



City of Missouri City

NOTICE OF MEETING

LOCATION/DATE: The City Council of the City of Missouri City will hold a public hearing on Monday, February 15, 2021, 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 City Council 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 City Council 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 Carmen Pearson, Lovett Industrial to amend Exhibit B, Exhibit D and the regulations and restrictions contained in PD, Planned Development District No. 88 (Ordinance O-18-24) to allow BP business park districts uses in addition to LC-3 retail district uses within the area designated as the Commercial Northeast subdistrict on Exhibit B; and to the extent such zoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

SITE LOCATION: PD No. 88 is located to the east and the west of the Fort Bend Parkway (toll road), north of Trammel Fresno Road and south of Lake Olympia Parkway/Lake Olympia Drive. PD No. 88 contains all of the Dry Creek Village residential subdivision and the Amazon Fulfillment Center warehouse presently under construction. The Commercial Northeast subdistrict, subject to the zoning amendment, is located to the east of the Fort Bend Parkway (toll road), north of the Amazon Fulfillment Center and south of Lake Olympia Drive.

SITE LEGAL DESCRIPTION: PD No. 88 contains approximately 432.87 acres described in parts as follows:

Being all of the final plat of Fort Bend Parkway Business Park Phase I, being a subdivision of 40.668 acres of land situated in the Elijah Roark League, A-77, **Fort Bend County, Texas filed and recorded into the Official Public Records, Fort Bend County, Texas as file number 20190105;**

Being all of **Fort Bend Parkway Business Park Phase 2, being a subdivision of 114.404 acres of land situated in the Elijah Roark League, A-77, City of Missouri City, Fort Bend County, Texas filed and recorded into the Official Public Records, Fort Bend County, Texas as file number 20200249;**

Being all of **Dry Creek Village Section One, being a subdivision of 46.60 acres of land out of the H. Shropshire Survey, A313 and the Elijah Roark League, A-77, City of Missouri City, Fort Bend County, Texas filed and recorded into the Official Public Records, Fort Bend County, Texas as file number 20180086;**

Being all of **Dry Creek Village Section Two, being a subdivision of 40.68 acres of land out of the Elijah Roark League, A-77, City of Missouri City, Texas, Fort Bend County, Texas, filed and recorded into the Official Public Records, Fort Bend County, Texas as file number 20200048;**

Being an approximate 152.586 acre tract situated in the Elijah Roark League Survey, A-77, Fort Bend County, Texas same being Tract 11A of Olympia Estates described as Tract 1, containing a portion of the Commercial Northeast and the Business Park East subdistricts as described by Exhibit A, PD No. 88;

Being a 116.302 acre tract situated in the Cochran and McLuer Survey, A-191, Fort Bend County, Texas described as Tract 2, containing a portion of the Commercial Northeast and the Business Park East subdistricts as described by Exhibit A, PD No. 88;

Being an 88.1380 acre tract situated in the Cochran and McLuer Survey, A-191, Fort Bend County, Texas described as Tract 3, containing a portion of the Single-family Residential subdistrict as described by Exhibit A, PD No. 88.

Being a 37.429 acre tract situated in the Elijah Roark League, A-77, Fort Bend County, Texas. Said 37.429 acre tract of land recorded in the name of Point Center Financial, Inc., in Fort Bend County Clerk's File (F.B.C.C.F.) number 2009050702 described as Tract 4, containing a portion of the Single-family Residential subdistrict and all of the Commercial Northwest subdistrict as described by Exhibit A, PD No. 88; and

Being a 38.4163 acre tract being part of the remainder of that certain 80 acre tract of land conveyed to Herman Health Care System, Inc. by a deed recorded under Clerk's File No.9774265, of the Fort Bend County Deed Records (F.B.C.D.R.) lying in the Elijah Roark League Survey, A-77 in Fort Bend County, Texas described as Tract 5, containing the entire Commercial Southeast subdistrict as described by Exhibit A, PD No. 88.

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

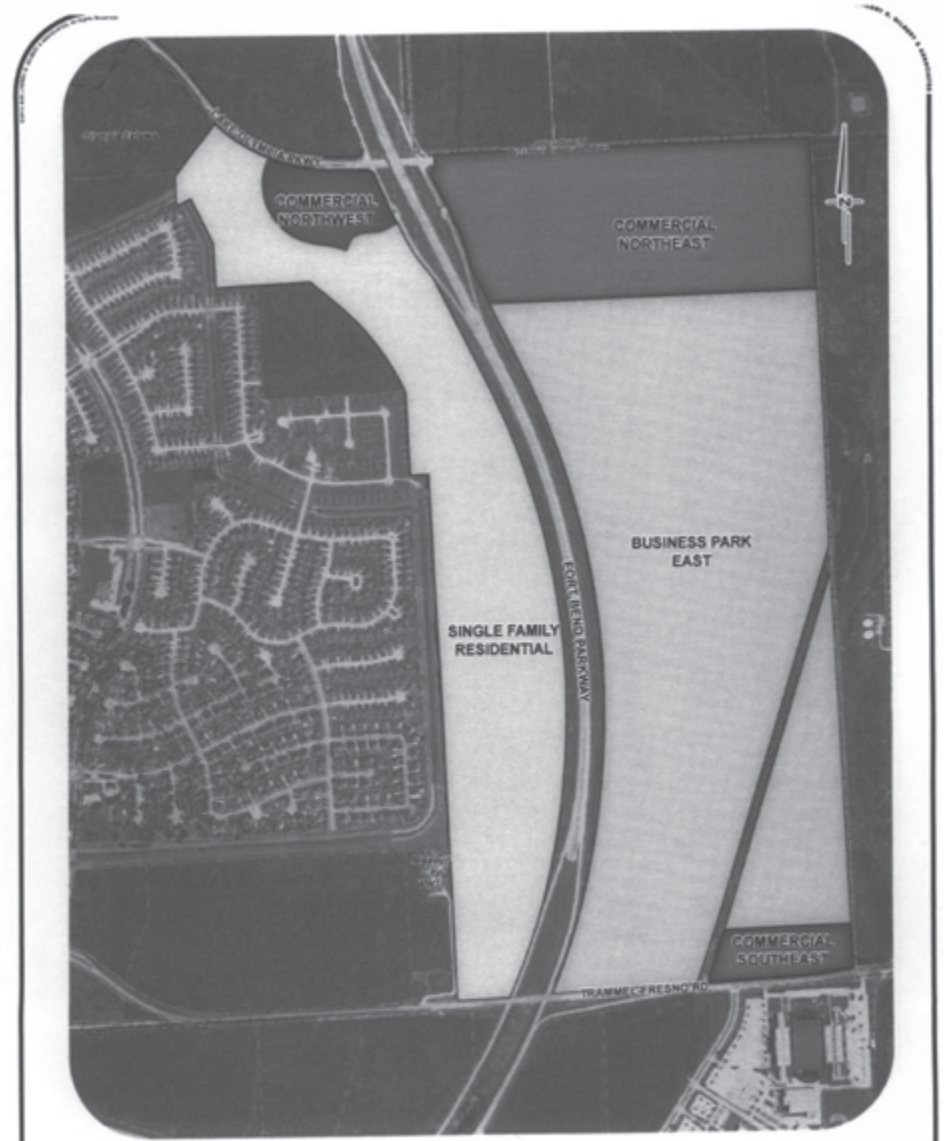
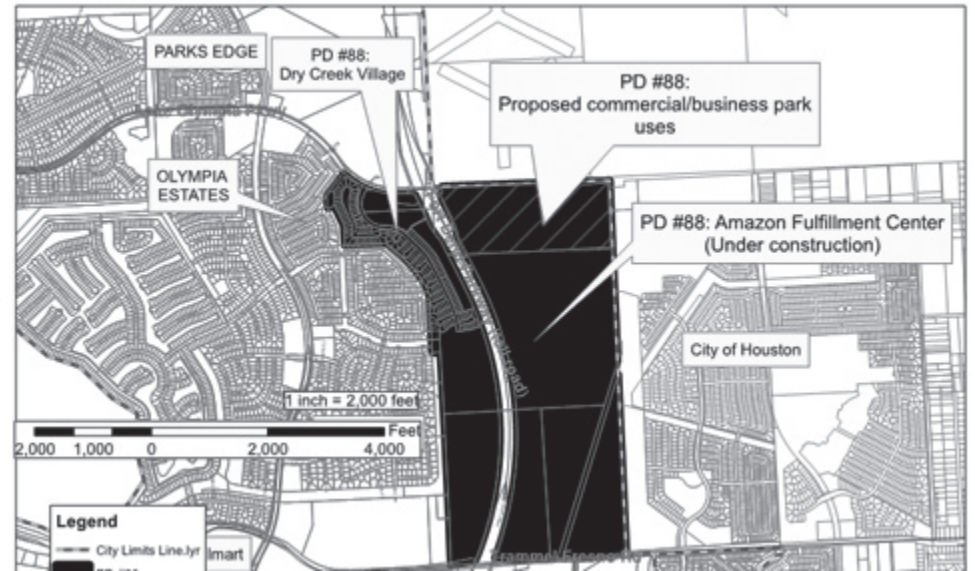


Exhibit B
Concept Plan
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an exhibit for
**FT. BEND PARKWAY TRACT
PD 88**



PLANNING DIVISION
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