

ALLEN OWEN
Mayor

JERRY WYATT
Councilmember at Large Position 1

CHRIS PRESTON
Councilmember at Large Position 2



YOLANDA FORD
Mayor Pro Tem
Councilmember District A
JEFFREY L. BONEY
Councilmember District B
ANTHONY G. MAROULIS
Councilmember District C
FLOYD EMERY
Councilmember District D

CITY COUNCIL MEETING AGENDA

Notice is hereby given of a meeting of the City Council of Missouri City to be held on **Tuesday, January 2, 2018, at 7:00 p.m.** at: **City Hall, Council Chamber, 2nd Floor**, 1522 Texas Parkway, Missouri City, Texas, 77489, for the purpose of considering the following agenda items. All agenda items are subject to action. The City Council reserves the right to meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. PRESENTATIONS AND RECOGNITIONS

- (a) Administer the oath of office to certain members of the City of Missouri City's Tax Increment Reinvestment Zone boards.
- (b) Recognize the 2017 nominees for the Municipal Volunteer Program "MVP of the Year" Award.
- (c) Recognize Noel Andrew Pinnock and Cameron Carter Hunt, City Center at Quail Valley Golf Course employees, for their brave actions on July 22, 2017, in saving a young guest from falling from a balcony.
- (d) Recognize Brandee Mills for being named Miss Harris County.
- (e) Recognize the Missouri City Police Department for receiving the Texas Police Chiefs Association award.

4. PUBLIC COMMENTS

An opportunity for the public to address City Council on agenda items or concerns not on the agenda-those wishing to speak must complete the orange comment card, present the comment card to the City Secretary prior to the beginning of the meeting, and observe a three-minute time limit.

5. STAFF REPORTS

- (a) City Manager announcements.

6. CONSENT AGENDA

All consent agenda items listed are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a councilmember so requests; in which event, the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda. Information concerning consent agenda items is available for public review.

- (a) Consider approving the minutes of the special and regular City Council meetings of December 18, 2017.

7. PUBLIC HEARINGS AND RELATED ACTIONS

(a) Zoning Public Hearings and Ordinances

- (1) Public hearing to receive comments for or against a request to rezone a tract of land from R-4, patio-cluster residential district, to PD planned development district to allow for the development of a multifamily residential community for independent senior adults; providing for an amendment to the Comprehensive Plan; and consider a related ordinance on the first of two readings. The subject site is located north of the Knanaya Homes residential subdivision, south of Scanlin Road, and west of Staffordshire Road, the Hunters Green and Quail Green West residential subdivisions.

(b) Public Hearings and related actions – *There are no Public Hearings and related actions on this agenda.*

8. APPOINTMENTS – *There are no Appointments on this agenda.*

9. AUTHORIZATIONS

- (a) Consider approving a parkland dedication proposal for the Hilson Knight Road Estate.
- (b) Consider ratifying the appointment of Councilmember Chris Preston as the Public Sector Representative for the Fort Bend Regional Council.

10. ORDINANCES – *There are no Ordinances on this agenda.*

11. RESOLUTIONS

- (a) Consider a resolution approving the submission of a grant application to the Houston Urban Area Security Initiative to fund the purchase of site licensing and software for enhancements to the City of Missouri City radio communications system.

12. CITY COUNCIL ANNOUNCEMENTS

Discussion, review, and possible action regarding a meeting or activity of one or more of the following entities (each entity refers to a City of Missouri City entity unless otherwise indicated):

Charter Review Commission, Community Development Advisory Committee, Construction Board of Adjustments, Electrical Board, Parks Board, Planning and Zoning Commission, Tax Increment Reinvestment Zone Boards, Fort Bend Chamber of Commerce, Houston-Galveston Area Council, Fort Bend Regional Council, Texas Municipal League, Fort Bend County, Harris County, Gulf Coast Building and Construction Trades Council, Mayor's Youth Commission, Finances and Services Committee, Fort Bend Leadership Forum, Fort Bend County Drainage District, Economic Development Committee, Missouri City Parks Foundation, Missouri City Police and Fire Auxiliary, Livable Community Committee, Texas Parkway Alliance, High Performance Organization Committee, Missouri City Juneteenth Celebration Foundation, Fort Bend County Mayor and Council Association, METRO, Planning, Development and Infrastructure Committee, Fort Bend Independent School District, Greater Fort Bend Economic Development Coalition, Transportation Policy Council, Community Development Advisory Committee, Veterans Memorial Committee, Missouri City Recreation and Leisure Local Government Corporation, Missouri City Development Authority, and the Greater Houston Partnership and Emergency Management updates.

13. CLOSED EXECUTIVE SESSION

The City Council may go into Executive Session regarding any item posted on the Agenda as authorized by Chapter 551 of the Texas Government Code.

14. RECONVENE

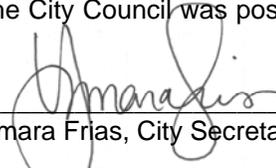
Reconvene into Regular Session and Consider Action, if any, on items discussed in Executive Session.

15. ADJOURN

In compliance with the Americans with Disabilities Act, the City of Missouri City will provide for reasonable accommodations for persons attending City Council meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact Maria Jackson, City Secretary, at 281.403.8686.

CERTIFICATION

I certify that a copy of the January 2, 2018, agenda of items to be considered by the City Council was posted on the City Hall bulletin board on December 29, 2017, at 4:00 p.m.



Yomara Frias, City Secretary's Office

I certify that the attached notice and agenda of items to be considered by the City Council was removed by me from the City Hall bulletin board on the ____ day of _____, 2018.

Signed: _____ Title: _____



**Council Agenda Item
January 2, 2018**

1. ROLL CALL

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FLOYD EMERY
Councilmember District D

CITY COUNCIL SPECIAL MEETING MINUTES

The City Council of the City of Missouri City, Texas, met in special session on **Monday, December 18, 2017**, at the City Hall, Council Conference Room, 2nd Floor, behind the Council Chamber, 1522 Texas Parkway, Missouri City, Texas, 77489, at **5:45 p.m.** to consider the following:

1. CALL TO ORDER

Mayor Owen called the meeting to order at 6:09 p.m.

Those also present: Mayor Pro Tem Ford, Councilmembers Preston, Boney, Maroulis, and Emery; City Manager Snipes, City Attorney Iyamu, City Secretary Jackson, Assistant City Manager Atkinson, Assistant City Manager Elmer, Director of Development Services Spriggs, Director of Financial Services Atmore, Golf Course General Manager Stittleburg, Fixed Assets/C.I.P. Manager Chui, Budget and Financial Reporting Manager Inamdar, Customer Relations Specialist II Nixon, and Media Relations Specialist Stottlemeyer. Also present: Glen Whitehead and John Hightower. Absent: Councilmember Wyatt.

Councilmember Emery moved to take agenda item 2b out of order. Councilmember Maroulis seconded.
MOTION PASSED UNANIMOUSLY.

2. DISCUSSION/POSSIBLE ACTION

- (a) Consider the reappraisal of property damaged as a result of Hurricane Harvey pursuant to the Texas Tax Code, Section 23.02.

Assistant City Manager Atkinson and Glen Whitehead presented on the reappraisal of property damaged as a result of Hurricane Harvey. Councilmember Emery requested his comments to be included with the meeting minutes as Attachment "A."

Mayor Owen requested to take the executive session out of order.

3. CLOSED EXECUTIVE SESSION

After proper notice given pursuant to the Texas Open Meetings Act, the City Council went into Executive Session at 6:50 p.m.

Texas Government Code, Section 551.071 – Consultation with attorney to seek or receive legal advice regarding pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the City under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act: (a) December 18, 2017 Regular Meeting Item 7(a)(1) relating to a telecommunications tower; (b) controlled substances at City animal shelter; and (c) Creekmont Community Association, Inc. and Rena Marshall vs. Allen Owen, in his official capacity as Mayor of the City of Missouri City, Texas, and Maria Jackson, in her official capacity as City Secretary (Cause No. 2017-05988, 125th Judicial District Court of Harris County, Texas).

Texas Government Code, Section 551.074 – Deliberations concerning the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint or charge against an officer or employee: the city attorney.

4. RECONVENE

At 7:10 p.m., Council reconvened into open session. No action was taken in executive session.

2. DISCUSSION/POSSIBLE ACTION

- (b) Consider and discuss Tax Increment Reinvestment Zone 1 and 2 board member appointments.

City Secretary Jackson presented on the Tax Increment Reinvestment Zone 1 and 2 board member appointments.

Councilmember Boney moved to appoint Cherie Jones to TIRZ No.1, position 5. Councilmember Emery seconded. **MOTION PASSED UNANIMOUSLY.**

Mayor Pro Tem Ford moved to appoint Gloria Lucas to TIRZ No. 2, Position 1. Councilmember Boney seconded. **MOTION PASSED UNANIMOUSLY.**

- (c) Discuss the relationship between the City of Missouri City and the Missouri City Recreation & Leisure Local Government Corporation.

City Council requested to place agenda item 2c on an upcoming City Council meeting.

- (d) Discuss the Capital Improvement Program.

City Council requested to place agenda item 2d on an upcoming City Council meeting.

5. ADJOURN

The special City Council meeting adjourned at 7:12 p.m.

ATTEST:

Allen Owen, Mayor

Maria Jackson, City Secretary

Item 2e: Consider authorizing reappraisal of property damaged as result of Hurricane Harvey

Overview:

Reappraisal of property value due to Harvey damage can only be invoked when the property area has been declared a disaster zone by the Texas Governor and the taxing authority (MC) authorizes the FBCAD to do so. Individuals or businesses can't seek an independent reappraisal action from the FBCAD for the purpose of calculating the MC tax obligation without the MC authorization. This reappraisal will take into account the loss of home or business property values due to wind or flood damage created by Harvey.

Reappraisal's will be performed by FBCAD inspections/inspectors or flyover analysis performed by FBCAD. Outside appraisers may be used if volume warrants their use. Schedule for this action is currently being formulated by FBCAD

This process only covers tax relief as it applies to the loss of home/business value due to Harvey damage. Recovery of cost to repair damage from Harvey is covered separately by the homeowners' property and/or flood insurance.

For tax year 2017 the existing appraised value from 1/1/2017 to 8/27/2017 (65%) and the reappraised value from 8/28/2017 to 12/31/2017 (35%) will be used collectively to calculate the Y2017 tax obligation

The adjusted reappraised value will only be used for Y2017 tax calculation purposes and on 1/1/2018 the appraised value will revert back to the original 1/1/2017 appraised value. The homeowner can protest their appraised value should they not agree with either the reappraisal value for 2017 or the reinstated appraised value of 1/1/2018.

MC has not authorized FBCAD to perform a property reappraisal due to Harvey damage and therefore the reappraised value will not be used to calculate the Y2017 MC tax obligation. FBISD, FBC, Sugarland, Richmond, Rosenberg, Katy, Fulshear and numerous LIDS/MUDS have authorized this reappraisal. MC residents affected by Harvey damage will however receive a revised tax statement based on the reappraisals authorized by FBISD and FB County. This tax statement will reflect the MC decision not to authorize a reappraisal.

Writers Opinion (CM Floyd Emery)

This issue is a tax fairness issue regarding the affected homeowners' MC property tax obligation. Our current property tax process allows homeowners to protest their annual FBCAD appraised property value and this reappraisal is a one-time extension of that process.

The financial impact from this process should be handled in the same manner as those reductions in tax revenue due to the reduction of property values/tax revenue created from the annual FBCAD tax appraisal protest process. This would include the pro-rata share of FBCAD cost to perform the reappraisal process.

For many MC residents affected by Harvey damage the revised tax statement they receive from the FBISD and FBC reappraisal will be the 1st time they become aware that the reappraised value was not taken into consideration when calculating their MC tax obligation. This will raise questions for MC Officials and FBCAD to address why MC did not authorize this action and provide similar tax relief. This potentially would create a Public Relations issue and potentially a legal issue with our homeowners.

Tax relief through the reappraisal process provides a tax reduction commensurate with the loss of home values due to Harvey. A predetermined set amount to reimburse each affected homeowner for the loss of this tax reduction as a means to compensate for this loss will produce an unequal distribution of funds that are not representative of each resident's actual tax loss.

Impact from reappraisal of property's value on FBCAD records, when property owner is either attempting to refinance, draw down equity or sale/purchase, is a remote possibility. In most instances the FBCAD records are not the primary source for establishing value. Rather in these instances an independent appraisal by an independent appraisal firm will be required to establish this value. Further, whether MC participates in this reappraisal process or not the FBCAD records will reflect that the property was reappraised due to Harvey flood or wind damage based on FBISD and FB County authorizations for reappraisal

Estimated reduction of taxes collected due to reappraisal

Estimated 350 homes damaged with estimated \$250,000 average appraised value or \$87,500,000 in total assessed values

\$87,500,000 @ .600/100 tax rate or \$525,000 (*) expected taxes to be collected in Y2017

350 homes with est. damage of \$50,000 (20%) provides reappraised assessed value of \$70,000,000

\$70,000,000@ .600/100 tax rate or \$420,000 (**) reduced taxes to be collected for Y2017

Prorated calculation of taxes collected

\$525,000 (*) full year taxes x 65% (from 1/1/2017 to 8/28/2017 - date of disaster) = \$341,250

\$420,000 (**) adjusted reappraised full year taxes x 35% (from Aug. 29th to Dec.31) = \$147,000

\$341,250 + \$147,000 = \$488,250 adjusted taxes to be collected in Y2017

Estimated Reappraisal impact for only the 2017 tax year

\$525,000 taxes collected w/o adjustment for these 350 homes

\$488,250 taxes collected w/reappraisal adjustment for these 350 homes

\$36,750 less taxes collected in Y2017 with reappraisal of 350 homes

\$10,652 MC pro-rata share of FBCAD reappraisal fee

\$47,402 estimated cost to authorize reappraisal or \$135.43 average per home

Conclusion of Writer: (CM Floyd Emery)

Missouri City City Council should authorize the reappraisal process and direct Mayor Owen to convey this authorization to the FBCAD

Basis for Decision

Tax Fairness Issue

Reappraisal provides Tax Relief when appraised value is reduced

Similar process for tax relief is allowed in the annual FBCAD appraisal protest process

FBC, FBISD, Sugarland, Richmond, Rosenberg and Katy have authorized reappraisal

MC citizens trusted us by approving the recent tax rate increase and we owe it to them to allow any reductions in assessed value when determining their tax obligation to the City

Financial Impact

Reduction of property tax obligation is not a direct cost to the City rather it is a reduction of property tax revenue collected

As with any shortfall of revenue there are several options to consider when formulating our Budget:

Reduce spending/services beginning with lowest priority items. This would exclude Public Safety and Public Services

Utilize General Fund \$ to the point where it would not affect our General Fund Policy target of 20 to 30%

Raise tax rate to make up tax revenue shortfall

Other Considerations

FBCAD records and revised FBC tax statements will reflect a reappraisal of property based on FBC and FBISD authorizations

Appraised value of property for refinancing/equity drawdown and buying/selling will normally be established by an independent appraisal/appraiser not the FBCAD appraisal records

Affected residents will question why MC did not reduce their MC tax obligation through the reappraisal process. This would create a PR issue and potential lawsuits.

Questions from residents regarding MC reappraisal decision will be forthcoming when the affected property owners receive the revised tax statement from the County

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CITY COUNCIL MEETING MINUTES

The City Council of the City of Missouri City, Texas, met in regular session on **Monday, December 18, 2017**, at the City Hall, Council Chamber, 2nd Floor, 1522 Texas Parkway, Missouri City, Texas, 77489, at **7:00 p.m.** to consider the following:

1. **ROLL CALL**

Mayor Owen called the meeting to order at 7:16 p.m.

Those also present: Mayor Pro Tem Ford, Councilmembers Preston, Boney, Maroulis, and Emery; City Manager Snipes, City Attorney Iyamu, and City Secretary Jackson. Absent: Councilmember Wyatt.

2. The **PLEDGE OF ALLEGIANCE** was by Assistant City Manager Atkinson.

3. **PRESENTATIONS AND RECOGNITIONS**

Assistant Fire Chief/Fire Marshal Rios presented the badge pinning of the Fire Administrative Lieutenant Robert Williams. Assistant Fire Chief Johnson presented the badge pinning of the Senior Fire Inspector Robert D. Jasper.

Mayor Owen asked City Manager Snipes to speak regarding the Animal Shelter. Snipes discussed the animal services operations, an investigation of the prescription drugs being handled in the shelter, and the volunteer program. He also addressed the Glenn Lakes project.

4. **PUBLIC COMMENTS**

Megan Fiero and Cindy Hardin, 3706 Ridgeview Drive, discussed the traffic at Quail Valley and requested stop signs. They turned in a petition of citizens in support of more stop signs.

Irv Smith, 2910 Hampton Drive, spoke in support of Animal Shelter volunteer program.

Lisa Graschkus, 4318 Goldenrod Lane, spoke about the Animal Shelter volunteers not being able to photograph animals.

Jennifer Gibbons, 3007 Road Runner Walk, was a Missouri City Animal Shelter volunteer who spoke in support of the volunteer program.

Valerie Tolman, 4002 Alexis Tate Circle, discussed the animal shelter volunteer program needs.

Davis Tolman, 4002 Alexis Tate Circle, spoke as a volunteer of the animal shelter and his opinion on the role of city government.

Marleen Uzick, 3107 N. Park Drive, read an article in The Katy News regarding the work of Friends of Missouri City Animal Shelter.

Brenda Clark, 3418 La Costa Road, discussed the animal shelter volunteer program and its needs.

Brigitte Turner, 26127 Sandersgate Lane, Katy, TX, Former Director of the Rosenberg Animal Shelter, discussed the volunteer program.

Lynn Morgan, 4510 Oak Vista Drive, president of the Friends of Missouri City Animal Shelter, requested a response on why the Animal Shelter Advisory Board met once and why emails released to City Council have not been answered. Morgan also discussed medication that was ceased from the animal shelter.

Erika Garcia, 1234 Manchester Circle, was the photographer for the Animal Shelter volunteers and spoke of the needs of the shelter.

Bruce Zaborowski, 7915 Chancel, spoke of needs of the animal shelter.

5. STAFF REPORTS

City Manager Snipes stated the Glenn Lakes Bridge questions may be directed to Assistant City Manager Elmer. He acknowledged Magic 102.1's Robert Washington passing. Snipes reminded everyone that non-emergency city offices would be closed Friday, December 22 and Monday, December 25.

6. CONSENT AGENDA

- (a) Consider approving the minutes of the special and regular City Council meetings of December 4, 2017.

Councilmember Boney moved to approve the Consent Agenda pursuant to recommendations by City Staff. Councilmember Maroulis seconded. **MOTION PASSED UNANIMOUSLY.**

7. PUBLIC HEARINGS AND RELATED ACTIONS

(a) Zoning Public Hearings and Ordinances

- (1) Consider an ordinance granting a specific use permit to allow for the continued location of a religious place of assembly and to allow for the location of a telecommunications tower and associated equipment; providing for an amendment to the Comprehensive Plan; and consider the ordinance on the second and final reading. The subject site is located at 3900 Raoul Wallenberg Lane, north of Lone Star Pet Lodge, south of Oyster Creek, east of a Walmart, and west of a Kiddie Academy (under construction).

Planning Manager Gomez noted City Council requested photo simulations which have been provided by the applicant. Bev Francis, attorney for Eco-Site, discussed the telecommunications towers needs in Missouri City. Paul Williams, Radio Frequency Engineer for T-Mobile, spoke of the antenna usage and the need for the proposed site. He noted the site at the City's Municipal Court has reached capacity and users would experience failed data connections. Mayor Owen asked about the range. Mr. Williams stated the site would cover a little more than a quarter mile. Councilmember Boney stated he would have liked to see a diagram with a maximum number of users and all of the antennas.

Mayor Pro Tem Ford stepped away at 8:30 p.m. and returned at 8:39 p.m.

Councilmember Maroulis moved to approve the ordinance. Councilmember Boney. **MOTION PASSED UNANIMOUSLY.**

There were no **Public Hearings and related actions.**

8. APPOINTMENTS

- (a) Consider appointing members to the Transportation Policy Council and the Technical Advisory Committee for the Houston-Galveston Area Council.

Councilmember Emery moved to appoint Assistant City Manager Elmer as the primary member and Director of Public Works/City Engineer Kumar as the alternate member to the Transportation Policy Council and the Technical Advisory Committee for the Houston-Galveston Area Council. Councilmember Boney. **MOTION PASSED UNANIMOUSLY.**

9. AUTHORIZATIONS

- (a) Consider authorizing the City Manager to execute an agreement for the provision of traffic light signal parts and accessories.

Mayor Pro Tem Ford moved to authorize the City Manager to execute an agreement for the provision of traffic light signal parts and accessories. Councilmember Preston seconded. **MOTION PASSED UNANIMOUSLY.**

- (b) Consider authorizing the execution of an interlocal cooperation agreement between Palmer Municipal Utility District No. 1 and Missouri City for wastewater capacity.

Councilmember Boney moved to authorize the execution of an interlocal cooperation agreement between Palmer Municipal Utility District No. 1 and Missouri City for wastewater capacity. Councilmember Emery seconded. **MOTION PASSED UNANIMOUSLY.**

- (c) Consider authorizing the City Manager to negotiate and execute a contract for financing the data center equipment.

Mayor Pro Tem Ford moved to authorize the City Manager to negotiate and execute a contract for financing the data center equipment. Councilmember Maroulis seconded. **MOTION PASSED UNANIMOUSLY.**

- (d) Consider authorizing the City Manager to negotiate and execute a contract for Open Source Solutions Institute site licenses.

Councilmember Boney moved to authorize the City Manager to negotiate and execute a contract for Open Source Solutions Institute site licenses. Councilmember Emery seconded. **MOTION PASSED UNANIMOUSLY.**

There were no **ORDINANCES.**

11. RESOLUTIONS

- (a) Consider a resolution adopting a schedule of fees for the parks.

Director of Parks and Recreation Mangum stated the change in fee schedule was to accommodate the market analysis of athletic programs and rental locations. Mayor Pro Tem Ford requested to see how the rates affect rentals, if at all, in the next year's review.

Mayor Pro Tem Ford moved to approve the resolution. Councilmember Maroulis seconded. **MOTION PASSED UNANIMOUSLY.**

- (b) Consider a resolution adopting a community event participation policy.

Assistant City Manager Atkinson discussed amendments to the policy.

Councilmember Boney moved to approve the resolution. Councilmember Emery seconded. **MOTION PASSED UNANIMOUSLY.**

12. CITY COUNCIL ANNOUNCEMENTS

Mayor Pro Tem Ford wished everyone a Merry Christmas. Councilmember Boney wished everyone a Merry Christmas and wished Councilmember Wyatt a speedy recovery. Boney also thanked the Communications Department for creating a flyer to promote an event in conjunction with Houston Community College and thanked Assistant City Manager Atkinson for checking and inspecting the family dollar building. Mayor Owen wished everyone a Merry Christmas. Owen emphasized the well blowout took place in the City of Houston, although it has a Missouri City address.

13. ADJOURN

The regular City Council meeting adjourned at 8:58 p.m.

ATTEST:

Allen Owen, Mayor

Maria Jackson, City Secretary



**CITY COUNCIL
AGENDA ITEM COVER MEMO**

January 2, 2018

To: Mayor and City Council
Agenda Item: 7(a)(1) Vrindavan Resorts active, independent senior community - PD, Planned Development District
Submitted by: Jennifer Thomas Gomez, AICP, Planning Manager

SYNOPSIS

This is the first of two readings of an ordinance to rezone a tract of land from R-4, patio-cluster residential district to PD, Planned Development District to allow for the development of a multifamily residential community for active, independent senior adults.

The subject site is located north of the Knanaya Homes residential subdivision, south of Scanlin Road, and west of Staffordshire Road, the Hunters Green and Quail Green West residential subdivisions.

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Have quality development through buildout

BACKGROUND

Vrindavan Resorts is a proposed active senior living community to consist of approximately 20 buildings and providing between 160 and 164 dwelling units. The community is proposed to consist of three building types containing attached garages. The community would include several common areas for residents. Green space would be provided along the frontage of Staffordshire Road, in areas designated for outdoor activity to include a pickleball court/badminton court; yoga garden; pond and open space.

Staff recommended approval and the Planning and Zoning Commission forwards a positive recommendation for the proposed age-restricted use (restricted to persons aged 55+ years) and the application of the MF-2, multifamily residential regulations. In addition, the applicant has requested deviations on the following items:

Request	Staff Recommendation	P&Z Recommendation
Section 7A.2.D.2: The transition in height of the buildings from the perimeter of the property to the interior.	To approve.	To approve.
Section 7A.D.7: To allow for the use of shingle roofing material for all residential buildings.	To approve.	To approve.
Section 11.4.D: To allow for a reduced transitional buffer yard along the northern perimeter of the development	To approve, provided that such buffer yard consist of a minimum 8-foot tall masonry wall with associated landscaping.	To approve as staff recommended.

Section 12.2: To allow for a reduction to the minimum parking spaces required. Proposed is 1.3 parking spaces per dwelling unit. (See Parking deviation request)	To allow for a reduction to a minimum of 1.4 spaces per dwelling unit.	To approve as staff recommended.
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BUDGET/FISCAL ANALYSIS

Funding Source	Account Number	Project Code/Name	FY__ Funds Budgeted	FY__ Funds Available	Amount Requested
None.					

Purchasing Review: None.
Financial/Budget Review: None.

Note: Compliance with the conflict of interest questionnaire requirements, if applicable, and the interested party disclosure requirements (HB 1295) has been confirmed/is pending within 30-days of this Council action and prior to execution.

SUPPORTING MATERIALS

1. Ordinance
2. Draft Planning and Zoning Commission meeting minutes (December 13, 2017)
3. Planning and Zoning Commission final report
4. Application
5. Owner authorization
6. Ortho map
7. Site pictures
8. Exterior building elevations
9. Parking deviation request
10. Notice of public hearing
11. Notice of public hearing to adjoining property owners
12. Mailing labels for adjoining property owners
13. Rezoning application protest letters analysis

STAFF'S RECOMMENDATION

Staff recommends approval of the first reading of the ordinance.

Director Approval: Otis Spriggs, AICP, Development Services

**Assistant City Manager/
City Manager Approval:** Scott Elmer, Assistant City Manager

ORDINANCE NO. O-18-__

AN ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS, CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 13.68 ACRES OF LAND FROM R-4 PATIO-CLUSTER RESIDENTIAL DISTRICT TO PD PLANNED DEVELOPMENT DISTRICT NO. 105; DESCRIBING SAID 13.68 ACRES OF LAND; REGULATING AND RESTRICTING THE DEVELOPMENT AND USE OF PROPERTY WITHIN SUCH PD PLANNED DEVELOPMENT DISTRICT; AMENDING THE ZONING DISTRICT MAP OF THE CITY OF MISSOURI CITY; PROVIDING FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN; PROVIDING FOR REPEAL; PROVIDING A PENALTY; PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

* * * * *

WHEREAS, Vrindavan Resorts LLC is the owner of approximately 13.68 acres of land within the corporate limits of the City of Missouri City, Texas (the "Property"); and

WHEREAS, the Property presently has a zoning classification of R-4 Patio-Cluster Residential District under Ordinance No. O-95-45, adopted on November 20, 1995; and

WHEREAS, the owner's agent, Jils M. Skariah of Trimcos, LLC has made application to the City of Missouri City to change the zoning classification of the Property from R-4 Patio Cluster Residential District to PD Planned Development District; and

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

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

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

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

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

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

Section 3. The zoning classification of the Property is hereby changed from R-4 patio cluster residential district to PD Planned Development District No. 105. The Property is more fully described in the legal description in Exhibit “A,” attached hereto and made a part hereof for all purposes, and is depicted in Exhibit “A-1,” attached hereto and made a part hereof for all purposes. Exhibit “A-1” shall be for reference purposes only. In the event that Exhibit “A-1” conflicts with Exhibit “A,” Exhibit “A” shall prevail.

Section 4. The PD Planned Development District shall be developed in accordance with the Missouri City Code, including the City of Missouri City Zoning Ordinance, specifically all regulations that apply to MF-2 multifamily residential districts, and is subject to the following regulations and restrictions:

- A. Purpose.** The PD Planned Development District may include a multifamily residential facility restricted to residents of at least 55 years of age. Improvements to the site shall be designed to enhance the overall urban design and nature of the surrounding area.
- B. Site Plan.** The planned development district shall be developed generally in accordance with the site plan, Exhibit “B,” attached hereto and made a part hereof for all purposes.
- C. Use regulations.** In the planned development district, no building, structure, or land shall be used and no building or structure shall be hereafter erected, reconstructed, altered or enlarged except as provided in this Ordinance.

The following use shall be allowed:

- 1. MF-2 multifamily residential district uses restricted to residents of at least 55 years of age.
- D. Use district regulations.** Except as set forth in Subsections 4.E to 4.G of this Ordinance, MF-2 multifamily residential district regulations contained in Subsection 7.9, MF-2 multifamily residential district, of the City of Missouri City Zoning Ordinance shall apply.
- E. Architectural standards.** Except as set forth herein, all buildings and structures constructed in the planned development district shall be constructed in accordance with Section 7A, Architectural Design Standards, of the City of Missouri City Zoning Ordinance.
 - 1. Dwelling-unit buildings are not required to transition in height from lower to higher from the perimeter to the interior of the development. The taller buildings in the development may be located along the perimeter of the development. Buildings with up to three-story dwelling units may be located around the perimeter of the development.
 - 2. Roofing materials may consist of composition shingles, provided that the specifications for such shingles are provided to and approved by the

City's Development Services Department and, further, provided that a warranty of at least 30 years is provided for such shingles.

F. Landscaping regulations. Except as set forth herein, the landscaping regulations contained in Section 11, Landscaping, of the City of Missouri City Zoning Ordinance shall apply.

1. A buffer yard of less than 10 feet is allowed along the northern property line of the Property, provided that such buffer yard shall consist of a masonry wall a minimum of eight feet in height and either one canopy tree per 30 linear feet of buffer yard or an opaque, live, vegetative screening, provided that such screening is maintained in accordance with Subsection 11.4.D of Section 11 of the City of Missouri City Zoning Ordinance.

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

1. A minimum of 1.4 parking spaces are required for each dwelling unit.

H. Development schedule. This Ordinance shall expire on the fifth anniversary of the date the first permit application was filed for this project, provided no progress has been made toward the completion of this project.

Section 5. The Zoning District Map of the City of Missouri City shall be revised and amended to show the zoning classification of said approximately 13.68-acre tract of land with the appropriate references thereon to the number and effective date of this Ordinance and a brief description of the nature of these changes.

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

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

Section 8. *Repeal.* Ordinance Number O-95-45, adopted by the City Council of the City of Missouri City on November 20, 1995, is hereby repealed only to the extent of conflict with this Ordinance. Any ordinance or any other part of any other ordinance in conflict herewith shall be and is hereby repealed only to the extent of such conflict.

Section 9. *Penalty.* Any person, firm, partnership, association, corporation, company, or organization of any kind who or which violates any provision of this zoning ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in an amount not to exceed Five Hundred Dollars (\$500.00). Each day during which said violation shall exist or occur shall constitute a separate offense. The owner or owners of any property or of

premises where any violation of this zoning ordinance shall occur, and any agent, contractor, builder, architect, person, or corporation who shall assist in the commission of such offense shall be guilty of a separate offense unless otherwise prohibited by law and, upon conviction thereof, shall be punished as above provided.

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

PASSED and APPROVED on first reading this ____ day of _____, 2018.

PASSED, APPROVED and ADOPTED on second and final reading this ____ day of _____, 2018.

Allen Owen, Mayor

ATTEST:

APPROVED AS TO FORM:

Maria Jackson, City Secretary

E. Joyce Iyamu, City Attorney

METES AND BOUNDS DESCRIPTION OF 13.6766 ACRES

A TRACT OR PARCEL OF LAND CONTAINING 13.6766 ACRES SAVE AND EXCEPT 0.2662 ACRE TRACT BEING OUT OF AND A PART OF A 52.5 ACRE TRACT CONVEYED TO THOMPSON FAMILY FARM, LTD., RECORDED IN CLERK'S FILE NO. 200414711 OF THE FORT BEND COUNTY DEED RECORDS IN THE WILLIAM T. NEAL SURVEY, ABSTRACT 64 IN FORT BEND COUNTY, TEXAS, SAID 13.6766 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING at an "X" mark set in concrete marking the Northeast corner of Lot 57, Block 1 of Knanaya Homes Subdivision recorded in Clerk's File No. 20050203 of the Fort Bend County Deed Records, the Southeast corner of the herein described 13.6766 acre tract in the Southwest right-of-way line of Staffordshire Road (60 ft. right-of-way);

THENCE South 78 degrees 16 minutes 10 seconds West with the South boundary of the herein described tract and the North boundary of Block 1 of said Knanaya Homes Subdivision a distance of 1252.99 ft. to a point (3/8 inch iron rod set with cap at 0.50 ft. for reference) at the Southwest corner of the herein described tract, the Northwest corner of Lot 35 being in the East boundary of a 100 ft. drainage easement;

THENCE North 02 degrees 31 minutes 08 seconds West with the East boundary of said 100 ft. drainage easement a distance of 568.02 ft. to a 3/8 inch iron rod set with cap at a point on said line and the PC of curve to the left;

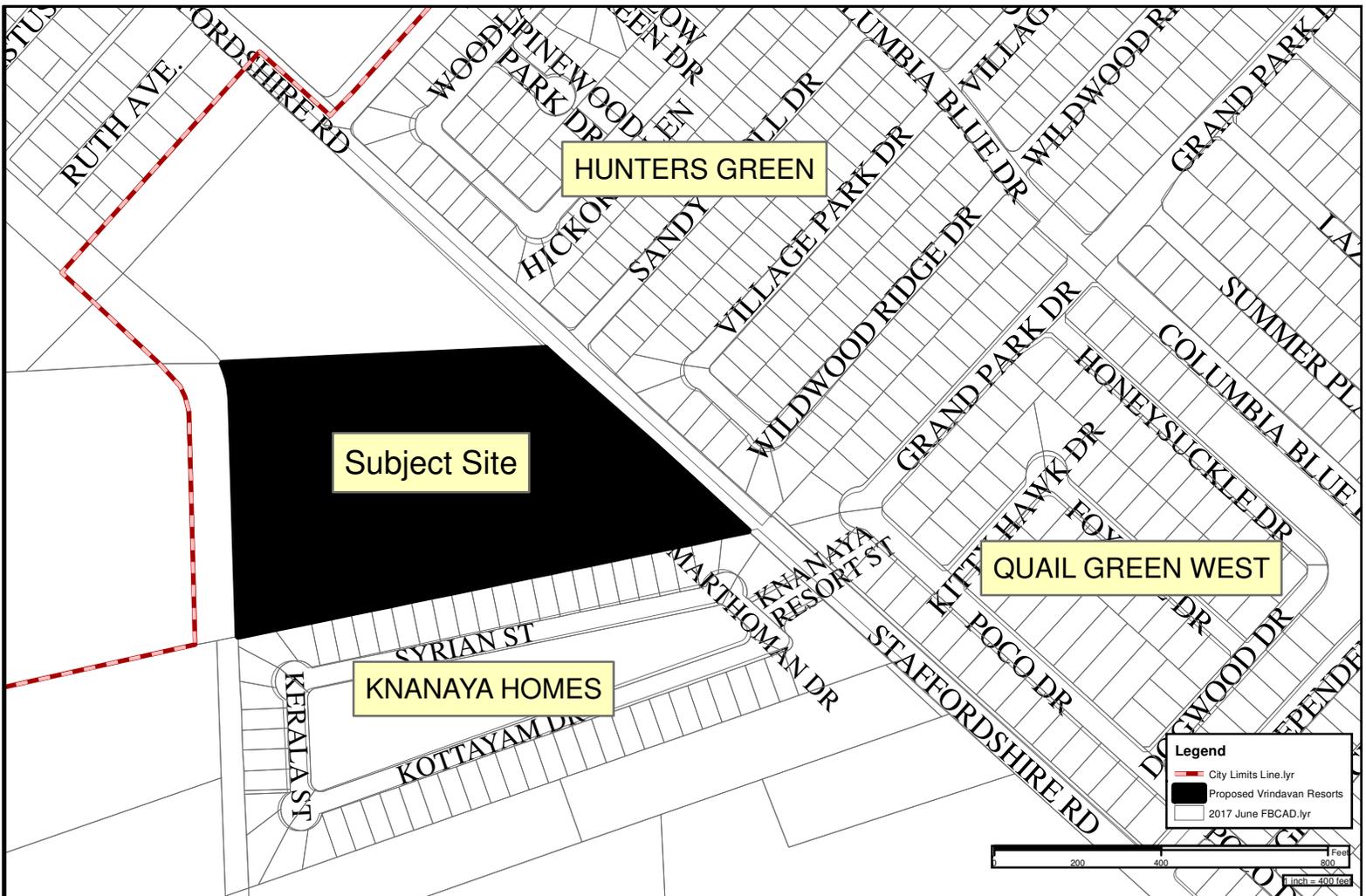
THENCE with the Easterly boundary of said drainage easement and with said curve to the left having a radius of 249.70 ft., an arc length of 89.54 ft., a central angle of 20 degrees 32 minutes 44 seconds and a long chord bears North 17 degrees 36 minutes 08 seconds West a distance of 89.06 ft. to a 5/8 inch iron rod found at the Northwest corner of the herein described tract and the Southwest corner of a 7.786 acre tract conveyed to Thomas Oliyam Kunnel and Jessie K. Mani recorded in Clerk's File No. 2014121680 of the Fort Bend County Deed Records;

THENCE North 87 degrees 11 minutes 13 seconds East with the South boundary of said 7.786 acre tract passing a 1 inch iron pipe found at the Northeast corner of the herein described tract, the Southeast corner of said 7.786 acre tract in the Southwesterly right-of-way line of said Staffordshire Road at 801.08 ft. a total distance of 826.39 ft. to a point at the Northeast corner of the herein described tract;

THENCE South 47 degrees 36 minutes 24 seconds East with the Southwest right-of-way line of said Staffordshire Road a distance of 643.20 ft. to a point at the Southeast corner of the herein described tract;

THENCE South 78 degrees 16 minutes 10 seconds West a distance of 22.16 ft. to the PLACE OF BEGINNING and containing 13.6766 acres of land.







MINUTES
PLANNING AND ZONING COMMISSION
CITY OF MISSOURI CITY, TEXAS
December 13, 2017

1. CALL TO ORDER

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

2. ROLL CALL

Commissioners Present:

Sonya Brown-Marshall
Reginald Pearson
Ramesh Anand
Hugh Brightwell
Len Goff, Jr.
Tim Haney
John O'Malley
Courtney Johnson Rose

Commissioners Absent: Commissioner Brightwell

Councilmembers Present: None

Staff Present:

Otis T. Spriggs, Director of Development Services
Shashi Kumar, City Engineer/Director of Public Works
James Santangelo, Assistant City Attorney
Jennifer Hobbs, Assistant City Engineer
Jennifer Gomez, Planning Manager
Thomas White, Planner II
Nancy Desobry, Office Manager

Others Present:

George Dela Rosa
Jils Skariah

Geoff Freeman

Sasidharan Nair

7. ZONING MAP AMENDMENTS

A. PUBLIC HEARING FOR A PLANNED DEVELOPMENT

(1) Public hearing to receive comments for or against a request by Jils Skariah, Trimcos to rezone a tract of land from R-4, patio-cluster residential district to PD, Planned Development District to allow for the development of a multifamily residential community from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom. The subject site is located north of the Knanaya Homes residential subdivision, south of Scanlin Road, and west of Staffordshire Road, the Hunters Green and Quail Green West residential subdivisions.

Ms. Gomez presented this item stating Vrindavan Resorts is a proposed active senior living community to consist of approximately 20 buildings and providing between 160 and 164 dwelling units. The community is proposed to consist of three building types. All buildings are proposed to have attached garages.

The community would include several common areas for residents to socialize and lounge. These areas would include a resident club house, pond and TV lounges located between buildings designed as Building type C.

Green space would be provided along the frontage of Staffordshire Road, in areas designated for outdoor activity to include a pickle ball court/badminton court; yoga garden; pond and open space.

The applicant has proposed to generally follow the regulations of the MF-2, multifamily district contained in Section 7.9 of the City's zoning ordinance.

Ms. Gomez briefed the Commission on the deviations requested by the applicant listed in the report; however, after further discussion some of these had changed. Staff is recommending allowing composition shingles for all buildings except the clubhouse; age restriction of 55; parking ratio of 1.4.

Jils Skariah, Trimcos, gave an overview of the project and presented their case for less parking.

The Commissioners discussed the parking, including employee and visitor parking, and recommended the 1.4 ratio as found at other similar facilities in the City. Breaking up of garages and masonry walls were discussed.

Ms. Gomez stated the proposal complies with the provisions of the Comprehensive Plan and generally with policies contained in the Future Land Use Plan. Such policies recommend development of the tract as single family residential allowing for the auto-oriented character. The proposal should result in an amendment to the Future Land Use Plan to reflect "high density residential" but continuing to allow for the auto-oriented character. 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.

Mr. Sasidharan Nair, Chairman of Vrindavan Resorts, gave a brief history of the project and the search for the perfect site. Mr. Nair praised Missouri City and looked forward to completing the project.

Motion: To close the public hearing

Made By: Commissioner Anand
Second: Commissioner Pearson

AYES: Chairman Brown-Marshall, Commissioner Parker, Commissioner Pearson, Commissioner Anand, Commissioner O'Malley, Commissioner Goff, Commissioner Haney, Commissioner Rose

NAYS: None
ABSTENTIONS: None

The motion passed.

(2) Consideration of the approval of a final report to City Council on item 7A(1) above to include staff recommendations and revised recommendations on the permitted uses; an age restriction of 55+ years; a minimum of 1.4 parking spaces per dwelling unit; allowing taller buildings along the back perimeter of the site; allowing for shingle roofing material having a 30 year warranty or durability; and allowing for a reduced transitional buffer yard along the northern property line containing a masonry wall and associated landscaping.

Motion: The Planning Commission adopt this as its final report with Staff's recommendations and forward to City Council with a positive recommendation.

Made By: Commissioner Haney
Second: Commissioner Goff

AYES: Chairman Brown-Marshall, Commissioner Rose, Commissioner Pearson, Commissioner Anand, Commissioner O'Malley, Commissioner Goff, Commissioner Haney, Commissioner Parker

NAYS: None
ABSTENTIONS: None

The motion passed.



**PLANNING AND ZONING COMMISSION
FINAL REPORT**

AGENDA DATE: January 2, 2018

AGENDA ITEM SUBJECT: Vrindavan Resorts (active senior living community)
– PD, Planned Development District

AGENDA ITEM NUMBER: 7.(a).(1)

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

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

Sonya Brown Marshall, Chair, Planning and Zoning Commission



Sonya Brown Marshall, Chair

PERMIT NUMBER: 1703756

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

LOCATION: Staffordshire Road

The subject site is located north of the Knanaya Homes residential subdivision, south of Scanlin Road, and west of Staffordshire Road, the Hunters Green and Quail Green West residential subdivisions.

RECOMMENDED ACTION:

The proposal complies with the provisions of the Comprehensive Plan and generally with policies contained in the Future Land Use Plan. Such policies recommend development of the tract as single family residential allowing for the auto-oriented character. The proposal should result in an amendment to the Future Land Use Plan to reflect “high density residential” but continuing to allow for the auto-oriented character.

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

SUMMARY:

Vrindavan Resorts is a proposed active senior living community to consist of approximately 20 buildings, providing between 160 and 164 dwelling units and restricted to persons aged 55+ years old. The community is proposed to consist of three building types as summarized below:

- Building Type A: Seven, townhouse style, one-story buildings located within the central part of the community. Each type A building would house 4-dwelling units.*
- Building Type B: Nine, one-story buildings to be located along the southern perimeter of the property. Each type B building would also house 4-dwelling units.*
- Building Type C: Four, 3-story buildings, located around the northern and western perimeter of the site. Each type C building is proposed to provide 24 total dwelling units.*

All buildings are proposed to have attached garages.

The community would include several common areas for residents to socialize and lounge. These areas would include a resident club house, pond and TV lounges located between buildings designed as Building Type C.

Green space would be provided along the frontage of Staffordshire Road, in areas designated for outdoor activity to include a pickleball court/badminton court; yoga garden; pond and open space.

The applicant has proposed to generally follow the regulations of the MF-2, multifamily district contained in Section 7.9 of the City's zoning ordinance. Requested deviations are included in the analysis portion of this report.

REQUIREMENTS FOR A PD DISTRICT APPLICATION (SECTION 8.2)

A. Ownership:

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

B. Legal Description:

The subject site can be described as being an approximate 13.6766 acre tract of land, save and except 0.2662 acre tract being out of and part of a 52.5 acre tract conveyed to Thompson Family Farm, Ltd, recorded in clerk's file no. 200414711 of the Fort Bend County Deed Records in the William T. Neal Survey, A-64 in Fort Bend County, Texas.

C. Site Plan:

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

D. Total acreage:

13.6766 acres

E. Minimum design standards:

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

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

GENERAL SITE INFORMATION:

A. Existing Land Use and Zoning Designation:

Vacant / R-4, patio-cluster residential

B. Surrounding Land Uses and Zoning Designations:

North: Vacant / R-4, patio-cluster residential

South: Knanaya homes residential subdivision / R-4, patio-cluster residential

East: Staffordshire Road, the Hunters Green and Quail Green West residential subdivisions / R-4, patio-cluster residential; R-2, single family residential

West: American Canal / CF, community facilities

C. Zoning History:

03-07-1983: Subject site annexed by the City of Missouri City and classified SD, suburban district (Ordinance O-83-10).

11-20-1995: Subject site zoned R-4, patio cluster residential (Ordinance O-95-45).

ANALYSIS OF SUBJECT SITE:

A. Purpose. PD, Planned Development District No. ____ is proposed to be developed as an active living senior community. Improvements to the site will be designed to enhance the overall urban design and nature of the surrounding area.

B. Use Regulations. In PD, Planned Development District No. ____, no building, structure, or land shall be used and no building or structure shall be hereafter erected, reconstructed, altered or enlarged unless otherwise provided in the proposed Ordinance.

Vrindavan Resorts is a proposed active senior living community to consist of approximately 20 buildings, providing between 160 and 164 dwelling units and restricted to persons aged 55+ years old.

The community would include several common areas for residents to socialize and lounge. These areas would include a resident club house, pond and TV lounges located between buildings designed as building type C.

The applicant has proposed to generally follow the regulations of the MF-2, multifamily district contained in Section 7.9 of the City's zoning ordinance.

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

Goal 2.3. Encourage multiple housing types and floor plans to offer a variety of housing choices to residents, particularly in the areas surrounding and along the Texas Parkway, Cartwright Road, FM 1092 and Fort Bend Parkway corridors.

Goal 2.3.a. A combination of housing options and lot sizes will promote life cycle housing opportunities in the community that will be useful for attracting and retaining younger families and older residents.

Conformance with the Future Land Use Plan: The Future Land Use Plan identifies the subject tract as single family residential. Single family residential is associated with the auto-oriented character.

The auto-oriented character is summarized as follows: "...In residential areas, an auto-oriented character is evident where driveways and garages are the most prominent feature along neighborhood streets. In such areas, homes are relatively close together and individual lots have less extensive yard and landscape areas compared to the more open, green feel of a suburban neighborhood.

This development form often provides for areas of more affordable housing within the community. A reduction in lot size may be allowed in exchange for a higher percentage of open space on the overall site (which could also satisfy drainage and parkland dedication requirements). Other moderate density housing types could be allowed provided there are buffering requirements and design standards to ensure compatibility and quality outcomes.

Many attached housing developments (i.e., townhouses, apartments, and condominiums) also take on an auto-oriented character unless design standards and landscaping requirements are sufficient to move the overall site design toward a suburban character (or such housing types can be encouraged within Urban character areas)."

Staff recommended: To approve the location of an age restricted senior community and to revise the Future Land Use Plan to identify the subject location

as “high density residential” still associated with the auto-oriented character. The proposed development is in conformance with goals established in the City’s 2017 Comprehensive Plan and generally in conformance with the Future Land Use Plan. The age restricted community should follow the regulations contained in the MF-2, multifamily residential district. The purpose of the MF-2 district is as follows:

“[The MF-2] district serves to meet the housing need for multifamily living consisting of more modest sized dwelling units and at an increased number of units within the multifamily complex. This district is to be utilized in limited quantities and within specific areas of the city that, in accordance with the defined growth goals for the community, are specifically designed for higher density use of the land. It is the intent of this housing type that it be located along major thoroughfares for direct vehicular access and near major employment centers. The normal amenities required for recreational, open space and protected off-street parking found in more restrictive multifamily districts are required for this district.”

Planning and Zoning Commission recommends: To approve as staff recommended and include the age restriction to persons 55+ years old.

C. Height and area regulations. The height and area regulations for MF-2, multifamily residential district, contained in Section 7.9 of the Zoning Ordinance, should apply in PD, Planned Development District No. ___.

Proposed development summary:

Vrindavan Resorts is a proposed active senior living community to consist of approximately 20 buildings, providing between 160 and 164 dwelling units and restricted to persons aged 55+ years old.

The community is proposed to consist of three building types as summarized below:

- Building Type A: Seven, townhouse style, one-story buildings located within the central part of the community. Each type A building would house 4-dwelling units.*
- Building Type B: Nine, one-story buildings to be located along the southern perimeter of the property. Each type B building would also house 4-dwelling units.*
- Building Type C: Four, 3-story buildings, located around the northern and western perimeter of the site. Each type C building is proposed to provide 24 total dwelling units.*

Green space would be provided along the frontage of Staffordshire Road, in areas designated for outdoor activity to include a pickleball court/badminton court; yoga garden; pond and open space.

Section 7A summary:

Section 7.9.C.5 requires a greenbelt of 30 feet adjacent to all plat property lines. However, a developer may provide an equivalent area within the development.

The proposal generally complies with the height, yard and density requirements of Section 7.9.

If all of the green spaces are maintained as described, such could be used as the equivalent of the green area required for greenbelts.

- D. Architectural standards.** Except as set forth herein, all buildings and structures constructed shall comply with the building codes of the City of Missouri City. Buildings and structures are required to meet the requirements of Section 7A, Architectural design standards.

An architectural design review is being done concurrently with this request for a planned development district. The applicant has submitted color elevations of all buildings and samples of proposed materials and colors.

Proposed development summary:

The Vrindavan Resorts community is proposed to consist of three building types as summarized below:

- Building Type A: Seven, townhouse style, one-story buildings located within the central part of the community. Each type A building would house 4-dwelling units.*
- Building Type B: Nine, one-story buildings to be located along the southern perimeter of the property. Each type B building would also house 4-dwelling units.*
- Building Type C: Four, 3-story buildings, located around the northern and western perimeter of the site. Each type C building is proposed to provide 24 total dwelling units.*

All buildings are proposed to have attached garages. The buildings are proposed to reflect a uniform architectural appearance consisting of stucco and stone. Each building is designed to provide various points of articulation and distinctive doorways, entries and canopies.

As a result of discussions with City staff and the consideration by the Planning and Zoning Commission, the applicant revised the proposed visible roofing material for the three nonresidential building types. Roofing for these buildings are proposed to consist of GAF Timberline American Harvest shingles in the golden harvest color.

Additionally, the applicant revised the exterior elevation of Building Type C to provide a separation between the number of garage doors in succession.

Section 7A summary:

Section 7A.2.D.2 requires that dwelling-unit buildings shall transition in height from lower to higher from the perimeter to the interior of the development...three story buildings may only be allowed around the perimeter if they are part of buildings that include both two and three stories.

Section 7A.2.D.7 requires that roofing materials shall consist of standing seam metal, slate, tile or concrete products. The color for the roofing material is based upon the material as provided herein:

Materials and colors for visible roofing:

Standing seam metal, slate, or concrete tile: Black, bronze, brown, gray.

Half-barrel clay tile: Orange, gray.

Staff recommended:

(Staff recommendations have been amended based upon conversations and clarifications with the applicant prior to the consideration of the request by the Planning and Zoning Commission.)

Section 7A.2.D.2: To approve the transition in height of the buildings as proposed. The subject property is adjacent to the American Canal to the west which would provide sufficient transition between the development and adjacent uses. The site to the north is undeveloped however could be developed into higher density single family residential uses.

Section 7A.D.7: To approve the use of shingle roofing provided that the color of which are consistent with Section 7A.2.F.1.b.

The applicant is reminded that Section 7A.2.C.6 requires that all mechanical equipment, roof-mounted, ground-mounted and wall-mounted are screened and not visible from the ground within 1,000 feet.

Planning and Zoning Commission recommends: To approve as staff recommended and including the revised recommendations presented to the Commission.

E. Trash disposal regulations. The trash disposal regulations for MF-2, multifamily residential district, contained in Section 9.14 of the Zoning Ordinance, should apply in PD, Planned Development District No. ___.

The applicant should note that any trash disposal areas encroaching into any required building yards should be relocated in accordance with Section 7.9.

F. Portable storage unit regulations. The portable storage unit regulations for MF-2, multifamily residential district, contained in Section 9.15 of the Zoning Ordinance, should apply in PD, Planned Development District No. ___.

G. Landscaping regulations. Except as set forth herein, the landscaping regulations for MF-2, multifamily residential district, contained in Section 11 of the Zoning Ordinance, should apply in PD, Planned Development District No. ___.

A generalization of proposed landscaping has been provided on the submitted site plan. This generalization does not constitute a landscape plan. The applicant should note that a landscape plan is required to be submitted as part of construction plans prior to approval for a permit for development.

Proposed development summary:

The applicant has indicated that a combination of masonry and wrought iron fencing is proposed around the perimeter of the development. An approximate 10-foot buffer yard is shown along the south perimeter of the development, where adjacent to the Knanaya Homes subdivision. An existing 8 foot masonry wall is located along this perimeter. Along the northern perimeter, an undefined buffer yard of less than 10 feet in width is shown. A masonry wall is proposed to be located along this perimeter.

Section 11 summary:

Section 11.4.D. requires a transitional buffer yard for a residential development adjoining a residential use or adjoining undeveloped property located in a residential district of a different density.

Such buffer yard is required to be either 10 feet or 20 feet with associated fencing and landscaping. If a buffer yard of 10 feet is provided, Type A screening is required; if a depth of 20 feet is provided, Type B screening is required. Type B screening may also be installed if such uses are separated by a public or private street.

Staff recommended: *(Staff recommendations have been amended based upon conversations and clarifications with the applicant prior to the consideration of the request by the Planning and Zoning Commission.)*

To allow for a reduced buffer yard along the northern property line provided that an equivalent number of canopy trees or an opaque, live vegetative screening is provided and maintained in accordance with Section 11.4. Stipulate that the masonry wall, minimum height of eight feet is required.

Planning and Zoning Commission recommends: To approve as staff recommended and including the revised recommendations presented to the Commission.

H. Parking regulations. Except as set forth herein, the parking regulations for MF-2, multifamily residential district, contained in Section 12 of the Zoning Ordinance, should apply in PD, Planned Development District No. ___.

Proposed development summary:

The applicant has requested consideration for a reduction on the number of required off street parking spaces. The applicant has requested a reduction to provide 1.3 parking spaces per dwelling unit plus 7 additional spaces for nonresidential uses. This would result in a total of 208 parking spaces on site. The applicant has indicated that 78 percent of the 208 parking spaces provided would be covered with 74 percent of those contained within garages.

Section 12 summary:

Section 12.2 requires the following minimum number of parking spaces based upon the number of bedrooms in each dwelling unit:

Use	Number of Parking Spaces
Multifamily	Per dwelling unit:
Efficiency:	1.0 space
1 bedroom:	1.5 spaces
2 bedrooms:	2.0 spaces
3 or more bedrooms:	2.5 spaces

The applicant has provided that of the dwelling units proposed, 108 dwelling units would be either 1-bedroom or 1-bedroom with a den; the remaining 52 dwelling units would be 2-bedroom. Based upon this breakdown, Section 12.2 would require the community to provide a minimum of 266 parking spaces.

Staff recommended: At the time of the Planning and Zoning Commission's consideration, the applicant had provided insufficient information to determine the minimum number of parking spaces that would be required based upon Section 12.2. Staff recommended that the Commission could consider a reduction in the minimum number of parking spaces to be provided consistent with other age-restricted communities approved in recent years. This reduction has been to allow for the provision of approximately 1.4 spaces per dwelling unit.

Planning and Zoning Commission recommends: To approve as staff recommended.

- I. **Sign regulations.** The sign regulations for MF-2, multifamily residential district, contained in Section 13 of the Zoning Ordinance, should apply in PD, Planned Development District No. ___.
- J. **Fence regulations.** The fence regulations for MF-2, multifamily residential district, contained in Section 14 of the Zoning Ordinance, should apply in PD, Planned Development District No. ___.
- K. **Amenities.** The requirements for amenities as provided by Section 7.9 of the Zoning Ordinance, should apply in PD, Planned Development District No. ___.

L. Ingress and egress. All driveways and off-street parking areas, including locations, shall comply with the Infrastructure Standards of the City of Missouri City.

A Traffic Impact Analysis has been received by the Public Works/Engineering Department and is under review. Additional comments may be forthcoming during the platting stage.

M. Utilities. The provision and construction of all utilities shall comply with the Public Infrastructure Design Manual.

N. Sidewalks. Sidewalks shall meet the requirements of the Public Infrastructure Design Manual.

O. Platting. The subject site is required to be platted.

P. Development Schedule. Pursuant to Section 8, PD Planned Development District, the development of the subtract tract is required to be completed within five (5) years.

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



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

APPLICATION FOR:

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

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

Date of Application:

1. Project Name:	VRINDAVAN RESORTS (ACTIVE SENIOR LIVING COMMUNITY)		
2. Address/Location of Property:	1950 STAFFORDSHIRE RD., MISSOURI CITY, TX 77489		
3. Applicant's Name:	JILS SKARIAH		
Mailing Address:	2405 SMITH ST		
Phone No. :(713)	526	-	3500
Email:	TRIMCOS@SBCGLOBAL.NET		
4. Status of Applicant:	Owner	<input checked="" type="checkbox"/> Agent	Attorney Trustee Corporation Relative
(If other than Owner, submit written authorization from Owner with application.)			
5. Property Owner:	VRINDAVAN RESORTS LLC.		
Mailing Address:	525 DULLES AVE., SUITE C, STAFFORD, TX 77477		
Phone No.:(832)	862	-	0371
Email:	NAIR423@GMAIL.COM		
6. Existing Zoning District:	R-4		
7. Total Acreage:	13.676 ACRES		
8. Proposed Development and Reasons for Application:	MULTI-FAMILY RESIDENTIAL FOR ACTIVE/INDEPENDANT SENIORS (55+)		
9. Legal Description of the Property (If the legal description is a portion of a lot, then a metes and bound description of the tract must be submitted with application.):	0064 WM NEAL		
10. Central Appraisal District tax identification numbers of property (Attach Paid Tax Receipts):	0064000000601907		
11. Do deed restrictions or restrictive covenants exist for the property? (Circle One):	YES	<input checked="" type="checkbox"/> NO	
(If yes, submit with application.)			
12. Does this application include an Architectural Design Review: (Circle One):	<input checked="" type="checkbox"/> YES	NO	
(If yes, see page 8, Exhibit C for materials required to be submitted.)			
FILING FEE:		\$1,200.00	

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

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

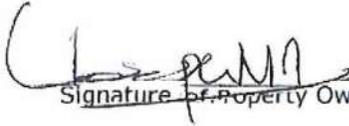
By submitting this application you are permitting City staff to enter the site in order to post and remove public notice signs.

JILS M. SKARIAH

 Print Name of Applicant


 Signature of Applicant

JOSEPH MANAKALATHIL

 Print Name of Property Owner


 Signature of Property Owner, Agent or Attorney



525 DULLES AVE., SUITE C,
STAFFORD, TX 77477
Tel 832 862 0371

Date 11/16/2017

To

The Development Services Department Head
Planning and Development Division
1522 Texas Parkway, Missouri City, TX 77489

Dear Sir/Madam,

This is to confirm that we have authorized Ms. Jils Skariah of TRIMCOS ENGINEERING as our agent to work with your office for all matters related to the planned development of our Senior living community, VRINDAVAN RESORTS.

Sincerely,

Joseph Manakalathil

(President, Vrindavan Resorts)

STAFFORD MUNICIPAL SCHOOL DISTRICT

HUNTERS GREEN

Subject Site

QUAIL GREEN WEST

KNANAYA HOMES

StaMo Park

Independence Park

Legend

-  City Limits Line.lyr
-  Proposed Vrindavan Resorts
-  2017 June FBCAD.lyr



Planned Development District Current Conditions – Site Pictures

Vrindavan Resorts (active senior living community)

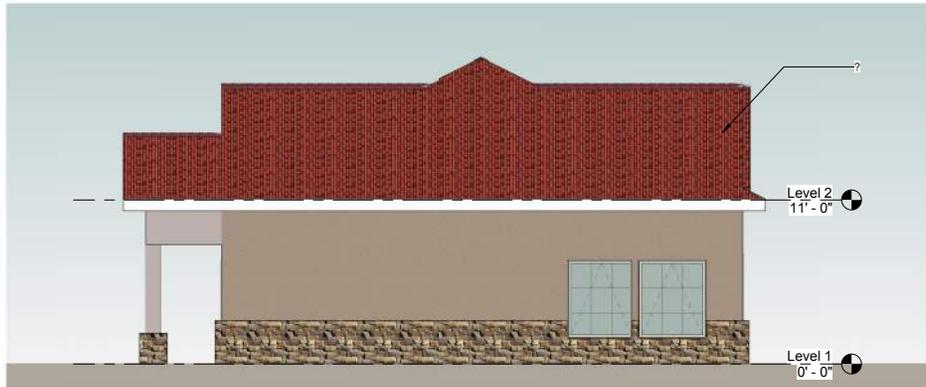




① FRONT ELEVATION
1/8" = 1'-0"



② REAR ELEVATION
1/8" = 1'-0"



③ SIDE ELEVATION
3/16" = 1'-0"

VRINDAVAN RESORTS
BUILDING TYPE A
 7 Buildings (4 units/ bldg)



VRINDAVAN RESORTS BUILDING TYPE B 9 Buildings (4 units/ bldg)



① Front/ Back
1/8" = 1'-0"



② Left/ Right Elevation
1/8" = 1'-0"



1 Front Elevation
1/8" = 1'-0"



2 Rear Elevation
1/8" = 1'-0"



3 Left Side Elevation
1/8" = 1'-0"

VRINDAVAN RESORTS
BUILDING TYPE C
 4 Buildings (24 units/ bldg)

**Vrindavan Resorts - Independent Senior Living Community
Request for Variance of Standard Off Street Parking**

Missouri City Code Requirement:

Missouri City Parking Regulation requires that multi-family projects provide 1.0 parking spaces for each efficiency unit, 1.5 parking spaces for each dwelling unit with one bedroom, 2.0 parking spaces for each unit with two bedrooms, and 2.5 spaces for each units with 3 or more bedrooms. In order to comply with this standard, Vrindavan Resorts would need to include 266 parking spaces for the dwelling units, as calculated below.

Vrindavan Resorts Senior Living Community	Off Street Parking Spaces per Dwelling Unit	Total of Street Parking Spaces required
54 - 1 bedroom units	1.5	81
54 - 1 bedroom w/ den	1.5	81
52 - 2 bedroom	2	104
160 total units		266

Request of Variance:

We would like to request the Planning & Zoning dept. to approve a deviation of the standard that requires 266 off street parking spaces for the multi-family portion of the project, and request approval of minimum off street parking requirement ratio of 1.3 parking spaces/ dwelling unit.

Note that, in addition to the parking for residential uses, project with provide 7 additional parking spaces for non-residential uses, categorized as Offices, in compliance with Sec.12.2(A).

Justification :

In support of our request, we would like to assert that the deviation provides sufficient number of parking spaces to accommodate the vehicles of residents or employees; and adequate parking arrangement has been designed to ensure smooth flow of traffic on-site as well as off-site of the premise.

Missouri City Parking Regulations has a single dwelling to parking spaces ratio that applies to all multi-family developments regardless of the demographics of the residents; the same standard applies for all possible mixes of residents, like singles, couples, students, family of any sizes, and senior citizens. A housing community that is age-restricted to individuals age 55 or older should be allowed to provide less off-street parking if the actual need is less. As per our research senior citizens require less parking than what the Missouri City Zoning Ordinance would require for other types of projects.

ITE Parking Generation, 4th ed, provides parking demand rates for a number of specific land use categories including Senior Adult Housing. Using the Parking Generations, average peak parking demand of 0.59 parking spaces for each Senior Adult Housing unit, the 160 residential units in Vrindavan Resorts: Active Senior Living Community would require approximately, 95 spaces. Using either the 85th percentile demand of 0.66 spaces per unit, or the highest demand of 0.67 spaces per unit, Vrindavan Resorts would need 106 or 108 parking spaces to meet the demand. With the project providing a total of 208 off street parking spaces for residential uses, there are still, even using the highest parking demand, an excess of 100 spaces for residential units. In addition, there are 7 more spaces provided for the office uses, which will likely only be occupied during business hours.

Parking demands of senior housing vary significantly from traditional residential uses because most senior residents no longer have to be at work, do shopping at a specific time, pick up their children. As per Senior Housing Trip Generation and Parking Demand Characteristics by Steven B. Corcoran, P.E. (copy attached), based on his experience with senior housing as well as data collected from senior housing projects around US, he concluded that the demand for parking at a senior housing complex is affected by the following factors: age, affluence, number of nursing beds and availability of alternate transportation. As per Corcoran's survey, the parking demand rate for facilities without nursing beds, ranged from 0.214 to 0.408 parking spaces per dwelling unit. However, we acknowledge that most of these surveys were conducted in metropolitan cities with alternative modes of transportation; and hence those ratio may not be sufficient to meet demand for Missouri City parking demand. Nevertheless, the fact that Vrindavan Resorts is designed for independent seniors with no nursing beds, coupled with the fact that Vrindavan Resorts has minimum age requirement for 55 years; indicate that providing parking spaces fewer than Missouri City Parking Regulation requirement (i.e 1.3 parking spaces per dwelling unit as opposed to the city requirement for 1.5 and 2 spaces per bedroom) would be ample number of spaces to meet all of the project's parking demand.

In addition, we have conducted our own surveys of comparable senior housing complexes in Missouri City area (i.e. independent senior housing projects that are exclusively for seniors 55 years of age or older, and no nursing beds). The two projects surveyed are : **The Huntington at Sienna** and **The Huntington at Missouri City**.

The Huntington at Sienna, a complex with 132 units, provides 168 parking spaces (49 Garage spaces and 119 parking spots) for residents inside the gated portion of the complex and 17

additional parking spaces for employees and future residents (5 of the 17 were assigned parking for future residents), in front of the complex. The units are mix of one bedroom and two bedroom units. Only 168 parking spaces of the 185 spaces are intended for use of residents; or **ratio of 1.27 spaces per unit**.

The Huntington at Missouri City, is a similar complex with 120 units comprising of range of one bedroom and 2 bedroom units. The complex provides 149 parking spaces (45 Garage spaces and 104 parking spots) inside the gated portion for the residents; and 17 additional parking spaces in the front of the leasing center for employees and future residents (5 of the 10 were assigned for future residents). Only 149 of the 166 spaces in the complex are intended for use of residents; or **ratio of 1.24 spaces per unit**.

The two projects surveyed are similar to Vrindavan Resorts, as they are all independent living development that's age-restricted. These developments include limited social or recreational services. However, Vrindavan Resorts units are not rental spaces but intended for sale. Hence, it excludes need for leasing office or assigned parking for future resident. Vrindavan Resorts does however provide certain centralized amenities such as dining and organized social/ recreation activities in the Club Housing. Parking for such needs shall be accounted separately per Missouri City minimum parking requirement for Offices.

In conclusion, the senior population that will be residing in Vrindavan Resorts require less parking than required by Missouri City Zoning Ordinance, and the total number of spaces provided (208) will be sufficient. The proposed ratio of **1.3 spaces/ dwelling** is even higher than the two similar projects in Missouri City area. Vrindavan Resorts proposes **208 parking spaces for residential units; of which 78% are covered parking and 74% is garages**; which exceeds the minimum city requirement of 50% and 25% respectively. Additionally, considering that some percentage of residents may have some level of disability; the development has steered away from detached garages and instead proposed all covered parking have shaded and accessible route to the dwelling unit.

Vrindavan Resorts : Independent Senior Living Community is providing ample parking for residential units, and the parking provided for the offices meets the requirement of Missouri City Parking Regulation., there would be no detriment in allowing a reduction in the off-street spaces for residential units. Infact, additional unnecessary parking would generate would take away from open green spaces in the development that would be beneficial for healthy living of the senior residents.

APPENDIX

VRINDAVAN RESORTS ACTIVE SENIOR LIVING COMMUNITY

1950 STAFFORDSHIRE RD | Missouri City, TX 77489

BUILDING TYPE A

4 (1,400 SF) UNITS/ BLDG

28

PARKING

Building Type B
4 (1,500 SF) UNITS/ BLDG

36

OFFICES (2500 SF) @2.8/1000 SF 7 SPACES
RESIDENTIAL UNITS @1.3/ UNITS 208 SPACES
(77% Covered Parking & 74% Garage Parking)

Building Type C

4 (1,500 SF) UNITS/ BLDG

16

20 (1,250 SF) UNITS/ BUILDING

80

TOTAL PARKING SPACES

215 SPACES

TOTAL UNITS

160

COMMON AREA
(MAIL ROOM/ TV LOUNGE)

ELEVATOR TOWER/ ATRIUM



KNANAYA HOMES SUBDIVISION



SITE PLAN
SCALE: 1" = 40'-0"

SENIOR HOUSING TRIP GENERATION AND PARKING DEMAND CHARACTERISTICS

by

Stephen B. Corcoran, P.E. (M)^a

presented at the
Institute of Transportation Engineers
66th Annual Meeting

INTRODUCTION

As the baby boomer generation ages, special housing projects have been developed for them in lieu of the traditional single-family home or apartment. Congregate care facilities, independent living apartments, assisted-care units, and senior apartments are being marketed, developed, and built to handle the needs of older adults.

The changing lifestyle of older adults affects their transportation needs and usage as well. Trip generation and parking demand within this age group vary significantly from traditional residential uses because residents no longer have to be at work, pick up their children, or do their shopping at specific times. Also many senior communities provide on-site services to meet their residents' needs. This paper will present the author's experiences with senior housing and its trip and parking characteristics along with data on projects in suburban Chicago, Illinois and around the United States.

SENIOR HOUSING TYPES

Older adults have many special needs that change over time. Many seniors are clearly independent and need little assistance other than help with major chores or repairs. They are generally active and healthy. As time goes by, however, their needs change and grab bars become important, as well as, other features such as higher electrical outlets, emergency response systems, and lower reach cabinets. Good nutrition, socialization, and access to medical and supportive care also becomes more important. Several distinct types of housing have been developed to accommodate these needs:

Senior Single Family Homes are senior-only subdivisions which have been developed for retirees ages 55 and up in the southeast and southwest sections of the United States. These developments typically include recreational facilities. Many of the residents are retired.

Senior Apartments are traditional apartment complexes with a minimum age requirement of 55 years old. Some amenities include recreational facilities, security, and special design features. Residents are independent and may still be working.

Independent Living Units are cottages or apartments where older adults live independently but without the worries of maintenance or housekeeping. Medical care can be available at the facility or by visiting medical staff. A variety of amenities are provided for the residents depending on the size of the community.

^a Senior Transportation Consultant, Metro Transportation Group, Inc, Hanover Park, Illinois

Assisted-Care Units are for older adults having difficulty managing in an independent living arrangement but who do not need nursing home care. Assisted-care is usually apartment living with additional staff to help with normal daily activities.

Congregate Care Facilities contain a full spectrum of housing types in one development with town homes or cottages, independent living units, assisted-care units, and nursing care. Congregate Care Facilities (CCF) allow the elderly to age in one place with nursing care available if they need it. This is particularly important for elderly couples wishing to stay together with one spouse needing special care. CCFs are in essence self-contained communities. Table 1 lists the amenities that are typically available at a CCF.

Table 1

Typical Congregate Care Facility On-Site Services and Facilities

Standard Services	Extra Services	Common Facilities
<ul style="list-style-type: none"> • Main Meal of the Day • 24-Hour Nursing • Daily Check-In • Weekly Laundry • Utilities • Housecleaning • Organized Programs • In Room Food Service • Bus Shuttle • 24-Hour Security • Complete Maintenance • Free Parking • Garbage Collection • Notary Public Service • Supportive Care Nurse • Chaplain 	<ul style="list-style-type: none"> • Breakfast and Lunch • Extended Room Service • Specialized Diets • Guest Meals • Catering • Physician • Podiatrist • Physical/Speech Therapy • Insurance • Chauffeur Service • Garages • Telephone • Cable TV • Photocopying 	<ul style="list-style-type: none"> • Lounge Area • Dining Room • Library • Chapel • Recreation Room • Country Store • Pharmacy • Arts and Crafts Room • Workshop • Cafe • Exercise Room • Beauty/Barber Shop • Bank Branch Office • Solarium • Whirlpool • Outside Patio • Garden Plots

Source: Milwaukee, Wisconsin CCF Brochure

LITERATURE REVIEW

A review was made of available data on senior trip generation and parking demands. Information was obtained from the Institute of Transportation Engineers Trip and Parking Generation Manuals, the author's files, data from other consultants, as well as, information from California, Arizona, and Florida Departments of Transportation. After reviewing the data, it became clear that the amount of data is small and that the definition of senior housing was not consistent among each source. The data did not distinguish between the five categories mentioned previously.

FACTORS AFFECTING TRIP GENERATION AND PARKING

Several factors affect the trip generation and parking demand at any particular facility. These include the number of dwelling units, nursing beds, average age of residents, resident's affluence, number of employees, and available bus shuttle/chauffeur service. More data needs to be collected in order to properly analyze their relationship to trip generation and parking demand. The trip generation rates for individual facilities varied. Insufficient information on all the survey locations made it difficult to statistically draw conclusions on individual impact of those factors.

However, experience has indicated that as the average age of residents increases, the number of trips and parking demand decreases. This is an obvious affect of the aging process. Nursing beds require more staff to service a patient needs than a more independent resident. When the proportion of nursing beds to residential units increases, the amount of traffic and parking generally increase. The economic well being of residents increases the likellhood that they own a car and thus drive and park. Lastly, bus shuttle/chauffeur service will provide an option to the auto for residents keeping traffic and parking rates lower.

DAILY TRAFFIC GENERATION

Information on daily trip ends was obtained from surveys by the California Department of Transportation (Caltrans) and the Florida and Arizona Departments of Transportation. This data generally categorized the facilities as retirement communities but included CCFs, senior apartment complexes, and may have nursing beds. The author's data consisted of one CCF in Pennsylvania. Table 2 summarizes the trip data and rates. The average trip rate daily varied between 2.78 and 8.91 trips per unit. The variation in rates supports the conclusion that the number of units/beds is not the only variable influencing trip production. The weighted average trip ends were 4.52 trips per unit which included one large development of 3,122 units. Without the 3,122 unit project, the weighted average rate was 5.64 trips per units.

The weighted daily trip generation rate, was 5.64 trip ends a day for senior housing developments. Senior housing generates two-thirds the amount of traffic compared to a typical single-family development. It's closer to other multi-family categories, including apartments (6.47 trips/unit) and condominiums or townhouses (5.86 trips/units). Table 3 shows the weekly variation in volumes based on one facility. The weekday volumes were consistent. Weekend traffic volumes were slightly lower.

Table 4 illustrates the hourly distribution of traffic throughout an average weekday, Saturday, and Sunday. The peak-hour volumes of the facility occurred at lunch time and mid-afternoon (2:00 to 4:00 PM). Caltrans data indicated that the peak-hour occurred between 11:00 AM and 4:00 PM, depending on the facility. These peak-hour times do not coincide with the peak-hour of adjacent street traffic because the residents do not have or want to travel during the rush hour. Also, the employee shifts are generally off peak. Most facilities are staffed 24 hours a day with a 7:00 AM-3:00 PM, 3:00 PM -11:00 PM, 11:00 PM-7:00 AM shift schedule. Some administrative staff follow a typical 9:00 AM to 5:00 PM shift.

PEAK-HOUR TRIP GENERATION RATES

Table 5 shows the trip generation rates for eight facilities during the morning and evening peak-hour of the adjacent street system. The weighted average trip rate was 0.222 trips per unit/bed in the morning peak and 0.247 trips per unit/bed in the evening peak. Trip rates ranged from 0.085 to 0.450 per unit. The directional splits were 65% inbound and 35% outbound in the morning and 40% inbound and 60% outbound in the evening. Compared to other residential land-uses, senior developments generate significantly less traffic on a per unit basis.

Table 2

Daily Trip Generation Rates for Senior Housing

Source	Number of Dwelling Units	Dally Trips	Trip Rates
Caltrans	3122	9630	3.09
	300	830	2.78
	108	310	2.87
	76	260	3.42
	460	2252	4.90
Florida DOT	366	3262	8.91
	560	1985	3.55
	187	1449	7.75
	120	901	7.51
	127	561	4.42
Arizona DOT	125	972	7.78
	176	855	4.86
	74	447	6.04
	60	285	4.75
	216	1386	6.42
	175	1058	6.05
	129	941	7.30
	112	922	8.23
	106	820	7.74
	89	538	6.05
81	529	6.53	
60	494	8.23	
59	432	7.30	
Penn. CCF	247	1163	4.71
Weighted Average	7135	32282	4.52
Without 3,122 units	4013	22652	5.64
ITE Average Weekday Dally Rates			
Single-Family (Code 210)			9.55
Apartment (Code 220)			6.47
Condo/townhouse (Code 230)			5.86
Congregate Care Facility (Code 251)			2.15

Table 3

Weekly Volume Distribution

Day of the Week	Percentage
Monday	15%
Tuesday	15%
Wednesday	16%
Thursday	17%
Friday	15%
Saturday	12%
Sunday	10%
Total	100%

Table 4

Hourly Traffic Distribution

Start Hour	Average Weekday	Saturday	Sunday
12:00 AM	1.46%	1.45%	2.76%
1:00 AM	0.07%	0.12%	0.26%
2:00 AM	0%	0.00%	0.26%
3:00 AM	0.12%	0.00%	0.00%
4:00 AM	0.46%	0.00%	0.66%
5:00 AM	0.41%	0.60%	0.39%
6:00 AM	1.94%	2.05%	1.71%
7:00 AM	5.74%	5.06%	3.94%
8:00 AM	6.70%	5.06%	4.99%
9:00 AM	6.19%	5.78%	6.17%
10:00 AM	7.20%	9.40%	7.74%
11:00 AM	9.33%	9.04%	8.53%
12:00 PM	7.05%	8.07%	8.01%
1:00 PM	7.44%	6.27%	4.86%
2:00 PM	9.76%	7.59%	8.40%
3:00 PM	9.54%	10.24%	9.84%
4:00 PM	8.39%	9.40%	9.32%
5:00 PM	5.26%	6.14%	6.96%
6:00 PM	3.14%	3.25%	3.54%
7:00 PM	2.90%	2.89%	4.20%
8:00 PM	2.59%	2.05%	2.49%
9:00 PM	1.10%	1.57%	1.31%
10:00 PM	1.24%	1.33%	1.05%
11:00 PM	1.96%	2.65%	2.62%

Table 5

Peak-Hour Trip Generation Rates

Facility	Location	Occupied Units			Total	AM Peak Volume	Rate	PM Peak Volume
		Dwelling Units	Nursing Beds					
Covenant Village	Northbrook, IL	220	151	371	86	.231	133	
Friendship Village	Lombard, IL	620	100	720	86	.120	180	
Presbyterian Home	Evanston, IL	312	166	478	92	.193	139	
Glenview Terrace	Glenview, IL	243		243			21	
Good Shephard Manor	Barrington, IL	102		102	18	.180	17	
Mayslake	Oakbrook, IL	630		630	67	.106	75	
Leisure Village	New Jersey	200		200	65	.325	62	
Pennsylvania CCF		210	37	247	78	.316	111	
Totals		2537	454	2991	492		738	
Weighted Average Trip Rate						.164	.247	
Inbound Percentage						65%	40%	
Outbound Percentage						35%	60%	
Comparison to other ITE Residential Rates								
Single Family Homes (Land Use Code 26)						0.74	1.01	
Apartments (Land Use Code 220)						0.51	0.63	
Condominiums/Townhouses (Land Use Code 230)						0.44	0.55	

PARKING DEMAND SURVEYS

Parking demand characteristics were obtained from a number of surveys conducted in the Chicago metropolitan area. The peak parking demand occurred during the mid-day between 11:00 AM to 3:00 PM corresponding, in part, with the largest employee shift on-site. Table 6 summarizes those surveys. The peak day of the year is Mother's Day when many facilities run out of visitor parking, according to the on-site staff.

The peak parking demand rates varied between 0.214 and 0.579 vehicles per unit/bed with a weighted average rate of 0.404 vehicles per unit/bed. Employee, resident, and visitor parking is included. This rate is one third to one half the parking rate of other residential uses. Readers should note that the survey sites with the higher parking rates generally have more nursing beds which requires more employees than the residential units.

Table 6

Peak Parking Demand Surveys

Development	Location	Dwelling Units	Nursing Beds	Total Units/Beds	Peak Parking Rate	Peak Parking Demand
Covenant Village	Northbrook, IL	220	151	371	0.490	182
Beacon Hill	Lombard, IL	235	23	258	0.565	146
Friendship Village	Schaumburg, IL	620	100	720	0.390	281
Presbyterian Home	Evanston, IL	312	166	478	0.579	277
Glenview Terrace	Glenview, IL	243		243	0.214	52
Mayslake	Oakbrook, IL	630		630	0.408	257
<u>EJM Engineering Studies</u>						
Lilac Lodge	Waukegan, IL	203		203	0.315	64
Deerfield Place	Deerfield, IL	98		98	0.230	23
<u>ITE Parking Manual, 2nd Ed</u>						
Retirement Community (Land Use Code 250)		500		500	0.270	135
		3061	440	3501		1417
Weighted Average					0.404	
<u>ITE Parking Manual, 2nd Edition</u>						
Low/Mid-Rise Apartments (Land Use Code 221)					1.21	
High-Rise Apartments (Land Use Code 222)					0.88	
Residential Condominium (Land Use Code 230)					1.11	

Conclusions

Based on the analyses and studies for this paper, the following findings were made:

1. The overall category of senior housing should be broken down into at least five categories for trip generation and parking demand purposes. These categories could be:

- Senior Single-Family Housing
- Senior Apartments
- Independent Living Units
- Assisted-Care Units
- Congregate Care Facility

2. Several factors affect the trip generation and parking demand at any particular facility. Any new survey should include the number of dwelling units, nursing beds, average age of residents, resident's affluence, number of employees, and available bus shuttle/chauffeur service. More data needs to be collected in order to properly analyze their relationship to trip generation and parking demand.

3. Daily trip generation rates were found to be 4.52 to 5.64 trip ends a day for senior housing developments. Senior housing generates two-thirds the amount of traffic compared to a typical single-family development. It's daily rates are similar to other multi-family categories, including apartments (6.47 trips/unit) and condominiums/townhouses (5.86 trips/units).

4. Trip generation rates during the peak hour of adjacent street traffic are significantly less because most employees arrive/depart during off-peak periods and residents avoid the peak-hour congestion. The peak hour rates are one-half to one-fourth that of other residential land-uses.

5. The peak-hours of site traffic occurs in the late-morning or early afternoon.

6. The peak parking demand at most senior facilities occurred midday with an average peak demand of 0.40 vehicles per dwelling unit for residents, employees, and visitors. Mother's Day is the highest parking day of the year with many facilities short of spaces for that one day.

References

1. Trip Generation Manual, 5th Edition; Institute of Transportation Engineers; January, 1991
2. Parking Generation Manual, 2nd Edition; Institute of Transportation Engineers; August, 1987
3. Parking Requirements for Retirement Centers Requirements and Demands; EJM Engineering; May, 1987
4. 6th Progress Report of Trip Ends Generation Research Counts; California Department of Transportation; 1965-1970
5. Florida Department of Transportation Trip Generation Data
6. Arizona Department of Transportation Trip Generation Data

NOTICE OF PUBLIC HEARING

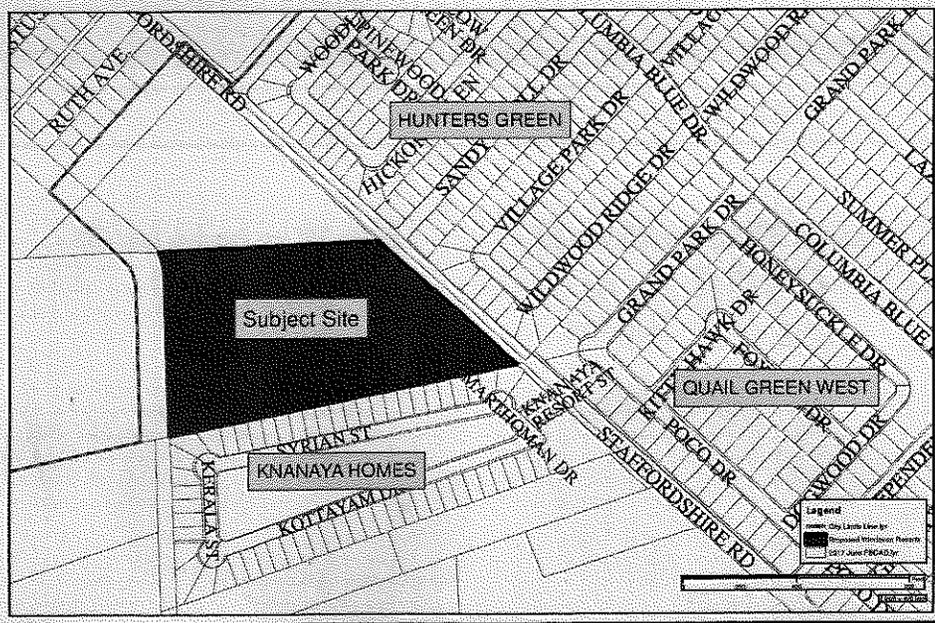
LOCATION/DATE: The City Council of the City of Missouri City will hold a public hearing on Tuesday, January 2, 2018, at the City Council Chambers – 2nd Floor, City Hall Building, 1522 Texas Parkway (FM-2234), Missouri City, Texas at 7:00 p.m.

PURPOSE: To receive comments for or against a request by Jils Skariah, Trimcos to rezone a tract of land from R-4, patio-cluster residential district to PD, Planned Development District to allow for the development of a multifamily residential community for active, independent senior adults; and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

SITE LOCATION: The subject site is located north of the Knanaya Homes residential subdivision, south of Scanlin Road, and west of Staffordshire Road, the Hunters Green and Quail Green West residential subdivisions.

SITE LEGAL DESCRIPTION: The subject site can be described as being an approximate 13.6766 acre tract of land, save an except 0.2662 acre tract being out of and part of a 52.5 acre tract conveyed to Thompson Family Farm, Ltd, recorded in clerk's file no. 200414711 of the Fort Bend County Deed Records in the William T. Neal Survey, A-64 in Fort Bend County, Texas.

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.



12-15

City of Missouri City

PUBLISHER'S AFFIDAVIT

Senior Center

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

Before me, the undersigned authority, on this day personally appeared Lee Hartman who being by me duly sworn, deposes and says that he is the Publisher of *Fort Bend Herald* and that said newspaper meets the requirements of Section 2051.044 of the Texas Government Code, to wit:

1. it devotes not less than twenty-five percent (25%) of its total column lineage to general interest items;
2. it is published at least once each week;
3. it is entered as second-class postal matter in the county where it is published; and
4. it has been published regularly and continuously since 1959.
5. it is generally circulated within Fort Bend County.

(CLIPPING) (S)
ON BACK

Publisher further deposes and says that the attached notice was published in said newspaper on the following date(s) to wit:

12-15

_____, A.D. 2017



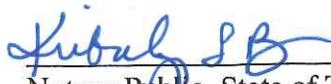
Lee Hartman
Publisher

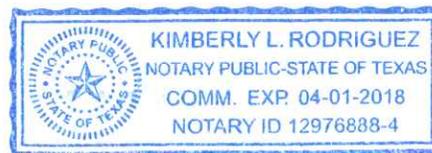
SUBSCRIBED AND SWORN BEFORE ME by Lee Hartman, who

a) is personally known to me, or

b) provided the following evidence to establish his/her identity, _____

on this the 19 day of December, A.D. 2017 to certify which witness my hand and seal of office.


Notary Public, State of Texas





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

DATE OF NOTICE: December 1, 2017

LOCATION/DATE: The Planning and Zoning Commission of the City of Missouri City will hold a public hearing on Wednesday, December 13, 2017, at the City Council Chambers – 2nd Floor, City Hall Building, 1522 Texas Parkway (FM-2234), Missouri City, Texas at 7:00 p.m.

PURPOSE: To receive comments for or against a request by Jils Skariah, Trimcos to rezone a tract of land from R-4, patio-cluster residential district to PD, Planned Development District to allow for the development of a multifamily residential community for active, independent senior adults; and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

SITE LOCATION: The subject site is located north of the Knanaya Homes residential subdivision, south of Scanlin Road, and west of Staffordshire Road, the Hunters Green and Quail Green West residential subdivisions.

SITE LEGAL DESCRIPTION: The subject site can be described as being an approximate 13.6766 acre tract of land, save an except 0.2662 acre tract being out of and part of a 52.5 acre tract conveyed to Thompson Family Farm, Ltd, recorded in clerk's file no. 200414711 of the Fort Bend County Deed Records in the William T. Neal Survey, A-64 in Fort Bend County, Texas.

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



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

December 1, 2017

CITY OF MISSOURI CITY, TEXAS
Planning and Zoning Commission

The Planning and Zoning Commission of the City of Missouri City will hold a public hearing:
Wednesday, December 13, 2017
City Council Chambers
2nd Floor, City Hall Building
1522 Texas Parkway (FM 2234); 7:00 PM

To receive comments for or against a request by Jils Skariah, Trimcos to rezone a tract of land from R-4, patio-cluster residential district to PD, Planned Development District to allow for the development of a multifamily residential community for active, independent senior adults; and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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

Dear City Representatives:

I/We protest this proposed rezoning because

I/We support this proposed rezoning because

Sincerely,

Signature

Print Name

Street Address

Subdivision

Phone Number

Return to:

Development Services Department
1522 Texas Parkway
Missouri City, TX 77489
FAX (281) 208-5551

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

Mailing labels for adjoining property owners

TEXAS ELITE INVESTMENTS LLC
1407 WESTRAY CT
MISSOURI CITY TX 77459-2750

DIVINE FARMS LLC
10100 E FREEWAY STE 203
HOUSTON TX 77029-1965

AMERICAN REAL ESTATE INVS LLC
6600 LYNDON B JOHNSON FWY STE
175
DALLAS TX 75240-6531

CHRIS HEBING
603 SANDMAN ST
HOUSTON TX 77007-5344

YOLANDA SHANNON
4425 ALVIN ST
HOUSTON TX 77051-2894

CATHY HUNGER
2034 SANDY KNOLL DR
MISSOURI CITY TX 77489-3071

OKON ANTIA
2035 HICKORY GLEN DR
MISSOURI CITY TX 77489-3082

JUAN/YESENIA RODRIGUEZ
2037 HICKORY GLEN DR
MISSOURI CITY TX 77489-3082

MING/OZELLA WALTON
2039 HICKORY GLEN DR
MISSOURI CITY TX 77489-3082

JULIE DIAZ
2041 HICKORY GLEN DR
MISSOURI CITY TX 77489-3082

WINIFRED ONYALI
2041 SANDY KNOLL DR
MISSOURI CITY TX 77489-3072

GLORIA DEBATO
2039 SANDY KNOLL DR
MISSOURI CITY TX 77489-3072

ROBERT WYNNE
2316 78TH ST
INGLEWOOD CA 90305-1118

MICHAEL HERNANDEZ ET AL
2035 SANDY KNOLL DR
MISSOURI CITY TX 77489-2901

RAJU MARIAMMA/RAJU SKARIA
5226 HEATH RIVER LN
SUGAR LAND TX 77479-3380

JOSEPH/VELMA HARRIS
2036 VILLAGE PARK DR
MISSOURI CITY TX 77489-2913

TODD BLAKE
2049 WILDWOOD RIDGE DR
MISSOURI CITY TX 77489-3069

HENRY/FLETCHIE WASHINGTON
2047 WILDWOOD RIDGE DR
MISSOURI CITY TX 77489-3069

MILTON/TINA BAYLOR
2045 WILWOOD RIDGE DR
MISSOURI CITY TX 77489-3069

MARITZA GRANADENO-CLIMACO
2043 WILDWOOD RIDGE DR
MISSOURI CITY TX 77489-3069

TERRY PRATT
2041 WILDWOOD RIDGE DR
MISSOURI CITY TX 77489-3069

RAFAEL HERNANDEZ
2039 WILDWOOD RIDGE DR
MISSOURI CITY TX 77489-3069

ROBERT LATHAN
2037 WILDWOOD RIDGE DR
MISSOURI CITY TX 77489-3069

WOO CHO YIU & MIMI
12703 ALYSSA AVE
MISSOURI CITY TX 77489-3951

FELIPE RODRIGUEZ
2033 WILDWOOD RIDGE DR
MISSOURI CITY TX 77489-3070

QUINTELLA/ANDRES ADAMS
2033 VILLAGE PARK DR
MISSOURI CITY TX 77489-3070

LATASHA HINCKSON
2032 WILDWOOD RIDGE DR
MISSOURI CITY TX 77489-3068

THOMMEY JOSE V & REENA JOSE
2710 OAKDALE CT
STAFFORD TX 7747706023

STEPHEN THOMAS ET AL
10175 KATHY CT
DESPLAINES IL 60016-1524

Mailing labels for adjoining property owners

SABU/SHINI JOSEPH
945 WESTWOOD AVE
STATEN ISLAND NY 10314-4245

JOHN/SALLY JOSEPH
6835 LOUPE LN
MISSOURI CITY TX 77459-4713

JOSE/NEENA VADAKATTUPURATHU
37 VERNON PKWY
MOUNT VERNON NY 10552-1224

JAMES/LEELA THOMAS
9230 KINGSRIDGE DR
TEMPLE TERRANCE FL 33637-4927

JOSEPH/LISSY BABU
6814 CARAVEL LN
MISSOURI CITY TX 77459-5044

BABY KAITHAMATTAHIL
142 PALM BLVD
MISSOURI CITY TX 77459-4555

JOY THAYYIL/BABY KAITHAMATTATHIL
143 PALM BLVD
MISSOURI CITY TX 77459-4550

THOMAS/GRACY JOY
1411 MUSTANG XING
MISSOURI CITY TX 77459-4668

THAYYIL TOJY S & SUMOI STEPHEN
909 WILSHIRE CT
GRAYSON GA 30017-3386

SIMON/ELIZABETH KOTTOOR
2215 KOTTAYAM DR
MISSOURI CITY TX 77489-3386

MATTHEW JOHNSON
KUTTIKATTUMKARA & MERCY JOSEPH
5114 AUTUMN ROSE LN
SUGAR LAND TX 77479-3358

KURUVILLA/CHINNAMMA STEPHEN
7906 CASABA AVE
WINNETKA CA 91306-2241

ELLIKAL CYRIAC & ANCY
10018 GLADE AVE
CHATSWORTH CA 91311-3607

VALLIPPADAVIL JOSEPH K/ANNAMMA
10242 BROOKE AVE
CHARSWORTH CA 91311-2807

FRANCIS JOSEPH & LEELAMMA
3227 CHAPEL CREEK WAY
MISSOURI CITY TX 77459-6730

CHACKO/LISSY JOSEPH
10327 FELDMAN FLS
MISSOURI CITY TX 77459-2469

ELLANKIYIL SANDEPH
4627 PLYMOUTH WAY
MISSOURI CITY TX 77459-2703

SIMON/ELIZABETH MATHEW
1724 HICKORY AVE UNIT B
TORRANCE CA 90503-7240

JOHN CHUMMAR V & SALY
418 COLONY LAKE ESTATES DR
STAFFORD TX 77477-4594

KANDATHIL BOBBY T & GRACY B
2418 PLANTATION BEND DR
SUGAR LAND TX 77478-5488

PUSHPAVILASAKM/SUSAN SALEES
6414 MISTY CREEK
MISSOURI CITY TX 77459-3076

POOTHAKARY CHANDY O/SOYA C
902 DORSET DR
NORTHBROOK IL 60062-3002

AICKARETH THOMAS & ANILA
3631 SHADY BAY LN
MISSOURI CITY TX 77459-4706

VAYALIL JAIMIE
15232 POPLAR CREEK CT
ORLAND PARK IL 60462

FAGBOLU ABIODUN
ANTHONY/IBIRONKE
2050 GRAND PARK DR
MISSOURI CITY TX 77489-5927

TERAN JESUS GERARDO JR & KARLA
2054 GRAND PARK DR
MISSOURI CITY TX 77489-5927

VENTURA JOSE
1902 POCO DR
MISSOURI CITY TX 77489-5935

CRESPO WALTER ANTONIO & SONIA
HELEN
1906 POCO DR
MISSOURI CITY TX 77489-5935

THOMAS PHILIP
103 CREST CT
STAFFORD TX 77477

fpetrie@spectrumam.com
ssheridda.williams@stservices.com
rchapa@mascapi.com

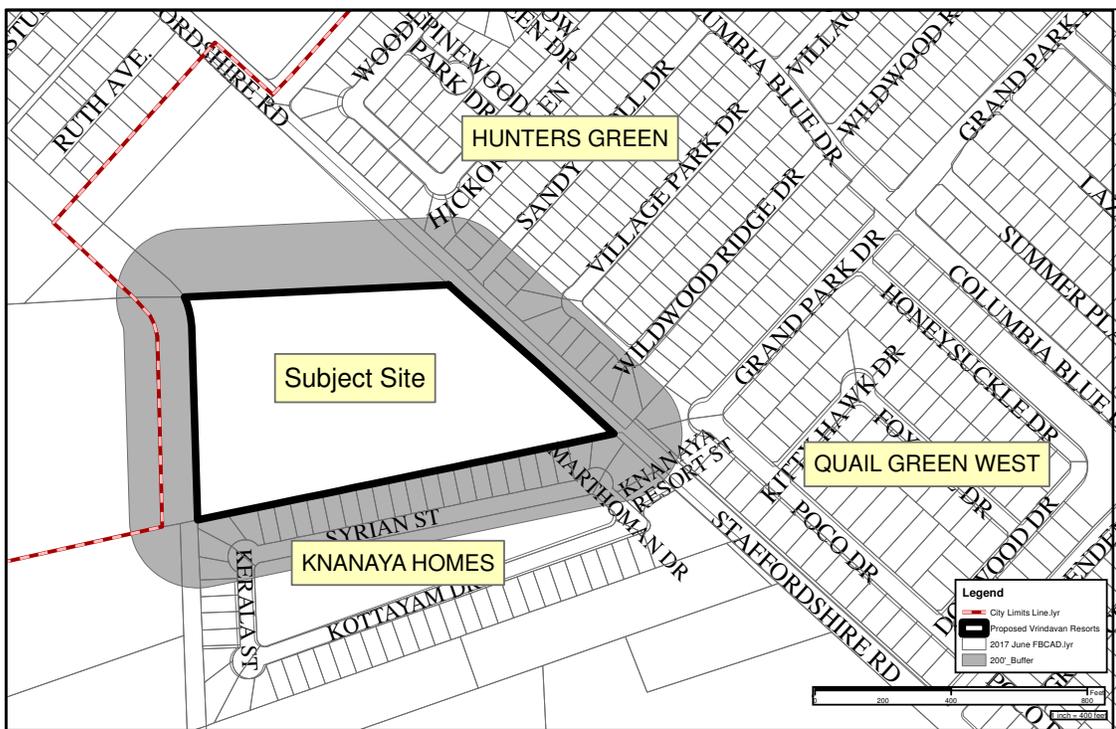
City of Missouri City, Texas
Development Services Department – Planning Division
Rezoning Application Protest Letters Analysis

Application: Vrindavan Resorts (active senior living community) - PD
City Council First Reading: January 2, 2018

Protest Letters Received

Name	Property Address OR Fort Bend County Account Number	Land Area (Square Feet) Within 200 Feet
Total Area Represented by Protest(s):		-
Total Land Area <i>Including</i> Subject Site:		1,388,503.40
Subject Site <i>Only</i> Land Area:		595,752.70
Total Land Area <i>Only Within 200 Feet</i> of Subject Site:		792,750.70
Protest(s) Percentage of Land Area Within 200 Feet:		0%

Note: A total of 0 letters of support and 0 letters of protest have been received for the application request as of December 28, 2017.





**Council Agenda Item
January 2, 2018**

7. **PUBLIC HEARINGS AND RELATED ACTIONS**
 - (b) **Public Hearings and related actions** – *There are no Public Hearings and related actions on this agenda.*

 8. **APPOINTMENTS** – *There are no Appointments on this agenda.*
-



CITY COUNCIL AGENDA ITEM COVER MEMO

January 2, 2018

To: Mayor and City Council
Agenda Item: 9(a) Consider approving a parkland dedication for the Hilson Knight Road Estate subdivision
Submitted by: Jason Mangum, Director, Parks and Recreation
Otis Spriggs, AICP, Director, Development Services

SYNOPSIS

Hilson Knight Road Estate is a proposed single family residential subdivision to consist of 1 single family dwelling unit. In accordance with Section 82-174 of the City's Code of Ordinances, the developer is proposing to provide a cash payment in lieu of parkland.

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Have quality development through buildout

BACKGROUND

Mr. Bobby Mitchell, II of Kelly Kaluza & Associates developer request the parkland dedication requirement to be met with the full payment of \$1400.00 for one lot, in lieu of land dedication for Hilson Knight Road Subdivision, a 7.520 acre development located along Knight Road, just south of Highway 6 and Fort Bend County Toll Road for one (1) single family lot. A final plat was conditionally approved by the Commission on November 8, 2017.

The developer has proposed to pay cash in lieu of parkland in the amount of \$1,400 (\$1,400 x 1 dwelling units).

If approved, the cash payment in lieu of parkland can be used on park development or acquisition only in Park Zone 12.

Staff recommended accepting the developer's proposal of a cash payment in lieu of parkland. The Parks and Recreation Board considered the applicant's proposal at their November 2, 2017 meeting and recommended by unanimous vote that cash in lieu of parkland be accepted. The Planning and Zoning Commission considered the proposal at its December 13, 2017 meeting and forwards a positive recommendation to accept cash in lieu of parkland.

BUDGET ANALYSIS

Funding Source	Account Number	Project Code/Name	FY2018 Funds Budgeted	FY2018 Funds Available	Amount Requested
Parkland Revenues	282-48411-01-001	Parkland Zone 12	N/A	N/A	N/A

The developer is proposing a cash payment in lieu of parkland. The payment would amount to a total of

\$1,400.00 to be funded to Park Zone 12 and recorded in the above noted revenue account.

Purchasing Review: N/A

Financial/Budget Review: LaToya Jasper, CPA, CGFO, CPM

Note: Compliance with the conflict of interest questionnaire requirements, if applicable, and the interested party disclosure requirements (HB 1295) has been confirmed/is pending within 30-days of this Council action and prior to execution.

SUPPORTING MATERIALS

1. Hilson Knight Road request letter & final plat
2. Parks and Recreation Board meeting minutes (November 2, 2017)
3. Draft Planning and Zoning Commission meeting minutes (December 13, 2017)
4. Planning and Zoning Commission final report
5. Park Zones map

STAFF'S RECOMMENDATION

Approve the parkland dedication proposal for the Hilson Knight Road Estate subdivision.

Director Approval: Otis Spriggs, AICP, Development Services
Jason S. Mangum, CPRP, Parks and Recreation

**Assistant City Manager/
City Manager Approval:** Scott R. Elmer, P.E.

KELLY R. KALUZA & ASSOCIATES, INC.
Consulting Engineers & Surveyors
Engineering Firm No. F-1339 ■ Surveying Firm No. 10010000
3014 Avenue I, Rosenberg, Texas 77471
(281) 341-0808 ■ FAX (281) 341-6333

September 11, 2017

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

RE: Hilson Knight Road Subdivision Parkland Dedication, City of Missouri City, Fort Bend County, Texas

Dear Mr. Mangum:

Hilson Knight Road Subdivision is a 7.520 acre development located along Knight Road. Attached is a plat for the proposed development. The developer is requesting to pay the full amount of \$1,400 (\$1,400 x 1 lot) in lieu of land dedication due to the size of the subdivision and number of lots.

On behalf of the developer, Kelly R. Kaluza & Associates, Inc., we hereby request the parkland dedication requirement for the proposed Hilson Knight Road Subdivision be met with a cash payment in accordance with Section 82-174e. Please consider approving this request at your next Parks Board meeting and forwarding a positive recommendation to Planning and Zoning Commission and City Council.

Thank you for your consideration in this matter. If you have any questions, please feel free to contact me.

Sincerely,

KELLY R. KALUZA & ASSOCIATES, INC.


Bobby Mitchell, II

BM/msg

cc: Randy Troxell, City of Missouri City
Jennifer Gomez, City of Missouri City
Frank Hilson, III, Owner

STATE OF TEXAS
COUNTY OF

I, FRANK HILSON, III, Owner of the 7.520 acre tract of Land described in the above and foregoing map of HILSON KNIGHT ROAD ESTATE do hereby make and establish said subdivision and development plan of said property according to all laws, dedications, restrictions and covenants on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements and public places thereon for the purposes and considerations therein expressed; and do hereby bind myself, my heirs and assigns to warrant and forever defend the title to the land so dedicated.

I further acknowledge that the dedications and/or easements 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, my successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication or easements made herein.

Further, Owner has dedicated and by these presents does dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally on 11 inch six inches for ten feet perimeter ground easements or seven feet, six inches for 14 feet perimeter ground easements or five feet, six inches for 16 feet perimeter ground easements. From a plane 16 feet 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 thereon, whereby the aerial easements total 21 feet, six inches in width.

Further, Owner has dedicated and by these presents does dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally on ten feet for ten feet back-to-back ground easements or eight feet for 14 feet ten feet back-to-back ground easements or seven feet for 16 feet back-to-back ground easements, from a plane 16 feet 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 thereon, whereby the aerial easements total 30 feet in width.

WITNESS my hand in the City of Missouri City, Texas
this day of _____, 2017.

STATE OF TEXAS
COUNTY OF

BEFORE ME, the undersigned authority, on this day personally appeared Frank Hilson, III, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this day of _____, 2017.

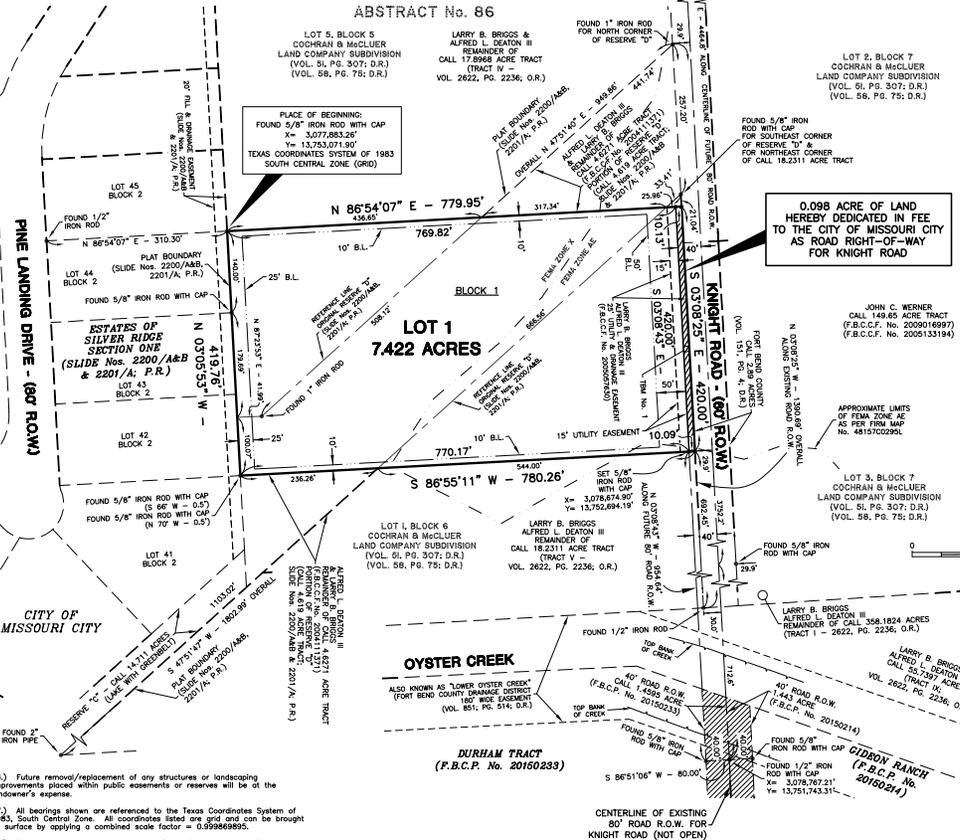
Notary Public in and for the State of Texas

SUBDIVISION NOTES

- In accordance with Center Point Energy Electrical Service Manual, Article 421.2, electric meters shall be located on a support that is accessible at all times without customer assistance. Access to the meter shall not be blocked by gates, walls, or fences.
- Driveway approaches shall be provided in accordance with the Missouri City Driveway Approach Policy as required under the provisions of Subsection 82-160 of the Code of Ordinances of the City of Missouri City, Texas.
- Sidewalks shall be constructed as required by sections 82-164 of the Code of Ordinances of the City of Missouri City.
- The City of Missouri City shall not be responsible for maintenance of driveways, sidewalks, emergency access easements, recreational areas and open space.
- There are no known existing or proposed pipeline easements within the limits of the subdivision.
- All of the property subdivided in the above and foregoing plat is within the incorporated boundaries of the City of Missouri City, Texas.
- No building or other permit, except permits for construction of public improvements that are issued by the City of Missouri City, Texas, for construction within this subdivision until such time as the improvements of the subdivision have been completed, developed and accepted by the City of the guarantee of construction of public improvements by Section 82-218 of the Code of Ordinances of the City of Missouri City, Texas, is submitted to and approved by the City.
- As per the Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map for Fort Bend County, Texas, and Incorporated Areas (Map No. 4815700935), Map Revised April 2, 2014, it appears that a portion of this tract lies within Zone X - Areas determined to be outside the 1.25 annual chance floodplain and a portion of this tract lies within Zone AE - Base Flood Elevations determined, base flood elevation of this location = 59 feet.
- All drainage easements shown hereon shall be clear of fences, buildings, plantings, and other obstructions to the operations and maintenance of the drainage facility as required by Subsection 82-168(d) of the Code of Ordinances of the City of Missouri City, Texas.
- All slab elevations shall be one foot above the 100-year flood elevation as established by Item 11) of this plat.
- The minimum finished floor elevation is 61.0 feet (sixty-one feet) for Lot One. The top of slab elevations at any point on the perimeter of the slab shall not be less than eighteen (18) inches above natural ground.
- All required utility companies have been contacted and all public utility easements as shown on the above and foregoing plat constitute all of easements required by the utility companies contacted.
- Required fire flows shall be provided based on the size and construction of all buildings as required by the International Fire Code as adopted by the City.
- The placement of fire hydrants shall be provided based on the minimum distance requirements as established in the International Fire Code as adopted by the City (200 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.
- Shaded 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.

This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this plat and subdivision of HILSON KNIGHT ROAD ESTATE, in conformance with the laws of the State of Texas and the ordinances of the City of Missouri City as shown hereon and has authorized the recording of this plat.

this day of _____, 2017.
By: Sonya Brown-Marshall, Chairman
By: Timothy R. Honey, Vice-Chairman





Parks Board 2017-2018

Jason Mangum, Director of Parks & Recreation
Randy Troxell, Assistant Director of Parks & Recreation
Shane Mize, Recreation Superintendent
Barry Hamilton, Parks Superintendent
Pamela Andrews, Board Member
J.R. Atkins, Board Member
Diane Giltner, Board Member
Don Johnson, Board Member
Thomasine Johnson, Board Member

Adrian Matteucci, Board Member
Sharman McGilbert, Vice-Chair
Brian Merchant, Board Member
Loveless Mitchell, Board Member
Victoria Porter, Board Member
Rafik Sandford, Board Member
Buddy Snyder, Board Member
Llarance Turner, Chairman

PARKS BOARD MEETING MINUTES NOVEMBER 2, 2017 7:00 O'CLOCK P.M. CITY COUNCIL CHAMBER

ATTENDEES

Board members in attendance: Pamela Andrews, J.R. Atkins, Diane Giltner, Don Johnson, Adrian Matteucci, Vice-Chair Sharman McGilbert, Brian Merchant, Victoria Porter, Rafik Sandford, Buddy Snyder, and Chairman Llarance Turner.

Absent: Thomasine Johnson and Loveless Mitchell.

Staff members in attendance: Director of Parks & Recreation Jason Mangum, Assistant Director of Parks & Recreation Randy Troxell, Parks Superintendent Barry Hamilton, Recreation Superintendent Shane Mize, Facility Operations Manager Kyle Frye, First Assistant City Attorney Evelyn Kimeu, and Administrative Assistant Tricia Yurcak.

Others in attendance: Bobby Mitchell and Renee Yan.

6. CONSIDER THE APPROVAL OF THE PARKLAND DEDICATION FOR HILSON KNIGHT ROAD ESTATE

Mr. Mitchell of Kelly Kaluza & Associates presented the agenda item. Hilson Knight Road Subdivision is a 7.520 acre development located along Knight Road, just south of Highway 6 and Fort Bend County Toll Road. The developers are requesting the parkland dedication requirement to be met with the full payment of \$1400.00 for one lot, in lieu of land dedication. There were no questions. Vice-Chair McGilbert made a motion to make a recommendation accepting the request. Board member Sandford seconded the motion. The vote was unanimous. **The motion passed.**



MINUTES
PLANNING AND ZONING COMMISSION
CITY OF MISSOURI CITY, TEXAS
December 13, 2017

1. CALL TO ORDER

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

2. ROLL CALL

Commissioners Present:

Sonya Brown-Marshall
Reginald Pearson
Ramesh Anand
Hugh Brightwell
Len Goff, Jr.
Tim Haney
John O'Malley

Commissioners Absent: Commissioner Brightwell

Councilmembers Present: None

Staff Present:

Otis T. Spriggs, Director of Development Services
Shashi Kumar, City Engineer/Director of Public Works
James Santangelo, Assistant City Attorney
Jennifer Hobbs, Assistant City Engineer
Jennifer Gomez, Planning Manager
Thomas White, Planner II
Nancy Desobry, Office Manager

Others Present:

George Dela Rosa
Jils Skariah

Geoff Freeman

Sasidharan Nair

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

A. PARKLAND DEDICATIONS

Consider adoption of a recommendation to City Council regarding a Parkland Dedication proposal for Hilson Knight Road Estate.

Mr. White presented this item stating at the November 2, 2017, meeting the Parks and Recreation Board recommended acceptance of cash payment in lieu of dedication of property. Staff recommends the Planning & Zoning Commission should adopt this as its Final Report and forwards it to City Council with a positive recommendation for consideration and adoption.

Motion: The Planning Commission adopt this as its final report and forward to City Council with a positive recommendation

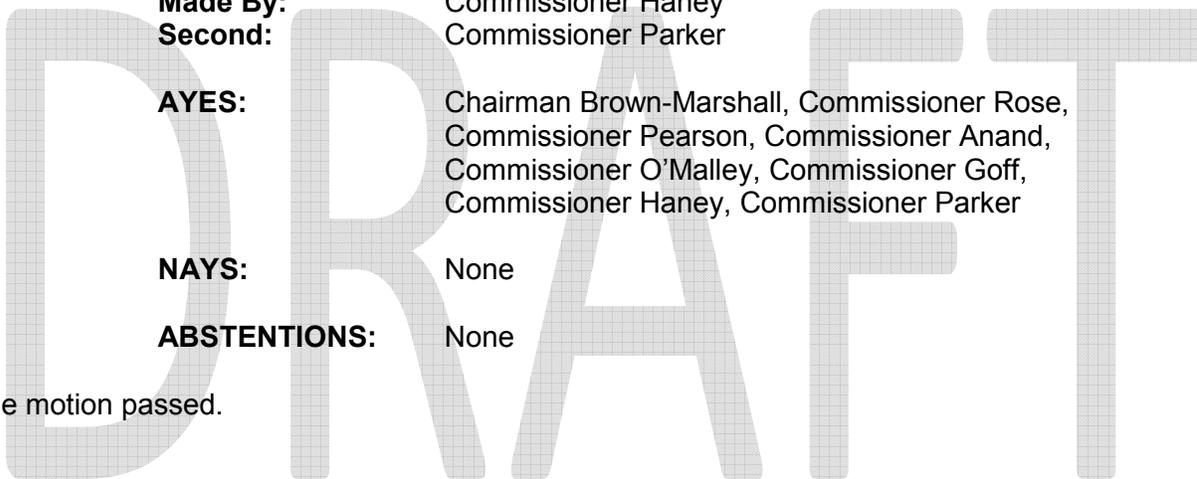
Made By: Commissioner Haney
Second: Commissioner Parker

AYES: Chairman Brown-Marshall, Commissioner Rose, Commissioner Pearson, Commissioner Anand, Commissioner O'Malley, Commissioner Goff, Commissioner Haney, Commissioner Parker

NAYS: None

ABSTENTIONS: None

The motion passed.





**PLANNING AND ZONING COMMISSION
FINAL REPORT**

AGENDA DATE: January 2, 2018

AGENDA ITEM SUBJECT: Hilson Knight Rd. Estate Residence- parkland dedication

AGENDA ITEM NUMBER: 9.A

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

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

PERMIT NUMBER: 1703760

PROPERTY ID: 0086-86-005-0519-907

LOCATION: South of Watts Plantation Road, east of the Estates of Silver Ridge residential subdivision, and west of Knight Road.

RECOMMENDED ACTION:

At the November 2, 2017 meeting the Parks and Recreation Board recommended acceptance of cash payment in lieu of dedication of property.

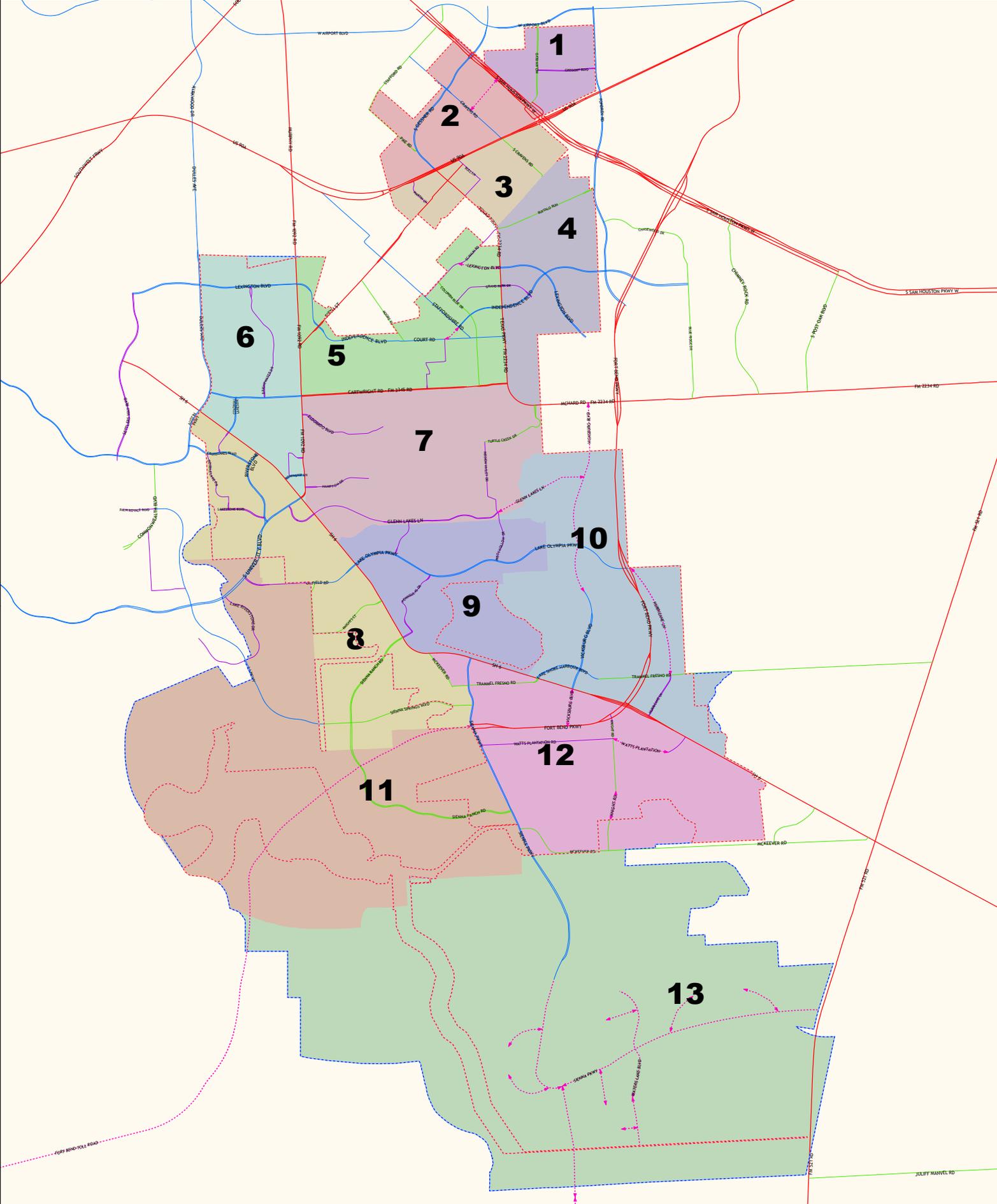
The Planning and Zoning Commission considered this recommendation at its December 13, 2017 meeting and adopts this as its Final Report and forward it to City Council with a positive recommendation for consideration and adoption thereof, and following the requirements of Subdivision Ordinance Section 82-175 regarding the dedication of land for neighborhood parks; reservation of land for public purposes.

APPLICANT'S PROPOSAL:

Mr. Bobby Mitchell, II of Kelly Kaluza & Associates developer request the parkland dedication requirement to be met with the full payment of \$1400.00 for one single family lot, for a 7.520 acre tract. A final plat was conditionally approved by the Commission on November 8, 2017.

A cash payment in lieu of dedication of property is proposed.

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



Map By:
GIS Division
December 2014



Park Zones

- Legend
-  Major Thoroughfare
 -  State
 -  Major Arterial
 -  Minor Arterial
 -  Major Collector
 -  Proposed Major Thoroughfare
 -  City Limits
 -  ETJ



0 2,000 4,000 8,000 12,000 Feet

Geographic Coordinate System North American Datum 1983 (NAD83)

The information on this map is provided and maintained by various agencies, including county departments, municipal governments, state and federal agencies. The map is designed to serve as a secondary representation of real property found within this jurisdiction, and is compiled from the recorded deeds, plats, and other public records, which are primary sources for this public information. The data layers do not take the place of a legal survey or other primary source documentation. The City and its vendors assume no legal responsibility for the information on this map.



**Council Agenda Item
January 2, 2018**

- 10. ORDINANCES** – *There are no Ordinances on this agenda.*
-



CITY COUNCIL AGENDA ITEM COVER MEMO

January 2, 2018

To: Mayor and City Council
Agenda Item: 11(a) Radio System Expansion, (TDMA)
Submitted by: Benjamin Pahl, Radio System Manager

SYNOPSIS

The Radio System Manager wishes to seek grant funding from the Urban Area Security Initiative (UASI), Interoperable Communications Committee. The funding will be used to purchase site licensing and software from Motorola to complete P25 time-division multiple access (TDMA) Phase II enhancements to the radio system.

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Develop a high performing City team
- Maintain a financially sound City

BACKGROUND

The TXWARN Regional Radio system implemented Project 25 Phase I in 2015. This first phase was to transition from an analog radio system to a digital frequency division multiple access (FDMA) system. The Missouri City/Sugar Land radio system completed phase I in 2015 as part of the Southwest Simulcast and as member of the TXWARN Regional Radio System.

The purpose of applying for the Urban Area Security Initiative (UASI) grant is to provide 100% of funding for Phase II of Project 25. Phase II or time-division multiple access (TDMA) technology effectively doubles the capacity of the radio system through software enhancements. Operating the radio system with TDMA allows two radio users to share the same frequency channel by dividing the signal into different time slots. In order to operate TDMA all the towers sites in the Southwest Simulcast must operate in unison under TDMA.

Currently, the Missouri City tower site is the only site in the Southwest Simulcast that is not Phase II capable. Fort Bend County and Harris County have already secured funds and completed the TDMA enhancements to the other three tower sites.

This project will further enhance interoperable communications for Missouri City, Sugar Land, and all radio customers and public safety users in the area.

Securing the UASI grant funds would lessen the certain financial burden for Missouri City and Sugar Land since TDMA expansion is forecasted to become a mandated system upgrade in the future. Becoming TDMA compliant at the Missouri City site will also complete a county and regional goal for TDMA compliance on the TXWARN Regional Radio System.

BUDGET/FISCAL ANALYSIS

If this grant is awarded and accepted, the city would have to fund the project in the amount of \$466,520.00 and request reimbursement from UASI once the project is complete. UASI's timeline for grant award notices is August 31, 2018. The funds to cover the project would have to be budgeted for in the FY2019 budget. If awarded, this grant would be reimbursed at 100%. The estimated time to complete the project is approximately six months. Staff anticipates the city would be reimbursed for the project during the second quarter of the FY 2019 budget.

Funding Source	Account Number	Project Code/Name	FY18 Funds Budgeted	FY18 Funds Available	Amount Requested
N/A	N/A	UASI, 2018	\$0.00	\$0.00	\$466,520.00

Purchasing Review: N/A

Financial/Budget Review: N/A

Note: Compliance with the conflict of interest questionnaire requirements, if applicable, and the interested party disclosure requirements (HB 1295) has been confirmed/is pending within 30-days of this Council action and prior to execution.

SUPPORTING MATERIALS

1. Resolution
2. TDMA White Paper
3. Grant Pre-approval Request Form

STAFF'S RECOMMENDATION

Approve and sign a resolution authorizing the application of the grant, and designating the Radio System Manager as the project manager for the grant.

Director Approval:

Mike Berezin, Chief of Police

**Assistant City Manager/
City Manager Approval:**

Bill Atkinson, Assistant City Manager

RESOLUTION NO. R-18-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS, APPROVING THE SUBMISSION OF A GRANT APPLICATION TO THE HOUSTON URBAN AREA SECURITY INITIATIVE TO FUND THE PURCHASE OF SITE LICENSING AND SOFTWARE FOR ENHANCEMENTS TO THE CITY'S RADIO COMMUNICATIONS SYSTEM; DESIGNATING THE MAYOR AS THE CITY'S AUTHORIZED OFFICIAL TO ACCEPT, REJECT, ALTER OR TERMINATE THE GRANT; AND CONTAINING OTHER PROVISIONS RELATED THERETO.

* * * * *

WHEREAS, since 2003, the greater Houston area has been considered by the Department of Homeland Security (DHS) to be among the highest threat urban areas in the nation; and

WHEREAS, such designation qualifies the area to receive funding through the DHS Urban Area Security Initiative (UASI) grant program; and

WHEREAS, the Houston UASI program was established to enhance the preparedness level of high threat communities and improve local capacity to prepare for, protect against, respond to and recover from catastrophic incidents; and

WHEREAS, stakeholders in the greater Houston area are engaged in a multi-disciplinary and multi-jurisdictional partnership to meet such goals with support from UASI and related DHS grant programs; and

WHEREAS, access to time-division multiple access technology for the City of Missouri City's (the "City's") radio system effectively doubles the capacity of such radio system by allowing two radio users to share the same frequency channel by dividing the signal into different timeslots; and

WHEREAS, the City Council of the City of Missouri City finds that the purchase of site licensing and software enhancements to utilize such technology is in the best interest of the residents of the City; and

WHEREAS, the City Council of the City of Missouri City desires to apply to Houston UASI for a UASI grant to purchase such site licensing and software; and

WHEREAS, the City agrees to participate in any audit, grant monitoring or reporting required by the UASI program; and

WHEREAS, the City agrees to track and report UASI funding separately from other funding sources to ensure accurate financial and programmatic reporting on a timely basis; and

WHEREAS, the City desires to designate the Mayor as the City's authorized official to accept, reject, alter or terminate the grant on behalf of the City and the Police Radio System Manager as the City's project manager for making application for such grant; and

WHEREAS, the City Council agrees that, in the event of loss or misuse of the grant funds, the City Council of the City of Missouri City assures that the funds will be returned to Houston UASI as may be required by law; now therefore,

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

Section 1. The facts and recitals set forth in the preamble of this Resolution are hereby found to be true and correct and are in all things incorporated herein and made a part hereof.

Section 2. The City Council of the City of Missouri City approves the submission of a grant application to the Houston UASI program to fund the purchase of site licensing and software enhancements for the City's radio system.

Section 3. The City Council of the City of Missouri City hereby designates the Mayor as the City's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the City.

Section 4. The City Council of the City of Missouri City hereby designates the Police Radio System Manager as the City's authorized project manager in relation to the grant.

PASSED, APPROVED and ADOPTED this 2nd day of January, 2018.

Allen Owen
Mayor

ATTEST:

APPROVED AS TO FORM:

Maria Jackson
City Secretary

E. Joyce Iyamu
City Attorney

TDMA TECHNOLOGY

BRINGING INCREASED CAPACITY AND FUNCTIONALITY
TO PROFESSIONAL DIGITAL TWO-WAY RADIO

TABLE OF CONTENTS

Executive Summary.....	3
Advantages of Digital Two-Way Radio.....	4
Digital Radio Markets and Standards.....	5
Multiple Access and Spectral Efficiency.....	6
TDMA: How It Works.....	7
Advantages of Two-Slot TDMA for Professional Organizations.....	8
The Right Choice for Professional Two-way Digital Radio: TDMA.....	10
Motorola's Next Generation TDMA-based Professional Digital Two-way Radio.....	11

EXECUTIVE SUMMARY

Licensed, professional two-way radio is on the verge of making the biggest leap forward since the invention of the transistor — the move from analog to digital. Digital radio offers many advantages over analog, including improved voice quality at greater range, better privacy, sophisticated call-control features, the ability to easily integrate with data systems, and more. We're now at the beginning of what will quickly become a large-scale migration to digital radio in professional applications. At the same time, regulatory pressures combined with real-world operating needs are driving radio manufacturers and users to communicate more information in a given slice of RF spectrum — in other words, to increase "spectral efficiency." Channels that historically carried a single call at a time are now being divided so they can carry two.

Two technologies exist to enable this "splitting" of channels, allowing multiple access on a single channel. Frequency-Division Multiple Access (FDMA) splits the channel frequency into two smaller sub-channels that can carry separate calls side-by-side. Time-Division Multiple Access (TDMA) preserves the full channel width, but divides it into alternating time slots that can each carry an individual call. Both technologies are already being used in North America to accomplish the FCC-mandated split of 25 kHz channels into 12.5 kHz channels, and they're both being used worldwide to accomplish similar increases in spectral efficiency whether currently mandated or not.

In the coming years, new regulations will almost certainly require improvements in the effective capacity of 12.5 kHz channels: it is only a matter of time before the ability to carry two voice paths in a single 12.5 kHz channel — also known as 6.25 kHz equivalent efficiency — becomes a requirement. But because the technology exists today to accomplish this goal, there's no need for professional radio users to wait for the regulations to catch up with benefits that are immediately available. Even in the absence of a mandate, professional users can double the capacity of their existing licensed channels by adopting digital technologies that enable 6.25 kHz equivalent efficiency. With potential benefits including increased capacity, lower equipment costs, data integration, added features, and more, now is a compelling time for analog radio users to make the switch to digital systems that offer 6.25 kHz equivalency.

This white paper examines the two leading digital modulation technologies that are capable of achieving this doubling of spectral efficiency: 6.25 kHz FDMA and two-slot 12.5 kHz TDMA. Businesses looking to migrate to the most efficient professional digital systems to achieve greater capacity and performance will need to choose one or the other — FDMA and TDMA are not interoperable.

Two-slot 12.5 kHz TDMA-based systems, providing 6.25 kHz equivalency, is the right choice for most mobile professionals. Professional radio standards based on TDMA technology are already widely used around the world, and future requirements for even greater spectral efficiency are almost certain to be based on TDMA as well. Today and tomorrow, TDMA technology provides advantages of feature flexibility, lower equipment costs, longer battery life, future-readiness and the proven ability to increase spectral efficiency without risking increased congestion or radio channel interference.

ADVANTAGES OF DIGITAL TWO-WAY RADIO

Since the first wireless transceiver was installed in a Bayonne, New Jersey police car in 1933, two-way radio has been a mission-critical technology for police, firefighters, search and rescue workers and others on the front lines of public safety. And increasingly, as new models have reduced the size and cost of two-way radios, the technology has been adopted by business professionals as well.

Industries including transportation, education, construction, manufacturing, energy and utilities, private security, government, hospitality, retail, and many others are finding that two-way radio can improve efficiency, worker productivity and responsiveness by allowing mobile teams to share business and customer information instantly.

Through most of its history, two-way radio has meant analog voice — the representation of sound waves as either amplitude modulated (AM) or frequency modulated (FM) radio waves. In fact, this is one of the last areas of professional communications to be touched by digital technology. But that's changing, very quickly, for very good reasons.

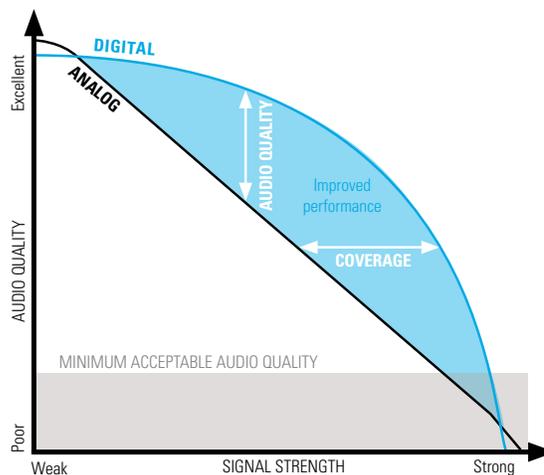
Modulating the voice into digital signals, rather than analog, provides several advantages. First and foremost, digital technology provides better noise rejection and preserves voice quality over a greater range than analog. especially at the farthest edges of the transmission range, users can hear what's being said much more clearly — increasing the effective range of the radio solution and keeping users responsive to changing situations in the field.

Depending on the technologies used, digital systems can also be designed to:

- Make more efficient use of available, licensed RF spectrum
- Combine voice and data access in the same device, delivering more information while empowering field workers with systems that are more portable, flexible, and much easier to use than two different and incompatible systems
- Enable integration and interoperability with back-end data systems and external systems

- Combine analog and digital voice in the same device, easing the migration to digital while preserving investments in analog technology
- Provide strong, practical, easy-to-use privacy solutions without the significant loss in voice quality that analog scrambling can cause
- Enable flexible and reliable call control and signaling capabilities
- Flexibly adapt to changing business needs and new applications through a modular architecture

The clear advantages of digital radio — along with increasing regulatory pressures to use RF spectrum more efficiently — will drive widespread adoption of professional two-way digital radio solutions in the coming years. If you're using analog today, you'll almost certainly be migrating to digital tomorrow. Now is the time to research the available technologies so that, when you're ready to make the move, you'll choose systems that provide the greatest benefit over the long term.



ENHANCED DIGITAL AUDIO PERFORMANCE

Digital voice retains better quality than analog as signal strength decreases.

Worldwide digital two-way radio markets can be roughly divided into three categories

MARKET CATEGORIES	EXAMPLE VERTICAL MARKETS	DIGITAL RADIO STANDARDS		
PUBLIC SAFETY/ MISSION CRITICAL	Emergency Services Public Transport Airports/Ports Transportation Petrochemical Manufacturing Construction Private Security	Local Government Mining Public Utilities Taxi Rental Agencies Warehousing	ETSI: TETRA Licensed Trunking	TIA Project 25 Licensed Conventional & Trunking
PROFESSIONAL/ BUSINESS CRITICAL			ETSI: DMR Tier-2: Licensed Conventional DMR Tier-3: Licensed Trunking	
COMMERCIAL & LIGHT INDUSTRIAL	Retail Agriculture Hospitality		ETSI: DMR Tier-1: Unlicensed dPMR Tier-1: Unlicensed	On-site Technologies

DIGITAL RADIO MARKETS AND STANDARDS

Although the market landscape for two-way radio varies somewhat throughout the world, markets can be roughly divided into three broad categories: (1) commercial and light industrial applications, (2) professional, business-critical applications, and (3) mission-critical public safety applications. With some overlap, there are relevant digital two-way radio standards that are generally applicable to each of these categories.

While we won't get into the specific regulatory requirements governing radio in various countries and regions, let's take a closer look at how the most important, internationally recognized standards map to the needs of users within the general market categories. An understanding of the entire market landscape will provide context for our discussion of the needs of users in the professional/business-critical category.

Commercial and Light Industrial. Multiple relevant digital technologies exist for this market, including on-site digital technologies such as Frequency Hopping Spread Spectrum (FHSS) utilized in unlicensed 900 MHz and 2 GHz bands. The European Telecommunications Standards Institute, or ETSI, has also defined two Tier-1 protocols for digital mobile radio (DMR) in the unlicensed PMR 446 band; the DMR Tier-1 protocol utilizes 12.5 kHz FDMA, while the dPMR protocol utilizes 6.25 kHz FDMA. Both protocols provide for consumer applications and low-power commercial applications, using a maximum of 0.5 watt RF power. With a limited number of channels and no use of repeaters, no use of telephone interconnects, and fixed/integrated antennas, Tier-1 DMR/dPMR devices are best suited for personal use, recreation, small retail and other settings that don't require wide area coverage and advanced features.

Mission-critical Public Safety. This market category is defined by mission-critical communications, security and interoperability needs. In countries covered by ETSI, a relevant digital standard is the Terrestrial Trunked Radio (TETRA) Standard, which is used to support multiple talk groups on multiple frequencies, including one-to-one, one-to-many and many-to-many calls. TETRA is a digital standard that uses four-slot TDMA in 25 kHz channels to increase spectral efficiency and allow multiple access. In the U.S., the Telecommunications Industry Association (TIA) has established Project 25 to define similar capabilities for the mission-critical market. Unlike TETRA, Project 25 Phase I uses 12.5 kHz channels and currently uses FDMA for both trunked and conventional digital systems. Phase II will add two-slot TDMA capabilities for digital trunked radio. Both TETRA and Project 25-compliant systems rely on sophisticated infrastructure to achieve the fault tolerant reliability and advanced calling functionality required in public safety and other mission-critical applications.

Business-critical Professional. In between the commercial/light industrial and mission critical/public safety market categories lies a huge market for organizations who aren't engaged in mission-critical work and don't have the budget or need for expensive, fault tolerant infrastructure—but who can still benefit from increased capacity in licensed channels, advanced features, wide area coverage and other benefits usually associated with mission critical systems. Businesses in this category include transportation, education, construction, manufacturing, private security, small municipalities, and many other industries. The ETSI DMR Tier-2 standard is the relevant digital radio standard targeted to these users, providing spectral efficiency, advanced voice features and integrated IP data services in licensed bands for high-power communications. ETSI DMR Tier-2 calls for two-slot TDMA in 12.5 kHz channels. Two-slot TDMA technology is the primary focus of our discussion in this paper.

Analog radios have been used in business-critical applications for years. However, as manufacturers introduce high power digital radios to this market, they have a choice: they can either build their communications system using a proprietary technology such as digital 6.25 kHz FDMA, or they can leverage standards-based TDMA. The two are not compatible or interoperable.

Motorola believes that two-slot TDMA is the best fit for most professional, business-critical digital two-way radio applications. Moreover, ETSI has selected TDMA as the standard protocol for Tier-2 professional two-way radio applications, and it satisfies ETSI channel emissions requirements and goals for spectral efficiency. Although the FCC does not mandate standard protocols, devices

conforming to the ETSI Tier-2, two-slot TDMA standard will meet existing FCC channel emissions requirements for 12.5 kHz channels and exceed forward-looking requirements for spectral efficiency in the U.S. with technical advantages for the professional market, and the backing of the world's most influential telecommunications standards bodies, two-slot TDMA is the clear choice for organizations looking to deploy new digital two-way radio systems, or to upgrade their existing analog radio to digital.

Let's take a closer look at two-slot TDMA and why it's the best multiple-access technology for the majority of professional applications.

MULTIPLE ACCESS AND SPECTRAL EFFICIENCY

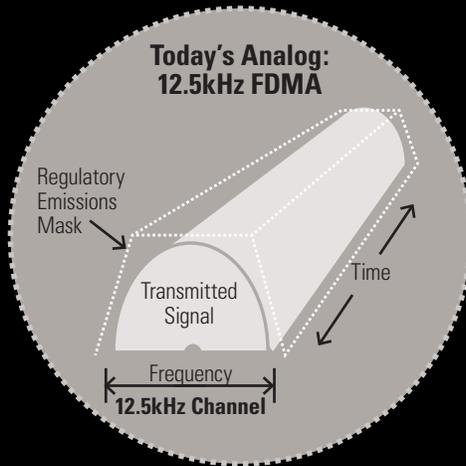
The primary goal of any multiple-access RF technology is to achieve greater spectral efficiency, allowing more users to share a given channel in the licensed RF spectrum. Historically, the licensed airwaves were divided into relatively large 25 kHz channels. There was plenty of room for the broadcasters using these channels to exist side-by-side, without significant interference problems. Over the years, however, the airwaves have become increasingly crowded, creating a need for new standards and technologies that allow more radio users to share the available spectrum in any given area.

The demand for greater spectral efficiency is being driven, in part, by regulatory agencies. In the U.S., for example, the FCC is requiring manufacturers to offer only devices that operate within 12.5 kHz VHF and UHF channels by 2011. By the year 2013, all VHF and UHF users will be required to operate in 12.5 kHz — making it possible for roughly twice as many users to share the airwaves as compared with today's 25 kHz licenses.

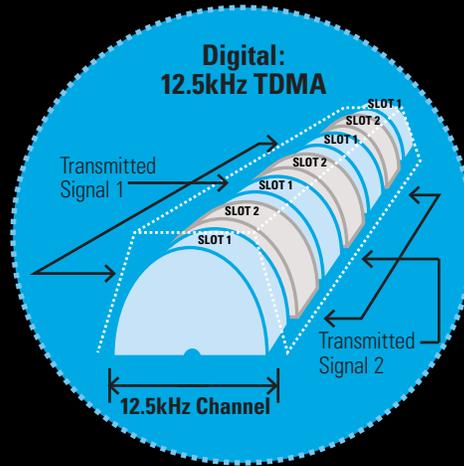
The next logical step is to further improve the effective capacity of 12.5 kHz channels. While there's no current mandate requiring a move to 6.25 kHz, discussions are continuing at the FCC and other agencies, and it's only a matter of time before the ability to carry two voice paths in a single 12.5 kHz channel, also known as 6.25 kHz equivalent efficiency, becomes a requirement in VHF and UHF bands. In the meantime, two-slot TDMA offers a way to divide a 12.5 kHz channel into two independent time slots, achieving 6.25 kHz-equivalent efficiency today.

With two-slot TDMA-based devices, there's no reason to wait for a government mandate to achieve more capacity on existing licensed channels. Business can take the initiative to achieve greater spectral efficiency well ahead of the inevitable regulations — and ahead of the competition. And even without a regulatory mandate, greater spectral efficiency offers many operational benefits. We'll discuss those benefits later, but first let's explore how two-slot TDMA works.

INCREASED CAPACITY WITHIN EXISTING 12.5kHz REPEATER CHANNELS



- One voice call for each channel
- One repeater for each channel



- Two time slots enable two voice calls (or data transmissions) for each channel
- One repeater does the work of two
- No licensing changes required

When FDMA technology is used to split a channel into two sub-channels, the resulting signals must still fit within the channel's required emissions mask

TDMA: HOW IT WORKS

TDMA stands for "Time-Division Multiple Access." Like FDMA, or "Frequency-Division Multiple Access," TDMA is a technology that allows multiple conversations to share the same radio channel. Although the goal is the same, the two technologies work very differently.

6.25 KHZ FDMA

In FDMA, a channel frequency is split into smaller subdivisions — for example, splitting a 25 kHz band into two narrower "sub-channels" that transmit side-by-side to achieve 12.5 kHz equivalent spectral efficiency. The same technique can be used to achieve 6.25 kHz equivalent efficiency in a 12.5 kHz channel — although how well this technique will perform hasn't yet been established in real-world implementations on a large scale. As the subdivisions of a licensed channel become narrower, there's a growing likelihood of problems due to congestion and interference in an FDMA-based 6.25 kHz-equivalent system, as shown in the illustration.

When you try to squeeze two 6.25 kHz signals into one 12.5 kHz channel, you still have to meet the channel's regulatory emissions mask. In order to do so, the signal deviation (represented by the height and width of the lobes in the illustration) must necessarily be smaller than what can be achieved with a single 12.5 kHz signal. This smaller deviation means reduced sensitivity, which in turn reduces effective signal range in real world conditions. At the same time, there is very little tolerance for errors introduced by oscillator

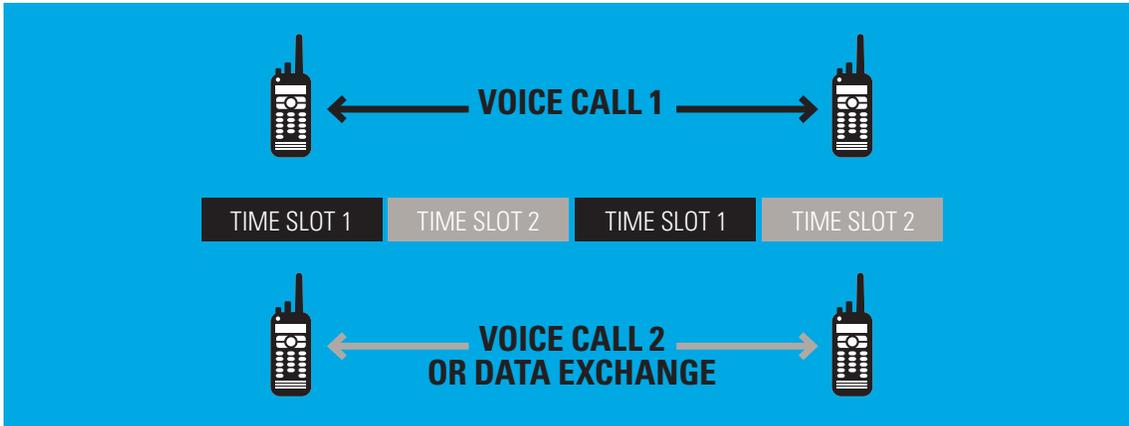
aging, and the 6.25 kHz signal contains more energy near the edges of the mask — making it more prone to adjacent channel interference and near/far interference problems. This results in reduced quality of service in real world conditions.

TWO-SLOT TDMA

By comparison, TDMA offers a proven method for achieving 6.25 kHz equivalency in 12.5 kHz repeater channels — a major benefit for users of increasingly crowded licensed bands. Instead of dividing the channel into two smaller slices, TDMA uses the full channel width, dividing it into two alternating time slots. As a result, TDMA essentially doubles repeater capacity while preserving the well-known RF performance characteristics of the 12.5 kHz signal.

From the perspective of RF physics — that is, actual transmitted power and radiated emissions — the 12.5 kHz signal of two-slot TDMA occupies the channel, propagates, and performs essentially the same as today's 12.5 kHz analog signals. With the added advantages of digital technology, TDMA-based radios can work within a single repeater channel to provide roughly twice the capacity of analog while offering RF performance equivalent to, or better than, today's analog radio.

As we will see, the two time slots can potentially be used for a variety of purposes. Most organizations considering TDMA-based two-way radio will probably



TDMA divides a 12.5 kHz channel into two alternating time slots to achieve 6.25 kHz equivalent spectral efficiency when used with a repeater.

As we will see, the two time slots can potentially be used for a variety of purposes. Most organizations considering TDMA-based two-way radio will probably be interested in doubling the voice capacity per licensed repeater channel. By enabling 6.25 kHz equivalency, TDMA supports two simultaneous, independent half-duplex calls in a single 12.5 kHz repeater channel.

If you're used to thinking about analog radio, this two-for-one capacity in two different time slots might seem problematic. Wouldn't the two calls cut in and out as the time slots alternate, making both conversations nearly impossible to understand?

But remember, this is the digital world, where voices are encoded in bits. Although analog signals represent the actual duration of spoken words, digital signals can encode that duration in a way that allows for significant compression without compromising voice quality. Each TDMA time

slot is quite brief — on the order of 30 milliseconds. The circuitry that translates voice into bits is actually able to pack 60 milliseconds worth of digitized speech into each 30 millisecond time slot. The receiver, in turn, unpacks those bits into speech that has its full 60 millisecond time value.

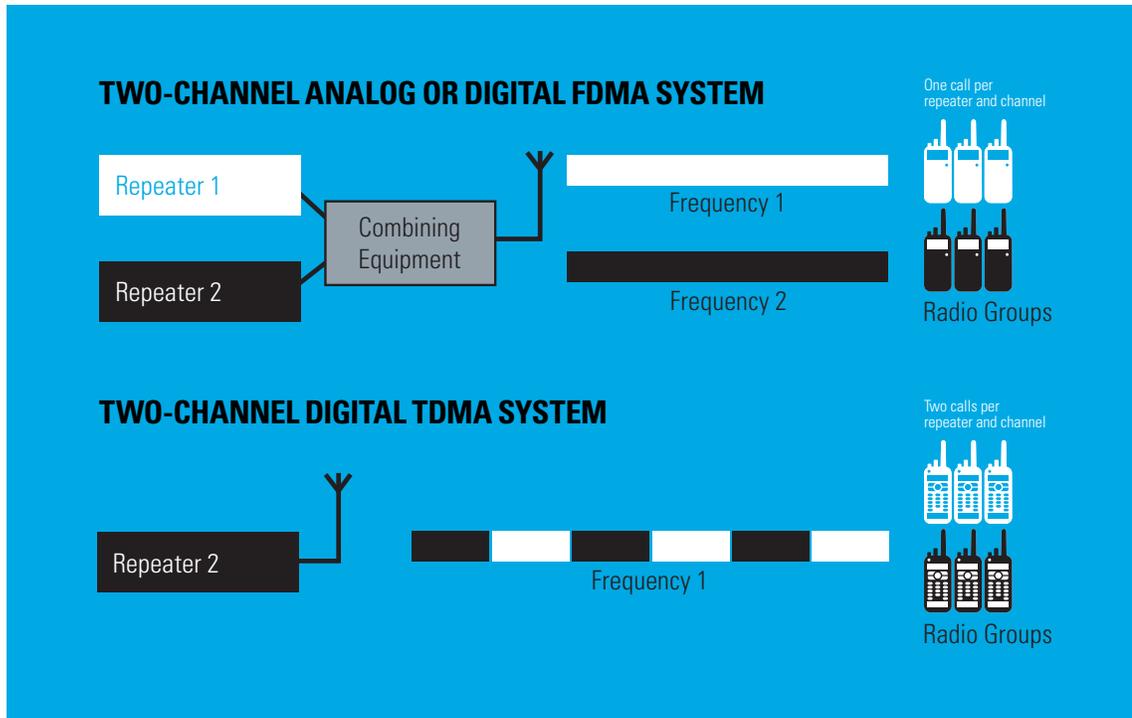
That's why, with TDMA, two conversations can happen simultaneously and seamlessly via a single repeater. The alternation of time slots is something that happens in the technology only, not in the user's experience. In fact, digital technology offers better background noise suppression than analog while preserving the integrity of the signal at the farthest reaches of the transmitter's range — so both digital conversations are likely to be much clearer than a single analog conversation would be over the same channel. And because both conversations use the channel's full bandwidth, there's no degradation in range performance, and no added risk of interference with adjacent channels.

ADVANTAGES OF TWO-SLOT TDMA FOR PROFESSIONAL ORGANIZATIONS

If you're in the professional two-way radio category, and you're looking for increased system capacity in 12.5 kHz channels along with higher performance and advanced features enabled by digital radio solutions, you need to decide which technology to choose: 6.25 kHz FDMA or 12.5 kHz two-slot TDMA. 12.5 kHz FDMA remains an important technology in analog radio systems, and is currently the standard for mission-critical digital radio under Project 25, Phase I. However, 6.25 kHz FDMA is not well proven and does not fit cleanly into today's 12.5 kHz channel structure. Professionals looking for a digital solution should strongly consider two-slot TDMA for the many advantages it provides.

INCREASED SPECTRAL EFFICIENCY

As we have discussed, two-slot TDMA offers a proven way to enable 6.25 kHz equivalent efficiency in licensed 12.5 kHz repeater channels. This doubles per-channel communications capacity, while satisfying future regulatory requirements for 6.25 kHz equivalent efficiency. And unlike 6.25 kHz transmission methods built on FDMA technology, TDMA fits seamlessly into existing licensed channel structures in UHF and VHF — known performance, no need for rebanding or relicensing, and no risk of new forms of radio channel interference. The choice of TDMA digital technology makes it quick and easy to gain spectrum efficiency and improve your two-way radio communications.



TDMA saves licensing and equipment costs by enabling the equivalent of two 6.25 kHz channels within a single licensed 12.5 kHz channel

LOWER EQUIPMENT COSTS

Compared to 6.25 kHz FDMA, two-slot TDMA allows you to achieve 6.25 kHz equivalent efficiency while minimizing investments in repeaters and combining equipment. This is one reason why TDMA is so well suited to professional applications, where the budget for two-way digital radio may be limited compared to the mission-critical tier.

FDMA requires a dedicated repeater for each channel, plus expensive combining equipment to enable multiple frequencies to share a single base-station antenna. It can be particularly expensive to make combining equipment work with 6.25 kHz signals, and there's typically a loss in signal quality and range when it's used this way.

In contrast, two-slot TDMA achieves two-channel equivalency using single-channel equipment. No extra repeaters or combining equipment is required.

ADVANCED FEATURES AND FLEXIBILITY

In a traditional FDMA two-way radio implementation, each transmission occupies a full 12.5 kHz channel. A single channel can accommodate a single, half-duplex call. Proprietary implementations that use FDMA to achieve two 6.25 kHz equivalent channels enable two conversations to take place within a 12.5 kHz channel — but again, both of these conversations are half-duplex, and there's no flexibility to put the extra capacity to any other use. TDMA-based digital systems with two time slots aren't bound by these technical restrictions. The two time slots can be used to carry two half-duplex conversations — as with the two sub-channels in an FDMA-based system — but with no need for extra equipment and no danger of reduced performance. Unlike FDMA, however, it's also possible to use the second TDMA time slot for other purposes.

For example, device designs for the first-generation of TDMA-based two-way radio include the ability to use the second time slot for reverse-channel signaling. This capability can be used for priority call control, remote control of the transmitting radio, emergency call pre-emption, and more. The second time-slot could also be used for transmitting application data such as text messaging or location data in parallel with call activity — a useful capability, for example, in dispatch systems that provide both verbal and visual dispatch instructions.

TDMA-based systems also offer the flexibility to adapt as new applications emerge to make additional use of the two time slots — preserving initial investments while providing an open path to future usage models for digital two-way radio. For example, the future roadmap for two-slot TDMA applications includes the ability to temporarily combine slots for increased data rates, or to use both slots together to enable full-duplex private calls.

Additional capabilities will also emerge, as driven by the real-world needs of two-way radio users in the professional marketplace. By choosing TDMA, professionals can immediately gain benefits such as 2:1 voice capacity and reverse-channel signaling within a single channel, with the option to add other capabilities as they become available. FDMA, in contrast, is optimized for a single purpose — half-duplex calling.

LONGER BATTERY LIFE

One of the biggest challenges with mobile devices has always been battery life. In the past, there have only been a couple of options for increasing the talk time on a single battery charge. One way is to increase battery capacity. Battery manufacturers have already done a remarkable job of maximizing capacity, but further gains are only possible by increasing the size of the battery pack — and therefore decreasing portability.

The other option is to decrease transmit power, which is by far the most energy-intensive function of two-way radio. But this means decreasing transmission range and increasing the potential for interference from other devices — an unacceptable tradeoff in professional situations.

Two-slot TDMA provides another, very effective option. Since each call uses only one of the two slots, it requires only half of the transmitter's capacity. The transmitter is idle half the time — that is, whenever it's the unused time-slot's "turn."

For example, in a typical duty cycle of 5 percent transmit, 5 percent receive, and 90 percent idle, the transmit time accounts for roughly 80 percent of the total current drain on the radio's battery. By cutting the effective transmit time in half, two-slot TDMA can thus enable an up to 40 percent reduction in current battery drain, or an up to 40 percent improvement in talk time. As a result, overall battery consumption per call is dramatically reduced, enabling much longer usage time in the field between recharges. Modern digital devices also include sleep and power-management technologies that increase battery life even further.

THE RIGHT CHOICE FOR PROFESSIONAL TWO-WAY DIGITAL RADIO: TDMA

For professional users, digital two-way radio in licensed bands is the wave of the future. Whether they're using analog radio today, or looking to implement their first two-way radio system, business organizations of all kinds will soon be choosing their first digital two-way radio solutions. The advantages and opportunities are simply too great to ignore — in transportation, education, construction, manufacturing, energy and utilities, private security, small municipalities and many other industries.

For most enterprises in these professions, TDMA provides the best method for achieving 6.25 kHz equivalent efficiency in licensed 12.5 kHz channels:

- TDMA is being leveraged in European and U.S. standards initiatives aimed at providing greater spectral efficiency for the land mobile radio market.
- Unlike FDMA methods of rebanding existing channels into discrete 6.25 kHz channels, properly designed two-slot TDMA systems fit cleanly into existing channel structures, with no rebanding or relicensing necessary.
- TDMA improves capacity today, while offering a path to compliance with further channel efficiency requirements that may be mandated in the future.
- Because it increases capacity without the need for additional repeaters and other infrastructure, TDMA can lower the overall costs of implementing digital two-way radio.
- TDMA offers the performance and flexibility to support the functional requirements of mobile professionals in virtually any industry.



MOTOROLA'S NEXT GENERATION TDMA-BASED PROFESSIONAL DIGITAL TWO-WAY RADIO

Motorola invented the first portable two-way radio, and has more than 65 years of experience delivering wireless communications systems for government and industry. Motorola has emerged as the recognized leader in digital two-way radio technology, with proven solutions in the mission critical, professional and unlicensed tiers.

Now Motorola is enabling innovative solutions for licensed professional tier. MOTOTRBO™ Professional Digital Two-way Radio System is a digital communications platform that combines the best of two-way radio with digital technology based on TDMA to deliver increased capacity and spectral efficiency, integrated data applications and enhanced voice communications. MOTOTRBO is specifically designed to meet the requirements of professional organizations that need a customizable business critical communication solution using licensed spectrum.

MOTOTRBO is a private system that can be tailored to meet the unique coverage and feature needs of group oriented and dispatch environments. And, MOTOTRBO provides a return on investment requiring only a small up-front investment with no recurring fees, and will typically pay for itself in less than 18 months compared with cellular or public carrier solutions.

For more information on the MOTOTRBO Professional Digital Two-way Radio System, visit www.motorola.com/mototrbo.

Motorola Solutions, Inc. 1301 East Algonquin Road Schaumburg, Illinois 60196, U.S.A.
866-416-8592 motorolasolutions.com

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City of Missouri City Grant Pre-Approval Request Form

Dept _____ Dept Contact _____ Tele#/Ext _____

Grantor/Agency _____ Grant Name _____

Agency Contact/Title _____ Tele#/Ext _____

Agency Contact Email _____ Type of Grant:

Application Due Date _____ Expected Award Date _____ Federal State Pass-Through Local

Application Due Date _____ Return to Dept By _____ Other _____

Grant Period _____ Renewable Yes No

Purpose of Grant:

Total Award Amount Expected (all years) \$ _____

Yr 1 \$ _____ Yr 2 \$ _____ Yr 3 \$ _____ Yr 4 \$ _____

Total Match Amount Expected (all years) \$ _____

Yr 1 \$ _____ Yr 2 \$ _____ Yr 3 \$ _____ Yr 4 \$ _____

Recurring Costs (explain) _____

Yr 1 \$ _____ Yr 2 \$ _____ Yr 3 \$ _____ Yr 4 \$ _____

What is Plan "B" in the event the grant is not renewed at any time? Indicate what source of funds will be used to cover costs.

Dept Director Signature _____ Date _____

Finance Dir. Signature _____ Date _____

City Manager Signature _____ Date _____

Send original back to department. Department contact is to provide a copy to the Finance department once completed.



**Council Agenda Item
January 2, 2018**

12. CITY COUNCIL ANNOUNCEMENTS

Discussion, review, and possible action regarding a meeting or activity of one or more of the following entities (each entity refers to a City of Missouri City entity unless otherwise indicated):

Charter Review Commission, Community Development Advisory Committee, Construction Board of Adjustments, Electrical Board, Parks Board, Planning and Zoning Commission, Tax Increment Reinvestment Zone Boards, Fort Bend Chamber of Commerce, Houston-Galveston Area Council, Fort Bend Regional Council, Texas Municipal League, Fort Bend County, Harris County, Gulf Coast Building and Construction Trades Council, Mayor's Youth Commission, Finances and Services Committee, Fort Bend Leadership Forum, Fort Bend County Drainage District, Economic Development Committee, Missouri City Parks Foundation, Missouri City Police and Fire Auxiliary, Livable Community Committee, Texas Parkway Alliance, High Performance Organization Committee, Missouri City Juneteenth Celebration Foundation, Fort Bend County Mayor and Council Association, METRO, Planning, Development and Infrastructure Committee, Fort Bend Independent School District, Greater Fort Bend Economic Development Coalition, Transportation Policy Council, Community Development Advisory Committee, Veterans Memorial Committee, Missouri City Recreation and Leisure Local Government Corporation, Missouri City Development Authority, and the Greater Houston Partnership and Emergency Management updates.

13. CLOSED EXECUTIVE SESSION

The City Council may go into Executive Session regarding any item posted on the Agenda as authorized by Chapter 551 of the Texas Government Code.

14. RECONVENE

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

15. ADJOURN
