OF THE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (SEPTEMBER 2019).
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5- FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
- SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OR THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- IN ACCORDANCE WITH CENTERPOINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
- ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED AT THE TIME OF PLATTING.
- GAS METER LOCATION: GAS METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION PLEASE CONTACT SIENERGY AT 281-778-6250.
- ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE ETJ BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
- NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
- PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY, ALL BLOCK CORNERS AND STREET RIGHT-OF-WAY WILL BE MONUMENTED.
- ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.
- REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500FT. FOR RESIDENTIAL DEVELOPMENT AND 300FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE DRIVEWAY FOR ANY LOT ON THE INSIDE OF A KNUCKLE MUST BE PLACED ALONG THE FRONTAGE PRIOR TO THE RIGHT TURN ON THE INSIDE APPROACH LANE TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
- STREET LIGHTING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MISSOURI CITY INFRASTRUCTURE DESIGN MANUAL, CHAPTER 4 STREET LIGHTING AND OVERHEAD UTILITIES. THE INSTALLATION, OPERATION, AND MAINTENANCE OF ORNAMENTAL STREET LIGHTS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MISSOURI CITY, EXCEPT AS PROVIDED THEREIN.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE RESERVES AND CHANNELS IS VESTED IN THE SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF LANDSCAPE RESERVES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES WITHIN THE SECTIONS IS VESTED IN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES ALONG BOULEVARDS AND MAJOR THOROUGHFARES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5.

- THIS PLAT IS SUBORDINATED BY: U.S. BANK NATIONAL ASSOCIATION D/B/A HOUSING CAPITAL COMPANY, AS RECORDED IN FILE NO. _____ OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
- THIS PLAT LIES WITHIN LIGHTING ZONE 2.
- ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED PURSUANT TO A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- U.V.E. INDICATES UNOBSTRUCTED VIEW EASEMENT. FORT BEND COUNTY SHALL BE RESPONSIBLE FOR ENFORCING U.V.E. REQUIREMENTS WITHIN THE PUBLIC RIGHT-OF-WAY AND SIENNA PLANTATION COMMUNITY ASSOCIATION, INC. SHALL ENFORCE AREAS OUTSIDE OF RIGHT-OF-WAY.
- THIS PLAT IS SUBJECT TO VARIOUS BLANKET EASEMENTS AS SET FORTH BY THE RESTRICTIVE COVENANTS RECORDED UNDER F.N. 2015009259, F.B.C.O.R.
- 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.



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

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

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

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

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE
COUNTY JUDGE

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

KEN R. DEMERCHANT
PRECINCT 4, COUNTY COMMISSIONER

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

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

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

By: _____
DEPUTY

FINAL PLAT OF
SIENNA SECTION 35A
A SUBDIVISION OF 10.158 ACRES OF LAND SITUATED IN THE
WILLIAM HALL SURVEY, ABSTRACT 31, FORT BEND COUNTY, TEXAS.

21 LOTS 3 RESERVES (1.425 ACRES) 3 BLOCKS
MAY 14, 2020 JOB NO. 1416-1535A

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

SURVEYORS:
GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
4724 VISTA ROAD • PASADENA, TX 77069
PHONE: 281-499-4539 • GBSurvey@GBISurvey.com
TBPIS FIRM #10130300 • www.GBSurvey.com

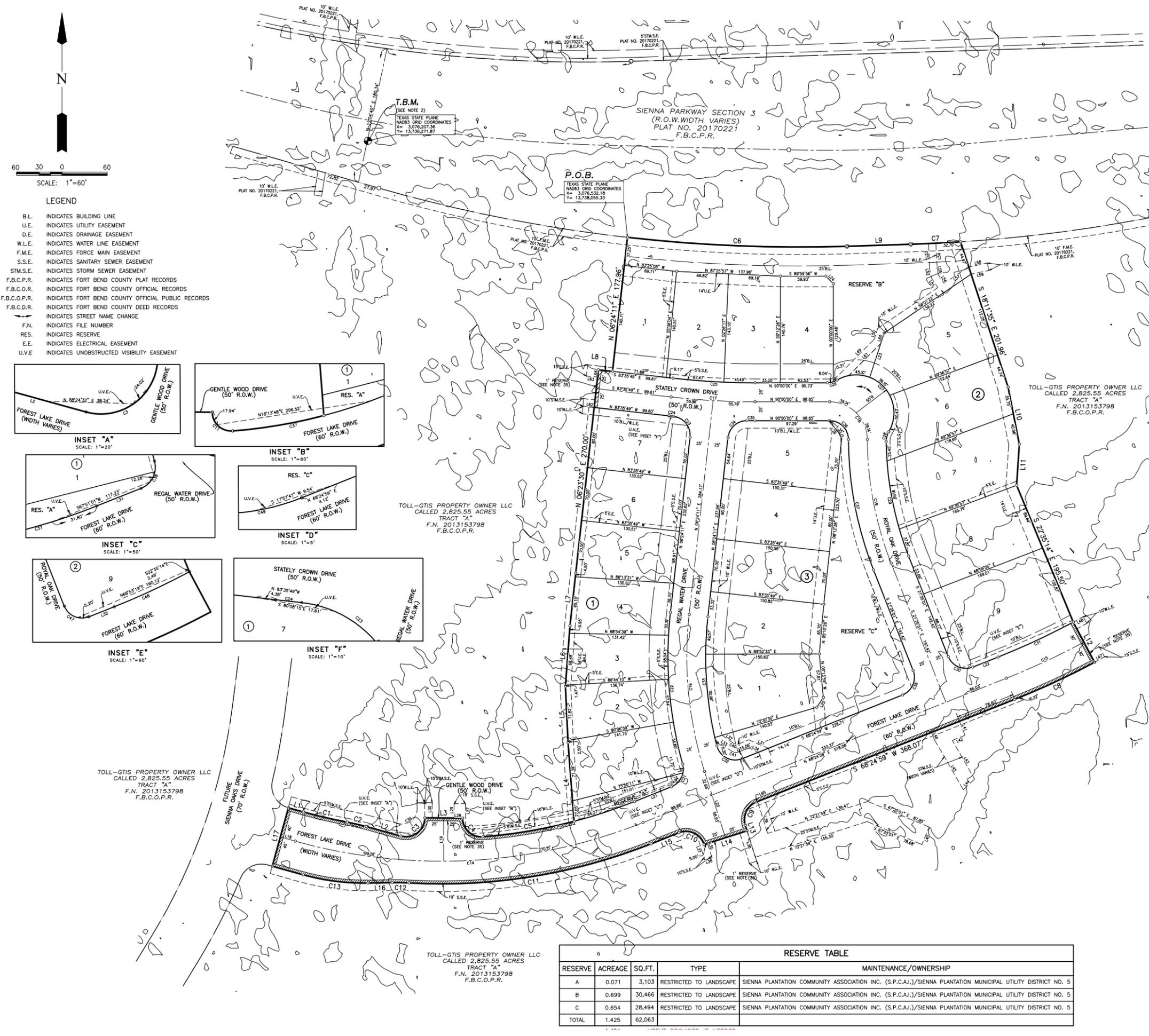
JON BORDOVSKY, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6405

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

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

PLATTING INFO: 5/14/2020 4:42 PM BY: LAURIE CHINA
NOTARY: 5/14/2020 4:42 PM BY: LAURIE CHINA
PLATTING INFO: 5/14/2020 4:43 PM BY: LAURIE CHINA

SIENNA SECTION 35A
LJA JOB NO. 1416-1535A



CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	665.00'	5'00"45"	59.93'	S 76°59'27" E	59.91'
C2	300.00'	4'53"26"	25.61'	S 77°03'06" E	25.60'
C3	25.00'	105°37'38"	46.09'	N 52°34'47" E	39.83'
C4	25.00'	94°16'47"	41.14'	S 47°22'25" E	36.65'
C5	695.00'	107°07'23"	122.79'	N 80°25'30" E	122.63'
C6	2029.00'	8°13'34"	291.31'	S 87°41'37" E	291.06'
C7	2029.00'	1°51'56"	66.06'	S 87°15'39" E	66.06'
C8	1030.00'	6°30'05"	116.87'	S 65°09'57" W	116.81'
C9	25.00'	86°03'01"	37.55'	S 25°23'29" W	34.12'
C10	25.00'	93°56'59"	40.99'	N 64°36'31" W	36.55'
C11	755.00'	24°50'46"	327.40'	S 80°50'22" W	324.84'
C12	300.00'	4°17'58"	22.51'	N 88°53'14" W	22.51'
C13	300.00'	16°33'09"	86.67'	N 82°45'39" W	86.37'
C14	725.00'	37°05'56"	469.44'	N 86°57'58" E	461.28'
C15	1000.00'	6°30'05"	113.47'	N 65°09'57" E	113.41'
C16	500.00'	24°02'12"	209.76'	N 05°36'55" W	208.22'
C17	1000.00'	6°24'11"	111.75'	S 86°47'55" E	111.70'
C18	50.00'	89°42'24"	78.28'	S 45°08'48" E	70.53'
C19	450.00'	21°17'24"	167.21'	S 10°56'18" E	166.25'
C20	695.00'	17°04'12"	207.06'	N 76°57'05" E	206.29'
C21	25.00'	84°03'58"	36.68'	N 26°23'00" E	33.48'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C22	525.00'	22°03'09"	202.07'	N 04°37'24" W	200.82'
C23	25.00'	90°19'28"	39.41'	N 38°45'32" W	35.46'
C24	1025.00'	0°19'28"	5.79'	S 83°45'32" E	5.79'
C25	975.00'	6°24'11"	108.96'	S 86°47'55" E	108.90'
C26	25.00'	30°36'08"	13.35'	N 74°41'56" E	13.19'
C27	50.00'	150°53'42"	131.68'	S 45°09'17" E	96.79'
C28	25.00'	31°00'05"	13.53'	S 14°47'32" W	13.36'
C29	425.00'	20°52'30"	154.84'	S 11°08'46" E	153.99'
C30	25.00'	90°00'00"	39.27'	S 66°35'01" E	35.36'
C31	970.00'	6°30'05"	110.07'	N 65°09'57" E	110.01'
C32	25.00'	97°15'32"	42.44'	N 62°57'14" W	37.52'
C33	475.00'	20°43'39"	171.84'	N 03°57'39" W	170.90'
C34	25.00'	84°12'34"	36.74'	N 48°30'28" E	33.52'
C35	1025.00'	0°36'45"	10.96'	S 89°41'37" E	10.96'
C36	25.00'	89°42'24"	39.14'	S 45°08'48" E	35.26'
C37	475.00'	21°17'24"	176.50'	S 10°56'18" E	175.49'
C38	25.00'	90°00'00"	39.27'	S 23°24'59" W	35.36'
C39	20.02'	101°49'30"	35.57'	N 52°47'50" E	31.07'
C40	10.51'	63°00'25"	11.55'	S 87°47'55" E	10.98'
C41	10.15'	50°56'15"	9.02'	S 81°05'09" E	8.73'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 74°29'04" E	20.51'
L2	S 74°36'23" E	47.72'
L3	S 89°39'08" E	50.00'
L4	N 04°22'08" W	104.44'
L5	N 02°36'52" W	74.32'
L6	N 04°14'18" E	79.90'
L7	N 06°17'54" E	70.00'
L8	S 83°35'49" E	18.76'
L9	N 88°11'37" E	84.73'
L10	S 11°11'01" E	76.72'
L11	S 03°52'24" W	54.36'
L12	S 28°05'05" E	60.00'
L13	S 17°38'01" E	7.60'
L14	S 72°21'59" W	60.00'
L15	S 68°24'59" W	39.75'
L16	S 88°57'47" W	32.18'
L17	N 15°30'56" E	80.00'
L18	S 74°29'04" E	20.51'
L19	S 00°14'02" E	57.12'
L20	N 17°38'01" W	91.99'
L21	S 68°24'59" E	52.68'
L22	S 68°24'59" E	36.03'
L23	S 17°58'12" W	61.43'
L24	N 45°00'02" W	14.14'

LINE TABLE

LINE	BEARING	DISTANCE
L25	N 34°08'16" E	15.46'
L26	N 41°53'46" W	26.79'
L27	N 00°14'02" W	32.53'
L28	S 89°39'08" E	11.00'
L29	N 00°14'02" W	18.85'
L30	N 00°14'02" W	19.92'
L31	N 66°35'01" W	28.28'
L32	S 55°26'35" E	16.90'
L33	S 55°26'35" E	26.11'
L34	N 66°35'01" W	14.14'
L35	S 17°38'01" E	20.00'
L36	S 72°21'59" W	10.00'
L37	S 17°38'01" E	35.00'
L38	S 17°38'01" E	42.04'
L39	S 17°38'01" E	44.23'
L40	S 22°23'21" W	25.00'
L41	S 21°35'01" E	20.00'
L42	S 68°24'59" W	18.03'
L43	S 00°14'02" E	57.12'
L44	N 46°37'29" E	20.55'
L45	S 30°05'33" E	76.27'
L46	S 21°25'33" E	10.43'
L47	N 61°29'50" E	15.00'
L48	N 61°29'22" E	15.00'

LINE TABLE

LINE	BEARING	DISTANCE
L49	N 45°00'00" E	76.40'
L50	N 17°58'12" E	15.38'
L51	N 33°58'38" W	15.07'
L52	N 11°28'38" W	12.23'
L53	N 02°44'55" W	33.69'
L54	N 02°44'55" W	32.92'
L55	N 11°28'38" W	9.48'
L56	N 33°58'38" W	13.08'
L57	S 56°01'22" W	38.49'
L58	S 77°55'27" W	26.01'
L59	N 77°55'27" E	24.07'
L60	S 17°58'12" W	14.34'
L61	N 45°00'00" E	60.03'
L62	N 83°35'49" E	15.00'
L63	N 71°18'28" W	15.80'
L64	S 06°23'30" E	10.00'
L65	N 68°24'59" E	1.73'

RESERVE TABLE

RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	0.071	3,103	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.)/SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
B	0.699	30,466	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.)/SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
C	0.654	28,494	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION COMMUNITY ASSOCIATION INC. (S.P.C.A.I.)/SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
TOTAL	1.425	62,063		



SURVEYORS:
GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
4734 VISTA ROAD • PASADENA, TX 77059
PHONE: 281-499-4539 • GBSurvey@GBISurvey.com
TBPIS FIRM #10130300 • www.GBISurvey.com

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

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

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



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: June 10, 2020
AGENDA ITEM SUBJECT: Final Plat of Sienna Section 39A
AGENDA ITEM NUMBER: 6.A.(8)
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: PLAT2000248
TYPE OF APPLICATION:
 Initial application
 Written Response application
PROPERTY ID: 0031-00-000-3048-907
LOCATION: South of Sienna Parkway, east of the Brazos River and west of Waters Lake Boulevard

ZONING DISTRICT DESIGNATION: ETJ, Extraterritorial Jurisdiction

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

RECOMMENDED ACTION:

The Planning and Zoning Commission should:

- | |
|--|
| <ul style="list-style-type: none"><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. |
|--|

NOTE: Subject plat approval on the April 8, 2020 agenda. Revised to remove the Sienna Oaks Drive right-of-way.

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. Fort Bend County Drainage District approval letter.
 - b. Municipal Utility District letter.

-----**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 39A	
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:
4. APPLICANT'S NAME (CHECK APPLICABLE ROLE):	LJA Engineering Inc/Laurie Chapa- Platting Coordinator	
<input type="checkbox"/> ARCHITECT <input type="checkbox"/> ENGINEER <input checked="" type="checkbox"/> PLANNER <input type="checkbox"/> SURVEYOR <input type="checkbox"/> OTHER:		
MAILING ADDRESS:	1904 W. Grand Parkway North, Suite 100, Katy, Texas 77449	
PHONE NO.:	713-953-5173	EMAIL: lchapa@lja.com
5. IS PLAT LOCATED INSIDE THE CITY LIMITS OR CITY'S ETJ? (CIRCLE ONE):	CITY LIMITS	(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: <u>2.522</u>	RESIDENTIAL LOTS: <u>7.548</u>
LAKES/PONDS (NON-RECREATIONAL): _____	IRRIGATION/DRAINAGE CANALS: _____	RECREATIONAL USES: _____
UTILITY EASEMENTS: _____	PUBLIC PARKLAND: _____	<u>2.367</u>
OTHER (EXPLAIN): <u>Reserves</u>	(ACRES): _____	
TOTAL ACREAGE:	<u>12.437</u>	
8. ESTIMATED # OF SECTIONS:	<u>1</u>	BLOCKS: <u>3</u> RESERVES: <u>4</u>
9. ESTIMATED # OF SINGLE FAMILY RESIDENTIAL LOTS / MULTIFAMILY DWELLING UNITS:	<u>62</u>	
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:	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 12.437 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SIENNA SECTION 39A, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

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

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

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

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

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH 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 39A 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. (SEE NOTE #9)

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 39A 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.

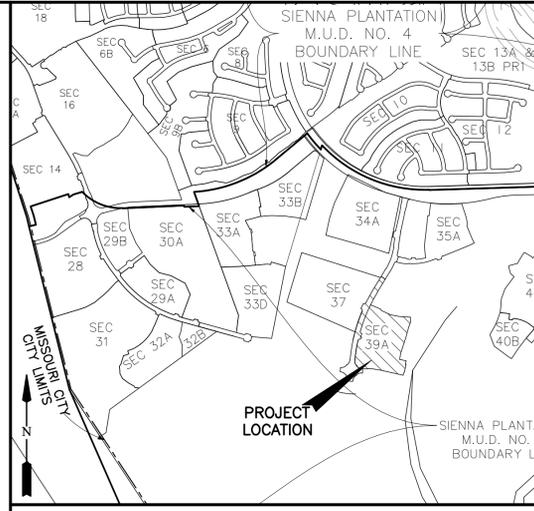
SONYA BROWN-MARSHALL, CHAIRMAN

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: PCM-011
ELEV. = 59.97 (NAVD88 2001 ADJUSTMENT)
- 1.8 M. INDICATES TEMPORARY BENCHMARK SET 5/8-INCH IRON ROD
ELEV. = 53.28 (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. 684553 DATED APRIL 30, 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 SHADED ZONE "X" DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD. THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1% ANNUAL CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- THERE ARE NO EXISTING OR PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "GBI PARTNERS" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, LOT BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF _____ 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 THE HIGHEST ADJACENT GRADE, OR TWELVE INCHES ABOVE THE MAXIMUM ONE PERCENT ANNUAL FLOOD RISK FLOODPLAIN PONDING ELEVATION IN THE NEAREST DRAINAGE SYSTEM. FORT BEND COUNTY FLOODPLAIN REGULATIONS ARTICLE 5, SECTION B REQUIRES THAT THE MINIMUM SLAB BE SET AT AN ELEVATION EIGHTEEN INCHES ABOVE THE BASE FLOOD ELEVATION WHICH IS MORE STRINGENT AND THEREFORE USED TO DETERMINE THE MINIMUM SLAB ELEVATION. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.
- ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL STRUCTURES.
- THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, 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 RIGHT-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 PLATING.
- 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 (800FT. FOR RESIDENTIAL DEVELOPMENT AND 300FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE DRIVEWAY FOR ANY LOT ON THE INSIDE OF A KNUCKLE MUST BE PLACED ALONG THE FRONTAGE PRIOR TO THE RIGHT TURN ON THE INSIDE APPROACH LANE TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
- STREET LIGHTING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MISSOURI CITY INFRASTRUCTURE DESIGN MANUAL, CHAPTER 4 STREET LIGHTING AND OVERHEAD UTILITIES. THE INSTALLATION, OPERATION, AND MAINTENANCE OF ORNAMENTAL STREET LIGHTS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MISSOURI CITY, EXCEPT AS PROVIDED THEREIN.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE RESERVES AND CHANNELS IS VESTED IN THE SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF LANDSCAPE RESERVES IS VESTED IN THE HOME OWNERS ASSOCIATION (HOA).
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES WITHIN THE SECTIONS IS VESTED IN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES ALONG BOULEVARDS AND MAJOR THOROUGHFARES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6.

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



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

KP GEORGE COUNTY JUDGE

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

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

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

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

FINAL PLAT OF
SIENNA SECTION 39A

A SUBDIVISION OF 12.437 ACRES OF LAND SITUATED IN THE
WILLIAM HALL LEAGUE, ABSTRACT 31, FORT BEND COUNTY, TEXAS.

62 LOTS 4 RESERVES (2.367 ACRES) 3 BLOCKS
MAY 14, 2020 JOB NO. 1416-1539A

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

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

LAND SURVEYING CONSULTANTS 1904 W. Grand Parkway North Phone 713.953.5200
4724 VISTA ROAD • PASADENA, TX 77065 Suite 100 Fax 713.953.5026
PHONE: 281-499-4539 • GBIsurvey@GBIsurvey.com Katy, Texas 77449 FRN-F-1386
TBPIS FIRM #10130300 • www.GBIsurvey.com

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

LAST SAVE: 5/14/2020 5:15:19 PM BY: LAURIE CHAPA - FLOT DATE: 5/15/2020 11:13 AM BY: LAURIE CHAPA
PLATTING MGR. SURVEY CHECK: MUTAR

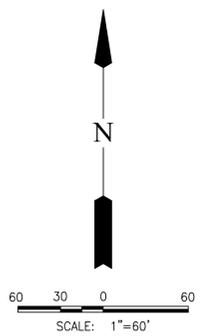
SIENNA PLANTATION SECTION 39A
LJA JOB NO. 1416-1539A

RESERVE TABLE

RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	1.072	46,692	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
B	0.173	7,541	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
C	0.909	39,616	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
D	0.213	9,265	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
TOTAL	2.367	103,114		

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
- INDICATES ZERO LOT LINE



LINE TABLE

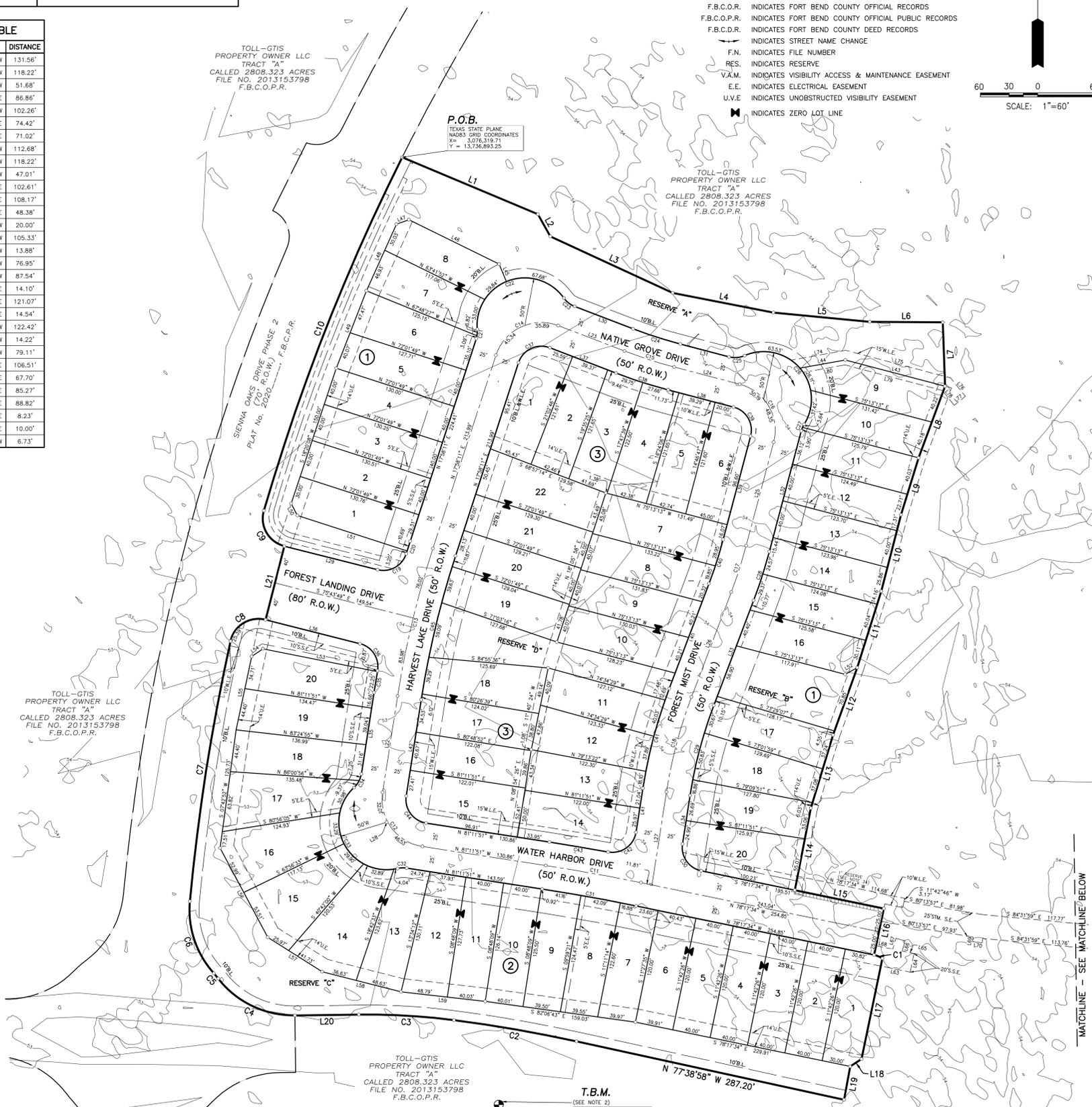
LINE	BEARING	DISTANCE
L1	S 67°07'03" E	154.43'
L2	S 29°14'13" E	26.68'
L3	S 65°06'05" E	141.43'
L4	S 78°54'20" E	107.56'
L5	S 84°25'49" E	101.53'
L6	S 89°39'29" E	76.50'
L7	S 02°03'37" E	67.39'
L8	S 20°12'56" W	80.40'
L9	S 17°04'06" W	62.74'
L10	S 14°23'56" W	83.16'
L11	S 17°21'06" W	84.30'
L12	S 19°43'00" W	75.40'
L13	S 16°48'53" W	80.36'
L14	S 10°58'27" W	88.13'
L15	S 78°17'34" E	95.28'
L16	S 11°42'26" W	50.00'
L17	S 11°42'26" W	108.25'
L18	S 56°42'26" W	14.14'
L19	S 10°21'46" W	35.69'
L20	S 89°14'54" W	67.09'
L21	N 14°16'11" E	80.00'
L22	N 08°48'09" E	102.61'
L23	S 68°57'14" E	74.42'
L24	S 75°13'13" E	71.02'
L25	S 14°46'47" W	112.68'
L26	S 20°39'58" W	118.22'
L27	S 08°48'09" W	99.21'
L28	S 62°07'18" W	1.10'
L29	S 75°43'49" E	100.84'
L30	S 68°57'14" E	65.59'
L31	S 75°13'13" E	52.90'

LINE TABLE

LINE	BEARING	DISTANCE
L32	S 14°46'47" W	131.56'
L33	S 20°39'58" W	118.22'
L34	S 08°48'09" W	51.68'
L35	N 08°48'09" E	86.86'
L36	N 75°43'49" E	102.26'
L37	S 68°57'14" E	74.42'
L38	S 75°13'13" E	71.02'
L39	S 14°46'47" W	112.68'
L40	S 20°39'58" W	118.22'
L41	S 08°48'09" W	47.01'
L42	N 08°48'09" E	102.61'
L43	S 75°13'13" E	108.17'
L44	N 79°47'57" E	48.38'
L45	N 22°43'41" W	20.00'
L46	N 63°41'52" W	105.33'
L47	S 70°14'44" W	13.88'
L48	S 24°11'20" W	76.95'
L49	S 21°14'39" W	87.54'
L50	S 26°50'50" E	14.10'
L51	S 72°01'49" E	121.07'
L52	N 69°45'58" E	14.54'
L53	N 78°43'04" W	122.42'
L54	S 56°36'02" W	14.22'
L55	S 11°55'08" W	79.11'
L56	S 27°58'46" E	106.51'
L57	S 57°37'35" E	67.70'
L58	S 75°41'02" W	85.27'
L59	S 83°28'09" E	88.82'
L60	N 13°30'23" E	8.23'
L61	S 76°29'37" E	10.00'
L62	S 13°30'23" W	6.73'

LINE TABLE

LINE	BEARING	DISTANCE
L63	N 75°17'34" W	31.40'
L64	S 11°42'26" W	20.00'
L65	S 78°17'34" E	12.73'
L66	S 15°43'32" W	11.13'
L67	N 15°43'32" E	11.83'
L68	S 78°17'34" E	17.83'
L69	S 07°53'01" W	4.66'
L70	S 82°06'59" E	10.00'
L71	N 02°11'44" E	5.46'
L72	N 87°48'16" W	10.00'
L73	S 02°11'44" W	6.54'
L74	N 79°47'57" E	58.35'
L75	S 75°13'13" W	113.68'
L76	S 38°43'36" E	24.97'
L77	N 51°22'00" E	15.00'
L78	S 38°43'36" E	20.00'
L79	N 75°13'13" W	105.41'
L80	N 79°47'57" E	44.69'



HERITAGE PARK DRIVE
 PHASE 3 (60' R.O.W.)
 PLAT NO. 2020
 F.B.C.P.R.

TOLL-GTIS
 PROPERTY OWNER LLC
 TRACT "A"
 CALLED 2808.323 ACRES
 FILE NO. 2013153798
 F.B.C.O.P.R.

TOLL-GTIS
 PROPERTY OWNER LLC
 TRACT "A"
 CALLED 2808.323 ACRES
 FILE NO. 2013153798
 F.B.C.O.P.R.

T.B.M.
 (SEE NOTE 2)
 NAD83 GRID COORDINATES
 X = 3,076,319.71
 Y = 13,733,717.76

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	25.00'	21°33'10"	9.40'	S 67°30'59" E	9.35'
C2	1530.00'	4°52'57"	130.38'	N 80°05'27" W	130.34'
C3	697.00'	8°13'11"	99.99'	N 86°38'30" W	99.91'
C4	100.00'	52°59'55"	92.50'	N 64°15'08" W	89.24'
C5	100.00'	4°06'44"	7.18'	N 39°48'33" W	7.18'
C6	100.00'	47°07'17"	82.24'	N 18°18'17" W	79.94'
C7	2215.00'	7°10'40"	277.48'	N 08°50'42" E	277.30'
C8	30.00'	91°50'09"	48.09'	S 58°21'06" W	43.10'
C9	30.00'	91°50'09"	48.09'	S 29°48'45" E	43.10'
C10	2215.00'	10°20'56"	400.08'	S 21°16'48" W	399.54'
C11	2000.00'	2°54'17"	101.39'	N 79°44'43" W	101.38'
C12	50.00'	90°00'00"	78.54'	N 36°11'51" W	70.71'
C13	1000.00'	9°10'03"	160.00'	N 13°23'10" E	159.83'
C14	50.00'	93°04'35"	81.22'	N 64°30'29" E	72.58'
C15	500.00'	6°15'59"	54.68'	S 72°05'13" E	54.66'
C16	50.00'	90°00'00"	78.54'	S 30°13'13" E	70.71'
C17	500.00'	5°53'11"	51.37'	S 17°43'23" W	51.35'
C18	500.00'	11°51'50"	103.53'	S 14°44'03" W	103.35'
C19	25.00'	87°04'35"	37.99'	N 69°43'53" E	34.44'
C20	1025.00'	0°46'35"	13.89'	N 17°34'54" E	13.89'
C21	25.00'	22°42'36"	9.91'	N 06°36'53" E	9.84'
C22	50.00'	149°34'17"	130.53'	N 70°02'44" E	96.50'
C23	25.00'	33°47'07"	14.74'	S 52°03'41" E	14.53'
C24	475.00'	6°15'59"	51.95'	S 72°05'13" E	51.92'
C25	25.00'	38°19'29"	16.72'	N 85°37'03" E	16.41'
C26	50.00'	149°36'14"	127.06'	S 40°44'35" E	95.53'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C27	25.00'	17°16'45"	7.54'	S 23°25'10" W	7.51'
C28	525.00'	5°53'11"	53.94'	S 17°43'23" W	53.91'
C29	475.00'	11°51'50"	98.35'	S 14°44'03" W	98.18'
C30	25.00'	87°05'43"	38.00'	S 34°44'43" E	34.45'
C31	1975.00'	2°54'17"	100.13'	N 79°44'43" W	100.12'
C32	25.00'	22°07'31"	9.65'	S 87°44'23" W	9.59'
C33	50.00'	150°13'24"	131.09'	N 28°12'41" W	96.64'
C34	25.00'	38°05'53"	16.62'	N 27°51'05" E	16.32'
C35	1025.00'	1°17'32"	23.12'	N 09°26'55" E	23.12'
C36	25.00'	85°49'30"	37.45'	N 32°49'04" W	34.04'
C37	25.00'	93°04'35"	40.61'	N 64°30'29" E	36.29'
C38	525.00'	6°15'59"	57.42'	S 72°05'13" E	57.39'
C39	25.00'	90°00'00"	39.27'	S 30°13'13" E	35.36'
C40	475.00'	5°53'11"	48.80'	S 17°43'23" W	48.78'
C41	525.00'	11°51'50"	108.71'	S 14°44'03" W	108.51'
C42	25.00'	91°45'54"	40.04'	S 54°41'06" W	35.90'
C43	2025.00'	1°45'54"	62.38'	N 80°18'54" W	62.38'
C44	25.00'	90°00'00"	39.27'	N 36°11'51" W	35.36'
C45	975.00'	9°10'03"	156.00'	N 13°23'10" E	155.83'

FINAL PLAT OF
 SIENNA SECTION 39A

A SUBDIVISION OF 12.437 ACRES OF LAND SITUATED IN THE
 WILLIAM HALL LEAGUE, ABSTRACT 31, FORT BEND COUNTY, TEXAS.

62 LOTS 4 RESERVES (2.367 ACRES) 3 BLOCKS
 MAY 14, 2020 JOB NO. 1416-1539A

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

SURVEYORS:
GBI PARTNERS, L.P.
 LAND SURVEYING CONSULTANTS
 4704 VISTA ROAD • PASADENA, TX 77006
 PHONE: 281-499-4539 • GBI@survey.com
 TBPIS FIRM #10130300 • www.GBIsurvey.com

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





**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: June 10, 2020

AGENDA ITEM SUBJECT: Zaineb Shopping Center, partial replat of Nova Village Center

AGENDA ITEM NUMBER: 6.A.(9)

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

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

PERMIT NUMBER: PLAT2000238

TYPE OF APPLICATION:

- Initial application
- Written Response application

PROPERTY ID: 0064-00-000-3101-907 / 0064-00-000-3118-907

LOCATION: North of 5th Street, along FM 1092.

ZONING DISTRICT DESIGNATION: LC-3, retail district

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: None

RECOMMENDED ACTION:

The Planning and Zoning Commission should:

- | |
|--|
| <p><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</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

- a. The date on which the plat was drawn shall be indicated in accordance with Section 2.D(6). **Please correct the date in the title block to reflect the actual date the plat application was submitted.**
- b. The total number of **acres, lots, blocks, AND reserves** shall be indicated in accordance with Section 2.D(3). **The number of reserves stated in the title block is incorrect. Please revise.**
- c. All lots and blocks shall be **numbered or lettered consecutively** in accordance with Section 2.D(3). A table should be used listing the identifying letter, use, and acreage of all reserves. **Please provide a reserve table.**
- d. The vicinity map must show sufficient detail to a distance of not less than one-half mile. The suggested scale of the vicinity map is one inch equals 1,200 feet. The vicinity map shall be oriented north at the top of the drawing and in the same direction as the subdivision drawing in accordance with Section 2.D(9).
- e. An acknowledgement that notice of the subdivision was provided to all utility companies, whether public or private, shall be provided in accordance with Section 2.C.
- f. The final plat shall contain all standard notes in accordance with Section 3.C.(10). **Please update and correct plat notes 2, 6, 8, 9, 13-16 and provide all required Missouri City notes. Additionally, please update the legend to reflect Missouri City and Fort Bend County references.**
- g. The Owner's acknowledgement must be made a part of the final plat drawing in accordance with Section 3.C(9)(a). **Please remove paragraphs 4-7 and correct the acreage in owner's acknowledgement does not match acreage on plat. Additionally, the following sentence must be added to the owner's acknowledgement: "We further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; we,**

our successors and assignees hereby waive any claim, damage or cause of action that we may have as a result of the dedication or extractions made herein.”

- h. The Execution of owner’s acknowledgement must be made a part of the final plat drawing in accordance with Section 3.C(9)(b).
 - i. The Lienholder’s acknowledgement and subordination statement must be made a part of the final plat drawing in accordance with Section 3.C(9)(c).
 - j. A Certificate for amending plats must be made a part of the final plat in accordance with Section 3.C(9)(j). **A reason for the replat must be provided on the plat.**
 - k. The Certificate for Planning and Zoning Commission must be made a part of the final plat in accordance with Section 3.C(9)(f). **Please correct the Planning and Zoning Commission certificate to reflect Missouri City officials and the city referenced.**
 - l. The County clerk filing acknowledgement statement must be made a part of the final plat in accordance with Section 3.C(9)(g). **Please update the County Clerk information and referenced city.**
 - m. An Encumbrance certificate must be made a part of the final plat in accordance with Section 3.C(9)(h).
 - n. Please remove the Fort Bend County Commissioner’s certificate.
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
- a. The point of beginning (POB) for the subdivision shall be expressed as Texas State Plane NAD83 grid coordinate values of “X”, “Y” as required by the City of Missouri City Design Manual, Section 2.10(G).
 - b. A temporary benchmark (TBM) shall be set in the subdivision in accordance with Section 2.D(15). The basis of control for the TBM shall also be indicated.
 - c. Contour lines with intervals of one foot, referred to sea level (USGS and city datum), shall be provided to show at least two contour lines within the subdivision in addition to those necessary to clearly show outfall drainage in accordance with Section 2.D(15).
 - d. The location and approximate width or dimension of existing and proposed storm detention areas and drainage easement(s) within the subdivision or within 200 feet of the subdivision shall be indicated in accordance with Section 2.D(15).

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.

None.

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

STATE OF TEXAS
COUNTY OF HARRIS

WE, BLESSED CONSTRUCTION, LLC. acting by and through HUSSAIN KASMANI, President and MURPHY SHOPPING CENTER, acting by and through _____ President, owner (or owners) hereinafter referred to as Owners (whether one or more) of the 2.204 acres tract described in the above and foregoing map of ZAINEB SHOPPING CENTER, do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions, and notations on said maps or plat, and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors, and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above 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, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to provide that drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters (1- 3/4) square feet (18" diameter) with culverts or bridges to be provided for all the private driveways or walkways crossing such drainage facilities.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15' 0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting, and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owners does hereby acknowledge the receipt for the "Order 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 amendments.

IN TESTIMONY WHEREOF, the Blessed Construction, LLC., has caused these presents to be signed by Hussain Kasmani, its president, thereunto authorized, attested by its Secretary, this 28th day of March, 2020.

HUSSAIN, SHOAB President

BEFORE ME, the undersigned authority, on this day personally appeared Hussain Kasmani, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed (add for corporations, "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 28th day of March, 2020.

Notary Public in and for the State of Texas

My Commission expires:

I, Richard S. Willett, am authorized (or registered) under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths(5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

RICHARD S. WILLETT
TEXAS REGISTRATION NO. 4615

I, _____ a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets the requirements of Fort Bend County, Texas.

T.B.P.E. FIRM # _____

RESIDUE OF
CALLED 0.51 AC.
JAMES H. KEPNER
VOL. 489, PG. 413
F.B.C.D.R.

RESERVE "A"
21,458 SQUARE FEET / 0.4925 ACRE

RESERVE "B"
32,184 SQUARE FEET / 0.7388 ACRE

BLOCK
1

RESERVE "B"
BLOCK
1

NOVA VILLAGE
(PLAT NO. 2008035447
F.B.C.P.R.)

CALLED 1.00 AC.
JOE JESSE VARGAS
VOL. 585, PG. 647
F.B.C.D.R.

MURPHY CENTER
SLIDE No. 1591B
F.B.C.P.R.

F.M. 1092 ROAD
(140' R.O.W.)

LEGEND	
H.C.M.R.	HARRIS COUNTY MAP RECORDS
H.C.C.F.#	HARRIS COUNTY CLERK'S FILE NUMBER
H.C.D.R.	HARRIS COUNTY DEED RECORDS
R.O.W.	RIGHT OF WAY
BLDG. LINE	BUILDING LINE

NOTES:

1.) COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83 AND WERE DERIVED BY THE POST-PROCESSING OF STATIC GPS OBSERVATIONS USING THE NATIONAL GEODETIC SURVEY (NGS) OPUS UTILITY (ONLINE POSITIONING USER SERVICE).

2.) 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 CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.

3.) THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE SURFACE COORDINATES (NAD83) AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING COMBINED SCALE: 0.999999857895.

4.) ALL BEARINGS ARE BASED ON FNA SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED UNDER SLIDE NO. 2247/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

5.) ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

6.) THE TOP OF ALL FLOOR SLABS CONSTRUCTED HEREAFTER SHALL BE A MINIMUM OF _____ FEET ABOVE MEAN SEA LEVEL. IN ADDITION, 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.

7.) THE DRAINAGE SYSTEM FOR THE SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.

8.) THIS PROPERTY LIES WITHIN FORT BEND MUNICIPAL UTILITY DISTRICT NO. 2.

9.) THIS PROPERTY LIES WITHIN HOUSTON EXTRATERRITORIAL JURISDICTION.

10.) TO THE BEST OF THE ENGINEER'S KNOWLEDGE, NO EXISTING PIPELINES OR PIPELINE EASEMENTS EXIST WITHIN THE SUBDIVISION.

11.) VERTICAL CONTROL - CITY OF HOUSTON SURVEY MARKER NO. 4753/1503 LOCATED SOUTH OF BELKNAP ROAD APPROXIMATELY 0.6 MILES SOUTH OF RICHMOND ROAD. ELEV.= 86.74 FEET, 1978 ADJUSTMENT.

12.) THE PLATTED AREA IS LOCATED WITHIN ZONE "X", OUTSIDE THE 500-YEAR FLOOD PLAIN, BASED ON FEMA FLOOD INSURANCE RATE MAP PANEL 48157C0165L, EFFECTIVE APRIL 2, 2014.

13.) ALL DRAINAGE EASEMENTS ARE TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO OPERATION AND MAINTENANCE BY FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 2.

14.) THE LIGHTING ZONE CODE IS LZ3.

15.) SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT THROUGH RESTRICTIVE COVENANTS WITHIN ROAD RIGHTS-OF-WAYS DEDICATED TO THE PUBLIC.

16.) ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL CENTERPOINT ENERGY, CITY OF HOUSTON AND FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 2 UTILITY EASEMENTS MUST BE KEPT UNOBTSTRUCTED BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY THE UTILITY AT THE PROPERTY OWNER'S EXPENSE.



PROJECT
LOCATION

NOT TO SCALE
VICINITY MAP

I, Richard W. Stolleis, P.E., Fort Bend County Engineer, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Fort Bend County Commissioners Court. However, no certification is hereby given as to the effect of drainage from this subdivision on the intersecting drainage artery or parent stream or any other area or subdivision within the watershed.

RICHARD W. STOLLEIS, P.E.
FORT BEND COUNTY ENGINEER

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

RICHARD MORRISON
Precinct 1, County Commissioner

W.A. "ANDY" MEYERS
Precinct 3, County Commissioner

ROBERT E. HEBERT
County Judge

GRADY PRESTAGE
Precinct 2, County Commissioner

JAMES PATTERSON
Precinct 4, County Commissioner

I, Diane Wilson, County Clerk in and for Fort Bend County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____ 2020, at _____ o'clock _____ m., and duly recorded on _____ 2020, at _____ o'clock _____ m., and at Film Code No. _____ of the Map Records of Fort Bend County for said county.

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

Diane Wilson
Clerk of the County of Fort Bend County

BY: _____
Deputy

By: _____ By: _____
Mark A. Kilkenny, Title Chair Patrick Walsh, PE
Secretary

OR

By: _____
M. Sonny Garza, Vice Chairman

This is to certify that the Planning Commission of the City of Missouri City, Texas, has approved this plat and subdivision of ZAINEB SHOPPING CENTER is in conformance with the laws of the State of Texas and the ordinances of the City of Houston as shown hereon and authorized the recording of this plat this _____ day of _____, 2020.

ZAINEB SHOPPING CENTER

A SUBDIVISION OF 1.231 ACRES (53,638 SQUARE FEET) OF LAND SITUATED IN THE WILLIAM NEAL 1/4 LEAGUE, ABSTRACT NO. 64, BEING A REPLAT OF NOVA VILLAGE CENTER, RECORDED IN PLAT NO. 2008035447, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

FOUR (4) UNRESTRICTED RESERVES AND (1) ONE BLOCK
SCALE: 1"= 40' DATE 02/27/2020

OWNER:
BLESSED CONSTRUCTION, LLC.
4519 PARKWATER COVE COURT,
SUGAR LAND, TEXAS 77479

PREPARED BY:

CIVIL LAND SURVEY OF TEXAS
10422 BLACK SANDS DRIVE
HOUSTON, TEXAS 77095
PHONE: (281) 855-8495 FAX: (832) 262-4563

STATE OF TEXAS
COUNTY OF FORT BEND

I, BAHRAM PIRZAD, HERINAFTER REFERRED TO AS OWNER OF THE 1.985 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF NOVA VILLAGE CENTER, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR PLAT, AND HEREBY DEDICATE TO THE USE OF THE PUBLIC, FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND MYSELF, MY HEIRS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES, FOREVER, UNOBTSTRUCTED 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. & 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, UNOBTSTRUCTED 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 PLAT OF NOVA VILLAGE CENTER WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

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

IN TESTIMONY WHEREOF, BAHRAM PIRZAD HAS SIGNED THIS PLAT THIS

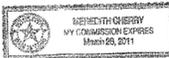
15 DAY OF FEB, 2008.

By: *Bahram Pirzad*
BAHRAM PIRZAD

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BAHRAM PIRZAD 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, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 15 DAY OF February, 2008.



Meredith Cherry
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 3/28/2011

I, KEITH W. MONROE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT FERROUS METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8") AND A LENGTH OF NOT LESS THAN THREE FEET (3') (SEE NOTE 8), AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.



Keith W. Monroe
KEITH W. MONROE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4797

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



David A. Rivera
DAVID A. RIVERA
REGISTERED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 98365

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF NOVA VILLAGE CENTER, 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 FEBRUARY, 2008.

By: *Ron Lee*
RON LEE, CHAIRMAN
By: *Sonya Brown-Marshall*
SONYA BROWN-MARSHALL, VICE CHAIRMAN

I, DIANNE WILSON, 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 APR 04 2008, AT 10:19 O'CLOCK A.M., IN PLAT NO. 20080056 OF THE PLAT RECORDS OF SAID COUNTY.

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

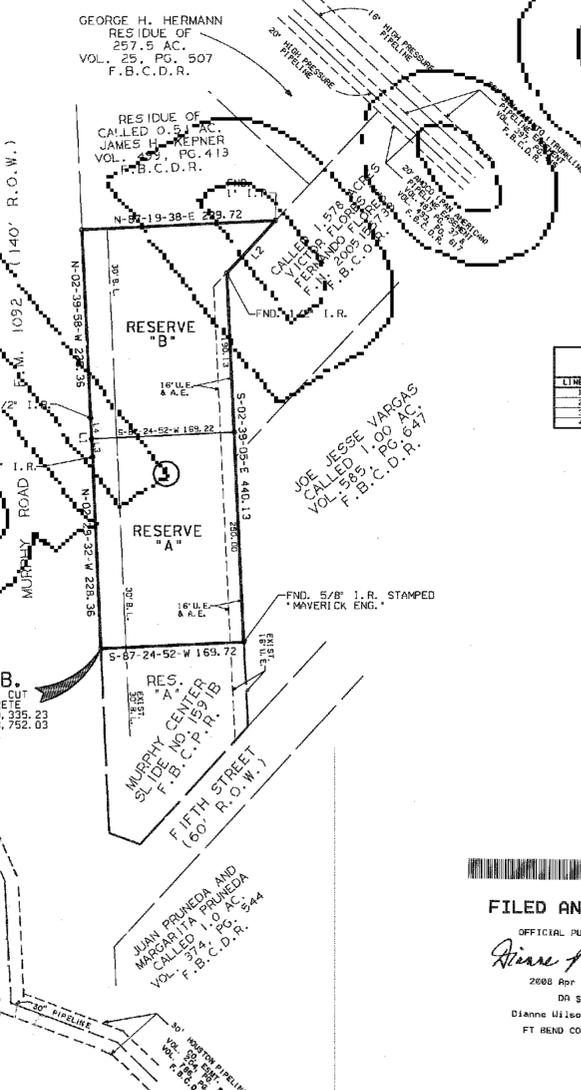
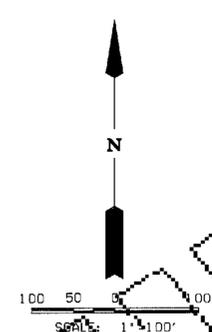
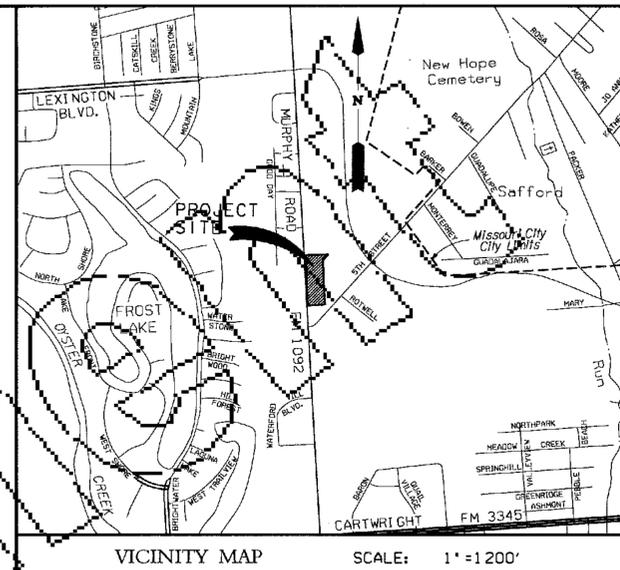


Dianne Wilson
DIANNE WILSON, CLERK OF THE COUNTY
FORT BEND COUNTY, TEXAS
By: *Dewa Almaraz*
DEPUTY

GENERAL NOTES

- 1. B.L. INDICATES BUILDING LINE; U.L. INDICATES UTILITY EASEMENT; S.W. S.E. INDICATES STORM SEWER EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; A.E. INDICATES AERIAL EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; F.B.C.D.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS; S.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; L. & S.E. INDICATES LANDSCAPE AND SIDEWALK EASEMENT; F.M.E. INDICATES FORCE MAIN EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; W.T.E. INDICATES WATER MAIN EASEMENT.
- 2. ALL EXISTING AND PROPOSED PIPELINES OR PIPELINE EASEMENTS THROUGH THE SUBDIVISION HAVE BEEN SHOWN. BUILDINGS SHALL BE SET BACK A MINIMUM DISTANCE OF 30 FEET FROM ANY PIPELINE OR 15 FEET FROM ANY PIPELINE EASEMENT, WHICHEVER DISTANCE IS GREATER.
- 3. ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY IN ACCORDANCE WITH FEMA COMMUNITY MAP NO. 48157C0255J, DATED JANUARY 3, 1997. THE ABOVE PROPERTY LIES WITHIN ZONE X.
- 4. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 71.05 FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATIONS AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.
- 5. THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACES, AND RESERVES.
- 6. BENCHMARK BASED ON CITY OF MISSOURI CITY BENCHMARK NO. 7060, 3" ALUMINUM CAP 5/8" I.R.D. 25" ABOVE ASPHALT STAMPED "NO 100" LOCATED ON THE ASPHALT ISLAND BETWEEN F.M. 1092 AND 5TH STREET.
ELEVATION = 78.82 1973 ADJUSTMENT
- 7. THIS PLAT LIES WITHIN FORT BEND COUNTY SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT AND THE CITY OF MISSOURI CITY.
- 8. FIVE EIGHTHS (5/8") INCH IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "I.M. ENG." WILL BE SET ON ALL UNMARKED PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
- 9. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY UNITED TITLE OF TEXAS COMPANY OF NO. 0885950801, EFFECTIVE DATE JANUARY 10, 2008.
THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- 10. 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.
- 11. ALL BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING OF N-01-54-47-E FROM DPS NO. 7061 TO DPS NO. 7060 SET BY THE CITY OF MISSOURI CITY.

- 12. 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.
- 13. PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY, ALL BLOCK CORNERS AND STREET RIGHTS-OF-WAY WILL BE MONUMENTED.
- 14. SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY.
- 15. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- 16. METER LOCATION: 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.
- 17. SHARED ACCESS AND PARKING FACILITIES SHALL BE PROVIDED AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-159 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- 18. 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.
- 19. ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF ANY PROPOSED WATER LINE.
- 20. ALL EASEMENTS ARE CENTERED ON PROPERTY LINES UNLESS OTHERWISE INDICATED.
- 21. ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
- 22. CROSS ACCESS SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF MISSOURI CITY REQUIREMENTS.
- 23. REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE 2003 INTERNATIONAL FIRE CODE.
- 24. THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE 2003 INTERNATIONAL FIRE CODE (450 FT. FOR RESIDENTIAL DEVELOPMENT AND 300 FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE 2003 INTERNATIONAL FIRE CODE.



RESERVE TABLE

RESERVE NO.	TYPE	ACREAGE	SQ. FT.
RESERVE "A"	COMMERCIAL	0.972	42,345
RESERVE "B"	COMMERCIAL	1.013	44,133
TOTAL		1.985	86,479

LINE TABLE

LINE	BEARING	DISTANCE
1	N-02-59-52-W	46.04
2	S-42-31-44-W	95.00
3	N-02-59-52-W	11.84
4	N-02-59-52-W	25.51

FINAL PLAT OF
NOVA VILLAGE CENTER

A SUBDIVISION OF 1.985 ACRES LOCATED IN THE WILLIAM NEAL 1/4 LEAGUE, ABSTRACT 64, BEING A REPLAT OF ALL OF RESERVE "B" OF MURPHY CENTER, RECORDED ON SLIDE NO. 1591B OF THE FORT BEND COUNTY PLAT RECORDS AND ALSO BEING OUT OF THE BAHRAM PIRZAD TRACT, RECORDED IN FILE NO. 2007012823 OF THE FORT BEND COUNTY OFFICIAL PUBLIC RECORDS, CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS

2 RESERVES 1 BLOCK
FEBRUARY 15, 2008 JOB NO. 1133-0701-310

OWNER:
BAHRAM PIRZAD
10610 FONDREN ROAD SUITE 220 HOUSTON, TEXAS 77096 PH. (713) 271-4444

SURVEYOR:
LJA Engineering & Surveying, Inc.
2909 Baypark Drive
Suite 600
Houston, Texas 77060-3703
Phone 713.953.8200
Fax 713.953.8208

ENGINEER:
REN-CHYUN WENG
REGISTERED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 79426



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: June 10, 2020

AGENDA ITEM SUBJECT: Concept Plan of Parks Edge (updated)

AGENDA ITEM NUMBER: 6.B.(1)

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

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

PERMIT NUMBER: PLAT2000242

TYPE OF APPLICATION:

Initial application

Written Response application

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

LOCATION: Lake Olympia Parkway

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

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

RECOMMENDED ACTION:

The Planning and Zoning Commission should:

APPROVE

A. REASON FOR DISAPPROVAL:

None.

B. CONDITIONS FOR APPROVAL:

A conceptual plan application must be in the form and contain the information and documents as required by the Platting Manual of the City of Missouri City, as adopted in September 2019 and in accordance with Subsection 82-32(b) of the Code of Ordinances of the City of Missouri City. The applicable sections of the Platting Manual are referenced in the conditions 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.

None.

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



APPLICATION FOR PLAT APPROVAL

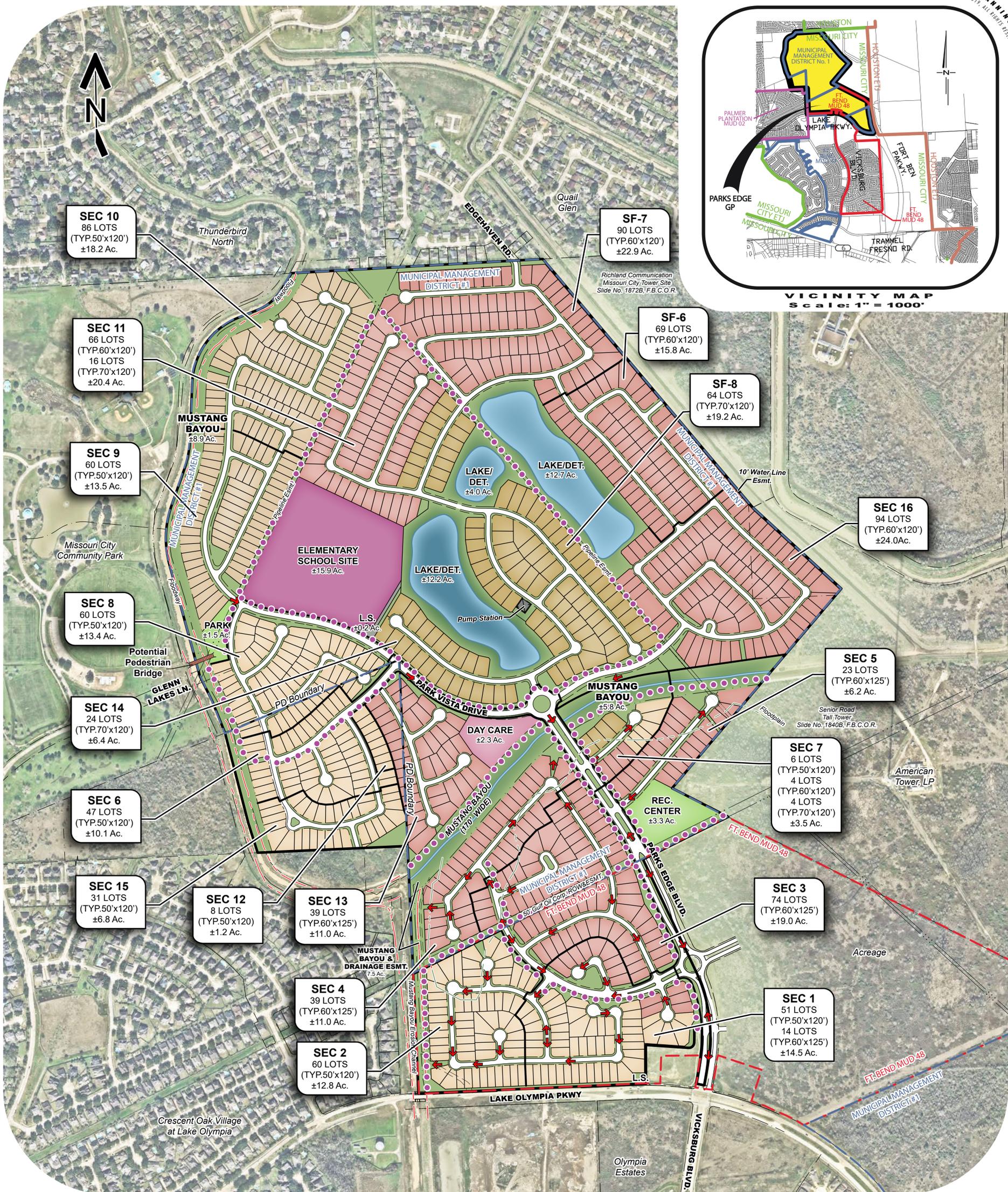
(Initial Applications Only)

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

Application Type:

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

1. NAME OF PLAT: Parks Edge Concept Plan
2. NAME OF CONCEPTUAL PLAN OR PRELIMINARY PLAT, THAT PRECEDES THIS PLAT (IF APPLICABLE): Parks Edge Concept Plan
3. LANDOWNER'S NAME (IF COMPANY OR CORPORATION, LIST CHIEF OFFICER): DR Horton
MAILING ADDRESS: 6744 Horton Vista Drive, Richmond, Texas 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: 12.6 RESIDENTIAL LOTS: 66.5 LAKES/PONDS (NON-RECREATIONAL): _____ IRRIGATION/DRAINAGE CANALS: _____ RECREATIONAL USES: _____ UTILITY EASEMENTS: _____ PUBLIC PARKLAND: _____ OTHER (EXPLAIN): SCHOOL/DAYCARE: 18.2 AC LANDSCAPE/OPEN SPACE/TRAILS: 2.8 AC (ACRES): _____ TOTAL ACREAGE: 100.1
8. ESTIMATED # OF SECTIONS: 4 BLOCKS: _____ RESERVES: _____
9. ESTIMATED # OF SINGLE FAMILY RESIDENTIAL LOTS / MULTIFAMILY DWELLING UNITS: 317
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



SEC 10
86 LOTS
(TYP.50'x120')
±18.2 Ac.

SF-7
90 LOTS
(TYP.60'x120')
±22.9 Ac.

SEC 11
66 LOTS
(TYP.60'x120')
16 LOTS
(TYP.70'x120')
±20.4 Ac.

SF-6
69 LOTS
(TYP.60'x120')
±15.8 Ac.

SF-8
64 LOTS
(TYP.70'x120')
±19.2 Ac.

SEC 9
60 LOTS
(TYP.50'x120')
±13.5 Ac.

SEC 16
94 LOTS
(TYP.60'x120')
±24.0 Ac.

SEC 8
60 LOTS
(TYP.50'x120')
±13.4 Ac.

SEC 5
23 LOTS
(TYP.60'x125')
±6.2 Ac.

SEC 14
24 LOTS
(TYP.70'x120')
±6.4 Ac.

SEC 7
6 LOTS
(TYP.50'x120')
4 LOTS
(TYP.60'x120')
4 LOTS
(TYP.70'x120')
±3.5 Ac.

SEC 6
47 LOTS
(TYP.50'x120')
±10.1 Ac.

SEC 3
74 LOTS
(TYP.60'x125')
±19.0 Ac.

SEC 15
31 LOTS
(TYP.50'x120')
±6.8 Ac.

SEC 12
8 LOTS
(TYP.50'x120')
±1.2 Ac.

SEC 13
39 LOTS
(TYP.60'x125')
±11.0 Ac.

SEC 1
51 LOTS
(TYP.50'x120')
14 LOTS
(TYP.60'x125')
±14.5 Ac.

SEC 4
39 LOTS
(TYP.60'x125')
±11.0 Ac.

SEC 2
60 LOTS
(TYP.50'x120')
±12.8 Ac.

LAND USE ANALYSIS

RESIDENTIAL	±253.7 AC.
50'X120' (within PD)	± 68.2 AC.
50'X120' (outside PD)	± 21.6 AC.
60'X120' (within PD)	±131.1 AC.
60'X120' (outside PD)	± 2.0 AC.
70'X120'	± 30.8 AC.
COMMUNITY	±18.2 AC.
SCHOOL	±15.9 AC.
DAY CARE	± 2.3 AC.
OPEN SPACE	±61.4 AC.
DETENTION/DRAINAGE	±51.1 AC.
O.S./PARKS/GREENBELT	±7.0 AC.
RECREATION CENTER	±3.3 AC.
CIRCULATION	±12.8 AC.
THOROUGHFARE STREET	±4.6 AC.
COLLECTOR STREETS	±8.2 AC.
UTILITIES	±6.5 AC.
PIPELINE EASEMENTS	±5.8 AC.
WATER LINE EASEMENTS	±0.7 AC.
PROJECT TOTALS	±352.6 AC.

LEGEND

- PROPOSED TRAIL SYSTEM
- PROPOSED DRAINAGE ROUTE

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS HAS APPROVED THIS PRELIMINARY PLAT OF IN CONFORMANCE WITH SECTION 2.D., PLATTING MANUAL OF THE CITY OF MISSOURI CITY THIS DAY OF _____, 2020. THIS PLAT IS NOT IN RECORDABLE FORM.

BY: _____
BY: _____

a concept plan for

PARKS EDGE
±352.6 ACRES of LAND

OUT OF THE H. SHROPSHIRE SURVEY, A-313
D. BRIGHTON LEAGUE SURVEY, A-13
FORT BEND COUNTY, TEXAS

ENGINEER/SURVEYOR:
JONES & CARTER
22330 Merchants Way, Suite 170
Katy, Texas 77449
832-913-4000
Attn: Mr. Sean Burch

OWNER:



PLANNER:



24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422

SCALE
0 150 300 600

MTA-17002E
MAY 14, 2020



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: June 10, 2020
AGENDA ITEM SUBJECT: Preliminary Plat of Parks Edge Section Ten
AGENDA ITEM NUMBER: 6.B.(2)
PROJECT PLANNER: **Gretchen M. Pyle**, Planning Specialist
APPROVAL:  **Otis T. Spriggs**, Director, Development Services
Shashi K. Kumar, P.E., CFM, City Engineer/Public Works Director

PERMIT NUMBER: PLAT2000239
TYPE OF APPLICATION:
 Initial application
 Written Response application

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

LOCATION: Lake Olympia Parkway

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

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

RECOMMENDED ACTION:

The Planning and Zoning Commission should:

APPROVE

A. REASON FOR DISAPPROVAL:

1. In accordance with Section 82-32.(b) of the Code of Ordinances of the City of Missouri City, if a conceptual plan is required, such conceptual plan must be approved prior to the commission's consideration of a preliminary plat for areas located within the conceptual plan.

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.

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:

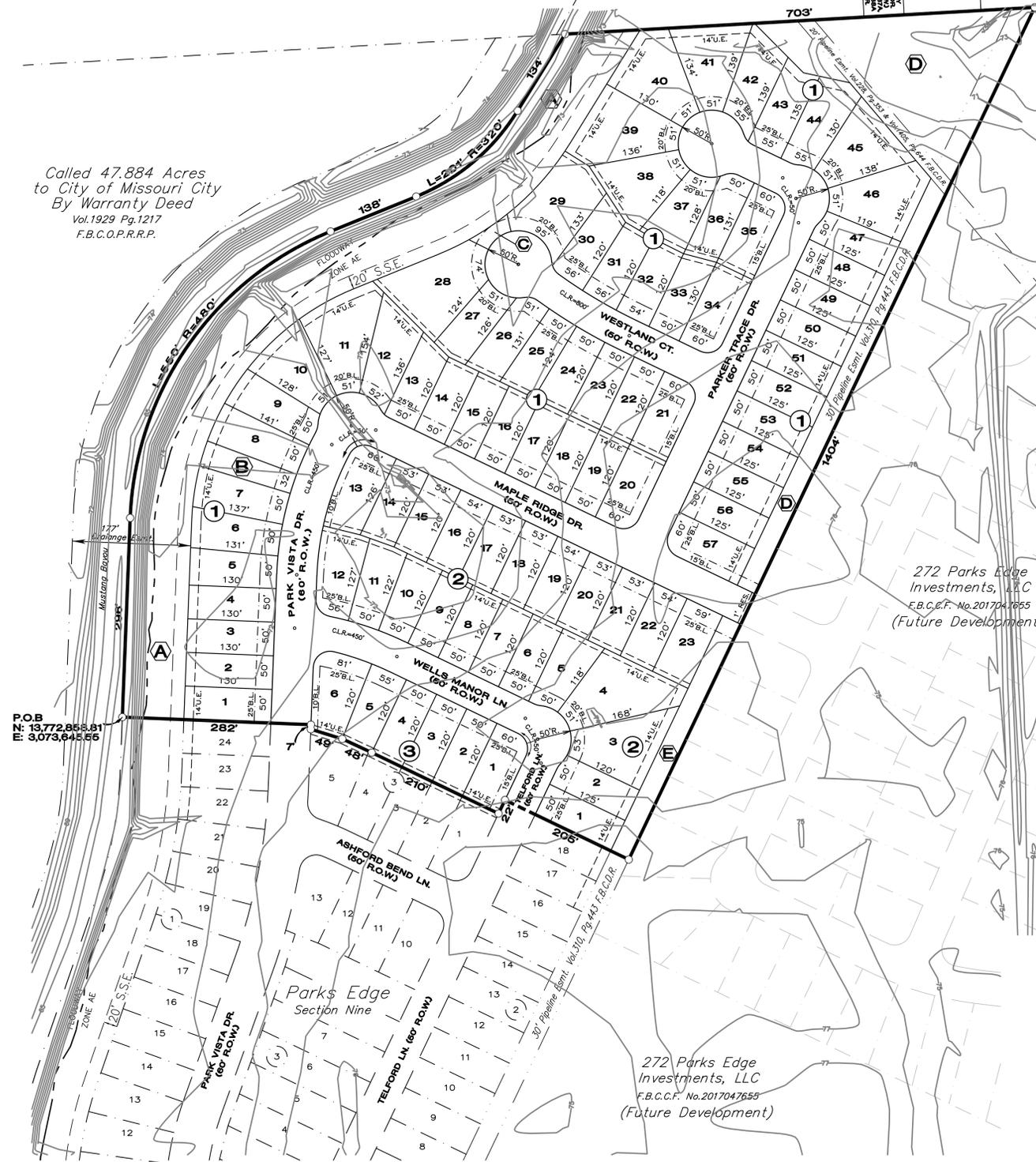
- | | | |
|---|--|---|
| <input type="checkbox"/> AMENDING PLAT | <input type="checkbox"/> FINAL PLAT
(INCLUDING REPLAT) | <input checked="" type="checkbox"/> PRELIMINARY PLAT |
| <input type="checkbox"/> CONCEPTUAL PLAN | <input type="checkbox"/> LARGE ACREAGE PLAT | |

1. NAME OF PLAT: Parks Edge Section 10		
2. NAME OF CONCEPTUAL PLAN OR PRELIMINARY PLAT, THAT PRECEDES THIS PLAT (IF APPLICABLE): Parks Edge Concept Plan		
3. LANDOWNER'S NAME (IF COMPANY OR CORPORATION, LIST CHIEF OFFICER): DRH Land Opportunities I, Inc. - Daniel Rose, II		
MAILING ADDRESS: 16744 Horton Vista Drive, 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: 3.54	RESIDENTIAL LOTS: 14.37
LAKES/PONDS (NON-RECREATIONAL): _____	IRRIGATION/DRAINAGE CANALS: 2.80	RECREATIONAL USES: _____
UTILITY EASEMENTS: _____	PUBLIC PARKLAND: _____	
OTHER (EXPLAIN): LANDSCAPE/OPEN SPACE/TRAILS - 2.09 AC	(ACRES): _____	
TOTAL ACREAGE: 22.8 AC		
8. ESTIMATED # OF SECTIONS: 1	BLOCKS: 3	RESERVES: 5
9. ESTIMATED # OF SINGLE FAMILY RESIDENTIAL LOTS / MULTIFAMILY DWELLING UNITS: 86		
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 No 48		

Called 188.054 Acres
 Thunderbird North
 Slides 187A, 187B, 188A
 F.B.C.O.P.R.R.P.

Called 45.8796 Acres
 Quail Glen
 Slides 405B, 406A, 406B
 F.B.C.P.R.

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



- GENERAL NOTE:
 1) "B.L." INDICATES BUILDING LINE.
 2) "U.E." INDICATES UTILITY 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.
 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 SEMA PARKWAY AND TRAMMEL-FRESNO ROAD WITH A PUBLISHED ELEVATION OF 66.07, NAVD 83, 2001 ADJ.
 11) T.B.M. BRASS DISC LOCATED WITHIN PARKS VISTA DRIVE STREET DEDICATION PLAT, ON THE SOUTHWEST SIDE OF PARK VISTA DRIVE, 500 FEET NORTHWEST FROM THE INTERSECTION OF PARKS EDGE BOULEVARD AND PARK VISTA DRIVE, ON THE NORTH SIDE OF A "B"-SIZING 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. PCM003 HAVING A HAVING A PUBLISHED ELEVATION OF 66.07 FEET, N.A.V.D., 2001 ADJUSTMENT.
 12) IN ACCORDANCE WITH CENTERPOINT ENERGY SERVICE STANDARDS, ARTICLE 406.52, ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE AND NOT BLOCKED BY FENCES, WALLS OR GATES FOR FURTHER INFORMATION IN THE SUGAR LAND DISTRICT AREA, CALL (281) 561-2999.
 13) DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
 14) SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTIONS 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
 15) THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACES, AND THE PARKS EDGE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR SUCH MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACES AS REQUIRED BY SECTION 82-140 OF THE 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 FLOODING ELEVATION IN THE NEAREST DRAINAGE SYSTEM AS PER SECTION 42-54 OF THE MISSOURI CITY CODE OF ORDINANCES. THE MINIMUM SLAB ELEVATION FOR SECTION 2 IS 75.50'.
 18) ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED.
 19) NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-205 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 (2001 FT. FOR RESIDENTIAL DEVELOPMENT) AND 500 FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
 22) ALL STREETS WITHIN THE SUBJECT SUBDIVISION ARE PUBLIC STREETS.
 23) RESERVES CREATED BY THIS PLAT WILL BE OWNED AND MAINTAINED BY THE PARKS EDGE HOMEOWNERS ASSOCIATION.
 24) BASED ON FEMA FIRM PANEL NO. 481570202R, 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 FIRM (LOMR-F) WILL BE SUBMITTED TO FEMA FOR APPROVAL. BUILDING PERMITS WILL NOT BE RELEASED BY THE CITY OF MISSOURI CITY UNTIL FEMA HAS APPROVED THE LOMR-F.
 25) THERE IS 1 PIPELINE EASEMENT WITHIN THE LIMITS OF THE SUBDIVISION AS PER SECTION 82-97 (5)
 26) DRIVEWAY LOCATION - FOR THE LOT ON THE INSIDE OF A KNICKLE 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 83, 1973 ADJ. TO CONVERT TO THE DATUM NAVD 1988, 2001 ADJ., SUBTRACT 1.30 FEET FROM 1973 ELEVATIONS.
 28) IN ACCORDANCE WITH PD PLANNED DEVELOPMENT DISTRICT #95 (ORDINANCE 0-15-52) THERE SHALL BE A REAR YARD OF NOT LESS THAN 8 FEET, EXCEPT AS SPECIFICALLY SET FORTH IN THE RESIDENTIAL BUILDER GUIDELINES, ADOPTED AS EXHIBIT D BY ORDINANCE 0-15-52. A SIDE YARD OF ZERO (0) FEET IS ALLOWED, THE COMBINED SIDE YARDS BETWEEN A BUILDING ON A GIVEN LOT AND A BUILDING ON AN ADJACENT LOT SHALL BE NOT LESS THAN TEN FEET.
 29) ALL DRAINAGE AND FLOOD WAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168 (D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
 30) NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS, WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THE SUBDIVISION UNTIL SUCH TIME AS THE ESCROW OF FUNDS REQUIRED UNDER THE PROVISIONS OF SUBSECTION (C) OR THE PAYMENT OF MONEY IN LIEU OF PARKLAND REQUIRED UNDER THE PROVISIONS OF SUBSECTION (E) OF SECTION 82-174 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS HAS BEEN SUBMITTED AND ACCEPTED BY THE CITY.
 31) IN ACCORDANCE WITH CENTER POINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
 32) BUILDINGS SHALL BE SET BACK A MINIMUM DISTANCE OF 30 FEET FROM ANY PIPELINE OR 15 FEET FROM ANY PIPELINE EASEMENT, WHICHEVER DISTANCE IS GREATER.



Vicinity Map
 Scale: 1" = 2000'

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS HAS APPROVED THIS PRELIMINARY PLAT OF PARKS EDGE SECTION 10 IN CONFORMANCE WITH SECTION 2.0, PLATTING MANUAL OF THE CITY OF MISSOURI CITY. THIS PLAT IS NOT IN RECORDABLE FORM.

_____, DAY OF _____, 2020.

BY: _____
 SONYA BROWN-MARSHALL
 CHAIR

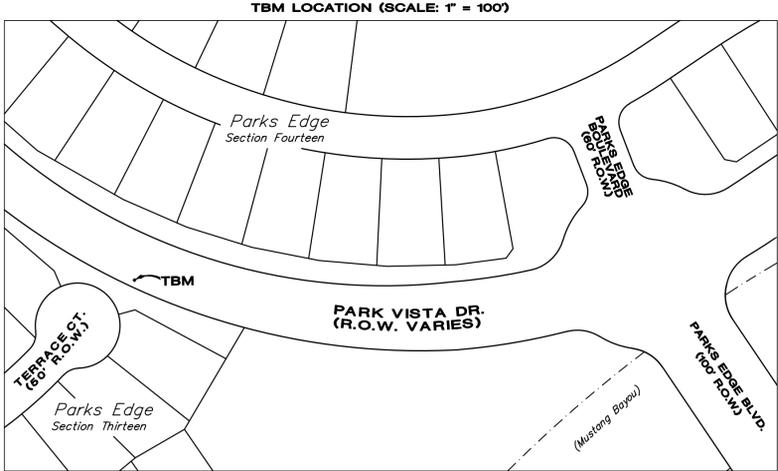
BY: _____
 TIMOTHY R. HANEY
 VICE CHAIR

A PRELIMINARY PLAT OF
PARKS EDGE SECTION TEN
 BEING 22.8± ACRES OF LAND
 CONTAINING 86 LOTS (50' X 120' TYP.) AND
 FIVE RESERVES IN THREE BLOCKS.

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

ENGINEER:
JONES & CARTER
 6335 GULFTON, SUITE 100
 HOUSTON, TEXAS 77081
 ATTN. MR. SEAN BURCH
 (713) 777-5337

PLANNER:
META
 PLANNING + DESIGN
 - Land Planning Consultants -
 24275 KATY FREEWAY, SUITE 200
 KATY, TEXAS 77494
 Tel: 281-810-1422



- NOTE:
- A** RESTRICTED RESERVE "A" DRAINAGE EASEMENT ±2.80 ACRES
 - B** RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE ±0.11 ACRE
 - C** RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE ±0.03 ACRE
 - D** RESTRICTED RESERVE "D" LANDSCAPE/OPEN SPACE/TRAILS ±1.68 ACRES
 - E** RESTRICTED RESERVE "E" LANDSCAPE/OPEN SPACE/TRAILS ±0.27 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. ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF MISSOURI CITY PLANNING AND ZONING COMMISSION, THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: June 10, 2020
AGENDA ITEM SUBJECT: Preliminary Plat of Parks Edge Section Eleven
AGENDA ITEM NUMBER: 6.B.(3)
PROJECT PLANNER: Gretchen M. Pyle, Planning Specialist
APPROVAL:  Otis T. Spriggs, Director, Development Services
Shashi K. Kumar, P.E., CFM, City Engineer/Public Works Director

PERMIT NUMBER: PLAT2000240
TYPE OF APPLICATION:
 Initial application
 Written Response application
PROPERTY ID: 0013-00-000-0126-907/ 0013-00-000-0600-907
LOCATION: Lake Olympia Parkway
ZONING DISTRICT DESIGNATION: PD, Planned Development District #95
(Ordinance O-15-52)

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

RECOMMENDED ACTION:

The Planning and Zoning Commission should:

APPROVE

A. REASON FOR DISAPPROVAL:

1. In accordance with Section 82-32.(b) of the Code of Ordinances of the City of Missouri City, if a conceptual plan is required, such conceptual plan must be approved prior to the commission's consideration of a preliminary plat for areas located within the conceptual plan.

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.

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:

- | | | |
|---|--|---|
| <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 11		
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: 16744 Horton Vista Drive, 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: 4.25	RESIDENTIAL LOTS: 16.26
LAKES/PONDS (NON-RECREATIONAL): 17.09	IRRIGATION/DRAINAGE CANALS: _____	RECREATIONAL USES: _____
UTILITY EASEMENTS: _____	PUBLIC PARKLAND: _____	(ACRES): 0.58
OTHER (EXPLAIN): LANDSCAPE/OPEN SPACE/TRAILS		
TOTAL ACREAGE: 38.2 AC		
8. ESTIMATED # OF SECTIONS: 1	BLOCKS: 3	RESERVES:
3		
9. ESTIMATED # OF SINGLE FAMILY RESIDENTIAL LOTS / MULTIFAMILY DWELLING UNITS: 82		
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 No 48		

GENERAL NOTE:

- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.
- 3.) "W.L.E." INDICATES WATER LINE EASEMENT.
- 4.) "STM. SWR. ESMT." INDICATES STORM SEWER EASEMENT.
- 5.) "S.S.E." INDICATES SANITARY SEWER EASEMENT.
- 6.) "L.S." INDICATES LIFT STATION SITE.
- 7.) "1' RES." INDICATES ONE FOOT RESERVE.
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs assigns, or successors.
- 8.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 9.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
- 10.) CONTROL BENCHMARK: CITY OF MISSOURI CITY SURVEY MARKER #PCM-003 LOCATED AT NORTHWEST CORNER OF SIENNA PARKWAY AND TRAMMEL-FRESNO ROAD WITH A PUBLISHED ELEVATION OF 66.07, NAVD '88, 2001 ADJ.;
THE CONTOURS AND SLAB ELEVATIONS SHOWN HEREON ARE BASED ON THE VERTICAL DATUM OF NGVD 29, 1973 ADJ.
- 11.) T.B.M. BRASS DISC LOCATED WITHIN PARKS VISTA DRIVE STREET DEDICATION PLAT, ON THE SOUTHWEST SIDE OF PARK VISTA DRIVE, 500 FEET NORTHWEST FROM THE INTERSECTION OF PARKS EDGE BOULEVARD AND PARK VISTA DRIVE, ON THE NORTH SIDE OF A "B-B" STORM INLET AS SHOWN ON DRAWING No. 13770 IN THE OFFICE OF JONES|CARTER IN BELLAIRE, TEXAS.
ELEVATION: 73.05 FEET N.A.V.D., 2001 ADJUSTMENT - BASED ON CITY OF MISSOURI CITY MARKER No. PCM003 HAVING A HAVING A PUBLISHED ELEVATION OF 66.07 FEET, N.A.V.D. 2001 ADJUSTMENT.
- 12.) IN ACCORDANCE WITH CENTERPOINT ENERGY SERVICE STANDARDS, ARTICLE 406.52, ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION IN THE SUGAR LAND DISTRICT AREA, CALL (281) 561-2999.
- 13.) DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- 14.) SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTIONS 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- 15.) THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACE; AND THE PARKS EDGE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES AS REQUIRED BY SECTION 3.C.(14) OF THE 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 2 IS 75.50'.
- 18.) ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED.
- 19.) NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
- 20.) REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- 21.) THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500 FT. FOR RESIDENTIAL DEVELOPMENT AND 300 FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- 22.) ALL STREETS WITHIN THE SUBJECT SUBDIVISION ARE PUBLIC STREETS.
- 23.) RESERVES CREATED BY THIS PLAT WILL BE OWNED AND MAINTAINED BY THE PARKS EDGE HOMEOWNERS ASSOCIATION.
- 24.) BASED ON FEMA FIRM PANEL NO. 48157C0285L, DATED APRIL 2, 2014, THE PROPERTY LIES PARTIALLY WITHIN ZONES AE, X, AND SHADED X. THIS PROPERTY IS CURRENTLY BEING FILLED ABOVE THE 100-YEAR FLOODPLAIN ELEVATION. ONCE THE FILL HAS BEEN PLACED AND VERIFIED, THE LETTER OF MAP REVISION BASED ON FILL (LOMR-F) WILL BE SUBMITTED TO FEMA FOR APPROVAL. BUILDING PERMITS WILL NOT BE RELEASED BY THE CITY OF MISSOURI CITY UNTIL FEMA HAS APPROVED THE LOMR-F.
- 25.) THERE IS 1 PIPELINE EASEMENT WITHIN THE LIMITS OF THE SUBDIVISION AS PER SECTION 82-97 (5)
- 26.) DRIVEWAY LOCATION - FOR THE LOT ON THE INSIDE OF A KNUCKLE OR 90-DEGREE TURN, DRIVEWAY MUST BE PLACED ON THE LOT FRONTAGE ALONG THE INSIDE APPROACH LANE PRIOR TO THE RIGHT TURN, TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
- 27.) THE CONTOURS AND SLAB ELEVATIONS SHOWN HEREON ARE BASED ON THE VERTICAL DATUM OF NGVD 29, 1973 ADJ. TO CONVERT TO THE DATUM NAVD 1988, 2001 ADJ., SUBTRACT 1.30 FEET FROM 1973 ELEVATIONS.
- 28.) IN ACCORDANCE WITH PD, PLANNED DEVELOPMENT DISTRICT #95 (ORDINANCE 0-15-52) THERE SHALL BE A REAR YARD OF NOT LESS THAN 8 FEET, EXCEPT AS SPECIFICALLY SET FORTH IN THE RESIDENTIAL BUILDER GUIDELINES, ADOPTED AS EXHIBIT D BY ORDINANCE 0-15-52, A SIDE YARD OF ZERO (0) FEET IS ALLOWED, THE COMBINED SIDE YARDS BETWEEN A BUILDING ON A GIVEN LOT AND A BUILDING ON AN ADJACENT LOT SHALL BE NOT LESS THAN TEN FEET.
- 29.) ALL DRAINAGE AND FLOOD WAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168 (D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- 30.) NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS, WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THE SUBDIVISION UNTIL SUCH TIME AS THE ESCROW OF FUNDS REQUIRED UNDER THE PROVISIONS OF SUBSECTION (D) OR THE PAYMENT OF MONEY IN LIEU OF PARKLAND REQUIRED UNDER THE PROVISIONS OF SUBSECTION (E)} OF SECTION 82-174 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS HAS BEEN SUBMITTED AND ACCEPTED BY THE CITY.
- 31.) IN ACCORDANCE WITH CENTER POINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
- 32.) BUILDINGS SHALL BE SET BACK A MINIMUM DISTANCE OF 30 FEET FROM ANY PIPELINE OR 15 FEET FROM ANY PIPELINE EASEMENT, WHICHEVER DISTANCE IS GREATER.

DISCLAIMER AND LIMITED WARRANTY

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Vicinity Map
Scale: 1" = 2000'

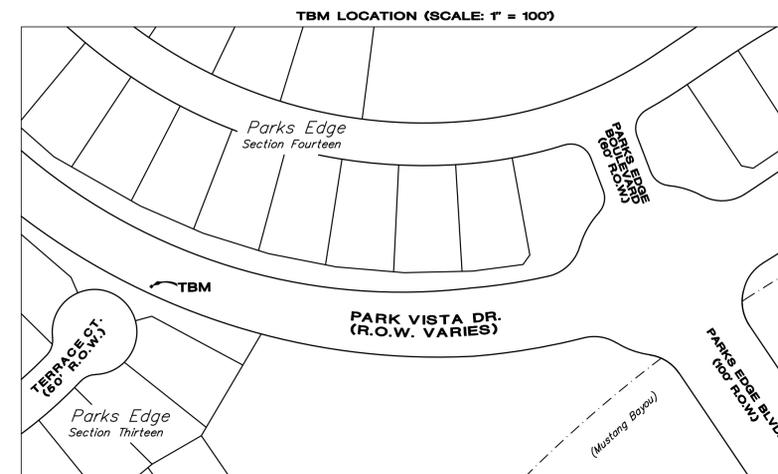
THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS HAS APPROVED THIS PRELIMINARY PLAT OF PARKS EDGE SECTION 11 IN CONFORMANCE WITH SECTION 2.D., PLATTING MANUAL OF THE CITY OF MISSOURI CITY. THIS PLAT IS NOT IN RECORDABLE FORM.

_____, DAY OF _____, 2020.

BY: _____
SONYA BROWN-MARSHALL
CHAIR

BY: _____
TIMOTHY R. HANEY
VICE CHAIR

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF PARKS EDGE SECTION 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 ELEVEN

BEING 38.2± ACRES OF LAND
CONTAINING 82 LOTS (60'/70' X 120' TYP.) AND
THREE RESERVES IN THREE BLOCKS.

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
6336 GULFTON, SUITE 100
HOUSTON, TEXAS 77081
ATTN. MR. SEAN BURCH
(713) 777-6337

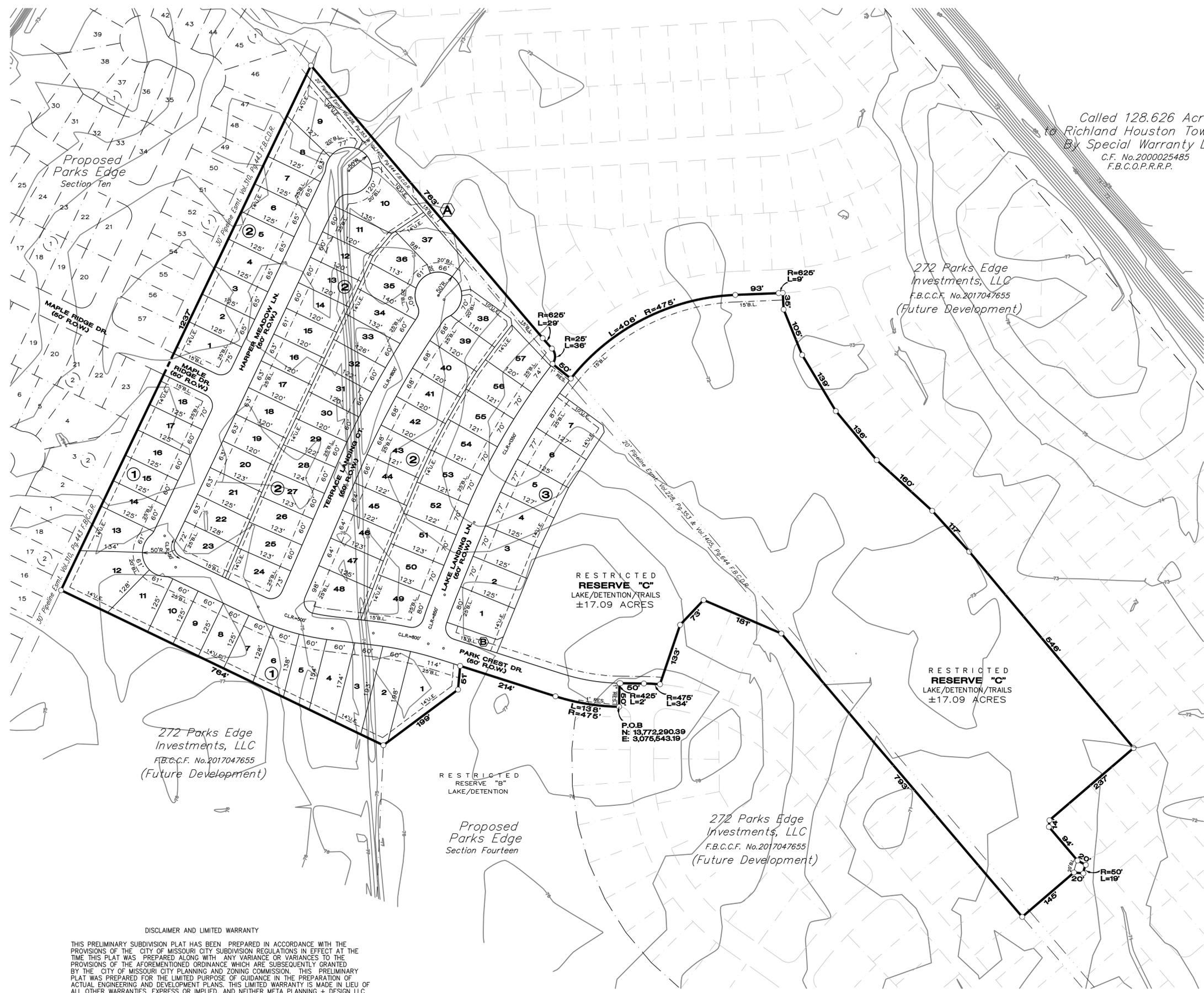
PLANNER:



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

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

MAY 20, 2020
MTA# 17002E



Called 128.626 Acres
 to Richland Houston Tower, LLC.
 By Special Warranty Deed
 C.F. No.2000025485
 F.B.C.O.P.R.R.P.

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

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

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

- NOTE:
- A** RESTRICTED RESERVE "A"
 LANDSCAPE/OPEN SPACE/TRAILS
 ±0.50 ACRE
 - B** RESTRICTED RESERVE "B"
 LANDSCAPE/OPEN SPACE
 ±0.08 ACRE
 - C** RESTRICTED RESERVE "C"
 LAKE/DETENTION/TRAILS
 ±17.09 ACRES

A PRELIMINARY PLAT OF
PARKS EDGE
SECTION ELEVEN
 BEING 38.2± ACRES OF LAND
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 PLANNER:



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 KATY, TEXAS 77494
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PAGE 2 OF 2
 SCALE: 1" = 100'
 0 50 100 200

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**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: June 10, 2020
AGENDA ITEM SUBJECT: Preliminary Plat of Parks Edge Section Fifteen
AGENDA ITEM NUMBER: 6.B.(4)
PROJECT PLANNER: Gretchen M. Pyle, Planning Specialist
APPROVAL:  Otis T. Spriggs, Director, Development Services
Shashi K. Kumar, P.E., CFM, City Engineer/Public Works Director

PERMIT NUMBER: PLAT2000241
TYPE OF APPLICATION:
 Initial application
 Written Response application
PROPERTY ID: 0013-00-000-0502-907
LOCATION: Lake Olympia Parkway

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

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

RECOMMENDED ACTION:

The Planning and Zoning Commission should:

APPROVE

A. REASON FOR DISAPPROVAL:

1. In accordance with Section 82-32.(b) of the Code of Ordinances of the City of Missouri City, if a conceptual plan is required, such conceptual plan must be approved prior to the commission's consideration of a preliminary plat for areas located within the conceptual plan.

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.

None.

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

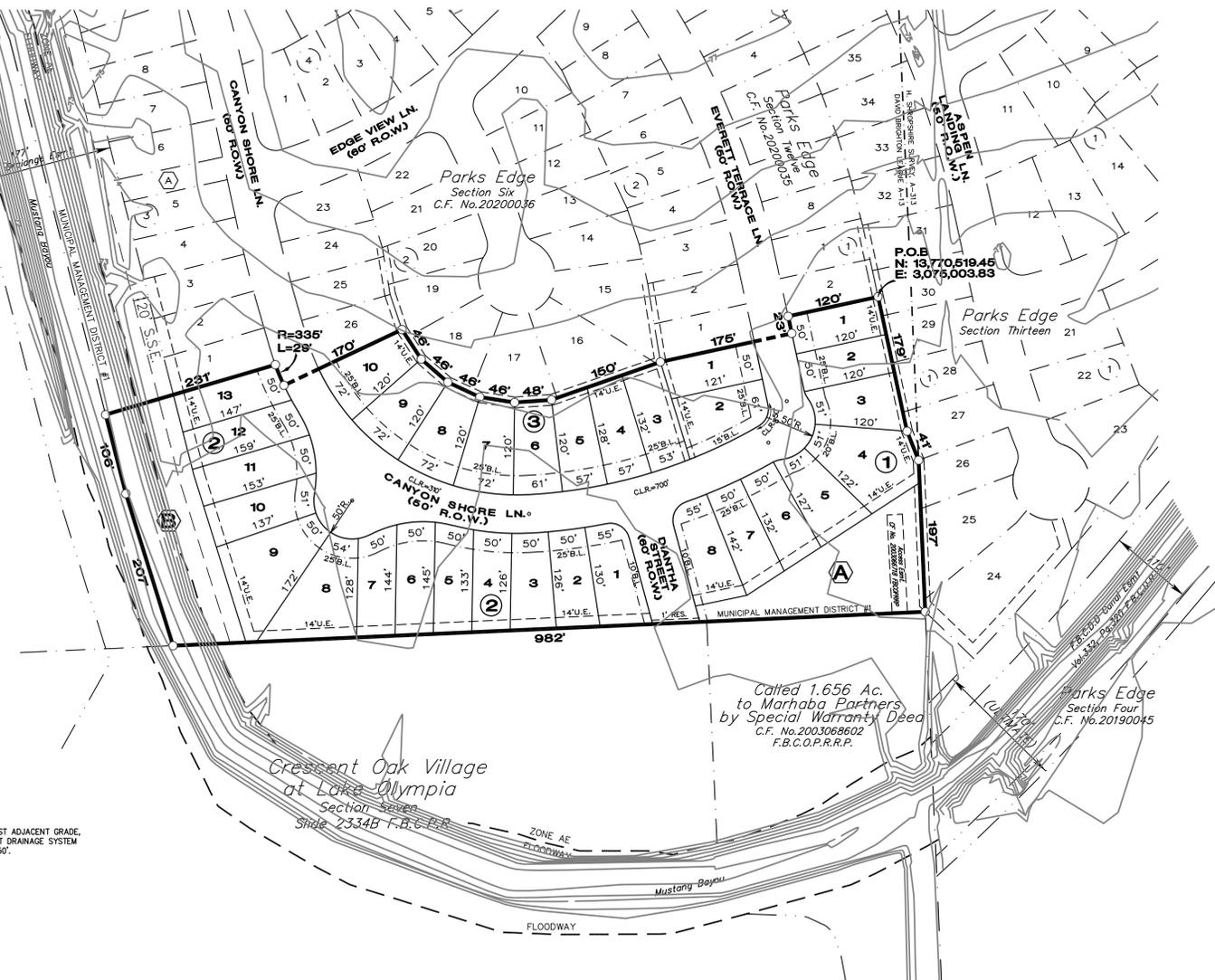


Remainder of
 Called 40.81 Acres Inc.
 to be a Reserve
 by Deed Without Mortgages
 C.F. No. 20190045

- GENERAL NOTE:
 1) "B.L." INDICATES BUILDING LINE.
 2) "U.E." INDICATES UTILITY EASEMENT.
 3) "W.L.E." INDICATES WATER LINE EASEMENT.
 4) "STM. SWR. ESM.T." 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 vest in the
 dedicator, his heirs assigns, or successors.
- 8) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
 9) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE
 MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
 10) CONTROL BENCHMARK: CITY OF MISSOURI CITY SURVEY MARKER #CM-003 LOCATED
 AT NORTHWEST CORNER OF SIENA PARKWAY AND TRAMMEL-FRESNO ROAD WITH A
 PUBLISHED ELEVATION OF 66.07, NAVD '88, 2001 ADJ.
 THE CONTOURS AND SLAB ELEVATIONS SHOWN HEREON ARE BASED ON THE
 VERTICAL DATUM OF NGVD 29, 1973 ADJ.
- 11) T.B.M. BRASS DISC LOCATED WITHIN PARKS VISTA DRIVE STREET DEDICATION PLAT, ON THE SOUTHWEST SIDE OF
 PARK VISTA DRIVE, 500 FEET NORTHWEST FROM THE INTERSECTION OF PARKS EDGE BOULEVARD AND PARK
 VISTA DRIVE, ON THE NORTH SIDE OF 17-27 STORM WELLS AS SHOWN ON DRAWING No. 13770 IN THE OFFICE
 OF JONES+CARTER IN BELLAIRE, TEXAS. ELEVATION: 73.03 FEET N.A.V.D., 2001 ADJUSTMENT - BASED ON CITY
 OF MISSOURI CITY MARKER No. P06003 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 BLOODED 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 AREAS, RECREATION AREAS AND OPEN SPACES,
 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 3.0.(14) OF THE 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 PONING 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 (L0MR-F) WILL BE SUBMITTED TO FEMA FOR APPROVAL. BUILDING PERMITS WILL NOT BE RELEASED
 BY THE CITY OF MISSOURI CITY UNTIL THE L0MR-F IS APPROVED.
 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
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 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.
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 29) ALL DRAINAGE AND FLOOD EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND
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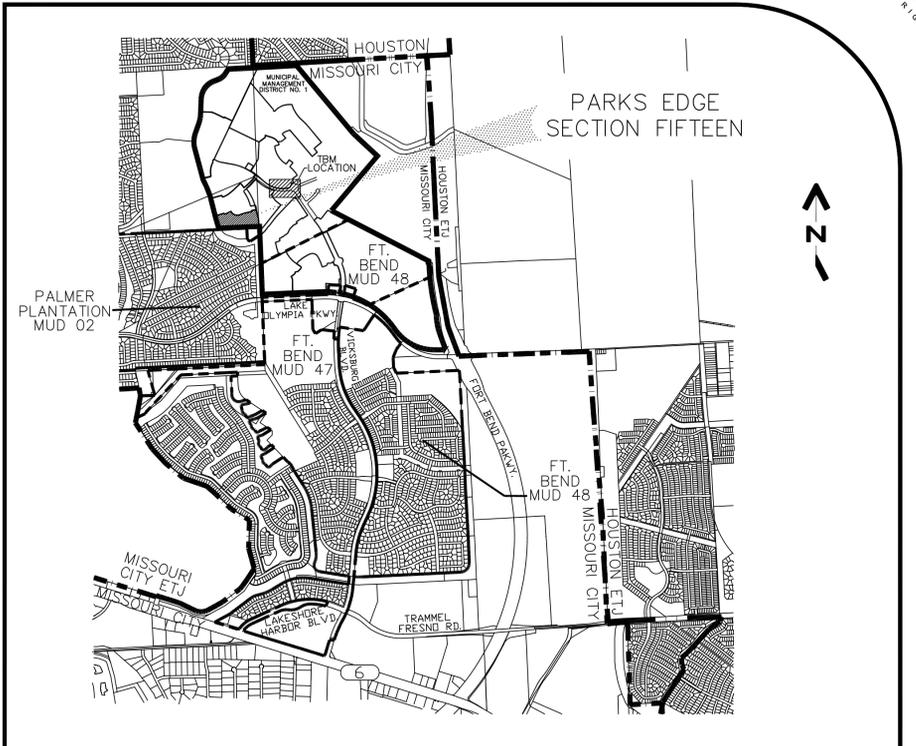
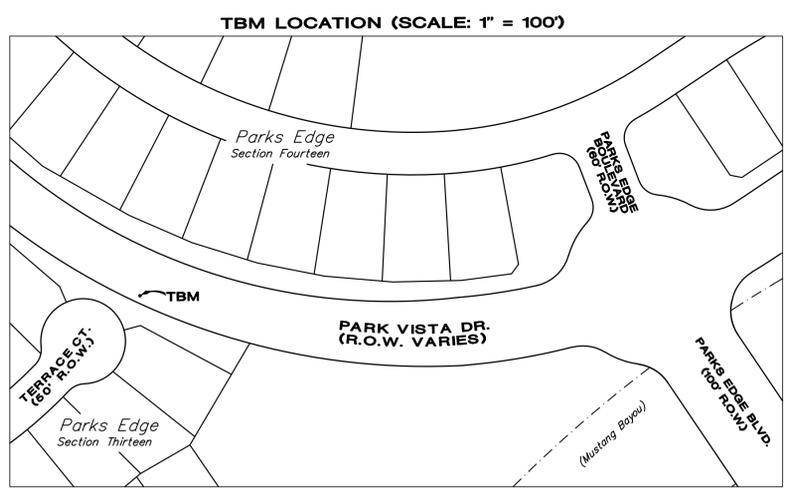
- NOTE:
- A** RESTRICTED RESERVE "A"
 LANDSCAPE/OPEN SPACE
 ±0.57 ACRE
 - B** RESTRICTED RESERVE "B"
 DRAINAGE EASEMENT
 ±0.68 ACRE

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 15 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
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A PRELIMINARY PLAT OF
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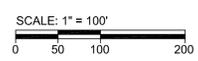
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PLANNER:



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





**PLANNING AND ZONING COMMISSION
PRELIMINARY REPORT**

AGENDA DATE: June 10, 2020
AGENDA ITEM SUBJECT: Mobile Food Units (Food Trucks – Mobile Vending)
AGENDA ITEM NUMBER: 8.A.
PROJECT PLANNER: **Jennifer Thomas Gomez, AICP**, Planning Manager
APPROVAL:  **Otis T. Spriggs**, Director of Development Services

RECOMMENDED ACTION:

The Planning and Zoning Commission approve this preliminary report and call a public hearing for the consideration of a final report to City Council.

BACKGROUND:

The City Council has asked for review of the city’s regulation of mobile food units (food trucks) to explore and consider increased opportunities to allow for the operation of mobile food units within the city. Through Council direction along with input provided by the Commission, the areas of focus have included:

- (1) providing for centralized area(s) of operation;
- (2) allowance for food establishments to operate onsite food trucks;
- (3) provision of a food truck reservation policy with a limitation on time; and
- (4) allowance for homeowner and property owner associations as well as individual property owners to have food trucks for private parties.

The Commission discussed mobile food unit regulations on the October 30, 2019 and the November 13, 2019 agendas. Minutes from both meetings are included with this report.

Presently, mobile food units are regulated through the City’s Code of Ordinances in Chapter 18 and Section 9.19 of the zoning ordinance. These sections are also provided for the Commission with this report. The current regulations, in summary, allow for a person to obtain a mobile food unit permit and locate/operate a mobile food unit in

industrially zoned areas; in areas where construction activity is taking place; as part of a special event, a city event, and within public parks. The regulations provide permitting standards for the setup, health and fire safety of units placed on a site as well as limits on the hours of operation and locational operations. Under these regulations, mobile food units cannot set up seating areas for customers.

Staff has considered these regulations along with the Council and Commission guided areas of focus and have drafted proposed regulations aimed at expanding opportunities for the location of mobile food units within the city. In addition to these proposed regulations and as a result of the current coronavirus pandemic, staff has also been made aware of another type of mobile vending service, grocery delivery services, that could also be added to the current discussion and considerations.

Staff's consideration of regulations has included the review of two neighboring communities, Sugar Land and Pearland as well the city of Tomball and Bedford, Texas. A summary outline of each communities approach to mobile food units is included with this report.

Finally, the proposed amendments to the city's Code of Ordinances, included with this report, are summarized as follows:

- (1) Relocate the location requirements, hours of operation, signage, trash disposal and operational capacity from the zoning ordinance (Section 9.19) to Chapter 18. Businesses in the code of ordinance;
- (2) Expand the locations permitted for an individual mobile food unit and create designated areas for the location of a mobile food unit park, i.e. – 2 or more mobile food units in a single location;
 - a. **An individual mobile food unit:** No more than one permitted on a platted lot or reserve in industrially zoned districts; on construction sites; in commercial districts; in multifamily residential districts; in residential districts for private parties; at a school site; during a special event; city event or within a public park. (proposed within Chapter 18)
 - b. **Multiple mobile food units:** Require a SUP, Specific Use Permit for the location of 2 or more units and provide site development standards for such as a mobile food unit park.

Areas of focus (1) centralized area of operation: (2) onsite operation of a food truck; (4) homeowner/property owner association use and private parties.

- (3) Provide that an individual mobile food unit, not located within a mobile food unit park or as part of a special event, city event or within a public park, be removed from a property on a daily basis.

Areas of focus: (2) onsite operation of a food truck; (3) food truck reservation policy and limitation on time

- (4) Provide that an individual mobile food unit, located within a commercial district, may only be located on a property that is developed as a shopping center or an

independent business and having a minimum square foot (suggested 25,000 square feet). The location of an individual unit could not be on the same property for a period exceeding 2 weeks.

Areas of focus: (2) onsite operation of a food truck; (3) food truck reservation policy and limitation on time

- (5) Provide that an individual mobile food unit operating for a private residential event could only be located at the residence one time per month and would not be permitted to make sales to the general public.

Areas of focus: (3) food truck reservation policy and limitation on time; (4) homeowner/property owner association use and private parties.

- (6) Provide limits on the hours of operation; 6:00 am to 10:00 pm; for an individual mobile food unit not operating within a mobile food park or as part of a special event; city event; within a public park, a school or onsite at a condominium or multifamily development;

Areas of focus: (3) food truck reservation policy and limitation on time; (4) homeowner/property owner association use and private parties.

- (7) Establish that an individual mobile food unit may not park in a parking space; may not provide drive thru services; and must be located at least a minimum distance from the property line of a property where a mobile food unit park has been approved.

- (8) Site development standards for a mobile food unit park would include:
- a. Location only on a platted property;
 - b. Minimum distance requirements between mobile food unit parks;
 - c. Requirement that mobile food units are located only a paved surface;
 - d. Provide for a minimum number of parking spaces for the park.
 - e. Allow for designated seating areas.
 - f. Provide that an individual unit located within a park may not be located in the same park for a period not to exceed 6 months and may not return to the same park for a minimum of 30 days.
 - g. Provide for hours of operation for a mobile food unit within a mobile food unit park.

Areas of focus (1) centralized area of operation

Supportive Documents:

- Draft – proposed regulations: Chapter 18; Section 15.2.; Section 15.D.
- Existing regulations: Chapter 18; Section 9.19
- October 30, 2019 P&Z minutes excerpt
- November 13, 2019 P&Z minutes excerpt
- Summary outline of other Texas communities

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

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CHAPTER 18 – BUSINESSES

ARTICLE II

DIVISION 5. - MOBILE FOOD UNITS.

Sec. 18-132. - Prohibited conduct.

A person is prohibited from engaging in the following conduct within the city:

- (1) Operating a mobile food unit without a valid and current mobile food unit permit;
- (2) Operating a mobile food unit that does not comply with all applicable laws, including the requirements of this chapter;
- (3) Selling or offering for sale food not described in the mobile food unit permit from a mobile food unit;
- (4) Storing, preparing, displaying or serving food outside of the mobile food unit itself;
- (5) Selling food from outside of the mobile food unit itself;
- (6) Operating a mobile food unit that is not readily moveable at all times;
- (7) Altering, removing, attaching, adding or changing anything in, under, or upon the mobile food unit that would prevent or otherwise reduce ready mobility;
- (8) Operating a mobile food unit without a valid servicing record;
- (9) Issuing a servicing record for a mobile food unit without first verifying that such mobile food unit has complied with all servicing requirements;
- (10) Presenting or issuing a false, fraudulent, or untruthful servicing record for the purpose of demonstrating compliance with the requirements of this chapter;
- (11) Transferring, assigning or attempting to transfer or assign a permit;
- (12) Parking a mobile food unit on any highway, street, roadway, sidewalk or any area between a street and a sidewalk or other public right-of-way without the express written permission of the person that controls such highway, street, roadway, sidewalk or other public right-of-way;
- (13) Parking a mobile food unit on any property without the express written permission of the person that owns or controls such property; or
- (14) Locating a mobile food unit on a common or shared driveway or parking area if it prevents the use of such driveway or parking area by a person entitled to use the driveway or parking area, provided that it shall be an affirmative defense to prosecution that the individual who is prevented from using such driveway or parking area located or caused to be located such mobile food unit on the premises.

Sec. 18-142. – Locations and Hours of Operation.

- (a) *Location.* For the purposes of this subsection, a reference to a zoning district contained in this subsection refers to a district designated pursuant to the city zoning

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ordinance (appendix A of this Code). Except as otherwise provided by this section and Section 15 and Section 15D of the city zoning ordinance permitting a mobile food unit park, no more than one mobile food unit is allowed on a platted lot or reserve in the following locations at any one time, provided that such mobile food unit shall be operated in accordance with the terms and provisions of this division:

1. Where I district uses are allowed;
2. In BP, LC, LC-O, LC-1, LC-2, LC-3, LC-4, and PD districts on a tract or lot operated as an independent business establishment, an integrated business development or a shopping center, provided that the independent business establishment, integrated business development or shopping center is not less than [REDACTED] square feet in area and, further provided, that no more than [REDACTED] units may be located on a parcel at any one time or at the same location for two (2) consecutive weeks;
3. In R-6, MF-1, MF-2, and PD districts, provided that the mobile food unit is located in an area of a condominium or multifamily residential site that is not visible from a public street and written authorization and oversight of the on-site management representative are documented;
4. In R, R-1, R-1-A, R-2, R-3, R-4, and R-5 districts and areas within PD districts designated for single-family uses for private parties at a residence, provided that only one mobile food unit may be located at a residence not more than one (1) time per month, and, further provided that sales to the general public from the mobile food unit are prohibited;
5. In any district, provided that the mobile food unit is located within 100 feet of a property for which an active building permit has been issued, except that in SD, R, R-1, R-2, R-3, R-4, R-5, R-6, MF-1, MF-2, MH, or PD districts, such active building permit shall be for the construction of at least three dwelling units;
6. At a special event that has been issued a special events permit by the city in accordance with section 9.10 of the city zoning ordinance;
7. Within a park, athletic field, or any part thereof, provided that the operation of a mobile food unit within such park or athletic field is authorized by a park use permit issued by the city in accordance with chapter 74 of this Code;
8. At an event that is sponsored or co-sponsored by the city with the written authorization of the city manager or his designee;
9. At an event sponsored by, or on behalf of, a property owners' association or homeowners association at such association's community facility located in a residential subdivision; and
10. On property owned and operated by a public or private school, provided that written authorization and oversight by such public or private are documented.

- (b) *Hours of operation.* Leaving a mobile food unit in a location described in subsection 18-142(a) overnight or outside of permitted hours of operation is prohibited. The holder of a mobile food unit permit shall operate a mobile food unit at a stationary location during the following hours:

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1. In areas described in subsection 18-142(a)(1) through (5), between the hours of 6:00 a.m. and 10:00 p.m.;
2. In the areas described in subsections 18-142(a)(6) through (10), in accordance with the time specified in the applicable special event permit, park use permit, or city manager, property owners' association or homeowners association, or school, as applicable, authorization document.

(c) *Exemptions.* Except as otherwise provided in this division, a mobile food unit may be operated at the following locations without a permit:

1. An event that is sponsored or co-sponsored by the city, provided that a temporary health permit is required.

(d) *Mobile food unit parks.* A mobile food unit located within a mobile food unit park shall comply with the applicable regulations in this section, in addition to the regulations contained in Section 15D of the city zoning ordinance. In the event of conflict between this section and Section 15D of the city zoning ordinance, Section 15D shall prevail.

Section 18-148. - Signage.

Signage on a mobile food unit is limited to signs permanently attached to the exterior of the mobile food unit. Such signage shall:

1. Clearly display the name of the business as set forth in the MFU's sales tax permit on at least two sides of the mobile food unit, in bold letters that are at least six inches in height and one and one-half inches in width; and
2. Be constructed of durable materials, have a neat appearance, and be maintained in good repair and structural condition, including, but not limited to, by replacing defective parts, painting, repainting, and cleaning the signs.

Sec. 18-149. - Trash disposal.

The holder of a mobile food unit permit shall:

1. Provide trash receptacles for use by customers during the MFU's hours of operation;
2. Keep all areas within five feet of the mobile food unit clear of litter and debris at all times; and
3. Dispose of all trash or waste associated with the operation of the mobile food unit in an authorized receptacle, except that city trash receptacles may not be used to dispose of such trash or waste.

Sec. 18-150. - Operational capacity.

The holder of a mobile food unit permit shall not:

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1. Attach, set up or use any other device or equipment intended to increase the selling, serving, storage, or display capacity of the mobile food unit;
2. Allow items such as brooms, mops, hoses, equipment, containers and boxes or cartons to be located adjacent to or beneath the mobile food unit;
3. Provide or allow signs or banners not attached to and solely supported by the mobile food unit;
4. Provide or allow canopies, awnings or other coverings that are not attached to and solely supported by the mobile food unit to remain over any part of the mobile food unit or over any area within 100 feet of the mobile food unit, except that any awning or covering provided by others and primarily used for other purposes and only incidentally or coincidentally used by the mobile food unit shall not be considered a violation of this subsection;
5. Provide or cause any portable toilet facility to be provided; or
6. Provide or cause any dining area to be provided, including, but, not limited to, tables, chairs, booths, bar stools, benches and standup counters, within 100 feet of the mobile food unit, except that dining or seating areas adjacent to a mobile food unit operating inside an enclosed space such as a lobby of a business establishment where the seating is provided by someone other than the holder of a mobile food unit and only incidentally or coincidentally used by the patrons of the mobile food unit are acceptable.
7. [Parking a mobile food unit in a parking stall is prohibited.](#)
8. [Vehicular drive through service for food or beverages is prohibited.](#)
9. [A mobile food unit that is not located within a mobile food unit park shall be located at least feet from the property line of a property on which a mobile food unit park is located during the hours of operation of such mobile food unit park.](#)

APPENDIX A

ZONING

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SECTION 15. – SPECIFIC USE PERMITS

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Sec. 15.2. - Uses requiring permit.

In addition to the certificate of zoning compliance required in this ordinance, city council approval of a specific use permit shall be required for any of the following uses within the district specified, unless the proposed uses are located in a planned development district.

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Use	District Requiring City Council Approval of a Specific Use Permit
Cemetery or mausoleum	All
Christmas tree lots and sales	All except LC-4 and I
Credit access businesses	LC-3, LC-4, BP, and I
Gas, electric, public utility regulator stations; aboveground water and sewer facilities and pipelines. (See section 15C, development utilities, for requirements and exceptions)	All
Golf course, but not including commercial golf games or amusements	All
Greenhouses (for commercial nursery materials, sales, and plant propagation and growing)	All except LC-4 and I
Institution, correctional, detention, penal, or for use of insane, alcoholic, narcotic, or other substance-abuse patients	All
Institution, other than an institution that qualifies as a child care facility, for children; elderly persons; mentally-impaired persons; or physically-impaired persons	All
Mobile food unit (food truck) parks located in accordance with section 15D, Mobile Food Unit Parks	All
Model home sales office site. If such use is not otherwise authorized by section 9.9 hereof, the city council may grant a specific use permit for such use, under the terms and conditions it deems appropriate	SD, R, R-1, R-1-A, R-2, R-3, R-4, R-5, R-6, MF-1, MF-2, MH
Mortuaries, funeral homes and undertakers	All
Oil wells and related structures, mining, including exploration for or production of gas or oil	All
Outdoor commercial amusement enterprises for permanent, temporary, or seasonal periods	All

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Places of assembly, including educational, cultural, religious, recreational, civic, social, fraternal, and similar organizational facilities	All
Public library or museum	All except LC-O
Quarry, mine, sand and mineral extraction (at the time permit is granted the city council may impose reasonable conditions for the protection of the public health, safety, and welfare, and may provide for the restoration of such property to a usable condition after excavations have been terminated)	All
Riding stable, horse tract	All except I
Salvage or junk yard	All
Sanitarium	All
Sanitary landfill	All
Temporary construction equipment yard	All except LC-4 and I
Towers, including radio, microwave, telecommunications, transmissions sites (See also section 15B, towers, for requirements and exceptions)	All
. . . .	
SECTION 15D. – MOBILE FOOD UNIT PARKS	

Sec. 15D.1. – General.

<p>A. <i>Definitions.</i> As used in this section, the following term shall have the meaning ascribed as set forth below:</p> <p style="padding-left: 40px;">1. <i>Mobile food unit park:</i> a parcel of land on which two or more mobile food units are parked to offer food or beverages for sale to the public on such land as a secondary principal use on a permanent, continuous basis.</p>	<p>have the meaning</p> <p>or more mobile food</p> <p>to the public on such</p> <p>continuous basis.</p>
<p>B. <i>Applicability and conflicts.</i> This section is in addition to section 15 hereof pertaining to specific use permits. This section applies to all mobile food unit parks, and to land in all zoning districts. The requirements for granting a specific use permit for a mobile food unit park, as specified herein, are in addition to any other provisions and requirements contained in other</p>	<p>and not in lieu of,</p> <p>section applies to all</p> <p>The requirements for</p> <p>as specified herein,</p> <p>contained in other</p>

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applicable sections of the city code, including, but not limited to Chapter 18 of this Code and other applicable requirements set forth in this Code. Regulations relating to site development standards contained in this section shall control over any conflicting regulations not contained in this section.

Sec. 15D.2. – Specific use permit required.

A. The location of a mobile food unit park without an approved specific use permit for a mobile food unit park is prohibited.

Sec. 15D.3. – Requirements for a specific use permit.

A. ~~Site development standards.~~ A specific use permit for a mobile food unit park may be granted if the following site development standards are met:

~~1. No mobile food unit nor any associated seating areas shall be located in the required landscape buffer yard, access easement, surface drainage easement, driveway, or fire lanes.~~ 2. A mobile food unit park may only be located on platted land.

~~2. A mobile food unit park shall be located at least _____ feet from the property line of a property on which another mobile food unit park is located.~~

3. There shall be at least three feet of unobstructed clearance between all individual mobile food units and all permanent or accessory structures.

4. ~~Mobile food units shall not park in parking stalls.~~ Mobile food units shall be located on a designated paved surface. Spaces for mobile food units shall meet the minimum parking requirements per _____.

~~5. Vehicular drive through service for food or beverages is prohibited.~~ 6. Electrical service may be provided to the mobile food units located within a mobile food unit park by a permitted electrical connection or on-board generators, provided that when using on-board generators, sound absorbing devices shall be used.

~~7.6.~~ A designated seating area for patrons is required.

~~8.7.~~ A mobile food unit conducting business at a mobile food unit park shall not be located within the same mobile food park for a period in excess of 180 days. The same mobile food unit shall not return to the same mobile food unit park for a period of 30 days.

~~9.8.~~ A mobile food unit park may operate between the hours of _____.

B. *Additional standards.* The city reserves the right to require additional conditions, in accordance with the comprehensive plan, to lessen congestion,

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promote health and the general welfare, prevent overcrowding of land, and to facilitate the adequate provision of transportation, water, sewers, and other public infrastructure requirements for the issuance of a certificate of zoning compliance.

DRAFT

Document comparison by Workshare 9.5 on Thursday, June 4, 2020 6:21:32 PM

Input:	
Document 1 ID	file:///W:\Legal Department\Zoning\Zoning Text Amendments\Section 9.19 Mobile Food Units\2020.06.03 Chapter 18 Article II Division 5-Food Trucks.docx
Description	2020.06.03 Chapter 18 Article II Division 5-Food Trucks
Document 2 ID	W:\Legal Department\Zoning\Zoning Text Amendments\Section 9.19 Mobile Food Units\2020.06.04 Chapter 18 Article II Division 5-Food Trucks.docx
Description	W:\Legal Department\Zoning\Zoning Text Amendments\Section 9.19 Mobile Food Units\2020.06.04 Chapter 18 Article II Division 5-Food Trucks.docx
Rendering set	Standard

Legend:	
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Split/Merged cell	
Padding cell	

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Insertions	13
Deletions	10
Moved from	1
Moved to	1
Style change	0

Format changed	0
Total changes	25

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DIVISION 5. - MOBILE FOOD UNITS.

Sec. 18-131. - Definitions.

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

Director means the director of the city's development services department or his designee.

Mobile means the state of being in active, but not necessarily continuous, movement.

Mobile food unit permit, MFU permit or permit means a permit issued by the city to operate a mobile food unit in the city in accordance with the provisions of this division.

Operator means an individual who is designated by an applicant for a permit or a permit holder to supervise the operation of a mobile food unit.

Permit holder means a person who has been issued a mobile food unit permit.

Servicing record means a record that is issued to a permit holder by a central preparation facility, other fixed food services establishment or servicing area that serves as the MFU's base of operation and that documents all of the MFU's visits to such central preparation facility, other fixed food services establishment or servicing area.

Stationary location means the position of the mobile food unit when not in motion and addressing the public for the purpose of selling or offering food for sale.

(Ord. No. O-17-42, § 3, 10-16-2017)

Sec. 18-132. - Prohibited conduct.

A person is prohibited from engaging in the following conduct within the city:

- (1) Operating a mobile food unit without a valid and current mobile food unit permit;
- (2) Operating a mobile food unit that does not comply with all applicable laws, including the requirements of this chapter;
- (3) Selling or offering for sale food not described in the mobile food unit permit from a mobile food unit;

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- (4) Selling or offering for sale a non-food item from a mobile food unit;
- (5) Storing, preparing, displaying or serving food outside of the mobile food unit itself;
- (6) Selling food from outside of the mobile food unit itself;
- (7) Operating a mobile food unit that is not readily moveable at all times;
- (8) Altering, removing, attaching, adding or changing anything in, under, or upon the mobile food unit that would prevent or otherwise reduce ready mobility;
- (9) Operating a mobile food unit without a valid servicing record;
- (10) Issuing a servicing record for a mobile food unit without first verifying that such mobile food unit has complied with all servicing requirements;
- (11) Presenting or issuing a false, fraudulent, or untruthful servicing record for the purpose of demonstrating compliance with the requirements of this chapter;
- (12) Transferring, assigning or attempting to transfer or assign a permit;
- (13) Parking a mobile food unit on any highway, street, roadway, sidewalk or any area between a street and a sidewalk or other public right-of-way without the express written permission of the person that controls such highway, street, roadway, sidewalk or other public right-of-way; or
- (14) Locating a mobile food unit on a common or shared driveway or parking area if it prevents the use of such driveway or parking area by a person entitled to use the driveway or parking area, provided that it shall be an affirmative defense to prosecution that the individual who is prevented from using such driveway or parking area located or caused to be located such mobile food unit on the premises.

(Ord. No. O-17-42, § 3, 10-16-2017)

Sec. 18-133. - General requirements.

- (a) A permit holder or operator shall be present at the mobile food unit during all hours of the MFU's operation in the city.
- (b) A permit holder or operator shall store, prepare, display, serve or sell food on or in the MFU itself.
- (c)

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Except as provided in subsection (d) of this section, a permit holder shall notify the director in writing, during the term of the permit, of any change to the information submitted in the permit holder's application for a permit, including, but not limited to, a change in the name, address or telephone number of the permit holder or operator within ten calendar days of such change.

- (d) A permit holder shall provide written notice to the director at least two business days before beginning operations at or relocating operations to any location not currently included in its application for a permit.
- (e) A mobile food unit permit is not transferable. A change of ownership of a mobile food unit, including a change of the legal form of the entity, shall require submission of a new application for a mobile food unit permit and inspection of the mobile food unit. A mobile food unit permit shall become void upon the closing of the sale of the mobile food unit for which a permit was issued.
- (f) A permit holder shall maintain a mobile food unit for which a permit has been issued in working order for the duration of the permit.

(Ord. No. O-17-42, § 3, 10-16-2017)

Sec. 18-134. - Applications for mobile food unit permits.

A person seeking to operate a mobile food unit in the city shall submit an application for a mobile food unit permit to the director in an application form provided by the director accompanied by the payment of a fee in the amount specified in a resolution adopted by the city council establishing a schedule of fees. The application shall include the following information:

- (1) The name, address, telephone number, and email address of the applicant, provided that if the applicant is an entity, the following information shall also be provided:
 - a. The legal name of the entity;
 - b. If the entity is a corporation, the full name and address of each director, officer, and each shareholder, or if the corporation has more than five shareholders, the full name and address of at least five shareholders with the most shares;
 - c. If the entity is a partnership, the full name and address of each partner and the type of partnership;

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- d. If the entity is an unincorporated association, the full name and address of each associate and officer of such association;
 - e. Proof of the entity's form and current status, including, but not limited to:
 - 1. A current and valid certificate of existence or certificate of authority from the state office of the secretary of state;
 - 2. A current and valid certificate of good standing from the state comptroller of accounts;
 - 3. All assumed names used and copies of all filings related to such names from the county clerk's office;
 - 4. A certificate of incorporation; and
 - 5. If applicable, a determination letter issued by the Internal Revenue Service;
 - f. The entity's federal tax identification number; and
 - g. Documentation that the entity is not delinquent in state, local, and federal taxes;
- (2) A copy of the applicant's valid and current driver's license;
 - (3) If the applicant will designate an operator to supervise the operation of the MFU, the name, address, telephone number, and email address of the operator, and a copy of the operator's valid and current driver's license;
 - (4) The applicant's sales tax number and a copy of the applicant's sales tax permit;
 - (5) A certificate of title showing the current true ownership of the mobile food unit, provided that if the applicant is not the owner of the mobile food unit, a copy of a written and notarized statement from the owner authorizing the applicant to operate the mobile food unit;
 - (6) The vehicle identification number, license plate number, and proof of vehicle registration;
 - (7) A copy of the applicant's liability insurance policy, insurance endorsement or evidence of self-insurance on the MFU;
 - (8) A copy of a current and valid food protection manager certification;
 - (9)

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A written standard operation procedure of how the applicant plans to operate the mobile food unit, that includes, but is not limited to, whether food will be prepackaged, hours of operation, methods of serving food to customers, the MFU's waste water disposal site and process, and other servicing operations details;

- (10) Plans drawn to reasonable scale that clearly specify and address the proposed layout of the MFU, the identity, number, and capacity of food equipment, the location and sizes of plumbing fixtures and connections, food preparation, storage and service window areas, construction material of the inside of the MFU, and location of the LP-gas appliances, LP-gas container storage, and fire extinguishers;
- (11) A description or menu of the types of food that the applicant proposes to sell or offer for sale from the mobile food unit;
- (12) The location(s) where the mobile food unit will be in operation and a site plan drawn to reasonable scale showing the location of the mobile food unit on the parcel on which it will be placed and the distance from any building, vehicle, or structure from each edge of the MFU when parked;
- (13) Proof of ownership of a central preparation facility, other fixed food establishment or service area, as applicable, or if the applicant is not the owner of the central preparation facility, other fixed food establishment or service area, a signed and notarized statement on the letterhead of the central preparation facility, other fixed food establishment or service area, as applicable, authorizing the applicant to use the central preparation facility, other fixed food establishment or service area as its base of operation;
- (14) If the central preparation facility, other fixed food establishment or service area that the applicant proposes to use as its base of operation is located outside the jurisdiction of the city, a copy of the most current health inspection report obtained from the regulatory authority having jurisdiction over such central preparation facility, other fixed food establishment or service area;
- (15)

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For a mobile food unit that will be operated on private property, proof of ownership of the property or, if the applicant is not the owner of the property, a signed and notarized written statement from the property owner or the property owner's authorized agent granting the applicant permission to operate a mobile food unit on the property;

- (16) For a mobile food unit that will operate at one location for more than two hours, a signed and notarized statement from the owner or the authorized agent of the owner of a business establishment with a restroom with a flushable toilet, a hand wash sink with hot and cold running water, and soap and hand-drying provisions, located within a reasonable distance from the location where the mobile food unit will be in operation, granting employees of the mobile food unit permission to use such restroom during the business establishment's hours of operation or documentation providing an alternative proposal to satisfy the requirements of this subdivision;
- (17) A description of the signage that will be affixed on the mobile food unit; and
- (18) Any other information that may be requested by the director to fully evaluate and review the application.

(Ord. No. O-17-42, § 3, 10-16-2017; Ord. No. O-18-25, § 2, 9-17-2018)

Sec. 18-135. - Review and approval of applications.

- (a) Upon receipt of a complete application for a permit, the director will review the application and grant a mobile food unit permit unless one or more of the following conditions is met:
 - (1) The application contains false or misleading information, or required information is omitted;
 - (2) The application or the mobile food unit does not comply with all applicable laws, including the requirements of this chapter; or
 - (3) Operation of the mobile food unit constitutes a substantial hazard to public health or public safety.
- (b) Notwithstanding any provision contained in this division, the director may grant a permit for a MFU that generally complies with the requirements of this division, provided that:
 - (1) The director notifies the applicant, in writing, of the deficiencies in the

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applicant's application for a permit before the permit is issued;

- (2) The application does not contain false or misleading information, or omit required information; and
 - (3) Operation of the mobile food unit will not constitute a substantial hazard to public health or public safety.
- (c) Subsections (b) and (c) of this section 18-135 shall remain in effect until September 30, 2019.

(Ord. No. O-17-42, § 3, 10-16-2017; Ord. No. O-18-25, § 2, 9-17-2018)

Sec. 18-136. - Suspension of permits.

- (a) The director may, without warning, notice or hearing, suspend a mobile food unit permit if one or more of the following conditions are met:
 - (1) The permit holder or the mobile food unit does not comply with all applicable laws, including the requirements of this chapter;
 - (2) Operation of the mobile food unit constitutes a substantial hazard to public health or public safety;
 - (3) The permit holder violates the terms and conditions of any written statement submitted to the director under subsections 18-134(5) (authorization to operate MFU), (13) (base of operation authorization); (15) (private property authorization); or (16) (restroom authorization); or
 - (4) A food service establishment permit issued, by the city or the applicable regulatory authority, to a central preparation facility, other fixed food establishment or a servicing area that serves as the base of the MFU's operation is suspended or revoked.
- (b) Upon suspension of a mobile food unit permit, the director shall notify the permit holder or the operator, in writing, of the suspension and the reason(s) for such suspension. A permit holder whose permit is suspended shall immediately cease operating the mobile food unit for which a permit has been suspended.
- (c) The director may terminate the suspension at any time if the reasons for suspension no longer exist.

(Ord. No. O-17-42, § 3, 10-16-2017)

Sec. 18-137. - Revocation of permits.

Existing regulations

The director may revoke a mobile food unit permit if one or more of the following conditions are met:

- (1) One or more of the conditions set forth in section 18-136 is met;
- (2) Repeated violations of any applicable laws, including the requirements of this chapter; or
- (3) Interference with the city in the performance of its duties.

(Ord. No. O-17-42, § 3, 10-16-2017.)

Sec. 18-138. - Notice of denial or revocation of applications or permits.

The director shall provide notice, in writing, of the denial or revocation of an application filed or a permit issued pursuant to this division, and shall include the reason(s) for such denial or revocation.

(Ord. No. O-17-42, § 3, 10-16-2017.)

Sec. 18-139. - Appeal of denial, suspension or revocation of permits.

An applicant or a permit holder, as applicable, may appeal to the city council, the director's decision to deny, suspend or revoke an application filed or a permit issued, as applicable, by providing a written notice of appeal to the city secretary within ten days of the date of notice of such decision. A decision by the city council shall be final.

(Ord. No. O-17-42, § 3, 10-16-2017.)

Sec. 18-140. - Display of permits.

A mobile food unit permit issued under this division shall be displayed, at all times, on each mobile food unit for which a permit is issued in a conspicuous place where the permit can be read by the general public.

(Ord. No. O-17-42, § 3, 10-16-2017.)

Sec. 18-141. - Duration and renewal of permits.

- (a) A mobile food unit permit shall be valid for 12 months from the date the permit is issued.

Existing regulations

- (b) A permit holder that desires to renew a valid permit may submit to the director, at least 30 days before the date the permit expires or within 30 days after the date the permit expires, an application for the renewal of a permit containing the information set forth in section 18-134 and a renewal fee in the amount specified in a resolution adopted by the city council establishing a schedule of fees.

(Ord. No. O-17-42, § 3, 10-16-2017.)

Sec. 18-142. - Zoning regulations.

A person who operates a mobile food unit within the city shall comply with the zoning regulations for mobile food units set forth in section 9.19 of the City of Missouri City Zoning Ordinance.

(Ord. No. O-17-42, § 3, 10-16-2017.)

Sec. 18-143. - Inspection of mobile food units.

- (a) An applicant for a mobile food unit permit or renewal of a permit, as applicable, shall deliver or cause to be delivered the mobile food unit for which a permit is sought to a location designated by the director for an inspection and shall pay an inspection fee in the amount specified in a resolution adopted by the city council establishing a schedule of fees.
- (b) Prior to the approval of an application for a permit or an application for the renewal of a permit, the director will inspect the mobile food unit to determine compliance with the requirements of this chapter and applicable city ordinances.
- (c) At the time of the inspection, the mobile food unit shall be completely operable and in full working order.

(Ord. No. O-17-42, § 3, 10-16-2017.)

Sec. 18-144. - Food safety requirements.

Except as otherwise provided in this chapter, a person operating a mobile food unit within the city shall comply with the regulations applicable to mobile food units contained in Chapter 228 of the Texas Food Establishment Rules, 25 TAC §228, as adopted and amended in section 18-101.

Existing regulations

(Ord. No. O-17-42, § 3, 10-16-2017.)

Sec. 18-145. - Fire safety requirements.

- (a) A person operating a mobile food unit within the city shall comply with the requirements of this section.
- (b) The provisions applicable to mobile food units contained in the Fire Code of the City of Missouri City, Texas, as adopted and amended in article II of Chapter 38 of the Code shall apply to a mobile food unit operating within the city.
- (c) For a mobile food unit that utilizes liquefied petroleum (LP) gas, the following requirements shall apply:
 - (1) The mobile food unit shall not be located or operated within 15 feet of another mobile food unit, a vehicle, or a structure;
 - (2) The mobile food unit shall be limited to a maximum of one individual LP-gas container with a maximum capacity of 100 pounds aggregate water capacity;
 - (3) The mobile food unit's LP-gas supply system, including the LP-gas container, shall be installed either on the outside of the MFU or in a storage compartment inside the MFU, provided that such system shall be accessible from and vented to the outside, with the vents located near the top and bottom of the storage compartment and shall be located three feet horizontally, when measured from any opening into the MFU below the vents;
 - (4) The LP-gas container shall be mounted securely on the MFU or within a storage compartment, in an upright position, in a manner as not to fall over, and in a manner that reduces the exposure of the LP-gas container to vehicle impact;
 - (5) LP-gas containers shall not be located on the roof of the MFU, ahead of the front axle, beyond the rear bumper, below the lowest part of the mobile food unit frame, or inside truck beds or passenger compartments of the MFU; and
 - (6) All LP-gas container valves, appurtenances, and connections shall be protected to prevent damage.
- (d) An approved 2A-10BC fire extinguisher, with current inspection and service tags, shall be properly mounted in a readily accessible location within the mobile food unit.
- (e)

Existing regulations

If cooking with grease within the mobile food unit, an approved Class K fire extinguisher, with current inspection and service tags, shall be properly mounted in a readily accessible location within a mobile food unit.

- (f) A "No Smoking" sign shall be posted next to the order window or area or near any LP-gas container.
- (g) A Type 1 hood and approved fire suppression system shall be installed on a mobile food unit that produces grease laden particles within the mobile food unit.
- (h) Except as provided herein, use of permanent extension cords is prohibited. Use of a permanent extension cord is allowed for a small and relocatable portable appliance such as a fan, power tool or similar appliance, provided that such extension cord shall not be affixed to structures, extended through walls, ceilings or floors or under doors or floor coverings or in areas where such extension cord would be subject to environmental or physical impact that could create an electrical hazard. Appliances such as refrigerators are not considered to be small and relocatable appliances regardless of the size of the appliance.
- (i) Any cooking appliance in the MFU shall be listed and labeled for its intended use and shall be used only in accordance with such intended use.

(Ord. No. O-17-42, § 3, 10-16-2017)

Sec. 18-146. - Servicing records.

- (a) The owner or operator of a central preparation facility, other fixed food establishment or servicing area from which a mobile food unit operates shall issue and maintain servicing records for each mobile food unit for which a permit is issued in a manner and form prescribed by the director for a period of one year from the date of servicing or until retrieved by the director, whichever comes first.
- (b) A permit holder shall keep and maintain, in the MFU, servicing records for each MFU for which a permit is issued for a period of one year from the date of servicing.
- (c) The director may promulgate rules and procedures regarding maintenance of servicing records by a central preparation facility, other fixed food establishment, servicing area, and permit holder.
- (d)

Existing regulations

Servicing records maintained under subsections (a) and (b) of this section shall be made available to any peace officer or the director for inspection and copying during the normal business hours of the central preparation facility, other fixed food establishment, servicing area or mobile food unit.

(Ord. No. O-17-42, § 3, 10-16-2017)

Sec. 18-147. - Utility connections.

Utility connections, if any, shall be limited to quick-connect electrical and telephone services and shall be in full compliance with the Electrical Code of the City of Missouri City, Texas, as adopted and amended in section 14-232 of the Code. Except as otherwise provided in this division, utility connections for water, sewer, and gas are prohibited.

(Ord. No. O-17-42, § 3, 10-16-2017)

Secs. 18-148—18-190. - Reserved.

Existing regulations

Sec. 9.19. - Mobile food unit regulations.

- A. *Use district regulations.* A mobile food unit is allowed in the following use districts, provided that such mobile food unit shall be operated in accordance with the terms and provisions of this section, and further provided that a mobile food unit permit has been issued pursuant to article II of chapter 18 of the Code:
1. Where I industrial district uses are allowed;
 2. In BP, I, CF, LC, LC-O, LC-1, LC-2, LC-3, LC-4, and PD districts, provided that the mobile food unit is located within 100 feet of a property for which an active building permit has been issued;
 3. In SD, R, R-1, R-2, R-3, R-4, R-5, R-6, MF-1, MF-2, MH, or PD districts, provided that the mobile food unit is located within 100 feet of a property for which an active building permit for the construction of at least three dwelling units has been issued;
 4. At a special event that has been issued a special events permit by the city in accordance with section 9.10;
 5. Within a park, athletic field, or any part thereof, provided that the operation of a mobile food unit within such park or athletic field is authorized by a park use permit issued by the city in accordance with chapter 74 of the Code;
 6. At an event that is sponsored or co-sponsored by the city with the written authorization of the city manager or his designee; and
 7. At an event sponsored by, or on behalf of, a property owners' association or homeowners association at such association's community facility located in a residential subdivision.
- B. *Hours of operation.* The holder of a mobile food unit permit shall operate a mobile food unit at a stationary location in the following use districts during the following hours:
1. In areas where I industrial district uses are allowed, between the hours of 6:00 a.m. and 9:00 a.m., 11:00 a.m. and 2:00 p.m., and 6:00 p.m. and 10:00 p.m.;
 2. In the areas described in subsections 9.19.A.2 and 9.19.A.3, between the hours of 6:00 a.m. and 10:00 p.m.; and
 - 3.

Existing regulations

In the areas described in subsections 9.19.A.4, 9.19.A.5, and 9.19.A.6, in accordance with the time specified in the applicable special event permit, park use permit or city manager authorization.

- C. *Signage.* Signage on a mobile food unit is limited to signs permanently attached to the exterior of the mobile food unit. Such signage shall:
 - 1. Clearly display the name of the business as set forth in the MFU's sales tax permit on at least two sides of the mobile food unit, in bold letters that are at least six inches in height and one and one-half inches in width; and
 - 2. Be constructed of durable materials, have a neat appearance, and be maintained in good repair and structural condition, including, but not limited to, by replacing defective parts, painting, repainting, and cleaning the signs.
- D. *Noise.* Use of audio amplification is prohibited. Mobile food units are subject to chapter 30 of the Code.
- E. *Trash disposal.* The holder of a mobile food unit permit shall:
 - 1. Provide trash receptacles for use by customers during the MFU's hours of operation;
 - 2. Keep all areas within five feet of the mobile food unit clear of litter and debris at all times; and
 - 3. Dispose of all trash or waste associated with the operation of the mobile food unit in an authorized receptacle, except that city trash receptacles may not be used to dispose of such trash or waste.
- F. *Operational capacity.* The holder of a mobile food unit permit shall not:
 - 1. Attach, set up or use any other device or equipment intended to increase the selling, serving, storage, or display capacity of the mobile food unit,
 - 2. Allow items such as brooms, mops, hoses, equipment, containers and boxes or cartons to be located adjacent to or beneath the mobile food unit;
 - 3. Provide or allow signs or banners not attached to and solely supported by the mobile food unit;
 - 4. Provide or allow canopies, awnings or other coverings that are not attached to and solely supported by the mobile food unit to remain over any part of the mobile food unit or over any area within 100 feet of the mobile food unit,

Existing regulations

except that any awning or covering provided by others and primarily used for other purposes and only incidentally or coincidentally used by the mobile food unit shall not be considered a violation of this subsection;

5. Provide or cause any portable toilet facility to be provided; or
 6. Provide or cause any dining area to be provided, including, but, not limited to, tables, chairs, booths, bar stools, benches and standup counters, within 100 feet of the mobile food unit, except that dining or seating areas adjacent to a mobile food unit operating inside an enclosed space such as a lobby of a business establishment where the seating is provided by someone other than the holder of a mobile food unit and only incidentally or coincidentally used by the patrons of the mobile food unit are acceptable.
- G. *Exemptions.* A mobile food unit authorized to be located at an event that is sponsored or co-sponsored by the city is exempt from the provisions of subsections 9.19.B.1 and 9.19.B.2.

(Ord. No. O-17-41, § 3, 10-16-2017.)



**MINUTES
PLANNING AND ZONING COMMISSION
CITY OF MISSOURI CITY, TEXAS
October 30, 2019**

1. CALL TO ORDER

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

2. ROLL CALL

Commissioners Present:

Sonya Brown-Marshall
Tim Haney
John O'Malley
James R. Bailey
Hugh Brightwell
James G. Norcom III
Gloria Lucas
Monica L. Rasmus

Commissioners Absent: Courtney Johnson Rose

Councilmembers Present:

Staff Present:

Otis T. Spriggs, Director of Development Services
Jennifer Gomez, Planning Manager
Cliff Brouhard, Assistant Public Works Director
Jamilah Way, First Assistant City Attorney
Thomas White, Planner II
Gretchen Pyle, Interim Planning Specialist
Jeremy Davis, Assistant City Engineer

6. PLATS

A. CONSENT AGENDA

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

Motion: The Planning and Zoning Commission grants conditional approval of the Consent Agenda.

Made By: Commissioner Haney
Second: Commissioner Brightwell

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

NAYES: None

ABSTENTIONS: None

The motion passed

7. ZONING MAP AMENDMENTS

None.

8. ZONING TEXT AMENDMENTS

A. Discuss possible amendments to the Zoning Ordinance regarding food trucks

Mr. Spriggs informed that in 2016, the food truck ordinance was discussed with the Commission in terms of what was allowed in the city. The summary was provided to the Commission of what was adopted. The Commission wanted to relax the standards to allow for a centralized area where a food truck market would be allowed. Mr. Spriggs informed that a pilot area would be along Texas Parkway in the movie theater and in the industrial park locations. The suggestion and recommendation was forwarded to Council. At that time, Council did not want to approve that much flexibility.

Mr. Spriggs informed that it had been asked that we bring the food truck discussion back to Council to receive further direction. If the Commission was good with what was discussed previously, it would be forwarded to Council. Other options would be provided to the Commission in a future meeting.

Vice Chair Haney asked staff if about was driving the discussion from Council perspective.

Mr. Spriggs informed that there were three new members on Council. The Mayor asked that the current ordinance be reviewed for flexibility without going overboard.

Vice Chair Haney asked if there was something specific that was triggering the discussion from Council.

Mr. Spriggs informed that maybe the demand for food trucks was increasing on certain levels.



**MINUTES
PLANNING AND ZONING COMMISSION
CITY OF MISSOURI CITY, TEXAS
November 13, 2019**

1. CALL TO ORDER

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

2. ROLL CALL

Commissioners Present:

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

Commissioners Absent: Hugh Brightwell, Monica L. Rasmus, John O'Malley

Councilmembers Present: None

Staff Present:

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

Motion: The Planning and Zoning Commission grants approval of item 6A.1 of the Consent Agenda.

Made By: Commissioner Haney
Second: Commissioner Johnson Rose

AYES: Commissioner Brown-Marshall, Commissioner Bailey, Commissioner Norcom III, Commissioner Lucas, Commissioner Johnson Rose, Commissioner Haney

NAYES: None
ABSTENTIONS: None

The motion passed

(5) Consider approval of a final plat for Dry Creek Village Section 3

Thomas White, Planner II, presented the item. Mr. White informed that there were conditions pertaining to parkland dedication; calling out Reserve "C" for the trails. However, plat note 27 was added to call out the location of the trails. Engineering comments were addressed on a previous staff report prior to the revision.

Motion: The Planning and Zoning Commission grants approval of item 6A.5 of the Consent Agenda.

Made By: Commissioner Haney
Second: Commissioner Lucas

AYES: Commissioner Brown-Marshall, Commissioner Bailey, Commissioner Norcom III, Commissioner Lucas, Commissioner Johnson Rose, Commissioner Haney

NAYES: None
ABSTENTIONS: None

The motion passed

7. ZONING MAP AMENDMENTS

A. PUBLIC HEARING FOR A PLANNED DEVELOPMENT DISTRICT

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

This item was postponed upon the applicant's request.

7. ZONING TEXT AMENDMENTS

A. Discuss possible amendments to the Zoning Ordinance regarding food trucks.

Otis Spriggs, Director of Development Services, presented this item. Mr. Spriggs informed that the Commission discussed food trucks during the last meeting, as requested by City

Council. Council asked for the food truck ordinance to be reviewed again; most recent statistics and demand for food trucks are being considered. The current ordinance allows food trucks in industrial and business park areas; limitations on duration exist during lunch hours, and based on shifts with business ownership permission. Food trucks are allowed in all zoning districts where construction projects are taking place on the property or the construction or at permit locations of at least three new dwelling units on the property. Mobile food units are allowed by special events permit issuance, which has frequency limitations. Anything beyond the frequency limits would require City Council approval. Safety, parking and signage restraints are included. Mr. Spriggs informed that food trucks are allowed in park areas by permission of the Parks Director; also for City hosted events.

Mr. Spriggs presented food truck/mobile unit ordinances and photos of neighboring cities such as Sugar Land; Pearland; Stafford; Houston; Old Town Tomball, and Waco.

Mr. Spriggs informed that the food truck ordinance would be presented to the Commission on December 11, 2019 as a preliminary report; possibly a final report in January, and move to Council in February for a final adoption.

Mr. Spriggs informed that some restaurants own food trucks and would like to have flexibility in what the code currently allows. Restaurants would like to operate during the periods of lunch hours, between 10 a.m. to 3 p.m.; however, current parking constraints and frequency duration do not allow the restaurants to operate on a daily basis, and over a period of time.

Mr. Spriggs informed that the previously recommended pilot study would have allowed staff to look at particular sites, such as a vacant parking lot, and in the business park areas that would be utilized by food trucks. Routine inspections would still be required.

Chair Brown-Marshall informed that the Commission would want a food truck reservation policy and limitation on time (of operation).

Chair Brown-Marshall asked, pertaining to the overtime of staff to inspect the food trucks, if the cost of the permits helped to defer that overtime.

Mr. Spriggs informed that currently a fee study was being conducted to introduce to Council for adoption.

Chair Brown-Marshall informed that the Commission was interested in adding homeowner associations, property owners and for individual single family homes.

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

None.

9. 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.

10. RECONVENE

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

11. ADJOURN

Motion:

To adjourn

**City of Missouri City
June 10, 2020 Planning and Zoning Commission
Food Trucks (Mobile Food Units)**

Examples from other communities:

- ***OPEN ALLOWANCE, CITY WIDE LOCATION:*** BEDFORD, TX APPROACH
 - Permitted in all commercial districts with limitations
 - On a parcel with a business having a current certificate of occupancy
 - Not permitted on a vacant lot
 - May operate in parking spaces, if the required parking for the business remains in compliance.
 - Must be removed on a daily basis;
 - May only operate during the business hours of the primary business
 - May not be parked longer than 12 hours
 - Drive thru not permitted
 - May provide a portable table and seating for a capacity of not to exceed four
 - Amplified sound is permitted provided it does not violate nuisance or noise requirements.
 - No more than three units may be located on a parcel at any one time or at the same location for consecutive weeks unless it is a “Special Event”

LINK TO CITY CODE: [BEDFORD, TX MUNICODE - CHAPTER 66. HEALTH AND SANITATION](#)

- ***RESTRICTED ALLOWANCE, CENTRALIZED AREA:*** SUGAR LAND, TX APPROACH
 - Permitted at active construction sites
 - Permitted for professional office site if the building or group of buildings is not less than 50,000 sq. ft. on a single platted reserve
 - Permitted in multifamily site locations – internal to the site
 - Permitted for residential HOA and POA sites
 - Permitted for single family residential locations for a private party at a residence with no individual sales to the general public and limitation on hours of operation
 - Permitted at city facilities and destination venues
 - Permitted at public schools

LINK TO CITY CODE: [SUGAR LAND, TX MUNICODE - CHAPTER 3 - HEALTH AND SAFETY](#)

**City of Missouri City
June 10, 2020 Planning and Zoning Commission
Food Trucks (Mobile Food Units)**

- **RESTRICTED ALLOWANCE, CENTRALIZED AREA - SPECIFIC USE PERMIT/CONDITIONAL USE**

PERMIT REQUIRED: PEARLAND, TX APPROACH

Permitted in three zoning districts, GB, General Business; GC, General Commercial and COD, Corridor Overlay with a Temporary Event Permit

Permitted for micro-brewery, micro-distillery, or micro-winery businesses with conditions:

- CUP required for the location of a micro-brewery, micro-distillery, or micro-winery business.
- Mobile food units may be permitted through the CUP for businesses of a certain size;
- Maximum of 3 units per site with a minimum of one acre site area per unit.
- Units must be in a location that is screened from streets similar to requirements for parking spaces;
- The rear façade of units may not face a street or driveway.
- Associated equipment cannot face streets.
- Parking requirements for food trucks and concessionaires established;

Maximum of 4 events per calendar year, not to exceed sale period of more than 60 days.

LINK TO CITY CODE: [PEARLAND, TX UNIFIED DEVELOPMENT CODE](#)

- **MOBILE FOOD UNIT PARK: TOMBALL, TX APPROACH**

Mobile food courts permitted in certain nonresidential zoning districts with approval of a CUP, Conditional Use Permit

LINK TO CITY CODE: [TOMBALL, TX MUNICODE - CHAPTER 50 - ZONING](#)

LINK TO ABC13 YOUTUBE VIDEO: [403 EATS](#)

Fort Bend Independent - May 20, 2020 edition

	City of Missouri City PUBLIC HEARING
<p>A public hearing will be held by the Planning & Zoning Commission of Missouri City, Texas to receive comments for or against proposed amendments to the City's Code of Ordinances/Zoning Ordinance regarding:</p>	
<p>(1) Mobile Food Units/Food Trucks</p>	
<p>Due to the COVID 19 Disaster and the Centers for Disease Control recommendation regarding social distancing measures, the Planning and Zoning Commission and the public will not be allowed to be physically present at this hearing. The City will be using a telephone/video conferencing tool to make the hearing available to the Planning and Zoning Commission and the public. On the date and at the time provided, the public may access the livestream of the meeting by the following link: https://www.missouricitytx.gov/780/MCTV. A telephone number for the public will be made available on the posted meeting agenda prior to the hearing date and available on the City's website.</p>	
<p>The public hearing is scheduled: DATE: Wednesday, June 10, 2020 TIME: 7:00 PM</p>	
<p>PLACE: City Council Chambers (2nd Floor of City Hall) 1522 Texas Parkway (FM 2234) Missouri City, Texas</p>	
<p>Specific information is available at City Hall, Missouri City, Texas, Monday through Friday from 8:00 AM to 4:00 PM, or you may call 281-403-8541.</p>	



CAPITAL IMPROVEMENTS ADVISORY COMMITTEE FINAL REPORT

AGENDA DATE: June 10, 2020

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

AGENDA ITEM NUMBER: 9.A

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

BACKGROUND:

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

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

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

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

a positive recommendation for consideration and adoption thereof.

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