

Planning and Zoning Commission  
October 14, 2020  
Meeting Packet Addendum

Agenda Item 6.A.(6)

**Added 10/13/2020**



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** October 14, 2020

**AGENDA ITEM SUBJECT:** Final Plat of Fort Bend Parkway Business Park Phase 2

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

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

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

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**PERMIT NUMBER:** PLAT2000297

**TYPE OF APPLICATION:**

- Initial application
- Written Response application

**PROPERTY ID:** 0077-00-000-0360-907

**LOCATION:** North of Trammel Fresno Road, south of Lake Olympia Parkway, and east of Hurricane Lane and the Fort Bend Toll Road

**ZONING DISTRICT DESIGNATION:** PD, Planned District #88  
(Ordinance O-18-24)

**DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP:** The subject plat is located within the boundaries of the Missouri City Management District No. 2 and is subject to the utility and road agreement between the City and the district, entered into on November 16, 2015.

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**RECOMMENDED ACTION:**

The Planning and Zoning Commission should:

- |   |
|---|
| <input checked="" type="checkbox"/> <b>APPROVE:</b> 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 the following:**
  - a. Provide payment of impact fees or confirmation of payment of impact fees with the mylar submitted for signature.
  - b. Provide copies of recorded easement instruments with the final recorded documents.

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



STATE OF TEXAS  
COUNTY OF FORT BEND

WE, FLC PARKWAY, LLP, A TEXAS LIMITED LIABILITY PARTNERSHIP, ACTING BY AND THROUGH ROCKY LAI, PRESIDENT, BEING AN OFFICER OF FLC PARKWAY, LLP, A TEXAS LIMITED LIABILITY PARTNERSHIP AND THE CITY OF MISSOURI CITY, ACTING BY AND THROUGH YOLANDA FORD, MAYOR, BEING AN OFFICER OF THE CITY OF MISSOURI CITY, OWNERS HERENAFTER REFERRED TO AS OWNERS OF THE 114.404 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF FORT BEND PARKWAY BUSINESS PARK PHASE 2, 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 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. 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 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. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

IN TESTIMONY WHEREOF, THE FLC PARKWAY, LLP, A TEXAS LIMITED LIABILITY PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROCKY LAI, ITS PRESIDENT, THEREUNTO AUTHORIZED.

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

FLC PARKWAY, LLP,  
A TEXAS LIMITED LIABILITY PARTNERSHIP

BY: \_\_\_\_\_  
ROCKY LAI, PRESIDENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROCKY LAI, PRESIDENT OF FLC PARKWAY, LLP, A TEXAS LIMITED LIABILITY PARTNERSHIP, 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, THE CITY OF MISSOURI CITY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY YOLANDA FORD, ITS MAYOR, THEREUNTO AUTHORIZED.

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

THE CITY OF MISSOURI CITY

BY: \_\_\_\_\_  
YOLANDA FORD, MAYOR

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED YOLANDA FORD, MAYOR OF THE CITY OF MISSOURI CITY, 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, GARY D. NUTTER, 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 "LJA SURVEY" AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

\_\_\_\_\_  
GARY D. NUTTER, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5659

I, JORGE GONZALEZ, 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.

\_\_\_\_\_  
JORGE GONZALEZ, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS LICENSE NO. 131606

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 FORT BEND PARKWAY BUSINESS PARK PHASE 2 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT

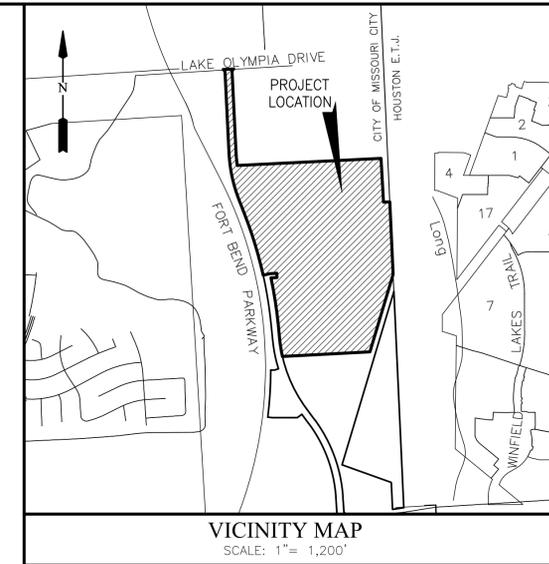
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

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

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

NOTES:

- BENCHMARK – PCM-003 4 INCH BRASS DISC SET IN CONCRETE LOCATED ON THE SOUTHWESTERN CORNER OF THE INTERSECTION OF SIENNA PARKWAY AND TRAMMEL-FRESNO ROAD.  
ELEV.= 66.07 FEET (NAVD88, 2001 ADJUSTMENT)
- TBM: MISSOURI CITY SURVEY SECONDARY BENCHMARK NO. SCM-11021A BRASS DISK STAMPED "C.O.M.C. SCM-11021" LOCATED ON THE TOP OF A CURB INLET ON THE WESTERLY SIDE OF HURRICANE LANE, APPROXIMATELY 3,070 FEET (0.6 MILES) NORTH OF TRAMMEL FRESNO ROAD.  
ELEV.= 68.18 FEET (NAVD88, 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 0.9998720820.
- THIS PLAT WAS PREPARED TO MEET THE CITY OF MISSOURI CITY AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. 2020-0290 DATED AUGUST 31, 2020. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN THE CITY OF MISSOURI CITY, FORT BEND COUNTY.
- 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).
- IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48157C 0295L AND 48157C 0315L, REVISED DATE APRIL 2, 2014, PROPERTY LIES WITHIN UNSHADED ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD. THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1% ANNUAL CHANCE OR GREATER FLOOD PLAIN. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- ALL EXISTING AND PROPOSED PIPELINES OR PIPELINE EASEMENTS THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- 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.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" 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 PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THE CITY OF MISSOURI CITY WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF THE DRAINAGE FACILITIES (INCLUDING SWALES, DRAINAGE/DETENTION PONDS, OUTFALL PIPES, ETC.), THE CITY OF MISSOURI CITY MANAGEMENT DISTRICT NO. 2 WILL ULTIMATELY BE RESPONSIBLE FOR MAINTENANCE OF THE DRAINAGE FACILITIES (INCLUDING SWALES, DRAINAGE EASEMENT PONDS, OUTFALL PIPES, ETC.) AS REQUIRED BY SECTION 3.C.(14) OF THE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (SEPTEMBER 2019); BY THE UTILITY AND ROAD AGREEMENT MADE BETWEEN THE CITY OF MISSOURI CITY, TEXAS, AND MISSOURI CITY MANAGEMENT DISTRICT NO. 2, DATED NOVEMBER 16, 2015; AND BY THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MISSOURI CITY, TEXAS AND FLC PARKWAY, LP AS RECORDED BY INSTRUMENT NUMBER 2016030538 IN THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.
- SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OF 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 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.
- 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.
- 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 (300FT. 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.
- NO BUILDINGS 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 PROVISION 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.
- ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
- 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.
- 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.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 71.25 FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.
- 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 PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESUBDIVIDED IN A RECORDED SUBDIVISION 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.



VICINITY MAP  
SCALE: 1"= 1,200'  
KEY MAP NO. 610V&Z

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  
**FORT BEND PARKWAY  
 BUSINESS PARK PHASE 2**  
 A SUBDIVISION OF 114.404 ACRES OF LAND SITUATED IN  
 THE ELIJAH ROARK LEAGUE, ABSTRACT 77,  
 CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS

0 LOTS    4 RESERVES (107.581 ACRES)    1 BLOCK  
 OCTOBER 7, 2020    JOB NO. 2088-3002

OWNERS:  
**FLC PARKWAY, LLP.**  
 A TEXAS LIMITED LIABILITY PARTNERSHIP  
 ROCKY LAI, PRESIDENT  
 3217 MONTROSE BOULEVARD, SUITE 222, HOUSTON, TEXAS 77006  
 PH: (281) 888-1919

**THE CITY OF MISSOURI CITY**  
 YOLANDA FORD, MAYOR  
 1522 TEXAS PARKWAY, MISSOURI CITY, TEXAS 77489  
 PH: (281) 403-8500

SURVEYOR: \_\_\_\_\_ ENGINEER: \_\_\_\_\_

**LJA Surveying, Inc.**  **LJA Engineering, Inc.** 

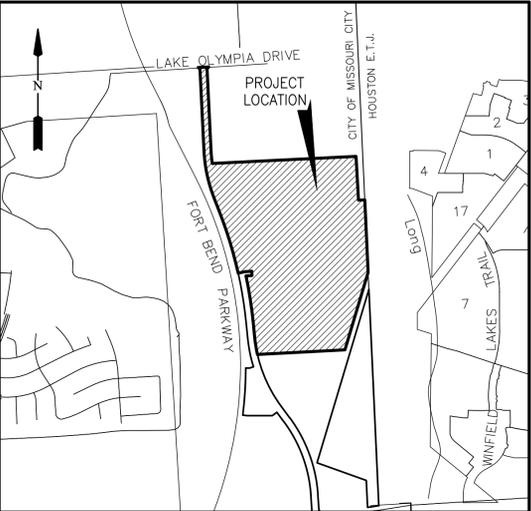
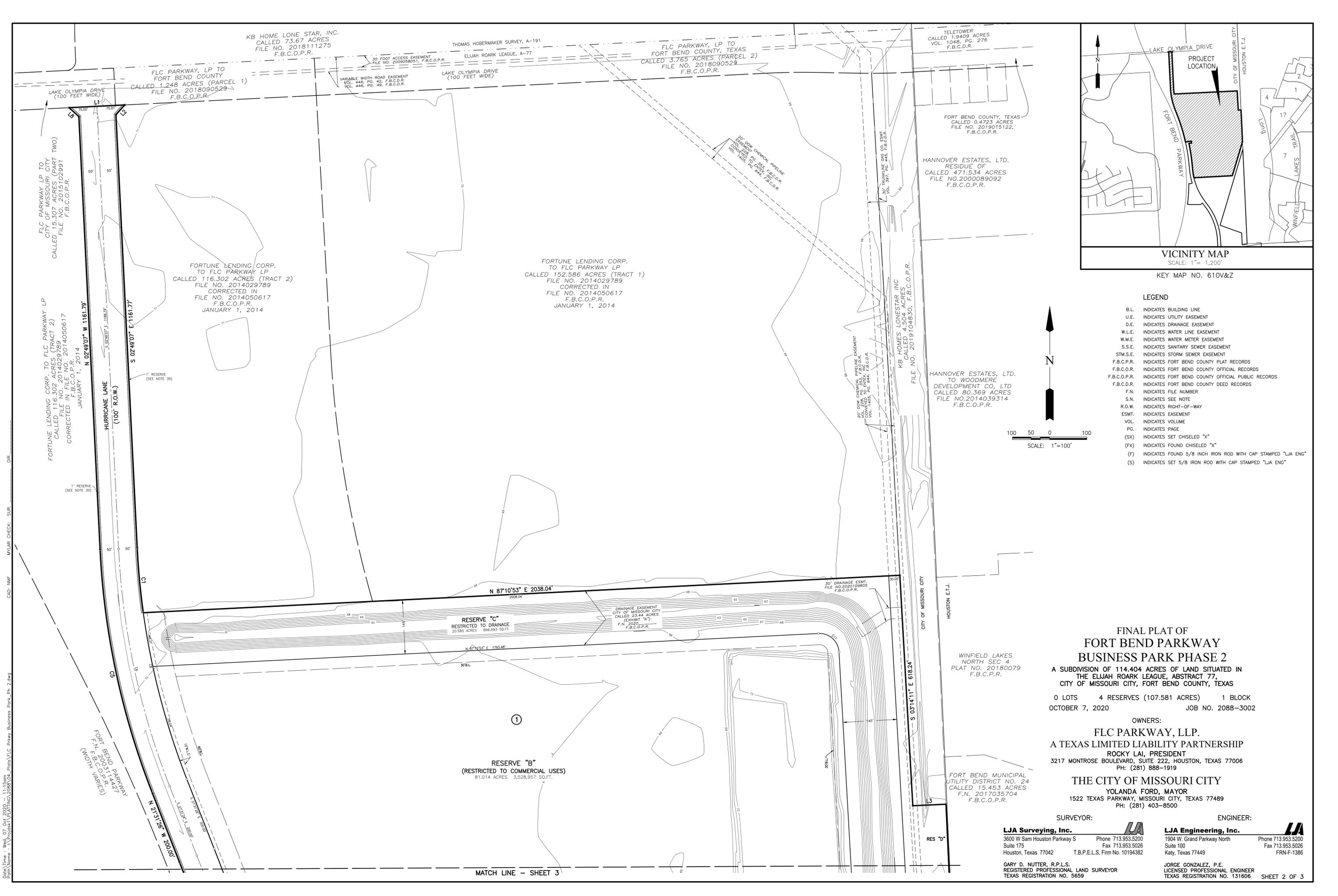
3600 W Sam Houston Parkway S Phone 713.953.5200 1904 W. Grand Parkway North Phone 713.953.5200  
 Suite 175 Fax 713.953.5026 Suite 100 Fax 713.953.5026  
 Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382 Katy, Texas 77449 FRN-F-1386

GARY D. NUTTER, R.P.L.S.  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 5659

JORGE GONZALEZ, P.E.  
 LICENSED PROFESSIONAL ENGINEER  
 TEXAS REGISTRATION NO. 131606

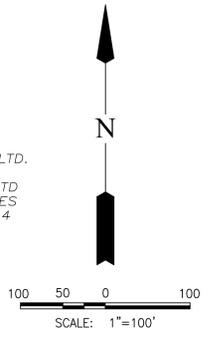
SHEET 1 OF 3

Date\Time : Wed, 07 Oct 2020 11:11:00m Path\Name : I:\Projects\PLATTING\2088\04\_Plats\FLC Pkwy Business Park\_Ph\_2.dwg CAD: NMF MFCAR CHECK: SUR



VICINITY MAP  
SCALE: 1" = 1,200'  
KEY MAP NO. 610V&Z

- LEGEND**
- B.L. INDICATES BUILDING LINE
  - U.E. INDICATES UTILITY EASEMENT
  - D.E. INDICATES DRAINAGE EASEMENT
  - W.L.E. INDICATES WATER LINE EASEMENT
  - W.M.E. INDICATES WATER METER EASEMENT
  - S.S.E. INDICATES SANITARY SEWER EASEMENT
  - STM.S.E. INDICATES STORM SEWER EASEMENT
  - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
  - F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
  - F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
  - F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
  - F.N. INDICATES FILE NUMBER
  - S.N. INDICATES SEE NOTE
  - R.O.W. INDICATES RIGHT-OF-WAY
  - ESMT. INDICATES EASEMENT
  - VOL. INDICATES VOLUME
  - PG. INDICATES PAGE
  - (SX) INDICATES SET CHISELED "X"
  - (FX) INDICATES FOUND CHISELED "X"
  - (F) INDICATES FOUND 5/8 INCH IRON ROD WITH CAP STAMPED "LJA ENG"
  - (S) INDICATES SET 5/8 IRON ROD WITH CAP STAMPED "LJA ENG"



**FINAL PLAT OF  
FORT BEND PARKWAY  
BUSINESS PARK PHASE 2**

A SUBDIVISION OF 114.404 ACRES OF LAND SITUATED IN THE ELIJAH ROARK LEAGUE, ABSTRACT 77, CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS

0 LOTS 4 RESERVES (107.581 ACRES) 1 BLOCK  
OCTOBER 7, 2020 JOB NO. 2088-3002

OWNERS:  
**FLC PARKWAY, LLP.**  
A TEXAS LIMITED LIABILITY PARTNERSHIP  
ROCKY LAI, PRESIDENT  
3217 MONTROSE BOULEVARD, SUITE 222, HOUSTON, TEXAS 77006  
PH: (281) 888-1919

**THE CITY OF MISSOURI CITY**  
YOLANDA FORD, MAYOR  
1522 TEXAS PARKWAY, MISSOURI CITY, TEXAS 77489  
PH: (281) 403-8500

**SURVEYOR:**  
**LJA Surveying, Inc.**  
3600 W Sam Houston Parkway S Phone 713.953.5200  
Suite 175 Fax 713.953.5026  
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382

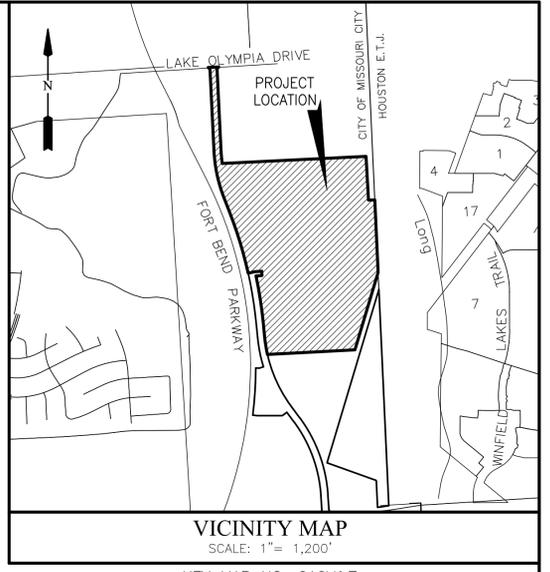
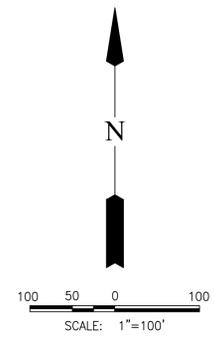
**ENGINEER:**  
**LJA Engineering, Inc.**  
1904 W. Grand Parkway North Phone 713.953.5200  
Suite 100 Fax 713.953.5026  
Katy, Texas 77449 FRN-F-1386

GARY D. NUTTER, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5659

JORGE GONZALEZ, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 131606

MATCH LINE - SHEET 3

Date: Wed, 07 Oct 2020 11:11:50am  
 Path: \\s:\Projects\PLATTING\2088\04\_Plat\Final\PLATTING\_2088\_04\_Plat\Final\Business Park\_Ph\_2.dwg  
 CAD: NMF  
 MFCAR CHECK: SUR.  
 DIR:



LINE	BEARING	DISTANCE
L1	N 87°10'51" E	150.01'
L2	S 42°10'42" W	35.37'
L3	N 87°22'44" E	89.37'
L4	N 87°10'53" E	85.00'
L5	N 02°49'07" W	60.00'
L6	S 87°10'53" W	95.06'
L7	S 77°22'20" W	100.00'
L8	N 47°49'07" W	35.36'
L9	N 37°08'22" E	43.05'

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	1950.00'	5°07'23"	174.36'	S 05°22'49" E	174.30'
C2	1950.00'	7°12'02"	245.06'	N 09°12'43" W	244.90'
C3	6014.59'	6°26'11"	675.67'	N 08°49'48" W	675.31'
C4	5914.59'	8°53'46"	918.35'	N 17°04'33" W	917.43'
C5	2050.00'	18°42'19"	669.28'	N 12°10'17" W	666.29'
C6	2000.00'	18°42'19"	652.93'	S 12°10'17" E	650.04'
C7	5964.59'	8°53'46"	926.11'	S 17°04'33" E	925.18'
C8	1950.00'	18°42'19"	636.61'	S 12°10'17" E	633.79'
C9	6014.59'	8°53'46"	933.87'	S 17°04'33" E	932.94'
C10	6149.59'	6°13'56"	668.90'	S 08°43'40" E	668.57'
C11	52.50'	89°34'56"	82.08'	S 48°01'39" E	73.98'
C12	362.50'	19°58'09"	126.34'	S 06°44'53" W	125.70'
C13	507.50'	19°58'09"	176.88'	S 06°44'53" W	175.98'

RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE
A	2.501	108,937	RESTRICTED TO DRAINAGE	MISSOURI CITY MANAGEMENT DISTRICT NO. 2
B	81.014	3,528,957	RESTRICTED TO COMMERCIAL	
C	20.585	896,693	RESTRICTED TO DRAINAGE	MISSOURI CITY MANAGEMENT DISTRICT NO. 2
D	3.481	151,624	RESTRICTED TO OPEN SPACE	
TOTAL	107.581	4,686,211		

**FINAL PLAT OF  
FORT BEND PARKWAY  
BUSINESS PARK PHASE 2**

A SUBDIVISION OF 114.404 ACRES OF LAND SITUATED IN THE ELIJAH ROARK LEAGUE, ABSTRACT 77, CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS

0 LOTS 4 RESERVES (107.581 ACRES) 1 BLOCK  
OCTOBER 7, 2020 JOB NO. 2088-3002

OWNERS:  
**FLC PARKWAY, LLP.**  
A TEXAS LIMITED LIABILITY PARTNERSHIP  
ROCKY LAI, PRESIDENT  
3217 MONTROSE BOULEVARD, SUITE 222, HOUSTON, TEXAS 77006  
PH: (281) 888-1919

**THE CITY OF MISSOURI CITY**  
YOLANDA FORD, MAYOR  
1522 TEXAS PARKWAY, MISSOURI CITY, TEXAS 77489  
PH: (281) 403-8500

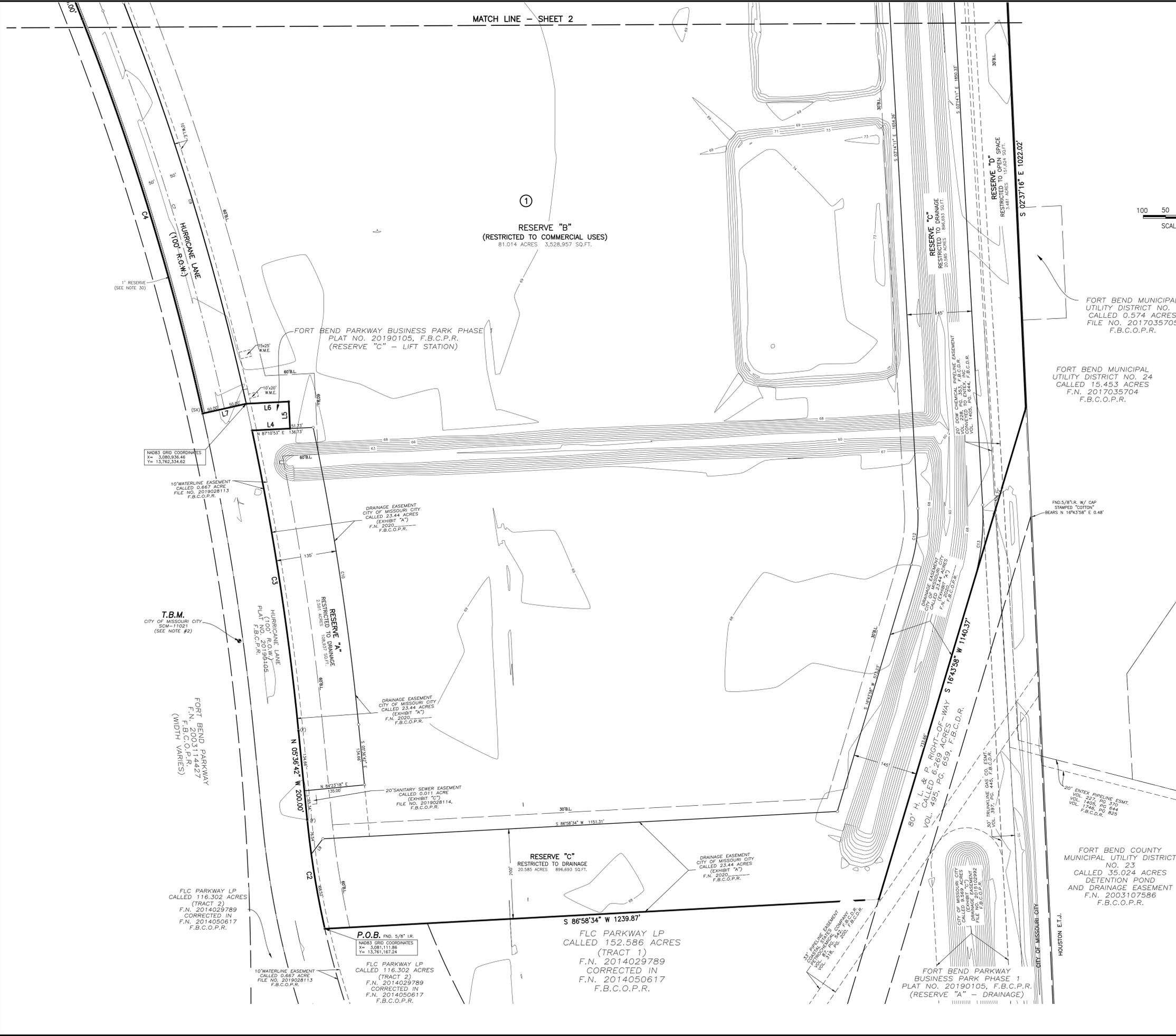
SURVEYOR: **LJA Surveying, Inc.** ENGINEER: **LJA Engineering, Inc.**

**LJA Surveying, Inc.**  
3600 W Sam Houston Parkway S  
Suite 175  
Houston, Texas 77042  
Phone 713.953.5200  
Fax 713.953.5026  
T.B.P.E.L.S. Firm No. 10194382

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

GARY D. NUTTER, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5659

JORGE GONZALEZ, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 131606



Date: Wed, 07 Oct 2020 11:13:00 AM  
Path Name: I:\Projects\1\PLATINGS\2088\04\_Plats\ELC Prkwy Business Park\_Ph\_2.dwg  
MFCAR CHECK: SUR.  
CAD: NMF

Planning and Zoning Commission  
October 14, 2020  
Meeting Packet Addendum

Agenda Item 6.D.(1)

**Added 10/13/2020**



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** October 14, 2020

**AGENDA ITEM SUBJECT:** Variance Request Fort Bend County Municipal Utility District No. 46 Storm Water Pump Station

**AGENDA ITEM NUMBER:** 6.D.1 / 6.D.2.

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

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

---

**PERMIT NUMBER:** VAR2000009

**PROPERTY ID:** 0077-00-000-1500-907 / 0077-00-000-1503-907 (FBCAD) / 0077-00-000-1506-907 (FBCAD) / 0077-00-000-1507-907 (FBCAD) / 0077-00-000-1508-907 (FBCAD) / 0077-00-000-1509-907 (FBCAD) / 0077-00-000-1510-907 (FBCAD) / 0077-00-000-1513-907 / 0077-00-000-1523-907 (FBCAD) / 0077-00-000-1524-907 / 0077-00-000-1531-907 (FBCAD)

**LOCATION:** Southeast intersection of Oilfield Road and Thompson Ferry Road and extending south of the Colony Lakes residential subdivision to State Highway 6, north of the Elkins High School campus and the River Pointe Missouri City campus.

**ZONING DISTRICT DESIGNATION:** CF, community facilities / R-2, single family residential district (SUP, specific use permit under consideration on same Planning and Zoning Commission agenda)

**DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP:** None.

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**RECOMMENDED ACTION:**

The Planning and Zoning Commission should approve a variance to Sec. 82-91 of the City's Subdivision Ordinance and allow for a final plat application without an approved preliminary plat.

Additionally, the Planning and Zoning Commission should approve a variance to Sec. 82-7.(b) of the City's Subdivision Ordinance to allow for the issuance of building permits prior to a final plat being filed for record. Such final plat should be recorded and final recorded documents provided to the City prior to final inspection and approval of a certificate of completion.

Section 82-9 of the City's Subdivision Ordinance provides that the commission may grant a variance from the rules and regulations provided in the Ordinance "upon a good and sufficient showing by the developer that:

- (1) There are special circumstances or conditions affecting the property in question;
- (2) Enforcement of the provisions of this chapter will deprive the applicant of a substantial property right; and
- (3) If a variance is granted it will not be materially detrimental to the public welfare or injurious to other property or property rights in the vicinity."

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**BACKGROUND:**

Fort Bend County Municipal Utility District No. 46 (MUD No. 46) currently owns an approximate 34.66 acre tract of land as part of a regional drainage facility. MUD No. 46 is seeking to construct a storm water pump station within this subject property to assist with flood protection and provide relief during extreme rain events.

The MUD engineer submitted construction plans to the city in midsummer for approval of the pump station. MUD No. 46 intended to receive such approval by the end of August; begin the bidding process in early September; award contracts by the beginning of October; and then begin construction.

A city plan review comment, however, indicated that the subject property was required to be platted prior to approval of the construction plans.

A variance request has been submitted to waive the requirement of a preliminary plat. The applicant has cited the use of the Abbreviated Platting Procedure established under Division 4, sec. 82-121, 122 of the City's Subdivision Ordinance. The submitted plat does not meet the requirements to allow for staff to waive the preliminary plat as provided in Section 82-121 because each of the proposed reserves does not front a dedicated street nor does each reserve have a street frontage of not less than 200 feet at the building line of a major thoroughfare and not less than 65 feet on a residential street. This requested variance, however, should be from Section 82-91 instead which

requires that a preliminary plat be approved before an application for a final plat can be submitted.

Further due to the anticipated construction timeline, a variance from Section 82-7.(b) of the City's Subdivision Ordinance has also been submitted to allow for the issuance of building, plumbing, electrical and mechanical permits prior to final plat being filed for record. The applicant anticipates that the plat should be recorded prior to the end of the year.

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



1904 W Grand Parkway N, Suite 100, Katy, Texas 77449  
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September 17, 2020

Ms. Sonya Brown-Marshall, Chair  
City of Missouri City Planning & Zoning Commission  
1522 Texas Parkway  
Missouri City, TX 77489

Re: Fort Bend County Municipal Utility District No. 46  
Storm Water Pump Station  
LJA Job No. 2860-1001 (6.1)

Dear Madam Chair:

The proposed Fort Bend County Municipal Utility District No. 46 Storm Water Pump Station is a 34.664-acre tract for the sole purpose of providing enhanced storm water drainage to the residents and businesses of FBCMUD 46; specifically, the existing Colony Lakes subdivision. The plat consists of two restricted reserves; one for the pump station itself and one for the balance of the property owned by FBCMUD 46 to be restricted to open space, drainage & utility purposes.

We respectfully request the Commission to consider granting the following:

A variance to utilize the Abbreviated Platting Procedure established under Division 4, Sec. 82-121, 122 of the Missouri City Subdivision Ordinance and thereby waive the requirement for a preliminary plat for this development.

As this site is only for the limited purposes listed above, the submission, review and approval of a preliminary plat is not necessary for a complete understanding and evaluation of the development process or its consistency with and integration in the City's comprehensive plan.

We greatly appreciate your consideration of this variance request.

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

Thank you

*G A FREEMAN*

Geoffrey A. Freeman  
Platting Manager

GF/

Planning and Zoning Commission  
October 14, 2020  
Meeting Packet Addendum

Agenda Item 6.D.(2)

**Added 10/13/2020**



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** October 14, 2020

**AGENDA ITEM SUBJECT:** Variance Request Fort Bend County Municipal Utility District No. 46 Storm Water Pump Station

**AGENDA ITEM NUMBER:** 6.D.1 / 6.D.2.

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

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

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**PERMIT NUMBER:** VAR2000009

**PROPERTY ID:** 0077-00-000-1500-907 / 0077-00-000-1503-907 (FBCAD) / 0077-00-000-1506-907 (FBCAD) / 0077-00-000-1507-907 (FBCAD) / 0077-00-000-1508-907 (FBCAD) / 0077-00-000-1509-907 (FBCAD) / 0077-00-000-1510-907 (FBCAD) / 0077-00-000-1513-907 / 0077-00-000-1523-907 (FBCAD) / 0077-00-000-1524-907 / 0077-00-000-1531-907 (FBCAD)

**LOCATION:** Southeast intersection of Oilfield Road and Thompson Ferry Road and extending south of the Colony Lakes residential subdivision to State Highway 6, north of the Elkins High School campus and the River Pointe Missouri City campus.

**ZONING DISTRICT DESIGNATION:** CF, community facilities / R-2, single family residential district (SUP, specific use permit under consideration on same Planning and Zoning Commission agenda)

**DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP:** None.

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### **RECOMMENDED ACTION:**

The Planning and Zoning Commission should approve a variance to Sec. 82-91 of the City's Subdivision Ordinance and allow for a final plat application without an approved preliminary plat.

Additionally, the Planning and Zoning Commission should approve a variance to Sec. 82-7.(b) of the City's Subdivision Ordinance to allow for the issuance of building permits prior to a final plat being filed for record. Such final plat should be recorded and final recorded documents provided to the City prior to final inspection and approval of a certificate of completion.

Section 82-9 of the City's Subdivision Ordinance provides that the commission may grant a variance from the rules and regulations provided in the Ordinance "upon a good and sufficient showing by the developer that:

- (1) There are special circumstances or conditions affecting the property in question;
- (2) Enforcement of the provisions of this chapter will deprive the applicant of a substantial property right; and
- (3) If a variance is granted it will not be materially detrimental to the public welfare or injurious to other property or property rights in the vicinity."

---

### **BACKGROUND:**

Fort Bend County Municipal Utility District No. 46 (MUD No. 46) currently owns an approximate 34.66 acre tract of land as part of a regional drainage facility. MUD No. 46 is seeking to construct a storm water pump station within this subject property to assist with flood protection and provide relief during extreme rain events.

The MUD engineer submitted construction plans to the city in midsummer for approval of the pump station. MUD No. 46 intended to receive such approval by the end of August; begin the bidding process in early September; award contracts by the beginning of October; and then begin construction.

A city plan review comment, however, indicated that the subject property was required to be platted prior to approval of the construction plans.

A variance request has been submitted to waive the requirement of a preliminary plat. The applicant has cited the use of the Abbreviated Platting Procedure established under Division 4, sec. 82-121, 122 of the City's Subdivision Ordinance. The submitted plat does not meet the requirements to allow for staff to waive the preliminary plat as provided in Section 82-121 because each of the proposed reserves does not front a dedicated street nor does each reserve have a street frontage of not less than 200 feet at the building line of a major thoroughfare and not less than 65 feet on a residential street. This requested variance, however, should be from Section 82-91 instead which

requires that a preliminary plat be approved before an application for a final plat can be submitted.

Further due to the anticipated construction timeline, a variance from Section 82-7.(b) of the City's Subdivision Ordinance has also been submitted to allow for the issuance of building, plumbing, electrical and mechanical permits prior to final plat being filed for record. The applicant anticipates that the plat should be recorded prior to the end of the year.

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



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---

September 17, 2020

Ms. Sonya Brown-Marshall, Chair  
City of Missouri City Planning & Zoning Commission  
1522 Texas Parkway  
Missouri City, TX 77489

Re: Fort Bend County Municipal Utility District No. 46  
Storm Water Pump Station  
LJA Job No. 2860-1001 (6.1)

Dear Madam Chair:

The proposed Fort Bend County Municipal Utility District No. 46 Storm Water Pump Station is a 34.664-acre tract for the sole purpose of providing enhanced storm water drainage to the residents and businesses of FBCMUD 46; specifically, the existing Colony Lakes subdivision. The plat consists of two restricted reserves; one for the pump station itself and one for the balance of the property owned by FBCMUD 46 to be restricted to open space, drainage & utility purposes.

We respectfully request the Commission to consider granting the following:

A variance to Sec. 82-7 of the Missouri City Subdivision Ordinance to allow the associated infrastructure plans to be approved by the City and permits issued for site work prior to plat recordation. Plat recordation is anticipated prior to the end of 2020; however, with a 12-18 month total construction timeline, the sooner the project can begin construction the sooner the pump station can be in operation, assisting flood control in the area.

Public bidding for the construction is currently underway; contracts are expected to be awarded in early October. Once construction commences in late October, site work can begin including clearing and grubbing, dirt work, access roads, etc. It will be late December 2020 or January 2021 before building permits will be needed for any vertical construction on site. Electrical permits will be needed around June 2021 with construction completion scheduled for late 2021 or possibly early 2022.



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We greatly appreciate your consideration of this variance request.

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

Thank you

*G A FREEMAN*

Geoffrey A. Freeman  
Platting Manager

GF/

Planning and Zoning Commission  
October 14, 2020  
Meeting Packet Addendum

Agenda Item 6.D.(3)

Added 10/13/2020



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** October 14, 2020

**AGENDA ITEM SUBJECT:** Final Plat of Fort Bend County Municipal Utility District No. 46 Storm Water Pump Station

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

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

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

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**PERMIT NUMBER:** PLAT2000305

**TYPE OF APPLICATION:**

Initial application

Written Response application

**PROPERTY ID:** 0077-00-000-1500-907 / 0077-00-000-1503-907 (FBCAD) / 0077-00-000-1506-907 (FBCAD) / 0077-00-000-1507-907 (FBCAD) / 0077-00-000-1508-907 (FBCAD) / 0077-00-000-1509-907 (FBCAD) / 0077-00-000-1510-907 (FBCAD) / 0077-00-000-1513-907 / 0077-00-000-1523-907 (FBCAD) / 0077-00-000-1524-907 / 0077-00-000-1531-907 (FBCAD)

**LOCATION:** Southeast intersection of Oilfield Road and Thompson Ferry Road and extending south of the Colony Lakes residential subdivision to State Highway 6, north of the Elkins High School campus and the River Pointe Missouri City campus.

**ZONING DISTRICT DESIGNATION:** CF, community facilities / R-2, single family residential district (SUP, specific use permit)

---

under consideration on same Planning and Zoning Commission agenda)

**DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP:** None.

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**RECOMMENDED ACTION:**

The Planning and Zoning Commission should:

- |  |
|--|
| <input checked="" type="checkbox"/> <b>APPROVE WITH CONDITIONS:</b> 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 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. A plat must comply with all requirements of a strategic partnership agreement, a development agreement, and all city ordinances pertaining to the subdivision and development of land including the zoning ordinance in accordance with Sec. 82-5 of the Code of Ordinances of the City of Missouri City. **Reserve B on the subject plat, proposed to contain a storm water pump station is located within 200 feet of residential lot within a residential zoning district. Per Section 15C.2., approval of a specific use permit is required. A zoning application for approval has been submitted and is being considered on this same agenda. Approval for the SUP is required prior to approval of the subject plat.**
  - b. All final plats shall incorporate all the provisions relating to preliminary plats and reflect any conditions or requirements for final approval previously imposed by the commission in accordance with Section 3.C. **A variance request has been submitted to waive the requirement for a preliminary plat. Such variance must be approved prior to approval of the subject plat.**
  - c. A current title report or title policy, prepared within 45 days of the date that the final plat was furnished to the Commission must be provided in accordance with Section 3.C(11). **A City Planning Letter dated September 23, 2020 has been provided. It is noted that the letter is**

**addressed to the City of Houston Planning Commission and not the City of Missouri City. A revised City Planning Letter is not required.**

- d. The adjacent area outside the plat boundaries shall be identified by subdivision name or by the recorded owner of unsubdivided parcels in accordance with Section 2.D(11). **All areas surrounding the plat and within 200 feet should be identified including areas to east of State Highway 6.**
- e. The **location, rights-of-way widths, and names** of all **existing and proposed public and private streets** within or adjacent to the subdivision for a distance of not less than 200 feet must be indicated in accordance with Section 2.D(12). **Please label all streets within Colony Lakes Section One including Bethany Bay Drive.**
- f. The **location, rights-of-way widths, and names** of all **existing and proposed easements**, including pipeline, within or adjacent to the subdivision for a distance of not less than 200 feet shall be indicated in accordance with Section 2.D(12). **Please clarify the location of all easements referenced in the City Planning letter.**
- g. 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. **Plat note #17 provides this acknowledgement however proof of notice to other utilities has not been received. Please provide utility notification letters for all other utilities including CenterPoint Energy.**
- h. The final plat shall contain all standard notes in accordance with Section 3.C.(10). **The Texas Coordinate System conversion factor in plat note #3 and the minimum slab elevation in plat note #10 must be completed. Plat note #14 erroneously indicates that the Sienna Plantation Community Association shall be responsible for maintenance of driveways, emergency access easements, recreational areas and open spaces. Please revise. Additionally, please add the following notes:**
  - i. Sidewalks shall be constructed as required by Subsection 82-164 of the Code of Ordinances of the City of Missouri City, Texas.
  - ii. 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.
  - iii. All slab elevations shall be one foot above the 100-year flood elevation as established by FEMA as per Section 3.C.(13) of the Platting Manual of the City of Missouri City (September 2019).
  - iv. 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.
  - v. 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.

- i. The Execution of owner's acknowledgement must be made a part of the final plat drawing in accordance with Section 3.C(9)(b). **An attest for the MUD No. 46 President is required.**
  - j. An Encumbrance certificate must be made a part of the final plat in accordance with Section 3.C(9)(h).
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. All engineering and surveying data must be shown on the final plat in accordance with Section 2.C(3). Please provide contour lines with intervals of one foot...at least two contour lines within the subdivision in addition to those necessary to clearly show outfall drainage should be shown 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 FORT BEND

WE, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 46, A POLITICAL SUBDIVISION OF THE STATE OF TEXAS, ACTING BY AND THROUGH SONAL SHAH, PRESIDENT, BEING AN OFFICER OF FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 46, A POLITICAL SUBDIVISION OF THE STATE OF TEXAS, OWNERS OF THE 34.664 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 46 STORM WATER PUMP STATION, 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 COMPLY 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 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. 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 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. 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 ANY DRAINAGE 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 DRAINAGEWAYS 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.

IN TESTIMONY WHEREOF, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 46, A POLITICAL SUBDIVISION OF THE STATE OF TEXAS, HAS CAUSED THESE PRESENTS TO BE SIGNED BY SONAL SHAH ITS PRESIDENT, THEREUNTO AUTHORIZED.

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

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 46,  
A POLITICAL SUBDIVISION OF THE STATE OF TEXAS

BY: \_\_\_\_\_  
SONAL SHAH, PRESIDENT

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SONAL SHAH, PRESIDENT OF FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 46, A POLITICAL SUBDIVISION OF THE STATE OF TEXAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY 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, CHARLES JURICA, 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 "LJA SURVEY" AND A LENGTH OF NOT LESS THAN THREE (3) FEET. (SEE NOTE #9)

CHARLES JURICA, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6696

I, JASON M. KELLY, 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.

JASON M. KELLY, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS LICENSE NO. 91021

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 FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 46 STORM WATER PUMP STATION 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

DESCRIPTION OF  
34.664 ACRES

Being 34.664 acres of land located in the Elijah Roark Survey, Abstract Number 77, Fort Bend County, Texas, more particularly being a portion of that certain called 8,052 acre tract, described as Easement No. 12, in the deed to Fort Bend County Municipal Utility District No. 46, recorded under File No. 2006004323 in the Official Public Records of Fort Bend County, Texas, the 10.84 acre tract described in the deed to Fort Bend County Municipal Utility District No. 46, recorded under File No. 2007147560 in the Official Public Records of Fort Bend County, Texas, the 11.5583 acre tract described in the deed to Fort Bend County Municipal Utility District No. 46, recorded under File No. 200509347, in the Official Public Records of Fort Bend County, Texas, the 3,500 acre tract described in the deed to Fort Bend County Municipal Utility District No. 46, recorded under File No. 2003078477, in the Official Public Records of Fort Bend County, Texas, a 2,236 acre tract described in the deed to Fort Bend County Municipal Utility District No. 46, recorded under File No. 200509347, in the Official Public Records of Fort Bend County, Texas and a 1,060 acre tract described in the deed to Fort Bend County Municipal Utility District No. 46, recorded under Volume 1801, Page 500 in the Deed Records of Fort Bend County, Texas, said 34.664 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83):

BEGINNING at the northeast corner of said 11.5583 acre tract, common to the southeast corner of Colony Lakes Section Five, recorded under Slide 1472A in the Plat Records of Fort Bend County, Texas, in the west right-of-way line of State Highway 6 (ROW Varies) as shown on said Colony Lakes Section Five;

Thence South 29°43'43" East along the east line of said 11.5583 acre tract, the east line of aforesaid 8,052 acre tract, common to the west line of said State Highway 6, a distance of 383.64 feet to the southeast corner of said 8,052 acre tract, common to the northeast corner of the Centre at Knights Court, recorded File Number 20080067, in the Map Records of Fort Bend County, Texas from which a found 5/8" iron rod with cap marked "3838" bears North 36° 42' 21" West - 0.93;

Thence South 87°17'39" West, along the south line of said 8,052 acre tract, common to the north line of said The Centre at Knights Court, the north line of The Final Plat of River Pointe Church Missouri City, recorded under Plot Number 20180010, in the Map Records of Fort Bend County, Texas, the north line of the 8,2267 acre tract described as Tract 1 in the deed to IMA Property LLC, recorded under File No. 2020096756, in the Official Public Records of Fort Bend County, Texas and the north line of the Replat of Reserve "B" School Site, recorded under Plot Number 20170266, in the Map Records of Fort Bend County, Texas, at 931.78 feet passing a 5/8" iron rod found for the northwest corner of said The Centre at Knights Court, common to the northeast corner of said The Final Plat of River Pointe Church Missouri City for a total distance of 1,705.27' to an angle corner of said 8,052 acre tract and an angle corner of said Replat of Reserve "B" School Site, from which a found 5/8" iron rod with cap bears South 29° 19' 16" West - 0.29;

Thence South 00°36'26" East, 40.28 feet along an east line of said 8,052 acre tract common to a west line of said Replat of Reserve "B" School Site to a 1" iron pipe found for an angle corner of said 8,052 acre tract, common to an angle corner of said Replat of Reserve "B" School Site;

Thence South 88°02'59" West, 2,050.91' along a south line of said 8,052 acre tract, common to the northeast corner of Reserve "B" School Site and the north line of the 41,052 acre tract described in the deed to FPL Real Estate, LTD, recorded under File No. 2000014020, in the Official Public Records of Fort Bend County, Texas to a 5/8" iron rod with cap stamped "LJA SURVEY" set for the southwest corner of said 8,052 acre tract common to the northwest corner of said 41,052 acre tract, in the east right-of-way line of Thompson Ferry Road (60' ROW) recorded under Volume K, Page 274 in the Deed Records of Fort Bend County, Texas;

Thence North 02°48'36" West, 69.76 feet along a west line of said 8,052 acre tract, common to the east right-of-way line of said Thompson Ferry Road, to a 5/8" iron rod with cap stamped "LJA SURVEY" set for the south corner of the 1.28 acre tract described in the deed to City of Missouri City recorded under File No. 2012022973, in the Official Public Records of Fort Bend County, Texas the beginning of a tangent curve;

Thence along the east right-of-way line of said Thompson Ferry Road, the east line of said 1.28 acre tract, with a curve to the right with an arc length of 270.84 feet, with a radius of 410.00 feet, a central angle of 37° 50' 57", with a chord bearing of North 16°08'52" East, with a chord length of 265.95 feet, to a 5/8" iron rod with cap stamped "LJA SURVEY" set for an angle corner of said 1.28 acre tract;

Thence North 35°02'21" East, continuing along the east right-of-way line of said Thompson Ferry Road, and the east line of said 1.28 acre tract, 156.73 feet to a 5/8" iron rod with cap stamped "LJA SURVEY" set for an angle corner of said 1.28 acre tract and the beginning of a tangent curve;

Thence continuing along the east right-of-way line of said Thompson Ferry Road, and the east line of said 1.28 acre tract, with a curve to the left, with an arc length of 310.91 feet, with a radius of 500.00 feet, a central angle of 36° 37' 39", with a chord bearing of North 17°13'31" East, with a chord length of 305.92 feet to a 5/8" iron rod with cap stamped "LJA SURVEY" set for an angle corner of said 1.28 acre tract;

Thence North 00°35'19" West, 82.10 feet continuing along the east right-of-way line of said Thompson Ferry Road, and the east line of said 1.28 acre tract to a 5/8" iron rod with cap stamped "LJA SURVEY" set for the north line of aforesaid 10.84 acre tract, common to the right-of-way line of Lake Olympia Parkway (width Varies) recorded under Slide No. 779A, in the Plat Records of Fort Bend County, Texas, the beginning of a non-tangent curve;

Thence along the north line of said 10.84 acre tract, common to the south right-of-way line of Lake Olympia Parkway, with a curve to the right with an arc length of 42.43 feet, with a radius of 1,985.00 feet, a central angle of 01° 14' 14", with a chord bearing of South 88°35'45" East, with a chord length of 42.43 feet to a 5/8" iron rod with cap stamped "LJA SURVEY" set for the end of curve;

Thence South 87°58'38" East continuing along said south right-of-way line, common to the north line of said 10.84 acre tract, at 96.42 feet passing the northeast corner of said 10.84 acre tract, common to the northwest corner of the aforesaid 11.5583 acre tract, a distance of 135.34 feet to a 5/8" iron rod with cap stamped "LJA SURVEY" set for an angle corner of said 11.5583 acre tract, the beginning of a tangent curve;

Thence continuing along said common line, with a tangent curve to the left with an arc length of 117.29 feet, with a radius of 2,035.00 feet, a central angle of 03° 18' 08" with chord bearing of South 89°37'42" East, with a chord length of 117.27 feet, to a 5/8" iron rod with cap stamped "LJA SURVEY" set for the end of curve;

Thence North 88°43'14" East continuing along said common line, 296.76 feet to a 5/8" iron rod with cap stamped "LJA SURVEY" set for the beginning of a tangent curve;

Thence continuing along said common line with a tangent curve to the right with an arc length of 39.25 feet, with a radius of 25.00 feet, a central angle of 03° 18' 08" with a chord bearing of South 46°18'34" East, with a chord length of 35.34 feet, to a northeast corner of said 11.5583 acre tract, common to the northwest corner of Colony Lakes Section One, recorded under Slide No. 1358A in the Plat Records of said Fort Bend County, Texas, to the end of curve from which a found 5/8" iron rod with cap bears South 16° 24' 09" West - 0.44 feet;

Thence South 01°16'59" East, along an east line of said 11.5583 acre tract, an east line of aforesaid 3,500 acre tract, common to west line of Colony Lakes Section One, 85.22 feet to a 5/8" iron rod with cap stamped "LJA SURVEY" set for the beginning of a non-tangent curve;

Thence continuing along said common line, with a non-tangent curve to the left with an arc length of 44.86 feet, with a radius of 85.00 feet, a central angle of 30° 14' 16" with a chord bearing of South 16°24'05" East, with a chord length of 44.34 feet to a 5/8" iron rod with cap stamped "LJA SURVEY" set for the end of curve;

Thence South 01°16'59" East, 278.61 feet continuing along said common line, and an east line of aforesaid 11.5583 acre tract to a 1/2" iron rod found for an angle corner of said 11.5583 acre tract, common to the southwest corner of Colony Lakes Section One;

Thence North 88°39'25" East, along a south line of said Colony Lakes Section One, common to a north line of said 11.5583 acre tract, at 610.86 feet passing the southeast corner of Lot 22, Block 3, common to the southwest corner of Lot 24 Block 3 of said Colony Lakes Section One from which a found 5/8" iron rod bears South 49° 16' 31" East - 0.33, at 1,081.93 passing a 5/8" iron rod found for the southeast corner of Restricted Reserve "D", common to the southwest corner Lot 10, Block 3 of said Colony Lakes Section One, at 1,153.93 passing the southeast corner of said Lot 10, common to the southwest corner of Restricted Reserve "E" of said Block 3 of said Colony Lakes Section One from which a found 5/8" iron rod bears North 50° 33' 49" East - 0.70, continuing for a total distance of 1,221.93' to a 5/8" iron rod with cap stamped "LJA SURVEY" set for an angle corner of said 11.5583 acre tract in the west line of the 0.960 acre tract described as tract two in the deed to The Archeological Conservancy recorded under File Number 9574794 in the in the Official Public Records of Fort Bend County, Texas;

Thence South 01°20'31" East, along an east line of said 11.5583 acre tract, common to the west line of said 0.960 acre tract a distance of 27.01 feet to a 5/8" iron rod with cap stamped "LJA SURVEY" set for a southwest corner of said 0.960 acre tract, common to an angle corner of said 11.5583 acre tract;

Thence North 88°39'26" East along a south line of said 0.960 acre tract, common to the north line of said 11.5583 acre tract 380.00 feet to the southeast corner of said 0.960 acre tract, common to an angle corner of said 11.5583 acre tract from which a found 5/8" iron rod bears North 19° 11' 23" East - 0.74 feet;

Thence North 01°20'34" West, along an east line of said 0.960 acre tract, common to a west line of said 11.5583 acre tract a distance of 27.01' feet to a 5/8" iron rod with cap stamped "LJA SURVEY" set for an angle corner of said 11.5583 acre tract in the south line of Restricted Reserve "D" of aforesaid Colony Lakes Section Five

Thence North 88°39'26" East, along a south line of said Colony Lakes Section Five, common the north line of said 11.5583 acre tract a distance of 223.02 feet to a 5/8" iron rod found for an angle corner of said Colony Lakes Section Five, common to an angle corner of said 11.5583 acre tract;

Thence North 87°29'26" East, continuing along a south line of said Colony Lakes Section Five, common to the north line of said 11.5583 acre tract at 237.97 feet passing a 5/8" iron rod found for the southeast corner of Lot 29, Block 1 of said Colony Lakes Section Five, in the west right-of-way line of Colony View Lane (60' ROW), at 297.87 feet passing a 5/8" iron rod found for the southwest corner of Lot 52, Block 1 of said Colony Lakes Section Five, in the east right-of-way line of said Colony View Lane, at 618.09 feet passing a 5/8" iron rod found for the southwest corner of Lot 43, Block 1 of said Colony Lakes Section Five, common to the southeast corner of Restricted Reserve "C" of said Colony Lakes Section Five continuing for a total distance of 720.32 feet;

Thence North 77°41'26" East, continuing along a south line of said Colony Lakes Section Five, common the north line of said 11.5583 acre tract a distance of 64.32' to a 5/8" iron rod with cap stamped "LJA SURVEY" set for an angle corner of said 11.5583 acre tract, common to an angle corner of said Colony Lakes Section Five;

Thence North 60°16'17" East continuing along said common line a distance of 77.71 feet to the POINT OF BEGINNING and containing 34.664 acres of land.

NOTES:

1. BENCHMARK: NGS MONUMENT HGCD 72: A PUNCH MARK IN THE TOP OF A STAINLESS-STEEL ROD IN SLEEVE WITH A LOGO CAP STAMPED "HGCD 72 1987", LOCATED ON THE NORTH SIDE OF SMITHERS LAKE ROAD, APPROXIMATELY 7.5 MILES SOUTHEAST OF THE INTERSECTION OF SMITHERS LAKE ROAD AND FM 762. THE POINT IS LOCATED +/- 50 FEET NORTHWEST OF THE CENTER OF SMITHERS LAKE ROAD, +/- 15 FEET SOUTHWEST OF A SOUTHWEST EDGE OF A CONCRETE DRIVEWAY, +/- 5 FEET SOUTHEAST OF A FENCE, AND +/- 4 FEET SOUTHEAST OF A CARSONITE WITNESS POST.

ELEVATION = 69.60 FEET (NAVD88 2001 ADJ.)  
SURF. COORD. N 13736317.73688 E 3039983.61566

2. T.B.M. INDICATES TEMPORARY BENCHMARK  
TBM-A= A CHISELED BOX SET IN CONCRETE ON TOP OF A TYPE -B INLET LOCATED ON THE SOUTHSIDE OF OILFIELD ROAD. THE POINT IS LOCATED +/- 150 EAST OF THE INTERSECTION OF OILFIELD ROAD AND PARADISE RIVER DRIVE.

ELEVATION = 68.40 FEET (NAVD88 2001 ADJ.)  
SURF. COORD. N 13766090.91692 E 3061744.43464

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 X.XXXXXXXXXXXXX.

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. \_\_\_\_\_ DATED \_\_\_\_\_, 2020. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

6. THIS PLAT LIES WHOLLY WITHIN FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE CITY OF MISSOURI CITY, FORT BEND COUNTY, AND FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 46.

7. IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 482010290L & 482010295L, REVISED DATE APRIL 2, 2014, THIS PROPERTY LIES WITHIN ZONE "A" AND SHADED ZONE "X". LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.

8. THE EXISTING PIPELINES AND PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION HAVE BEEN SHOWN HEREON.

9. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS.

10. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF XX.XX FEET ABOVE MEAN SEA LEVEL (NAVD88 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12" ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHOEVER IS HIGHER.

11. ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, 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.

12. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.

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

14. 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).

15. 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.

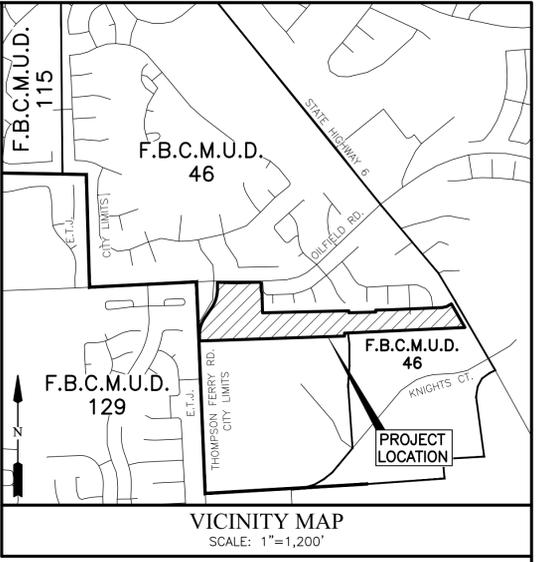
16. IN ACCORDANCE WITH CENTERPOINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.

17. 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.

18. 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.

19. ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE CITY LIMITS OF THE CITY OF MISSOURI CITY, TEXAS.

20. 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.



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

## FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 46 STORM WATER PUMP STATION

A SUBDIVISION OF 34.664 ACRES OF LAND SITUATED IN THE ELIJAH ROARK SURVEY, ABSTRACT 77, CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS.

0 LOTS 2 RESERVES (34.664 ACRES) 1 BLOCK  
SEPTEMBER 18, 2020 JOB NO. 2680-1001

OWNERS:  
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 46  
SONAL SHAH, PRESIDENT  
9 GREENWAY PLAZA, SUITE 1100, HOUSTON, TEXAS 77046  
PH. 713.651.0111

SURVEYOR:  
**LJA Surveying, Inc.**  
3600 W. Sam Houston Parkway S. Suite 175  
Houston, Texas 77042  
Phone 713.953.5200  
Fax 713.953.5026  
T.B.P.E.L.S. Firm No. 10194382

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

CHARLES JURICA, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6696

JASON M. KELLY, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 91021

PATH:NAME: (R:\PROJECTS\PLATTING\2680\04\_PLANS\FORWARD\_46\_SWPS.DWG  
LAST SAVE: 9/18/2020 1:32 PM BY: GJEFF FREEMAN - PLOT DATE: 9/18/2020 2:34 PM BY: GJEFF FREEMAN  
MVAE CHECK SURVEY PLATTING



Planning and Zoning Commission  
October 14, 2020  
Meeting Packet Addendum

Agenda Item 7.A.

Added 10/13/2020



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

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**AGENDA DATE:** October 14, 2020

**AGENDA ITEM SUBJECT:** Fort Bend County Municipal Utility District No. 46  
Storm Water Pump Station

**AGENDA ITEM NUMBER:** 7.A.

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

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

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**PERMIT NUMBER:** SUP200011

**PROPERTY ID:** 0077-00-000-1500-907 / 0077-00-000-1513-907 /  
0077-00-000-1524-907

**LOCATION:**

The subject site is a drainage facility owned and maintained by Fort Bend County Municipal Utility District No. 46 at the southeast intersection of Oilfield Road and Thompson Ferry Road and extending south of the Colony Lakes residential subdivision to State Highway 6, north of the Elkins High School campus at 7007 Knights Court and the River Pointe (RPC) Missouri City campus at 7057 Knights Court. The proposed above ground storm water pump station would be constructed within the drainage facility, on an approximate 0.246 acre tract of land, less than 200 feet from Bethany Bay Drive.

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**RECOMMENDED ACTION:**

The proposal complies with the provisions of the 2017 Comprehensive Plan. The Future Land Use Plan categorizes the subject property as Parks and Recreation consistent with the proposed use outlined in a preceding Colony Lakes subdivision concept plan. The Future Land Use Plan does not have a specific category for utilities.

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

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### **SCHEDULED FIRST READING BY THE CITY COUNCIL:**

7:00 p.m., Monday, November 2, 2020

**Revised submittals due prior to Friday, October 23, 2020.** Any revised documents and exhibits, including clarification on items indicated below, required as a result of recommendations made by the Planning and Zoning Commission, must be submitted no later than 10:00 a.m. on October 23, 2020, which is prior to the deadline for submittals to the City Council for their November 2, 2020, meeting.

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### **SUMMARY:**

Fort Bend County Municipal Utility District No. 46 (MUD No. 46) currently owns an approximate 34.66 acre tract of land as part of a regional drainage facility. MUD No. 46 is seeking to construct a storm water pump station within this subject property to assist with flood protection and provide relief during extreme rain events. The storm water pump station would be located within an approximate 0.246 acre reserve, a little over 150 feet from a residential lot within the Colony Lakes subdivision. A 12-foot wide road is proposed to extend over an existing pipeline easement to provide access from Bethany Bay Drive to the pump station site. The remainder of the subject property would be used for drainage, open space and utility purposes.

The MUD engineer submitted construction plans to the city in midsummer for approval of the pump station. MUD No. 46 intended to receive such approval by the end of August; begin the bidding process in early September; award contracts by the beginning of October; and then begin construction.

A city plan review comment, however, indicated that the subject property was required to be platted prior to approval of the construction plans. Upon consideration for the submission of a plat application, it was further determined that the subject property did not fully comply with Section 15C.2. of the city's zoning ordinance. Section 15C.2, exempts development utilities such as a pump station from obtaining a specific use permit, if the construction meets certain conditions. Such conditions include but are not limited to, being further than 200 feet from a residential lot located within a residential district.

The subject property was previously considered in the approved concept plan for the Colony Lakes residential subdivision. The concept plan appears to be last approved in 2002 prior to the developer platting Section 8 of the subdivision. Conceptually, the subject property was to contain a future section of the subdivision and a trail to connect into the city's overall system. Portions of the subject property were intended to be used for drainage with future utility uses and a sanitary treatment plant planned along the Thompson Ferry Road right-of-way. The developer never platted nor constructed the

future subdivision section as shown on the 2002 concept plan and deeded the property to MUD No. 46 between 2003 and 2007.

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**GENERAL SITE INFORMATION:**

**A. Legal Description:**

The subject site is described as being an approximate 34.664 acres of land located in the Elijah Roark Survey, A-77, Fort Bend County, Texas, more particularly being a portion of that certain called 8.052 acre tract, described as Easement No. 12, in the deed to Fort Bend County Municipal Utility District No. 46, recorded under File No. 2006004323 in the Official Public Records of Fort Bend County, Texas, the 10.84 acre tract described in the deed to Fort Bend County Municipal Utility District No. 46, recorded under File No. 2007147560 in the Official Public Records of Fort Bend County, Texas, the 11.5583 acre tract described in the deed to Fort Bend County Municipal Utility District No. 46, recorded under File No. 2005099347, in the Official Public Records of Fort Bend County, Texas, the 3.5000 acre tract described in the deed to Fort Bend County Municipal Utility District No. 46, recorded under File No. 2003078477, in the Official Public Records of Fort Bend County, Texas, a 2.236 acre tract described in the deed to Fort Bend County Municipal Utility District No. 46, recorded under File No. 2005099347, in the Official Public Records of Fort Bend County, Texas and a 1.060 acre tract described in the deed to Fort Bend County Municipal Utility District No. 46, recorded under Volume 1801, Page 500 in the Deed Records of Fort Bend County, Texas.

**B. Size:** 34.66 acres

**C. Existing Land Use and Zoning Designation:** Drainage facility; levee / CF, community facilities; R-2, single family residential district

**D. Surrounding Land Uses and Zoning Designations:**

North: Colony Lakes, residential subdivision / R-2, single family residential district

South: Commercial shopping center; proposed future Montessori School; River Pointe Church Missouri City – RPC; Elkins High School; and proposed future FBISD elementary school site / LC-3, retail district; SUP No. 206 (Ordinance O-20-01); SUP No. 197 (Ordinance O-18-23); SUP No. 112 (Ordinance O-90-37); and SUP No. 208 (Ordinance O-20-37)

East: Sugar Creek Church Missouri City; Fort Bend Community Church / PD, Planned Development District No. 38 (Ordinance O-06-38); SUP No. 126 (Ordinance O-10-35)

West: Thompson Ferry Road; Creekstone Village at Riverstone / ETJ, extraterritorial jurisdiction

**E. Zoning History:**

- |             |  |
|-------------|--|
| 11-17-1980: | Subject site annexed by the City of Missouri City (Ordinance O-80-28).   |
| 01-19-1981: | Subject site zoned SD, suburban district (Ordinance O-81-01).  |
| 06-18-1984: | Portion of subject site zoned CF, community facilities and portion zoned R-2, single family residential district (Ordinance O-84-45) |
- 

**ANALYSIS OF SUBJECT SITE:**

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

Fort Bend County Municipal Utility District No. 46 (MUD No. 46) currently owns an approximate 34.66 acre tract of land as part of a regional drainage facility. MUD No. 46 is seeking to construct a storm water pump station within this subject property to assist with flood protection and provide relief during extreme rain events. The storm water pump station would be located within an approximate 0.246 acre reserve, a little over 150 feet from a residential lot within the Colony Lakes subdivision. A 12-foot wide road is proposed to extend over an existing pipeline easement to provide access from Bethany Bay Drive to the pump station site. The remainder of the subject property would be used for drainage, open space and utility purposes.

The MUD engineer submitted construction plans to the city in midsummer for approval of the pump station.

The subject property was previously considered in the approved concept plan for the Colony Lakes residential subdivision. Conceptually, the subject property was to contain a future section of the subdivision and a trail to connect into the city's overall system. Portions of the subject property were intended to be used for drainage with future utility uses and a sanitary treatment plant planned along the Thompson Ferry Road right-of-way.

Section 15.2 of the city's zoning ordinance requires approval of a SUP, specific use permit for development utilities including "gas, electric, public utility regulator stations; aboveground water and sewer facilities and pipelines." Section 15C.2, provides an exception that such utilities can be constructed without a specific use permit if all of the following conditions are met:

- *The site is not located within 200 feet of a residential lot located within a residential district;*
- *The site is separately platted for such use;*
- *The height of the utility does not exceed the allowed height of the district in which it is located;*
- *The site meets all setback requirements as determined by the city's building and fire codes;*
- *All buffer yards required for nonresidential uses in section 11, landscaping are installed and maintained;*
- *The development utility [is] enclosed by fencing which completely screens it from adjoining uses. Such fencing shall be a minimum of six feet in height. The following standards are also applicable:*
  - o *If the site is within or adjacent to a nonresidential district, and within view of a public roadway, such fencing shall be masonry and comply with section 7A, architectural design standards;*
  - o *If the site is located either within or adjacent to a residential district, and within view of a public roadway, such fencing shall consist of community fencing that would be approved for the closest residential subdivision;*
  - o *In the event that the site is not located within view of a roadway, such fencing shall consist of wood; and*
- *Development of the site complies with all other applicable city codes, city-approved plans and ordinances.*

The subject property does not fully comply with Section 15C.2.

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

**Goal 1.** A more cohesive city.

**1.3.** Build upon public and private, intergovernmental and institutional, private sector and non-profit partnerships.

**Conformance with the Future Land Use Plan:** The Future Land Use Map identifies the subject property as Parks and Recreation Character. This designation includes the local park and trail system and other outdoor recreation areas and open spaces available for the use and enjoyment of residents.

**Staff recommendation:** Approve the location of the storm water pump station as shown on the submitted construction plans and within 200 feet of a residential lot within a residential district. Such pump station, as provided by the MUD engineer, is expected to be an integral component of the MUD's overall drainage system to assist in reducing the potential impacts of flooding. However, as the pump station site is proposed to be located closer to residential lots than previously anticipated, all conditions established by Section 15C.2, at a minimum, should be met.

**B. Height and area requirements.** The subject property should comply with the height and area regulations for CF, community facilities and R-2, single family residential district.

The proposed storm water pump station reserve would be located on property currently zoned CF, community facilities.

The CF zoning district does not establish a maximum height, unless a building is to be built within 150 feet of a residential district. If so, the building height is limited to the height limits of such adjoining residential district or a height based on the ratio of one foot of height for each 1.75 feet of distance from the building to the nearest property line in the nearest residential district, whichever height limit is least restrictive.

The maximum height for the Colony Lakes residential subdivision is 2½ stories or 35 feet (R-2, single family district).

Section 15C.2.A.(1).(c) provides that “the height of the [development] utility does not exceed the allowed height of the district in which it is located...”

A proposed site plan for the storm water pump station, submitted with the construction plans, indicates a 15 foot, 8 inch tall pump station facility with a 10 foot vertical axial flow pump atop; an 11 foot tall control building; a backup, emergency diesel generator with a sub-base fuel tank; and 12 foot tall equipment storage canopy.

The pump station facility would be constructed on a slab at an elevation of 57.33 feet extending to an elevation of 72.10 feet. The vertical axial flow pump would extend beyond this height.

The control building would be constructed on top of a slab at an elevation of 65 feet.

It appears from the construction plans that the height of the development utility is consistent with the maximum height permitted by the CF zoning district.

**C. Ingress and egress.** All driveways, including locations, are required to comply with the city’s Public Infrastructure Design Manual.

A 12-foot wide road is proposed to extend over an existing pipeline easement to provide access from Bethany Bay Drive to the pump station site.

**D. Utilities.** All utilities are required to comply with the city’s Public Infrastructure Design Manual.

The MUD engineer submitted construction plans to the city in midsummer for approval of the pump station.

## E. Landscaping.

Section 15C.2.A.(1).(e) provides that “all buffer yards required for nonresidential uses in section 11, landscaping...[shall be] installed and maintained...”

Section 11.4. requires a minimum buffer yard depth of 20 feet and screening to include Type A landscaping and masonry fencing, if a nonresidential use adjoins a residential use located in a residential district.

Section 11.4.D.1. provides exceptions that ‘...if the uses adjoin along a public or private street or along a utility, pipeline or drainage easement with a minimum depth of 40 feet, Type B screening may be installed...[instead of Type A]”

Additionally, Section 11.4.D.1 provides that “...if the nonresidential use does not exceed one-story, is residential in architectural character and does not have a driveway on the side adjoining the residential use, wood fencing may be installed in lieu of masonry fencing to satisfy Type A screening wall requirements.”

Type A screening as applicable to the subject property is described as being composed of one of the following:

- *Masonry wall fencing a minimum eight feet in height and one canopy tree per 30 linear feet of buffer yard...*
- *Opaque or near opaque vegetative screening year-round from the ground to a height of at least eight feet at installation with intermittent screening providing a minimum of 25 percent screening during the growing season to a height of at least 20 feet at maturity. A wood fence, a minimum of eight feet in height, shall also be located along the property lines unless physical constraints exist that would prohibit such placement...*

Type B screening is described as being composed of a minimum of two of the following:

- *One canopy tree per 30 linear feet of buffer yard.*
- *One understory tree per 20 linear feet of buffer yard.*
- *One shrub spaced a minimum of every 30 inches or less on center along the length of the buffer yard, or a combination of berming and shrubs which includes the minimum planting of one shrub per five linear feet of buffer yard.*

**Staff recommendation:** The Commission should consider whether a landscape screening buffer should be required based on the location of the proposed storm water pump station site. Neither a landscape plan nor consideration for landscape screening for the storm water pump station site has been submitted. While the subject property is adjacent to a residential use located in a residential district, the proposed storm water pump station site is not. Due to the location of the storm water pump station site, the landscape screening requirements may not be applicable. A fence enclosure is proposed and would be required as provided under the fencing section below.

## F. Parking regulations.

Section 12, Parking regulations does not apply within the CF, community facilities district and is not considered for development utilities.

**Staff recommendation:** The applicant should clarify anticipated traffic and parking for the storm water pump station site so that the public has a reasonable understanding for any potential impacts. Based on that clarification, the Commission should determine whether any additional design standards or screening should be considered.

## G. Fence regulations.

Section 15C.2.A.(1).(f) provides that a "...development utility shall be enclosed by fencing which completely screens it from adjoining uses. Such fencing shall be a minimum of six feet in height. The following standards shall also apply:

- *If the site is within or adjacent to a nonresidential district, and within view of a public roadway, such fencing shall be masonry and comply with section 7A, architectural design standards;*
- *If the site is located either within or adjacent to a residential district, and within view of a public roadway, such fencing shall consist of community fencing that would be approved for the closest residential subdivision;*
- *In the event that the site is not located within view of a roadway, such fencing shall consist of wood..."*

A proposed site plan for the storm water pump station, submitted with the construction plans, indicates an eight foot tall chain link fence to be constructed around the perimeter of the storm water pump station site.

**Staff recommendation:** Disapprove the chain link fence and apply the fence regulations for the R-2, single family residential district. The applicant should clarify how much of the storm water pump station site would be visible from a public roadway and provide a wood fence consistent with the community fencing requirements for the R-2, single family residential district.

## H. Lighting.

The MUD engineer submitted construction plans to the city in midsummer for approval of the pump station.

An electrical site plan was provided indicating lighting throughout the storm water pump station site included mounted LED lighting on the pump station facility.

Section 7.15.D. provides that "exterior lighting shall be shielded to prohibit illumination at the boundary of an adjacent residential district in excess of 0.25 foot-candle of average general light overflow or 0.50 foot-candle at any point on such boundary."

**Staff recommendation:** The exterior lighting regulations for the CF, community facilities district should apply within the subject property. The applicant should provide clarification that the anticipated provision of lighting will comply with this requirement.

**I. Platting.**

A final plat application has been submitted for consideration by the Commission on this same meeting agenda.

Section 15C.2.A.(1).(b) provides that a SUP is not required if the development utility site "...is separately platted for such use..."

The MUD engineer submitted construction plans to the city in midsummer for approval of the pump station.

A city plan review comment indicated that the subject property was required to be platted prior to approval of the construction plans. Upon consideration for the submission of a plat application, and after a separate reserve was created for the pump station site, it was further determined that the subject property did not fully comply with Section 15C.2. of the city's zoning ordinance. Thus, the pump station site is proposed to be contained within a separately platted reserve.

**J. Development schedule.** The applicant has advised the development phase is not planned to be beyond the five-year period required by Section 15.

MUD No. 46 intended to receive approval of construction plans by the end of August; begin the bidding process in early September; award contracts by the beginning of October; and then begin construction.

The applicant has since provided an updated development schedule. The overall construction timeline is 12-18 months. Public bidding is currently underway and contracts are expected to be awarded this month. The applicant anticipates that construction would commence later this month to include clearing and grubbing, dirt work, access roads, etc. Building permits are expected to be needed in late December/early 2021. Construction is expected to be completed by early 2022.

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



## APPLICATION FOR ZONING AMENDMENT

*A complete application for zoning amendment must be accompanied by an application checklist, associated documents and applicable fee. By submitting this application you are permitting the City to enter the site in order to post/remove public notice signs or for any other purpose as may be necessary to process the application.*

**Application Type:**

- |   |  |
|---|--|
| <input type="checkbox"/> <b>ZONING MAP AMENDMENT</b>                | <input type="checkbox"/> <b>PD PLANNED DEVELOPMENT</b>       |
| <input checked="" type="checkbox"/> <b>SUP, SPECIFIC USE PERMIT</b> | <input type="checkbox"/> <b>EXISTING SUP OR PD AMENDMENT</b> |

<b>1. PROJECT NAME:</b>	Fort Bend County Municipal Utility District No. 46 Storm Water Pump Station
<b>2. ADDRESS OR PROPERTY DESCRIPTION:</b>	0 Highway 6, Missouri City, TX, 77459
<b>3. APPLICANT'S NAME:</b>	Geoff Freeman / LJA Engineering, Inc.
MAILING ADDRESS:	1904 W. Grand Parkway N., Suite 100, Katy, TX 77449
PHONE NO.:	713.480.8883
EMAIL:	gfreeman@lja.com
<b>4. STATUS OF APPLICANT (CIRCLE ONE):</b>	OWNER <b>AGENT</b> ATTORNEY TRUSTEE      CORPORATION      RELATIVE (IF OTHER THAN OWNER, SUBMIT WRITTEN AUTHORIZATION FROM OWNER WITH APPLICATION.)
<b>5. PROPERTY OWNER:</b>	Fort Bend County Municipal Utility District No. 46
MAILING ADDRESS:	9 Greenway Plaza, Suite 1000, Houston, TX 77046
PHONE NO.:	713.651.0111
EMAIL:	jkelly@lja.com
<b>6. EXISTING ZONING DISTRICT (CIRCLE ONE OR MORE):</b>	<b>GENERAL:</b> SD   SUP   PD <b>RESIDENTIAL:</b> R   R-1   R-1-A   R-2   R-3   R-4   R-5   R-6   MF-1   MF-2   MH <b>NONRESIDENTIAL:</b> LC   LC-O   LC-1   LC-2   LC-3   LC-4   BP   I <b>CF</b>
<b>7. PROPOSED ZONING DISTRICT AND REASONS FOR APPLICATION:</b>	SUP for Storm Water Pump Station within 200' of residential lot.
<b>8. TOTAL ACREAGE:</b>	34.664
<b>9. CENTRAL APPRAISAL DISTRICT TAX IDENTIFICATION NUMBER(S) OF PROPERTY (ATTACH PAID TAX RECEIPTS):</b>	R38060, R38063, R38064, R38065, R38066, R38067, R130833, R293675, R339371, R339372, R364085
<b>10. DO DEED RESTRICTIONS OR RESTRICTIVE COVENANTS EXIST FOR THE PROPERTY?</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

Geoff Freeman  
 \_\_\_\_\_  
 Print Name of Applicant

\_\_\_\_\_  
 Print Name of Property Owner

\_\_\_\_\_  
 Signature of Applicant

\_\_\_\_\_  
 Signature of Property Owner, Agent or Attorney

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 46

c/o Coats Rose, P.C.  
9 Greenway Plaza, Suite 1000  
Houston, Texas 77046  
(713) 651-0111 (Office)  
(713) 651-0220 (Fax)

October 5, 2020

Ms. Jennifer Thomas Gomez, AICP  
Planning Manager  
City of Missouri City – Planning and Zoning  
1522 Texas Parkway  
Missouri City, Texas 77489  
[jthomas@missouricitytx.gov](mailto:jthomas@missouricitytx.gov)

Re: Letter of Engineer's Authorization to Represent Owner in the Zoning & Platting Process

Ms. Gomez:

This letter serves as the Engineer's authorization to represent owner, Fort Bend County Municipal Utility District No. 46 (the "District"), a political subdivision of the State of Texas, in the platting process as required by the City of Missouri City, Texas.

For the Fort Bend County Municipal Utility District No. 46 Storm Water Pump Station plat, the District hereby gives the Engineer, Surveyors and Planners of LJA Engineering, Inc., authorization to represent the District in the zoning & platting processes.

Should you have any questions regarding this authorization, please reach out to Ms. Laken Jenkins of Coats Rose, P.C. at 713-653-7314.

Very truly yours,

Fort Bend County Municipal Utility District No. 46

By:   
\_\_\_\_\_  
Sonal Shah  
President, Board of Directors

CC: District Engineer: Jason Kelly, LJA Engineering, [jkelly@lja.com](mailto:jkelly@lja.com)



COLONY LAKES

PEBBLE CREEK AT RIVERSTONE

Houston Garden Center

COLONY LAKES

CREEKSTONE VILLAGE AT RIVERSTONE

General Location  
Proposed  
FBC MUD 46  
Stormwater  
Pump Station

RPC  
Missouri City

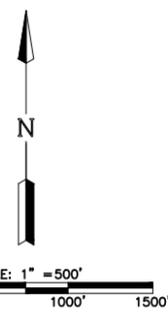
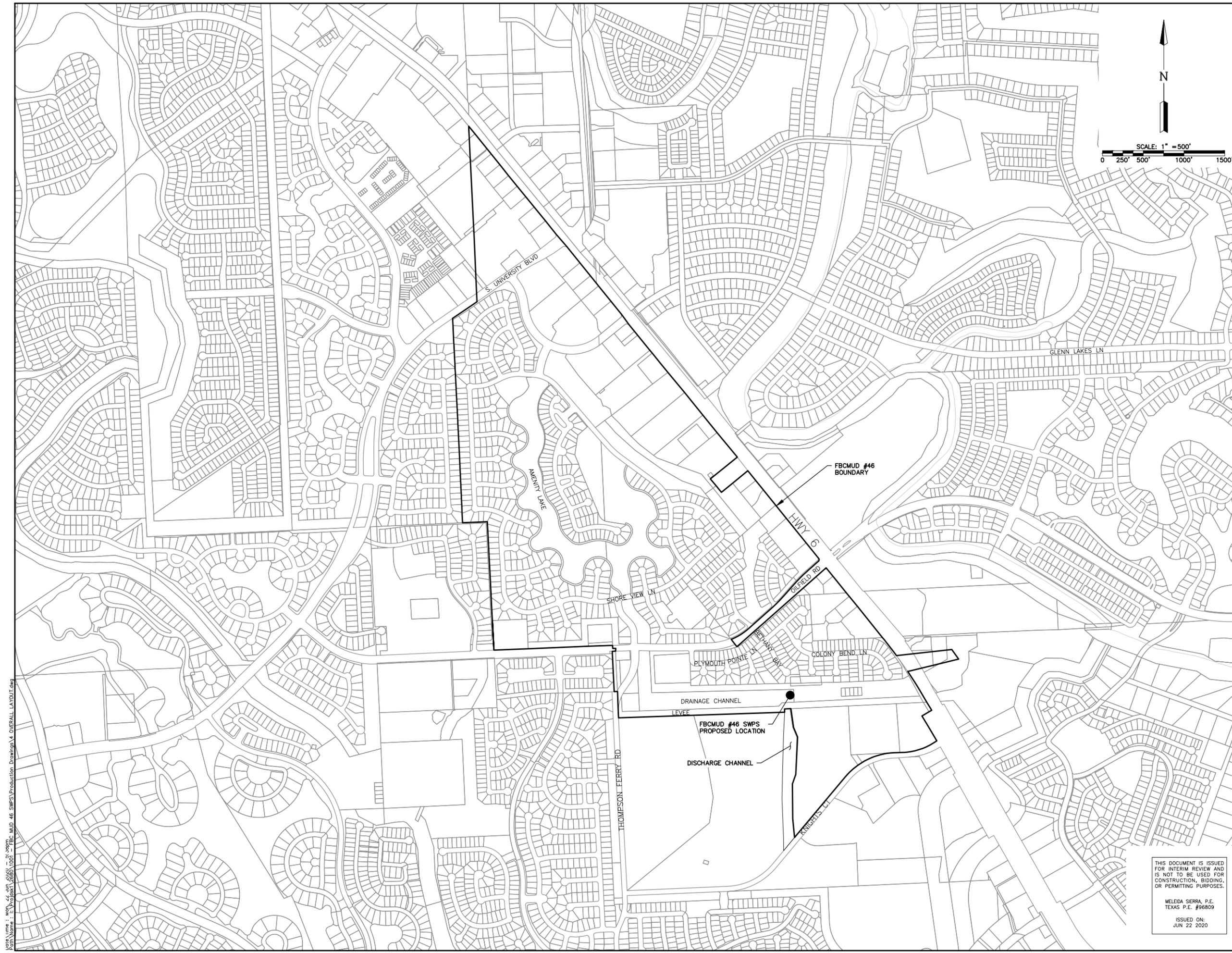
FBISD  
Elkins  
High School

**Legend**

-  City Limits Line.lyr
-  FBC MUD 46



1 inch = 800 feet



**BENCHMARK:**  
 NGS MONUMENT HGCS 72: A PUNCH MARK IN THE TOP OF A STAINLESS-STEEL ROD IN SLEEVE WITH A LOGO CAP STAMPED "HGCS 72 1987", LOCATED ON THE NORTH SIDE OF SMITHERS LAKE ROAD, APPROXIMATELY 3.75 MILES SOUTHEAST OF THE INTERSECTION OF SMITHERS LAKE ROAD AND FM 762. THE POINT IS LOCATED +/- 50 FEET NORTHWEST OF THE CENTER OF SMITHERS LAKE ROAD, +/- 15 FEET SOUTHWEST OF A SOUTHWEST EDGE OF A CONCRETE DRIVEWAY, +/- 5 FEET SOUTHEAST OF A FENCE, AND +/- 4 FEET SOUTHEAST OF A CARSONITE WITNESS POST.  
 ELEVATION = 69.60 FEET (NAVD88 2001 ADJ.)  
 SURF. COORD. N 13736317.73688 E 3039983.61566

**SITE TBM-A**  
 TBM-A: A CHISELED BOX SET IN CONCRETE ON TOP OF A TYPE -B INLET LOCATED ON THE SOUTHSIDE OF OILFIELD ROAD. THE POINT IS LOCATED +/- 150 EAST OF THE INTERSECTION OF OILFIELD ROAD AND PARADISE RIVER DRIVE.  
 ELEVATION = 68.40 FEET (NAVD88 2001 ADJ.)  
 SURF. COORD. N 13766090.91692 E 3061744.43464

- NOTES**
1. CONTRACTOR SHALL REPAIR ANY MINOR/MAJOR DAMAGES TO THE ACCESS ROAD ALONG THE CHANNEL, ACCESS ROADS AND PAVEMENT ABOVE AND AROUND THE LEVEE, AND THE LEVEE.
  2. CONTRACTOR SHALL DOCUMENT THE EXISTING CONDITION OF THE ACCESS ROAD AND THE PROJECT SITE. THE DOCUMENTATION MADE SHALL BE SUBMITTED TO THE ENGINEER.
  3. CONTRACTOR SHALL FIELD VERIFY ALL EXIST STRUCTURES AND ELEVATIONS PRIOR TO START OF CONSTRUCTION.
  4. CONTRACTOR SHALL PROVIDE INITIAL FILL OF DIESEL FUEL AFTER TESTING.
  5. SIDE SLOPES OF CHANNELS AND BACKSLOPE SWALES MUST BE REVEGETATED IMMEDIATELY AFTER CONSTRUCTION TO MINIMIZE EROSION.

**RECORD DRAWING**  
 I HEREBY CERTIFY THAT THIS DRAWING REFLECTS THE IMPROVEMENTS CONSTRUCTED AS TO SIZE, LOCATION, AND GRADE, AND THAT THE CONSTRUCTION WAS IN SUBSTANTIAL COMPLIANCE WITH THE CONTRACT DOCUMENTS.  
 CONTRACTOR: \_\_\_\_\_ DATE: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

DATE	REVISION	BY



SHASHI K. KUMAR, P.E., CITY ENGINEER

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 46

STORM WATER PUMP STATION

OVERALL LAYOUT

**LJA Engineering, Inc.**  
 2929 Briarpark Drive Suite 600 Houston, Texas 77042  
 Phone 713.953.5200 Fax 713.953.5026 FRN - F-1386

LJA PROJECT NO.: 2680-1001  
 DRAWN: JAJ DESIGN: MS DATE: JUN 2020  
 SCALE: 1" = 500' G-4

SHEET NO. 4 OF 35

Date: June 22, 2020  
 Path: \\s:\projects\2680-1001 - FBC MUD #46 SWPS\Production Drawings\Overall Layout.dwg

FORT BEND COUNTY MUD NO. 46 STORM WATER PUMP STATION - JOB NO. 2680-1001

THIS DOCUMENT IS ISSUED FOR INTERIM REVIEW AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING PURPOSES.  
 MELEIDA SIERRA, P.E. TEXAS P.E. #96809  
 ISSUED ON: JUN 22 2020

**BENCHMARK:**  
 NGS MONUMENT HGCS2 72: A PUNCH MARK IN THE TOP OF A STAINLESS-STEEL ROD IN SLEEVE WITH A LOGO CAP STAMPED "HGCS2 72 1987", LOCATED ON THE NORTH SIDE OF SMITHERS LAKE ROAD, APPROXIMATELY 3.75 MILES SOUTHEAST OF THE INTERSECTION OF SMITHERS LAKE ROAD AND FM 762. THE POINT IS LOCATED +/- 50 FEET NORTHWEST OF THE CENTER OF SMITHERS LAKE ROAD, +/- 15 FEET SOUTHWEST OF A SOUTHWEST EDGE OF A CONCRETE DRIVEWAY, +/- 5 FEET SOUTHWEST OF A FENCE, AND +/- 4 FEET SOUTHWEST OF A CARSONITE WITNESS POST.

ELEVATION = 69.60 FEET (NAVD88 2001 ADJ.)  
 SURF. COORD. N 13736317.73688 E 3039983.61566

**SITE TBM-A**  
 TBM-A: A CHISELED BOX SET IN CONCRETE ON TOP OF A TYPE -B INLET LOCATED ON THE SOUTHWEST SIDE OF OILFIELD ROAD. THE POINT IS LOCATED +/- 150 EAST OF THE INTERSECTION OF OILFIELD ROAD AND PARADISE RIVER DRIVE.

ELEVATION = 68.40 FEET (NAVD88 2001 ADJ.)  
 SURF. COORD. N 13766090.91692 E 3061744.43464

- LEGEND:**
- DRAINAGE DIRECTION
  - CHAINLINK SITE FENCING
  - ⊗ XX FILTER FABRIC FENCE
  - ▬ HIGH BANK
  - OVERHEAD ELECTRIC
  - SWALE
  - POWER POLE
  - FG 16.00 FINISHED GRADE
  - +211.91 EXISTING GRADE

**CAUTION!!!**  
 NO CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN ARCHEOLOGICAL EASEMENTS

**CAUTION!!!**  
 NOTIFY DCP MIDSTREAM BEFORE COMMENCING WORK IN THEIR EASEMENT. DCP MIDSTREAM EASEMENT MUST BE PROTECTED PER DCP MIDSTREAM SPECIFICATIONS.

- NOTES:**
- GRADE SITE TO DRAIN AS SHOWN ON SITE PLAN. MATCH NATURAL GROUND WHERE REQUIRED USING MAXIMUM 10:1 SLOPE.
  - GRADE ALL DISTURBED AREAS TO DRAIN.
  - RESTORE ANY EXISTING FACILITIES DAMAGED BY CONSTRUCTION ACTIVITIES TO MEET OR EXCEED EXISTING CONDITIONS PRIOR TO THIS PROJECT.
  - EXISTING UTILITIES OR BY OTHERS ARE SHOWN APPROXIMATELY ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL SUCH EXISTING UTILITIES PRIOR TO START OF WORK.
  - ACCORDING TO FIRM MAP NO. 48157C0295L DATED APRIL 2, 2014, THIS SITE IS NOT WITHIN THE 100 YEAR FLOOD PLAIN. 100 YEAR FLOOD PLAIN ELEVATION IS 66.10 FEET.
  - ALL FITTINGS, TEES AND BENDS MUST BE RESTRAINED JOINT UNLESS OTHERWISE NOTED, BY MEGALUG OR APPROVED EQUAL.
  - ALL PROPOSED FITTINGS SHALL BE STANDARD 45° AND 90° BENDS UNLESS OTHERWISE NOTED.
  - PROVIDE THRUST BLOCK FOR ALL BURIED PRESSURE PIPING IN ACCORDANCE WITH THE CIVIL DETAILS.
  - INSTALL LINES LESS THAN 4" DIAMETER 2 FEET BELOW FINISHED GRADE AND INSULATE LINES ABOVE GROUND FOR FREEZE PROTECTION.
  - INSTALL ELECTRIC GATE OPERATORS PER ELECTRICAL DESIGN.

**RECORD DRAWING**  
 I HEREBY CERTIFY THAT THIS DRAWING REFLECTS THE IMPROVEMENTS CONSTRUCTED AS TO SIZE, LOCATION, AND GRADE; AND THAT THE CONSTRUCTION WAS IN SUBSTANTIAL COMPLIANCE WITH THE CONTRACT DOCUMENTS.

CONTRACTOR: \_\_\_\_\_ DATE: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

DATE	REVISION	BY



SHASHI K. KUMAR, P.E., CITY ENGINEER

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 46

STORM WATER PUMP STATION

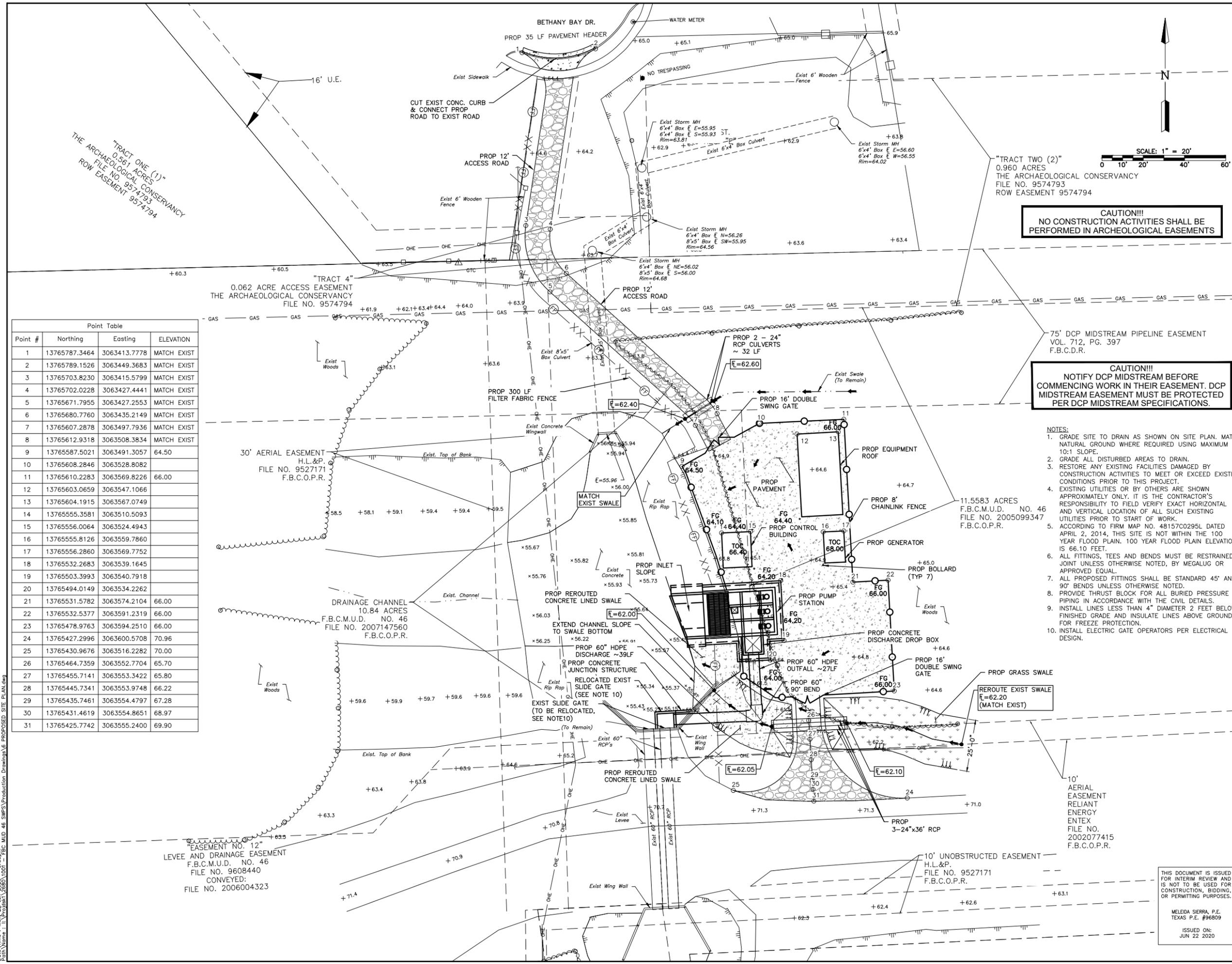
PROPOSED SITE PLAN

**LJA Engineering, Inc.**  
 2929 Briarpark Drive Suite 600 Houston, Texas 77042  
 Phone 713.953.5200 Fax 713.953.5026 FRN - F-1386

LJA PROJECT NO.: 2680-1001

DRAWN: JAJ DESIGN: MS DATE: JUN 2020  
 ISSUED ON: JUN 22 2020

SHEET NO. 7 OF 35



**Point Table**

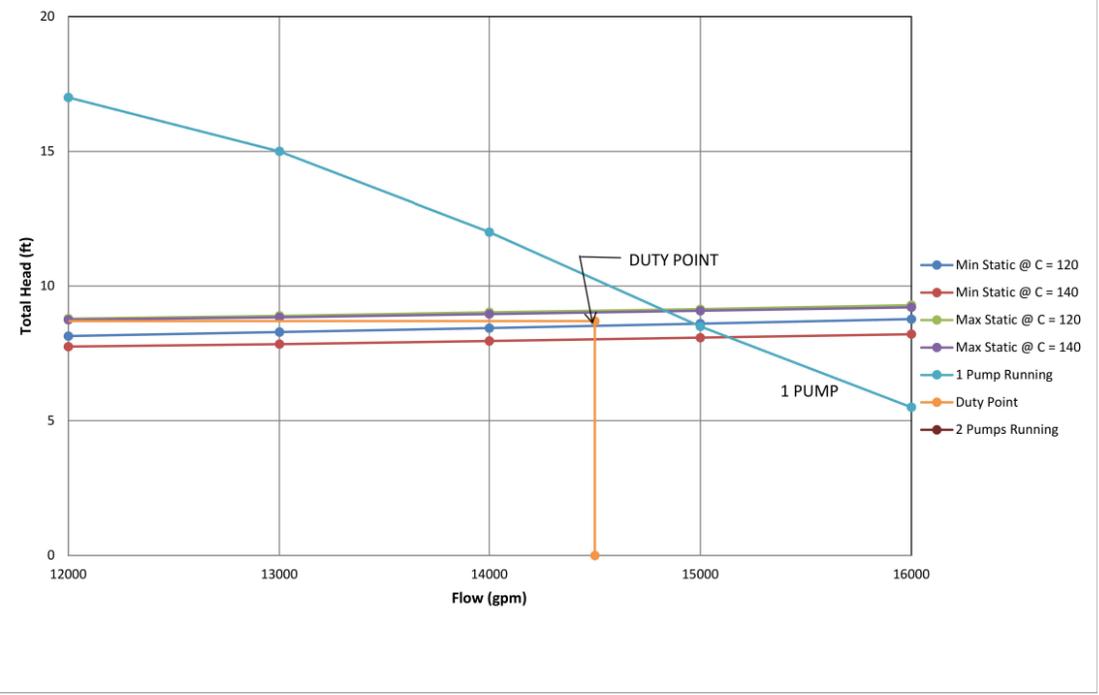
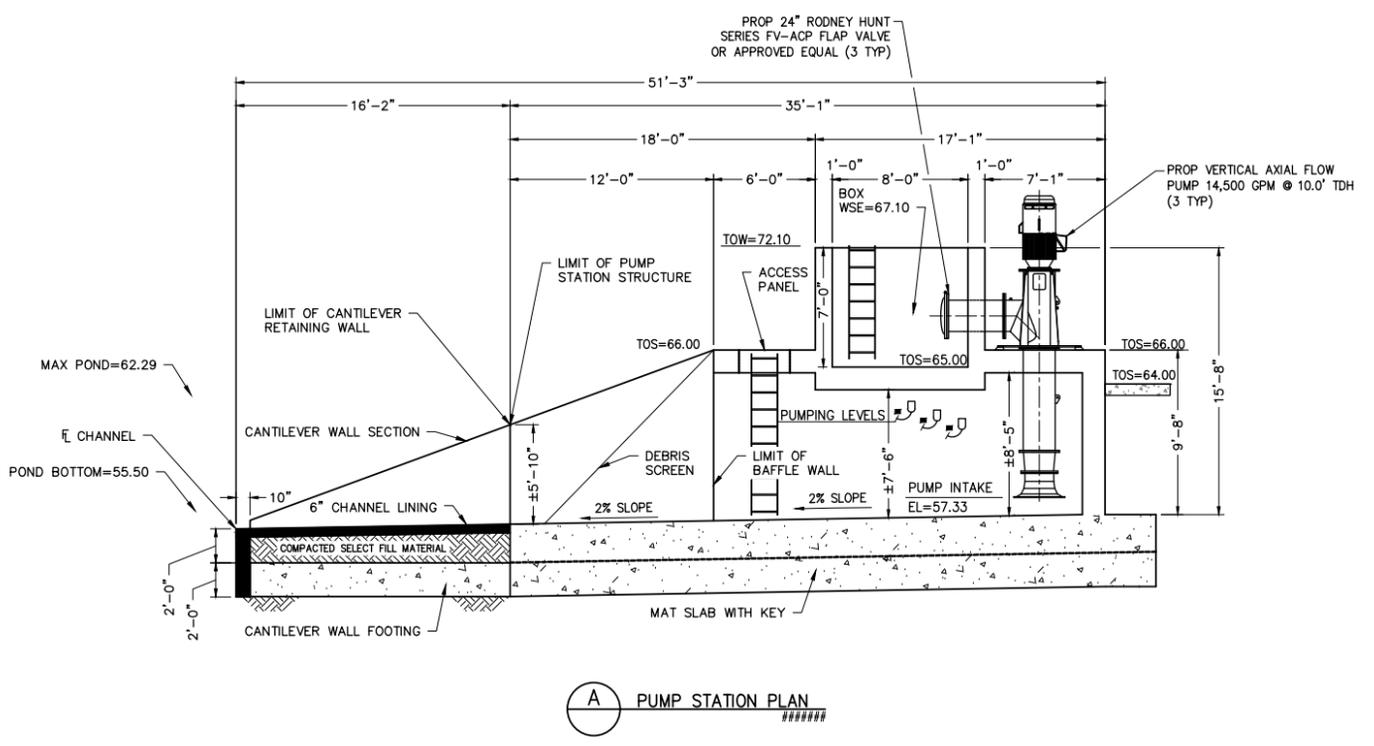
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2	13765789.1526	3063449.3683	MATCH EXIST
3	13765703.8230	3063415.5799	MATCH EXIST
4	13765702.0228	3063427.4441	MATCH EXIST
5	13765671.7955	3063427.2553	MATCH EXIST
6	13765680.7760	3063435.2149	MATCH EXIST
7	13765607.2878	3063497.7936	MATCH EXIST
8	13765612.9318	3063508.3834	MATCH EXIST
9	13765587.5021	3063491.3057	64.50
10	13765608.2846	3063528.8082	66.00
11	13765610.2283	3063569.8226	66.00
12	13765603.0659	3063547.1066	66.00
13	13765604.1915	3063567.0749	66.00
14	13765555.3581	3063510.5093	66.00
15	13765556.0064	3063524.4943	66.00
16	13765555.8126	3063559.7860	66.00
17	13765556.2860	3063569.7752	66.00
18	13765532.2683	3063539.1645	66.00
19	13765503.3993	3063540.7918	66.00
20	13765494.0149	3063534.2262	66.00
21	13765531.5782	3063574.2104	66.00
22	13765532.5377	3063591.2319	66.00
23	13765478.9763	3063594.2510	66.00
24	13765427.2996	3063600.5708	70.96
25	13765430.9676	3063516.2282	70.00
26	13765464.7359	3063552.7704	65.70
27	13765455.7141	3063553.3422	65.80
28	13765445.7341	3063553.9748	66.22
29	13765435.7461	3063554.4797	67.28
30	13765431.4619	3063554.8651	68.97
31	13765425.7742	3063555.2400	69.90

Date: Mon, 22 Jun 2020 5:39pm; Path: \\s:\projects\2680\1001 - FBC MUD 46 SWP\Production Drawings\6 PROPOSED SITE PLAN.dwg

THIS DOCUMENT IS ISSUED FOR INTERIM REVIEW AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING PURPOSES.

MELEIDA SIERRA, P.E.  
 TEXAS P.E. #96809

### FBC MUD 46 STORM WATER PUMP STATION



**BENCHMARK:**  
NGS MONUMENT HGCS 72: A PUNCH MARK IN THE TOP OF A STAINLESS-STEEL ROD IN SLEEVE WITH A LOGO CAP STAMPED "HGCS 72 1987", LOCATED ON THE NORTH SIDE OF SMITHERS LAKE ROAD, APPROXIMATELY 3.75 MILES SOUTHEAST OF THE INTERSECTION OF SMITHERS LAKE ROAD AND FM 762. THE POINT IS LOCATED +/- 50 FEET NORTHWEST OF THE CENTER OF SMITHERS LAKE ROAD, +/- 15 FEET SOUTHWEST OF A SOUTHWEST EDGE OF A CONCRETE DRIVEWAY, +/- 5 FEET SOUTHEAST OF A FENCE, AND +/- 4 FEET SOUTHEAST OF A CARSONITE WITNESS POST.

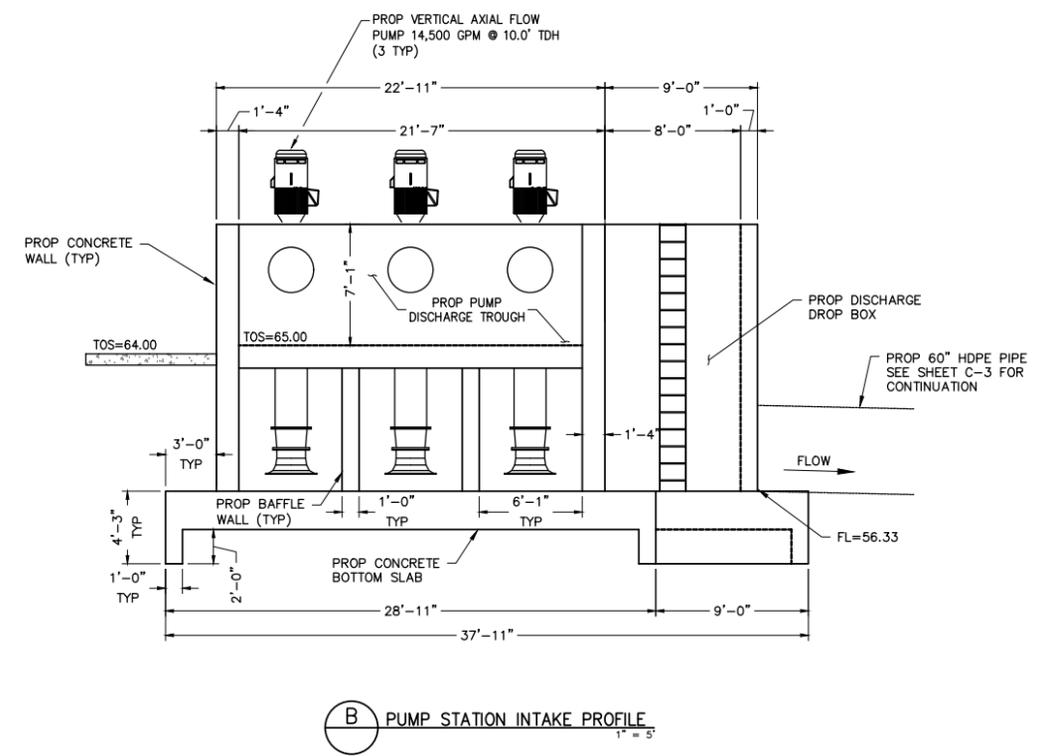
ELEVATION = 69.60 FEET (NAVD88 2001 ADJ.)  
SURF. COORD. N 13736317.73688 E 3039983.61566

**SITE TBM-A**  
TBM-A: A CHISELED BOX SET IN CONCRETE ON TOP OF A TYPE -B INLET LOCATED ON THE SOUTHSIDE OF OILFIELD ROAD. THE POINT IS LOCATED +/- 150 EAST OF THE INTERSECTION OF OILFIELD ROAD AND PARADISE RIVER DRIVE.

ELEVATION = 68.40 FEET (NAVD88 2001 ADJ.)  
SURF. COORD. N 13766090.91692 E 3061744.43464

RISING LEVEL CYCLE		
ELEVATION	ACTION	PUMP(S) IN OPERATION
61.29	PUMP 1 TURNS ON	COLUMN PUMP 1 ON
61.79	PUMP 2 TURNS ON	COLUMN PUMPS 1&2 ON

FALLING LEVEL CYCLE		
ELEVATION	ACTION	PUMP(S) IN OPERATION
60.79	COLUMN PUMPS 1&2 TURN OFF	ALL PUMPS OFF



PUMP(S) IN OPERATION	OPERATING CAPACITY		MINIMUM PUMP DISCHARGE SIZE	H.P.	MIN. EFF.
	TOTAL GPM	T.D. HEAD IN FEET			
ONE PUMP	14,500	10.00	28"	60	85.0%
TWO PUMPS	29,000	10.00	28"	60	85.0%

**RECORD DRAWING**  
I HEREBY CERTIFY THAT THIS DRAWING REFLECTS THE IMPROVEMENTS CONSTRUCTED AS TO SIZE, LOCATION, AND GRADE; AND THAT THE CONSTRUCTION WAS IN SUBSTANTIAL COMPLIANCE WITH THE CONTRACT DOCUMENTS.

CONTRACTOR: \_\_\_\_\_ DATE: \_\_\_\_\_  
TITLE: \_\_\_\_\_

DATE	REVISION	BY

**missouri CITY TEXAS**  
DEPARTMENT OF PUBLIC WORKS

SHASHI K. KUMAR, P.E., CITY ENGINEER

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 46

STORM WATER PUMP STATION

MECHANICAL SECTION

**LJA Engineering, Inc.**  
2929 Briarpark Drive Suite 600 Houston, Texas 77042  
Phone 713.953.5200 Fax 713.953.5026 FRN - F-1386

LJA PROJECT NO.: 2680-1001

DRAWN: JAJ DESIGN: MS DATE: JUN 2020  
ISSUED ON: JUN 22 2020

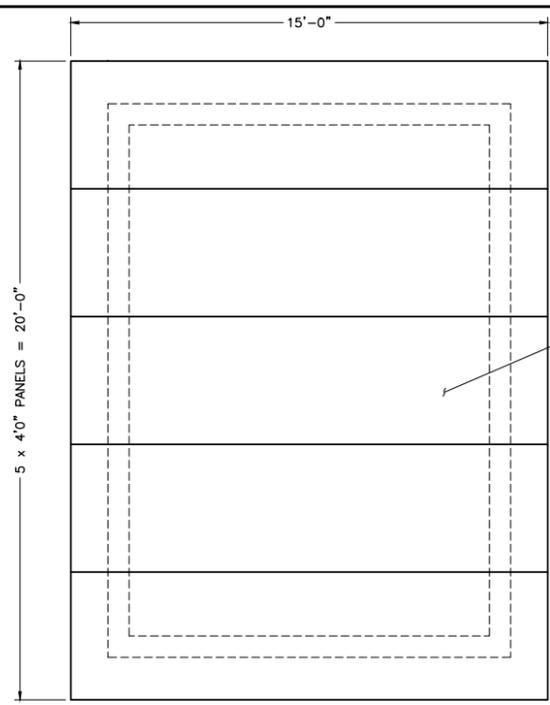
SCALE: 1" = 5'

SHEET NO. 12 OF 35

THIS DOCUMENT IS ISSUED FOR INTERIM REVIEW AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING PURPOSES.

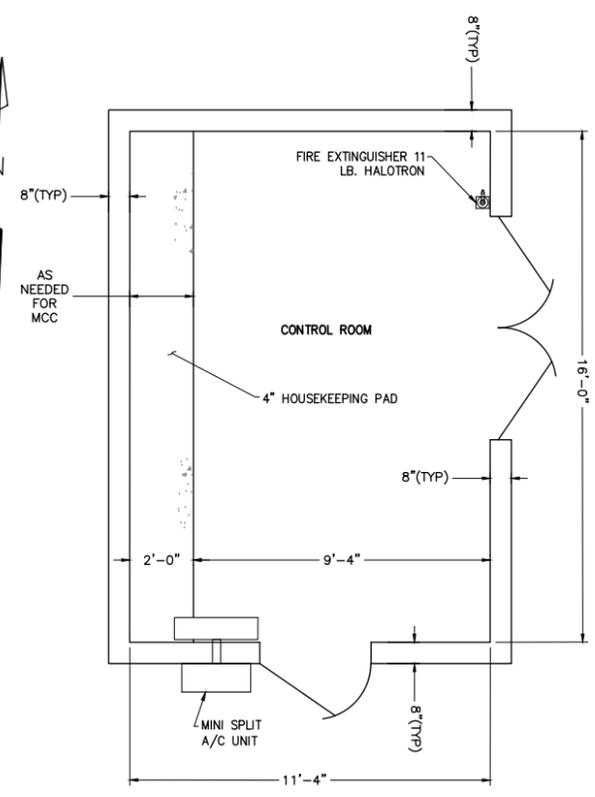
MELEIDA SIERRA, P.E. TEXAS P.E. #96809  
ISSUED ON: JUN 22 2020

Date: Mon, 22 Jun 2020, 5:40pm; Path: I:\Projects\2680\1001 - FB - MUD 46 SWP\Production Drawings\26 CONTROL BUILDING & GENERATOR PAD DETAILS.dwg



**A PLAN VIEW - PRECAST ROOF PANELS**  
3/8" = 1'-0"

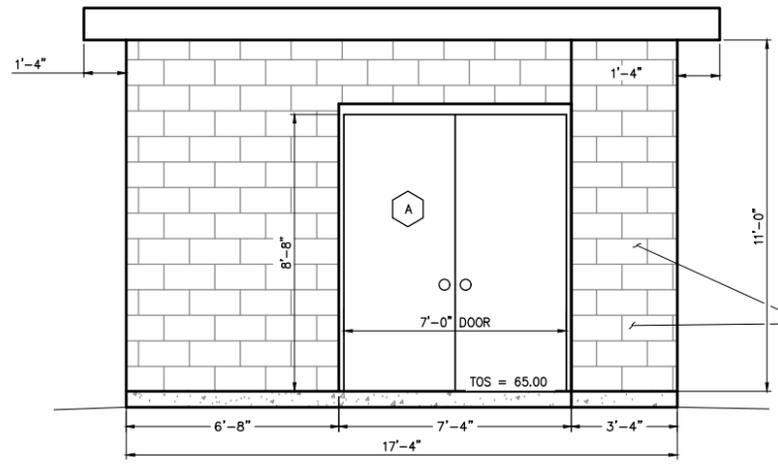
8" PRECAST HOLLOW CORE ROOF PANELS. SEE STRUCTURAL NOTES FOR LOADING INFORMATION



**F PLAN VIEW**  
3/8" = 1'-0"

**BENCHMARK:**  
NGS MONUMENT HGCD 72: A PUNCH MARK IN THE TOP OF A STAINLESS-STEEL ROD IN SLEEVE WITH A LOGO CAP STAMPED "HGCD 72 1987", LOCATED ON THE NORTH SIDE OF SMITHERS LAKE ROAD, APPROXIMATELY 3.75 MILES SOUTHEAST OF THE INTERSECTION OF SMITHERS LAKE ROAD AND FM 762. THE POINT IS LOCATED +/- 50 FEET NORTHWEST OF THE CENTER OF SMITHERS LAKE ROAD, +/- 15 FEET SOUTHWEST OF A SOUTHWEST EDGE OF A CONCRETE DRIVEWAY, +/- 5 FEET SOUTHEAST OF A FENCE, AND +/- 4 FEET SOUTHEAST OF A CARSONITE WITNESS POST.  
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SURF. COORD. N 13736317.73688 E 3039983.61566

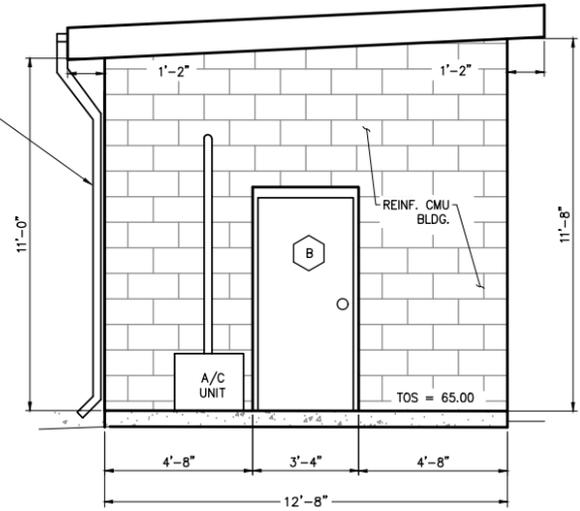
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ELEVATION = 68.40 FEET (NAVD88 2001 ADJ.)  
SURF. COORD. N 13766090.91692 E 3061744.43464



**B EAST ELEVATION**  
3/8" = 1'-0"

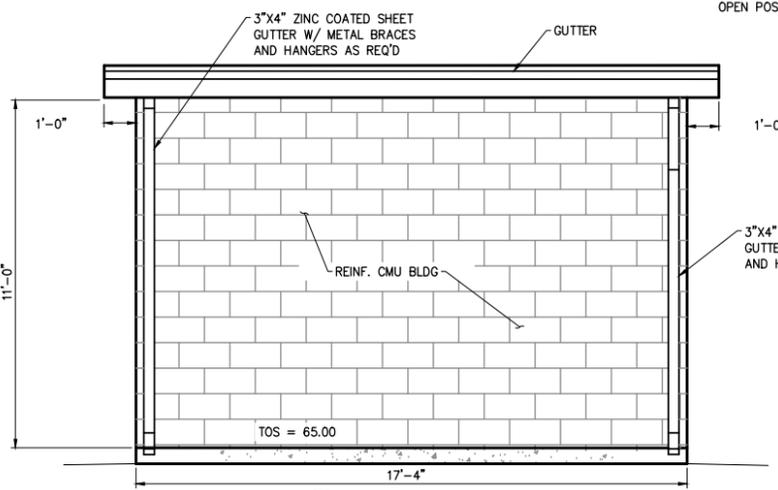
3"x4" ZINC COATED SHEET GUTTER W/ METAL BRACES AND HANGERS AS REQ'D

REINF. CMU BLDG.

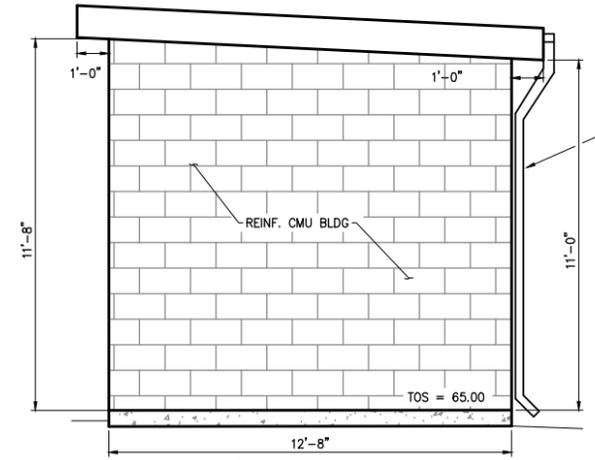


**C SOUTH ELEVATION**  
3/8" = 1'-0"

- NOTES:**
- ON THE EGRESS SIDE, EXIT DOORS SHALL HAVE A PANIC BAR (HARNEY HARDWARE PE550036FS OR APPROVED EQUAL)
  - DOORS SHALL HAVE CLOSERS CAPABLE OF CLOSING AND AUTOMATICALLY LATCHING DOOR FROM A FULLY OPEN POSITION

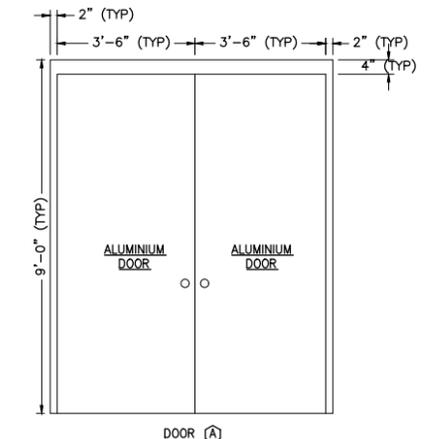


**D WEST ELEVATION**  
3/8" = 1'-0"

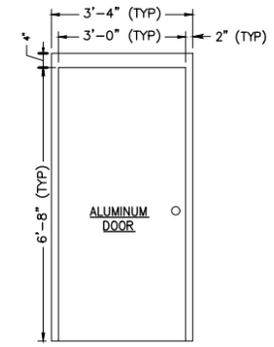


**E NORTH ELEVATION**  
3/8" = 1'-0"

3"x4" ZINC COATED SHEET GUTTER W/ METAL BRACES AND HANGERS AS REQ'D



DOOR (A)



DOOR (B)

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MELEIDA SIERRA, P.E.  
TEXAS P.E. #96809

ISSUED ON:  
JUN 22 2020

**RECORD DRAWING**

I HEREBY CERTIFY THAT THIS DRAWING REFLECTS THE IMPROVEMENTS CONSTRUCTED AS TO SIZE, LOCATION, AND GRADE; AND THAT THE CONSTRUCTION WAS IN SUBSTANTIAL COMPLIANCE WITH THE CONTRACT DOCUMENTS.

CONTRACTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

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

DATE	REVISION	BY



SHASHI K. KUMAR, P.E., CITY ENGINEER

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 46

STORM WATER PUMP STATION

CONTROL BUILDING DETAILS

**LJA Engineering, Inc.**

2929 Briarpark Drive Houston, Texas 77042  
Phone 713.953.5200 Fax 713.953.5026 FRN - F-1386

LJA PROJECT NO.: 2680-1001

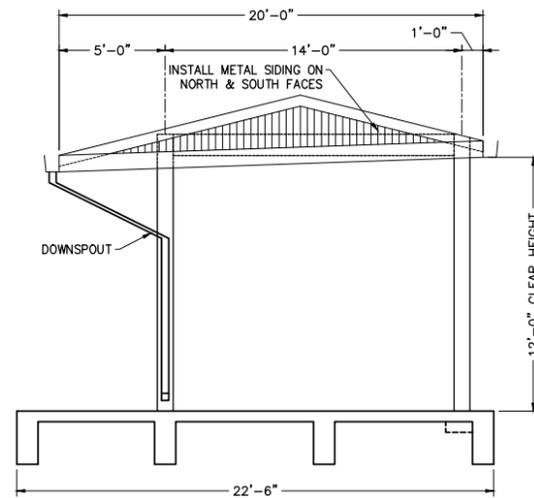
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SCALE: NTS M-5

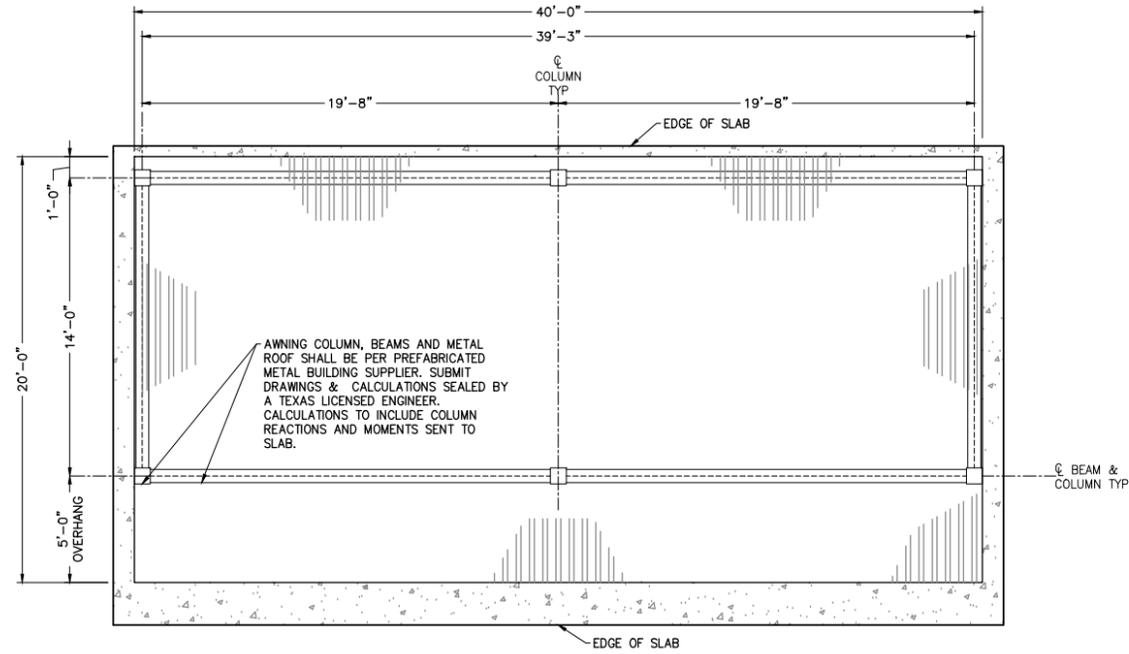
SHEET NO. 15 OF 35

FORT BEND COUNTY MUD NO. 46 STORM WATER PUMP STATION - JOB NO. 2680-1001

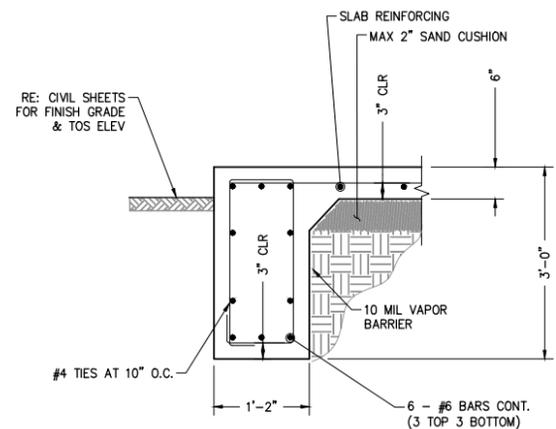
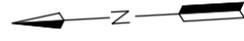
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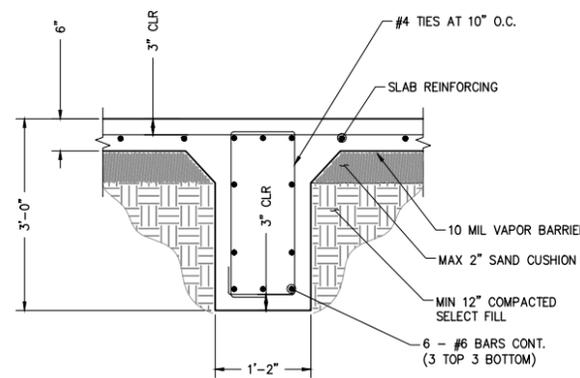
**C** EQUIPMENT STORAGE CANOPY ELEVATION  
1/4"=1'-0"



**A** EQUIPMENT STORAGE PLAN  
1/4"=1'-0"

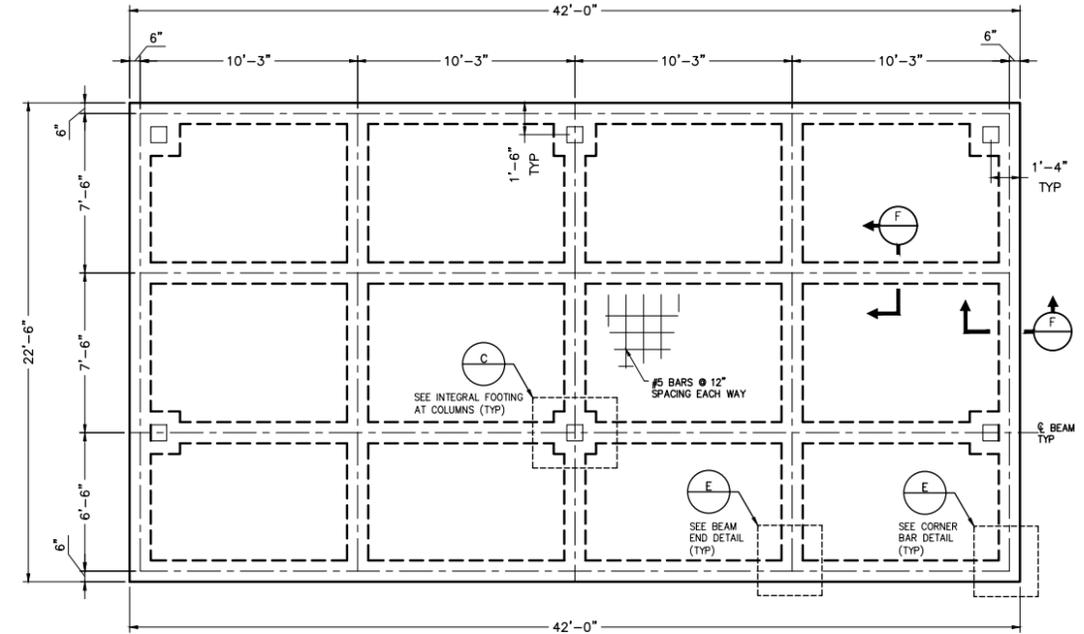


PERIMETER

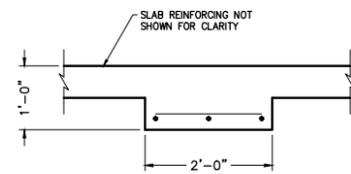


INTERIOR

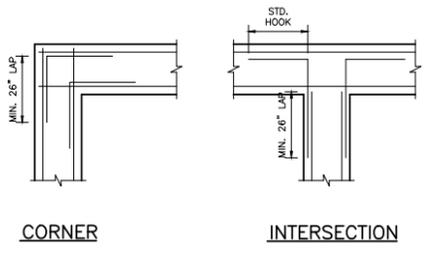
**F** EQUIPMENT STORAGE CANOPY BEAM DETAILS  
NTS



**B** EQUIPMENT STORAGE FOUNDATION PLAN  
1/4"=1'-0"



**D** INTEGRAL FOOTING DETAIL  
NTS



**E** SLAB BEAM END & CORNER BAR DETAIL  
NTS

**BENCHMARK:**  
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CONTRACTOR: \_\_\_\_\_ DATE: \_\_\_\_\_  
TITLE: \_\_\_\_\_

DATE	REVISION	BY



SHASHI K. KUMAR, P.E., CITY ENGINEER

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 46

STORM WATER PUMP STATION

EQUIPMENT CANOPY & FOUNDATION DETAILS

**LJA Engineering, Inc.**  
2929 Briarpark Drive Suite 600 Houston, Texas 77042  
Phone 713.953.5200 Fax 713.953.5026 FRN - F-1386

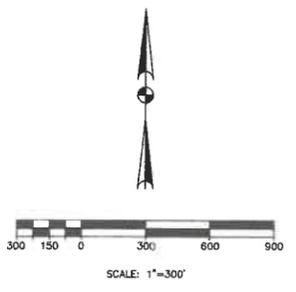
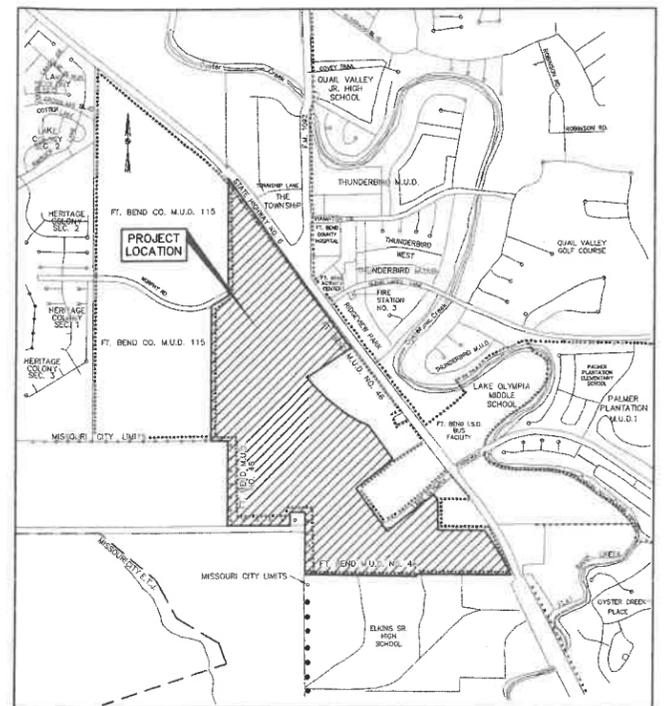
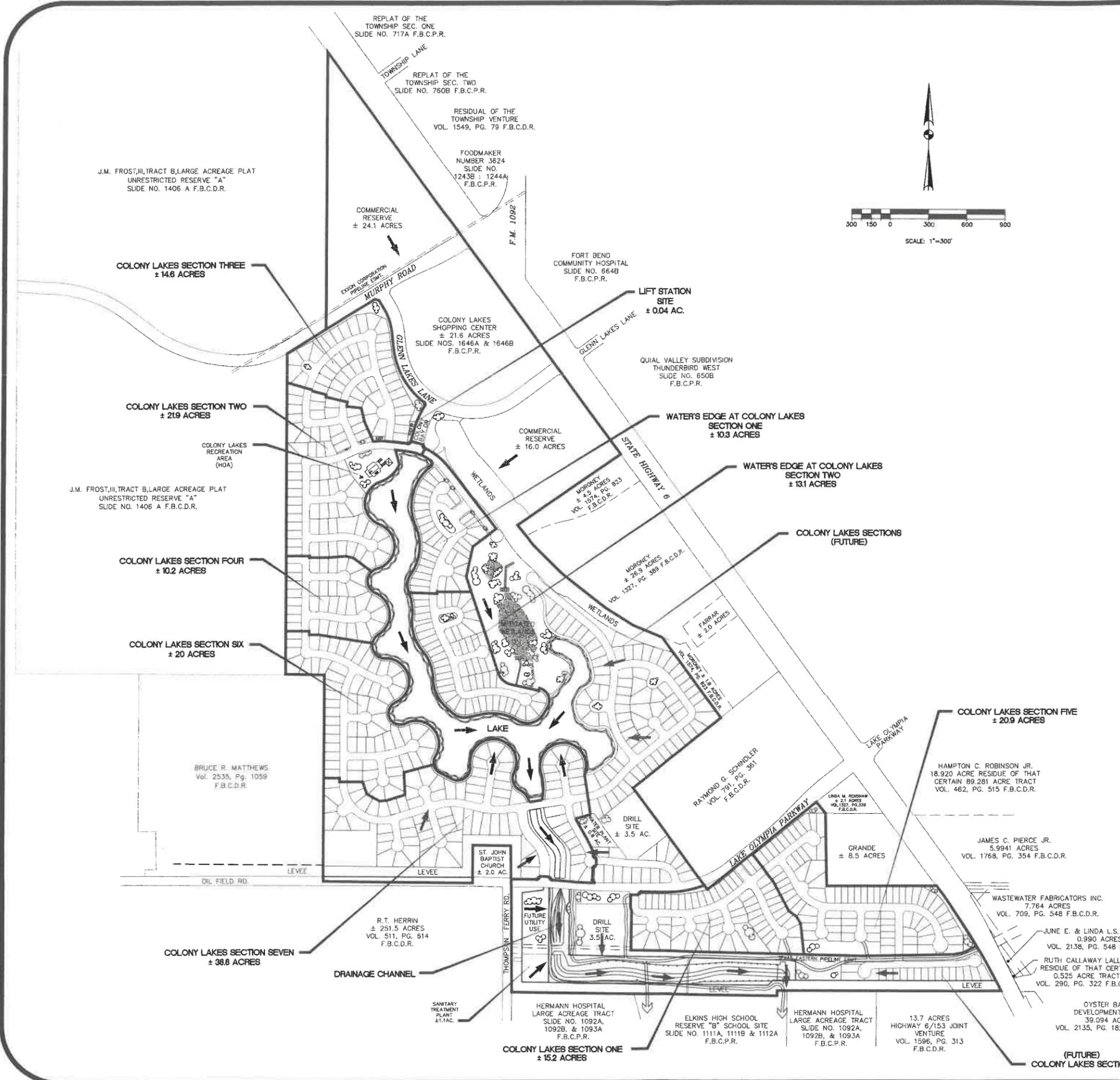
LJA PROJECT NO.: 2680-1001

DRAWN: JAJ DESIGN: MS DATE: JUN 2020  
ISSUED ON: JUN 22 2020

SCALE: **S-17**  
SHEET NO. 32 OF 35

FORT BEND COUNTY MUD NO. 46 STORM WATER PUMP STATION - JOB NO. 2680-1001

THIS DOCUMENT IS ISSUED FOR INTERIM REVIEW AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING PURPOSES.  
JOEL B. HUBER, P.E. TEXAS P.E. #134590  
ISSUED ON: JUN 22 2020



AMENDED CONCEPTUAL PLAN OF  
**COLONY LAKES**  
 ± 358.3 ACRES OF LAND

SEPTEMBER 2000  
 OWNER: COLONY BAY LIMITED  
 MARILYN INVESTMENTS, INC., MANAGING GENERAL PARTNER  
 SCOTT D. REAMER, VICE PRESIDENT  
 ONE WEST LOOP SOUTH, SUITE 690  
 HOUSTON, TEXAS 77027

**CENTURY ENGINEERING, INC.**  
 3000 G. CESSNER SUITE 100 HOUSTON, TEXAS 77068 (713) 780-6871

GARALD E. MUNGER, R.P.L.S., P.E.

PURPOSE OF AMENDMENT: TO REMOVE STUB STREET FROM COLONY LAKES SECTION SIX

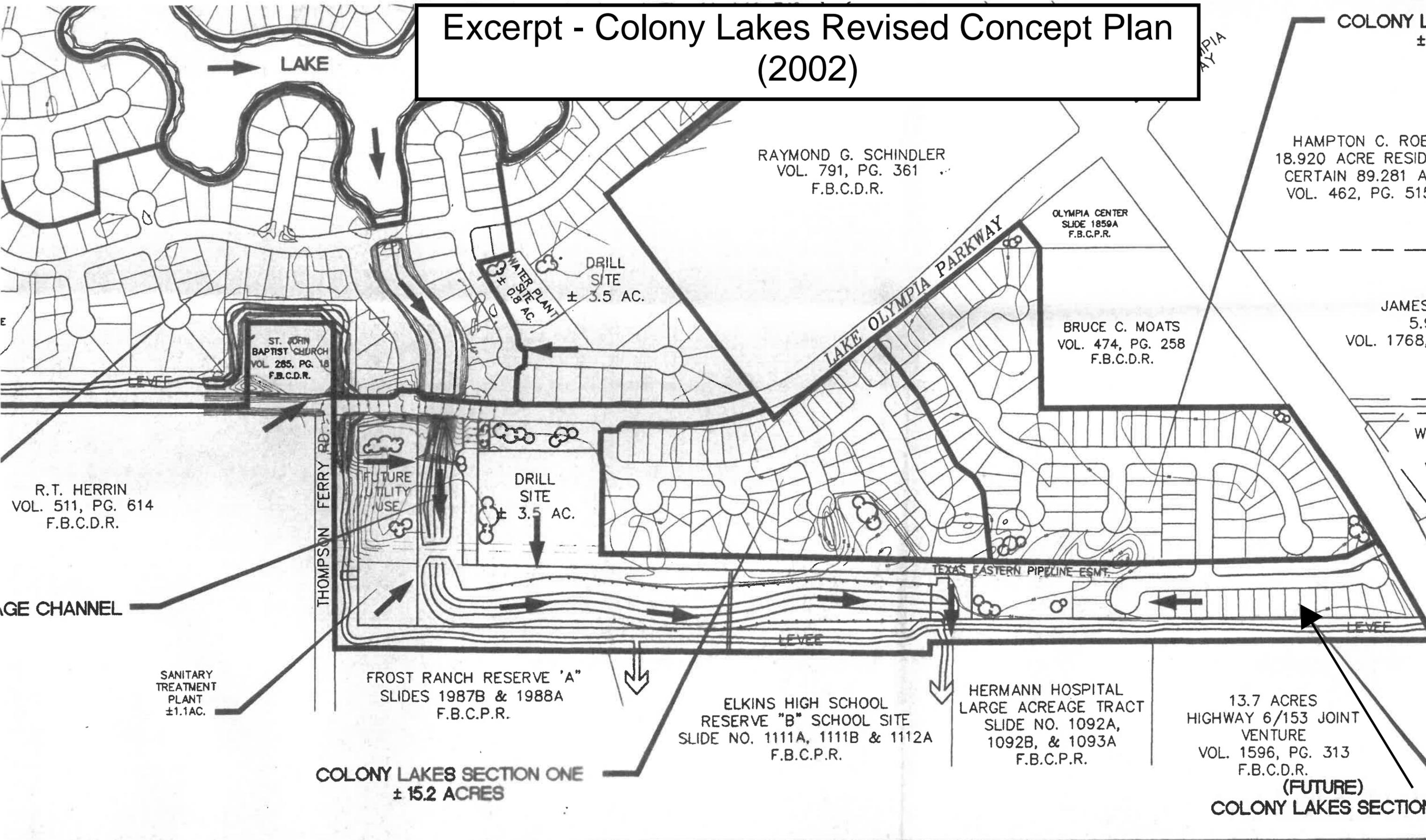
**643 TOTAL LOTS**

TOTAL ACREAGE	± 358.3 AC.
DRILL SITES	± 6.2 AC.
LAKE	± 31.6 AC.
WETLANDS	± 26.1 AC.
STREETS	± 10.8 AC.
WATER PLANT	± 0.8 AC.
SEWER PLANT	± 1.1 AC.
PIPELINE EASEMENT	± 4.2 AC.
DRAINAGE EASEMENTS	± 12.9 AC.
LEVEE	± 11.9 AC.
LIFT STATION	± .04 AC.
NET DEVELOPABLE	± 252.7 AC.
COMMERCIAL	± 61.7 AC.
RECREATIONAL / OPEN SPACE	± 4.8 AC.
NET RESIDENTIAL	± 186.2 AC.
LOT SIZE	LOT TOTAL
50' x 115'	149
50' x 115' (PATIO)	88
65' x 120'	266
70' x 120'	140

SEP 22 2000

- ← APPROXIMATE LOCATION OF PLANNED HIKE AND BIKE TRAIL FROM MASTER PARKS AND RECREATION PLAN (PUBLIC)
- INDICATES SURFACE WATER FLOW DIRECTION
- HOA INDICATES HOME OWNERS ASSOCIATION

# Excerpt - Colony Lakes Revised Concept Plan (2002)



**COLONY LAKES SECTION ONE  
± 15.2 ACRES**

**(FUTURE)  
COLONY LAKES SECTION**



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

**DATE OF NOTICE: October 2, 2020**

**LOCATION/DATE:** The Planning and Zoning Commission of the City of Missouri City will hold a public hearing on Wednesday, October 14, 2020, at the City Council Chambers – 2<sup>nd</sup> Floor, City Hall Building, 1522 Texas Parkway (FM-2234), Missouri City, Texas at 7:00 p.m.

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 may not be allowed to be physically present at this hearing.

The City may 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.

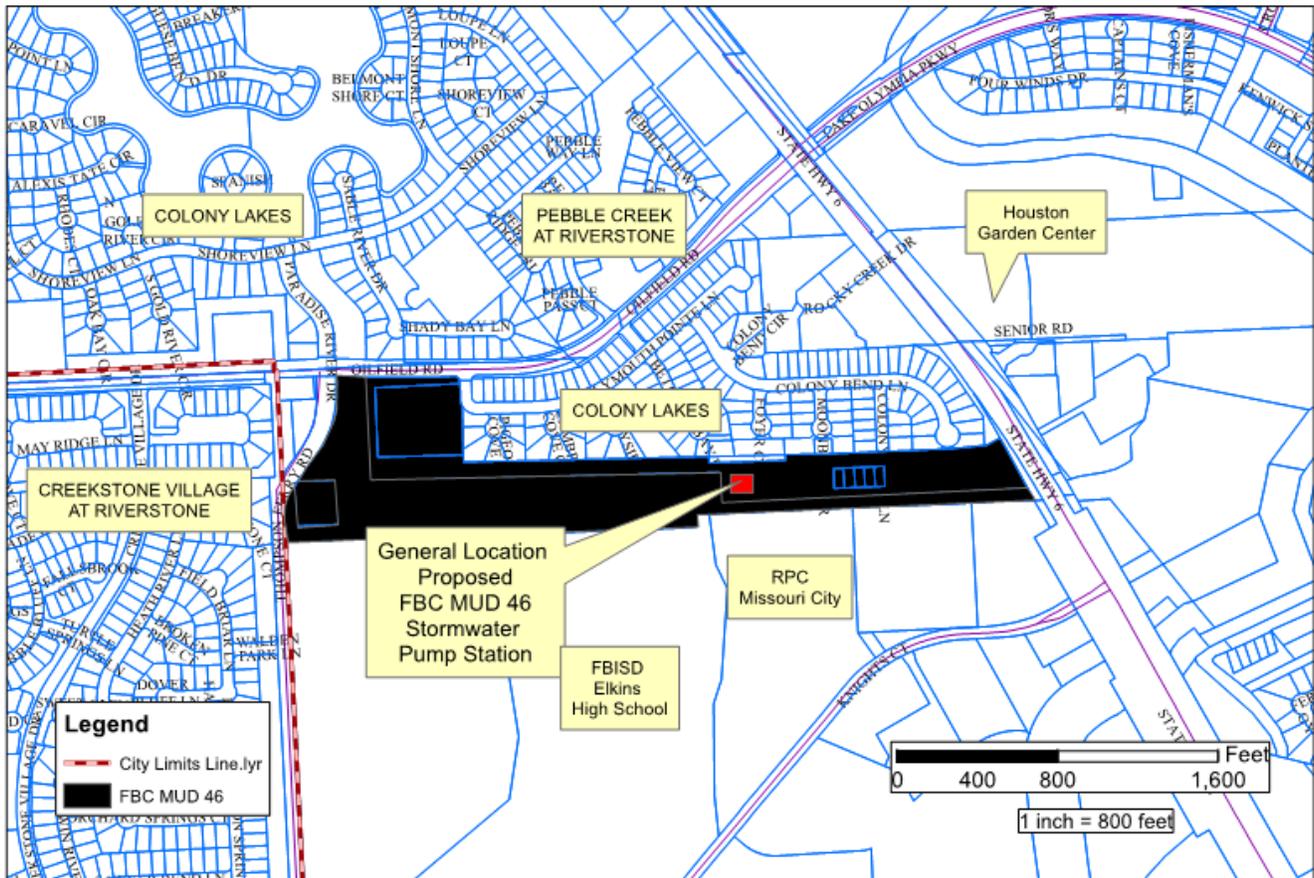
**PURPOSE:** To receive comments for or against a request by Geoff Freeman, LJA Engineering, Inc. for a SUP, Specific Use Permit on an approximate 34.66 acre tract of land to allow for the location of an aboveground storm water pump station for Fort Bend County Municipal Utility District No. 46; and to the extent such zoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

**SITE LOCATION:** The subject site is a drainage facility owned and maintained by Fort Bend County Municipal Utility District No. 46 at the southeast intersection of Oilfield Road and Thompson Ferry Road and extending south of the Colony Lakes residential subdivision to State Highway 6, north of the Elkins High School campus at 7007 Knights Court and the Riverpointe (RPC) Missouri City campus at 7057 Knights Court. The proposed above ground storm water pump station would be constructed within the drainage facility, on an approximate 0.246 acre tract of land, less than 200 feet from Bethany Bay Drive.

**SITE LEGAL DESCRIPTION:** The subject site is described as being an approximate 34.664 acres of land located in the Elijah Roark Survey, A-77, Fort Bend County, Texas, more particularly being a portion of that certain called 8.052 acre tract, described as Easement No. 12, in the deed to Fort Bend County Municipal Utility District No. 46, recorded under File No. 2006004323 in the Official Public Records of Fort Bend County, Texas, the 10.84 acre tract described in the deed to Fort Bend County Municipal Utility District No. 46, recorded under File No. 2007147560 in the Official Public Records of Fort Bend County, Texas, the 11.5583 acre tract described in the deed to Fort Bend County Municipal Utility District No. 46, recorded under File No. 2005099347, in the Official Public Records of Fort Bend County, Texas, the 3.5000 acre tract described in the deed to Fort Bend County Municipal Utility District No. 46, recorded under File No. 2003078477, in the Official Public Records of Fort Bend County, Texas, a 2.236 acre tract described in the deed to Fort Bend County Municipal Utility District No. 46, recorded under File No. 2005099347, in the Official Public Records

of Fort Bend County, Texas and a 1.060 acre tract described in the deed to Fort Bend County Municipal Utility District No. 46, recorded under Volume 1801, Page 500 in the Deed Records of Fort Bend County, Texas.

**FOR MORE INFORMATION:** Additional information and a map of the subject site are available for review. You may call 281-403-8541 or email the Development Services Department-Planning Division at [planning@missouricitytx.gov](mailto:planning@missouricitytx.gov) for further information.





DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

October 2, 2020

CITY OF MISSOURI CITY, TEXAS
Planning and Zoning Commission

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

The Planning and Zoning Commission of the City of Missouri City will hold a public hearing on
Wednesday, October 14, 2020, at the City Council Chambers – 2nd Floor, City Hall Building, 1522
Texas Parkway (FM-2234), Missouri City, Texas at 7:00 p.m.

Due to the COVID 19 Disaster and the Centers for Disease Control recommendation regarding
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Municipal Utility District No. 46; 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.

\*\*\*\*\*

Dear City Representatives:

\_\_\_ I/We protest this proposed rezoning because

\_\_\_ I/We support this proposed rezoning because

Sincerely,

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Street Address \_\_\_\_\_ Subdivision \_\_\_\_\_

Phone Number \_\_\_\_\_ Return to: Development Services Department
1522 Texas Parkway
Missouri City, TX 77489
Email: planning@missouricitytx.gov

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

Print Name \_\_\_\_\_ Signature \_\_\_\_\_

A & V Group Inc  
4414 Roundtree LN  
Missouri City, TX 77459-3185

Abraham Susan  
7438 Colony Bend LN  
Missouri City, TX 77459-4146

Adams Devitte  
4115 Midstream DR  
Missouri City, TX 77459-1728

Alex Mathew & Lucy Mathew  
3613 SHADY BAY LN  
Missouri City, TX 77459-4706

Andreason Kurt & Lisa  
PO Box 19429  
Sugar Land, TX 77496-9429

Arriola Francisco Jr & Maria  
7231 Bethany Bay DR  
Missouri City, TX 77459-4290

Basanta Ledif & Yariamna Guerra-Rozada  
7411 Colony Bend LN  
Missouri City, TX 77459-4145

Brown Iris R & Kevin W  
3330 Plymouth Pointe LN  
Missouri City, TX 77459-4296

Cerberus SFR Holdings LP  
1850 Parkway PL STE 900  
Marietta, GA 30067-7826

Chien Yu  
7206 Bethany Bay DR  
Missouri City, TX 77459-4289

Abraham Abey P & Shawn  
5607 Plum Point CT  
Sugar Land, TX 77479-4462

Acuna Jacob  
7203 Cambridge Cove CIR  
Missouri City, TX 77459-4292

Aickareth Thomas C & Anila T  
3631 Shady Bay LN  
Missouri City, TX 77459-4706

Alexander Vincent K & Mini Vincent  
3714 Poplar Springs DR  
Missouri City, TX 77459-6721

Archaeological Conservancy  
1717 Girard BLVD NE  
Albuquerque, NM 87106-1718

Augustine Nisha M & John E  
7319 Colony Bend LN  
Missouri City, TX 77459-4143

Bellestone Estates  
PO Box 17091  
Sugar Land, TX 77496-7091

BUTERA CHARLES  
7439 COLONY BEND LN  
MISSOURI CITY, TX 77459-4147

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

Chow Daniel  
3406 PLYMOUTH POINTE LN  
Missouri City, TX 77459-4297

Abraham John & Jolykutty  
3615 Shady Bay LN  
Missouri City, TX 77459-4706

Adams Dentry  
7427 Colony Bend LN  
Missouri City, TX 77459-4145

Alcoser Josie Jay  
3518 Plymouth Pointe LN  
Missouri City, TX 77459-4299

Amaral Sergio & Regina Alice  
7226 Colony Bend LN  
Missouri City, TX 77459-4139

Arellano Nestor O & Lan Nguyen Le  
3246 Plymouth Pointe LN  
Missouri City, TX 77459-4131

Bakkar Elizabeth  
7306 Colony View LN  
Missouri City, TX 77459-4137

Binoy Kochurani & George  
7203 Pigeon Cove CIR  
Missouri City, TX 77459-4293

Cable Susan  
7447 Colony Bend LN  
Missouri City, TX 77459-4147

Chen Yiling & Chan P Chu  
7206 Colony Bend LN  
Missouri City, TX 77459-4139

Colony Lakes Homeowners Association Inc  
c/o Crest Management Comp PO Box  
219320  
Houston, TX 77218-9320

Cook Bill  
7302 Foyer CIR  
Missouri City, TX 77459-4135

El-Saadi Ahmad Khaled  
7218 Shadyside CIR  
Missouri City, TX 77459-4294

Feng, Shuju  
7203 Bethany Bay DR  
Missouri City, TX 77459-4290

FORT BEND COMMUNITY CHURCH  
c/o Treasurer 7707 HIGHWAY 6  
MISSOURI CITY, TX 77459-4150

Fort Bend County Municipal Utility District  
# 46  
c/o Coats, Rose, Yale, Ryman & Lee PC 3  
Greenway PLZ  
STE 2000  
Houston, TX 77046-0307

FT Bend ISD  
c/o Tax Office PO Box 1004  
Sugar Land, TX 77487-1004

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

George Seenia & Thomas  
7302 Colony View LN  
Missouri City, TX 77459-4137

HAHN ALICE  
Attn: Hahn Alice M Dewalt 2525 Reba  
DR  
Houston, TX 77019-6328

Hillman Thomas Joseph  
7207 Shadyside CIR  
Missouri City, TX 77459-4295

CRISTO RICARDO  
7323 COLONY VIEW LN  
MISSOURI CITY, TX 77459-4141

Engel, Stacie Allison  
7203 Shadyside CIR  
Missouri City, TX 77459-4295

Fermin Stephanie & Alex  
3502 Plymouth Pointe LN  
Missouri City, TX 77459-4299

Fort Bend County  
301 Jackson ST  
RM 101  
Richmond, TX 77469-3108

FPL Real Estate Ltd  
2930 Revere ST STE 300  
Houston, TX 77098-5607

Ft Bend MUD #46  
11111 KATY FWY STE 700, STE 2000,  
Houston, TX 77079-2117

Fuentes Eduardo Anival & Maria S  
7327 COLONY BEND LN  
MISSOURI CITY, TX 77459-4143

Green Myron & Jacquelyn  
3410 Plymouth Pointe LN  
Missouri City, TX 77459-4297

Harris Sharon F & Clifton R  
6918 Sable River DR  
Missouri City, TX 77459-5055

Howdeshell David S & Stacy L  
7223 Bethany Bay DR  
Missouri City, TX 77459-4290

Dunn Brian & Hillary L  
7218 Bethany Bay DR  
Missouri City, TX 77459-4289

ERVIN HELEN  
3422 PLYMOUTH POINTE LN  
MISSOURI CITY, TX 77459-4298

FORT BEND CO MUD #46  
1001 FANNIN ST STE 800  
HOUSTON, TX 77002-6707

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

Frybert Joseph S & Lora J Turner  
7214 PIGEON COVE CIR  
MISSOURI CITY, TX 77459-4293

Gargi Madhu  
7310 Foyer CIR  
Missouri City, TX 77459-4135

Greene Paulette  
7234 Bethany Bay DR  
Missouri City, TX 77459-4291

Hay Jeanette Marie  
3430 Plymouth Pointe LN  
Missouri City, TX 77459-4298

HSB LLC  
Attn: David Heifzer 3518 Cedar Locust  
CT  
Sugar Land, TX 77479-2837

Hurtado Jerry & Elizabeth 7314 Foyer CIR Missouri City, TX 77459-4135	Inamdar Ketan C & Shilpa K 3625 Shady Bay LN Missouri City, TX 77459-4706	JACOB JOSEPH P & TITTYMOL 7710 Lost Pecan WAY Missouri City, TX 77459-0109
Jebamony Pushpamalar 7215 Colony Bend LN Missouri City, TX 77459-4140	Jerry L Hubbard and Eddie Hubbard Jr 3703 Shoreview LN Missouri City, TX 77459-5078	John Rajesh Kuchil & Seema Samuel 7339 Colony Bend LN Missouri City, TX 77459-4144
John Shaji & Beena 7443 Colony Bend LN Missouri City, TX 77459-4147	John Stephen & Anitha Stephen 3619 Shady Bay LN Missouri City, TX 77459-4706	John Tharaniyil Baby & Thresiamma Baby 6926 Sable River DR Missouri City, TX 77459-5055
Johnson Brandon & Tamara Elaine 7307 Foyer CIR Missouri City, TX 77459-4135	K & B Texas Investments, LLC-Series 12 193 Grammar RD Houston, TX 77047-6002	Kanu Comfort & Sylvanus 6918 Paradise River DR Missouri City, TX 77459-5053
Krause Karen E 7430 Colony Bend LN Missouri City, TX 77459-4146	Krishnamurthy Sridhar & Amirthalaxmi 3612 Shady Bay LN Missouri City, TX 77459-4705	Kromholz Anne 3819 W Creek Club DR Missouri City, TX 77459-4017
Kwan Family Living Trust etal 858 Merrick DR Sugar Land, TX 77478-3742	Kwan Wayne P & Theresa C 7202 Colony Bend LN Missouri City, TX 77459-4139	Lagrandeur Craig M 7235 Bethany Bay DR Missouri City, TX 77459-4134
Lake Sienna Ltd 7435 Hwy 6, STE A Missouri City, TX 77459-4698	Leaumont Robert F & Pauline E 3614 Shady Bay LN Missouri City, TX 77459-4705	LEBLANC KEVIN O & TINITA L 7315 COLONY VIEW LN MISSOURI CITY, TX 77459-4141
Lee Robert C & Dena 3616 Shady Bay LN Missouri City, TX 77459-4705	LEIGHTON LESLIE A & SHERI S 7450 COLONY BEND LN MISSOURI CITY, TX 77459-4147	Li Qi & Runing XU 5511 Bending Branch DR Missouri City, TX 77459-2053
LI SHUFU 3402 ONION CRK SUGAR LAND, TX 77479-2548	Liew Peter 7315 Foyer CIR Missouri City, TX 77459-4135	Lin Yu-Chin 7215 Bethany Bay DR Missouri City, TX 77459-4290
Llacar Ben H & Amelia A 3621 Shady Bay LN Missouri City, TX 77459-4706	Loudenberg Clyde Leroy & Namtip 7210 Bethany Bay DR Missouri City, TX 77459-4289	Luo Johnny & Kathy 7210 Colony Bend LN Missouri City, TX 77459-4139

Marx Neelamkavil & Joseph Aleyamma 3526 PLYMOUTH POINTE LN MISSOURI CITY, TX 77459-4299	Mathai, John K 1630 Parkview LN Missouri City, TX 77459-4510	Mayes Mynette L 7211 Bethany Bay DR Missouri City, TX 77459-4290
McCaskill Shandria L PO Box 925 Cantonment, FL 32533-0925	McGuigan Paul R & Anna Marie John 7306 FOYER CIR MISSOURI CITY, TX 77459-4135	MENDOZA CATHY 7222 COLONY BEND LN MISSOURI CITY, TX 77459-4139
MIRABI FARIDEH 7311 COLONY BEND LN MISSOURI CITY, TX 77459-4143	MIRALLES CARLOS & LILIANA 3011 Green Tree CT Missouri City, TX 77459	Moothezhath Prabhakaran 7423 Colony Bend LN Missouri City, TX 77459-4145
Moreno Sandra & Mark Rutchless 7202 Pigeon Cove CIR Missouri City, TX 77459-4293	MORRIS JUDY S 7211 PIGEON COVE CIR MISSOURI CITY, TX 77459-4293	Nair Bhaskaran & Omana 4415 Trammel Fresno RD Missouri City, TX 77459-7038
NELSON LARRAINE 7210 SHADYSIDE CIR MISSOURI CITY, TX 77459-4294	Ng Amy & Daniel Chow 3629 Shady Bay LN Missouri City, TX 77459-4706	Nguyen Khoa D & Lan Thimai 3623 Shady Bay LN Missouri City, TX 77459-4706
Nile United Properties Inc 4914 Shapiro CT Missouri City, TX 77459-4715	Niravath Marilyn 7303 Moon Beam CIR Missouri City, TX 77459-4136	Nzeadibe Peace & Azubuike Azuogu 6930 Sable River DR Missouri City, TX 77459-5055
Olson Duane 3506 Plymouth Pointe LN Missouri City, TX 77459-4299	Pan Naide & Yizhi Zhang 2906 Arrowhead DR Sugar Land, TX 77479-1513	Pandya Neha & Dakshesh 6914 Sable River DR Missouri City, TX 77459-5055
Parameswara Vinay Kumar & Mariamma Kalathil 7 Augusto CT Missouri City, TX 77459-1147	Patel Ankur 7302 Moon Beam CIR Missouri City, TX 77459-4136	Patel Jayesha 3418 Plymouth Pointe LN Missouri City, TX 77459-4297
Philip Mathew M & Anniamma 3627 Shady Bay LN Missouri City, TX 77459-4706	PROPERTY OWNER 7214 Shadyside CIR Missouri City, TX 77459-4294	PROPERTY OWNER 7319 Colony View LN Missouri City, TX 77459-4141
Rabinovitz Franklin & Annette F 3118 W Hickory Park CIR SUGAR LAND, TX 77479-2621	Rabinovitz, Alison L 3402 Plymouth Pointe Ln Missouri City, TX 77459-4297	RAJAN ANN 7318 Colony View LN Missouri City, TX 77459-4137

Raju Silby & Raju Chacko  
6910 SABLE RIVER DR  
MISSOURI CITY, TX 77459-5055

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

RUMMEL JEANE  
7311 MOON BEAM CIR  
MISSOURI CITY, TX 77459-4136

Sanchez Jasmin  
7206 Shadyside CIR  
Missouri City, TX 77459-4294

SAUCEDA JUAN M & ANGELITA B  
3530 PLYMOUTH POINTE LN  
MISSOURI CITY, TX 77459-4299

Shah Nilesh N & Sonal  
6902 Sable River DR  
Missouri City, TX 77459-5055

Smith Karen  
7335 COLONY BEND LN  
Missouri City, TX 77459-4144

Soomar Zeenat M & Mehmood M  
3819 Bluffstone CT  
Sugar Land, TX 77479-3365

Stech John Brock & Carla  
7306 Moon Beam CIR  
Missouri City, TX 77459-4136

Tat Theresa  
636 Lakeshore DR  
Sugar Land, TX 77478-4753

Ramakrishnan Amar Raj Karikkanthara  
6922 Sable River DR  
MISSOURI CITY, TX 77459-5055

Robin Jomol  
7210 Cambridge Cove CIR  
Missouri City, TX 77459-4292

Sadeghi Ashraf  
3514 Plymouth Pointe LN  
Missouri City, TX 77459-4299

Sanchez, Stevens  
11616 Sea Shore DR  
Houston, TX 77072-3425

Saunders, Carmen Danica  
7322 Colony View LN  
Missouri City, TX 77459-4137

Shaji Shajiuthuppan etal  
10331 Cape Hatteras WAY  
Missouri City, TX 77459-2442

Smith Mark A & Franetta J  
7210 Pigeon Cove CIR  
Missouri City, TX 77459-4293

Spratt Paul Anthony & Sheila  
27919 Burchfield Grove LN  
Katy, TX 77494-6079

SUGAR CREEK BAPTIST CHURCH  
13333 SOUTHWEST FWY  
SUGAR LAND, TX 77478-3581

Taylor, John Jared  
7407 Colony Bend LN  
Missouri City, TX 77459-4145

Ranchod Nilesh D & Vandana R  
7314 Moon Beam CIR  
Missouri City, TX 77459-4136

ROY GARRETT W & EMILY  
7227 BETHANY BAY DR  
MISSOURI CITY, TX 77459-4290

Samuel Myron W  
7307 MOON BEAM CIR  
MISSOURI CITY, TX 77459-4136

Sang Mei & Lixin Zhang  
7310 Moon Beam CIR  
Missouri City, TX 77459-4136

Scott Darren  
7451 Colony Bend LN  
Missouri City, TX 77459-4147

Sikand Rashpal & Simi  
3923 Dogwood Canyon LN  
Sugar Land, TX 77479-4705

Snitkoff Marvin etal  
7418 COLONY BEND LN  
MISSOURI CITY, TX 77459-4146

State of Texas  
PO Box 1386  
Houston, TX 77251-1386

Swilley Paul Gordon & Amanda Lovell  
7219 COLONY BEND LN  
MISSOURI CITY, TX 77459-4140

Texas Department Of Transportation  
PO Box 1386  
Houston, TX 77251-1386

Thomas David  
7311 Foyer CIR  
Missouri City, TX 77459-4135

Varghese Vilu Kuruvila & Rija Acha John  
3611 Shady Bay LN  
Missouri City, TX 77459-4706

Vennookkaran Rappai & Rosy R  
6922 Paradise River DR  
Missouri City, TX 77459-5053

Wang Jeremy  
3218 Oak Cliff LN  
Missouri City, TX 77459-4642

Wang Yin & Jian Xin  
7222 Bethany Bay DR  
Missouri City, TX 77459-4289

WONG HEI-CHIT  
7435 COLONY BEND LN  
MISSOURI CITY, TX 77459-4145

Zhang, Yanxiao  
7202 Cambridge Cove CIR  
Missouri City, TX 77459-4292

Zhou Xiaoling & Xiuxiu Chen  
6906 Sable River DR  
Missouri City, TX 77459-5055

Tran Yung M & Eun Jung Kim  
7206 Cambridge Cove CIR  
Missouri City, TX 77459-4292

Varkey Kurian etal  
7214 Colony Bend LN  
Missouri City, TX 77459-4139

Vincent Mini K & Vincent K Alexander  
3714 Poplar Springs DR  
Missouri City, TX 77459-6721

Wang Lily  
1611 Northshore DR  
Missouri City, TX 77459-1632

Waugh Warren H & Vilma G  
7230 Bethany Bay DR  
Missouri City, TX 77459-4289

Wu Yifu  
7202 Shadyside CIR  
Missouri City, TX 77459-4294

Zhou Ming  
7419 Colony Bend LN  
Missouri City, TX 77459-4145

Zolayvar Gary & Liza A  
6926 Paradise River DR  
Missouri City, TX 77459-5053

Varghese George & Babitha George  
7207 Cambridge Cove CIR  
Missouri City, TX 77459-4292

Vasquez Rene  
7315 Colony Bend LN  
Missouri City, TX 77459-4143

Wan Patrick G & Karen L Vela  
7207 BETHANY BAY DR  
MISSOURI CITY, TX 77459-4290

Wang Tzu-Hua Victoria & Charlie Chih-Hwa  
3414 Plymouth Pointe LN  
Missouri City, TX 77459-4297

Williams Elandres & John A  
3617 Shady Bay LN  
Missouri City, TX 77459-4706

Zhang Wei etal  
1135 Backbay DR  
Irving, TX 75063-5415

Zhou Xiaojun & Tian Ding  
71 Cherry Hills DR  
Jersey Village, TX 77064-4055

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



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

October 2, 2020

CITY OF MISSOURI CITY, TEXAS
Planning and Zoning Commission

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

The Planning and Zoning Commission of the City of Missouri City will hold a public hearing on Wednesday, October 14, 2020, at the City Council Chambers – 2nd Floor, City Hall Building, 1522 Texas Parkway (FM-2234), Missouri City, Texas at 7:00 p.m.

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 may not be allowed to be physically present at this hearing.

The City may 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.

PURPOSE: To receive comments for or against a request by Geoff Freeman, LJA Engineering, Inc. for a SUP, Specific Use Permit on an approximate 34.66 acre tract of land to allow for the location of an aboveground storm water pump station for Fort Bend County Municipal Utility District No. 46; 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.

\*\*\*\*\*

Dear City Representatives:

[X] I We protest this proposed rezoning because too much traffic & disturbance to peace of our residence & neighborhood need to look for remote areas away from residential area.
I We support this proposed rezoning because

Sincerely,

[Handwritten signature]

Vincent Alexander

Signature

7303 Foyer Circle

Print Name

Colony Lakes

Street Address

Phone Number

Subdivision

Return to:

Development Services Department
1522 Texas Parkway
Missouri City, TX 77489
Email: planning@missouricitytx.gov

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

Vincent Alexander

Print Name

Signature

**From:** Brandon Johnson [REDACTED]  
**Sent:** Monday, October 12, 2020 3:05 PM  
**To:** Jennifer Thomas Gomez  
**Subject:** General Location Proposed FBC MUD 46 Stormwater Pump Station

**CAUTION:** This email originated from outside of the City of Missouri City organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon -

To whom this may concern, I am a resident in the cul de sac were the proposed FBC MUD 46 Stormwater Pump Station is wanting to be built. I vehemently am opposed to this being done. In no way shape or form should this building or constructed item be allowed to be built on land that we were told would not have anything built on it. I do not want to amend any contracts allowing such an item to be transformed, built or designed in the future near my home. I believe this would lower the property value of my home. If such an item were to be built, I will make it my personal and professional obligation to take this to highest level of court or jurisdictional body of government that presides over such decisions. If this does not satisfy my issue I will continue the effort with all my knowledge and ability to let it be known to whom ever is over this project elected official or other wise that this is not the place for this item to be located.

Brandon Johnson  
Concerned Resident



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

October 2, 2020

CITY OF MISSOURI CITY, TEXAS
Planning and Zoning Commission

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\*\*\*\*\*

Dear City Representatives:

[X] IWe protest this proposed rezoning because disturbance to the peaceful neighbourhood, too close to residential area.
IWe support this proposed rezoning because

Sincerely,

Signature: Mini Vincent
Street Address: 7227 Colony Bend Lane
Phone Number: [redacted]

Print Name: Mini Vincent
Subdivision: Colony Lakes subdivision.

Return to: Development Services Department
1522 Texas Parkway
Missouri City, TX 77489
Email: planning@missouricitytx.gov

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Print Name: Mini Vincent
Signature: [Handwritten Signature]

## **Questions received from the public; Responses from Project Engineer and City Staff**

- 1. Question:** How many Stormwater pump stations does Fort Bend currently have?  
**Response:** [Project Engineer] We are aware of at least 20 storm water pump stations owned or maintained by levee improvement or municipal utility districts in Fort Bend County.
- 2. Question:** Where are these Stormwater pump stations located (please provide pictures)?  
**Response:** [Project Engineer] Storm water pump stations are located at storm sewer outfall locations of individual districts that discharge to a receiving stream or channel.
- 3. Question:** How many of the Stormwater pump stations in Fort Bend are currently available? How many are unavailable? Can they be repaired or replaced with new equipment on the old site to save money?  
**Response:** [Project Engineer] To our knowledge, all of the pump stations are operational and available for use during a high water event on the Brazos River.
- 4. Question:** If you must choose a new place to build a new Stormwater pump station, how many are you planning to add and locations?  
**Response:** [Project Engineer] FBCMUD 46 is proposing a single pump station at the location of its existing outfall to Flat Bank Creek.
- 5. Question:** Why choose the location on the icon [Proposed location of this storm water pump station]?  
**Response:** [Project Engineer] The location of the pump station is at the existing FBCMUD 46 storm sewer outfall to Flat Bank Creek.
- 6. Question:** Where is its flood protection range?  
**Response:** [Project Engineer] The pump station will be part of the flood protection system for FBCMUD 46 and will serve the leveed area within FBCMUD 46.
- 7. Question:** What type of pump does it choose? Power? Diameter of pumping pipe?  
**Response:** [Project Engineer] The design configuration includes 3 - 60HP vertical axial flow pumps which are capable of flows up to 14,500 GPM each @ 10.0 total depth of head. The discharge pipes combine within a single structure which outfall via 1 - 60" HDPE pipe. Said discharge pipe will be buried and not openly visible to residents.
- 8. Question:** How loud is the noise at work?  
**Response:** [Project Engineer] The pump station will be setback a significant distance from existing residents. The noise emitted from the pump station would be similar to that of an idling diesel truck.

**Questions received from the public;  
Responses from Project Engineer and City Staff**

- 9. Question:** Can you give a picture of the overall appearance of this Stormwater pump station (design drawing)?  
**Response:** [Project Engineer] A site plan of the pump station is included in this response.
- 10. Question:** In which direction will the storm waters be pumped? Will they be pumped over the levy away from Colony Lakes Subdivision or from the other side dumping toward the Colony Lakes subdivision?  
**Response:** [Project Engineer] Storm water will be discharged out of FBCMUD 46 into Flat Bank Creek. Storm water will not be pumped back into the District.
- 11. Question:** Have portable water storm pumps been used in the area in the past?  
**Response:** [Project Engineer] Yes, the District has utilized portable pumps in the past during high water events on the river. The District is constructing the pump station so that they are no longer reliant only on portable pumps to discharge water during high water events on the Brazos River.
- 12. Question:** How will the pump station be accessed once constructed? Do you plan to extend roads from within the subdivision or will it be accessed from the greenbelt behind the subdivision?  
**Response:** [Project Engineer] FBCMUD 46 intends to construct an access road to the pump station from Bethany Bay Drive with this project. The District currently only has access to the future pump station site by way of Thompson Ferry Road on the top of the District levee which is problematic for transporting equipment to the site.
- 13. Question:** What will be the impact on the tree groves adjoining that proposed build site? Will any be torn down? If so, to what extent? (These provide a sound and visual barrier from Hwy 6 and Knights road for our neighborhood and increase our property value.)  
**Response:** [Project Engineer] It is our intent to minimize any clearing of existing trees for construction of the project. The impact to existing tree groves will be minimal and the existing groves should provide significant visual screening from the proposed pump station. An aerial is included with the proposed clearing area approximately shown.
- 14. Question:** Around the pump stations itself, will any **aesthetically** appealing visual and noise barrier be constructed immediately around the pump station to conserve our quiet and privacy? If so, what will that look like? We do NOT want to see or hear the pump station from where we live.

### Questions received from the public;

#### Responses from Project Engineer and City Staff

**Response:** [City Staff] Section 15C.2.A.(1).(e) of the Missouri City Zoning Ordinance provides that “all [landscape] buffer yards required for nonresidential uses in section 11, landscaping...[shall be] installed and maintained...” The city staff recommendation to the Planning and Zoning Commission is to consider whether a landscape screening buffer should be required based on the location of the proposed storm water pump station site. While the overall drainage facility is adjacent to residential lots, the proposed storm water pump station site is not. Due to the location of the storm water pump station site, the City’s landscape screening requirements may not be applicable. MUD No. 46 has proposed the installation of an 8 foot tall fence around the pump station site. The staff recommendation is to require this fence to be constructed of wood at a minimum. Every effort has been made to ensure the pump station facility will be as unobtrusive as possible.

**15. Question:** How do you plan to pay for the pump station? We homeowners who have lived here 20+ years expected this MUD #46 bond to have been paid off by now and the MUD tax eliminated, paving the way for full absorption/full annexation into Missouri City. The subdivision is over 25 years old and build out has been completed for quite some time.

**Response:** [Project Engineer] The District has already sold bonds to pay for the cost of the pump station. This project will not result in any increase to the District’s tax rate.

**Questions received from the public;  
Responses from Project Engineer and City Staff**

**Site pictures provided by MUD Project Engineer:**



**Questions received from the public;  
Responses from Project Engineer and City Staff**

**Site pictures provided by MUD Project Engineer:**

*Approximate tree clear area shown in red*



Planning and Zoning Commission  
October 14, 2020  
Meeting Packet Addendum

Agenda Item 7.C.

**Added 10/13/2020**

October 2, 2020

CITY OF MISSOURI CITY, TEXAS  
Planning and Zoning Commission

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**PURPOSE OF THE HEARING:** To receive comments for or against a request by H. Paul Dodd, NewQuest Properties to zone an approximate 75.58 acre tract of land to PD, Planned Development District to allow for a mixed use development to include retail, commercial and multi-family uses; 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.

\*\*\*\*\*

Dear City Representatives:

I/We protest this proposed rezoning because *Development of this property needs to provide right of way for widening of what is planned for Knight Rd.*  
 I/We support this proposed rezoning because

Sincerely,

*Doris Senior*

*DORIS SENIOR*

Signature

Print Name

*4002 Knight Rd.*

Street Address

Subdivision

Phone Number

Return to:

Development Services Department  
1522 Texas Parkway  
Missouri City, TX 77489  
Email: [planning@missouricitytx.gov](mailto:planning@missouricitytx.gov)

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*Doris Senior*  
Print Name

*DORIS SENIOR*  
Signature