



CITY OF MISSOURI CITY
PLANNING AND ZONING COMMISSION AGENDA

Notice is hereby given of a meeting of the Planning and Zoning Commission of the City of Missouri City to be held on **July 11, 2018 at 7:00 p.m. at: City Hall, Council Chambers, 2nd Floor**, 1522 Texas Parkway, Missouri City, Texas, for the purpose of considering the following agenda items. All agenda items are subject to action. The Planning and Zoning Commission reserves the right to meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

1. CALL TO ORDER

2. ROLL CALL

3. READING OF MINUTES

Consider approval of the minutes of the June 13, 2018, Planning & Zoning Commission meeting.

4. REPORTS

A. COMMISSION REPORTS

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

B. STAFF REPORTS

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

5. PUBLIC COMMENT

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

6. PLATS

A. CONSENT AGENDA

- (1) Consider approval of a preliminary plat for Beltway Crossing West
- (2) Consider approval of a preliminary plat for Olympia Estates Section 11
- (3) Consider approval of a preliminary plat for Oyster Creek Commerce Reserves A, B & C
- (4) Consider approval of a preliminary plat for Parks Edge Section Six
- (5) Consider approval of a preliminary plat for Parks Edge Section Seven

1. Page | 2

- (6) Consider approval of a final plat for All Seasons Plaza
- (7) Consider approval of a final plat for Avalon at Sienna Plantation Section 3
- (8) Consider approval of a final plat for Liberty Ridge Section 2
- (9) Consider approval of a final plat for Luka Sienna Plaza
- (10) Consider approval of a final plat for Parks Edge Section 4
- (11) Consider approval of a final plat for Parks Edge Section 5

**B. PUBLIC HEARING AND CONSIDERATION OF PARKS EDGE SECTION 2
PARTIAL REPLAT NO. 1**

- (1) Consider approval of Parks Edge Section 2 Partial Replat No. 1.

**C. PUBLIC HEARING AND CONSIDERATION OF THE CROSSING AT SIENNA
RANCH RESERVE A**

- (1) Consider approval of a final plat for The Crossing at Sienna Ranch Reserve A, being a replat of The Crossing at Sienna Ranch, Unit Two, Reserve A-7.

D. SUBDIVISION ORDINANCE VARIANCE - PIKE CHAMPIONS SUBDIVISION

- (1) Consider a variance request from Section 82-159 of the City's Subdivision Ordinance pertaining to shared access and parking facilities for nonresidential tracts.

7. ZONING MAP AMENDMENTS

A. PUBLIC HEARING FOR A SPECIFIC USE PERMIT

- (1) Public hearing to receive comments for or against a request by Justin Jones, Skyway Towers LLC, for a Specific Use Permit to allow for the location of a telecommunications tower and associated equipment, 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. The telecommunications site is proposed to be located within the Quail Valley Thunderbird North subdivision, within a neighborhood park, north of the intersection of Turtle Creek Drive and Southern Hills Drive and west of Roane Park.
- (2) Consideration of the approval of a final report to City Council on item 7A(1) above

B. PUBLIC HEARING FOR A PLANNED DEVELOPMENT DISTRICT

- (1) Public hearing to receive comments for or against a request by John Tsai to rezone an approximate 5.19 acre tract of land from R-1-A single family residential district to PD, Planned Development District to allow for the development of a child care facility and certain commercial uses including but not limited to educational and professional offices, specialized fitness, small food service, neighborhood and specialized retail uses, 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. The subject site is located north of Life Pointe Church, south of Olympia Estates, east of Olympia Estates and Vicksburg, Village of Sedona Creek and west of Vicksburg, Village of Cumberland.

- (2) Consideration of the approval of a final report to City Council on item 7B(1) above

C. PUBLIC HEARING FOR A PLANNED DEVELOPMENT DISTRICT

- (1) Public hearing to receive comments for or against a request by Justin Schrader, LJA, to rezone an approximate 24.45 acre tract of land from LC-3, retail district to PD, Planned Development District to allow for a mixed use commercial and residential development, 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. The subject site is located north of Excel Urgent Care, south of a Murphy Express gas station and Cube Smart self-storage, east of Quail Valley Thunderbird and a Public Storage, and west of Colony Lakes residential subdivision.

- (2) Consideration of the approval of a final report to City Council on item 7C(1) above

8. ZONING TEXT AMENDMENTS

None.

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

None.

10. CLOSED EXECUTIVE SESSION

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

11. RECONVENE

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

12. ADJOURN

In compliance with the Americans with Disabilities Act, the City of Missouri City will provide reasonable accommodations for persons attending Planning and Zoning Commission meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact the Development Services Department at 281-403-8541.

CERTIFICATION

I certify that a copy of the July 11, 2018, agenda of items to be considered by the Missouri City Planning and Zoning Commission was posted on the City Hall bulletin board on July 6, 2018.



Egima Brown
Planning Technician



PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE: July 11, 2018

AGENDA ITEM SUBJECT: Preliminary Plat of Beltway Crossing West

AGENDA ITEM NUMBER: 6.A.(1)

PROJECT PLANNER: **Mason A. Garcia**, Planner I

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



PERMIT NUMBER: PLAT1800050

PROPERTY ID: 0116-00-000-8800-907 / 0116-00-000-8700-907

LOCATION: Southwest of Cravens Road, north of Highway 90A

ZONING DISTRICT DESIGNATION: I, Industrial

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: None.

RECOMMENDED ACTION:

The Planning and Zoning Commission should grant approval of this **Preliminary Plat** conditioned on addressing the following deficiencies.

All conditions placed on this application as a result of the Commission's approval must be met at **least one (1) week** prior to submittal of the final plat application.

A preliminary plat application must be in the form and contain the information and documents as required by the Administrative Platting Manual of the City of Missouri City, as adopted in June 2014 and in accordance with Section 82-65 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Administrative Platting Manual are referenced in the comments below, except where indicated otherwise.

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - a. The vicinity map must show sufficient detail to a distance of not less than one-half mile. The suggested scale of the vicinity map is one inch equals 1,200 feet. The vicinity map shall be oriented north at the top of the drawing and in the same direction as the subdivision drawing in accordance with Section 2.D(9).

2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
 - a. The point of beginning (POB) for the subdivision shall be expressed as Texas State Plane NAD83 grid coordinate values of "X", "Y" as required by the City of Missouri City Design Manual, Section 2.10(G).
 - b. Prior to final plat approval, a letter shall be provided from the Ft. Bend County Drainage District stating that the tract has outfall and drainage and all applicable fees have been paid.
 - c. A Traffic Impact Analysis (TIA) is currently under review. Approval of the TIA is required before a final plat can be approved.
 - d. Areas designated for drainage detention require reserves. Reserves are to be designated as restricted use for drainage only.
 - e. A drainage analysis is currently under review by Public Works/Engineering Staff and will require approval before a final plat can be approved.
 - f. Contour lines with intervals of one foot, referred to sea level (USGS and city datum), shall be provided to show at least two contour lines within the subdivision in addition to those necessary to clearly show outfall drainage in accordance with Section 2.D(15).

3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
 - a. Please provide a .dwg file for the plat.

B. STANDARD PLAT NOTES:

The following plat notes must be included on the face of a preliminary plat:

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

- a. Shared access and parking facilities shall be provided as required under the provisions of Subsection 82-159 of the Code of Ordinances of the City of Missouri City.
- b. There are no existing and proposed pipeline easements within the limits of the subdivision. – OR – All existing and proposed pipelines or pipeline easements through the subdivision have been shown.
- c. Please ensure that the ownership entity referenced in plat note #6 is accurate for the subject plat.

2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division

None.

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



APPLICATION FOR PLAT APPROVAL

Check One: [] **CONCEPTUAL PLAN** [✓] **PRELIMINARY**
 [] **REVISED CONCEPTUAL PLAN** [] **REVISED PRELIMINARY**

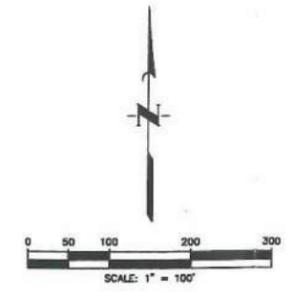
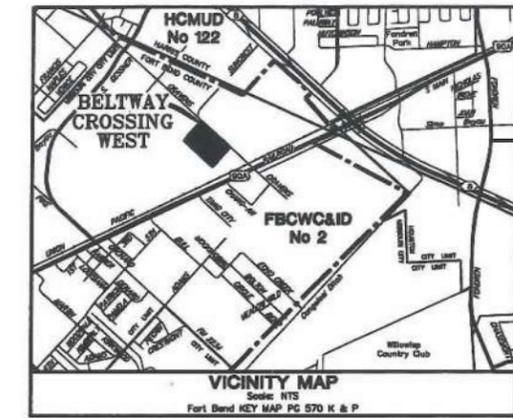
Date of Application:

1. Name of plat: <u>Beltway crossing west</u>		
2. Name of conceptual plan that encompasses this plat (if applicable): <u>N/A</u>		
3. Type of use (Circle one or more): Multifamily Residential <u>Commercial</u> Industrial Planned Development Single Family Residential Specific Use Permit Other (Explain):		
4. Landowner's name (If company or corporation, list chief officer): <u>Tripp Rice</u> Mailing Address: <u>510 Bering drive, suite 525 Houston Texas 77057</u> Phone No.: <u>(713) 974-9325</u> Email: <u>Tripp.rice@4minvestments.com</u>		
5. Applicant's name (Engineer, Planner, Architect, Etc.): <u>Jones/carter daniel valdez</u> Mailing Address: <u>2322 W. Grand Parkway N. wite 150 Katy TX 77449</u> Phone No.: <u>(832) 913-4031</u> Email: <u>dvaldez@jncscarter.com</u>		
6. Is plat located inside the City limits or City's ETJ? (Circle One): <u><CITY LIMITS</u> ETJ		
7. Is plat located inside the City's ETJ? (Circle One): YES <u>NO</u>		
8. Total acreage: <u>17.87</u>		
9. Estimated # of Sections: <u>N/A</u> Blocks: <u>1</u> Reserves: <u>1</u>		
10. Estimated # of residential lots/dwelling units: <u>0</u>		
11. Land distribution (in acres) - Must total acreage indicated in Line 8 above: Private Streets: _____ Public Streets: _____ Residential Lots: _____ Lakes/Ponds (non-recreational): _____ Irrigation/Drainage Canals: _____ Recreational Uses: _____ Utility Easements: _____ Public Parkland: _____ Other (explain): <u>unrestricted reserve</u> (acres): <u>17.87 Ac</u>		
12. Residential lot dimensions: Average: _____ Smallest: _____		
13. Lot area: Non cul-de-sac: _____ Cul-de-sac: _____		
14. Front width (At property line): Non cul-de-sac: <u>1079.40</u> Cul-de-sac: _____		
15. Front width (At building line): Non cul-de-sac: <u>1059.40</u> Cul-de-sac: _____		
16. Depth: Non cul-de-sac: <u>717.89</u> Cul-de-sac: _____		
17. Block Length: <u>1079.40</u> Average: <u>1079.40</u> Longest: <u>1079.40</u> Shortest: <u>1079.40</u>		
18. Type of Streets (Circle One): <u>N/A</u> Public Private Combination Public/Private		
19. Type of Water System (Circle One): <u>Public</u> Individual Water Wells Other (attach explanation)		
20. Type of Sanitary System (Circle One): <u>Public</u> Individual Septic Tanks Other (attach explanation)		
21. Municipal Utility District: <u>FBC WC § 1D No 2</u>		

City of Missouri City, TX

Received

JUN 22 2018



RESERVE No.	LAND USE	ACRES	OWNER
A	UNRESTRICTED	17.8744	BC BUSINESS PARK, LP

- General Notes
- 1) AE "Aerial Easement"
 - BL "Building Line"
 - CF "Cave Front"
 - DE "Drainage Easement"
 - EMT "Easement"
 - FC "Flood Code"
 - FBCDR "Fort Bend County Deed Records"
 - FBCMR "Fort Bend County Map Records"
 - FBCMD "Fort Bend County Municipal Utility District"
 - FBCOPR "Fort Bend County Official Public Records"
 - FBCOPRP "Fort Bend County Official Public Records of Real Property"
 - FBCPR "Fort Bend County Plat Records"
 - FND "Found"
 - No "Number"
 - POB "Point of Beginning"
 - ROW "Right-of-Way"
 - Sq Ft "Square Feet"
 - SSSE "Sanitary Sewer Easement"
 - Stm SE "Storm Sewer Easement"
 - Temp "Temporary"
 - Vol Pg "Volume and Page"
 - WLE "Waterline Easement"
 - "Block Number"
 - "Set 3/4-inch Iron With Cap Stamped 'Cotton Surveying' as Per Certification"
 - "Found 3/4-inch Iron With Cap Stamped 'Cotton Surveying' as Per Certification"

- 5) The placement of fire hydrants shall be provided based on the minimum distance requirements as established in the International Fire Code as adopted by the City (500 ft. for residential development and 300 ft. for commercial development). All fire hydrants shall be installed according to the International Fire Code adopted by the City.
- 6) The City of Missouri City shall not be responsible for maintenance of driveways, sidewalks, emergency access easements, recreational areas and open space; and the BC Business Park LP, a Texas Limited Partnership or George Glass, Trustee, or its successor as the owner of Unrestricted Reserve "A", Restricted Reserve "B", and Restricted Reserve "C" shall be responsible for such maintenance of driveway, emergency access easements, recreational areas and open space as required by Subsection 3.C.12 of the Code of Ordinances of the City of Missouri City, Texas.
- 7) All required utility companies have been contacted and all public utility easements as shown on the above and foregoing plat constitute all of the easements required by the utility companies contacted.
- 8) All of the property subdivided in the above and foregoing plat is wholly within the incorporated boundaries of the City of Missouri City, Texas.
- 9) Slope elevation shall be elevated to or above a height which is the higher of eighteen inches above highest adjacent grade, or twelve inches above the maximum one percent annual flood risk floodplain ponding elevation in the nearest drainage system as per Section 42-54 of the Missouri City Code of Ordinances. The minimum slope elevation for Beltway Crossing East Development 1 is 72.00'.
- 10) No building or other permit, except permits for construction of public improvements, will be issued by the City of Missouri City, Texas, for construction within this subdivision until such time as all public improvements of the subdivision have been constructed by the developer and accepted by the City or the guarantee of construction of public improvements required by Section 82-206 of the Code of Ordinances of the City of Missouri City, Texas, is submitted to and approved by the City.
- 11) In accordance with Center Point Energy District Service Manual, Article 421.2, electric meters shall be located in a position that is accessible at all times without customer assistance. Access to the meter shall not be blocked by gates, walls or fences.
- 12) 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.
- 13) All drainage and floodway easements shall be kept clear of fences, buildings, plantings and other obstructions to the operations and maintenance of the drainage facility as required by Subsection 82-168(d) of the Code of Ordinances of the City of Missouri City, Texas.
- 14) Coordinates shown hereon are Texas Coordinate System, South Central Zone (Grid) NAD 83. Combined scale factor = 0.999859732.
- 15) Driveway Location - for the lot on the inside of a traverse or 90 degree turn, driveway must be placed on the lot frontage along the inside approach lane prior to the right turn, to avoid sight obstruction safety hazards.
- 16) Bearings shown hereon are based on Texas Coordinate System, South Central Zone NAD 83.
- 17) Restricted Reserve "A" is unrestricted. Restricted Reserve "A" is 17.8744 acres, 778,810 square feet.
- 18) The Drainage systems for this subdivision is designed in accordance with the requirements of the Fort Bend County Drainage Criteria Manual which allows street ponding with intense rainfall event.
- 19) Buildings shall be setback a minimum distance of 30 feet from any pipeline or 15 feet from any pipeline easement, whichever distance is greater.
- 20) All slab elevations shall be one foot above the 100-year flood elevation as established by FEMA as per Section 3.C.(11) of the Administrative Plotting Manual of the City of Missouri City (June 2014).
- 21) Control benchmark: Missouri City Survey Control Monument Marker No. PCM-002, Elev.=84.76' NAVD 83, 2001 Adjustment, TBM "A", Set square cut in concrete located near the east corner of the subject tract and the southwest R.O.W. line of Beltway 8, as shown hereon Elev.=84.32.

City of Missouri City, TX
 Received
 JUN 22 2018
 Planning Division
**PRELIMINARY PLAT OF
 BELTWAY CROSSING
 WEST**

A SUBDIVISION OF 17.87 ACRES OF LAND
 OUT OF THE
 B.B.B. & C.R.R. Co. SURVEY No. 8, A-116, A-184
 FORT BEND COUNTY, TEXAS
 HARRIS COUNTY, TEXAS

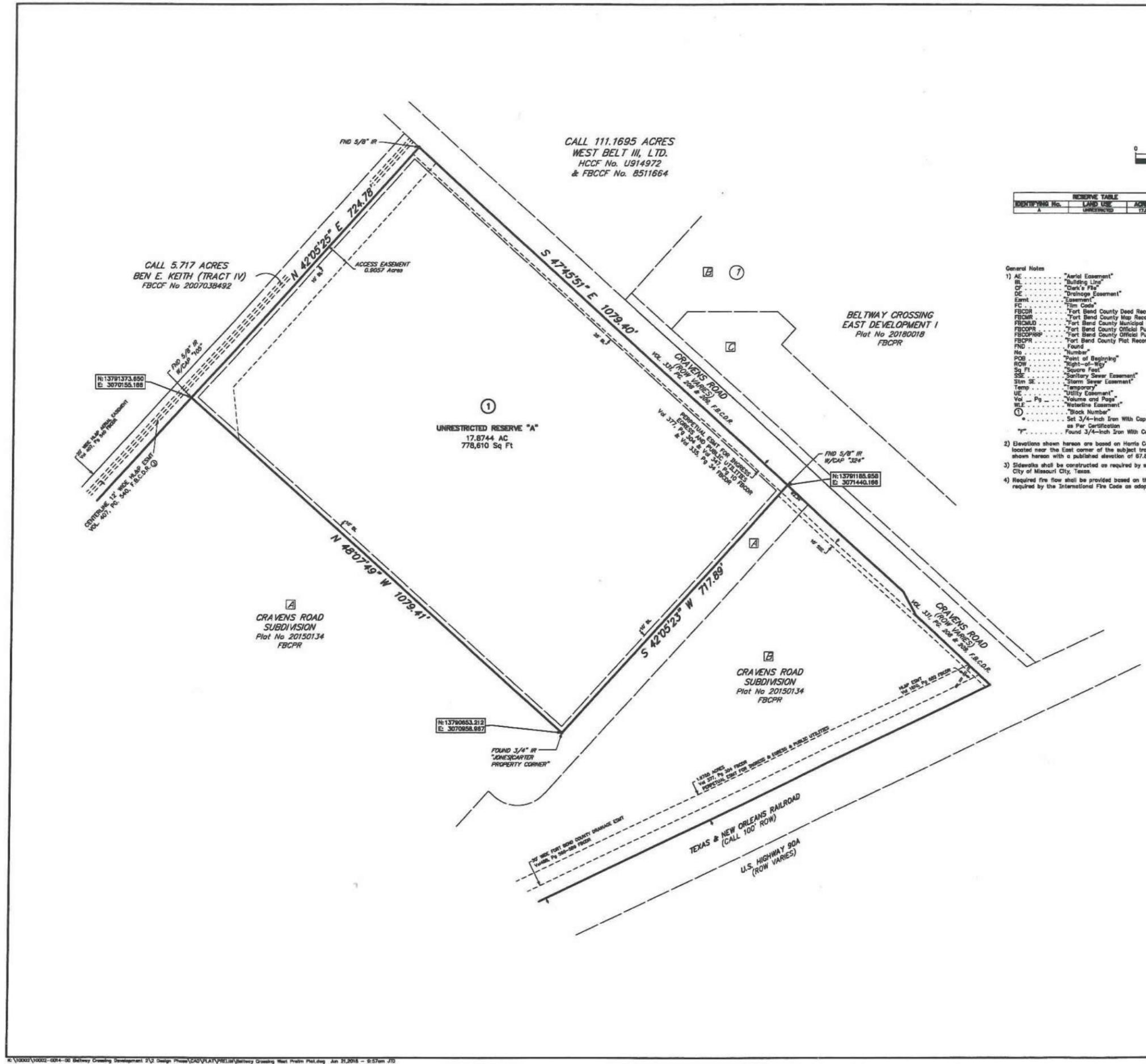
0 LOTS 1 RESERVE 1 BLOCK
 JUNE 22, 2018

OWNER:
 BC BUSINESS PARK, LP
 A TEXAS LIMITED PARTNERSHIP
 510 BERING DRIVE, SUITE 130
 HOUSTON, TEXAS 77057
 713-974-9325

SURVEYOR:
 J.C. JONES | CARTER

ENGINEER:
 J.C. JONES | CARTER

Texas Board of Professional Land Surveying Registration No. 1-438
 8402 West Loop South, Suite 200 - Dallas, TX 75240-1225





VICINITY MAP

Scale: 1 inch equals 10 miles

LEGEND

- 1-ft Contours (2014)
- Roads
- Railroads
- Counties
- Drainage Areas
- Beltway Crossing

Landuse

- Detention
- Paved
- Undeveloped

City of Missouri City, TX
Received

JUN 22 2018

Beltway Crossing
ESRI Aerial Imagery from Sept. 2017



**EXHIBIT 5
ULTIMATE
LANDUSE**

Missouri City
FORT BEND COUNTY, TEXAS



1 inch equals 500 feet

Disclaimer: This product is offered for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property, governmental and/or political boundaries or related facilities to said boundary. No express warranties are made by Jones & Carter, Inc. concerning the accuracy, completeness, reliability, or usability of the information included within this exhibit.

JONES CARTER
Texas Board of Professional Engineers Registration No. F-439

User Name: BFA
Date: 6/21/2018
Project Number: 15957-0001-00
File: K:\15957\15957-0001-00 Drainage Impact Analysis for Beltway Cro 2 Design Phase\Analysis\15957\15957-0001-00 Exhibit 5_UltimateLanduse.mxd



PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE: July 11, 2018
AGENDA ITEM SUBJECT: Preliminary Plat of Olympia Estates Section 11
AGENDA ITEM NUMBER: 6.A.(2)
PROJECT PLANNER: **Mason A. Garcia**, Planner I
APPROVAL: **Otis T. Spriggs, AICP**, Director, Development Services
Shashi K. Kumar, P.E., CFM, City Engineer/Public Works Director



PERMIT NUMBER: PLAT1800048
PROPERTY ID: 0313-00-000-0127-907 / 0313-00-000-0129-907
LOCATION: East of Vicksburg Boulevard, south of Lake Olympia Parkway
ZONING DISTRICT DESIGNATION: R-2, single family residential
DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: None.

RECOMMENDED ACTION:

The Planning and Zoning Commission should grant approval of this **Preliminary Plat** conditioned on addressing the following deficiencies.

All conditions placed on this application as a result of the Commission's approval must be met at **least one (1) week** prior to submittal of the final plat application.

A preliminary plat application must be in the form and contain the information and documents as required by the Administrative Platting Manual of the City of Missouri City, as adopted in June 2014 and in accordance with Section 82-65 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Administrative Platting Manual are referenced in the comments below, except where indicated otherwise.

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - a. Proposed plat is a changed layout from what was approved on a concept plan for Olympia Estates Sections 9, 10 & 11. **A revised concept plan is required to be submitted and approved prior to full approval of this preliminary plat.**
 - b. The total number of **reserves** shall be indicated in accordance with Section 2.D(3). **The total number shown on the plat does not match the total number indicated within the title block and the reserve table. Please revise and clarify.**
 - c. The adjacent area outside the plat boundaries shall be identified by subdivision name or by the recorded owner of unsubdivided parcels in accordance with Section 2.D(11). **Please identify the area along Lake Olympia Parkway and adjacent to the proposed subdivision. If this area is not part of the subdivision, what is it?**
 - d. The **boundaries of political subdivisions and school districts** within or adjacent to the subdivision for a distance of not less than 200 feet must be indicated in accordance with Section 2.D(12). **Please show the municipal utility district boundaries.**
 - e. An encumbrance certificate, which certifies that all existing and proposed easements, rights-of-way, fee strips, and significant topographical features on the land being platted are fully shown and accurately identified on the face of the plat, must be provided in accordance with Section 2.B. An encumbrance certificate may be placed on the face of the plat in accordance with Appendix H.

2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
 - a. The point of beginning (POB) for the subdivision shall be expressed as Texas State Plane NAD83 grid coordinate values of "X", "Y" as required by the City of Missouri City Design Manual, Section 2.10(G).
 - b. Prior to final plat approval, a letter shall be provided from the Fort Bend County Drainage District stating that the tract has outfall drainage and all applicable fees have been paid.
 - c. Utility models for water are required per requirements in Chapter 5.02 of the City's Public Infrastructure Design Manual. The minimum fire flow and minimum system pressure is required. Please provide fire flow model.
 - d. All street separation distances must meet city standards. Please provide adequate justification on variances to be approved by city.

- e. A Traffic Impact Analysis (TIA) has been approved for the subject plat however the **approved TIA letter does not reflect what is proposed for this section. Per the TIA, Olympia Estates Section 9 would bridge over into Olympia Estates Section 11 and no opening would be permitted on Lake Olympia Parkway. A revised TIA is required for the proposed plat layout.**

3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division

- a. Please provide a .dwg file.

B. STANDARD PLAT NOTES:

The following plat notes must be included on the face of a preliminary plat:

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

None.

- 2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division

None.

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



APPLICATION FOR PLAT APPROVAL

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

Date of Application:

1. Name of plat:	Olympia Estates section 11		
2. Name of conceptual plan that encompasses this plat (if applicable):	Olympia Estates		
3. Type of use (Circle one or more):	Multifamily Residential	Commercial	Industrial
	<u>Single Family Residential</u>		Planned Development
		Specific Use Permit	
	Other (Explain):		
4. Landowner's name (If company or corporation, list chief officer):	Tom Walker		
Mailing Address:	7676 Hillmont St, suite 345 Houston Texas 77040		
Phone No.:	(713) 422-3737		
Email:			
5. Applicant's name (Engineer, Planner, Architect, Etc.):	Jones/Carter - Daniel Valdez		
Mailing Address:	2322 W. Grand Parkway N., suite 150 Katy TX 77449		
Phone No.:	(832) 913-4031		
Email:	dvaldez@jonescarter.com		
6. Is plat located inside the City limits or City's ETJ? (Circle One):	<u>CITY LIMITS</u>		ETJ
7. Is plat located inside the City's ETJ? (Circle One):	YES	<u>NO</u>	
8. Total acreage:	23.35		
9. Estimated # of Sections:	1	Blocks:	2
			Reserves: 2
10. Estimated # of residential lots/dwelling units:	91		
11. Land distribution (in acres) - Must total acreage indicated in Line 8 above:			
Private Streets:	N/A	Public Streets:	4.9332
Lakes/Ponds (non-recreational):	N/A	Irrigation/Drainage Canals:	5.2715
Utility Easements:	N/A	Public Parkland:	N/A
Other (explain):	0.2313 landscape reserve (acres):		
12. Residential lot dimensions:	Average: 50'	Smallest: 50'	
13. Lot area:	Non cul-de-sac: .13 Ac	Cul-de-sac: .21 Ac	
14. Front width (At property line):	Non cul-de-sac: 50'	Cul-de-sac: 50'	
15. Front width (At building line):	Non cul-de-sac: 50'	Cul-de-sac: 50'	
16. Depth:	Non cul-de-sac: 45'-115'	Cul-de-sac: 115'-120'	
17. Block Length:	Average: 500'	Longest: 732'	Shortest: 478'
18. Type of Streets (Circle One):	<u>Public</u>	Private	Combination Public/Private
19. Type of Water System (Circle One):	<u>Public</u>	Individual Water Wells	Other (attach explanation)
20. Type of Sanitary System (Circle One):	<u>Public</u>	Individual Septic Tanks	Other (attach explanation)
21. Municipal Utility District:	FORT Bend County M.U.D no 47		

City of Missouri City, TX

Received

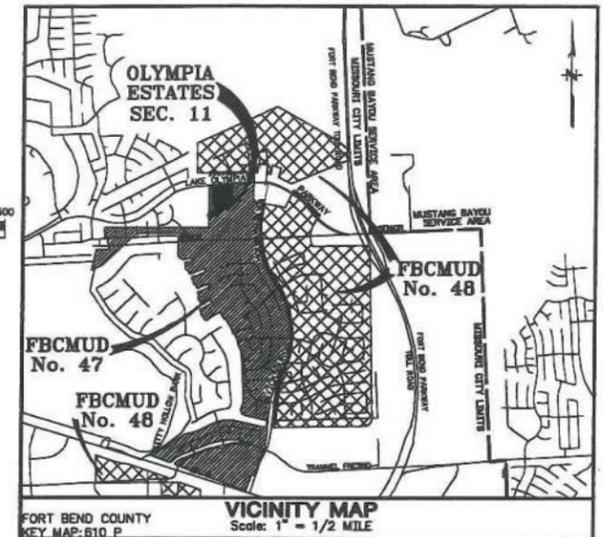
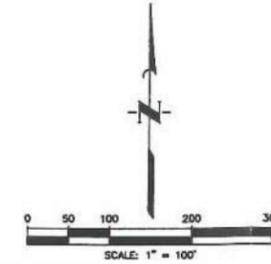
JUN 21 2018

DISTRICT NAMES	
WCD	N/A
MUD	FBCMD 47
LID	
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	FORT BEND ISD
FIRE	
IMPACT FEE AREA	N/A
CITY OR CITY E.D.	MISSOURI CITY
UTILITIES CO.	CENTERPOINT ENERGY

- A** RESTRICTED RESERVE "A"
Restricted to Drainage
Purposes Only
4,6637 AC
203,150 Sq Ft
- B** RESTRICTED RESERVE "B"
Restricted to Landscape/Open Space
Purposes Only
0.2313 AC
10,076 Sq Ft
- C** RESTRICTED RESERVE "C"
Restricted to Landscape/Open Space
Purposes Only
0.4719 AC
20,556 Sq Ft
- D** RESTRICTED RESERVE "D"
Restricted to Landscape/Open Space
Purposes Only
0.1391 AC
6,061 Sq Ft

REMAINDER OF
CALLED 52.983 ACRES
TO GATEWAY LAND
DEVELOPMENT/ OLYMPIA 52, LP
BY SPECIAL WARRANTY DEED
CF No. 2013157919
FBCOPRRP

IDENTIFYING No.	LAND USE	ACREAGE	OWNER
1	DRAINAGE	4.6637	HSA
2	LANDSCAPE/OPEN SPACE	0.2313	HSA
3	LANDSCAPE/OPEN SPACE	0.4719	HSA
4	LANDSCAPE/OPEN SPACE	0.1391	HSA



LINE	BEARING	DISTANCE
L1	N87°29'15"E	170.00'
L2	S02°31'40"E	39.55'
L3	N87°28'20"E	257.51'
L4	S01°36'18"E	295.34'
L5	S32°28'11"E	115.00'
L6	N57°21'49"E	171.65'
L7	S03°47'31"E	175.34'
L8	S57°21'49"W	657.05'
L9	S32°29'08"E	101.00'
L10	S51°43'51"W	80.00'
L11	N32°29'05"W	100.91'
L12	S57°21'49"W	951.49'
L13	N32°11'37"W	129.97'
L14	N57°21'50"E	437.77'
L15	N15°19'24"W	332.58'
L16	S73°05'37"W	14.95'
L17	N25°48'47"W	88.59'
L18	N13°32'45"W	99.79'
L19	N02°31'41"W	323.47'
L20	N03°50'26"W	319.39'
L21	N86°55'38"E	187.60'
L22	N57°42'48"E	50.82'
L23	N69°56'51"E	43.40'
L24	N81°35'18"E	85.82'
L25	N87°28'20"E	128.18'
L26	N02°31'40"W	39.59'
L27	N02°31'40"W	129.57'
L28	N87°28'20"E	273.33'
L29	N82°17'14"W	10.00'
L30	N32°38'11"W	86.88'
L31	N32°38'11"W	53.31'
L32	N32°38'11"W	75.98'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	35.00'	90°00'55"	54.59'	S42°28'48"W	49.50'	35.01'
C2	25.00'	90°00'00"	39.27'	N47°31'40"W	35.36'	25.00'
C3	25.00'	90°00'00"	39.27'	N42°28'20"E	35.36'	25.00'
C4	35.00'	89°59'05"	54.87'	N47°31'12"W	49.49'	34.99'
C5	55.00'	90°32'22"	88.98'	N47°13'59"W	78.18'	55.57'
C6	55.00'	89°18'07"	56.83'	N27°42'46"E	54.42'	31.31'
C7	300.00'	30°41'53"	160.73'	N17°17'14"W	158.82'	82.32'
C8	700.00'	30°41'53"	375.05'	N17°17'14"W	370.58'	192.14'
C9	55.00'	89°27'33"	58.04'	N28°17'29"E	55.38'	32.05'
C10	450.00'	29°27'05"	227.36'	N22°59'48"E	224.67'	118.17'
C11	25.00'	44°28'51"	19.41'	S24°10'43"W	18.92'	10.22'
C12	50.00'	148°15'49"	129.36'	N27°42'46"E	98.19'	175.90'
C13	25.00'	44°28'51"	19.41'	N79°38'15"E	18.92'	10.22'
C14	25.00'	18°50'42"	8.22'	N47°56'28"E	8.19'	4.15'
C15	50.00'	25°22'44"	22.71'	N12°44'06"W	22.49'	12.20'
C16	25.00'	58°38'57"	25.59'	S89°41'18"W	24.49'	14.04'
C17	25.00'	89°52'19"	39.21'	N12°25'40"E	35.32'	24.94'
C18	25.00'	90°00'00"	39.27'	N77°38'11"W	35.38'	25.00'
C19	25.00'	42°50'00"	18.69'	N19°28'43"E	18.26'	9.81'
C20	50.00'	28°54'01"	23.84'	S86°03'42"W	23.33'	53.93'
C21	25.00'	42°50'00"	18.69'	N23°21'49"E	18.26'	9.81'
C22	25.00'	90°00'00"	39.27'	N12°21'49"E	35.36'	25.00'
C23	25.00'	90°08'59"	39.34'	N77°33'41"W	35.40'	25.07'

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

General Notes

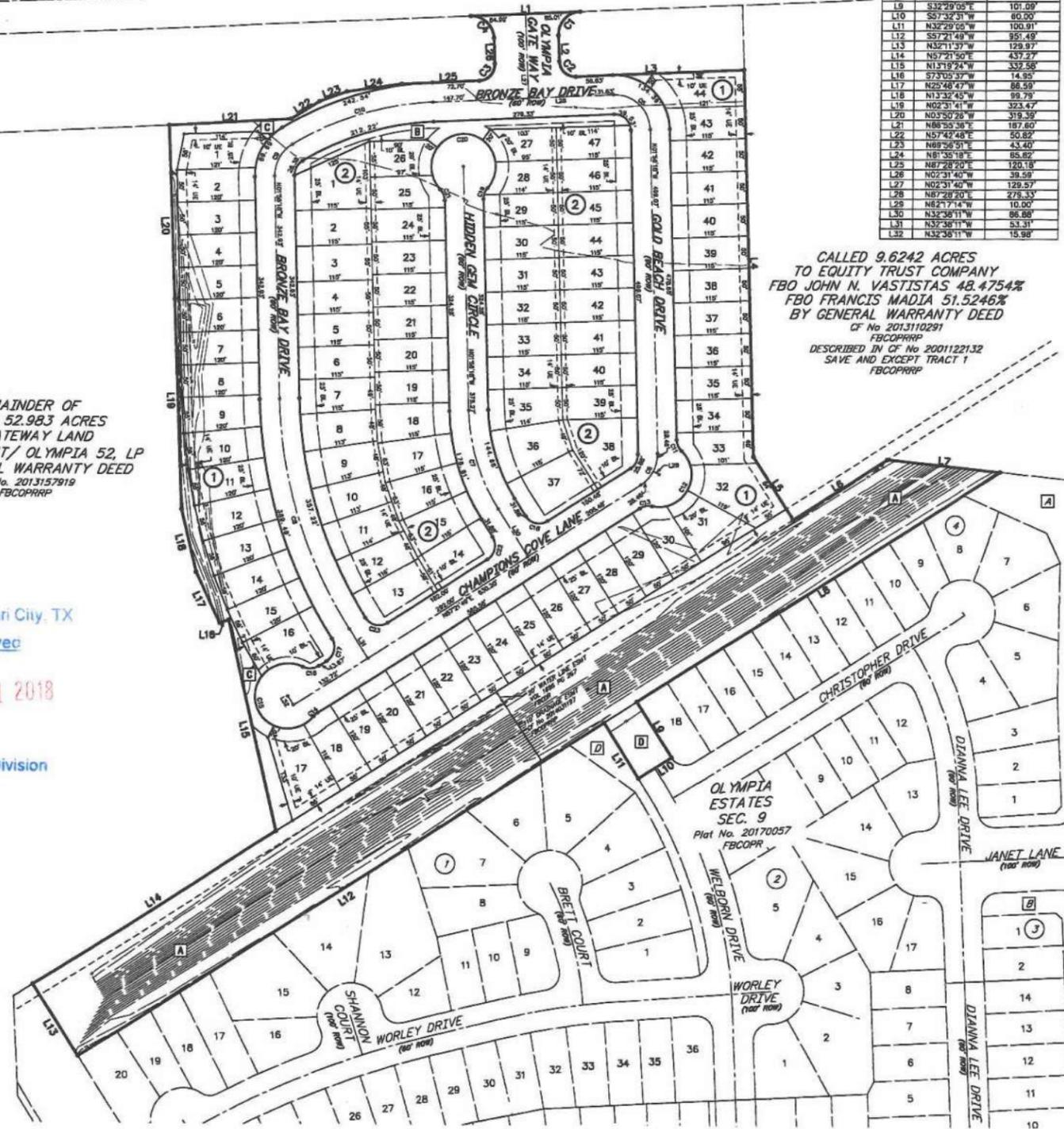
- All cut-to-see radii are fifty feet (50'), unless otherwise noted.
- All block corner and cut-to-see return to tangent radii are twenty five feet (25').
- AE "Aerial Easement"
BL "Building Line"
CF "Caveat File"
DE "Drainage Easement"
FC "Film Code"
FBCD "Fort Bend County Deed Records"
FBCMD "Fort Bend County Map Records"
FBCMD "Fort Bend County Municipal Utility District"
FBCOP "Fort Bend County Official Public Records"
FBCOPRRP "Fort Bend County Official Public Records of Real Property"
FBCPR "Fort Bend County Plat Records"
FND "Found"
No "Number"
POB "Point of Beginning"
R/W "Right-of-Way"
Sq Ft "Square Feet"
SSE "Sanitary Sewer Easement"
SSE "Sewer Easement"
Temp "Temporary"
UE "Utility Easement"
Vol - Pg "Volume and Page"
WLE "Waterline Easement"
① "Block Number"
Set 3/4-inch Iron With Cap Stamped "Cotton Surveying"
as per Certification
Found 3/4-inch Iron With Cap Stamped "Cotton Surveying"
- All easements are centered on lot lines unless shown otherwise.
- All building lines along street right-of-way as shown on the plat.
- Elevations shown hereon are based on Missouri City Benchmark PCM-003, located at the southwest corner of the intersection of Shiloh Parkway and Trammel-Freano Road behind a concrete wall with a published elevation of 68.07 feet, NAVD 83, 2001 Adjustment.
- Sidewalks shall be constructed as required by section 82-184 of the Code of Ordinances of the City of Missouri City, Texas.

REMAINDER OF
CALLED 52.983 ACRES
TO GATEWAY LAND
DEVELOPMENT/ OLYMPIA 52, LP
BY SPECIAL WARRANTY DEED
CF No. 2013157919
FBCOPRRP

City of Missouri City, TX
Receive

JUN 21 2018

Planning Division



PRELIMINARY PLAT OF OLYMPIA ESTATES SEC. 11

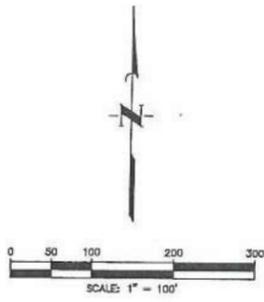
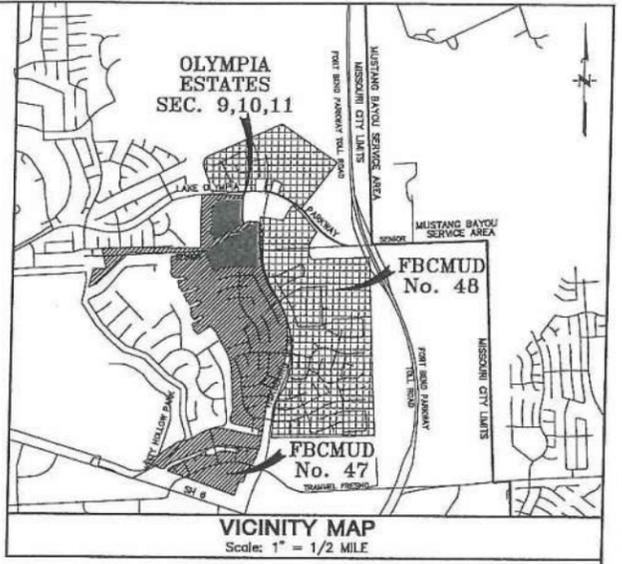
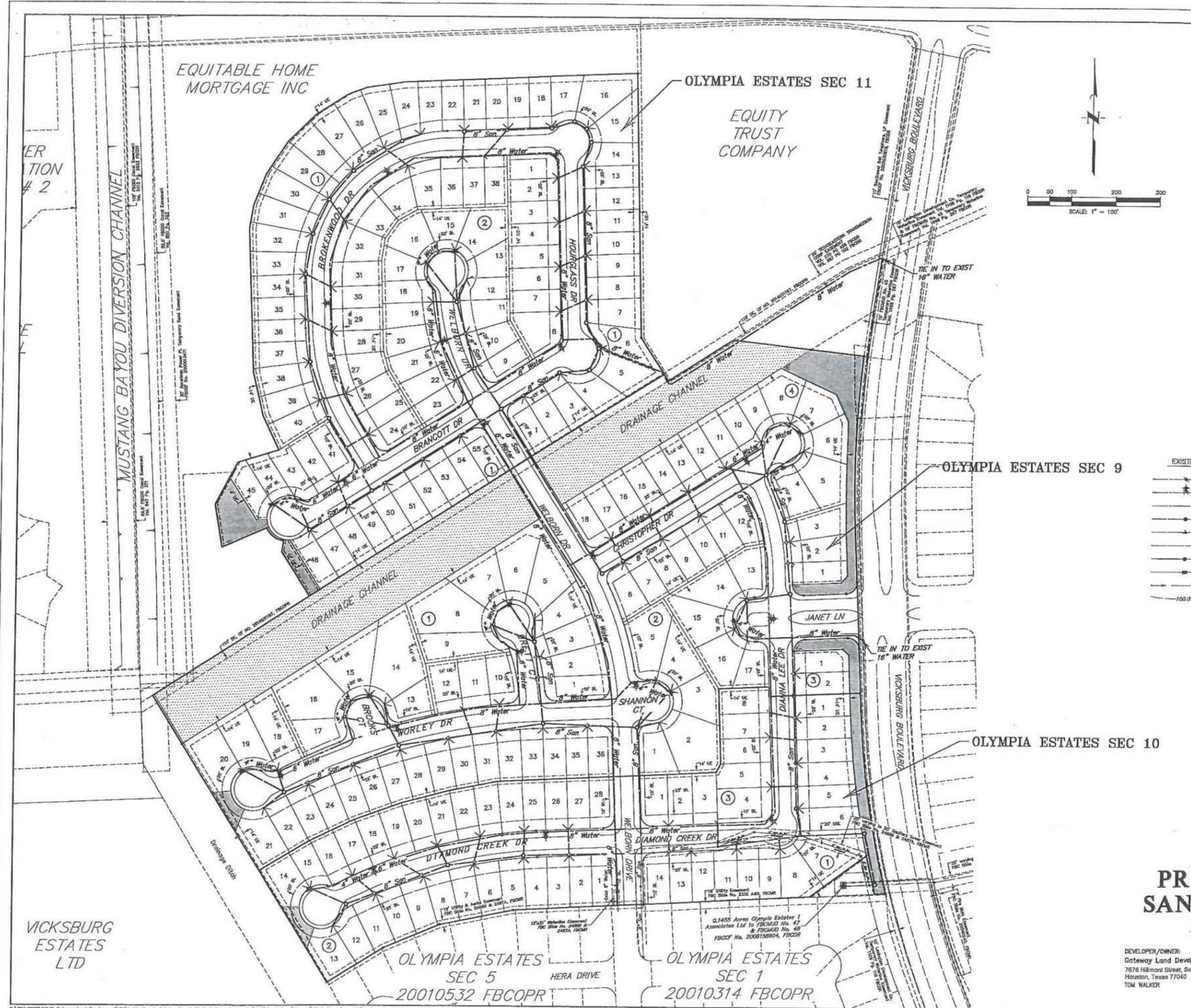
A SUBDIVISION OF 23.10 ACRES OF LAND
OUT OF THE
ELIJAH ROARK LEAGUE, ABSTRACT No. 77
CITY OF MISSOURI CITY,
FORT BEND COUNTY, TEXAS
JUNE 22, 2018

91 LOTS 2 RESERVES 2 BLOCKS

OWNER/DEVELOPER:
GATEWAY LAND DEVELOPMENT/
OLYMPIA 52, LP
7676 Hillmont Street, Suite 345
Houston, Texas 77040
Tom Walker, President

SURVEYOR:
JONES CARTER
Steven A. Jones, R.P.L.S. No. 5317

ENGINEER:
JONES CARTER
SEAN P. BURCH, P.E.



100-YEAR FLOOD PLAN

According to Map No. 48157C0295L of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Fort Bend County, dated April 2, 2014, the subject tract is situated within: Un-shaded Zone X; defined as areas determined to be outside the 0.2% annual chance flood plain.

LEGEND

EXISTING	PROPOSED	
		WATERLINE w/ GATE VALVE
		FLUSH VALVE w/ GATE VALVE
		PLUG & CLAMP w/ BLOW OFF
		SANITARY SEWER w/ MANHOLE
		SANITARY STACK
		SANITARY LEAD
		STORM SEWER w/ MANHOLE
		STORM SEWER w/ INLET
		SWALE CENTERLINE
		NATURAL GROUND CONTOUR
		UTILITY EASEMENT
		WATERLINE EASEMENT
		SANITARY SEWER EASEMENT
		STORM SEWER EASEMENT
		DRAINAGE EASEMENT
		AERIAL EASEMENT

**CONCEPTUAL PLAN
PRELIMINARY WATER &
SANITARY SEWER LAYOUT**

52.98 ACRES 216 LOTS
JANUARY 2016

DEVELOPER/OWNER: Gateway Land Development/Olympia, Lp
7676 Hillmont Street, Suite 345
Houston, Texas 77040
TOM WALKER

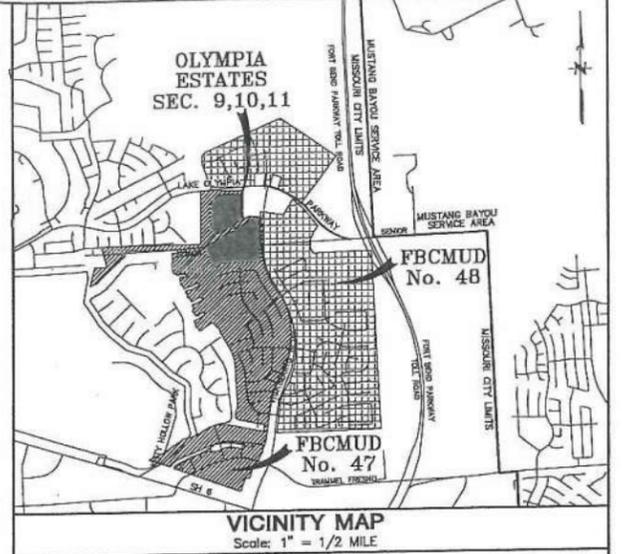
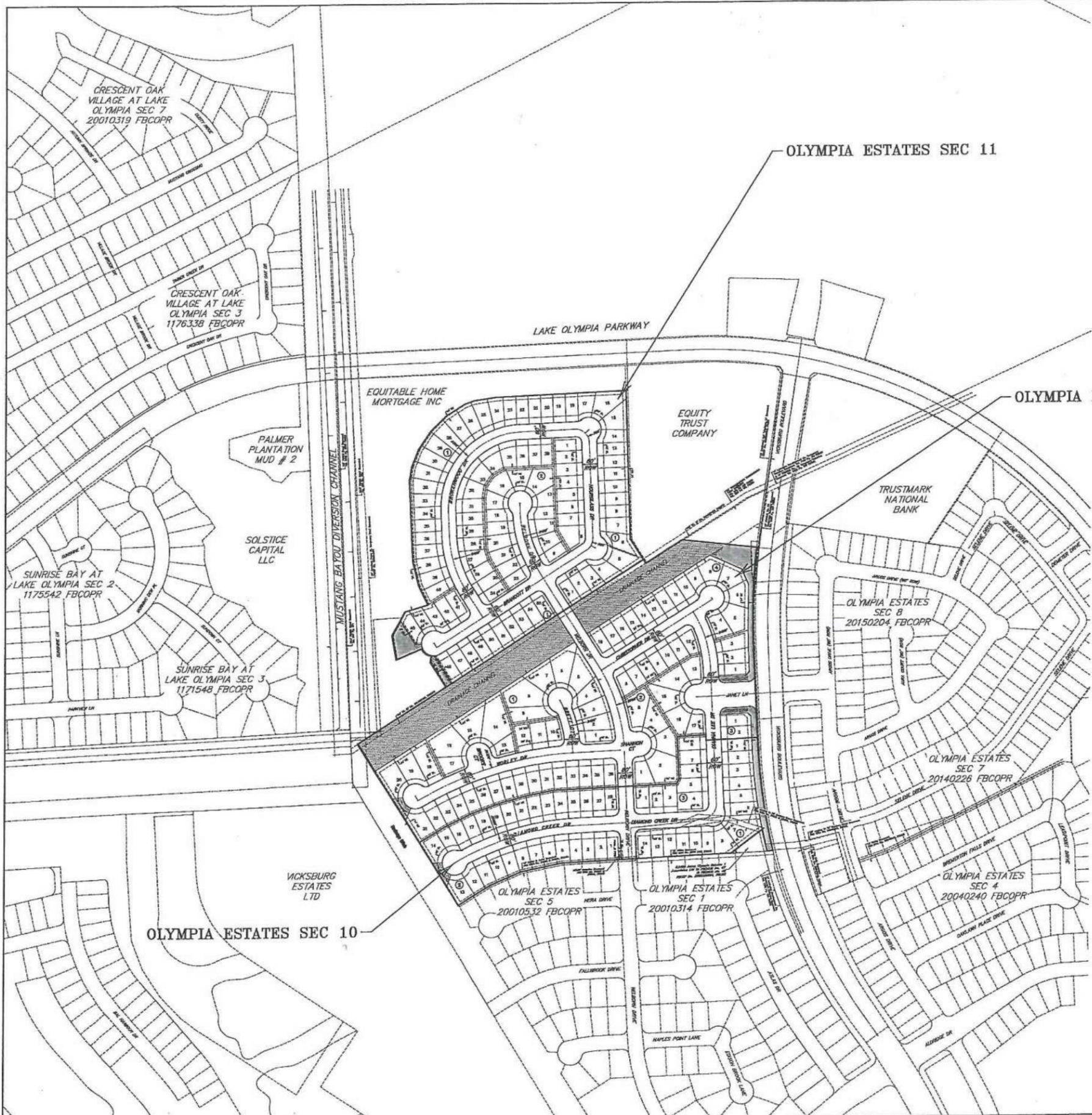
SURVEYOR: J.C. COTTON SURVEYING COMPANY
6335 GULFTON DR., SUITE 103
HOUSTON, TEXAS 77081
(713) 981-0275
STEVE JARES, R.P.L.S.

ENGINEER: J.C. JONES CARTER
SEAN P. BURCH, P.E.

VICKSBURG
ESTATES
LTD

OLYMPIA ESTATES
SEC 5
20010532 FBCOPR

OLYMPIA ESTATES
SEC 1
20010314 FBCOPR



100-YEAR FLOOD PLAIN

According to Map No. 48157C0295L of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Fort Bend County, dated April 2, 2014, the subject tract is situated within: Un-shaded Zone 'X'; defined as area determined to be outside the 0.2% annual chance flood plain.

OLYMPIA ESTATES SECTION 9
 24.03 TOTAL ACRES
 73 SINGLE FAMILY LOTS
 AVERAGE LOT SIZE 50'x115'

OLYMPIA ESTATES SECTION 10
 10.19 TOTAL ACRES
 50 SINGLE FAMILY LOTS
 AVERAGE LOT SIZE 50'x115'

OLYMPIA ESTATES SECTION 11
 18.76 TOTAL ACRES
 93 SINGLE FAMILY LOTS
 AVERAGE LOT SIZE 50'x115'



CONCEPTUAL PLAN
OLYMPIA ESTATES
SEC. 9, 10 & 11
 52.98 ACRES 216 LOTS
 JANUARY 2016

DEVELOPER/OWNER:
 Gateway Land Development/Olympia, Lp
 7676 Hillmont Street, Suite 345
 Houston, Texas 77040
 TOM WALKER

SURVEYOR:
 COTTON SURVEYING
 COMPANY
 5335 GULFON DR., SUITE 103
 HOUSTON, TEXAS 77061
 (713) 981-0275
 STEVE JARES, R.P.L.S.

ENGINEER:
 JONES CARTER
 SEAN P. BURCH, P.E.

F:\PROJECTS\00148 Gateway Land Development\0004-00 Olympia Estates Sec. 9-12 Preliminary Engineering\DWG\Drawn\Drawn\004-00-11 - Concept Plan.dwg Jan 13, 2016 11:58am VJ



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: July 11, 2018
AGENDA ITEM SUBJECT: Preliminary Plat of Oyster Creek Commerce Reserves A, B, and C
AGENDA ITEM NUMBER: 6.A.(3)
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: PLAT1800044
PROPERTY ID: 0077-00-000-1120-907 / 0077-00-000-1113-907
LOCATION: North of Highway 6, south of Oyster Creek Village residential subdivision, west of Peninsula Dr.
ZONING DISTRICT DESIGNATION: LC-2, local retail district
DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: N/A

RECOMMENDED ACTION:

The Planning and Zoning Commission should grant approval of this **Preliminary Plat** conditioned on addressing the following deficiencies.

All conditions placed on this application as a result of the Commission's approval must be met at **least one (1) week** prior to submittal of the final plat application.

A preliminary plat application must be in the form and contain the information and documents as required by the Administrative Platting Manual of the City of Missouri City, as adopted in June 2014 and in accordance with Section 82-65 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Administrative

Platting Manual are referenced in the comments below, except where indicated otherwise.

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - a. The scale must be indicated numerically and graphically. Both the numerical and graphical displays of the scale must be located adjacent to each other. The minimum scale acceptable shall be one inch equals 100 feet in accordance with Section 2.D(8).
 - b. The vicinity map must show sufficient detail to a distance of not less than one-half mile. The suggested scale of the vicinity map is one inch equals 1,200 feet. The vicinity map shall be oriented north at the top of the drawing and in the same direction as the subdivision drawing in accordance with Section 2.D(9). **Please show the city limits and municipal district boundaries.**
 - c. The adjacent area outside the plat boundaries shall be identified by subdivision name or by the recorded owner of unsubdivided parcels in accordance with Section 2.D(11).
 - d. An encumbrance certificate, which certifies that all existing and proposed easements, rights-of-way, fee strips, and significant topographical features on the land being platted are fully shown and accurately identified on the face of the plat, must be provided in accordance with Section 2.B. An encumbrance certificate may be placed on the face of the plat in accordance with Appendix H.
 - e. An acknowledgement that notice of the subdivision was provided to all utility companies, whether public or private, shall be provided in accordance with Section 2.C.

2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
 - a. The point of beginning (POB) for the subdivision shall be expressed as Texas State Plane NAD83 grid coordinate values of "X", "Y" as required by the City of Missouri City Design Manual, Section 2.10(G).
 - b. Prior to final plat approval, a letter shall be provided from the Ft. Bend County Drainage District stating that the tract has outfall drainage and all applicable fees have been paid.
 - c. Provide no objection letter from the MUD that capacity is available for the tract.
 - d. Please provide minimum slab elevation on plat.

- e. Please provide offsite storm sewer calculations to verify existing storm system has capacity.
- f. Please ensure that horizontal curves meet requirements
- g. Cross access to neighboring lots must be provided. Cross access must be adjacent to or as close to the street frontage as possible. Easements for cross access must be included on the plat.

3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division

- a. Please provide a revised .dwg file. The file provided was not referenced properly

B. STANDARD PLAT NOTES:

The following plat notes must be included on the face of a preliminary plat:

- 1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - a. The following note shall be added to the plat as requested by Ft. Bend County: "All of the property subdivided in the above and foregoing plat is within the incorporated boundaries of the City of Missouri City, Texas."
 - b. Shared access and parking facilities shall be provided as required under the provisions of Subsection 82-159 of the Code of Ordinances of the City of Missouri City.
 - c. In accordance with Center Point Energy Electrical Service Manual, Article 421.2, electric meters shall be located in a position that is accessible at all times without customer assistance. Access to the meter shall not be blocked by gates, walls or fences.
 - d. Sidewalks shall be constructed as required by Subsection 82-164 of the Code of Ordinances of the City of Missouri City, Texas.
 - e. All required utility companies have been contacted and all public utility easements as shown on the above and foregoing plat constitute all of the easements required by the utility companies contacted.
 - f. There are no existing and proposed pipeline easements within the limits of the subdivision. – OR – All existing and proposed pipelines or pipeline easements through the subdivision have been shown.
 - g. The following note must be provided if pipelines or pipeline easements exist within or adjacent to the subdivision for a distance of not less than 200 feet: "Buildings shall be set back a minimum distance of 30 feet from any pipeline or 15 feet from any pipeline easement, whichever distance is greater."



**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 PLAT APPROVAL

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

Date of Application:

1. Name of plat: <u>Oyster Creek Commerce</u>		
2. Name of conceptual plan that encompasses this plat (if applicable): <u>N/A</u>		
3. Type of use (Circle one or more): Multifamily Residential <u>Commercial</u> Industrial Planned Development Single Family Residential Specific Use Permit Other (Explain):		
4. Landowner's name (If company or corporation, list chief officer): <u>Beau Evans</u>		
Mailing Address: <u>15010 Lakefair Dr., Richmond TX 77406</u>		
Phone No.:(281) <u>944 - 9660</u>		
Email: <u>evans@r1partners.com</u>		
5. Applicant's name (Engineer, Planner, Architect, Etc.): <u>Terra Associates c/o Andrew Garza, P.E.</u>		
Mailing Address: <u>1445 N. Loop West #450 Houston TX 77008</u>		
Phone No.:(713) <u>993 - 0333 x124</u>		
Email: <u>adg@terraassoc.com</u>		
6. Is plat located inside the City limits or City's ETJ? (Circle One): <u>CITY LIMITS</u> ETJ		
7. Is plat located inside the City's ETJ? (Circle One): YES <u>NO</u>		
8. Total acreage: <u>3.752</u>		
9. Estimated # of Sections: <u>0</u> Blocks: <u>1</u> Reserves: <u>3</u>		
10. Estimated # of residential lots/dwelling units: <u>0</u>		
11. Land distribution (in acres) - <i>Must total acreage indicated in Line 8 above:</i>		
Private Streets: _____	Public Streets: _____	Residential Lots: _____
Lakes/Ponds (non-recreational): _____	Irrigation/Drainage Canals: <u>0.945</u>	Recreational Uses: _____
Utility Easements: <u>0.609</u>	Public Parkland: _____	
Other (explain): <u>Commercial LC-2</u> (acres): <u>2.198</u>		
12. Residential lot dimensions: <u>N/A</u> Average: _____ Smallest: _____		
13. Lot area: <u>N/A</u> Non cul-de-sac: _____ Cul-de-sac: _____		
14. Front width (At property line): <u>N/A</u> Non cul-de-sac: _____ Cul-de-sac: _____		
15. Front width (At building line): <u>N/A</u> Non cul-de-sac: _____ Cul-de-sac: _____		
16. Depth: <u>N/A</u> Non cul-de-sac: _____ Cul-de-sac: _____		
17. Block Length: _____ <u>N/A</u> Average: _____ Longest: _____ Shortest: _____		
18. Type of Streets (Circle One): <u>Public</u> Private Combination Public/Private		
19. Type of Water System (Circle One): <u>Public</u> Individual Water Wells Other (attach explanation)		
20. Type of Sanitary System (Circle One): <u>Public</u> Individual Septic Tanks Other (attach explanation)		
21. Municipal Utility District: FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 49		

JUN 22 2018

Planning Division

STATE OF TEXAS
COUNTY OF FORT BEND

We, Oyster Creek Place, LLC, acting by and through Beau Evans and Patricia Hamilton, its Managers being officers of Oyster Creek Place, LLC, owner hereinafter referred to as owners (whether one or more) of the 3.752 acre tract described in the above foregoing plat of Oyster Creek Commerce Reserves A, B & C, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind myself (or ourselves), my (or our) heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

We 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.

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

Further, owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an 11 feet, six inches for ten feet perimeter ground easement or seven feet, six inches for 14 feet perimeter ground easement or five feet, six inches for 16 feet perimeter ground easement, from a place 16 feet above ground level upward, located adjacent to and adjoining easements that are designated with aerial easements (L.E. and A.E.) as indicated and depicted thereon, whereby the aerial easements total 21 feet, six inches in width.

IN TESTIMONY WHEREOF, Oyster Creek Place, LLC, has caused these presents to be signed by Beau Evans, its Manager, therunto authorized, attested by its Manager, Patricia Hamilton, and its common seal hereunto affixed this _____ day of _____ 2018.

By: Beau Evans, Manager

By: Patricia Hamilton, Manager

STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Beau Evans, Manager & Patricia Hamilton, Manager of Oyster Creek Place, LLC known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____ 2018.

Notary Public in and for the State of Texas

My Commission expires: _____

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

George Collison
Registered Professional Land Surveyor
Texas Registration No. 4461

This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this plat and subdivision of Oyster Creek Commerce Reserves A, B & C, in conformance with the laws of the State of Texas and the ordinances of the City of Missouri City as shown hereon and authorized the recording of this plat this _____ day of _____ 2018.

By: Tiffany Foster
Director of Planning and Development

I, Laura Richard, Clerk of the Commissioners' Court of Fort Bend County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____ 2018, at _____ o'clock _____ M., and duly recorded on _____ 2018, at _____ o'clock _____ M., and in Volume _____ page _____ of the Map Records of Fort Bend County for said county.

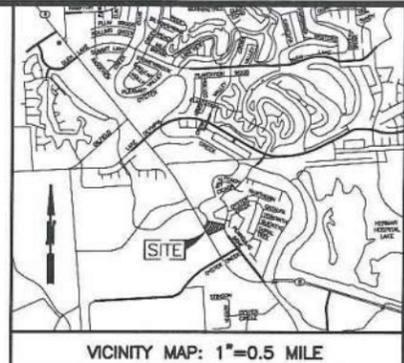
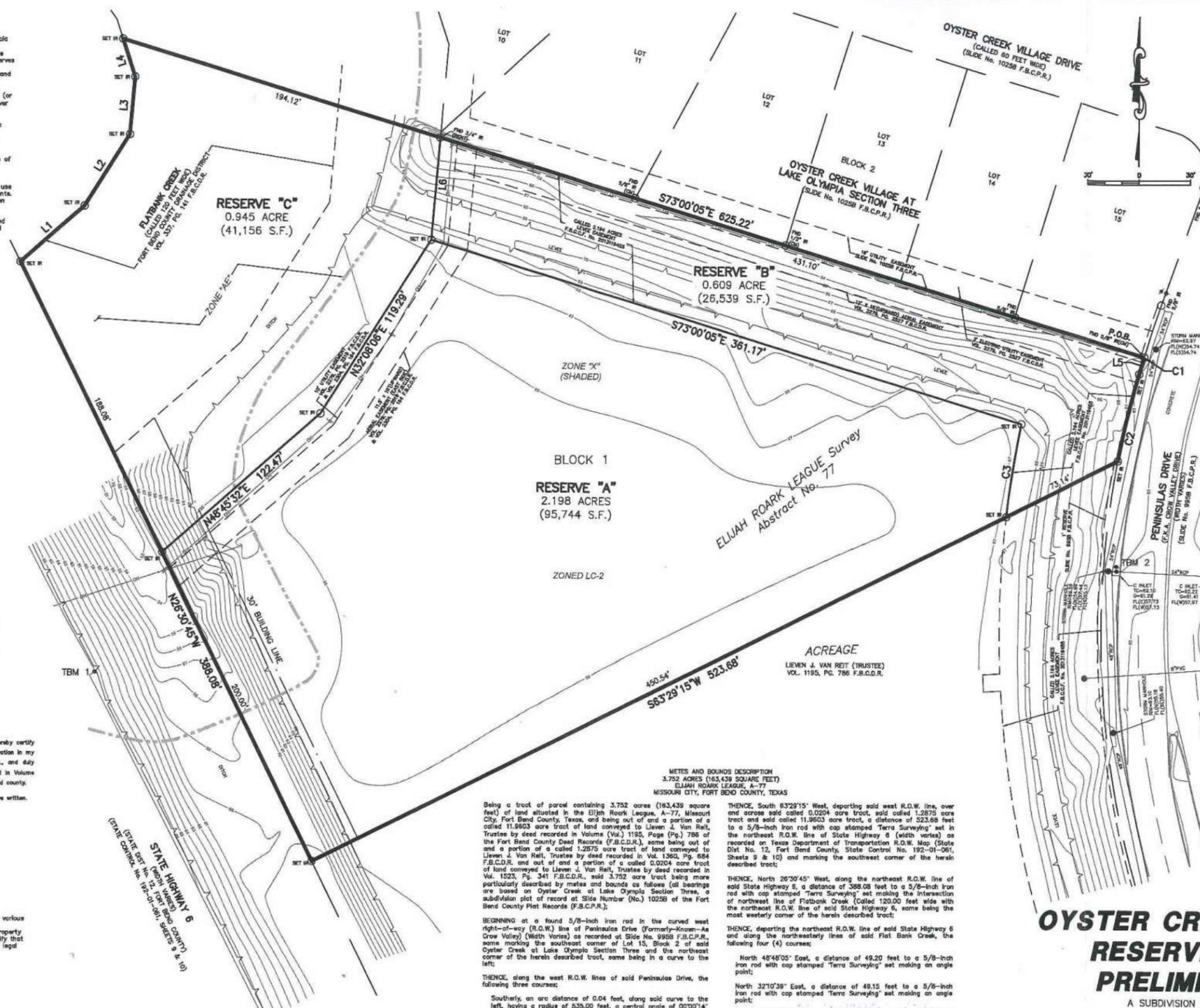
Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

Laura Richard
County Clerk of
Fort Bend County, Texas

By: Deputy

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

George Collison
Registered Professional Land Surveyor
Texas Registration No. 4461



- NOTES:
- This tract lies partially Zone "X" (shaded), designated as "Area protected from the 0.1% annual chance flood or greater by a levee system. Overlapping or failure of any levee system is possible. This tract also lies partially in Zone "AE", defined as "special flood hazard areas subject to inundation by the 0.1% annual chance flood event, where no base flood elevations are determined", as per the National Flood Insurance Program FIRN Community Panel Number 48157C0295L, latest available published revision dated April 2, 2014.
 - All coordinates shown hereon are surface coordinates referenced to the Texas State Plane Coordinate System, South Central Zone No. 4204; NAD 83 (NA2011). Distances are surface distances based on the U.S. Survey Foot and may be converted to grid by multiplying by a combined scale factor of 0.99999849.
 - Drainage facilities are to be owned, operated, and maintained by the owners and not the City of Missouri City.
 - Any Drainage Easements shall be kept clear of fences, building, planting and other obstructions to the operation and maintenance of drainage facility, and abutting property shall not be permitted to drain into this easement except by means of an approved drainage structure.

BENCHMARK
Concrete Monument POM-003, brass disc located in front of the fire station at the southwest corner of Sierra Parkway and Trammell-Freese. Elevation=66.07 (2001 ADL as per the City of Missouri City, Texas)

T.B.M. 1 Square cut in concrete on east side of State Highway 6 by south end of guard rail. Elevation=66.64

T.B.M. 2 Brass Disk on curb inlet on the west side of Peninsula Drive near the southeast corner of the subject tract. Elevation=62.21

METES AND BOUNDS DESCRIPTION
3.752 ACRES (163,439 SQUARE FEET)
ELIJAH ROARK LEAGUE, A-77
MISSOURI CITY, FORT BEND COUNTY, TEXAS

Being a tract of parcel containing 3.752 acres (163,439 square feet) of land situated in the Elijah Roark League, A-77, Missouri City, Fort Bend County, Texas, and being out of and a portion of a called 11.9603 acre tract of land conveyed to Lieven J. Van Relt, Trustee by deed recorded in Volume (Vol.) 1195, Page (Pg.) 786 of the Fort Bend County Deed Records (F.B.C.D.R.), same being out of and a portion of a called 1.2875 acre tract of land conveyed to Lieven J. Van Relt, Trustee by deed recorded in Vol. 1360, Pg. 664 F.B.C.D.R. and out of and a portion of a called 0.0204 acre tract of land conveyed to Lieven J. Van Relt, Trustee by deed recorded in Vol. 1523, Pg. 341 F.B.C.D.R., said 3.752 acre tract being more particularly described by metes and bounds as follows (all bearings are based on Oyster Creek at Lake Olympia Section Three, a subdivision plat of record at Slide Number (No.) 10258 of the Fort Bend County Plat Records (F.B.C.P.R.)):

BEGINNING at a found 5/8-inch iron rod in the curved west right-of-way (R.O.W.) line of Peninsula Drive (Formerly-Know-As Crow Valley) (with horns) as recorded at Slide No. 9968 F.B.C.P.R., some marking the southeast corner of Lot 15, Block 2 of said Oyster Creek at Lake Olympia Section Three and the northeast corner of the herein described tract, some being in a curve to the left;

THENCE, along the west R.O.W. line of said Peninsula Drive, the following three courses;

Southerly, on an arc distance of 0.04 feet, along said curve to the left, having a radius of 535.00 feet, a central angle of 0°00'14" and a chord which bears South 161°2'49" West, 0.04 feet to the end of said curve (Corner not set);

South 181°2'42" West, a distance of 10.20 feet to a 5/8-inch iron rod with cap stamped "Terra Surveying" set marking the beginning of a curve to the left;

Southerly, on an arc distance of 51.85 feet, along said curve to the left, having a radius of 527.00 feet, a central angle of 0°38'09" and a chord which bears South 132°3'38" West, 51.83 feet to a 5/8-inch iron rod with cap stamped "Terra Surveying" set marking the southeast corner of the herein described tract;

THENCE, South 83°29'15" West, departing said west R.O.W. line, over and across said called 0.0204 acre tract, said called 1.2875 acre tract and said called 11.9603 acre tract, a distance of 523.68 feet to a 5/8-inch iron rod with cap stamped "Terra Surveying" set in the northeast R.O.W. line of State Highway 6 (with horns) as recorded on Texas Department of Transportation R.O.W. Map (State Dist No. 12, Fort Bend County, State Control No. 192-01-061, Sheets 9 & 10) and marking the southeast corner of the herein described tract;

THENCE, North 26°30'45" West, along the northeast R.O.W. line of said State Highway 6, a distance of 368.08 feet to a 5/8-inch iron rod with cap stamped "Terra Surveying" set marking the intersection of northeast line of Flatbank Creek (Called 120.00 feet wide with the northeast R.O.W. line of said State Highway 6, same being the most westerly corner of the herein described tract;

THENCE, departing the northeast R.O.W. line of said State Highway 6 and along the northwesterly lines of said Flatbank Creek, the following four (4) courses;

North 45°48'05" East, a distance of 49.20 feet to a 5/8-inch iron rod with cap stamped "Terra Surveying" set making an angle point;

North 32°10'39" East, a distance of 49.15 feet to a 5/8-inch iron rod with cap stamped "Terra Surveying" set making an angle point;

North 04°48'01" East, a distance of 33.68 feet to a 5/8-inch iron rod with cap stamped "Terra Surveying" set making an angle point;

North 181°1'43" West, a distance of 23.11 feet to a 5/8-inch iron rod with cap stamped "Terra Surveying" set making the northeast corner of the herein described tract;

THENCE, South 73°00'05" East, departing a northwesterly line of said Flatbank Creek, at a distance of 164.12 feet passing a found 3/4-inch iron rod (bent) marking the southeast corner of Lot 11, Block 2 of the aforesaid Oyster Creek at Lake Olympia Section Three, and continuing in all a total distance of 625.22 feet to the POINT OF BEGINNING and containing 3.752 acres (163,439 square feet) of land. This description is based on the ALTA/ACSM Land Title, Topographic & Utility Survey prepared by Terra Surveying Company, Inc. dated June 20, 2018, TSC Project Number 2310-1801-001/802.

No.	Bearing	Length
L1	N48°48'05"E	49.20'
L2	N32°10'39"E	49.15'
L3	N04°48'01"E	33.68'
L4	N18°1'43"W	23.11'
L5	S16°12'42"W	10.20'
L6	N04°45'28"E	59.33'

No.	Length	Radius	Delta	Chord	Chord Length
C1	0.04'	535.00	0°00'14"	S16°12'49"W	0.04'
C2	51.85'	527.00	0°38'09"	S132°3'38"W	51.83'
C3	54.68'	587.00	0°20'16"	S08°56'11"W	54.67'

Reserve	Acres	Sq. Ft.	Type
A	2.198	95,744	Restricted to Commercial
B	0.609	26,539	Restricted to Levee & Utilities
C	0.945	41,156	Restricted to Drainage

OYSTER CREEK COMMERCE RESERVES A, B & C PRELIMINARY PLAT

A SUBDIVISION OF 3.752 ACRES OF LAND
SITUATED IN
THE ELIJAH ROARK LEAGUE SURVEY, ABSTRACT NO. 77
CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS

3 RESERVES 1 BLOCK

OWNER:
BEAU EVANS, MANAGER &
PATRICIA HAMILTON, MANAGER
OYSTER CREEK PLACE, LLC
15010 LAKEFAIR DR
RICHMOND, TEXAS 77406
(281) 944-9660

ENGINEER:
LYLE HENKEL, P.E.
TERRA ASSOCIATES, INC.
1445 NORTH LOOP WEST, SUITE 450
HOUSTON, TEXAS 77008
(713) 993-0333

SURVEYOR:
GEORGE COLLISON, R.P.L.S.
TERRA SURVEYING COMPANY, INC.
3000 WILCREST DR., SUITE 210
HOUSTON, TEXAS 77042
(713) 993-0327

PROJECT NO.: 2310-1801 SCALE: 1" = 30' DATE: JUNE 21, 2018

City of Missouri City, TX
Received
JUN 22 2018
Planning Division



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: July 11, 2018
AGENDA ITEM SUBJECT: Preliminary Plat of Parks Edge Section Six
AGENDA ITEM NUMBER: 6.A.(4)
PROJECT PLANNER: **Mason A. Garcia**, Planner I
APPROVAL: **Otis T. Spriggs, AICP**, Director, Development Services
Shashi K. Kumar, P.E., CFM, City Engineer/Public Works Director

PERMIT NUMBER: PLAT1800042
PROPERTY ID: 0013-00-000-0502 / 0313-00-000-0126-907
LOCATION: North of the intersection of Lake Olympia Parkway and Parks Edge Boulevard
ZONING DISTRICT DESIGNATION: PD, Planned Development District #95 (Ordinance O-15-52) / R-2, single family residential district

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: The subject site is subject to a Development Agreement between the City and 349 Memorial LLC created for the Missouri City Management District No. 1 to provide standards utility and road agreements.

RECOMMENDED ACTION:

The Planning and Zoning Commission should grant approval of this **Preliminary Plat** conditioned on addressing the following deficiencies.

All conditions placed on this application as a result of the Commission's approval must be met at **least one (1) week** prior to submittal of the final plat application.

A preliminary plat application must be in the form and contain the information and documents as required by the Administrative Platting Manual of the City of Missouri City, as adopted in June 2014 and in accordance with Section 82-65 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Administrative Platting Manual are referenced in the comments below, except where indicated otherwise.

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - a. The **location, rights-of-way widths, and names** of all **existing and proposed public and private streets** within or adjacent to the subdivision for a distance of not less than 200 feet must be indicated in accordance with Section 2.D(12). **Please give the r-o-w width for Parks Vista Drive.**
 - b. A copy of the proposed restrictive covenants shall be provided in accordance with Section 2.D(24).
 - c. Building lines shall be labeled in accordance with Section 2.D(17). **Please update plat note #28 to ensure that setbacks referenced are in compliance with the R-2, single family residential district as this portion of the subdivision falls outside of the boundaries of the PD.**
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
 - a. The point of beginning (POB) for the subdivision shall be expressed as Texas State Plane NAD83 grid coordinate values of "X", "Y" as required by the City of Missouri City Design Manual, Section 2.10(G).
 - b. Prior to final plat approval, a letter shall be provided from the Ft. Bend County drainage District stating the tract has outfall and all applicable fees have been paid.
 - c. Utility models for water are required per requirements in Chapter 5.02 of the City's Public Infrastructure Design Manual. The minimum fire flow and minimum system pressure is required. Provide fire flow model.
 - d. All street separation distances must meet city standards. Please provide adequate justification on variance to be approved by the City.
 - e. An updated Drainage Impact Analysis needs to be provided for Phase II and approved by City staff before the final plat can be approved. Drainage accommodations must be in place before the section is built.
 - f. It appears that lots 1 and 2, Block 3, on Canyon Shore Lane are in the AE Flood Zone. A FEMA approved LOMR must be provided before a final plat containing these lots can be approved.

3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division

- a. An electronic plat shall be submitted in accordance with Section 2.D(2).
Please resubmit a .dwg file as the one submitted was not referenced properly.

B. STANDARD PLAT NOTES:

The following plat notes must be included on the face of a preliminary plat:

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

- a. The following note must be provided if pipelines or pipeline easements exist within or adjacent to the subdivision for a distance of not less than 200 feet: "Buildings shall be set back a minimum distance of 30 feet from any pipeline or 15 feet from any pipeline easement, whichever distance is greater."

2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division

None.

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



APPLICATION FOR PLAT APPROVAL

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

Date of Application:

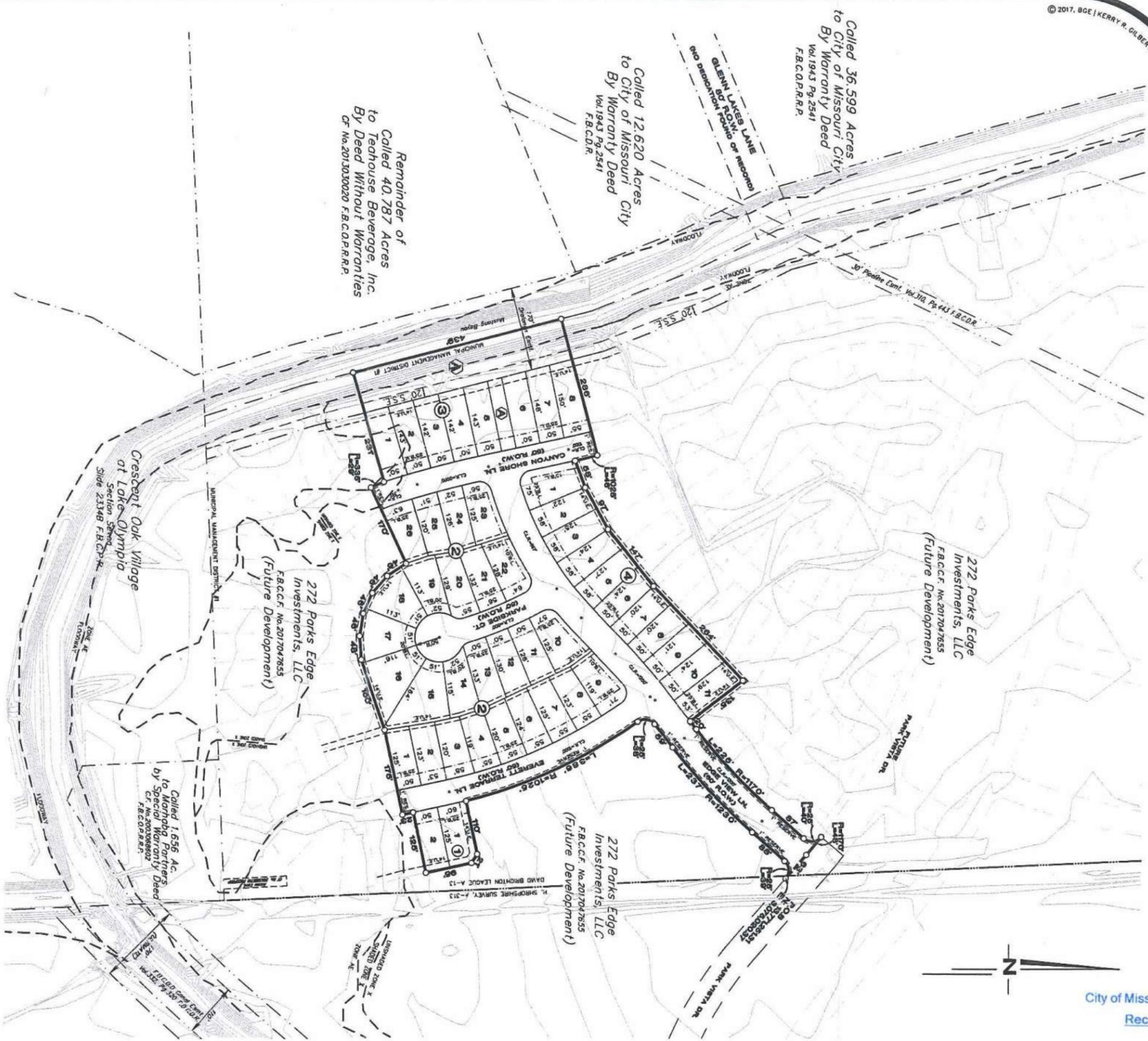
1. Name of plat: Parks Edge Section Six		
2. Name of conceptual plan that encompasses this plat (if applicable): Parks Edge		
3. Type of use (Circle one or more): Multifamily Residential Commercial Industrial Planned Development Single Family Residential Specific Use Permit Other (Explain):		
4. Landowner's name (If company or corporation, list chief officer): DRH Land Opportunities I, Inc. Mailing Address: 14100 SW Freeway, Suite 500 Sugar Land, TX 77478 Phone No.:(281) 566 - 2100 Fax No.:() - Email:		
5. Applicant's name (Engineer, Planner , Architect, Etc.): BGE KERRY R. GILBERT & ASSOCIATES Mailing Address: 23501 CINCO RANCH BLVD SUITE A-250 KATY, TX 77494 Phone No.:(281) 579 - 0340 Fax No.:() - Email: kedwards@krqa.com		
6. Is plat located inside the City limits? (Circle One): YES NO		
7. Is plat located inside the City's ETJ? (Circle One): YES NO		
8. Total acreage: 11.5		
9. Estimated # of Sections: <u>1</u> Blocks: <u>4</u> Reserves: <u>1</u>		
10. Estimated # of residential lots/dwelling units: 47		
11. Land distribution (in acres) - Must total acreage indicated in Line 8 above: Private Streets: _____ Public Streets: <u>2.9</u> Residential Lots: <u>7.65</u> Lakes/Ponds (non-recreational): _____ Irrigation/Drainage Canals: <u>0.95</u> Recreational Uses: _____ Utility Easements: _____ Public Parkland: _____ Other (explain): <u>Landscape/Open Space</u> (acres): <u>0.00</u>		
12. Residential lot dimensions: Average: <u>50' x 120'</u> Smallest: _____		
13. Lot area: Non cul-de-sac: _____ Cul-de-sac: _____		
14. Front width (At property line): Non cul-de-sac: _____ Cul-de-sac: _____		
15. Front width (At building line): Non cul-de-sac: _____ Cul-de-sac: _____		
16. Depth: Non cul-de-sac: _____ Cul-de-sac: _____		
17. Block Length: _____ Average: _____ Longest: _____ Shortest: _____		
18. Type of Streets (Circle One): Public Private Combination Public/Private		
19. Type of Water System (Circle One): Public Individual Water Wells Other (attach explanation)		
20. Type of Sanitary System (Circle One): Public Individual Septic Tanks Other (attach explanation)		
21. Municipal Utility District: FORT BEND COUNTY MUD 48		

City of Missouri City, TX

Received

JUN 22 2018

Planning Division



NOTE:
 RESTRICTED RESERVE "A"
 DRAINAGE EASEMENT
 ±0.95 ACRE

A PRELIMINARY PLAT OF
PARK'S EDGE
 SECTION SIX
 BEING 11.5± ACRES OF LAND
 CONTAINING 47 LOTS (60' X 120' TYP) AND
 ONE RESERVE IN FOUR BLOCKS.

OUT OF THE
 DAVID BRIGHTON LEAGUE, A-13
 CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS
 DEVELOPER:
 DRH LAND OPPORTUNITIES I, INC.
 1400 HWY 175, SUITE 2770
 SUGAR LAND, TEXAS 77478
 ATTN: CHRIS LINDHORST
 (281) 566-8700

ENGINEERS:
JONES & CARTER
 6336 GULF-TON, SUITE 100
 HOUSTON, TEXAS 77061
 ATTN: MR. SEAN BUNCH
 (713) 775-6887
 PLANNERS:



- Land Planning Consultants -
 23501 Cinco Ranch Blvd., Suite A-250
 Katy, Texas 77484
 Tel: 281-575-0340

PAGE 2 OF 2
 SCALE: 1" = 100'
 0 50 100 200
 JUNE 18, 2018
 K04M 17002E

DISCLAIMER AND LIMITED WARRANTY
 THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE
 PROVISIONS OF THE SUBDIVISION ACT, SUBDIVISION REGULATIONS IN EFFECT AT THE
 TIME OF THE CITY OF MISSOURI CITY, TEXAS, AND THE CITY OF MISSOURI CITY, TEXAS
 ORDINANCES AND RESOLUTIONS WHICH ARE HEREBY GRANTED. THE PRELIMINARY
 PLAT HAS BEEN PREPARED FOR THE LIMITED PURPOSE OF CONVEYING THE PRELIMINARY
 ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THE LIMITED WARRANTY IS MADE IN FAVOR OF
 ASSOCIATES, INC. AND DOES NOT COVER THE DESIGN OF THE PLAT OR THE DESIGN OF
 ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING
 THE DESIGN, CONSTRUCTION, OR MAINTENANCE OF THE PROJECTS INDICATED IN THE PRELIMINARY PLAT.
 BGE | KERRY R. GILBERT & ASSOCIATES



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: July 11, 2018
AGENDA ITEM SUBJECT: Preliminary Plat of Parks Edge Section 7
AGENDA ITEM NUMBER: 6.A.(5)
PROJECT PLANNER: **Mason A. Garcia**, Planner I
APPROVAL: **Otis T. Spriggs, AICP**, Director, Development Services
Shashi K. Kumar, P.E., CFM, City Engineer/Public Works Director

PERMIT NUMBER: PLAT1800041
PROPERTY ID: 0313-00-000-0126-907
LOCATION: North of the intersection of Lake Olympia Parkway and Parks Edge Boulevard
ZONING DISTRICT DESIGNATION: PD, Planned Development District #95 (Ordinance O-15-52)

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: The subject Site is subject to a Development Agreement between the City and 349 Memorial LLC created for the Missouri City Management District No. 1 to provide Development standards, utility and road agreements.

RECOMMENDED ACTION:

The Planning and Zoning Commission should grant approval of this **Preliminary Plat** conditioned on addressing the following deficiencies.

All conditions placed on this application as a result of the Commission's approval must be met at **least one (1) week** prior to submittal of the final plat application.

A preliminary plat application must be in the form and contain the information and documents as required by the Administrative Platting Manual of the City of Missouri City,

as adopted in June 2014 and in accordance with Section 82-65 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Administrative Platting Manual are referenced in the comments below, except where indicated otherwise.

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - a. A Parkland Dedication shall be provided in accordance with Subsection 82-174 of the Code of Ordinances of the City of Missouri City. A parkland dedication was approved by the City Council on July 3, 2017. The approved dedication was for the provision of 50 percent private parkland and 50 percent cash in lieu of the provision of parkland. A cash payment will be required to be made prior to final plat approval. A plat note should be provided to reflect areas that have been identified as private parkland and/or containing a proposed trail.
 - b. A copy of the proposed restrictive covenants shall be provided in accordance with Section 2.D(24).
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
 - a. The point of beginning (POB) for the subdivision shall be expressed as Texas State Plane NAD83 grid coordinate values of "X", "Y" as required by the City of Missouri City Design Manual, Section 2.10(G).
 - b. Prior to final plat approval, a letter shall be provided from the Ft. Bend County Drainage District stating that the tract has outfall drainage and all applicable fees have been paid.
 - c. Please provide offsite site storm sewer calculations to verify existing storm system has capacity. Storm calculations provided were for Section 6 not Section 7.
 - d. A portion of this plat is within the floodplain zone AE. A FEMA approved LOMR must be provided before a final plat can be approved.
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
 - a. Please provide a revised .dwg file as the version provided did not reference properly.

B. STANDARD PLAT NOTES:

The following plat notes must be included on the face of a preliminary plat:

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

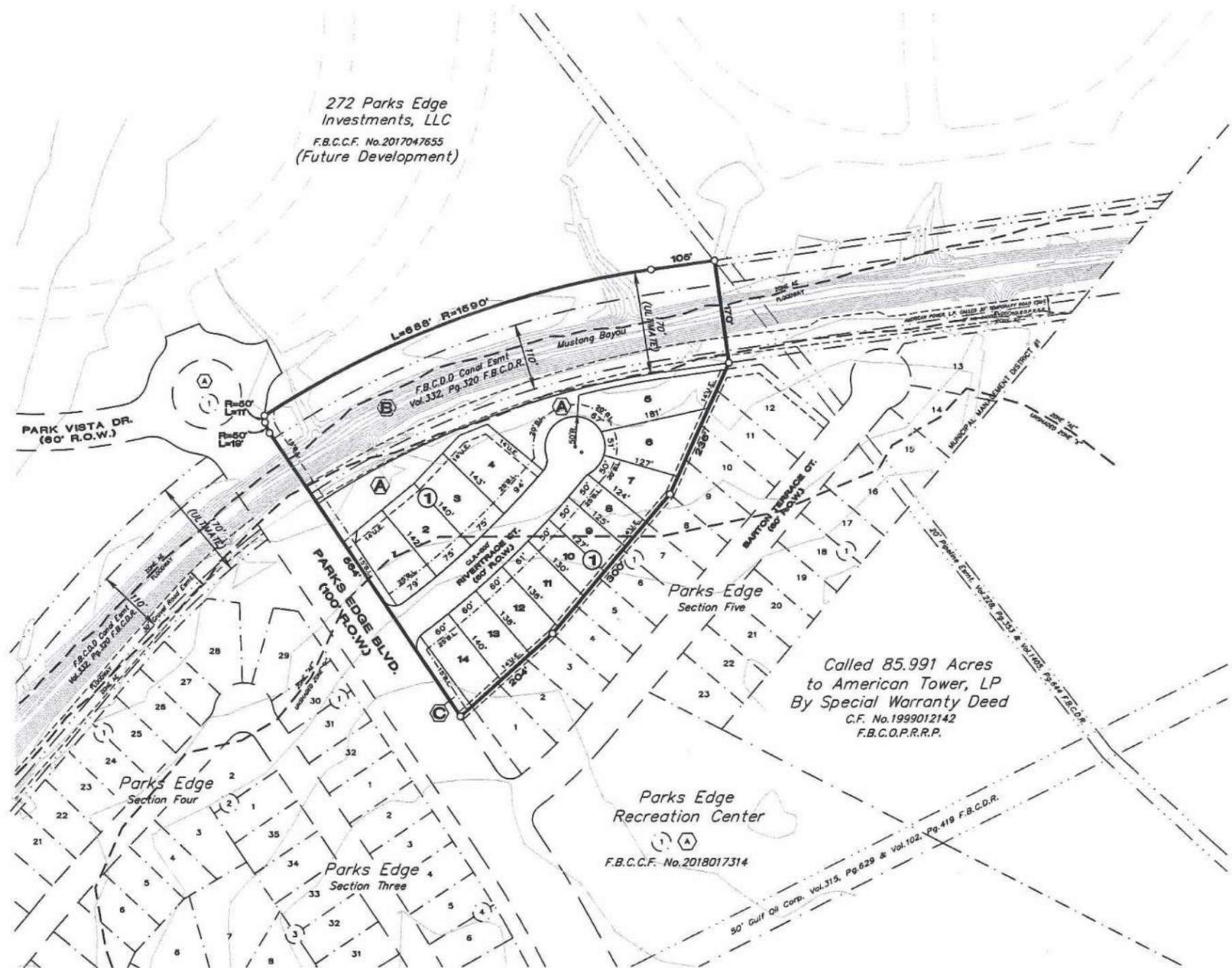
- a. The following note must be provided if pipelines or pipeline easements exist within or adjacent to the subdivision for a distance of not less than 200 feet: "Buildings shall be set back a minimum distance of 30 feet from any pipeline or 15 feet from any pipeline easement, whichever distance is greater."

2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division

None.

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

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



- NOTE:
- (A)** RESTRICTED RESERVE "A"
LANDSCAPE/OPEN SPACE
±0.62 ACRE
 - (B)** RESTRICTED RESERVE "B"
DRAINAGE ESMT.
±2.98 ACRES
 - (C)** RESTRICTED RESERVE "C"
LANDSCAPE/OPEN SPACE
±0.07 ACRE

Called 85.991 Acres
to American Tower, LP
By Special Warranty Deed
C.F. No. 1999012142
F.B.C.O.P.R.R.P.

A PRELIMINARY PLAT OF PARKS EDGE SECTION SEVEN

BEING 7.4± ACRES OF LAND
CONTAINING 14 LOTS (60'/60'/70' X 125' TYP) AND
THREE RESERVES IN ONE BLOCK.

OUT OF THE
HICKS SHROPSHIRE 1/3 LEAGUE SURVEY, A-313
CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS

DEVELOPER:
DR HORTON, TEXAS LTD.
14100 SW FREEWAY, SUITE 600
SUGAR LAND, TEXAS 77478
ATTN: CHRIS LINDHORST
(281) 666-2100

ENGINEER:
JONES & CARTER
6330 WEST LOOP, SUITE 150
HOUSTON, TEXAS 77401
ATTN: MR. SEAN BURCH
(713) 777-6337

PLANNER:



- Land Planning Consultants -
23501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494
Tel: 281-579-0340

City of Missouri City, TX
Received
JUN 22 2018
Planning Division

DISCLAIMER AND LIMITED WARRANTY
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MISSOURI CITY SUBDIVISION REGULATIONS IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF MISSOURI CITY PLANNING AND ZONING COMMISSION. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER BGE | KERRY R. GILBERT & ASSOCIATES, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY PLAT.

PAGE 1 OF 2
SCALE: 1" = 100'

JUNE 22, 2018
KGAF 17002E



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: July 11, 2018
AGENDA ITEM SUBJECT: Final Plat of All Seasons Plaza
AGENDA ITEM NUMBER: 6.A.(6)
PROJECT PLANNER: Thomas K. White Jr., Planner II
APPROVAL: Otis T. Spriggs, AICP, Director, Development Services
Shashi K. Kumar, P.E., CFM, City Engineer/Public Works Director

A handwritten signature in black ink, appearing to be "SK", is written over the name "Shashi K. Kumar" in the approval section.

PERMIT NUMBER: PLAT1800046
PROPERTY ID: 0086-00-000-4702-907 / 0086-00-000-4705-907
LOCATION: The subject site is located on the southeast side of the intersection of Highway 6 & Trammel Fresno Road.
ZONING DISTRICT DESIGNATION: LC-2, local retail district
DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: N/A

RECOMMENDED ACTION:

The Planning and Zoning Commission should grant approval of this **Final Plat** conditioned on addressing the following deficiencies.

All conditions placed on this application as a result of the Commission's approval must be approved by the Development Services Department before recordation of the final plat.

Copies of recorded plats for subdivisions are required to be submitted in electronic, mylar, and paper formats.

A final plat application must be in the form and contain the information and documents as required by the Administrative Platting Manual of the City of Missouri City, as adopted in June 2014 and in accordance with Section 82-95 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Administrative Platting Manual are referenced in the comments below, except where indicated otherwise.

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - a. Boundaries of plat shall be indicated by heavy lines. All lines outside the plat boundary shall be drawn as dashed lines in accordance with Section 2.D(10).
 - b. The **boundaries of political subdivisions** and **school districts** within or adjacent to the subdivision for a distance of not less than 200 feet must be indicated in accordance with Section 2.D(12). **Please indicate municipal utility district boundaries.**
 - c. Please remove "Reason for Replat" from the title block.
 - d. Please update the name of the plat within the vicinity map.
 - e. Please remove the preceding deed references from within the subdivision and reference the proposed reserve name and associated acreage.
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
 - a. All conditions placed on the approval of the Preliminary Plat must be approved or information provided as requested.
 - b. The point of beginning (POB) for the subdivision shall be expressed as Texas State Plane NAD83 grid coordinate values of "X", "Y" as required by the City of Missouri City Design Manual, Section 2.10(G).
 - c. Please provide minimum slab elevation as indicated in plat note "f"
 - d. Contour lines with intervals of one foot, referred to sea level (USGS and city datum), shall be provided to show at least two contour lines within the subdivision in addition to those necessary to clearly show outfall drainage in accordance with Section 82-68(15).
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
None.

B. STANDARD PLAT NOTES:

The following plat notes must be included on the face of a final plat:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - a. 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.
 - b. Please revise the lettering sequence for the plat notes in the second column, these notes should continue from "h" on instead of restarting at "a".
 - c. Please remove plat note "g" in the second column and depict the cross access easements within the plat boundaries as described in the note.

2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division

None.

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

STATE OF TEXAS
COUNTY OF FORT BEND

WE, Yong Kyu Kim and Chong Hye Kim, owners hereinafter referred to as owners of the 7.45 acre tract described in the above and foregoing plat of ALL SEASONS PLAZA, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns hereby warrant and forever defend the title to the land so dedicated.

We further acknowledge that the dedications and or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the city. We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication or exactions made herein.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted, thereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") 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 an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements, or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (u.e.&a.e.) as depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

Witness our hand in the City of Missouri City, Texas, this _____ day of _____ 2018.

Yong Kyu Kim _____ Chong Hye Kim _____

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Yong Kyu Kim and Chong Hye Kim, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledgment to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____ 2018.

Notary Public in and for the State of Texas

My Commission expires: _____

This is to certify that the Planning and Zoning Commission of the City of Missouri City Texas, has approved this plat and subdivision of ALL SEASONS PLAZA in conformance with the laws of the State of Texas and the ordinances of the City of Missouri City as shown hereon and authorized the recording of this plat this _____ day of _____ 2018.

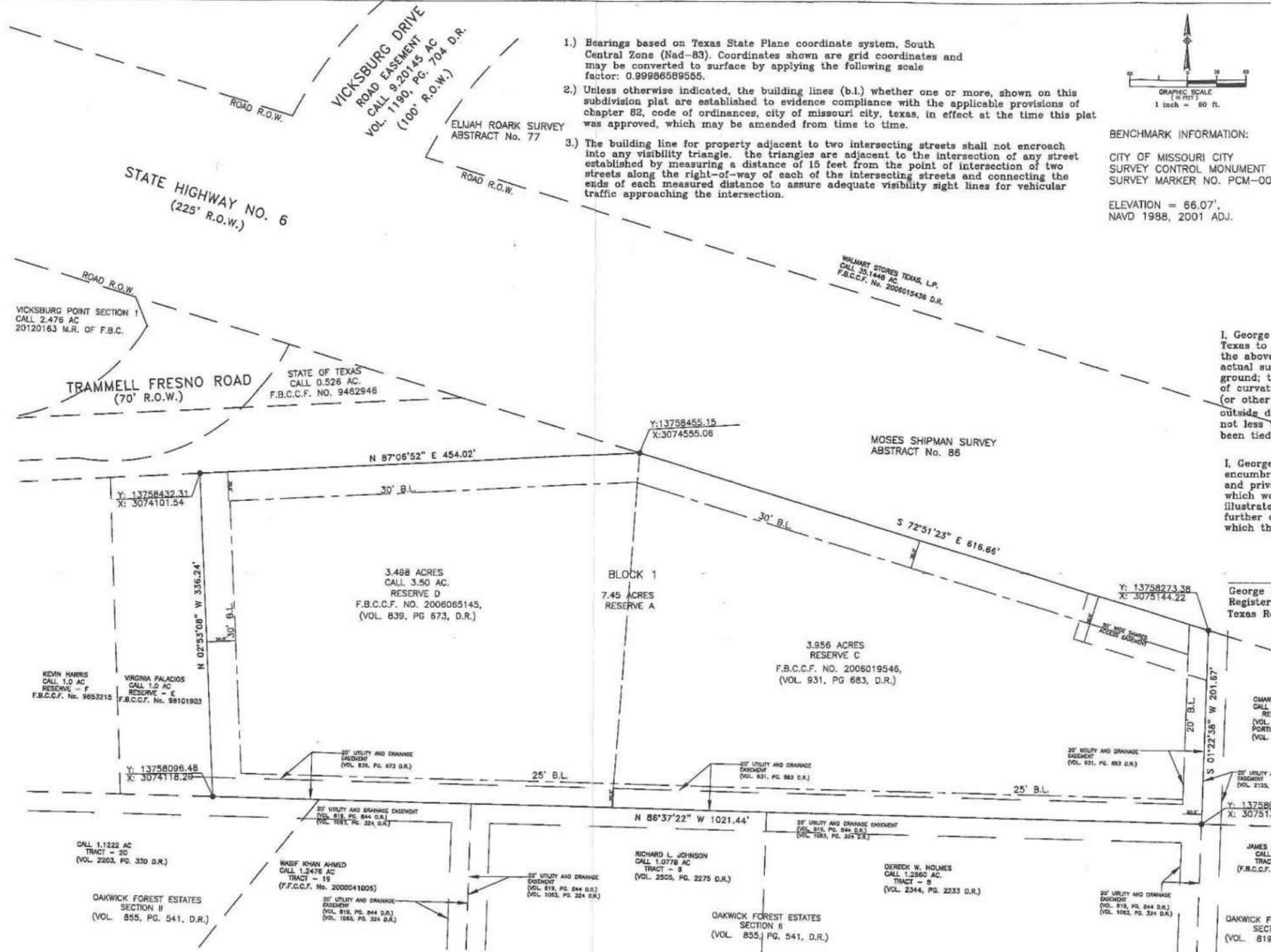
By: _____
Chairman, Sonya Brown-Marshall
By: _____
Vice Chairman, Timothy R. Haney

I, Laura Richard, Clerk of the Commissioners' Court of Fort Bend County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 2018, at _____ o'clock _____ m., and duly recorded on _____, 2018, at _____ o'clock _____ m. and in Volume _____, page _____ of the map records of Fort Bend County for said County.

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

Ex Officio Clerk of the Commissioners' Court of Fort Bend County, Texas

BY: _____
Deputy



- 1.) Bearings based on Texas State Plane coordinate system, South Central Zone (Nad-83). Coordinates shown are grid coordinates and may be converted to surface by applying the following scale factor: 0.99986589555.
- 2.) Unless otherwise indicated, the building lines (b.l.) whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of chapter 82, code of ordinances, city of Missouri city, Texas, in effect at the time this plat was approved, which may be amended from time to time.
- 3.) The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangles are adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance to assure adequate visibility sight lines for vehicular traffic approaching the intersection.

BENCHMARK INFORMATION:
CITY OF MISSOURI CITY
SURVEY CONTROL MONUMENT
SURVEY MARKER NO. PCM-003
ELEVATION = 66.07',
NAVD 1988, 2001 ADJ.

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

I, George Lardizabal, do hereby certify that all existing encumbrances, such as various types of easements both public and private, fee strips and all significant topographical features which would affect the physical development of the property illustrated on this plat are accurately identified and located and further certify that this plat represents all of the contiguous land which the owners own or has legal interest in.

George Lardizabal
Registered Professional Land Surveyor
Texas Registration No. 6051

City of Missouri City, TX
Received

JUN 22 2018

Planning Division

ALL SEASONS PLAZA

A SUBDIVISION OF 7.457 ACRES OF LAND BEING ALL OF A CALL 3.498 ACRE TRACT OF LAND (RESERVE D - FORT BEND COUNTY CLERK'S FILE No. 2006065142) AND ALL OF A CALL 3.959 ACRE TRACT OF LAND (RESERVE C - FORT BEND COUNTY CLERK'S FILE No. 2006019546) BEING IN THE MOSES SHIPMAN SURVEY, ABSTRACT No. 86, CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS.

ONE RESERVE ONE (1) BLOCK
REASON FOR REPLAT: TO CREATE ONE COMMERCIAL RESERVE
SCALE: 1"= 60' DATE: JUNE 22nd, 2018
OWNER: YONG KYU KIM AND CHONG HYE KIM
8602 HAWAII LN., HOUSTON, TX 77066
(713) 917-6463

PREPARED BY:
MAK Design & Drafting LLC
P.O. BOX 340161
HOUSTON, TX 77094
TEL. NO. (713) 298-0297
FAX. NO. (281) 299-2710

SURVEYOR:
GCG SURVEY, PLLC
Firm Number 10146000
TEL. (832) 729-7256
4419 Zimmerly Court
Sugar Land, Texas 77479

Notes:

- a. 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.
- b. Sidewalk shall be constructed as required by Subsection 82-164 of the Code of Ordinances of the City of Missouri City, Texas.
- c. All drainage and floodway easements shall be kept clear of fences, buildings, plantings and other obstructions to the operations and maintenance of the drainage facility as required by Subsection 82-168(d) of the Code of Ordinances of the City of Missouri City, Texas.
- d. The City of Missouri City shall not be responsible for maintenance of driveways, sidewalks, emergency access easements, recreational areas and open space; and the owners will be responsible for such maintenance of driveways, emergency access easements, recreational areas and open spaces as required by Section 3.C.(12) of the Administrative Platting Manual of the City of Missouri City (June 2014)
- e. No building or other permit, except permits for construction of public improvements will be issued by the City of Missouri City, Texas, for construction within this subdivision until such time as all public improvements of the subdivision have been constructed by the developer and accepted by the City or the guarantee of the construction of public improvements required by Subsection 82-206 of the Code of Ordinances of the City of Missouri city, Texas, is submitted to and approved by the City.
- f. All slab elevation shall be one foot above the 100-year flood elevation as established by FEMA as per section 3.C.(11) of the Administrative platting Manual of the City of Missouri City (June 2014).
- g. Full drainage analysis is required for this property showing zero impact to the existing Storm system.

Notes:

- a. All of the property subdivided in the above and foregoing plat is within the incorporated boundaries of the City of Missouri City, Texas.
- b. Shared access and parking facilities shall be provided as required under the provisions of subdivision 82-159 of the Code of Ordinances of the City of Missouri City.
- c. In accordance with Center Point Energy Electrical Services Manual Article 421.2, electric meter shall be located in a position that is accessible at all times without customer assistance. Access to the meter shall not be blocked by gates, wall or fences.
- d. All required utility companies have been contacted and all public utility easements as shown on the above and foregoing plat constitute all of the easements required by the utility companies contacted.
- e. There are no existing or proposed pipeline easements within the limits of the subdivision.
- f. 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 (300 feet for commercial development). All fire hydrants shall be installed according to the International Fire Code as adopted by the City.
- g. cross access to neighboring lots must be provided and must be adjacent to or as close to the street frontage as possible. Easements for cross access must be included on the plat.



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: July 11, 2018

AGENDA ITEM SUBJECT: Final Plat of Avalon at Sienna Plantation Section 3

AGENDA ITEM NUMBER: 6.A.(7)

PROJECT PLANNER: Jennifer Thomas Gomez, AICP, Planning Manager

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



PERMIT NUMBER: PLAT1800049

PROPERTY ID: 0086-00-000-5011-907 / 0086-00-000-5501-907

LOCATION: Sienna Parkway; southwest of the intersection of Fort Bend Tollway and Sienna Parkway, north of Waterbrook West subdivision; and east of Sienna Village of Bees Creek subdivision.

ZONING DISTRICT DESIGNATION: ETJ, Exterritorial Jurisdiction

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: The subject site is located within Tract D of Sienna North which is governed by the provisions of the 9th amendment to the Sienna Plantation Joint Development Agreement (SPJDA).

RECOMMENDED ACTION:

The Planning and Zoning Commission should grant approval of this **Final Plat** conditioned on addressing the following deficiencies.

All conditions placed on this application as a result of the Commission's approval must be approved by the Development Services Department before recordation of the final plat.

Copies of recorded plats for subdivisions are required to be submitted in electronic, mylar, and paper formats.

A final plat application must be in the form and contain the information and documents as required by the Administrative Platting Manual of the City of Missouri City, as adopted in June 2014 and in accordance with Section 82-95 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Administrative Platting Manual are referenced in the comments below, except where indicated otherwise.

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - a. All conditions placed on the Conceptual Plan must be approved or information provided as requested.
 - b. A final draft of restrictive covenants (if any) ready for filing must be provided in accordance with Section 3.C(7). **Please provide specific annexation document for this Section and not a copy of the recorded master restrictions for the entire subdivision.**
 - c. The Execution of owner's acknowledgement must be made a part of the final plat drawing in accordance with Section 3.C(8)(b).
 - d. The Lienholder's acknowledgement and subordination statement must be made a part of the final plat drawing in accordance with Section 3.C(8)(c).
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
 - a. A letter shall be provided from the Ft. Bend County Drainage District stating that the tract has outfall drainage and all applicable fees have been paid.
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
None.

B. STANDARD PLAT NOTES:

The following plat notes must be included on the face of a final plat:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - a. Renumber plat notes after #14; plat note #15 is missing.
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
None.

-----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 PLAT APPROVAL

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

Date of Application:

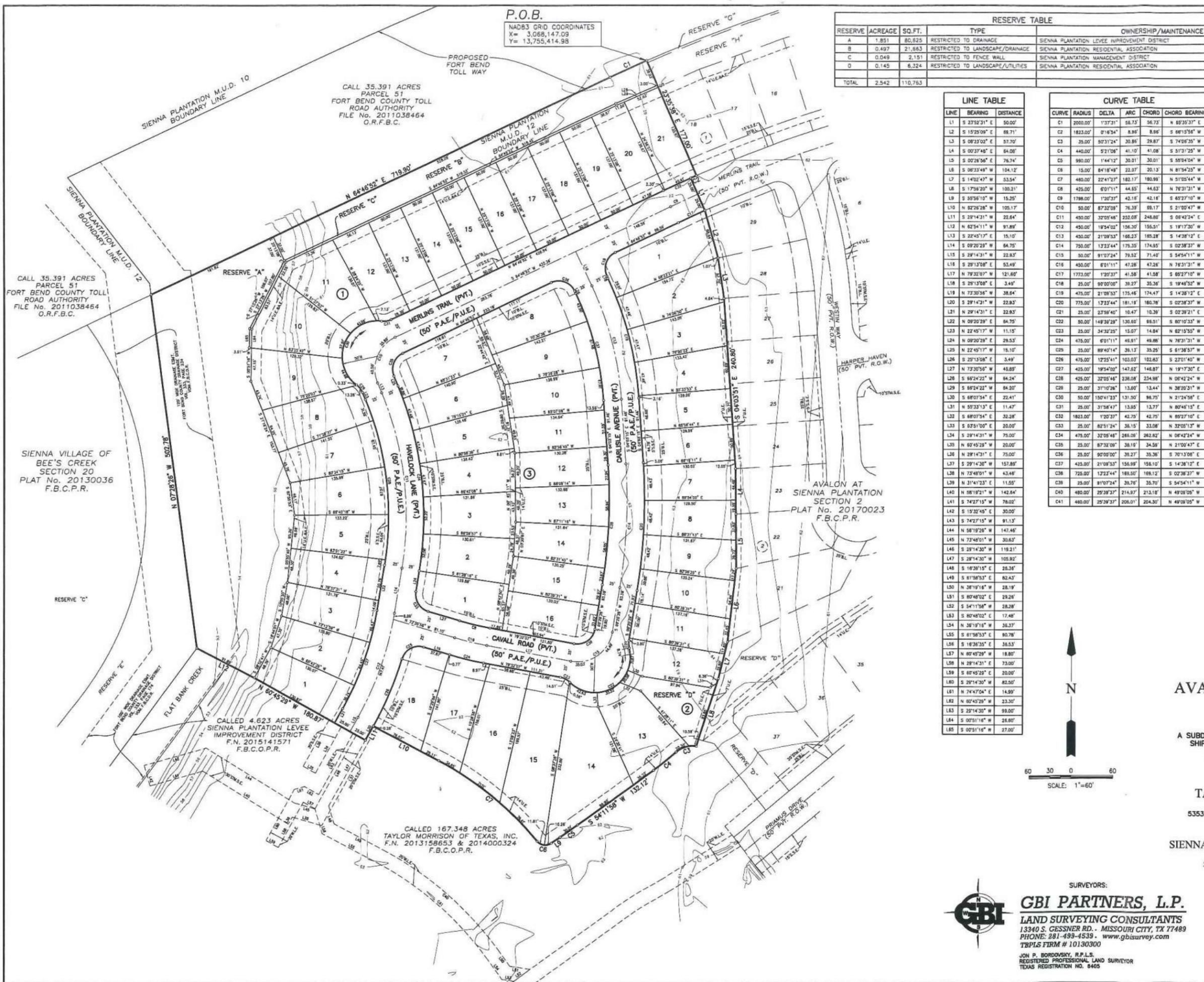
1. Name of plat: <u>Avalon at Sienna Plantation Section 3</u>			
2. Name of preliminary plat that encompasses this plat (if applicable): <u>Avalon at Sienna Plantation Section</u>			
3. Type of plat (Circle one or more): Multifamily Residential Commercial Industrial Planned Development <u>Single Family Residential</u> Specific Use Permit Other (Explain):			
4. Landowner's name (If company or corporation, list chief officer): <u>Taylor Morrison of Texas, Inc. (Robert L. Skinner)</u>			
Mailing Address: <u>5353 W. Houston Pkwy, Suite 190 - Houston - Texas 77041</u>			
Phone No.: <u>(281) 598-3073</u>		Fax No.: () - -	
Email:			
5. Applicant's name (Engineer, Planner, Architect, Etc.): <u>LJA Engineering, Inc. (Marie Escue)</u>			
Mailing Address: <u>1904 W. Grand Pkwy. N., Suite 100 - Katy, Texas 77449</u>			
Phone No.: <u>(713) 380-4443</u>		Fax No.: () - -	
Email: <u>mescue@lja.com</u>			
6. Is plat located inside the City limits? (Circle One):		YES	<u>NO</u>
7. Is plat located inside the City's ETJ? (Circle One):		<u>YES</u>	NO
8. Total acreage: <u>14.709</u>			
9. Number of sections: <u>1</u>		Blocks: <u>3</u>	Reserves: <u>4</u>
10. Number of residential lots/dwelling units: <u>55</u>			
11. Land distribution (in acres) - Must total acreage indicated in Line 8 above:			
Private Streets: <u>2.294</u>		Public Streets: _____	Residential Lots: <u>9.873</u>
Lakes/Ponds (non-recreational): _____		Irrigation/Drainage Canals: <u>2.348</u>	Recreational Uses: _____
Utility Easements: _____		Public Parkland: _____	
Other (explain): _____		Landscape/Utilities/Wall	(acres): <u>0.194</u>
12. Average lot area: <u>137'x50'</u>			
13. Typical lot area: <u>137'x50'</u>			
14. Block Length: Average: <u>500'</u>		Longest: <u>557'</u>	Shortest: <u>300'</u>
15. Type of Streets (Circle One):		Public	<u>Private</u> Combination Public/Private
16. Type of Water System (Circle One): explanation)		<u>Public</u>	Individual Water Wells Other (attach
17. Type of Sanitary System (Circle One): explanation)		<u>Public</u>	Individual Septic Tanks Other (attach
18. Municipal Utility District:		<u>Sienna Plantation Municipal Utility District No. 12</u>	

City of Missouri City, TX
 Received

JUN 22 2018

Page 6

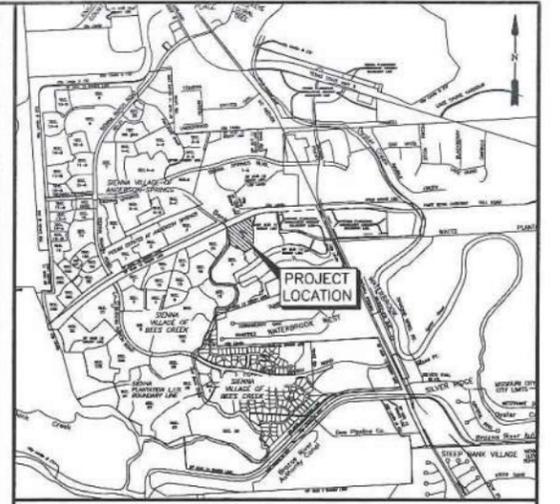
Planning Division



RESERVE	ACREAGE	SQ. FT.	TYPE	OWNERSHIP/MAINTENANCE
A	1.851	80,625	RESTRICTED TO DRAINAGE	SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT
B	0.497	21,663	RESTRICTED TO LANDSCAPE/DRAINAGE	SIENNA PLANTATION RESIDENTIAL ASSOCIATION
C	0.049	2,151	RESTRICTED TO FENCE WALL	SIENNA PLANTATION MANAGEMENT DISTRICT
D	0.145	6,324	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PLANTATION RESIDENTIAL ASSOCIATION
TOTAL	2.542	110,763		

LINE	BEARING	DISTANCE
L1	S 23°52'31" E	50.00'
L2	S 10°25'00" E	88.71'
L3	S 08°23'02" E	57.70'
L4	S 00°37'48" E	64.08'
L5	S 00°28'56" E	76.74'
L6	S 00°33'49" W	104.12'
L7	S 14°02'47" W	53.54'
L8	S 17°59'20" W	100.21'
L9	S 55°56'10" W	15.25'
L10	N 82°26'28" W	105.17'
L11	S 39°14'31" W	22.64'
L12	N 82°54'11" W	91.89'
L13	S 22°45'17" E	15.10'
L14	S 09°20'29" E	64.75'
L15	S 29°14'31" E	22.93'
L16	S 29°13'08" E	53.49'
L17	N 73°20'29" E	121.60'
L18	S 29°13'08" E	3.49'
L19	N 73°20'29" E	38.84'
L20	S 29°14'31" E	22.93'
L21	N 29°14'31" E	22.93'
L22	N 09°20'29" E	64.75'
L23	N 22°45'17" W	11.15'
L24	N 09°20'29" E	28.53'
L25	N 22°45'17" W	15.10'
L26	S 29°13'08" E	3.49'
L27	N 73°20'29" E	48.89'
L28	S 69°24'22" W	64.24'
L29	S 69°24'22" W	84.20'
L30	S 69°07'54" E	22.41'
L31	N 55°23'13" E	11.47'
L32	S 69°07'54" E	32.28'
L33	S 03°51'00" E	20.00'
L34	S 29°14'31" W	75.00'
L35	N 69°45'29" W	20.00'
L36	N 29°14'31" E	75.00'
L37	S 29°14'30" E	157.89'
L38	N 73°48'01" W	43.46'
L39	N 31°41'23" E	11.55'
L40	N 58°19'21" W	142.64'
L41	S 74°27'15" W	78.02'
L42	S 15°32'48" E	35.00'
L43	S 74°27'15" W	91.13'
L44	N 58°19'26" E	147.45'
L45	N 73°48'01" W	30.83'
L46	S 29°14'30" E	119.21'
L47	S 29°14'30" E	105.92'
L48	S 16°30'15" E	28.36'
L49	S 61°58'53" E	82.43'
L50	N 38°19'16" E	28.19'
L51	S 80°48'02" E	29.28'
L52	S 54°11'58" E	28.28'
L53	S 80°48'02" E	17.46'
L54	N 38°19'16" E	38.37'
L55	S 61°58'53" E	80.78'
L56	S 16°30'15" E	36.53'
L57	N 80°45'29" W	18.80'
L58	N 29°14'31" E	73.00'
L59	S 80°45'29" E	20.00'
L60	S 29°14'30" W	82.50'
L61	N 74°47'04" E	14.99'
L62	N 80°45'29" W	23.30'
L63	S 29°14'30" E	99.00'
L64	S 00°51'14" W	28.80'
L65	S 00°51'14" W	27.00'

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	2000.00'	1°37'31"	56.73'	56.73'	N 88°35'37" E
C2	1823.00'	0°16'54"	8.96'	8.96'	S 86°15'56" W
C3	35.00'	90°31'24"	30.86'	29.67'	S 74°04'35" W
C4	440.00'	5°21'06"	41.10'	41.08'	S 51°31'25" W
C5	990.00'	1°44'12"	30.01'	30.01'	S 59°04'04" W
C6	15.00'	84°18'49"	22.07'	20.13'	N 81°54'25" W
C7	460.00'	22°41'23"	182.17'	180.99'	N 51°05'44" W
C8	425.00'	6°01'11"	44.85'	44.63'	N 76°31'31" W
C9	1798.00'	1°20'37"	42.16'	42.16'	S 45°27'10" W
C10	50.00'	87°32'09"	76.39'	89.17'	S 21°00'47" W
C11	450.00'	32°05'46"	258.08'	248.80'	S 08°42'24" E
C12	450.00'	19°54'02"	156.30'	155.51'	S 18°17'30" W
C13	450.00'	21°09'53"	168.25'	168.28'	S 14°38'12" E
C14	750.00'	13°23'44"	175.35'	174.95'	S 02°38'37" W
C15	50.00'	91°07'24"	79.52'	71.40'	S 54°54'11" W
C16	450.00'	6°01'11"	47.26'	47.26'	N 76°31'31" W
C17	1773.00'	1°20'37"	41.58'	41.58'	S 69°27'10" W
C18	25.00'	90°00'00"	39.27'	35.36'	S 18°48'50" W
C19	475.00'	21°08'53"	175.46'	174.47'	S 14°38'12" E
C20	775.00'	13°23'44"	181.19'	180.76'	S 02°38'37" W
C21	25.00'	27°39'40"	16.47'	10.39'	S 02°39'21" E
C22	50.00'	149°39'29"	130.60'	85.51'	S 80°10'33" W
C23	25.00'	34°32'23"	15.07'	14.84'	N 62°15'55" W
C24	475.00'	6°01'11"	48.81'	48.80'	N 76°31'31" W
C25	25.00'	89°40'14"	36.13'	35.25'	S 61°38'57" W
C26	475.00'	12°25'51"	103.03'	102.63'	S 23°01'40" W
C27	425.00'	19°54'02"	147.62'	146.87'	N 19°17'30" E
C28	425.00'	32°05'46"	238.08'	234.98'	N 08°42'24" E
C29	25.00'	31°10'26"	13.60'	13.44'	N 38°20'31" E
C30	50.00'	150°41'23"	131.30'	96.79'	N 21°24'58" E
C31	25.00'	31°58'47"	13.85'	13.77'	N 80°48'12" E
C32	1823.00'	1°37'31"	42.76'	42.75'	N 89°27'10" E
C33	25.00'	82°51'24"	36.15'	33.08'	N 32°05'13" W
C34	475.00'	32°05'46"	268.08'	262.82'	N 08°42'24" E
C35	25.00'	87°32'09"	38.10'	34.59'	N 21°00'47" E
C36	25.00'	90°00'00"	39.27'	35.36'	S 70°13'08" E
C37	425.00'	21°08'53"	156.99'	156.10'	S 14°38'12" E
C38	725.00'	13°23'44"	188.50'	189.12'	S 02°38'37" W
C39	25.00'	91°07'24"	36.76'	35.70'	S 54°54'11" W
C40	480.00'	25°39'33"	214.97'	213.18'	N 49°09'05" W
C41	480.00'	25°39'33"	204.01'	204.30'	N 49°08'05" W



VICINITY MAP
SCALE: 1" = 2,640'
KEY MAP NO. 650-A

- LEGEND**
- B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - D.E. INDICATES DRAINAGE EASEMENT
 - W.L.E. INDICATES WATER LINE EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - INDICATES STORM SEWER EASEMENT
 - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
 - F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
 - F.B.C.D.P.R. INDICATES FORT BEND COUNTY PUBLIC RECORDS
 - F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
 - INDICATES STREET NAME CHANGE
 - F.N. INDICATES FILE NUMBER
 - S.N. INDICATES SEE NOTE
 - U.V.E. INDICATES UNOBSTRUCTED VIEW EASEMENT
 - P.V.T. INDICATES PRIVATE
 - P.A.E./P.U.E. INDICATES PUBLIC ACCESS EASEMENT/PUBLIC UTILITY EASEMENT

City of Missouri City, TX
Received

JUN 22 2018

Planning Division

AVOLON AT SIENNA PLANTATION SECTION 3

A SUBDIVISION OF 14.709 ACRES OF LAND SITUATED IN THE MOSES SHIPMAN SURVEY, ABSTRACT 86, FORT BEND COUNTY, TEXAS.

55 LOTS 4 RESERVES (2.542 ACRES) 3 BLOCKS
JUNE 14, 2018 JOB NO. 0074-1403

OWNERS:
TAYLOR MORRISON OF TEXAS, INC.
ROBERT L. SKINNER, AUTHORIZED AGENT
5353 WEST HOUSTON PARKWAY, SUITE 190, HOUSTON, TEXAS 77041
PH. (281) 598-3073

SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT
KEN BECKMAN, PRESIDENT
202 CENTURY SQUARE BLVD., SUGARLAND, TEXAS 77478-3796
PH. (281) 500-6050

GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
13340 S. GESSNER RD. - MISSOURI CITY, TX 77489
PHONE: 281-499-4539 - www.gbisurevy.com
TBPLS FIRM # 10130300

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

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

AMANDA CARRIAGE
LICENSED PROFESSIONAL ENGINEER,
TEXAS REGISTRATION NO. 105912



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

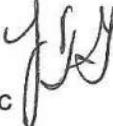
AGENDA DATE: July 11, 2018

AGENDA ITEM SUBJECT: Final Plat of Liberty Ridge Section 2

AGENDA ITEM NUMBER: 6.A.(8)

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

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



PERMIT NUMBER: PLAT1800047

PROPERTY ID: 0064-00-000-0301-907 / 0064-00-000-0100-907 /
0064-00-000-0250-907 / 0064-00-000-0400-907

LOCATION: Staffordshire Road

ZONING DISTRICT DESIGNATION: PD, Planned Development District #98
(Ordinance O-15-25)

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: None.

RECOMMENDED ACTION:

The Planning and Zoning Commission should grant approval of this **Final Plat** conditioned on addressing the following deficiencies.

All conditions placed on this application as a result of the Commission's approval must be approved by the Development Services Department before recordation of the final plat.

Copies of recorded plats for subdivisions are required to be submitted in electronic, mylar, and paper formats.

A final plat application must be in the form and contain the information and documents as required by the Administrative Platting Manual of the City of Missouri City, as adopted in June 2014 and in accordance with Section 82-95 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Administrative Platting Manual are referenced in the comments below, except where indicated otherwise.

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - a. A Parkland Dedication shall be provided in accordance with Subsection 82-174 of the Code of Ordinances of the City of Missouri City. The dedication requires a payment of \$1,400.00 per half of the total dwelling units to be platted. Thus a payment of \$23,100.00 is required before the subject plat is released for recordation; in addition, the type designation listed on the reserve table should be updated to reflect that Reserve "E" is also dedicated as private parkland.
 - b. The title letter received indicates the owner of the property still visited in ENE, Inc. **Please revise ownership or submit a new title once ownership has changed.**
 - c. The Owner's acknowledgement must be made a part of the final plat drawing in accordance with Section 3.C(8)(a). **Please provide updated title or documentation showing change in ownership.**
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
 - a. Benchmark is to be a Primary Benchmark from the City of Missouri City benchmark System in accordance with The City of Missouri City Infrastructure Design Manual, Chapter 2.12.A
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
None.

B. STANDARD PLAT NOTES:

The following plat notes must be included on the face of a final plat:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
None.
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
None.

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

STATE OF TEXAS
COUNTY OF FORT BEND

WE, CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D/B/A GRAND VIEW BUILDERS, ACTING BY AND THROUGH CHRIS CHEW, DIVISION PRESIDENT AND MARC TINDALL, VICE PRESIDENT OF LAND, BEING AN OFFICER OF CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D/B/A GRAND VIEW BUILDERS, OWNERS OF THE 10,050 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF LIBERTY RIDGE SECTION 2, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

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

IN TESTIMONY WHEREOF, THE CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D/B/A GRAND VIEW BUILDERS, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CHRIS CHEW, ITS DIVISION PRESIDENT, ATTESTED BY ITS VICE PRESIDENT OF LAND, MARC TINDALL, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS _____ DAY OF _____, 2018.

CENTURY LAND HOLDINGS OF TEXAS, LLC,
A COLORADO LIMITED LIABILITY COMPANY,
D/B/A GRAND VIEW BUILDERS

BY: _____
CHRIS CHEW, DIVISION PRESIDENT

ATTEST: _____
MARC TINDALL, VICE PRESIDENT OF LAND

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRIS CHEW, DIVISION PRESIDENT, OF CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D/B/A GRAND VIEW BUILDERS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARC TINDALL, VICE PRESIDENT OF LAND, OF CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY, D/B/A GRAND VIEW BUILDERS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, AARON G. FERGUSON, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

AARON G. FERGUSON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 8601

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

JAMES R. BOWLES, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 95604

STATE OF TEXAS
COUNTY OF FORT BEND

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF LIBERTY RIDGE SECTION 2 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT

THIS _____ DAY OF _____, 2018.

SONYA BROWN-MARSHALL, CHAIRMAN

TIMOTHY R. HANEY, VICE CHAIRMAN

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2018 AT _____ O'CLOCK _____ M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

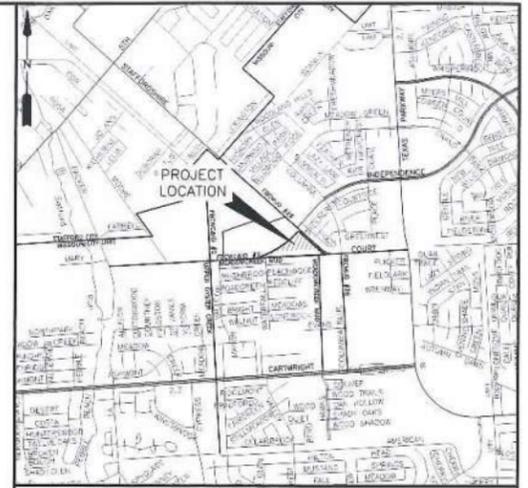
LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

NOTES:

- MISSOURI CITY SURVEY MARKER PCM-009, A BRASS DISK AT THE SOUTHWEST CORNER OF CARTWRIGHT ROAD AND OYSTER CREEK IN FRONT OF THE MISSOURI CENTRAL SYSTEM WOODEN SIGN. THE POINT IS LOCATED +/- 856 EAST OF THE INTERSECTION OF COLONIAL LAKES DRIVE AND CARTWRIGHT RD.
- TBM-A: A CHISELED BOX IN CONCRETE ON TOP OF TYPE C-CURB INLET LOCATED AT THE NORTHSIDE OF THE INTERSECTION OF PECO DRIVE AND INDEPENDENCE BLVD. THE POINT IS LOCATED NEAR THE EAST SIDE OF THE 40 ACRE LIBERTY RIDGE TRACT +/- 200 FEET NORTHEAST OF STAFFORDSHIRE ROAD. ELEVATION = 69.54 FEET NAVD88 2001 ADJ.
- ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.999872536486.
- THIS PLAT WAS PREPARED TO MEET CITY OF MISSOURI CITY AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. 2018-0101, DATED JUNE 1, 2018. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN THE CITY OF MISSOURI CITY, FORT BEND COUNTY.
- IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48157C 0433L, REVISED DATE APRIL 2, 2014, PROPERTY LIES WITHIN SHADED ZONE "X" DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD. THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1% ANNUAL CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM, OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- THERE ARE NO EXISTING OR PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- FIVE EIGHTHS (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA ENG" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
- ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 82-97(11).
- THE MINIMUM SLAB ELEVATION WILL BE 18" ABOVE TOP OF CURB IN FRONT OF LOTS OR 12" ABOVE THE 100-YEAR FLOOD ELEVATION, WHICHEVER IS GREATER. THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE ONE FOOT ABOVE THE 100-YEAR BASE FLOOD ELEVATION AS DETERMINED BY THE FLOOD INSURANCE RATE MAP DATED JANUARY 3, 1997 AND SHALL MEET STANDARDS ESTABLISHED BY FEMA AND ALL APPLICABLE CITY REQUIREMENTS, INCLUDING THE CITY INFRASTRUCTURE CODE AS REQUIRED BY SECTION 82-97 (11) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- A SIX FOOT TRAIL TO BE CONSTRUCTED WITHIN THE INDEPENDENCE BLVD RIGHT-OF-WAY, PER THE REQUIREMENTS OF CITY ORDINANCE 0-15-25.
- ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET FLOODING DURING INTENSE RAINFALL EVENTS.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACE AND RESERVES, AND THE LIBERTY RIDGE HOME OWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR SUCH MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, AND OPEN SPACE AS REQUIRED BY SECTION 3.0(12) OF THE ADMINISTRATIVE PLATTING MANUAL OF THE CITY OF MISSOURI CITY, (JUNE 2014).
- SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OR THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- IN ACCORDANCE WITH CENTER POINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.

- ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED AT THE TIME OF PLATTING.
- GAS METER LOCATION: GAS METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION PLEASE CONTACT SENERGY AT 281-778-6250.
- NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-306 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
- PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY, ALL BLOCK CORNERS AND STREET RIGHT-OF-WAY WILL BE MONUMENTED.
- ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATERLINE.
- REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500FT. FOR RESIDENTIAL DEVELOPMENT AND 300FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE DRIVEWAY FOR ANY LOT ON THE INSIDE OF A KNUCKLE MUST BE PLACED ALONG THE FRONTAGE PRIOR TO THE RIGHT TURN ON THE INSIDE APPROACH LANE TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
- STREET LIGHTING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MISSOURI CITY INFRASTRUCTURE DESIGN MANUAL, CHAPTER 4 STREET LIGHTING AND OVERHEAD UTILITIES. THE INSTALLATION, OPERATION, AND MAINTENANCE OF ORNAMENTAL STREET LIGHTS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MISSOURI CITY, EXCEPT AS PROVIDED THEREIN.
- NO BUILDINGS OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS, WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THE SUBDIVISION UNTIL SUCH TIME AS [THE ESCROW OF FUNDS REQUIRED UNDER THE PROVISIONS OF SUBSECTION (C)] OR [THE PAYMENT OF MONEY IN LIEU OF PARKLAND REQUIRED UNDER THE PROVISION OF SUBSECTION (E)] OF SECTION 82-174 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS HAS BEEN SUBMITTED AND ACCEPTED BY THE CITY.
- OWNERS DO HEREBY DEDICATE TO FORT BEND COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 2 (WCID2) FOR PUBLIC WATER AND SANITARY UTILITY PURPOSES THE WATERLINE AND SANITARY SEWER EASEMENTS AS DEPICTED ON THIS PLAT (EASEMENTS). WCID2 MAY LAY, CONSTRUCT, INSTALL, MAINTAIN, REPAIR, RELOCATE, REPLACE, REMOVE, MODIFY AND OPERATE THE PUBLIC WATER UTILITIES ACROSS, ALONG, UNDER, OVER, UPON AND THROUGH THE EASEMENT, AND MAY ENTER UPON THE EASEMENT TO ENGAGE IN ALL ACTIVITIES AS MAY BE NECESSARY REQUISITE, CONVENIENT, OR APPROPRIATE TO EFFECTUATE THE PROPOSES FOR WHICH THE EASEMENT IS GRANTED. WCID2 WILL, AT TIMES AFTER DOING ANY WORK IN CONNECTION WITH THE EASEMENT, RESTORE THE SURFACE OF THE EASEMENT TRACT AS NEARLY AS REASONABLY PRACTICABLE TO SUBSTANTIALLY THE CONDITIONS PRIOR TO THE UNDERTAKING OF SUCH WORK; PROVIDED, HOWEVER, GRANTEE SHALL NOT BE OBLIGATED TO REPLACE OR RESTORE ANY TREES, GROWTH, SHRUBBERY, OR OTHER IMPROVEMENTS OR OBSTRUCTIONS REMOVED FROM WITHIN THE EASEMENT IN CONNECTION WITH THE CONSTRUCTION, INSTALLATION, REPAIR, MAINTENANCE, RELOCATION, REPLACEMENT, REMOVAL, UPGRADE, CHANGE IN THE SIZE OF, OPERATION, PLACEMENT, INSPECTION, PROTECTION, OR ALTERATION OF THE PUBLIC WATER FACILITIES.
- THERE SHALL BE A SIDE YARD OF NOT LESS THAN FIVE FEET FOR INTERIOR LOTS AND NOT LESS THAN TEN FEET FOR THE STREET SIDE OF CORNER LOTS; PROVIDED, HOWEVER, THE COMBINED SIDE YARDS BETWEEN A BUILDING ON THE LOT IN QUESTION AND A BUILDING ON AN ADJACENT LOT SHALL BE NOT LESS THAN TEN FEET. THERE SHALL BE A SIDE YARD OF NOT LESS THAN THREE FEET FOR ACCESSORY BUILDINGS OR GARAGES ON INTERIOR LOTS; HOWEVER, MAIN BUILDING SIDE YARDS SHALL BE APPLICABLE TO ACCESSORY BUILDINGS ADJACENT TO STREETS. GARAGES FACING A SIDE STREET MUST HAVE A SETBACK OF NOT LESS THAN 20 FEET WHERE A CORNER LOT HAS A MAJOR THROUGHFARE AS A SIDE STREET THERE SHALL BE NO LESS THAN A 20-FOOT SIDE YARD SETBACK AND NO DRIVEWAY ACCESS ONTO THE MAJOR THROUGHFARE.



VICINITY MAP
SCALE: 1" = 2,000'
KEY MAP NO. 610A

City of Missouri City, TX
Received
JUN 22 2018
Planning Division

LIBERTY RIDGE
SECTION 2

A SUBDIVISION OF 10,050 ACRES OF LAND SITUATED IN THE WILLIAM NEEL STEEL, ABSTRACT 64, CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS.

38 LOTS 7 RESERVES (1.933 ACRES) 1 BLOCK
JUNE 22, 2018 JOB NO. 2457-0012.310

OWNERS:
CENTURY LAND HOLDINGS OF TEXAS, LLC
A COLORADO LIMITED LIABILITY COMPANY
D/B/A GRAND VIEW BUILDERS

CHRIS CHEW, DIVISION PRESIDENT
4700 WEST SAM HOUSTON PARKWAY NORTH, SUITE 130, HOUSTON, TEXAS 77041
PH: (281) 741-8946

SURVEYOR:

ENGINEER:

LJA Surveying, Inc.
2929 Briarpark Drive
Suite 175
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10194382

LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

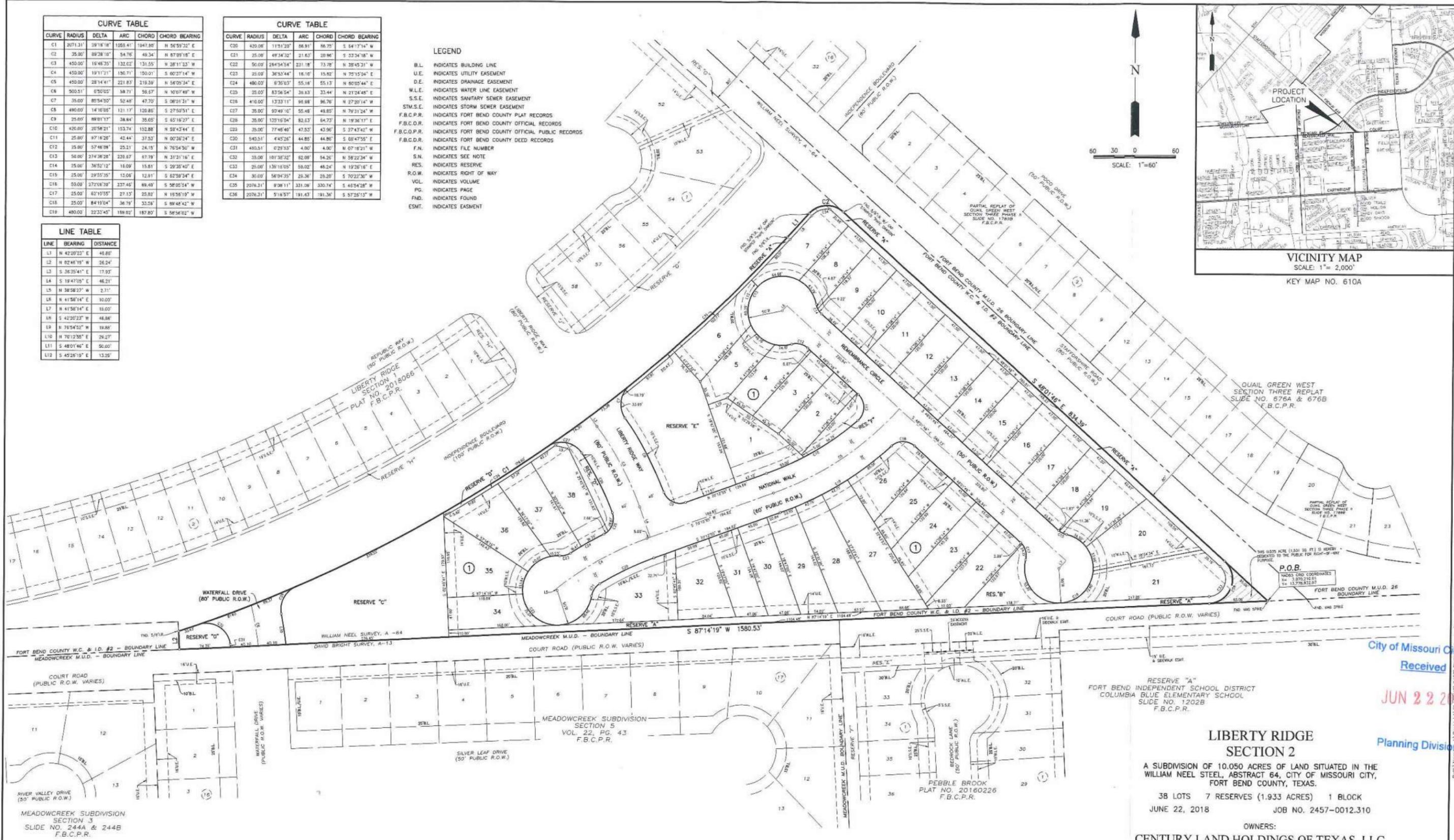
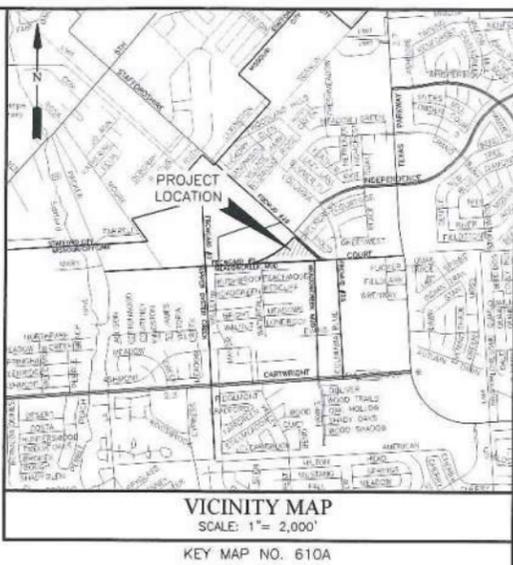
CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	2071.31	29°18'18"	1058.41	1041.80	N 56°59'22" E
C2	35.00	89°28'18"	54.76	49.34	N 87°09'18" E
C3	450.00	19°48'35"	132.02	131.55	N 28°11'23" W
C4	450.00	19°11'21"	126.71	120.01	S 60°37'14" W
C5	450.00	28°14'41"	221.83	219.59	N 56°09'34" E
C6	500.51	6°50'05"	58.71	56.57	N 10°03'49" W
C7	35.00	85°54'50"	52.48	47.70	S 28°01'31" W
C8	490.00	14°10'04"	121.17	120.85	S 27°59'51" E
C9	25.00	88°01'17"	38.84	35.05	E 65°18'27" E
C10	420.00	20°58'21"	153.74	152.88	N 52°43'44" E
C11	25.00	97°16'20"	42.44	37.53	N 00°38'24" E
C12	25.00	97°46'08"	25.21	24.15	N 76°54'50" W
C13	56.00	37°48'28"	239.67	47.79	N 31°31'16" W
C14	35.00	30°52'12"	16.09	15.81	S 29°35'40" E
C15	25.00	29°55'35"	12.06	12.81	S 62°59'34" E
C16	50.00	27°08'39"	237.46	89.48	S 58°05'34" W
C17	25.00	62°10'55"	27.15	25.82	N 16°58'19" W
C18	25.00	84°19'04"	36.79	33.26	S 89°48'42" W
C19	480.00	32°31'45"	188.02	187.80	S 58°56'02" W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 42°02'23" E	48.88'
L2	N 02°46'19" W	26.24'
L3	S 36°35'41" E	17.93'
L4	S 19°47'05" E	46.21'
L5	N 38°58'27" W	2.71'
L6	N 41°58'14" E	10.00'
L7	N 41°58'14" E	18.00'
L8	S 42°02'23" W	48.88'
L9	N 76°54'50" W	19.88'
L10	N 70°12'50" E	29.27'
L11	S 48°01'46" E	50.00'
L12	S 45°26'19" E	13.25'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C20	420.00	17°51'20"	86.91	86.75	S 64°17'14" W
C21	25.00	49°34'32"	21.62	20.96	S 33°34'18" W
C22	50.00	28°54'54"	221.18	73.78	N 38°45'31" E
C23	25.00	36°53'44"	16.10	15.82	N 75°15'04" E
C24	480.00	6°36'03"	55.16	55.13	N 60°05'44" E
C25	25.00	83°56'54"	38.83	33.44	N 21°24'48" E
C26	410.00	17°33'11"	96.88	96.76	N 27°20'14" W
C27	35.00	90°46'10"	55.48	49.85	N 79°31'24" W
C28	35.00	132°16'04"	82.63	64.73	N 19°36'17" E
C29	35.00	77°48'40"	47.53	43.96	S 37°43'43" W
C30	540.51	4°45'26"	44.85	44.85	S 08°47'59" E
C31	480.51	0°29'53"	4.00	4.00	N 07°18'21" W
C32	35.00	101°38'52"	82.09	54.20	N 58°22'34" W
C33	25.00	130°18'00"	58.02	46.24	N 19°26'18" E
C34	30.00	58°04'35"	28.36	28.20	S 70°22'30" W
C35	2076.31	9°08'11"	331.09	330.74	S 46°54'28" W
C36	2076.31	5°16'51"	191.43	191.36	S 57°26'13" W

LEGEND

B.L. INDICATES BUILDING LINE
 U.E. INDICATES UTILITY EASEMENT
 D.E. INDICATES DRAINAGE EASEMENT
 W.L.E. INDICATES WATER LINE EASEMENT
 S.S.E. INDICATES SANITARY SEWER EASEMENT
 S.T.M.S.E. INDICATES STORM SEWER EASEMENT
 F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
 F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
 F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
 F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
 F.N. INDICATES FILE NUMBER
 S.N. INDICATES SEE NOTE
 RES. INDICATES RESERVE
 R.O.W. INDICATES RIGHT OF WAY
 VOL. INDICATES VOLUME
 PG. INDICATES PAGE
 FND. INDICATES FOUND
 ESMT. INDICATES EASMENT



City of Missouri City, TX
 Received
 JUN 22 2018
 Planning Division

LIBERTY RIDGE SECTION 2
 A SUBDIVISION OF 10.050 ACRES OF LAND SITUATED IN THE WILLIAM NEEL STEEL, ABSTRACT 64, CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS.
 38 LOTS 7 RESERVES (1.933 ACRES) 1 BLOCK
 JUNE 22, 2018 JOB NO. 2457-0012.310
 OWNERS:
CENTURY LAND HOLDINGS OF TEXAS, LLC
 A COLORADO LIMITED LIABILITY COMPANY
 D/B/A GRAND VIEW BUILDERS
 CHRIS CHEW, DIVISION PRESIDENT
 4700 WEST SAM HOUSTON PARKWAY NORTH, SUITE 130, HOUSTON, TEXAS 77041
 PH: (281) 741-8946

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	0.492	21,416	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOMEOWNERS ASSOCIATION
B	0.105	4,561	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOMEOWNERS ASSOCIATION
C	0.681	29,663	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOMEOWNERS ASSOCIATION
D	0.074	3,229	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOMEOWNERS ASSOCIATION
E	0.477	20,792	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOMEOWNERS ASSOCIATION
F	0.053	2,302	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOMEOWNERS ASSOCIATION
G	0.051	2,241	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOMEOWNERS ASSOCIATION
TOTAL	1.933	84,204		

LJA Surveying, Inc.
 2929 Briarpark Drive
 Suite 175
 Houston, Texas 77042
 Phone 713.953.5200
 Fax 713.953.5026
 T.B.P.L.S. Firm No. 10194382

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

Plat/Vol/No: 1\Program\PLAT\BMA\2457\PLAT Sec 2.FP.dwg
 Date/Time: Thu, 21 Jun 2018 2:48pm
 CAD: MP_MTLAR_CHECK



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: July 11, 2018
AGENDA ITEM SUBJECT: Final Plat of Luka Sienna Plaza
AGENDA ITEM NUMBER: 6.A.(9)
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: PLAT1800040
PROPERTY ID: 0077-00-000-1311-907 / 0077-00-000-1318-907
LOCATION: Southwest of the intersection of Highway 6 and Sienna Ranch Road, east of Flat Bank Creek
ZONING DISTRICT DESIGNATION: LC-3, retail district
DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: None

RECOMMENDED ACTION:

The Planning and Zoning Commission should grant approval of this **Final Plat** conditioned on addressing the following deficiencies.

All conditions placed on this application as a result of the Commission's approval must be approved by the Development Services Department before recordation of the final plat.

Copies of recorded plats for subdivisions are required to be submitted in electronic, mylar, and paper formats.

A final plat application must be in the form and contain the information and documents as required by the Administrative Platting Manual of the City of Missouri City, as adopted

in June 2014 and in accordance with Section 82-95 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Administrative Platting Manual are referenced in the comments below, except where indicated otherwise.

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

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

- a. Tax certificates showing that no ad valorem taxes are due and owing on the subdivision must be provided in accordance with Section 3.C(9)(f).
- b. The following aerial easements requested by CenterPoint Energy must be inserted in the owner's acknowledgement, following the language of Appendix A:

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

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

- c. A table should be used listing the identifying letter, use, and acreage of all reserves.
- d. The scale must be indicated numerically and graphically. Both the numerical and graphical displays of the scale must be located adjacent to each other. The minimum scale acceptable shall be one inch equals 100 feet in accordance with Section 2.D(8).
- e. The vicinity map must show sufficient detail to a distance of not less than one-half mile. The suggested scale of the vicinity map is one inch equals

1,200 feet. The vicinity map shall be oriented north at the top of the drawing and in the same direction as the subdivision drawing in accordance with Section 2.D(9). **Please demonstrate the orientation of the North by arrow and show the city limits clearly.**

- f. The **boundaries of political subdivisions and school districts** within or adjacent to the subdivision for a distance of not less than 200 feet must be indicated in accordance with Section 2.D(12). **Please clearly show the City's limits.**
- g. An Encumbrance certificate must be made a part of the final plat in accordance with Section 3.C(8)(h).

2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division

- a. The point of beginning (POB) for the subdivision shall be expressed as Texas State Plane NAD83 grid coordinate values of "X", "Y" as required by the City of Missouri City Design Manual, Section 2.10(G).
- b. A letter shall be provided from the Ft. Bend County Drainage District stating that the tract has outfall drainage and all applicable fees have been paid.
- c. Please provide minimum slab elevation as indicated in plat note #9
- d. A primary benchmark from the City of Missouri City benchmark system is required in accordance with the City of Missouri City Public Infrastructure Design Manual, Chapter 2.12.A. **Please provide.**
- e. Contour lines with intervals of one foot, referred to sea level (USGS and city datum), shall be provided to show at least two contour lines within the subdivision in addition to those necessary to clearly show outfall drainage in accordance with Section 82-68(15).
- f. Cross access to neighboring lots must be provided. Cross access must be adjacent to or as close to the street frontage as possible. Easements for cross access must be included on the plat. **Please provide.**

3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division

- a. Please provide a revised .dwg file as the one provide does not project properly.

B. STANDARD PLAT NOTES:

The following plat notes must be included on the face of a final plat:

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

None.

2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division

None.

-----**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 PLAT APPROVAL

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

Date of Application:

1. Name of plat:	Luka Sienna Plaza		
2. Name of preliminary plat that encompasses this plat (if applicable):	n/a		
3. Type of plat (Circle one or more):	Multifamily Residential	<input checked="" type="radio"/> Commercial	Industrial Planned Development Single Family Residential Specific Use Permit Other (Explain):
4. Landowner's name (If company or corporation, list chief officer):	Begum Jaan LLC (Jerry Luka)		
Mailing Address:	3402 Cartwright Rd., Missouri City, Texas 77459		
Phone No.:	(281) 208 - 3232	Fax No.:	(n/a)
Email:	n/a		
5. Applicant's name (Engineer, Planner, Architect, Etc.):	Texas Engineering and Mapping Co. (Ryan Moeckel)		
Mailing Address:	12718 Century Drive, Stafford, TX 77477		
Phone No.:	(281) 491 - 2525	Fax No.:	(281) 491 - 2535
Email:	rmoeckel@team-civil.com		
6. Is plat located inside the City limits? (Circle One):	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
7. Is plat located inside the City's ETJ? (Circle One):	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
8. Total acreage:	1.5800 acres		
9. Number of sections:	—	Blocks:	1
		Reserves:	2
10. Number of residential lots/dwelling units:	none		
11. Land distribution (in acres) - Must total acreage indicated in Line 8 above:			
Private Streets:	Public Streets:	Residential Lots:	
Lakes/Ponds (non-recreational):	Irrigation/Drainage Canals:	Recreational Uses:	
Utility Easements:	Public Parkland:		
Other (explain):	reserve acreage		(acres): 1.5800
12. Average lot area:	—		
13. Typical lot area:	—		
14. Block Length:	Average: —	Longest: —	Shortest: —
15. Type of Streets (Circle One):	<input checked="" type="radio"/> Public	Private	Combination Public/Private
16. Type of Water System (Circle One):	<input checked="" type="radio"/> Public	Individual Water Wells	Other (attach explanation)
17. Type of Sanitary System (Circle One):	<input checked="" type="radio"/> Public	Individual Septic Tanks	Other (attach explanation)
18. Municipal Utility District:	— * Sienna Plantation LID		City of Missouri City, TX Received

STATE OF TEXAS
COUNTY OF FORT BEND

We, Begum Jaan LLC, a Texas limited liability company, acting by and through Jerry Luka, Managing Member; hereinafter referred to as Owners of the 1.5800 acre tract described in the above and foregoing plat of LUKA SIENNA PLAZA, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind the Owners, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated. We 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. We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication or easements made herein.

IN TESTIMONY WHEREOF THE, Begum Jaan LLC, a Texas limited liability company, thereto authorized, this ____ day of _____, 2018.

By: Begum Jaan LLC, a Texas limited liability company;

By: Jerry Luka, Managing Member

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Jerry Luka, Managing Member of Begum Jaan LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2018.

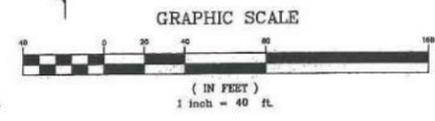
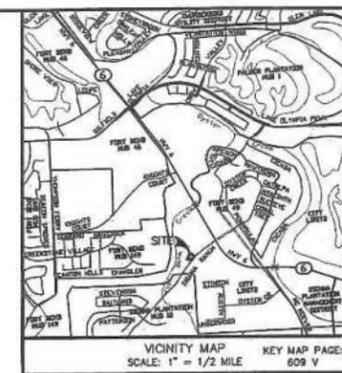
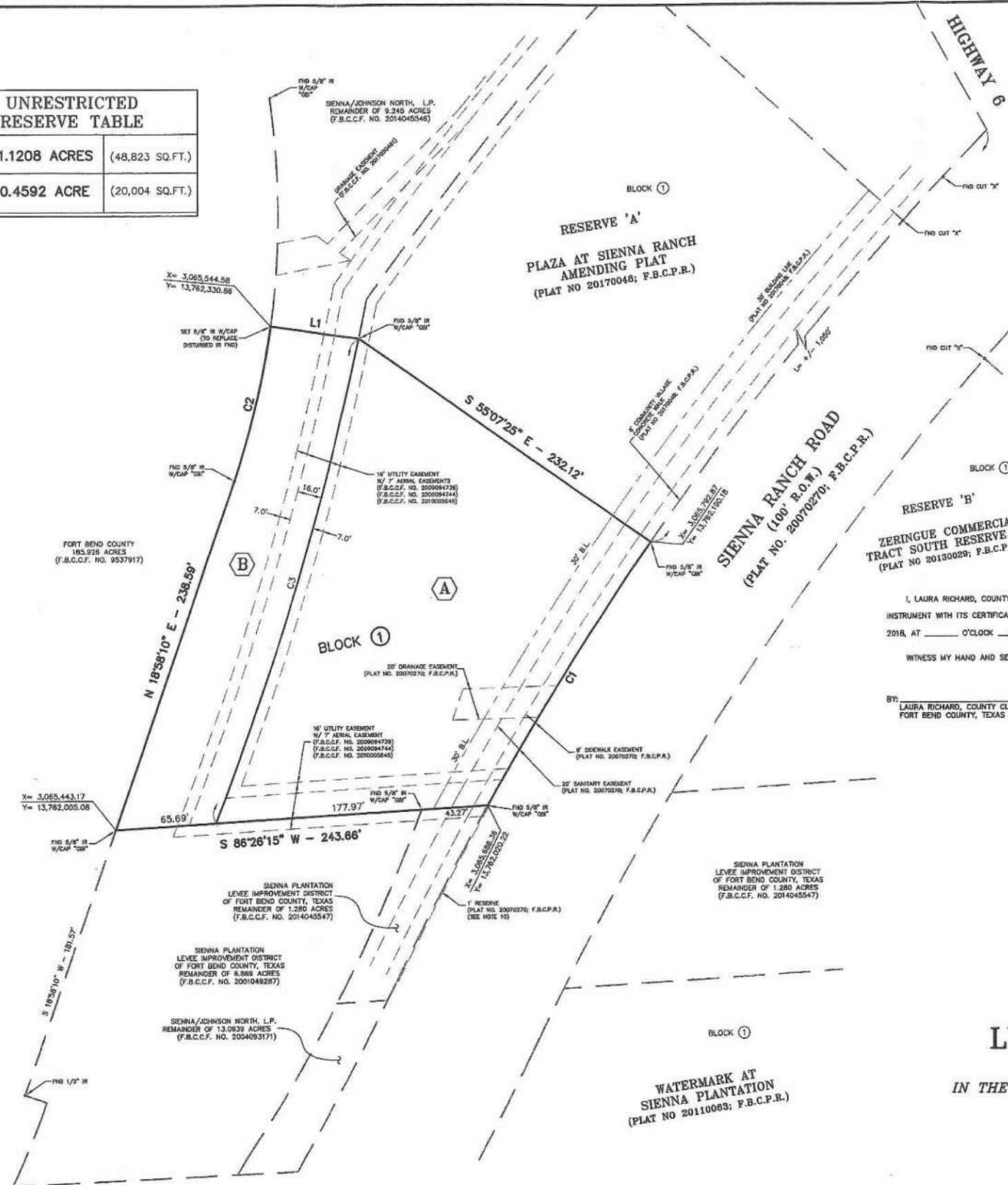
Notary Public in and for the State of Texas

My Commission Expires _____

This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this final plat and subdivision of LUKA SIENNA PLAZA in conformance with the laws of the State of Texas and the ordinances of the City of Missouri City as shown hereon and authorized the recording of this plat this ____ day of _____, 2018.

By: Sonya Brown-Marshall, Chairman
By: Timothy R. Haney, Vice Chairman

UNRESTRICTED RESERVE TABLE		
A	1.1208 ACRES	(48,823 SQ.FT.)
B	0.4592 ACRE	(20,004 SQ.FT.)



- LEGEND**
- B.L. - BUILDING LINE
 - F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
 - F.B.C.B.R. - FORT BEND COUNTY BRED RECORDS
 - F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
 - FND - FLOOD
 - IP - IRON PIPE
 - IR - IRON ROD
 - M.U.D. - MUNICIPAL UTILITY DISTRICT
 - P.O.B. - POINT OF BEGINNING
 - R.O.V. - RIGHT OF WAY
 - SQ.FT. - SQUARE FEET
 - W.L.E. - WATER LINE EASEMENT
 - W/ - WITH
 - (N.V.) - NOT FIELD VERIFIED

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2018, AT _____ O'CLOCK _____ M., IN PLAT NUMBER(S) _____ OF THE PLAT RECORDS OF SAID COUNTY. WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

By: LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

City of Missouri City, TX
Received

JUN 22 2018

Planning Division

FINAL PLAT OF LUKA SIENNA PLAZA

A 1.5800 ACRE TRACT OF LAND
IN THE ELIJAH ROARK LEAGUE, ABSTRACT NO. 77,
CITY OF MISSOURI CITY,
FORT BEND COUNTY, TEXAS

1 BLOCK 2 RESERVES

~ OWNER ~
BEGUM JAAN LLC
a Texas limited liability company
3402 Cartwright Rd.
Missouri City, Texas 77459
PHONE: 281.208.3232

~ ENGINEER / SURVEYOR ~
TEXAS ENGINEERING AND MAPPING COMPANY
12718 Century Drive
Stafford, Texas 77477

PHONE: 281.491.2525 FAX: 281.491.2535
SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. P-2006
www.team-civil.com
Job No. 1371-1
JUNE 20, 2018

- NOTES:**
- BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) USING NOS CONTINUOUSLY OPERATING REFERENCE STATIONS.
 - THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. DEED INFORMATION SHOWN HEREON WAS RESEARCHED AND PROVIDED BY OLD REPUBLIC TITLE INSURANCE COMPANY.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48157-C-0285 L EFFECTIVELY DATED APRIL 2, 2014, THIS PROPERTY LIES PARTIALLY IN ZONE "AE", SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD. EXIST WITH BASE FLOOD ELEVATIONS DETERMINED, AND LIES MOSTLY IN SHADDED ZONE "1" AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1% ANNUAL CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM, OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE.
 - ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WHOLLY WITHIN THE INCORPORATED BOUNDARIES OF FORT BEND ISO, THE CITY OF MISSOURI CITY, SIENNA PLANTATION LD, AND FORT BEND COUNTY, TEXAS.
 - IN ACCORDANCE WITH CENTERPOINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
 - 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.
 - THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACE AS REQUIRED BY SECTION 3.0(12) OF THE ADMINISTRATIVE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (JUNE 2014).
 - NO BUILDING OR OTHER PERMIT EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNLESS SUCH PERMITS FOR ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
 - ALL SLAB ELEVATIONS SHALL BE A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 3.0(11) OF THE ADMINISTRATIVE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (JUNE 2014).
 - REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL NEW 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 (800 FT. FOR RESIDENTIAL DEVELOPMENT AND 300 FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
 - THE CONTOURS SHOWN HEREON ARE BASED ON CITY OF MISSOURI CITY SURVEY MARKER "PCM-003", BEING 4" BRASS DISC STAMPED "PCM-003" SET IN CONCRETE LOCATED EAST OF FIRE STATION AT THE SOUTHWEST CORNER OF THE INTERSECTION OF SIENNA PARKWAY AND TRAMMEL-FRESHO ROAD. ELEVATION=66.07' (NAVD '88, 2001 ADJ.)
 - - INDICATES A SET 5/8" IRON ROD WITH CAP STAMPED: T.E.A.M. - 281-491-2525, UNLESS OTHERWISE NOTED.
 - BUILDING LINES SHALL CONFORM TO THE CURRENT CITY OF MISSOURI CITY ZONING ORDINANCES.
 - SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
 - THERE ARE NO KNOWN EXISTING AND PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION. NO PHYSICAL ABOVE GROUND EVIDENCE WAS FOUND NOR DO ANY PIPELINE EASEMENTS APPEAR WITHIN THE CITY PLANNING LETTER PREPARED BY OLD REPUBLIC TITLE INSURANCE COMPANY, EFFECTIVELY DATED MAY 16, 2018, IN FILE NO. HT078447.
 - ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-166(d) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
 - SHARED ACCESS AND PARKING FACILITIES SHALL BE PROVIDED AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-159 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY.
 - ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED.
 - SUBJECT TO TERMS, CONDITIONS, AND SPECIFICATIONS IN RESTRICTIONS RECORDED IN FORT BEND COUNTY CLERK'S FILE NOS. 9670899, 9891676, 9810169, 169911601, 2000069270, 2000069274, 2001029851, 2002027599, 2008043436, 2007105422, 200719489, 2007151138, 200752919, 2008090223, 2009111351, 2009111352, 2009111353, 2009111354, 2009111355, 2009111356, 2009111357, 2009111358, 2009111359, 2009111360, 2009111361, 2009111362, 2009111363, 2009111364, 2009111365, 2009111366, 2009111367, 2009111368, 2009111369, 2009111370, 2009111371, 2009111372, 2009111373, 2009111374, 2009111375, 2009111376, 2009111377, 2009111378, 2009111379, 2009111380, 2009111381, 2009111382, 2009111383, 2009111384, 2009111385, 2009111386, 2009111387, 2009111388, 2009111389, 2009111390, 2009111391, 2009111392, 2009111393, 2009111394, 2009111395, 2009111396, 2009111397, 2009111398, 2009111399, 2009111400, 2009111401, 2009111402, 2009111403, 2009111404, 2009111405, 2009111406, 2009111407, 2009111408, 2009111409, 2009111410, 2009111411, 2009111412, 2009111413, 2009111414, 2009111415, 2009111416, 2009111417, 2009111418, 2009111419, 2009111420, 2009111421, 2009111422, 2009111423, 2009111424, 2009111425, 2009111426, 2009111427, 2009111428, 2009111429, 2009111430, 2009111431, 2009111432, 2009111433, 2009111434, 2009111435, 2009111436, 2009111437, 2009111438, 2009111439, 2009111440, 2009111441, 2009111442, 2009111443, 2009111444, 2009111445, 2009111446, 2009111447, 2009111448, 2009111449, 2009111450, 2009111451, 2009111452, 2009111453, 2009111454, 2009111455, 2009111456, 2009111457, 2009111458, 2009111459, 2009111460, 2009111461, 2009111462, 2009111463, 2009111464, 2009111465, 2009111466, 2009111467, 2009111468, 2009111469, 2009111470, 2009111471, 2009111472, 2009111473, 2009111474, 2009111475, 2009111476, 2009111477, 2009111478, 2009111479, 2009111480, 2009111481, 2009111482, 2009111483, 2009111484, 2009111485, 2009111486, 2009111487, 2009111488, 2009111489, 2009111490, 2009111491, 2009111492, 2009111493, 2009111494, 2009111495, 2009111496, 2009111497, 2009111498, 2009111499, 2009111500, 2009111501, 2009111502, 2009111503, 2009111504, 2009111505, 2009111506, 2009111507, 2009111508, 2009111509, 2009111510, 2009111511, 2009111512, 2009111513, 2009111514, 2009111515, 2009111516, 2009111517, 2009111518, 2009111519, 2009111520, 2009111521, 2009111522, 2009111523, 2009111524, 2009111525, 2009111526, 2009111527, 2009111528, 2009111529, 2009111530, 2009111531, 2009111532, 2009111533, 2009111534, 2009111535, 2009111536, 2009111537, 2009111538, 2009111539, 2009111540, 2009111541, 2009111542, 2009111543, 2009111544, 2009111545, 2009111546, 2009111547, 2009111548, 2009111549, 2009111550, 2009111551, 2009111552, 2009111553, 2009111554, 2009111555, 2009111556, 2009111557, 2009111558, 2009111559, 2009111560, 2009111561, 2009111562, 2009111563, 2009111564, 2009111565, 2009111566, 2009111567, 2009111568, 2009111569, 2009111570, 2009111571, 2009111572, 2009111573, 2009111574, 2009111575, 2009111576, 2009111577, 2009111578, 2009111579, 2009111580, 2009111581, 2009111582, 2009111583, 2009111584, 2009111585, 2009111586, 2009111587, 2009111588, 2009111589, 2009111590, 2009111591, 2009111592, 2009111593, 2009111594, 2009111595, 2009111596, 2009111597, 2009111598, 2009111599, 2009111600, 2009111601, 2009111602, 2009111603, 2009111604, 2009111605, 2009111606, 2009111607, 2009111608, 2009111609, 2009111610, 2009111611, 2009111612, 2009111613, 2009111614, 2009111615, 2009111616, 2009111617, 2009111618, 2009111619, 2009111620, 2009111621, 2009111622, 2009111623, 2009111624, 2009111625, 2009111626, 2009111627, 2009111628, 2009111629, 2009111630, 2009111631, 2009111632, 2009111633, 2009111634, 2009111635, 2009111636, 2009111637, 2009111638, 2009111639, 2009111640, 2009111641, 2009111642, 2009111643, 2009111644, 2009111645, 2009111646, 2009111647, 2009111648, 2009111649, 2009111650, 2009111651, 2009111652, 2009111653, 2009111654, 2009111655, 2009111656, 2009111657, 2009111658, 2009111659, 2009111660, 2009111661, 2009111662, 2009111663, 2009111664, 2009111665, 2009111666, 2009111667, 2009111668, 2009111669, 2009111670, 2009111671, 2009111672, 2009111673, 2009111674, 2009111675, 2009111676, 2009111677, 2009111678, 2009111679, 2009111680, 2009111681, 2009111682, 2009111683, 2009111684, 2009111685, 2009111686, 2009111687, 2009111688, 2009111689, 2009111690, 2009111691, 2009111692, 2009111693, 2009111694, 2009111695, 2009111696, 2009111697, 2009111698, 2009111699, 2009111700, 2009111701, 2009111702, 2009111703, 2009111704, 2009111705, 2009111706, 2009111707, 2009111708, 2009111709, 2009111710, 2009111711, 2009111712, 2009111713, 2009111714, 2009111715, 2009111716, 2009111717, 2009111718, 2009111719, 2009111720, 2009111721, 2009111722, 2009111723, 2009111724, 2009111725, 2009111726, 2009111727, 2009111728, 2009111729, 2009111730, 2009111731, 2009111732, 2009111733, 2009111734, 2009111735, 2009111736, 2009111737, 2009111738, 2009111739, 2009111740, 2009111741, 2009111742, 2009111743, 2009111744, 2009111745, 2009111746, 2009111747, 2009111748, 2009111749, 2009111750, 2009111751, 2009111752, 2009111753, 2009111754, 2009111755, 2009111756, 2009111757, 2009111758, 2009111759, 2009111760, 2009111761, 2009111762, 2009111763, 2009111764, 2009111765, 2009111766, 2009111767, 2009111768, 2009111769, 2009111770, 2009111771, 2009111772, 2009111773, 2009111774, 2009111775, 2009111776, 2009111777, 2009111778, 2009111779, 2009111780, 2009111781, 2009111782, 2009111783, 2009111784, 2009111785, 2009111786, 2009111787, 2009111788, 2009111789, 2009111790, 2009111791, 2009111792, 2009111793, 2009111794, 2009111795, 2009111796, 2009111797, 2009111798, 2009111799, 2009111800, 2009111801, 2009111802, 2009111803, 2009111804, 2009111805, 2009111806, 2009111807, 2009111808, 2009111809, 2009111810, 2009111811, 2009111812, 2009111813, 2009111814, 2009111815, 2009111816, 2009111817, 2009111818, 2009111819, 2009111820, 2009111821, 2009111822, 2009111823, 2009111824, 2009111825, 2009111826, 2009111827, 2009111828, 2009111829, 2009111830, 2009111831, 2009111832, 2009111833, 2009111834, 2009111835, 2009111836, 2009111837, 2009111838, 2009111839, 2009111840, 2009111841, 2009111842, 2009111843, 2009111844, 2009111845, 2009111846, 2009111847, 2009111848, 2009111849, 2009111850, 2009111851, 2009111852, 2009111853, 2009111854, 2009111855, 2009111856, 2009111857, 2009111858, 2009111859, 2009111860, 2009111861, 2009111862, 2009111863, 2009111864, 2009111865, 2009111866, 2009111867, 2009111868, 2009111869, 2009111870, 2009111871, 2009111872, 2009111873, 2009111874, 2009111875, 2009111876, 2009111877, 2009111878, 2009111879, 2009111880, 2009111881, 2009111882, 2009111883, 2009111884, 2009111885, 2009111886, 2009111887, 2009111888, 2009111889, 2009111890, 2009111891, 2009111892, 2009111893, 2009111894, 2009111895, 2009111896, 2009111897, 2009111898, 2009111899, 2009111900, 2009111901, 2009111902, 2009111903, 2009111904, 2009111905, 2009111906, 2009111907, 2009111908, 2009111909, 2009111910, 2009111911, 2009111912, 2009111913, 2009111914, 2009111915, 2009111916, 2009111917, 2009111918, 2009111919, 2009111920, 2009111921, 2009111922, 2009111923, 2009111924, 2009111925, 2009111926, 2009111927, 2009111928, 2009111929, 2009111930, 2009111931, 2009111932, 2009111933, 2009111934, 2009111935, 2009111936, 2009111937, 2009111938, 2009111939, 2009111940, 2009111941, 2009111942, 2009111943, 2009111944, 2009111945, 2009111946, 2009111947, 2009111948, 2009111949, 2009111950, 2009111951, 2009111952, 2009111953, 2009111954, 2009111955, 2009111956, 2009111957, 2009111958, 2009111959, 2009111960, 2009111961, 2009111962, 2009111963, 2009111964, 2009111965, 2009111966, 2009111967, 2009111968, 2009111969, 2009111970, 2009111971, 2009111972, 2009111973, 2009111974, 2009111975, 2009111976, 2009111977, 2009111978, 2009111979, 2009111980, 2009111981, 2009111982, 2009111983, 2009111984, 2009111985, 2009111986, 2009111987, 2009111988, 2009111989, 2009111990, 2009111991, 2009111992, 2009111993, 2009111994, 2009111995, 2009111996, 2009111997, 2009111998, 2009111999, 200912000, 200912001, 200912002, 200912003, 200912004, 200912005, 200912006, 200912007, 200912008, 200912009, 200912010, 200912011, 200912012, 200912013, 200912014, 200912015, 200912016, 200912017, 200912018, 200912019, 200912020, 200912021, 200912022, 200912023, 200912024, 200912025, 200912026, 200912027, 200912028, 200912029, 200912030, 200912031, 200912032, 200912033, 200912034, 200912035, 200912036, 200912037, 200912038, 200912039, 200912040, 200912041, 200912042, 200912043, 200912044, 200912045, 2009120



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: July 11, 2018
AGENDA ITEM SUBJECT: Final Plat of Parks Edge Section 4
AGENDA ITEM NUMBER: 6.A.(10)
PROJECT PLANNER: **Mason A. Garcia**, Planner I
APPROVAL: **Otis T. Spriggs, AICP**, Director, Development Services
Shashi K. Kumar, P.E., CFM, City Engineer/Public Works Director



PERMIT NUMBER: PLAT1800039
PROPERTY ID: 0313-00-000-0180-907
LOCATION: North of the intersection of Lake Olympia Parkway and Parks Edge Boulevard
ZONING DISTRICT DESIGNATION: PD, Planned Development District #95 (Ordinance O-15-52)

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: The subject Site is subject to a Development Agreement between the City and 349 Memorial LLC created for the Missouri City Management District No. 1 to provide Development standards, utility and road agreements.

RECOMMENDED ACTION:

The Planning and Zoning Commission should grant approval of this **Final Plat** conditioned on addressing the following deficiencies.

All conditions placed on this application as a result of the Commission's approval must be approved by the Development Services Department before recordation of the final plat.

Copies of recorded plats for subdivisions are required to be submitted in electronic, mylar, and paper formats.

A final plat application must be in the form and contain the information and documents as required by the Administrative Platting Manual of the City of Missouri City, as adopted in June 2014 and in accordance with Section 82-95 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Administrative Platting Manual are referenced in the comments below, except where indicated otherwise.

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - a. A Parkland Dedication shall be provided in accordance with Subsection 82-174 of the Code of Ordinances of the City of Missouri City. A parkland dedication was approved by the City Council on July 3, 2017. The approved dedication was for the provision of parkland. A cash payment will be required to be made prior to final plat approval. A plat note should be provided to reflect areas that have been identified as private parkland and/or containing a proposed trail.
 - b. The Owner's acknowledgement must be made a part of the final plat drawing in accordance with Section 3.C(8)(a). **Please complete information that is missing.**
 - c. The Lienholder's acknowledgement and subordination statement must be made a part of the final plat drawing in accordance with Section 3.C(8)(c).
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
 - a. All conditions placed on the approval of the Preliminary Plat must be approved or information provided as requested.
 - b. The point of beginning (POB) for the subdivision shall be expressed as Texas State Plane NAD83 grid coordinate values of "X", "Y" as required by the City of Missouri City Design Manual, Section 2.10(G).
 - c. A letter shall be provided from the Ft. Bend County Drainage District stating that the tract has outfall drainage and all applicable fees have been paid.
 - d. Contour lines with intervals of one foot, referred to sea level (USGS and city datum), shall be provided to show at least two contour lines within the subdivision in addition to those necessary to clearly show outfall drainage in accordance with Section 82-68(15)
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division

- a. Please provide a revised .dwg file as the one provided did not project correctly.

B. STANDARD PLAT NOTES:

The following plat notes must be included on the face of a final plat:

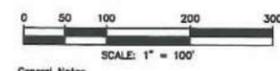
1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - a. Plat note #11 indicates that FBC MUD 48 will be responsible for maintenance of certain elements of the community. Please confirm that this is correct and provide verification.
 - b. Plat note #13 contradicts the plat as Reserve A is shown to contain a pipeline easement. Please revise and add the associated note for building setback from pipes and pipelines.
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
None.

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

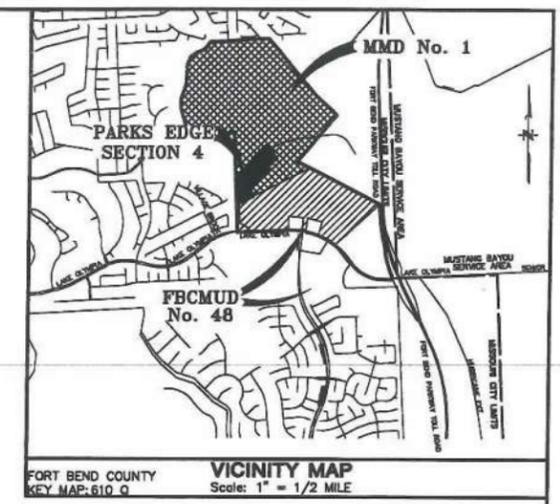
- A RESTRICTED RESERVE "A"**
Restricted to Landscape/Open Space
Purposes Only
0.5943 Acres
25,887 Sq Ft
- B RESTRICTED RESERVE "B"**
Restricted to Drainage
Purposes Only
6.8492 Acres
298,415 Sq Ft
- C RESTRICTED RESERVE "C"**
Restricted to Landscape/Open Space
Purposes Only
0.0929 Acres
4,048 Sq Ft
- D RESTRICTED RESERVE "D"**
Restricted to Landscape/Open Space
Purposes Only
0.5885 Acres
25,638 Sq Ft

100-YEAR FLOOD PLAIN
BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY LIES IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48157C0285 L, DATED APRIL 2, 2014 & MAP NO. 48157C0285 L, DATED APRIL 2, 2014.

RESERVE TABLE	RESERVE TABLE	RESERVE TABLE	RESERVE TABLE
IDENTIFYING No.	LAND USE	ADJUSTED	OWNER
A	LANDSCAPE/OPEN SPACE	0.5943	PRC M&B No. 48
B	LANDSCAPE/OPEN SPACE	6.8492	PRC M&B No. 48
C	LANDSCAPE/OPEN SPACE	0.0929	PRC M&B No. 48
D	LANDSCAPE/OPEN SPACE	0.5885	PRC M&B No. 48



- General Notes**
- Buildings shall be set back a minimum distance of 30 feet from any pipeline or 15 feet from any pipeline easement, whichever distance is greater.
 - All block corner and cut-to-soc return to tangent radii are twenty five feet (25').
 - AE "Aerial Easement"
 - BL "Building Line"
 - CF "Clerk's File"
 - DE "Drainage Easement"
 - ES "Easement"
 - FC "Flood Code"
 - FBCDR "Fort Bend County Deed Records"
 - FBCMR "Fort Bend County Map Records"
 - FBCMUD "Fort Bend County Municipal Utility District"
 - FBCOPR "Fort Bend County Official Public Records"
 - FBCOPRRP "Fort Bend County Official Public Records of Real Property"
 - FBCPR "Fort Bend County Plat Records"
 - FME "Force Majeur Easement"
 - FMD "Flood"
 - MMD No. 1 "Missouri City Management District Number 1"
 - No "Number"
 - POS "Point of Beginning"
 - ROW "Right-of-Way"
 - Sq Ft "Square Feet"
 - SSE "Sanitary Sewer Easement"
 - Stm SE "Storm Sewer Easement"
 - Temp "Temporary"
 - UE "Utility Easement"
 - Vol - Pg "Volume and Page"
 - WLE "Waterline Easement"
 - "Back Number"
 - ① "Set 3/4-inch Iron With Cap Stamped 'Jones/Carter' as Per Certification"
 - ② "Found 3/4-inch Iron With Cap Stamped 'Cotton Surveying'"
 - Restricted Reserve "A" is restricted to landscape/open space purposes only. Restricted Reserve "A" is 0.5943 acres, 25,887 square feet.
 - Restricted Reserve "B" is restricted to drainage purposes only. Restricted Reserve "B" is 6.8507 acres, 298,415 square feet.
 - Restricted Reserve "C" is restricted to landscape/open space purposes only. Restricted Reserve "C" is 0.0929 acres, 4,048 square feet.
 - Restricted Reserve "D" is restricted to landscape/open space purposes only. Restricted Reserve "D" is 0.5885 acres, 25,638 square feet.
 - All easements are centered on lot lines unless shown otherwise.
 - All building lines along street rights-of-way as shown on the plat.
 - Elevations shown hereon are based on Missouri City Survey Control Monument Marker No. PCM-003 located at the northwest corner of Sierra Parkway and Trammel-Franco Road with a published elevation of 86.07 feet, NAVD 88, 2001 Adjustment.
 - Sidewalks shall be constructed as required by section 82-164 of the Code of Ordinances of the City of Missouri City, Texas.
 - Required fire flow shall be provided based on the size and construction of all buildings as required by the International Fire Code as adopted by the City.
 - The placement of fire hydrants shall be provided based on the minimum distance requirements as established in the International Fire Code as adopted by the City (500 ft. for residential development and 300 ft. for commercial development). All fire hydrants shall be installed according to the International Fire Code as adopted by the City.
 - The City of Missouri City shall not be responsible for maintenance of driveways, sidewalks, emergency access easements, recreational areas and open space; and the FBC MUD No. 48 shall be responsible for such maintenance of driveways, emergency access easements, recreational areas and open spaces as required by section 3.12(2) of the Administrative Planning Manual of the City of Missouri City (June 2014).
 - All required utility companies have been contacted and all public utility easements as shown on the above and foregoing plat constitute all of the easements required by the utility companies contacted.



272 PARKS EDGE INVESTMENTS LLC
C.F. No. 2017047655
FBCPR

CALLED 80.00 ACRES
TO D.R. HORTON-TEXAS, LTD
BY DEED WITH
LIMITED WARRANTY OF TITLE
CF No. 2017131268
FBCOPRRP

PARKS EDGE RECREATION CENTER
Plat No. 20180033
FBCPR

CALLED 107.39 ACRES
TO PALMETTO WIHA, LP
BY SPECIAL WARRANTY DEED
CF No. 2015022123
FBCOPRRP

PARKS EDGE SEC 3
Plat No. 20180071
FBCPR

PARKS EDGE SEC 2
Plat No. 20180070
FBCPR

CURVE TABLE						LINE TABLE			
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT	LINE BEARING	DISTANCE	
C1	3410.00	429.42°	290.33'	N42°47'28"E	290.24'	145.25'	L1	S34°08'58"E	38.50'
C2	1590.00	123.03°	348.34'	N46°37'40"E	347.89'	174.87'	L2	S55°53'02"W	125.00'
C3	50.00	31°48'52"	27.78'	N50°11'24"W	27.41'	14.25'	L3	S34°08'58"E	38.33'
C4	420.00	6°53'13"	50.48'	S24°3'05"E	50.49'	25.27'	L4	S59°58'01"W	119.40'
C5	1000.00	11°54'44"	207.91'	N09°05'30"W	207.53'	104.33'	L5	S42°43'42"W	119.35'
C6	50.00	42°34'48"	37.18'	N18°09'18"E	38.31'	19.48'	L6	S25°41'15"W	107.77'
C7	450.00	14°32'38"	114.23'	N35°36'01"W	113.92'	57.42'	L7	S53°53'52"W	124.69'
C8	1998.89	3°51'00"	134.39'	N41°22'11"E	134.37'	67.22'	L8	S58°41'01"W	45.20'
C9	50.00	102°35'21"	89.53'	N85°24'39"W	78.04'	62.40'	L9	S60°42'06"W	26.43'
C10	25.00	46°38'44"	20.35'	N11°24'05"E	19.80'	10.78'	L10	S81°40'19"W	60.00'
C11	25.00	27°22'12"	11.84'	N18°03'05"W	11.83'	6.09'	L11	S88°33'32"W	124.72'
C12	50.00	99°32'18"	88.88'	N18°01'59"E	78.34'	59.10'	L12	S18°51'13"E	61.42'
C13	25.00	28°21'27"	12.37'	N53°37'24"E	12.25'	6.32'	L13	S10°03'52"E	68.81'
C14	25.00	34°03'31"	14.86'	N28°19'55"E	14.64'	7.66'	L14	S17°19'38"E	134.29'
C15	50.00	181°35'57"	141.02'	S89°57'52"E	98.71'	308.70'	L15	S26°40'06"E	50.00'
C16	25.00	24°57'05"	10.89'	N21°38'29"W	10.80'	5.53'	L16	N71°38'58"W	13.56'
C17	25.00	77°23'59"	33.77'	N50°44'41"E	31.28'	20.03'	L17	N00°42'27"E	5.98'
C18	25.00	106°11'39"	46.34'	N87°27'30"W	39.98'	33.29'	L18	S34°08'58"E	23.05'
C19	25.00	49°31'15"	21.73'	N38°41'17"W	21.07'	11.82'	L19	N48°48'06"W	28.14'
C20	50.00	278°20'21"	241.15'	N78°33'18"E	85.89'	44.75'	L20	N17°44'50"E	20.00'
							L21	N81°46'24"W	62.62'
							L22	N81°46'24"W	40.74'
							L23	N31°35'48"W	61.86'
							L24	N34°08'58"W	65.33'

PARKS EDGE SECTION 4

A SUBDIVISION OF 17.61 ACRES OF LAND
OUT OF THE
H. SHROPSHIRE SURVEY, A-313
CITY OF MISSOURI CITY,
FORT BEND COUNTY, TEXAS

39 LOTS 4 RESERVES 2 BLOCKS
MAY 2018

DEVELOPER/OWNER:
272 PARKS EDGE INVESTMENTS

DEVELOPER/OWNER:
D.R. HORTON - TEXAS, LTD.,
a Texas limited partnership
14100 Southwest Freeway, Ste 500
Sugar Land, Texas 77478
Phone: (281) 269-6832

SURVEYOR:
J.C. JONES | CARTER

ENGINEER:
J.C. JONES | CARTER
JANET M. BACCUS, P.E.
Steven Jones, R.P.L.S. No. 5317

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, D.R. Horton - Texas, Ltd., a Texas limited partnership, acting by and through Chris Lindhorst, its Division President, and Authorized Agent, attested by _____ and 272 PARKS EDGE INVESTMENTS, acting by and through _____, its _____, attested by _____, herein referred to as Owners of the 17.61 acre tract described in the above and foregoing plat of Parks Edge Section 4, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind myself, my heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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

Further, owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally on 11 feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for 14 feet (14' 0") perimeter ground easements or the feet, six inches (6' 0") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted thereon, whereby the aerial easements total 21 feet, six inches (21' 6") in width.

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

Further, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Parks Edge Section 4 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

IN TESTIMONY WHEREOF, the D.R. Horton - Texas, Ltd., a Texas Limited Partnership, by its authorized agent has caused these presents to be signed by Chris Lindhorst, its Division President, therunto authorized, attested by it's _____ and its common seal hereunto affixed this _____ day of _____, 2018 and 272 PARKS EDGE INVESTMENTS, _____ has caused these presents to be signed by _____, it's _____ herunto authorized, attested by it's _____ and its common seal hereunto affixed this _____ day of _____, 2018.

D.R. Horton - Texas, Ltd.,
a Texas limited partnership

By: _____
Chris Lindhorst,
Division President

Attest: _____
Name:
Title:

272 PARKS EDGE INVESTMENTS

By: _____

Attest: _____
Name:
Title:

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Chris Lindhorst, Division President known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018

(Signature of Notary Public)
Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018

(Signature of Notary Public)
Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018

(Signature of Notary Public)
Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018

(Signature of Notary Public)
Notary Public in and for the State of Texas

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

Steven Jones
Registered Professional Land Surveyor
No. 5317

This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this plat and subdivision of Parks Edge Section 4 in conformance with the laws of the State of Texas and the ordinances of the City of Missouri City as shown hereon and authorized the recording of this plat this _____

day of _____, 2018.

By: _____
Sonya Brown-Marshall
Chair

By: _____
Timothy R. Hasey
Vice Chair

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation

in my office on _____, 2018 at _____ o'clock _____ in plot number _____ of the plat records of Fort Bend County, Texas

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

_____ Laura Richard
County Clerk Fort Bend County, Texas

By: _____
Deputy

City of Missouri City, TX
Received

JUN 21 2018

Planning Division

PARKS EDGE SECTION 4

A SUBDIVISION OF 17.61 ACRES OF LAND OUT OF THE H. SHROPSHIRE SURVEY, A-313 CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS

39 LOTS 4 RESERVES 2 BLOCKS
MAY 2018

DEVELOPER/OWNER:
272 PARKS EDGE INVESTMENTS

DEVELOPER/OWNER:
D.R. HORTON - TEXAS, LTD.,
a Texas limited partnership
14100 Southwest Freeway, Ste 500
Sugar Land, Texas 77478
Phone: (281) 269-6832

SURVEYOR:
J.C. JONES | CARTER
STEVEN JONES DIVISION
1000 West of Professional Land Surveyors License No. 200602-00
6300 West Loop South, Suite 100 - Dallas, TX 75214 - 752.972.0207
Steven Jones, R.P.L.S. No. 5317

ENGINEER:
J.C. JONES | CARTER
JANET M. BACOUS, P.E.



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: July 11, 2018
AGENDA ITEM SUBJECT: Final Plat of Parks Edge Section 5
AGENDA ITEM NUMBER: 6.A.(11)
PROJECT PLANNER: **Mason A. Garcia**, Planner I
APPROVAL: **Otis T. Spriggs, AICP**, Director, Development Services
Shashi K. Kumar, P.E., CFM, City Engineer/Public Works Director

PERMIT NUMBER: PLAT1800043
PROPERTY ID: 0313-00-000-0126-907 / 0313-00-000-0180-907
LOCATION: North of the intersection of Lake Olympia Parkway and Parks Edge Boulevard
ZONING DISTRICT DESIGNATION: PD, Planned Development District #95 (Ordinance O-15-52)

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: The subject Site is subject to a Development Agreement between the City and 349 Memorial LLC created for the Missouri City Management District No. 1 to provide Development standards, utility and road agreements.

RECOMMENDED ACTION:

The Planning and Zoning Commission should grant approval of this **Final Plat** conditioned on addressing the following deficiencies.

All conditions placed on this application as a result of the Commission's approval must be approved by the Development Services Department before recordation of the final plat.

Copies of recorded plats for subdivisions are required to be submitted in electronic, mylar, and paper formats.

A final plat application must be in the form and contain the information and documents as required by the Administrative Platting Manual of the City of Missouri City, as adopted in June 2014 and in accordance with Section 82-95 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Administrative Platting Manual are referenced in the comments below, except where indicated otherwise.

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - a. A Parkland Dedication shall be provided in accordance with Subsection 82-174 of the Code of Ordinances of the City of Missouri City. A parkland dedication was approved by the City Council on July 3, 2017. The approved dedication was for the provision of parkland. A cash payment will be required to be made prior to final plat approval. A plat note should be provided to reflect areas that have been identified as private parkland and/or containing a proposed trail.
 - b. The Owner's acknowledgement must be made a part of the final plat drawing in accordance with Section 3.C(8)(a). **Please complete information that is missing.**
 - c. The Lienholder's acknowledgement and subordination statement must be made a part of the final plat drawing in accordance with Section 3.C(8)(c).
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
 - a. All conditions placed on the approval of the Preliminary Plat must be approved or information provided as requested.
 - b. The point of beginning (POB) for the subdivision shall be expressed as Texas State Plane NAD83 grid coordinate values of "X", "Y" as required by the City of Missouri City Design Manual, Section 2.10(G).
 - c. A letter shall be provided from the Ft. Bend County Drainage District stating that the tract has outfall drainage and all applicable fees have been paid.
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
 - a. Please provide a revised electronic file as the .dwg file provided was not referenced properly.

B. STANDARD PLAT NOTES:

The following plat notes must be included on the face of a final plat:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - a. Plat note #11 indicates that FBC MUD 48 will be responsible for maintenance of certain elements of the community. Please confirm that this is correct and provide verification.
 - b. Plat note #15 contradicts the plat as Reserve C appears to contain or is adjacent to a pipeline easement. Please revise and add the associated note for building setback from pipes and pipelines.
 - c. The following note must be provided if pipelines or pipeline easements exist within or adjacent to the subdivision for a distance of not less than 200 feet: "Buildings shall be set back a minimum distance of 30 feet from any pipeline or 15 feet from any pipeline easement, whichever distance is greater."
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
None.

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

- A RESTRICTED RESERVE "A"**
Restricted to Landscape/Open Space
Purposes Only
0.0862 Acres
3,755 Sq Ft
- B RESTRICTED RESERVE "B"**
Restricted to Landscape/Open Space
Purposes Only
0.3443 Acres
14,986 Sq Ft
- C RESTRICTED RESERVE "C"**
Restricted to Landscape/Open Space
Purposes Only
0.0809 Acres
2,654 Sq Ft
- D RESTRICTED RESERVE "D"**
Restricted to Drainage
Purposes Only
2.5922 Acres
112,917 Sq Ft

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	630.00'	131° 36'	148.17'	S46° 48' 14" W	145.84'	73.41'
C2	25.00'	92° 26' 01"	40.33'	S80° 19' 58" E	36.10'	26.09'
C3	600.00'	131° 36'	139.21'	N48° 48' 14" E	138.90'	69.92'
C4	25.00'	53° 58' 45"	23.54'	N1° 11' 09" E	22.88'	12.72'
C5	50.00'	28° 21' 50"	229.10'	N52° 31' 21" W	75.17'	56.58'
C6	25.00'	28° 30' 08"	12.47'	S54° 28' 59" W	12.34'	6.37'

LINE	BEARING	DISTANCE
L1	N63° 03' 33" W	133.98'
L2	S40° 09' 28" W	112.21'
L3	N38° 32' 59" W	80.00'
L4	N34° 08' 58" W	111.59'
L5	N48° 19' 43" E	204.21'
L6	N24° 01' 47" E	236.42'
L7	N08° 07' 32" W	170.00'
L8	N49° 50' 34" W	10.88'
L9	N41° 18' 21" E	20.00'

272 PARKS EDGE INVESTMENTS LLC
C.F. No. 2017047655
FBCPR

272 PARKS EDGE INVESTMENTS LLC
C.F. No. 2017047655
FBCPR

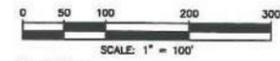
CALLED 85.991 ACRES TO AMERICAN TOWER, LP BY SPECIAL WARRANTY DEED
C.F. No. 1999012142
FBCOPRRP

CALLED 85.991 ACRES TO AMERICAN TOWER, LP BY SPECIAL WARRANTY DEED
C.F. No. 1999012142
FBCOPRRP

CALLED 107.39 ACRES TO PALMETTO WHA, LP BY SPECIAL WARRANTY DEED
C.F. No. 2015022123
FBCOPRRP

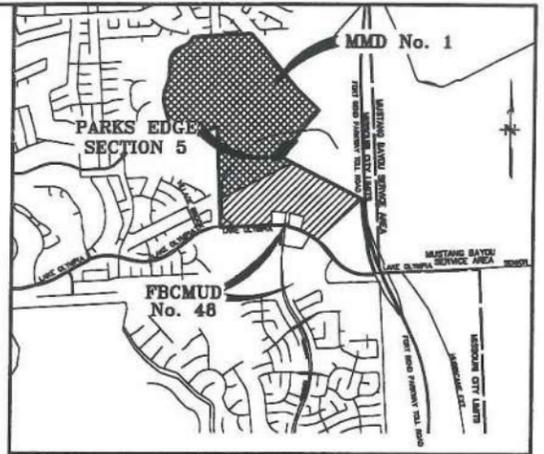
100-YEAR FLOOD PLAN
BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY LIES IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48157C0285 L, DATED APRIL 2, 2014 & MAP NO. 48157C0285 L, DATED APRIL 2, 2014.

RESERVE	LAND USE	ACREAGE	OWNER
A	LANDSCAPE/OPEN SPACE	0.0862	FBCPR
B	LANDSCAPE/OPEN SPACE	0.3443	FBCPR
C	LANDSCAPE/OPEN SPACE	0.0809	FBCPR
D	DRAINAGE	2.5922	FBCPR



- General Notes:
- Buildings shall be set back a minimum distance of 30 feet from any pipeline or 15 feet from any pipeline easement, whichever distance is greater.
 - All block corner and cut-to-see return to tangent radii are twenty five feet (25').
 - AE "Aerial Easement"
 - BL "Building Line"
 - CF "Clerk's File"
 - DE "Drainage Easement"
 - Emk "Easement"
 - FBCMUD "Fort Bend County Municipal Utility District"
 - FBCOPR "Fort Bend County Official Public Records"
 - FBCOPRRP "Fort Bend County Official Public Records of Real Property"
 - FBCPR "Fort Bend County Plat Records"
 - FND "Found"
 - MMD No. 1 "Missouri City Management District Number 1"
 - No "Number"
 - PDB "Point of Beginning"
 - ROW "Right-of-Way"
 - Sq Ft "Square Feet"
 - SSE "Sanitary Sewer Easement"
 - UE "Utility Easement"
 - Vol - Pg "Volume and Page"
 - W.E. "Waterline Easement"
 - "Block Number"
 - "Set 3/4-inch Iron With Cap Stamped 'Jones/Carter' as Per Certification"
 - "Found 3/4-inch Iron With Cap Stamped 'Cotton Surveying'"

- Restricted Reserve "A" is restricted to landscape/open space purposes only. Restricted Reserve "A" is 0.0862 acres, 3,755 square feet.
- Restricted Reserve "B" is restricted to landscape/open space purposes only. Restricted Reserve "B" is 0.3443 acres, 14,986 square feet.
- Restricted Reserve "C" is restricted to landscape/open space purposes only. Restricted Reserve "C" is 0.0809 acres, 2,654 square feet.
- Restricted Reserve "D" is restricted to drainage purposes only. Restricted Reserve "D" is 2.5922 acres, 112,917 square feet.
- All easements are centered on lot lines unless shown otherwise.
- All building lines along street rights-of-way as shown on the plat.
- Elevations shown hereon are based on Missouri City Survey Control Monument Marker No. PCM-003 located at the northwest corner of Sierra Parkway and Trammie-Franco Road with a published elevation of 66.07 feet, NAVD 88, 2001 Adjustment.
- Sidewalks shall be constructed as required by section 82-164 of the Code of Ordinances of the City of Missouri City, Texas.
- Required fire flow shall be provided based on the size and construction of all buildings as required by the International Fire Code as adopted by the City.
- The placement of fire hydrants shall be provided based on the minimum distance requirements as established in the International Fire Code as adopted by the City (500 ft. for residential development and 300 ft. for commercial development). All fire hydrants shall be installed according to the International Fire Code adopted by the City.
- The City of Missouri City shall not be responsible for maintenance of driveways, sidewalks, emergency access easements, recreational areas and open space; and the FBC MUD No. 48 shall be responsible for such maintenance of driveways, emergency access easements, recreational areas and open space as required by section 3.C.(12) of the Administrative Platting Manual of the City of Missouri City (June 2014).
- All required utility companies have been contacted and all public utility easements as shown on the above and foregoing plat constitute all of the easements required by the utility companies contacted.



FORT BEND COUNTY VICINITY MAP
KEY MAP: 610 Q
Scale: 1" = 1/2 MILE

- There are no existing or proposed pipeline easements within the limits of the section.
- All of the property subdivided in the above and foregoing plat is within the incorporated boundaries of the City of Missouri City, Texas.
- Slab elevation shall be elevated to or above a height which is the higher of eighteen inches above highest adjacent grade, or twelve inches above the maximum one percent annual flood risk floodplain ponding elevation in the nearest drainage system as per Section 42-54 of the Missouri City Code of Ordinances. The minimum slab elevation for Parks Edge Sec 1 is 76.30'.
- No building or other permit, except permits for construction of public improvements, will be issued by the City of Missouri City, Texas, for construction within this subdivision until such time as all public improvements of the subdivision have been constructed by the developer and accepted by the City or the guarantee of construction of public improvements required by Section 82-208 of the Code of Ordinances of the City of Missouri City, Texas, is submitted to and approved by the City.
- In accordance with Center Point Energy Electrical Service Manual, Article 421.2, electric meters shall be located in a position that is accessible at all times without customer assistance. Access to the meter shall not be blocked by gates, walls or fences.
- Driveway approaches shall be provided in accordance with the Missouri City Driveway Approach Policy as required under the provisions of Subsection 82-160 of the Code of Ordinances of the City of Missouri City, Texas.
- All drainage and floodway easements shall be kept clear of fences, buildings, plantings and other obstructions to the operations and maintenance of the drainage facility as required by Subsection 82-165(d) of the Code of Ordinances of the City of Missouri City, Texas.
- Coordinates shown hereon are Texas Coordinate System, South Central Zone (Grid) NAD 83. Combined scale factor = 0.99989732.
- Driveway Location - for the lot on the inside of a knuckle or 90 degree turn, driveway must be placed on the lot frontage along the inside approach lane prior to the right turn, to avoid sight obstruction safety hazards.
- Bearings shown hereon are based on Texas Coordinate System, South Central Zone NAD 83.
- All cut-to-see radii are fifty feet (50'), unless otherwise noted.
- No building or other permit, except permits for construction of public improvements, will be issued by the City of Missouri City, Texas, for construction within this subdivision until such time as the payment of money in lieu of parkland required under the provisions of subsection (a) of section 82-174 of the Code of Ordinances of the City of Missouri City, Texas, has been submitted and accepted by the city.
- In accordance with PD, planned development district #85 (Ordinance 0-15-52) there shall be a rear yard of not less than 8 feet. Except as specifically set forth in the Residential Builder Guidelines, adopted as exhibit D by Ordinance 0-15-52, a side yard of zero (0) feet is allowed. The combined side yards between a building on a given lot and a building on an adjacent lot shall not be less than ten feet.
- Buildings shall be set back a minimum distance of 30 feet from any pipeline or 15 feet from any pipeline easement, whichever distance is greater.
- Fort Bend County Drainage District shall be responsible for maintenance of the 170' Mustang Bayou drainage easement within Restricted Reserve "D".

City of Missouri City, TX
Received
JUN 21 2018
Planning Division

PARKS EDGE SECTION 5

A SUBDIVISION OF 9.331 ACRES OF LAND
OUT OF THE
H. SHROPSHIRE SURVEY, A-313
CITY OF MISSOURI CITY,
FORT BEND COUNTY, TEXAS

23 LOTS 4 RESERVES 1 BLOCK
JUNE 2018

DEVELOPER/OWNER:
272 PARKS EDGE INVESTMENTS

DEVELOPER/OWNER:
D.R. HORTON - TEXAS, LTD.,
a Texas limited partnership
14100 Southwest Freeway, Ste 500
Sugar Land, Texas 77478
Phone: (281) 269-6832

SURVEYOR:
J.C. JONES | CARTER
COTTON SURVEYING DIVISION
Texas Board of Professional Land Surveying Registration No. 12882-02
600 West Loop South, Suite 120 - Houston, TX 77021 - 151.971.0007
Steven Jores, R.P.L.S. No. 5317

ENGINEER:
J.C. JONES | CARTER
JANET M. BACCUS, P.E.

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, D.R. Horton - Texas, Ltd., a Texas limited partnership, acting by and through Chris Lindhorst, its Division President, and Authorized Agent, attested by _____ and 272 PARKS EDGE INVESTMENTS, _____ acting by and through _____ its _____ attested by _____ herein referred to as Owners of the 9.331 acre tract described in the above and foregoing plat of Parks Edge Section 5, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind myself, my heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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

Further, owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally on 11 feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for 14 feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted thereon, whereby the aerial easements total 21 feet, six inches (21' 6") in width.

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

Further, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Parks Edge Section 5 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

IN TESTIMONY WHEREOF, the D.R. Horton - Texas, Ltd., a Texas Limited Partnership, by its authorized agent has caused these presents to be signed by Chris Lindhorst, its Division President, thereunto authorized, attested by its _____ and its common seal hereunto affixed

this _____ day of _____, 2018 and 272 PARKS EDGE INVESTMENTS, _____ has caused these presents to be signed by _____ its _____ hereunto authorized, attested by its _____ and its common seal hereunto affixed this _____ day of _____, 2018.

D.R. Horton - Texas, Ltd.,
a Texas limited partnership

By: _____
Chris Lindhorst,
Division President

Attest: _____
Name:
Title:

272 PARKS EDGE INVESTMENTS

By: _____

Attest: _____
Name:
Title:

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Chris Lindhorst, Division President known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018

(Signature of Notary Public)
Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018

(Signature of Notary Public)
Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018

(Signature of Notary Public)
Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018

(Signature of Notary Public)
Notary Public in and for the State of Texas

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

Steven Jares
Registered Professional Land Surveyor
No. 5317

This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this plat and subdivision of Parks Edge Section 5 in conformance with the laws of the State of Texas and the ordinances of the City of Missouri City as shown hereon and authorized the recording of this plat this _____

day of _____, 2018.

By: _____
Sonya Brown-Marshall
Chair

By: _____
Timothy R. Haney
Vice Chair

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation

in my office on _____, 2018 at _____ o'clock _____ m. in plot number _____ of the plat records of Fort Bend County, Texas

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

Laura Richard
County Clerk Fort Bend County, Texas

By: _____
Deputy

City of Missouri City, TX
Received

JUN 21 2018

Planning Division

PARKS EDGE SECTION 5

A SUBDIVISION OF 9.331 ACRES OF LAND
OUT OF THE
H. SHROPSHIRE SURVEY, A-313
CITY OF MISSOURI CITY,
FORT BEND COUNTY, TEXAS

23 LOTS 4 RESERVES 1 BLOCK
JUNE 2018

DEVELOPER/OWNER:
272 PARKS EDGE INVESTMENTS

DEVELOPER/OWNER:
D.R. HORTON - TEXAS, LTD.,
a Texas limited partnership
14100 Southwest Freeway, Ste 500
Sugar Land, Texas 77478
Phone: (281) 269-6832

SURVEYOR:
JONES CARTER
JONES CARTER
DUTTEN SURVEYING DIVISION
Texas Board of Professional Land Surveying Registration No. 1205220
6200 West Loop South, Suite 100 - Houston, TX 77057 - 770.771.5517
Steven Jares, R.P.L.S. No. 5317

ENGINEER:
JONES CARTER
JONES CARTER
JANET M. BACCUS, P.E.



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: July 11, 2018
AGENDA ITEM SUBJECT: Partial Replat No. 1 of Parks Edge Section 2
AGENDA ITEM NUMBER: 6.B.
PROJECT PLANNER: **Mason A. Garcia**, Planner I
APPROVAL: **Otis T. Spriggs, AICP**, Director, Development Services
Shashi K. Kumar, P.E., CFM, City Engineer/Public Works Director

PERMIT NUMBER: PLAT1800045
PROPERTY ID: 0313-00-000-0143-907
LOCATION: North of the intersection of Lake Olympia Parkway and Vicksburg Boulevard
ZONING DISTRICT DESIGNATION: PD, Planned development District #95 (Ordinance O-15-52)

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: The subject Site is subject to a Development Agreement between the City and 349 Memorial LLC created for the Missouri City Management District No. 1 to provide Development standards, utility and road agreements.

RECOMMENDED ACTION:

The Planning and Zoning Commission should grant approval of this **Replat** conditioned on addressing the following deficiencies.

All conditions placed on this application as a result of the Commission's approval must be approved by the Development Services Department before recordation of the replat.

Copies of recorded plats for subdivisions are required to be submitted in electronic, mylar, and paper formats.

A final plat application must be in the form and contain the information and documents as required by the Administrative Platting Manual of the City of Missouri City, as adopted in June 2014 and in accordance with Section 82-95 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Administrative Platting Manual are referenced in the comments below, except where indicated otherwise.

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - a. The Owner's acknowledgement must be made a part of the final plat drawing in accordance with Section 3.C(8)(a). **Please adjust the acreage to reflect the acreage only contained within the replat.**
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
None.
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
 - a. An electronic plat shall be submitted in accordance with Section 2.D(2).

B. STANDARD PLAT NOTES:

The following plat notes must be included on the face of a final plat:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
None.
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
None.

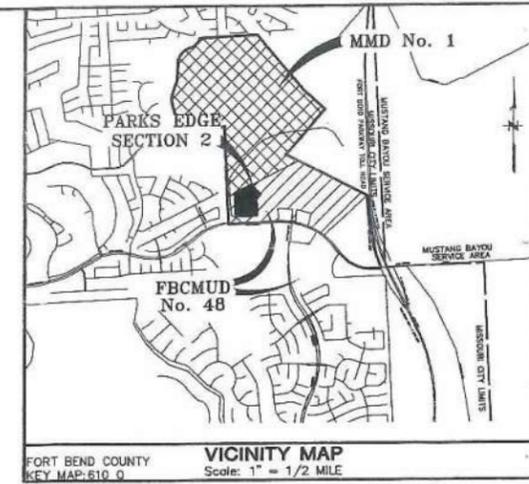
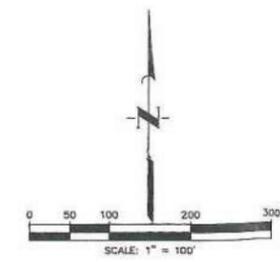
-----END OF REPORT-----

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	697.00	307°30'	366.37	S40°35'54"	362.16	187.52
C2	25.00	84°10'17"	41.09	S08°31'15"E	38.82	26.89
C3	770.00	227°30'	33.04	S39°47'39"W	33.04	16.52
C4	25.00	80°57'32"	35.32	S61°30'10"W	32.46	21.34
C5	275.00	04°01'26"	15.31	S54°02'21"W	15.31	9.68
C6	300.00	54°30'06"	190.55	S75°16'08"E	177.93	93.16
C7	50.00	90°00'00"	78.54	S42°28'49"W	70.71	50.00
C8	50.00	88°34'23"	77.29	S46°48'22"E	69.82	48.77
C9	2000.00	4°12'10"	146.71	N85°48'21"E	146.67	73.39
C10	2000.00	4°40'29"	163.18	S87°32'30"W	163.13	81.63
C11	1500.00	8°35'07"	172.40	S01°14'24"E	172.31	85.30
C12	25.00	90°00'00"	39.27	N47°31'11"W	35.36	25.00
C13	25.00	48°11'23"	21.03	N21°34'31"E	20.41	11.18
C14	50.00	276°22'48"	241.19	N87°28'49"E	68.87	44.72
C15	25.00	48°11'23"	21.03	N26°36'52"W	20.41	11.18
C16	25.00	90°00'00"	39.27	N42°28'49"E	35.36	25.00
C17	25.00	57°46'09"	25.21	N63°38'06"W	24.15	13.79
C18	50.00	176°08'42"	153.72	N57°10'57"E	99.94	1485.71
C19	25.00	42°28'21"	18.53	S09°38'33"E	18.11	9.72
C20	25.00	31°07'08"	13.58	N13°02'23"E	13.41	6.96
C21	50.00	150°48'59"	131.61	N46°48'32"W	96.77	192.07
C22	25.00	31°01'00"	13.53	N75°17'28"E	13.37	6.94
C23	25.00	81°03'03"	39.82	N48°10'57"W	35.74	25.95
C24	25.00	49°17'05"	21.50	N24°31'23"E	20.80	11.47
C25	50.00	276°21'42"	241.17	S89°00'55"E	68.68	44.74
C26	25.00	47°09'53"	20.57	S23°37'19"E	20.00	10.91
C27	25.00	87°24'45"	38.14	N40°09'53"E	34.55	23.90
C28	25.00	88°34'23"	38.65	S46°48'22"E	34.91	24.39
C29	25.00	89°00'00"	39.27	N42°28'49"E	35.36	25.00

LINE	BEARING	DISTANCE
L1	N63°20'09"E	843.60
L2	S65°58'22"E	31.64
L3	S41°03'24"W	63.18
L4	S31°58'58"W	50.00
L5	S36°00'22"W	120.00
L6	S43°44'00"E	52.98
L7	S24°28'04"E	52.82
L8	S07°27'48"E	38.32
L9	S00°20'42"E	150.35
L10	S00°37'16"E	50.00
L11	S02°31'11"E	159.44
L12	S87°28'49"W	704.55
L13	N02°31'08"W	784.40
L14	S87°28'49"W	270.00
L15	N02°38'11"W	162.27
L16	N29°50'37"W	173.54
L17	N84°42'18"E	109.55
L18	N11°54'13"W	19.20
L19	N11°19'25"W	44.03
L20	N62°16'55"W	48.18
L21	N78°47'36"W	43.06
L22	S03°54'35"E	60.44
L23	N74°42'01"E	206.87
L24	N74°42'01"E	204.82

IDENTIFYING No.	LAND USE	ACREAGE	OWNER
A	LANDSCAPE/TRAIL SYSTEM	0.3365	FBC MUD No. 48
B	LANDSCAPE/DRAINAGE	0.1146	FBC MUD No. 48
C	OPEN SPACE/TRAIL SYSTEM	0.8513	FBC MUD No. 48
D	DRAINAGE	1.1438	FBC MUD No. 48
E	LANDSCAPE/OPEN SPACE	0.1138	FBC MUD No. 48

- A RESTRICTED RESERVE "A"**
Restricted to Landscape/
Trail System Purposes Only
0.3365 Acres
14,660 Sq Ft
- B RESTRICTED RESERVE "B"**
Restricted to Landscape
Purposes Only
0.1146 Acres
4,994 Sq Ft
- C RESTRICTED RESERVE "C"**
Restricted to Drainage/Landscape/Open Space/
Trail System Purposes Only
0.8513 Acres
37,083 Sq Ft
- D RESTRICTED RESERVE "D"**
Restricted to Drainage
Purposes Only
1.1438 Acres
49,824 Sq Ft
- E RESTRICTED RESERVE "E"**
Restricted to Landscape/Open Space
Purposes Only
0.1138 Acres
4,957 Sq Ft



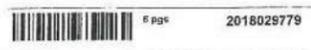
- General Notes
- A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plots where such streets abut adjacent carriage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert in the dedicator, his heirs, assigns or successors.
 - All call-to-sac radii are fifty feet (50'), unless otherwise noted.
 - All block corner and call-to-sac radii return to tangent radii are twenty five feet (25').
 - Abbreviations:
 - AE "Aerial Easement"
 - BL "Building Line"
 - CF "Clerk's File"
 - DE "Drainage Easement"
 - EM "Easement"
 - FC "Firm Code"
 - FBCIR "Fort Bend County Deed Records"
 - FBCMR "Fort Bend County Map Records"
 - FBCMRD "Fort Bend County Municipal Utility District"
 - FBCOPR "Fort Bend County Official Public Records"
 - FBCOPRRP "Fort Bend County Official Public Records of Real Property"
 - FBCPR "Fort Bend County Plat Records"
 - FME "Force Main Easement"
 - FND "Fund"
 - MMD No. 1 "Missouri City Management District No. 1"
 - NO "Number"
 - POB "Point of Beginning"
 - ROW "Right-of-Way"
 - Sq Ft "Square Feet"
 - SE "Sanitary Sewer Easement"
 - SE "Storm Sewer Easement"
 - Temp "Temporary"
 - UE "Utility Easement"
 - Vol & Pipe "Volume and Pipe"
 - WLE "Waterline Easement"
 - "Block Number"
 - Set 3/4-inch Iron With Cap Stamped "Janae/Carter Property Corner" as Per Certification
 - Found 3/4-inch Iron With Cap Stamped "Cotton Surveying"
 - All easements are centered on lot lines unless shown otherwise.
 - All building lines along street rights-of-way as shown on the plat.
 - Elevations shown hereon are based on Missouri City Survey Control Monument Marker No. PCM-003 located at the northwest corner of Sierra Parkway and Trammel-Fresno Road with a published elevation of 48.07 feet, NAD 83, 2001 Adjustment.
 - Sidewalks shall be constructed as required by section 82-164 of the Code of Ordinances of the City of Missouri City, Texas.
 - Required fire flow shall be provided based on the size and construction of all buildings as required by the International Fire Code as adopted by the City.
 - The placement of fire hydrants shall be provided based on the minimum distance requirements as established in the International Fire Code as adopted by the City (500 ft. for residential development and 300 ft. for commercial development). All fire hydrants shall be installed according to the International Fire Code adopted by the City.
 - The City of Missouri City shall not be responsible for maintenance of driveways, sidewalks, emergency access easements, recreational areas and open space; and the FBC MUD No. 48 shall be responsible for such maintenance of driveways, emergency access easements, recreational areas and open spaces as required by section 3.C.(12) of the Administrative Platting Manual of the City of Missouri City (June 2014).
 - All required utility companies have been contacted and all public utility easements as shown on the above and foregoing plat constitute all of the easements required by the utility companies contacted.
 - All of the property subdivided in the above and foregoing plat is within the incorporated boundaries of the City of Missouri City, Texas.

- Slab elevation shall be elevated to or above a height which is the higher of eighteen inches above highest adjacent grade, or twelve inches above the maximum one percent (1%) road risk floodplain ponding elevation in the nearest drainage system as per Section 45-54 of the Missouri City Code of Ordinances. The minimum slab elevation for Parks Edge Sec 2 is 75.40'.
- No building or other permit, except permits for construction of public improvements, will be issued by the City of Missouri City, Texas, for construction within this subdivision until such time as all public improvements of the subdivision have been constructed by the developer and accepted by the City or the guarantee of construction of public improvements required by Section 82-208 of the Code of Ordinances of the City of Missouri City, Texas, is submitted to and approved by the City.
- In accordance with Center Point Energy Electrical Service Manual, Article 421.2, electric meters shall be located in a position that is accessible at all times without customer assistance. Access to the meter shall not be blocked by gates, walls or fences.
- Driveway approaches shall be provided in accordance with the Missouri City Driveway Approach Policy as required under the provisions of Subsection 82-160 of the Code of Ordinances of the City of Missouri City, Texas.
- All drainage and floodway easements shall be kept clear of fences, buildings, plantings and other obstructions to the operations and maintenance of the drainage facility as required by Subsection 82-166(d) of the Code of Ordinances of the City of Missouri City, Texas.
- Coordinates shown hereon are Texas Coordinate System, South Central Zone (Grid) NAD 83. Combined scale factor = 0.999859732
- Driveway Location - for the lot on the inside of a knuckle or 90 degree turn, driveway must be placed on the lot frontage along the inside approach line prior to the right turn, to avoid sight obstruction safety hazards.
- All existing and proposed pipelines or pipeline easements adjacent to the subdivision have been shown.
- Bearings shown hereon are based on Texas Coordinate System, South Central Zone NAD 83.
- Restricted Reserve "A" is restricted to landscape and Trail System purposes only. Restricted Reserve "A" is 0.3365 acres, 14,660 square feet.
- Restricted Reserve "B" is restricted to landscape purposes only. Restricted Reserve "B" is 0.1146 acres, 4,994 square feet.
- Restricted Reserve "C" is restricted to drainage/landscape/open space and Trail System purposes only. Restricted Reserve "C" is 0.8513 acres, 37,083 square feet.
- Restricted Reserve "D" is restricted to drainage purposes only. Restricted Reserve "D" is 1.1438 acres, 49,824 square feet.
- Restricted Reserve "E" is restricted to landscape/open space purposes only. Restricted Reserve "E" is 0.1138 acres, 4,957 square feet.
- Based on FEMA Firm Panel No. 48157C0295L, dated April 2, 2014, Lots 20-29, Block 1, and Lots 17-20, Block 2 within Parks Edge Sec 2 are located within Zone AE. These lots are currently being filled above the 100-year floodplain elevation. Once the fill has been placed and verified, the Letter of Map Revision based on Fill (LOMR-F) will be submitted to FEMA for approval. Building permits will not be released by the City of Missouri City until FEMA has approved the LOMR-F.
- In accordance with PD, planned development district #95 (Ordinance 0-15-52) there shall be a rear yard of not less than 8 feet. Except as specifically set forth in the Residential Builder Guidelines, adopted as exhibit D by Ordinance 0-15-52, a side yard of zero (0) feet is allowed. The combined side yards between a building on a given lot and a building on an adjacent lot shall not be less than ten feet.
- No building or other permit, except permits for construction of public improvements, will be issued by the City of Missouri City, Texas, for construction within this subdivision until such time as the payment of money in lieu of parkland required under the provisions of subsection (a) of section 82-174 of the Code of Ordinances of the City of Missouri City, Texas, has been submitted and accepted by the City.
- Buildings shall be set back a minimum distance of 30 feet from any pipeline or 15 feet from any pipeline easement, whichever distance is greater.
- All drainage and floodway easements shall be kept clear of fences, buildings, plantings and other obstructions to the operations and maintenance of the drainage facility as required by Subsection 82-166(d) of the Code of Ordinances of the City of Missouri City, Texas.

PARKS EDGE SECTION 2

A SUBDIVISION OF 15.32 ACRES OF LAND OUT OF THE H. SHROPSHIRE SURVEY, A-313 CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS

60 LOTS 5 RESERVES 2 BLOCKS
JANUARY 2018



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Janae Richard
Laura Richard, County Clerk
Fort Bend County Texas
March 22, 2018 02:09:07 PM
FEE \$294.00 DP2 20180070

DEVELOPER/OWNER:
D.R. HORTON - TEXAS, LTD.,
a Texas limited partnership
14100 Southwest Freeway, Ste 500
Sugar Land, Texas 77478
Phone: (281) 269-6832

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

ENGINEER:
JONES | CARTER
JANET M. BACCUS, P.E.

City of Missouri City, TX
Received
JUN 21 2018
Planning Division

CALLED 3.250 ACRES
TO FORT BEND COUNTY MUNICIPAL
DISTRICT No. 48
BY SPECIAL WARRANTY DEED
CF No 20169130599
FBCOPRRP

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, D.R. Horton - Texas, Ltd., a Texas limited partnership, acting by and through Chris Lindhorst, its Division President, and Authorized Agent, herein referred to as Owner of the 15.32 acre tract described in the above and foregoing plat of Parks Edge Section 2, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind myself, my heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

We further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the city. We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication or exactions made herein.

Further, owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally ten feet (10' 0") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for 14 feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted thereon, whereby the aerial easements total 21 feet, six inches (21' 6") in width.

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

Further, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Parks Edge Section 2 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

IN TESTIMONY WHEREOF, the D.R. Horton - Texas, Ltd., a Texas Limited Partnership, by its authorized agent has caused these presents to be signed by Chris Lindhorst, its Division President, thereunto authorized, and its common seal hereunto affixed.

this 5 day of February, 2018.

D.R. Horton - Texas, Ltd.,
a Texas limited partnership

By: Chris Lindhorst
Chris Lindhorst
Division President
Attest: Jonathan Woodruff
Jonathan Woodruff
Assistant Vice President

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

Steven Jares
Steven Jares
Registered Professional Land Surveyor
No. 5317



This is to certify that the Planning and Zoning Commission at the City of Missouri City, Texas, has approved this plot and subdivision of Parks Edge Section 2 in conformance with the laws of the State of Texas and the ordinances of the City of Missouri City as shown hereon and authorized the recording of this plat this 14th

day of March, 2018.

By: Sonya Brown-Marshall
Sonya Brown-Marshall
Chair
By: Timothy R. Honey
Timothy R. Honey
Vice Chair

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation

in my office on March 02, 2018 at 2:09 o'clock pm. In plot number 20180070 of the plot records of Fort Bend County, Texas

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

Laura Richard
Laura Richard
County Clerk Fort Bend County, Texas



By: Heena Shankar
Heena Shankar
Deputy

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Chris Lindhorst, Division President known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 5 day of February, 2018

Li Ji
(Signature of Notary Public)
Notary Public in and for the State of Texas



STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Jonathan Woodruff, Assistant VP known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 5 day of February, 2018

Li Ji
(Signature of Notary Public)
Notary Public in and for the State of Texas



City of Missouri City, TX
Received

JUN 21 2018

Planning Division

PARKS EDGE SECTION 2

A SUBDIVISION OF 15.32 ACRES OF LAND
OUT OF THE
H. SHROPSHIRE SURVEY, A-313
CITY OF MISSOURI CITY,
FORT BEND COUNTY, TEXAS
60 LOTS 5 RESERVES 2 BLOCKS
JANUARY 2018

6 pgs 2018029779

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard
Laura Richard, County Clerk
Fort Bend County Texas
March 22, 2018 02:00:07 PM
FEE: \$294.00 DP2 20180070



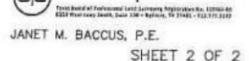
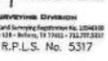
DEVELOPER/OWNER:
D.R. HORTON - TEXAS, LTD.,
a Texas limited partnership
14100 Southwest Freeway, Ste 500
Sugar Land, Texas 77478
Phone: (281) 269-6832

SURVEYOR:

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

ENGINEER:

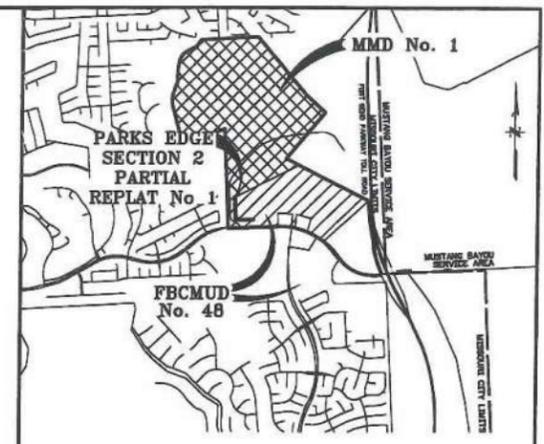
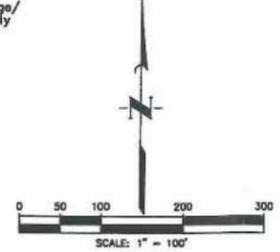
JONES | CARTER
JANET M. BACCUS, P.E.



IDENTIFYING No.	LAND USE	ACREAGE	OWNER
C	LANDSCAPE/ OPEN SPACE/TRAFFIC SYSTEM	0.3819	FBC MUD No. 48
F	DRAINAGE/UTILITY	0.4712	FBC MUD No. 48

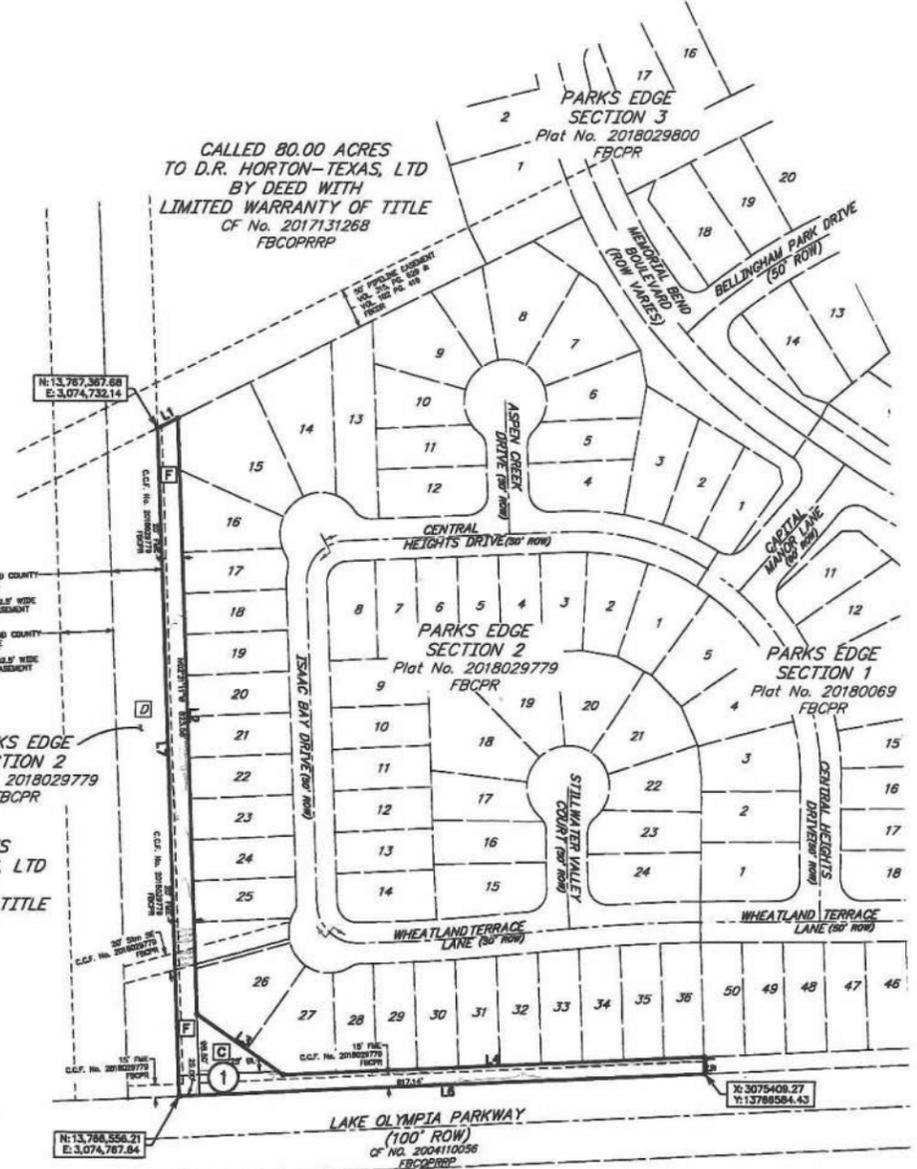
C RESTRICTED RESERVE "C"
Restricted to Landscape/Open Space/
Trail System Purposes Only
0.3819 Acres
16,634 Sq Ft

F RESTRICTED RESERVE "F"
Restricted to Drainage/
Utility Purposes Only
0.4712 Acres
20,524 Sq Ft



FORT BEND COUNTY
VICINITY MAP
Scale: 1" = 1/2 MILE

LINE	BEARING	DISTANCE
L1	N63°20'09"E	27.40'
L2	S02°31'11"E	728.08'
L3	S55°04'01"E	128.22'
L4	N87°28'49"E	515.35'
L5	S02°31'11"E	20.52'
L6	S87°28'49"W	842.14'
L7	N02°31'11"W	812.37'



CALLLED 80.00 ACRES
TO D.R. HORTON-TEXAS, LTD
BY DEED WITH
LIMITED WARRANTY OF TITLE
CF No. 2017131268
FBCOPRRP

CALLLED 3.250 ACRES
TO FORT BEND COUNTY MUNICIPAL
DISTRICT No. 48
BY SPECIAL WARRANTY DEED
CF No. 20169130599
FBCOPRRP

General Notes

- All drainage and floodway easements shall be kept clear of fences, buildings, plantings and other obstructions to the operations and maintenance of the drainage facility as required by Subsection 82-168(d) of the Code of Ordinances of the City of Missouri City, Texas.
- All cut-de-acc roads are fifty feet (50'), unless otherwise noted.
- All block corner and cut-de-acc return to tangent road are twenty five feet (25').
- AE "Aerial Easement"
BL "Building Line"
CF "Curb's File"
DE "Drainage Easement"
Easmt "Easement"
FC "Firm Code"
FBCDR "Fort Bend County Deed Records"
FBCMUD "Fort Bend County Municipal Utility District"
FBCOPRR "Fort Bend County Official Public Records"
FBCOPRRP "Fort Bend County Official Public Records of Real Property"
FBCPR "Fort Bend County Plat Records"
FBCPR "Force Main Easement"
FBCPR "Force Main Easement"
MMD No. 1 "Missouri City Management District No. 1"
No "Number"
POB "Point of Beginning"
ROW "Right-of-Way"
Sq Ft "Square Feet"
Stm SE "Storm Sewer Easement"
Vol "Volume and Page"
WLE "Waterline Easement"
..... "Block Number"
..... Set 3/4-inch Iron With Cap Stamped "Jones/Carter Property Corner" as Per Certification
- All easements are centered on lot lines unless shown otherwise.
- All building lines along street rights-of-way as shown on the plat.
- Elevations shown hereon are based on Missouri City Survey Control Monument Marker No. PCM-003 located at the northwest corner of Sierra Parkway and Trammel-Franco Road with a published elevation of 86.07 feet, NAVD 83, 2001 Adjustment.
- Sidewalks shall be constructed as required by section 82-164 of the Code of Ordinances of the City of Missouri City, Texas.
- Required fire flow shall be provided based on the size and construction of all buildings as required by the International Fire Code as adopted by the City.
- The placement of fire hydrants shall be provided based on the minimum distance requirements as established in the International Fire Code as adopted by the City (500 ft. for residential development and 300 ft. for commercial development). All fire hydrants shall be installed according to the International Fire Code adopted by the City.
- The City of Missouri City shall not be responsible for maintenance of driveways, sidewalks, emergency access easements, recreational areas and open space; and the FBC MUD No. 48 shall be responsible for such maintenance of driveways, emergency access easements, recreational areas and open space as required by section 3.5.C(12) of the Administrative Platting Manual of the City of Missouri City (June 2014).

- All required utility companies have been contacted and all public utility easements as shown on the above and foregoing plat constitute all of the easements required by the utility companies contacted.
- All of the property subdivided in the above and foregoing plat is within the incorporated boundaries of the City of Missouri City, Texas.
- Slab elevation shall be elevated to or above a height which is the higher of eighteen inches above highest adjacent grade, or twelve inches above the maximum one percent annual flood risk floodplain ponding elevations as per Section 42-54 of the Missouri City Code of Ordinances. The minimum slab elevation for Parks Edge Sec 2 is 75.40'.
- No building or other permit, except permits for construction of public improvements, will be issued by the City of Missouri City, Texas, for construction within this subdivision until such time as all public improvements of the subdivision have been constructed by the developer and accepted by the City or the guarantee of construction of public improvements required by Section 82-206 of the Code of Ordinances of the City of Missouri City, Texas, is submitted to and approved by the City.
- In accordance with Center Point Energy Electrical Service Manual, Article 421.2, electric meters shall be located in a position that is accessible at all times without customer assistance. Access to the meter shall not be blocked by gates, walls or fences.
- Driveway approaches shall be provided in accordance with the Missouri City Driveway Approach Policy as required under the provisions of Subsection 82-160 of the Code of Ordinances of the City of Missouri City, Texas.
- All drainage and floodway easements shall be kept clear of fences, buildings, plantings and other obstructions to the operations and maintenance of the drainage facility as required by Subsection 82-168(d) of the Code of Ordinances of the City of Missouri City, Texas.
- Coordinates shown hereon are Texas Coordinate System, South Central Zone (Grid) NAD 83. Combined scale factor = 0.999859732
- Driveway Location - for the lot on the inside of a knuckle or 90 degree turn, driveway must be placed on the lot frontage along the inside approach lane prior to the right turn, to avoid sight obstruction safety hazards.
- All existing and proposed pipelines or pipeline easements adjacent to the subdivision have been shown.
- Bearings shown hereon are based on Texas Coordinate System, South Central Zone NAD 83.
- Restricted Reserve "C" is restricted to landscape/open space and Trail System purposes only. Restricted Reserve "F" is 0.4712 acres, 20,524 square feet.
- Based on FEMA Firm Panel No. 481570225SL, dated April 2, 2014, Lots 20-28, Block 1, and Lots 17-20, Block 2 within Parks Edge Sec 2 are located within Zone AE. These lots are currently being filled above the 100-year floodplain elevation. Once the fill has been placed and verified, the Letter of Map Revision based on Fill (LOMR-F) will be submitted to FEMA for approval. Building permits will not be reissued by the City of Missouri City until FEMA has approved the LOMR-F.
- In accordance with PD, planned development district #85 (Ordinance O-15-52) there shall be a rear yard of not less than 8 feet. Except as specifically set forth in the Residential Builder Guidelines, adopted as exhibit D by Ordinance O-15-52, a side yard of zero (0) feet is allowed. The combined side yards between a building on a given lot and a building on an adjacent lot shall not be less than ten feet.
- No building or other permit, except permits for construction of public improvements, will be issued by the City of Missouri City, Texas, for construction within this subdivision until such time as the payment of money in lieu of parkland required under the provisions of subsection (d) of section 82-174 of the Code of Ordinances of the City of Missouri City, Texas, has been submitted and accepted by the city.
- Buildings shall be set back a minimum distance of 30 feet from any pipeline or 15 feet from any pipeline easement, whichever distance is greater.

PARKS EDGE SECTION 2 PARTIAL REPLAT No. 1

A SUBDIVISION OF 0.85 ACRES OF LAND
OUT OF THE
H. SHROPSHIRE SURVEY, A-313
BEING A REPLAT OF RESTRICTED RESERVE "C" OF
PARKS EDGE SECTION 2
AS RECORDED IN PLAT No 20180070
OF THE FORT BEND COUNTY PLAT RECORDS
CITY OF MISSOURI CITY,
FORT BEND COUNTY, TEXAS

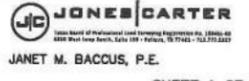
0 LOTS 2 RESERVES 1 BLOCK
JUNE 2018

REASON FOR REPLAT: TO CREATE 2 RESTRICTED RESERVES

DEVELOPER/OWNER:
D.R. HORTON - TEXAS, LTD.,
a Texas limited partnership
14100 Southwest Freeway, Ste 500
Sugar Land, Texas 77478
Phone: (281) 269-6832

SURVEYOR:

ENGINEER:



JANET M. BACCUS, P.E.

City of Missouri City, TX
Received
JUN 21 2018
Planning Division

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, D.R. Horton - Texas, Ltd., a Texas limited partnership, acting by and through Chris Lindhorst, its Division President, and Authorized Agent, herein referred to as Owner of the 15.32 acre tract described in the above and foregoing plat of PARKS EDGE SECTION 2 PARTIAL REPLAT No 1, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind myself, my heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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

Further, owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally as 11 feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for 14 feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted thereon, whereby the aerial easements total 21 feet, six inches (21' 6") in width.

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

Further, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of PARKS EDGE SECTION 2 PARTIAL REPLAT No 1 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent coverage.

IN TESTIMONY WHEREOF, the D.R. Horton - Texas, Ltd., a Texas Limited Partnership, by its authorized agent has caused these presents to be signed by Chris Lindhorst, its Division President, thereto authorized, and its common seal hereunto affixed

this _____ day of _____, 2018.

D.R. Horton - Texas, Ltd.,
a Texas limited partnership

By: _____
Chris Lindhorst,
Division President

Attest: _____
Name:
Title:

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

Steven Jones
Registered Professional Land Surveyor
No. 5317

This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this plat and subdivision of PARKS EDGE SECTION 2 PARTIAL REPLAT No 1 in conformance with the laws of the State of Texas and the ordinances of the City of Missouri City as shown hereon and authorized the recording of this plat this _____

day of _____, 2018.

By: _____
Sonya Brown-Marshall
Chair

By: _____
Timothy R. Haney
Vice Chair

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation

In my office on _____, 2018 at _____ o'clock _____ m. In plot number _____ of the plot records of Fort Bend County, Texas

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

Laura Richard
County Clerk Fort Bend County, Texas

By: _____
Deputy

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Chris Lindhorst, Division President known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018

(Signature of Notary Public)
Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018

(Signature of Notary Public)
Notary Public in and for the State of Texas

City of Missouri City, TX
Received

JUN 21 2018

Planning Division

PARKS EDGE SECTION 2 PARTIAL REPLAT No. 1

A SUBDIVISION OF 0.85 ACRES OF LAND
OUT OF THE
H. SHROPSHIRE SURVEY, A-313
BEING A REPLAT OF RESTRICTED RESERVE "C" OF
PARKS EDGE SECTION 2
AS RECORDED IN PLAT No 20180070
OF THE FORT BEND COUNTY PLAT RECORDS
CITY OF MISSOURI CITY,
FORT BEND COUNTY, TEXAS

0 LOTS 2 RESERVES 1 BLOCK
JUNE 2018

REASON FOR REPLAT: TO CREATE 2 RESTRICTED RESERVES

DEVELOPER/OWNER:
D.R. HORTON - TEXAS, LTD.,
a Texas limited partnership
14100 Southwest Freeway, Ste 500
Sugar Land, Texas 77478
Phone: (281) 269-6832

SURVEYOR:

 JONES | CARTER

Steven Jones, R.P.L.S. No. 5317

ENGINEER:

 JONES | CARTER

JANET M. BACCUS, P.E.

SHEET 2 OF 2



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: July 11, 2018

AGENDA ITEM SUBJECT: Final Plat of The Crossing at Sienna Ranch Reserve A

AGENDA ITEM NUMBER: 6.C.

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: PLAT1800051

PROPERTY ID: 0007-00-000-0668-907 / 0007-00-000-0661-907

LOCATION: South of Sienna Ranch Rd. and west of Sienna Circle

ZONING DISTRICT DESIGNATION: PD, Planned Development District #35 (Ordinance O-13-28)

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: None

RECOMMENDED ACTION:

The Planning and Zoning Commission should grant approval of this **Final Plat** conditioned on addressing the following deficiencies.

All conditions placed on this application as a result of the Commission's approval must be approved by the Development Services Department before recordation of the final plat.

Copies of recorded plats for subdivisions are required to be submitted in electronic, mylar, and paper formats.

A final plat application must be in the form and contain the information and documents as required by the Administrative Platting Manual of the City of Missouri City, as adopted in June 2014 and in accordance with Section 82-95 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Administrative Platting Manual are referenced in the comments below, except where indicated otherwise.

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - a. A current title report or title policy, prepared within 45 days of the date that the final plat was furnished to the Commission must be provided in accordance with Section 3.C(9).
 - b. Tax certificates showing that no ad valorem taxes are due and owing on the subdivision must be provided in accordance with Section 3.C(9)(f).
 - c. The date on which the plat was drawn shall be indicated in accordance with Section 2.D(6).
 - d. The scale must be indicated numerically and graphically. Both the numerical and graphical displays of the scale must be located adjacent to each other. The minimum scale acceptable shall be one inch equals 100 feet in accordance with Section 2.D(8).
 - e. The vicinity map must show sufficient detail to a distance of not less than one-half mile. The suggested scale of the vicinity map is one inch equals 1,200 feet. The vicinity map shall be oriented north at the top of the drawing and in the same direction as the subdivision drawing in accordance with Section 2.D(9).
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
 - a. The point of beginning (POB) for the subdivision shall be expressed as Texas State Plane NAD83 grid coordinate values of "X", "Y" as required by the City of Missouri City Design Manual, Section 2.10(G).
 - b. A letter shall be provided from the Ft. Bend County Drainage District stating that the tract has outfall drainage and all applicable fees have been paid.
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
 - a. An electronic plat shall be submitted in accordance with Section 2.D(2).

B. STANDARD PLAT NOTES:

The following plat notes must be included on the face of a final plat:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - a. Sidewalks shall be constructed as required by Subsection 82-164 of the Code of Ordinances of the City of Missouri City, Texas.
 - b. Please update the referenced PD ordinance number in plat note #1. The current ordinance is O-13-28.

2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
 - a. All slab elevations shall be one foot above the 100-year flood elevation as established by FEMA as per Section 3.C.(11) of the Administrative Platting Manual of the City of Missouri City (June 2014).

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

STATE OF TEXAS
COUNTY OF FORT BEND

We, B & S Properties, Inc. a Texas Corporation Company, acting by and through Brian E. Smith and wife, Sarah Smith, owners, hereinafter referred to as owners of the 1.7728 acre tract described in the above and foregoing plat of The Crossing At Sienna Ranch Reserve A, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

We 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 for the city. We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication or easements made herein.

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

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

Further, Owners do hereby acknowledge the receipt of the "Orders for Regulation of Outdoor Lighting in Unincorporated Areas of Fort Bend County, Texas, and do hereby covenant and agree and shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004 and any subsequent amendments.

IN TESTIMONY WHEREOF, B & S Properties, Inc. has caused these presents to be signed by Brian E. Smith and wife, Sarah Smith, thereto authorized, and its common seal hereunto affixed this ____ day of _____, 2018.

B & S Properties, Inc.
a Texas Corporation Company

By: Brian E. Smith
Owner

By: Sarah Smith
Owner

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Brian E. Smith and wife, Sarah Smith known to me to be the persons whose names is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2018.

Notary Public in and for the State of Texas
My Commission Expires _____

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

Donald Mathew Cookston
Registered Professional Land Surveyor
Texas Registration No. 4733

This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this plat and subdivision of The Crossing At Sienna Ranch Reserve A in conformance with the laws of the State of Texas and ordinances of the City of Missouri City, as shown hereon and authorized the recording of this plat, this ____ day of _____, 2018.

By: Sonya Brown-Marshall, Chair

By: Timothy R. Honey, Vice Chair

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recording in my office on _____, 2018 at ____ o'clock ____ m., in plot number _____ of the Plat Records of Fort Bend County.

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

Laura Richard, County Clerk
Fort Bend County, Texas

By: _____
Deputy

City of Missouri City, TX

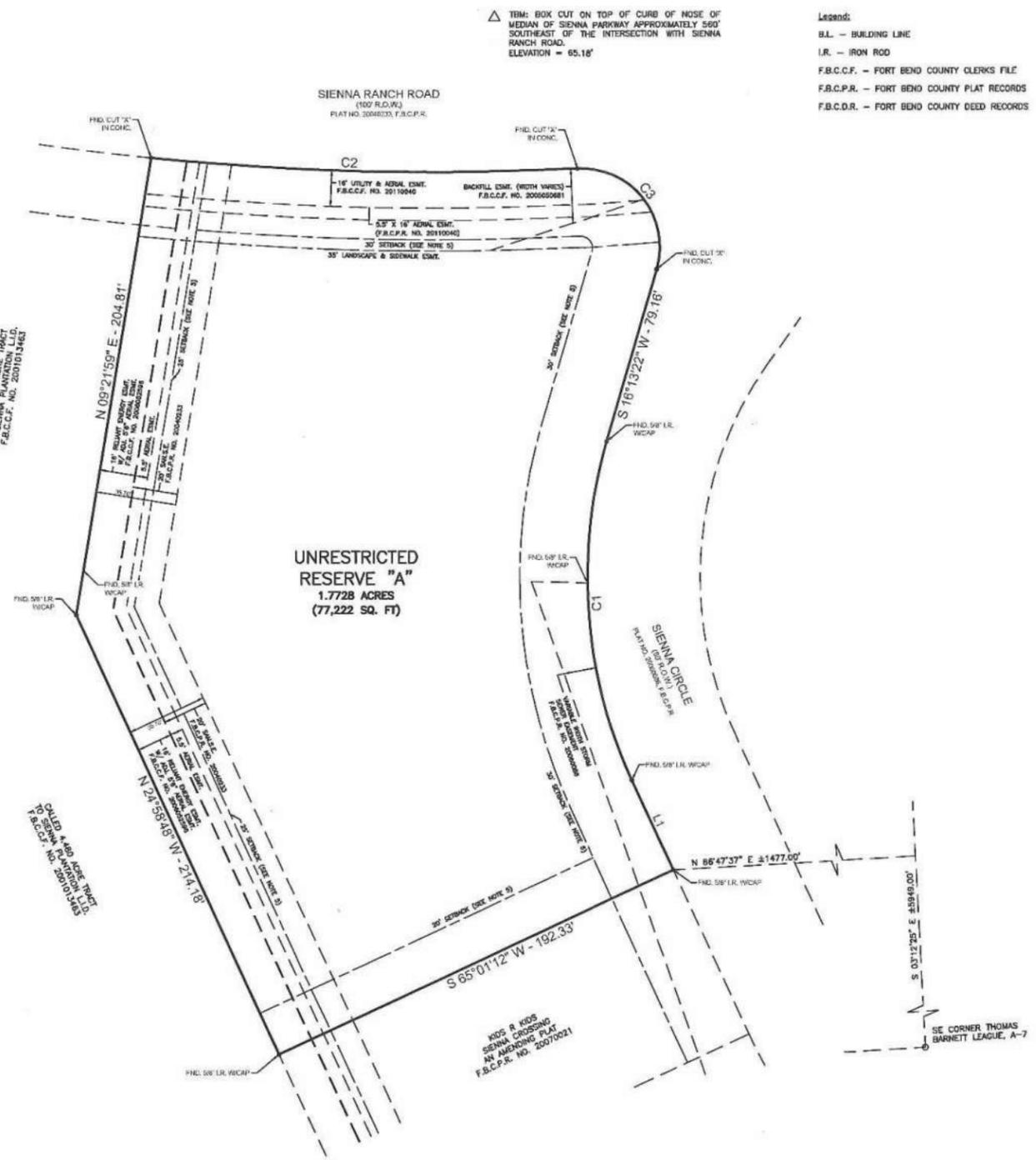
Received

JUN 22 2018

Planning Division

CALLED 4.80 ACRE TRACT TO 2004-10-14-18
F.B.C.C.F. NO. 20110404

CALLED 4.80 ACRE TRACT TO 2004-10-14-18
F.B.C.C.F. NO. 20110404



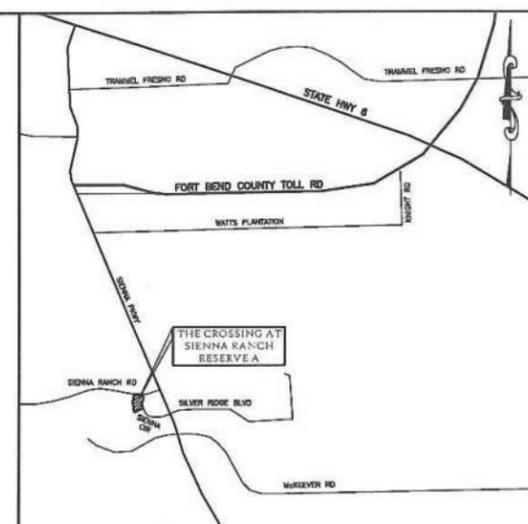
UNRESTRICTED
RESERVE "A"
1.7728 ACRES
(77,222 SQ. FT)

NOS R 405
SIENNA CROSSING
BY AMENDING PLAT
F.B.C.P.R. NO. 20070021

△ TEM: BOX CUT ON TOP OF CURB OF NOSE OF
MEDIAN OF SIENNA PARKWAY APPROXIMATELY 560'
SOUTHEAST OF THE INTERSECTION WITH SIENNA
RANCH ROAD.
ELEVATION = 65.18'

Legend:
B.L. - BUILDING LINE
I.R. - IRON ROD
F.B.C.C.F. - FORT BEND COUNTY CLERKS FILE
F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS

- Notes:
- The Crossing At Sienna Ranch Reserve A is out of the 89.25 Acre Planned Development District No. 35 (PD), as defined by the city of Missouri City Ordinance 0-04-44 as amended September 23, 2004; an amendment of zoning district map of the city of Missouri City, as adopted by ordinance 0-01-10 adopted January 18, 1981, and repealing ordinance 0-00-67, adopted December 18, 2000.
 - The property defined by this plat lies within Fort Bend Subdivision District, Fort Bend County Drainage District and Sienna Plantation Municipal Utility District No. 1 & 12. This property also lies within the corporate limits of the city of Missouri City, within Fort Bend County Lighting ordinance zone No. 3 and is part of Planned Development District No. 35 (PD).
 - Five eights inch (5/8") iron rods three feet (3') in length with plastic cap marked "OSC" will be set on all perimeter boundary corners, unless otherwise indicated.
 - All bearings are referenced to the Texas State Plane Coordinate System South Central Zone 4204 (NAD83). Coordinates shown are grid and may be converted to surface by applying a combined scale factor of _____.
 - This plat was prepared from information furnished by _____ Title Insurance Company, of number _____ with an effective date of _____. The surveyor has not abstracted the above property.
 - Benchmark: a stainless steel rod known as NOS marker AW2362, located at the approximate center of intersection with McKeever Road to the east, Beas Passage to the west and Sienna Parkway running north and south. Having a published elevation of 61.87', NAVD '88
 - This property is subject to zoning and regulation of the city of Missouri City. It is currently Zone PD-35. Front setback = Thirty feet (30'). Rear setback = twenty five feet (25'). Side setbacks = thirty feet (30') when abutting a street, otherwise side setback is determined by building and fire code.
 - According to FEMA Flood Insurance Rate Map (FIRM) No. 48157C0295L, effective on 04/02/2014, subject tract lies within Zone "X" unshaded, areas determined to be outside the 0.2% annual chance floodplain.
 - This plat is subject to restrictive covenants recorded in Fort Bend County Clerks file no.'s _____.
 - All of the property subdivided in the above and foregoing plat is within the incorporated boundaries of the city of Missouri City, Texas.
 - Shared access and parking facilities shall be provided as required under the provisions of Subsection 82-159 of the Code of Ordinances of the city of Missouri City.
 - In accordance with CenterPoint Energy Electrical Service Manual, Article 421.2, electric meters shall be located in a position that is accessible at all times without customer assistance. Access to the meter.
 - There are no apparent existing or proposed pipeline easements within the limits of the subdivision.
 - Required fire flow shall be provided based on size and construction of all buildings as required by the International Fire Code as adopted by the city of Missouri 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 of Missouri City. 300 feet for commercial developments. All fire hydrants shall be installed according to the International Fire Code as adopted by the city of Missouri City.
 - Driveway approaches shall be provided in accordance with the Missouri City Driveway Approach policy as required under the provisions of Subsection 82-160 of the code of ordinance of the city of Missouri City Texas
 - All drainage and floodway easements shall be kept clear of fences, building, planting and other obstructions to the operation and maintenance of the drainage facilities as required by subsection 82-168 (d) of the code of ordinances of Missouri City.
 - The City of Missouri City shall not be responsible for the maintenance of driveways, sidewalks, emergency access easements, recreational areas and open space.
 - No building or permit, except permits for construction of public improvements will be issued by the city of Missouri City Texas for construction within this subdivision until such time as all public improvements of the subdivision have been constructed by the developer and accepted by the city or the guarantee of the construction of public improvements required by subsection 82-205 of the Code of Ordinances of the city of Missouri City Texas is submitted to and approved by the city.
 - The minimum slab elevation for this section shall be 70.00'. It has been determined using the Fort Ben County regulations for subdivisions section 4.16, and Fort Ben County drainage criteria Manual requirements as follows: 1) Not less than eighteen (18) inches above the 100 year floodplain or impacting water surface elevation; 2) Not less than 12 inches above the maximum ponding of sheet flow elevation within the sight during an extreme event; 3) Not less than 18 inches above the highest natural ground at any point on the perimeter of the lowest slab.
 - All required utility companies have been contacted and public utility easements as shown on the above and foregoing plat constitute all of the easements required by the utility companies contacted.



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 24°56'53" E	43.80'

CURVE TABLE

CURVE	RADIUS	ARC DISTANCE	DELTA	CHORD BEARING	CHORD DISTANCE
C1	213.00'	153.34'	41°14'51"	S 04°21'45" E	150.05'
C2	1250.00'	188.60'	8°38'41"	S 88°30'03" E	188.42'
C3	35.00'	66.61'	108°02'45"	N 38°18'01" W	57.00'

Overland Consortium Inc.
Surveyors
145-281-840-8889 Fax: 145-207-6476
5001 Kingsway Church Lane, Sugar Land, TX 77498
FIELD REPRESENTATIVE: BOB WOODWARD

FINAL PLAT
**THE CROSSING AT
SIENNA RANCH
RESERVE A**

A SUBDIVISION OF 1.7728 ACRES
LOCATED IN THE
THOMAS BARNETT LEAGUE, A-7
FORT BEND COUNTY, TEXAS
BEING ALL OF A CALLED 0.84 ACRE TRACT AS
RECORDED IN FORT BEND COUNTY CLERKS FILE
NUMBER 2013073274 AND
A REPLAT OF THE CROSSING AT
SIENNA RANCH, UNIT TWO, RESERVE A-7 A
SUBDIVISION AS RECORDED IN PLAT NUMBER 20110040
OF THE FORT BEND COUNTY PLAT RECORDS

REASON FOR REPLAT: TO CREATE ONE RESERVE
0 LOTS 1 RESERVE 1 BLOCK
SCALE: 1" = 30' JUNE, 2018
OWNER: B & S Properties, Inc.

STATE OF TEXAS
COUNTY OF FORT BEND

WE, SARAH ANNE REGISTER 1992 QUALIFIED SUBCHAPTER S TRUST, ACTING BY AND THROUGH SARAH ANNE REGISTER SMITH, IT'S TRUSTEE, HERINAFTER REFERRED TO AS GRANTEES OF THE 0.9302 ACRE TRACT OF LAND DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF THE CROSSING AT SIENNA RANCH, UNIT TWO, RESERVE A-7, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO ALL LAWS, DEDICATIONS, RESTRICTIONS AND REGULATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FUTURE, ALL STREETS, ALLEYS, PARKS, WALKWAYS, COURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND AS DEDICATED.

WE 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 COMPLY WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY. WE, OUR SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OR EASEMENTS MADE HEREIN.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNRESTRICTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL EIGHTEEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL, UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (L.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS TOTAL THIRTY FEET (30' 0") IN WIDTH.

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

IN TESTIMONY WHEREOF, SARAH ANNE REGISTER 1992 QUALIFIED SUBCHAPTER S TRUST HAS CAUSED THESE PRESENTS TO BE SIGNED BY SARAH ANNE REGISTER SMITH, IT'S TRUSTEE, INTERESTED AUTHORIZED THIS 20th DAY OF APRIL 2011.

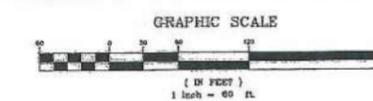
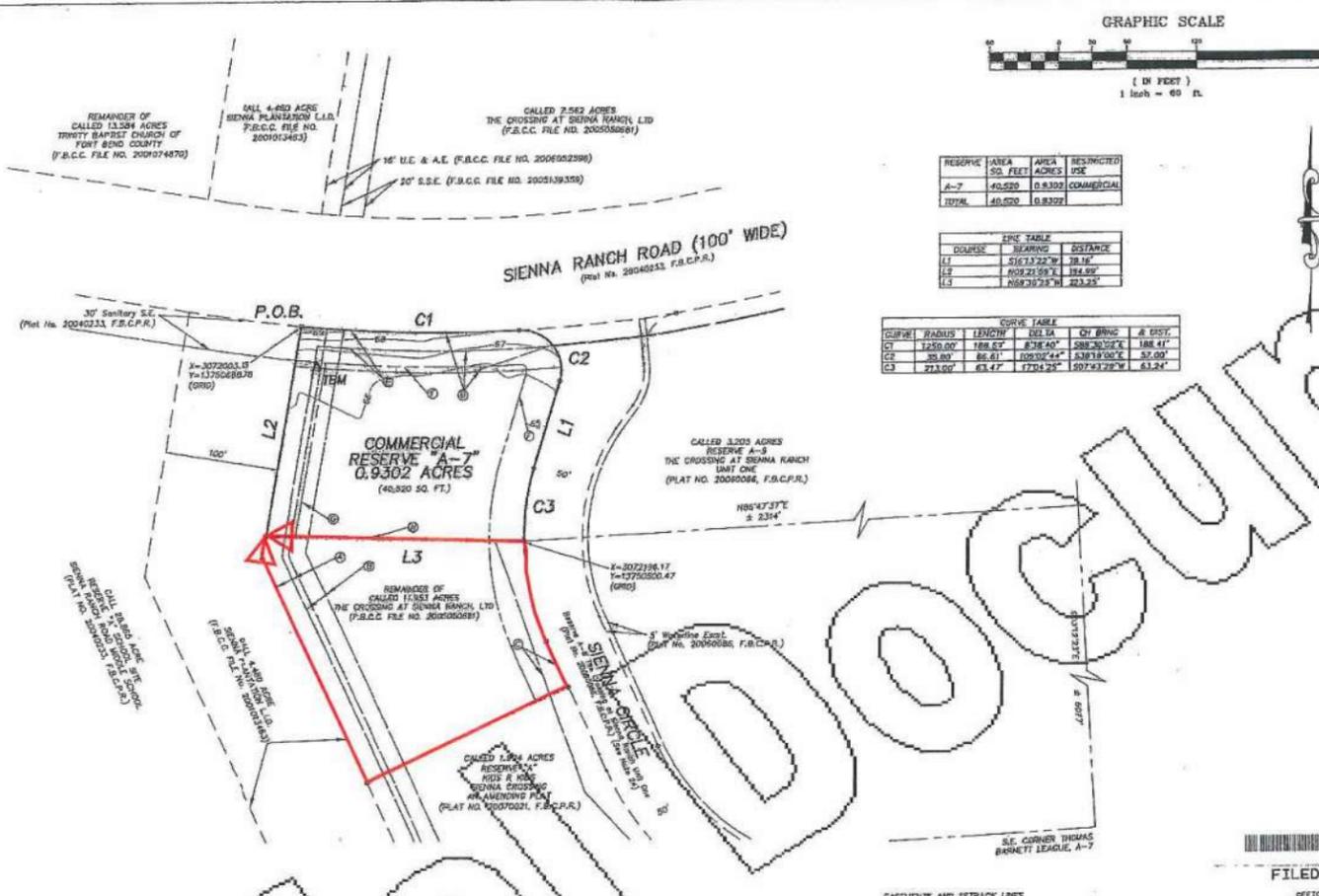
SARAH ANNE REGISTER 1992 QUALIFIED SUBCHAPTER S TRUST
SARAH ANNE REGISTER SMITH, TRUSTEE
STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SARAH ANNE REGISTER SMITH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 20th DAY OF APRIL 2011.

Patricia M. Laurel
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 03/20/12

RANDY E. McLENDON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4079

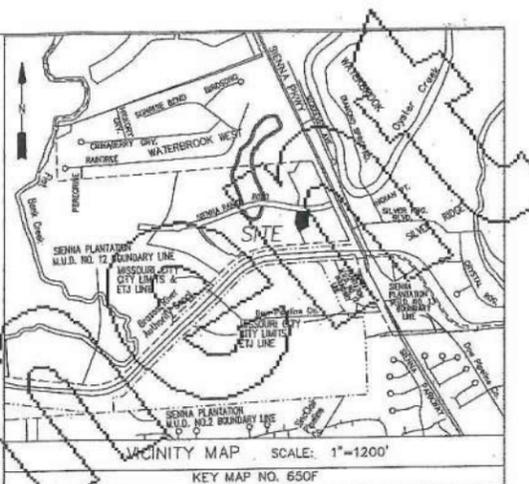
NOTES:
1. THE CROSSING AT SIENNA RANCH IS OUT OF THE 60.25 ACRES PLANNED DEVELOPMENT DISTRICT NO. 35 (P.D.) AS DEFINED BY C.M.A.C. ORDINANCE 0-10-14 AS AMENDED BY AN AMENDMENT OF ZONING DISTRICT MAP OF C.M.A.C. AS ADOPTED BY ORDINANCE 0-81-10 ADOPTED JANUARY 16, 2010 AND AMENDED ORDINANCE 0-70-10, ADOPTED ON DECEMBER 18, 2010.
2. THE HEREIN PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF UNSHADED ZONE "C" AS PER LEGAL 06-01-06-01, ISSUED MARCH 16, 2006 WHICH AFFECTS THE 11.533 ACRES (TRACT) AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 13020C0101W REVISED JANUARY 1, 2007. CURRENTLY, THE PROPERTY LIES WITHIN THE 12 ANNUAL CHANCE FLOOD ELEVATION OF 64.0 FEET (FROM THE LOW WATER OF THE GULF OF MEXICO) PURSUANT TO THE LOW WATER OF THE GULF OF MEXICO. A LETTER OF MAP REVISION BASED ON ALL DETERMINATION. FURTHER, THE PROPERTY HAS BEEN ANNEXED INTO COMMUNITY 000304.
3. THE PROPERTY DEFINED BY THIS PLAT LIES WITHIN DISTRICT BEING SUBDIVISION DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT AND SIENNA PLANTATION MUNICIPAL UTILITY DISTRICTS NOS. 12 AND SIENNA PLANTATION UTILITY DISTRICT DISTRICT. THE PROPERTY ALSO LIES WITHIN THE UNINCORPORATED BOUNDARIES OF THE CITY OF MISSOURI CITY TEXAS, AND WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3 AND IS PART OF PLANNED DEVELOPMENT DISTRICT 35, C.M.A.C. ORDINANCE 0-10-14.
4. THE SURVEY WAS PREPARED BY THE REQUESTOR OR A CITY HALLING LETTER PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 144249-000, EFFECTIVE DATE JANUARY 26, 2011.
5. CORNER MARKERS: 4-INCH BRASS DISK IN CONCRETE KNOWN AS P.M.-003 LOCATED AT THE SOUTHWEST CORNER OF THE STREET INTERSECTION OF SIENNA PARKWAY AND DAMAGED-FRESH ROAD, ELEV=65.87, MVD '80, 2001 ADJ. THE BRASS DISK SET IN ELEV=64.44 SOUTH OF THE CORNER CURBLINE OF SIENNA RANCH ROAD AND 4' WEST OF THE NORTHWEST CORNER MARKER NEAR THE WEST PROPERTY LINE, ELEV=66.34, MVD '82, 2001 ADJ. THE SIENNA SLAB IDENTIFIED WILL BE 10' ABOVE TOP OF CURB (LOWEST POINT) IN FRONT OF LOTS OR 12' ABOVE THE 100-YEAR FLOOD ELEVATION, WHICHEVER IS GREATER. THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NO. 13020C0101W, JANUARY 1, 2007 AND CORRECTED FROM ADDED LEAK-F ADJUSTMENTS THERE TO, AND SHALL MEET ALL OTHER STANDARDS ESTABLISHED BY LOCAL BUILDING CONSTRUCTION SHALL MEET OR EXCEED STANDARDS SET OUT IN APPLICABLE CODES OF ORDINANCES. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 87.0 FEET ABOVE MEAN SEA LEVEL. IN ADDITION TO THIS MINIMUM, NO FLOOR SLAB AT ANY POINT ON ITS PERIMETER SHALL BE LESS THAN 1.5 FEET ABOVE NATURAL GROUND.
6. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL, NAD 83 (11) GRID.
7. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENTS ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET POWER-DRAINAGE INTENSE RAINFALL EVENTS.



RESERVE	AREA SQ. FEET	AREA ACRES	RESTRICTED USE
A-7	40,520	0.9302	COMMERCIAL
TOTAL	40,520	0.9302	

CURVE	RADIUS	LENGTH	DELTA	CH. BRNG.	Δ DIST.
C1	1250.00'	188.67'	87°40'	S88°30'25"E	188.41'
C2	35.80'	86.41'	109°10'44"	S38°18'00"E	30.00'
C3	213.00'	63.47'	17°04'25"	S07°43'29"E	63.24'

CURVE	RADIUS	LENGTH	DELTA	CH. BRNG.	Δ DIST.
C1	1250.00'	188.67'	87°40'	S88°30'25"E	188.41'
C2	35.80'	86.41'	109°10'44"	S38°18'00"E	30.00'
C3	213.00'	63.47'	17°04'25"	S07°43'29"E	63.24'



THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS FINAL PLAT AND SUBDIVISION OF THE CROSSING AT SIENNA RANCH, UNIT TWO, RESERVE A-7, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT.

THIS 20th DAY OF APRIL 2011
BY: [Signature] ROW LEE, CLERK
[Signature] SONIA BROWN-MARSHALL, VICE-CHAIR
STATE OF TEXAS
COUNTY OF FORT BEND
I, DIANNE WELSON, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON 3/21/11 2011 AT 4:42 O'CLOCK P.M. IN PLAT NO. 20110406 OF THE PLAT RECORDS OF SAID COUNTY.
WITNES MY HAND AND SEAL OF OFFICE AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.
[Signature] DEPUTY CLERK
[Signature] DEPUTY CLERK
PLAT ATTH0011020086
5 PAGES

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Dianne Wilson
2011 Mar 21 04:46 PM 20110406
JUL 15 10 59 AM
Dianne Wilson COUNTY CLERK
FORT BEND COUNTY TEXAS

FINAL PLAT THE CROSSING AT SIENNA RANCH, UNIT TWO RESERVE A-7

COMMERCIAL DEVELOPMENT
OF 0.9302 ACRES IN THE
THOMAS BARNETT LEAGUE
ABSTRACT NO. 7,
FORT BEND COUNTY, TEXAS

BEING 0.9302 ACRES DESCRIBED IN F.B.C.C. FILE NO. R00916302
0 LOTS 1 RESERVE 1 BLOCK
MARCH 9, 2011 APPROVED EX-04-0904F

OWNERS:
SARAH ANNE REGISTER 1992
QUALIFIED SUBCHAPTER S TRUST
3982 INGLEWOOD CIRCLE
MISSOURI CITY, TX 77459
FH: (281) 778-5244
SURVEYOR:
TEJAS SURVEYING, INC.
RANDY S. McLENDON, RPLS
16525 LEXINGTON BLVD., SUITE 270
SUGAR LAND, TEXAS 77479
(281) 240-9099



City of Missouri City, TX
Received

JUN 22 2018

Planning Division



PLANNING AND ZONING COMMISSION
STAFF REPORT

AGENDA DATE: July 11, 2018
AGENDA ITEM SUBJECT: Variance Request Pike Champions Subdivision
AGENDA ITEM NUMBER: 6.D.
PROJECT PLANNER: Jennifer Thomas Gomez, AICP, Planning Manager
APPROVAL: Otis T. Spriggs, AICP, Director, Development Services
Shashi K. Kumar, P.E., CFM, City Engineer/Public Works Director



PERMIT NUMBER: VAR1800003
PROPERTY ID: 0117-00-000-3000-907 / 0117-00-000-2705-907
LOCATION: Pike Road
ZONING DISTRICT DESIGNATION: I, Industrial District
DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: None

RECOMMENDED ACTION:

The Planning and Zoning Commission should **disapprove** this variance to Section 82-159 of the City's Subdivision Ordinance due to the considerations outlined in the staff analysis contained in this report.

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

- (1) There are special circumstances or conditions affecting the property in question;

-
- (2) Enforcement of the provisions of this chapter will deprive the applicant of a substantial property right; and
 - (3) If a variance is granted it will not be materially detrimental to the public welfare or injurious to other property or property rights in the vicinity.”
-

BACKGROUND:

The applicant is seeking a variance from Section 82-159 of the City's Subdivision Ordinance which requires all plats for commercial and/or industrial tracts to provide for shared access and parking facilities, and for the plat to contain a not this effect unless the commission approves otherwise.

The applicant has provided the following reasons for requesting this variance:

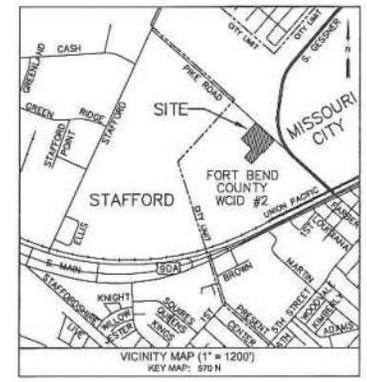
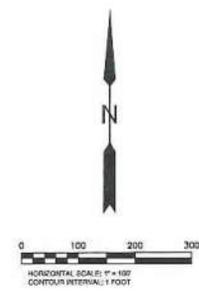
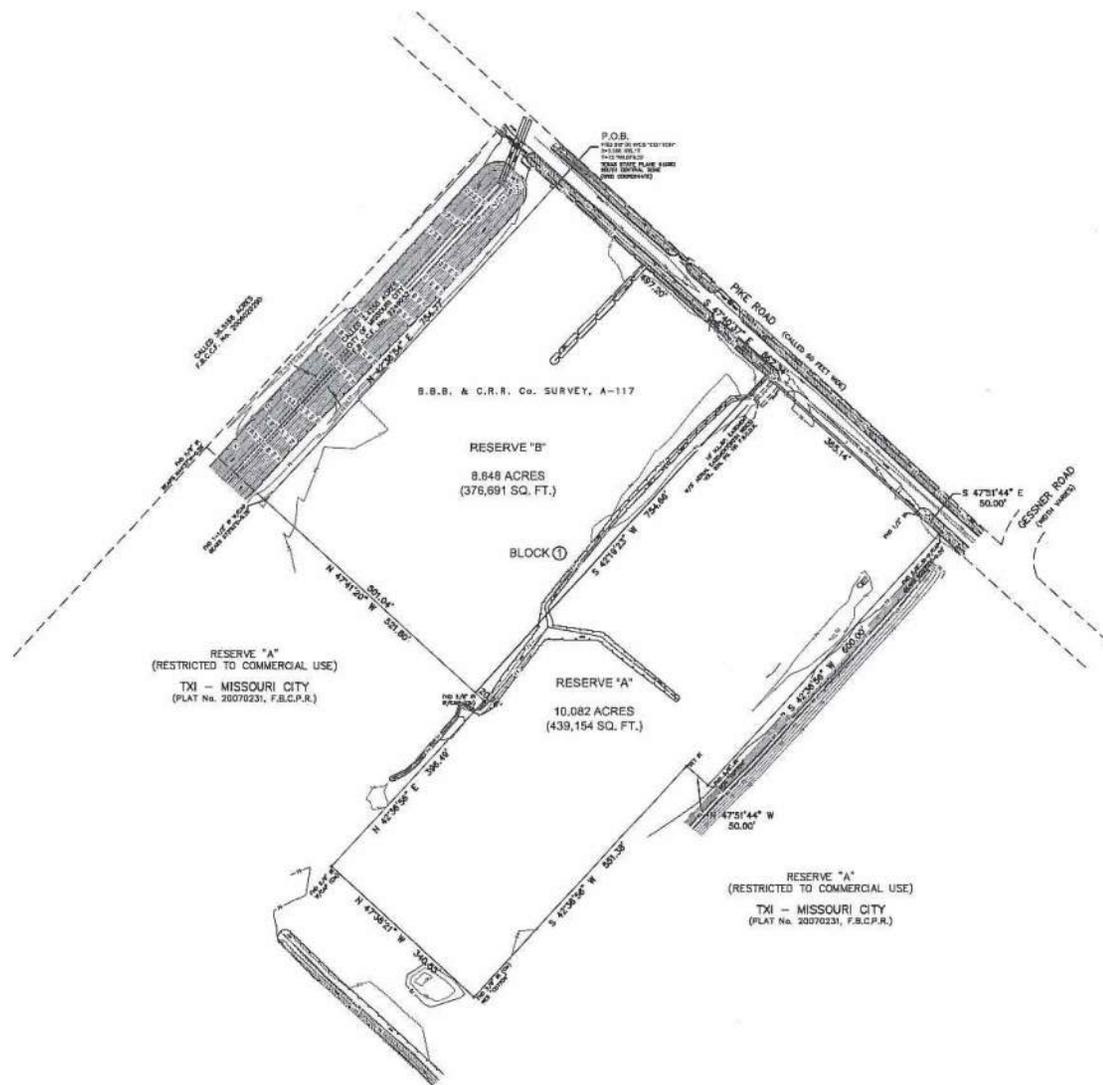
1. The property is being platted into 2 separate unrestricted reserves, one reserve which is vacant land a one reserve that is already fully developed with an older brick building in the front and vacant land in the back. It would not be conducive to have cross access/cross parking between an older brick building and a new distribution facility. This property is not a business park with multiple cross-dock distribution facilities all being developed simultaneously.
2. The unrestricted reserve that is vacant property has 497 feet of frontage on Pike Road which is sufficient distance to give that tract its own curb cut. If/when the undeveloped reserve ever replats into multiple reserves, then the cross access/cross parking restrictions should be addressed for that tract.
3. The current curb cut on the developed facility is so close to the common property line that trucks would be unable to make a circular turn into the vacant reserve anyway.

A copy of the proposed subdivision plat has been provided for the Commission's consideration of this request.

STAFF ANALYSIS:

In addition to the City's Subdivision Ordinance requirement, Chapter 8.06 of the City's Public Infrastructure Design Manual requires cross access easements between properties in the non-residential areas of town (industrial and commercial). This provision allows the City to maintain the driveway separation standards also found in this chapter and helps to reduce congestion, improve sight distance for traveling vehicles (safety issue).

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



LEGEND - ABBREVIATIONS

AC	Acres
A.E.	As-built easement
B.L.	Building (indicated) line
C.F.N.	County File Number
C.C.	Controlling instrument
C.D.M.E.	County Energy Houston
EMERALD	Emerald
FL	Flow (indicated)
F.M.	Flow
LI	Line
L.S.E.	Lot/Block easement
O.P.M./A.C.	Official Public Records of Fort Bend County
P.A.L.	Public Address Line
P.L.L.	Public Address Line
R.M.	Right of Way
S.M.	Survey Monument
S.S.	Survey Section
S.S.E.	Survey Section Easement
S.M.	Survey Monument
TM	Temporary Landmark
W.L.	Water Line
W.L.E.	Water Line Easement
WTR	Water

PIKE CHAMPIONS SUBDIVISION

A SUBDIVISION OF 18.73 ACRES OF LAND
 LOCATED IN THE
 B.B.B. & C.R.R. COMPANY SURVEY, ABSTRACT 117
 CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS

1-BLOCK 2-RESERVES

OWNERS:
 CHAMPIONS FAIRWAY, LTD.
 a Texas limited partnership
 4915 CEDAR STREET
 BELLAIRE, TEXAS 77401

SURVEYOR:
 TERRA SURVEYING COMPANY, INC.
 3000 WILCREST DRIVE, SUITE 210
 HOUSTON, TEXAS 77042
 (713) 993-0327

DATE: MAY 19, 2016 SCALE: 1" = 100' PROJECT NO.: 2587-1503-P

ENGINEER: _____ SURVEYOR: GEORGE COLLIER
 LICENSED PROFESSIONAL ENGINEER REGISTERED PROFESSIONAL
 TEXAS REGISTRATION NUMBER _____ LAND SURVEYOR
 TEXAS REGISTRATION NUMBER 4481



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: July 11, 2018

AGENDA ITEM SUBJECT: Turtle Creek Telecommunications Site – Specific Use Permit

AGENDA ITEM NUMBER: 7.A.

PROJECT PLANNER: Jennifer Thomas Gomez, AICP, Planning Manager

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



PERMIT NUMBER: SUP1800001

PROPERTY ID: 5922-00-000-0030-907

LOCATION: The telecommunications site is proposed to be located within the Quail Valley Thunderbird North subdivision, within a neighborhood park, north of the intersection of Turtle Creek Drive and Southern Hills Drive and west of Roane Park.

RECOMMENDED ACTION:

The proposal complies with the provisions of the Comprehensive Plan and the policies contained in the Future Land Use Map. Such policies recommend development of the tract as Community Facilities. This proposed SUP would not result in a change to the Future Land Use Map.

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.

SCHEDULED FIRST READING BY THE CITY COUNCIL:

7:00 p.m., Monday, August 6, 2018

Revised submittals due prior to Friday, July 20, 2018. Any revised documents and exhibits required as a result of recommendations made by the Planning and Zoning Commission, must be submitted no later than 10:00 a.m. on July 20, 2018, which is prior to the deadline for submittals to the City Council for their August 6, 2018, meeting.

SUMMARY:

T-Mobile working with Skyway Towers proposes to locate a 120-foot tall monopole, telecommunications tower with associated equipment within a neighborhood park maintained by the Quail Valley Thunderbird North homeowner's association.

The proposed telecommunications tower site would include an equipment platform at the base of the tower. An 8-foot tall fence would enclose the site.

Antennas are proposed to be mounted on the exterior of the tower. The tower would be clad to resemble the bark of a tree with branches containing leaves used to disguise the antenna. The bark cladding is proposed to extend roughly 60 feet high, from the base of the tower to the bottom of the lowest branches. The remainder of the tower from that point to the top would be painted a single color.

Skyway Towers has indicated that there are no towers of "roughly equal or greater height" than the one proposed within T-Mobile's stated search area. The proposed tower would be designed to allow for collocation. T-Mobile's equipment is proposed to be mounted at 100 feet in height. Collocation opportunities is shown to be designed for up to three service providers to collocate at heights of 85 feet; 110; and 120 feet, respectively.

Based upon a recent application T-Mobile owns three other site locations within the city; two newly constructed site one the property of Congregation Beth El on Raoul Wallenberg Lane and second on the Elkins High School campus on Knights Court. The third location is at Baines Middle School on Sienna Ranch Road. T-Mobile had been the owner of up to seven tower sites at one time in the city, most of which were located on the northern side of the City.

Telecommunication towers and antenna locations must be constructed in compliance with the Federal Communications Commission (FCC) rules which includes an environmental review.

GENERAL SITE INFORMATION:

- A. Legal Description:** The proposed telecommunications site is described as being a 0.06 acres of land, out of Reserve C, Thunderbird North, recorded under Volume 14, Page 16 Map Records of Fort Bend County, Texas, conveyed to Thunderbird North Community Association Inc., by deed recorded under Volume 684, Page 104 Official Public Records of Fort Bend County.

B. Size: 0.06 acres

C. Existing Land Use and Zoning Designation: Quail Valley Thunderbird North park / CF, community facilities

D. Surrounding Land Uses and Zoning Designations:

North: Christian Bible Church / PD, Planned Development District #102

South: Quail Valley Thunderbird North residential subdivision / R-2, single-family residential district

East: Roane Park / CF, community facilities

West: Quail Valley Thunderbird North residential subdivision / R-2, single-family residential district

E. Zoning History:

10-19-1959: Portion of subject site annexed by the City of Missouri City (Ordinance #53)

10-24-1959: Portion of subject site annexed by the City of Missouri City (Ordinance #54)

01-19-1981: Subject site zoned CF, Community Facilities (Ordinance O-81-01)

ANALYSIS OF SUBJECT SITE:

A. Development Potential

T-Mobile working with Skyway Towers proposes to locate a 120-foot tall monopole, telecommunications tower with associated equipment within a neighborhood park maintained by the Quail Valley Thunderbird North homeowner's association.

The proposed telecommunications tower site would include an equipment platform at the base of the tower. An 8-foot tall fence would enclose the site.

Skyway Towers has indicated that there are no towers of "roughly equal or greater height" than the one proposed within T-Mobile's stated search area. The proposed tower would be designed to allow for collocation. T-Mobile's equipment is proposed to be mounted at 100 feet in height. Collocation opportunities would be located at 85 feet, 110 feet and 120 feet points.

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

- 2.4. Continue to provide opportunity for neighborhood-oriented businesses and services by focusing on the scale and potential impact of such development near residences rather than simply restricting allowable uses.
- 5. Quality design and community appearance

Conformance with the Land Use Plan: The Future Land Use Map identifies the subject tract as Community Facilities Character. Community facilities character is the designation that includes major public and civic facilities...

Staff recommendation: To approve an SUP to allow for the location of a new telecommunications site conditioned upon the recommendations included in this report.

- B. Height and area requirements.** Except as provided herein, the height and area regulations for a CF, community facilities district contained in Section 7.15, should apply to the subject site.

Section 15B.4.B.(3) provides that "towers shall not be constructed taller than necessary to accomplish the purpose of [the] applicant and this ordinance."

T-Mobile working with Skyway Towers proposes to locate a 120-foot tall monopole, telecommunications tower with associated equipment within a neighborhood park maintained by the Quail Valley Thunderbird North homeowner's association.

Skyway Towers has indicated that there are no towers of "roughly equal or greater height" than the one proposed within T-Mobile's stated search area. The proposed tower would be designed to allow for collocation. T-Mobile's equipment is proposed to be mounted at 100 feet in height. Collocation opportunities is shown to be designed for up to three service providers to collocate at heights of 85 feet; 110; and 120 feet, respectively.

Staff recommendation: To approve the location of a 120 foot tall telecommunications tower.

- C. Architectural design standards.** Except as provided herein, the telecommunications tower and site should comply with the standards contained in Section 15B, towers.

Section 15B.4.A(2) provides that "all towers, antennae and supporting structures shall be concealed or disguised. The design of such towers, antennae and supporting structures shall make use of textures, colors, materials, landscaping, and screening so as to blend with its surroundings or otherwise reduce its obtrusiveness relative to its environment. Additional measures must be taken with respect to the base of a freestanding tower to diminish public view of the same.

The proposed telecommunications tower site would include an equipment platform at the base of the tower. An 8-foot tall fence would enclose the site.

Antennas are proposed to be mounted on the exterior of the tower. The tower would be clad to resemble the bark of a tree with branches containing leaves used to disguise the antenna. The bark cladding is proposed to extend roughly 60 feet high, from the base of the tower to the bottom of the lowest branches. The remainder of the tower from that point to the top would be painted a single color.

Staff recommendation: To approve the proposed tower design provided that the applicant provide the single color for the remainder of the tower. The applicant should also provide what entity would be responsible for the long-term maintenance of this tower design including the replacement of mock tree bark, branches and painting.

Additionally, the tower site should be enclosed by a fence, 8-feet in height if such height is at least one foot taller than equipment it is required to screen. The applicant however should clarify the proposed fence material. The site plans indicate both chain link and wood slats. Staff's recommendation would include a disapproval of the use of chain link and the provision of at a minimum wood fencing consistent with what would be required for community fencing (Section 14.3).

- D. Lighting.** Except as provided herein, lighting is required to comply with the regulations of the CF, community facilities district, contained in Section 7.15.

Section 15B.4.B.(1) provides that "no illumination shall be placed on an antennae or a tower unless required by the FCC, FAA or other state or federal agency of competent jurisdiction."

- E. Sound.** Except as provided herein, sound is required to comply with the city's sound ordinance.

Section 15B.4.B.(4) provides that "sounds emanating from the tower site related to its operation and maintenance shall not, to the extent technically possible, be audible at the boundary of adjacent property."

- F. Parking regulations.** The requirements of Section 12, Parking regulations apply.

An existing parking lot for the park is located adjacent to the tower site.

The applicant has indicated that the site will be serviced by approximately 1 truck trip per month.

No changes are proposed or recommended to this parking area.

- G. Landscaping regulations.** Landscaping is not proposed for the location of this telecommunications site.

H. Sign regulations. The requirements of Section 13, sign regulations for CF, community facilities district should apply to the subject site.

Signage for the telecommunications site should be limited to only signage that might be required by the FCC or other governmental agency and a sign noting the site name, number and contact information to responsible entity.

I. Ingress and egress. All driveways and off-street parking areas, including locations, should comply with the Public Infrastructure Design Manual.

J. Utilities. All utilities shall comply with the Public Infrastructure Design Manual.

K. Platting. The telecommunications site is required to be platted.

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

Received

JUN 21 2018

Planning Division

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:	TX-09606 Turtle Creek
2. Address/Location of Property:	1602 Turtle Creek Drive, Missouri City, TX 77459
3. Applicant's Name:	Skyway Towers, LLC - Attn: Justin Jones, Director of Operations
Mailing Address:	3637 Madaca Lane, Tampa, FL 33618
Phone No.:	(813) 960-6217
Email:	jjones@skywaytowers.com
4. Status of Applicant:	Owner <u>Agent</u> Attorney Trustee Corporation Relative (If other than Owner, submit written authorization from Owner with application.)
5. Property Owner:	Thunderbird North Community Association, Inc. c/o Marshall Management Group, Inc.
Mailing Address:	4800 Sugar Grove, Suite 140, Stafford, TX 77477
Phone No.:	(713) 977-6644
Email:	sdrayden@mmgihouston.com
6. Existing Zoning District:	CF
7. Total Acreage:	0.06 Acres (2,500 sq. ft.)
8. Proposed Development and Reasons for Application:	New 120' Wireless Communications Site
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.):	See Attached Metes and Bounds Description
10. Central Appraisal District tax identification numbers of property (Attach Paid Tax Receipts):	R101906 - See attached Tax Receipt
11. Do deed restrictions or restrictive covenants exist for the property? (Circle One):	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (If yes, submit with application.)
12. Does this application include an Architectural Design Review: (Circle One):	YES <input checked="" type="checkbox"/> 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.

Skyway Towers, LLC

SEE ATTACHED LEASE

Print Name of Applicant

Print Name of Property Owner

By: 
Justin Jones, Director of Operations

SEE ATTACHED LEASE

Signature of Applicant

Signature of Property Owner, Agent or Attorney

TOWER BASE:

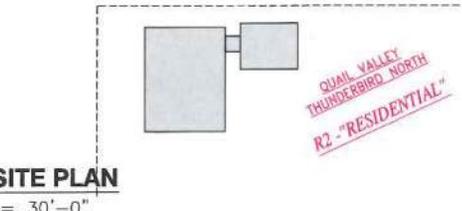
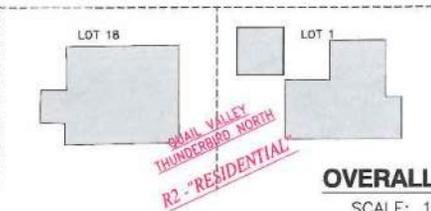
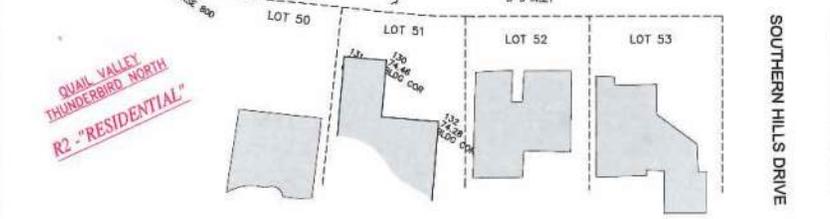
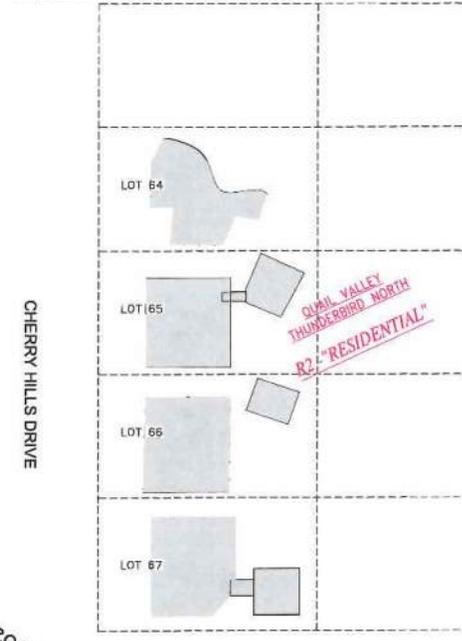
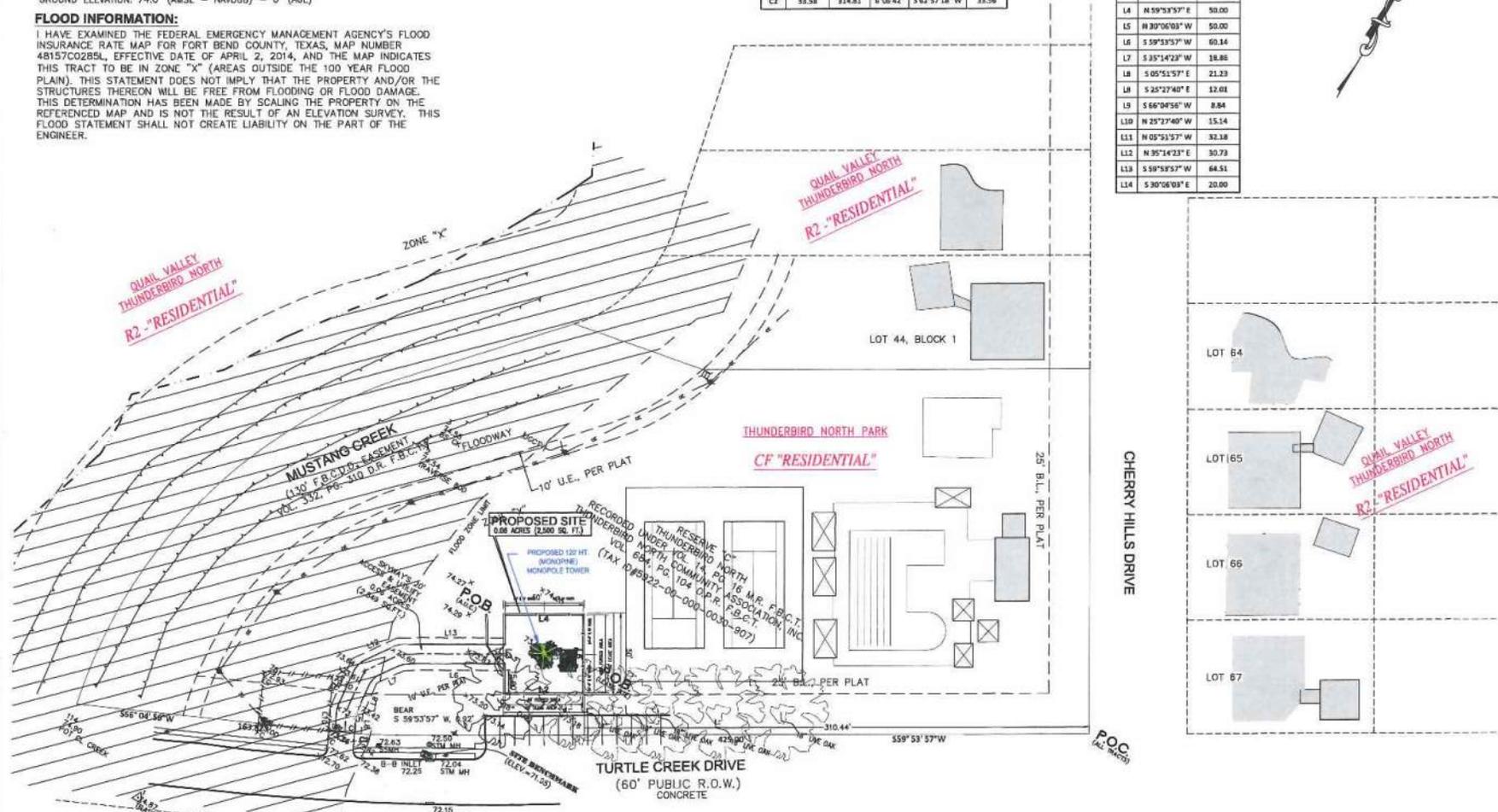
LATITUDE: N29°-34'-30.60" (NAD 83)
 LONGITUDE: W99°-31'-30.73" (NAD 83)
 TOWER HEIGHT: 120' (AGL)
 GROUND ELEVATION: 74.0' (AMSL - NAVD88) - 0' (AGL)

FLOOD INFORMATION:

I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS, MAP NUMBER 48157C0285L, EFFECTIVE DATE OF APRIL 2, 2014, AND THE MAP INDICATES THIS TRACT TO BE IN ZONE "X" (AREAS OUTSIDE THE 100 YEAR FLOOD PLAIN). THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE REFERENCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER.

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHD. BRG.	CHORD
C1	11.16	314.81	2°04'53"	N 64°59'43" E	11.16
C2	33.58	314.81	6°06'42"	S 63°57'18" W	33.54

LINE TABLE		
NO.	BEARING	LENGTH
L1	N 30°06'03" W	25.00
L2	S 59°53'57" W	50.00
L3	N 30°06'03" W	50.00
L4	N 59°53'57" E	50.00
L5	N 30°06'03" W	50.00
L6	S 59°53'57" E	50.14
L7	S 35°14'23" W	18.86
L8	S 05°51'57" E	21.23
L9	S 25°27'40" E	12.01
L10	S 66°04'56" W	8.84
L11	N 25°27'40" W	15.14
L12	N 05°51'57" W	32.18
L13	N 35°14'23" E	30.73
L14	S 59°53'57" W	64.51
L15	S 30°06'03" E	20.00



OVERALL SITE PLAN
 SCALE: 1" = 30'-0"



Abbold Engineering LLC
 10007 Plantation Mill Pl
 Missouri City, TX 77459
 Tel: 713-562-1029
 Fax: 210-899-0087

TX FIRM REGISTRATION NO. F-35913

Disclaimer: These drawings and specifications are copyrighted. They are not to be used on other projects or submitted in any form without the express written consent of Abbold Engineering, L.L.C. Abbold Engineering, L.L.C. is not responsible for construction means, methods, techniques or procedures or for safety procedures and programs in connection with the project.



Skyway Towers, LLC
 3837 Madaca Lane
 Tampa, FL 33618
 TEL: (813) 880-8200

REV/DATE	DESCRIPTION
06-13-16	FOR PERMIT & CONSTRUCTION

PROJECT NAME:
TURTLE CREEK TX-09606
 1602 TURTLE CREEK DRIVE
 MISSOURI CITY, TX 77459



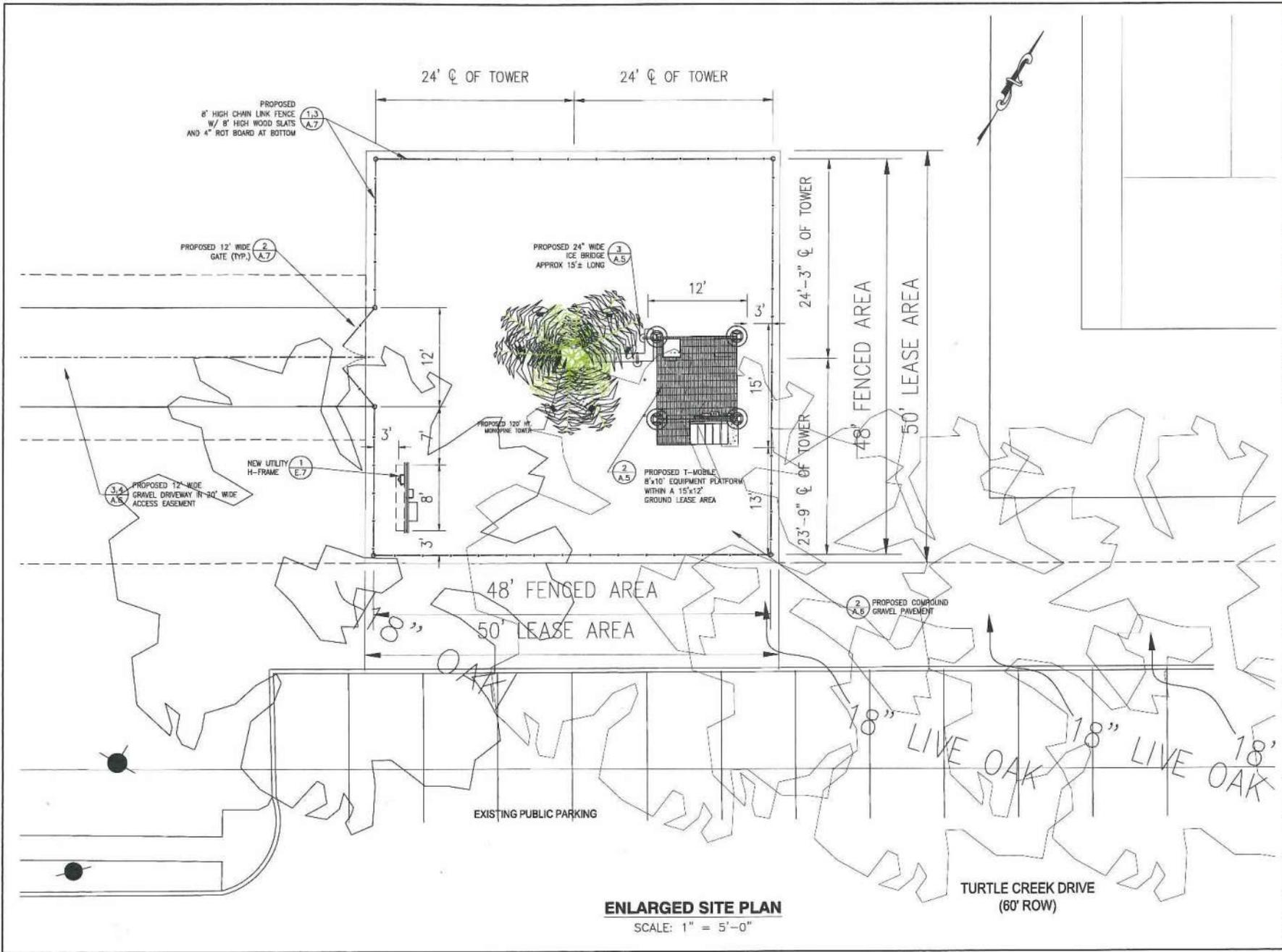
SITE OWNER:
SKYWAY TOWERS, LLC

OWNER'S ADDRESS:
 3837 MADACA LANE
 TAMPA, FL 33618

SHEET NUMBER:
Z.1

SHEET TITLE:
OVERALL SITE PLAN

DRAWN BY: JA CHECK BY: JA



ENLARGED SITE PLAN
SCALE: 1" = 5'-0"



Abbond Engineering LLC
16007 Plantation Mill Pl.
Missouri City, TX 77459
Tel: 713-562-6100
Fax: 210-899-0087

TX FIRM REGISTRATION NO. F-15913

Disclaimer:
These drawings and specifications are supplied for the use and benefit of the property of Abboud Engineering, LLC. They are not to be used on other projects or alterations to this project except by agreement in writing and with appropriate compensation to Abboud Engineering. Contractor is responsible for obtaining and maintaining all necessary permits and approvals. Abboud Engineering will not be responsible for construction means, methods, techniques or procedures, or for safety procedures and programs in connection with the project.



SKYWAY TOWERS

Skyway Towers, LLC
3637 Madaca Lane
Tampa, FL 33618
TEL: (813) 366-6200

REV/DATE	DESCRIPTION
1/06-13-18	FOR PERMITS & CONSTRUCTION

TURTLE CREEK
TX-09606
1602 TURTLE CREEK DRIVE
MISSOURI CITY, TX 77459



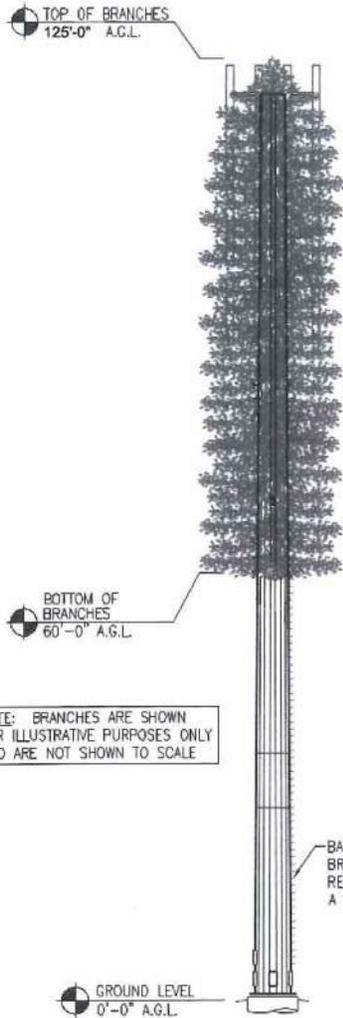
STATE OWNER:
SKYWAY TOWERS, LLC

OWNER'S ADDRESS:
3637 MADACA LANE
TAMPA, FL 33618

SHEET NUMBER:
Z.2

SHEET TITLE:
ENLARGED SITE PLAN

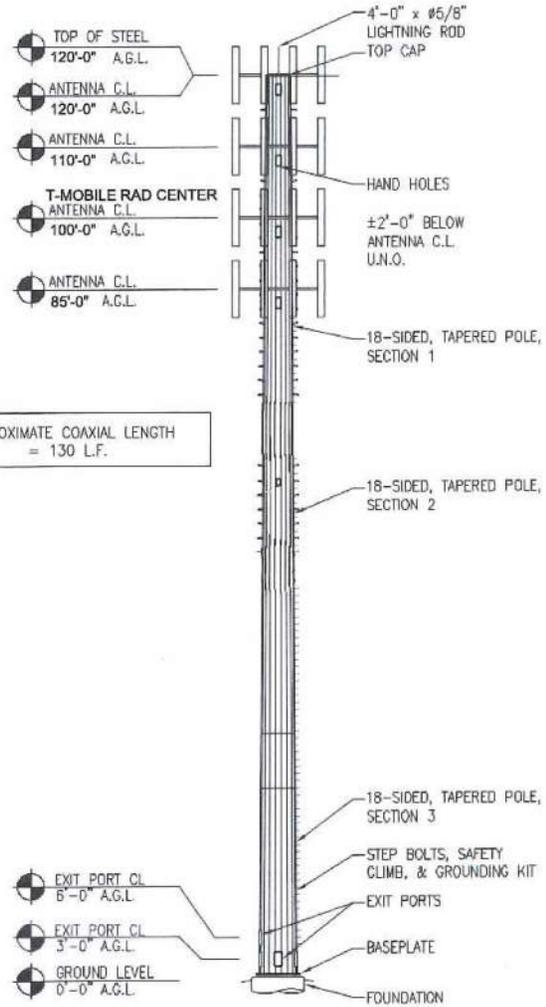
DRAWN BY: JSA CHECK BY: JSA



NOTE:
THESE DRAWINGS HAVE BEEN COMPLETED TO DEPICT THE OVERALL HEIGHT AND SHOULD NOT BE USED FOR CONSTRUCTION. THE TOWER DESIGN HAS BEEN PERFORMED BY OTHERS VERIFY TOWER TYPE AND HEIGHT PRIOR TO ORDERING

TOWER, ANTENNAS AND ANTENNA MOUNTS ARE DESIGNED TO WITHSTAND 115 MPH @3 SEC. GUST FACTOR FOR FORT BEND COUNTY, TX PER 2009 IBC AND EIA/TIA-222-G

APPROXIMATE COAXIAL LENGTH = 130 L.F.



TOWER ELEVATION

SCALE: N.T.S.



Aboud Engineering LLC
1007 Plantation Mill Pl
Missouri City, TX 77459
Tel: 713-952-6100
Fax: 210-999-0087

TX FIRM REGISTRATION NO. F-15913

Disclaimer:
These drawings and specifications are copyrighted. They are not to be used on other projects or otherwise in this project except by agreement in writing and with appropriate compensation to Aboud Engineering. Contractor is responsible for reviewing and verifying all dimensions of all items. Aboud Engineering will not be responsible for construction means, methods, techniques or sequences, or for safety procedures and programs in association with the project.



Skyway Towers, LLC
3637 Madaca Lane
Tampa, FL 33618
TEL: (813) 960-6200

REV/DATE	DESCRIPTION
01-08-18	FOR PERMIT & CONSTRUCTION

TURTLE CREEK
TX-09606
1602 TURTLE CREEK DRIVE
MISSOURI CITY, TX 77459



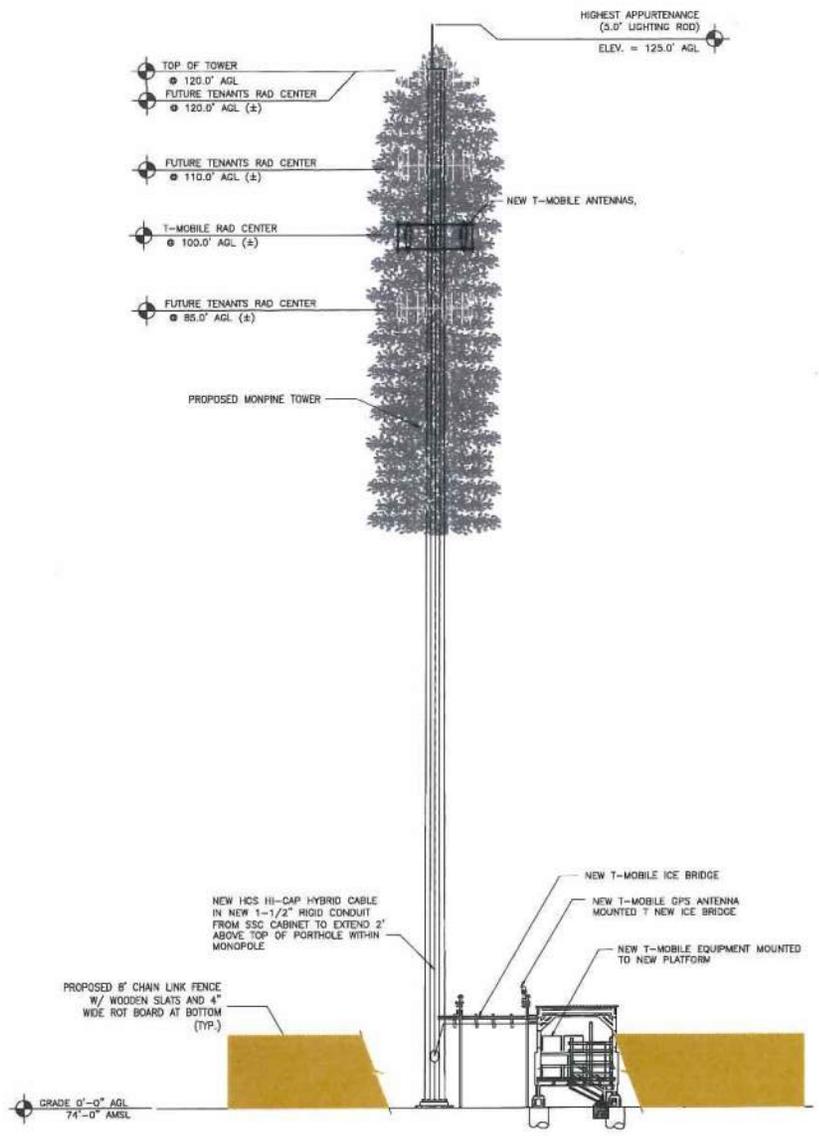
SITE OWNER:
SKYWAY TOWERS, LLC

OWNER'S ADDRESS:
3637 MADACA LANE
TAMPA, FL 33618

SHEET NUMBER:
Z.4

SHEET TITLE:
TOWER ELEVATION

DRAWN BY: JA CHECK BY: JA



SITE ELEVATION
SCALE: N.T.S.



Aboud Engineering LLC
10007 Plantation Mill Pl,
Missouri City, TX 77459
Tel: 713-882-9100
Fax: 210-889-0087

TX FIRM REGISTRATION NO. F-15913

Disclaimer:
These drawings and specifications are copyrighted; they are and shall remain the property of Aboud Engineering, LLC. They are not to be used on other projects or alterations to this project except by agreement in writing and with appropriate compensation to Aboud Engineering. Contractor is responsible for confirming field conditions. Dimensions of job site. Aboud Engineering will not be responsible for any project errors, omissions, inclusions or omissions, or for other omissions and progress to conform with the project.



Skyway Towers, LLC
3637 Madaca Lane
Tampa, FL 33618
TEL: (813) 960-6200

REV/DATE	DESCRIPTION
06-13-18	FOR PERMIT & CONSTRUCTION

TURTLE CREEK
TX-09606
1602 TURTLE CREEK DRIVE
MISSOURI CITY, TX 77459



SITE OWNER:
SKYWAY TOWERS, LLC

OWNER'S ADDRESS:
3637 MADACA LANE
TAMPA, FL 33618

SHEET NUMBER:
Z.5

SHEET TITLE:
SITE ELEVATION

DRAWN BY: JSA **CHECK BY:** JSA



Mustang Springs Dr

Fall Meadow Dr

Quail Valley E Dr

Apple Dr

Indian Wells Dr

Eastfield Dr

Hilton Head Dr

Tower Site

#1

Turtle Creek Dr

1602 Turtle Creek Dr

Photo Sim

#2

#3

Photo Sim

Photo Sim

#5

Photo Sim

#4

Southern Hills Dr

Cherry Hills Dr

Cherry Springs Dr

Cherry Creek Dr

#1



#2



#3



#4



#5





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

DATE OF NOTICE: June 29, 2018

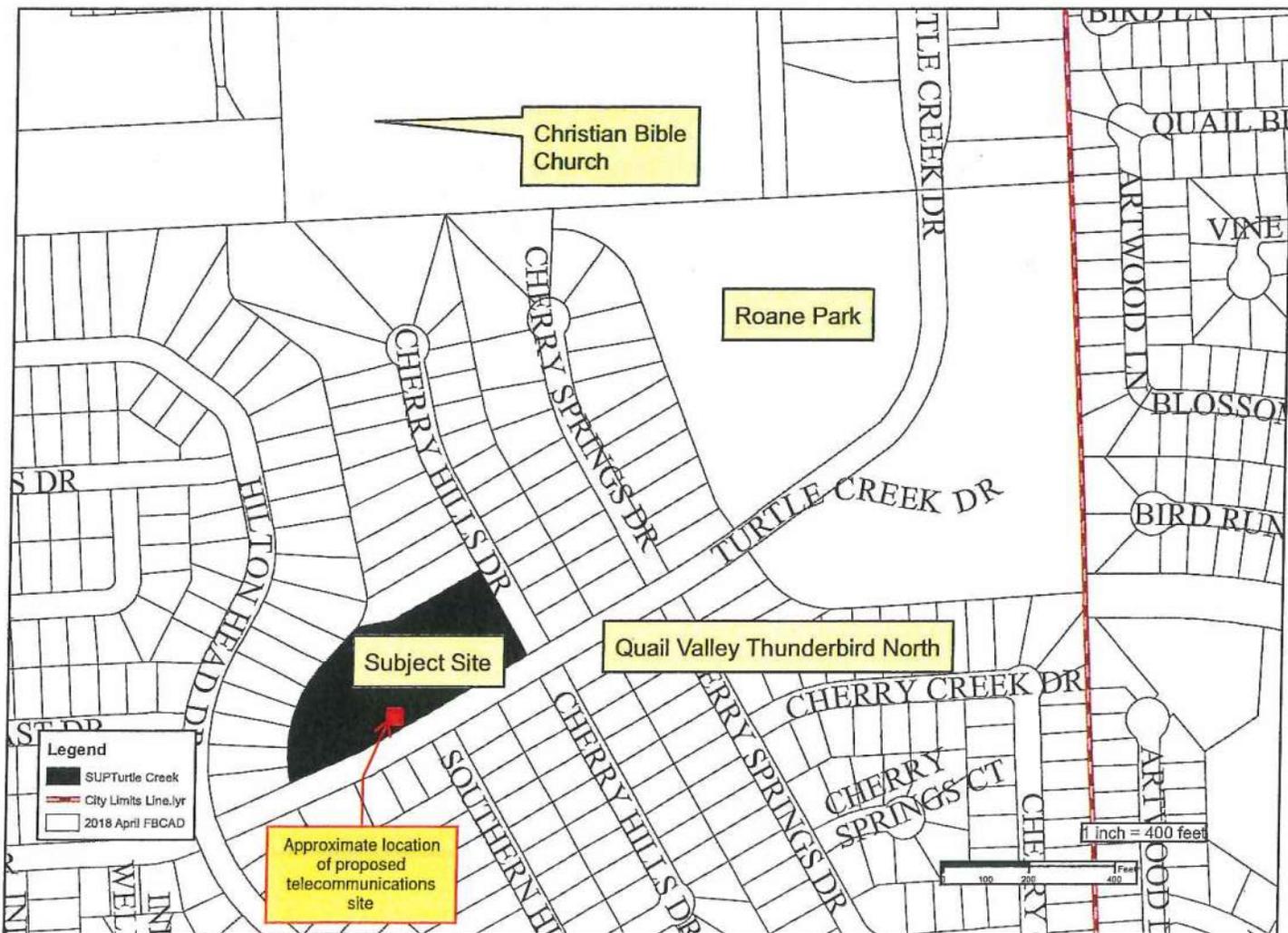
LOCATION/DATE: The Planning and Zoning Commission of the City of Missouri City will hold a public hearing on Wednesday, July 11, 2018, at the City Council Chambers – 2nd Floor, City Hall Building, 1522 Texas Parkway (FM-2234), Missouri City, Texas at 7:00 p.m.

PURPOSE: To receive comments for or against a request by Justin Jones, Skyway Towers LLC for a Specific Use Permit to allow for the location of a telecommunications tower and associated equipment, 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 telecommunications site is proposed to be located within the Quail Valley Thunderbird North subdivision, within a neighborhood park, north of the intersection of Turtle Creek Drive and Southern Hills Drive and west of Roane Park.

SITE LEGAL DESCRIPTION: The proposed telecommunications site is described as being a 0.06 acres of land, out of Reserve C, Thunderbird North, recorded under Volume 14, Page 16 Map Records of Fort Bend County, Texas, conveyed to Thunderbird North Community Association Inc., by deed recorded under Volume 684, Page 104 Official Public Records of Fort Bend County.

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.



Christian Bible Church

Roane Park

Subject Site

Quail Valley Thunderbird North

Legend
 ■ SUPTurtle Creek
 --- City Limits Line
 □ 2018 April FBCAD

Approximate location of proposed telecommunications site

1 inch = 400 feet

100 200 400



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 2018

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, July 11, 2018
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 Justin Jones, Skyway Towers LLC for a Specific Use Permit to allow for the location of a telecommunications tower and associated equipment, 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 'Health reasons' will bring down property value. Unsightly, too close to my home. Fear of endangerment. Does not belong in any residential area.

I/we support this proposed rezoning because

Sincerely, Rose H Morgan Rosetta Morgan

Signature Print Name
1611 Turtle Creek Thunder Bird

Street Address Subdivision
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.

Signature
Print Name

Signature

City of Missouri City, TX

Received

JUL 03 2018

Planning Division



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: July 11, 2018

AGENDA ITEM SUBJECT: Greenfield Village (Vicksburg Development) –
Planned Development District

AGENDA ITEM NUMBER: 7.B.

PROJECT PLANNER: Jennifer Thomas Gomez, AICP, Planning
Manager

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

PERMIT NUMBER: PD1800001

PROPERTY ID: 0077-00-000-0435-907

LOCATION: The subject site is located north of Life Pointe church, south of Olympia Estates, east of Olympia Estates and Vicksburg, Village of Sedona Creek and west of Vicksburg, Village of Cumberland

RECOMMENDED ACTION:

The proposal complies with the goals of the Comprehensive Plan but not the policy contained in the Future Land Use Plan. Such policy recommends development of the tract as Single Family Residential.

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.

SCHEDULED FIRST READING BY THE CITY COUNCIL:

7:00 p.m., Monday, August 6, 2018

Revised submittals due prior to Friday, July 20, 2018. Any revised documents and exhibits required as a result of recommendations made by the Planning and Zoning Commission, must be submitted no later than 10:00 a.m. on July 20, 2018, which is prior to the deadline for submittals to the City Council for their August 6, 2018, meeting.

BACKGROUND INFORMATION:

This application has been submitted for the purpose of providing development and design standards for a multiple phase, mixed use development. The development is proposed to include approximately 7 single-story buildings, varying in size from 2,500 square feet to 7,000 square feet. The maximum height of each building is proposed to be 20 feet.

The development would allow for specific commercial uses to include: a childcare facility (6,000 square feet); a mix of educational, professional and specialized fitness facilities (17,000 square feet) - medical offices, tutoring facilities, after school services, yoga, dance and physical therapy; and small food service (not to exceed 5,000 square feet) – café (no alcoholic services), ice cream shop, bakery; and neighborhood and specialized retail (not to exceed 10,000 square feet) – bookstores, cleaners, music stores and tailors.

A general development proposal has been provided to show a conceptual layout. The proposal includes a conceptual plan, building and structure design as well as the phasing schedule. The general phasing schedule is summarized as follows:

- Phase 1/Year 1: Site work for Buildings A, B, and C / Construction of Building A;
- Phase 2/Year 2: Construction of Building B and Building C;
- Phase 3/Year 3: Site work and construction Buildings D and Buildings E;
- Phase 4/Year 4: Site work and construction Buildings F and Building G.

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 a tract or parcel containing 5.1913 acres situated in the Elijah Roark League Survey, A-77, Fort Bend County, Texas and being out of and a part of that certain tract conveyed in substitute trustee's deed, recorded in County Clerk File No. 2009105602, official records Fort bend County, Texas.

C. Site Plan:

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

D. Total acreage:

5.19 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-1-A, single family residential district

B. Surrounding Land Uses and Zoning Designations:

North: Olympia Estates residential subdivision / R-1-A, single family residential district

South: Life Pointe Church / SUP, Specific Use Permit #155 (Ordinance O-01-60); LC-2, local retail district

East: Olympia Estates residential subdivision / R-2, single family residential district

West: Olympia Estates residential subdivision / R-2, single family residential district

C. Zoning History:

02-21-1983: Subject site annexed by the City of Missouri City (Ordinance O-83-4).

10-17-2001: Subject site zoned R-1-A, single family residential district (Ordinance O-01-47).

Subsection 8.2.C and 8.5 – Site plan and Use regulations: As stated above, per Zoning Ordinance Section 8.2.C, Site Plan, and 8.5, Use regulations, the applicant is required to propose minimum development guidelines for the site.

A. Purpose. PD, Planned Development District No. ___ is proposed to comprise of a mixed use commercial, retail and professional office development. 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.

As provided in the background above, the proposed development includes multiple phases and mixed uses. The development is proposed to include approximately 7 single-story buildings, varying in size from 2,500 square feet to 7,000 square feet. The development would allow for specific commercial uses to include: a childcare facility (6,000 square feet); a mix of educational, professional and specialized fitness facilities (17,000 square feet) - medical offices, tutoring facilities, after school services, yoga, dance and physical therapy; and small food service (not to exceed 5,000 square feet) – café (no alcoholic services), ice cream shop, bakery; and neighborhood and specialized retail (not to exceed 10,000 square feet) – bookstores, cleaners, music stores and tailors.

Future Land Use Map: The City's Future Land Use and Character map identify the subject site as being an appropriate location for single family residential.

The single family residential designation is consistent with the auto-oriented character designation. The auto-oriented character for residential uses is defined by homes being placed relatively close together and individual lots having less extensive yard and landscape areas. Moderate density housing types could be permitted within this character area provided that buffering requirements and design standards are provided to ensure compatibility and quality outcomes.

Comprehensive Plan: Goal 2 of the City's 2017 Comprehensive Plan establishes that the more varied development should be encouraged to move the City beyond a "bedroom community" perception. This goal can be achieved by focusing on the scale and potential impact of neighborhood-oriented businesses and services near residences rather than simply restricting allowable uses.

Staff recommendation: Approve the proposed mixed use development. As recommended by both the Future Land Use and Character designation as well as Goal 2.2 of the City's Comprehensive Plan, special attention should be placed on the architectural design standards, landscaping, buffer yards between the subject site and the adjacent single family residential areas to ensure compatibility amongst the uses. Based upon this consideration, staff recommends allow for the uses permitted within the LC-1, local retail restricted district which would reduce the scale of nonresidential uses while allowing for the opportunity for the use mix the applicant desires to locate.

- C. Height and area regulations.** The height and area regulations recommended below, should apply in PD, Planned Development District No. ___.

A general development proposal has been provided to show the conceptual layout.

The mixed use development is conceptually planned to include 7 single-story buildings, varying in size from 2,500 square feet to 7,000 square feet.

The applicant has provided that no building would exceed a height of 20 feet.

Building setbacks are shown at 30 feet from both Vicksburg Boulevard and Truesdale Drive. Buildings are setback over 150 feet from the western property line adjacent to Vicksburg Village of Cumberland.

Building A, however is shown as being approximately 20 feet from the northern property line adjacent to the Olympia Estates.

Staff recommendation: Approve the maximum height proposed to be no higher than 1 story and 20 feet. Setbacks along both Vicksburg Boulevard and Truesdale Drive should be maintained as shown at a minimum 30 feet. A more substantial building setback should be applied along the western property line, with no building or structure being placed within 150 feet of the property line. On the northern side, a building setback of a minimum 50 feet should be applied. The provision of these standards, would generally maintain the conceptual design as provided while also allowing for an appropriate scale for a nonresidential development within this area.

- D. Building regulations.** The building regulations for LC-1, local retail restricted district should apply in PD, Planned Development District No. ____.

The LC-1, local retail restricted district provides regulations that require articulation of building fronts, standards on lighting as well as restricts each tenant/occupant of a space to no more than 2,000 square feet.

As provided in the background above, the proposed development includes a multiple phases and mixed uses. The development is proposed to include approximately 7 buildings, varying in size from 2,500 square feet to 7,000 square feet. The project would allow for specific commercial uses to include: a childcare facility (6,000 square feet); a mix of educational, professional and specialized fitness facilities (17,000 square feet) - medical offices, tutoring facilities, after school services, yoga, dance and physical therapy; and small food service (not to exceed 5,000 square feet) – café (no alcoholic services), ice cream shop, bakery; and neighborhood and specialized retail (not to exceed 10,000 square feet) – bookstores, cleaners, music stores and tailors.

Staff recommendation: Approve the LC-1, local retail restricted district building regulations for the subject site. The restrictions on the size of individual tenant/occupant spaces within a building can provide additional protection to control the scale of nonresidential uses. An exception to this limitation could be made for a potential child care facility, in a stand-alone building to possibly allow a larger facility for such use. The applicant has proposed a 6,000 square foot facility.

- E. 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.

The applicant has submitted proposed building elevations and color elevations for consideration of an architectural design review to be included in this

application. At the time of building permit application, the applicant is required to submit material and color samples for review and consistency with the approved requirements.

In addition to the maximum building height referenced above, the applicant proposes for all buildings to meet the following minimum design standards:

- All buildings are to be 100% masonry, excluding soffits, trim, and infill areas;
- All buildings are to utilize a brick color in the red and terra cotta family
- All trim and soffit color will be white or dark bronze, or will be stained and sealed wood.

The elevations provided do not show that a pitched roof or architecturally pitched element would be included in the design.

The applicant has submitted an elevation showing proposed mechanical screens to screen roof mounted equipment without a parapet.

Section 7A.2.C.4 requires the use of visible pitched roofs or architectural elements with visible pitched roofs for all buildings.

Section 7A.2.C.6. requires that mechanical equipment not be visible from the ground within 1,000 feet from a building. Roof-mounted mechanical or other equipment is required to be screened by roofing and/or by parapet walls.

Comprehensive Plan: Goal 5 of the City's 2017 Comprehensive Plan provides the City's commitment to encouraging quality design and community appearance. In particular along the City's major corridors, encourage well-planned and designed private development.

Staff recommendation: Approve the proposed architectural standards provided above in addition to the City's minimum standards. Except that the City's minimum requirements for screening of roof mounted mechanical or other equipment should be applied. Mechanical screens should not be permitted. Additionally, the design should be revised to incorporate a pitched roof or architectural pitched element that meets the City's minimum requirements due to ease the transition between the proposed development and the surrounding residential structures. The applicant should be advised that this recommendation would include the City's requirement for the percent use of primary masonry materials which include brick and stone.

- F. Trash disposal regulations.** The trash disposal regulations for the LC-1, local retail restricted district should apply in PD, Planned Development District No. _____.

A general development proposal has been provided to show the conceptual layout for the development.

This conceptual layout provides for several trash disposal locations throughout the site. A typical dumpster screen has also been provided for reference. The

applicant has indicated that additional landscaping would be used to screen these areas.

Generally, what is depicted meets the minimum trash disposal regulations which requires trash disposal areas to be located in side of a building or to the side or rear of a property. Enclosures used for screening are required to consist of masonry with a opaque metal gate in a color either matching the enclosure or an approved trim color. The enclosure must be one foot taller than the receptacle enclosed within it.

Staff recommendation: Apply the City's trash disposal regulations for the LC-1, local retail restricted district.

- G. Outside placement, storage, sales, and services regulations.** Outside placement, storage, sales, and services should be prohibited within PD, Planned Development District No. ____.
- H. Landscaping regulations.** The landscaping regulations for the LC-1, local retail restricted district should apply in PD, Planned Development District No. ____.

A general development proposal has been provided to show the conceptual layout for the development. This layout includes conceptual landscape and buffer yard areas.

A landscape plan, meeting the applications requirements provided in Section 11.11 of the City's zoning ordinance is required to be submitted as part of a building permit review. The landscape plan as submitted does not meet these requirements.

The design appears to make provision for a greater amount of greenspace to be preserved along the perimeter of the site, particularly where adjacent to residential uses. The applicant proposes to install a new, 7 foot tall wood fence along the perimeter. The greenspace varies in width around the development. Landscaping is shown throughout the parking areas however does not appear to meet the City's requirements in terms of the provision of parking islands and diamonds, screening from adjacent properties or landscaping around the perimeter of parking areas.

Section 11.4.D. requires a transitional buffer yard when a nonresidential use adjoins a residential use located within a residential district and when a nonresidential use is adjacent to a collector or major thoroughfare. In each instance a minimum 20 foot buffer yard depth is required. When adjacent to a nonresidential use, Type A screening, generally including the provision of an 8 foot tall masonry wall is required. When adjacent to a collector or a major thoroughfare, Type B screening is required.

Type A and Type B screening are described as consisting of the following:

Type A screening. Screening composed of one of the following:

- a. Masonry wall fencing a minimum eight feet in height and one canopy tree per 30 linear feet of buffer yard. Such fencing shall be located along property lines unless physical constraints exist that would prohibit such placement as determined by the director of development services.
- b. Opaque or near opaque live vegetative screening year-round from the ground to a height of at least eight feet at installation with intermittent screening providing a minimum of 25 percent screening during the growing season to a height of at least 20 feet at maturity. A wood fence, a minimum of eight feet in height, shall also be located along property lines unless physical constraints exist that would prohibit such placement as determined by the director of development services.
- c. Opaque or near opaque live vegetative screening year-round within wire trellising fencing a minimum eight feet in height at installation, provided that such fencing may only be located adjacent to a nonresidential use or a nonresidential district. Such fencing shall consist of a three-dimensional welded wire trellising system designed to allow growing space for plants or landscaping to mature into a dense screening mechanism. Such fencing shall be located along property lines unless physical constraints exist that would prohibit such placement as determined by the director of development services.

Type B screening. Screening composed of a minimum of two of the following:

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

Staff recommendation: Apply the City's landscaping regulations for the LC-1, local retail restricted district however the Commission should consider increasing the transitional buffer yard width along the areas that are adjacent to single family residential uses.

- I. **Parking regulations.** The parking regulations for the LC-1, local retail restricted district should apply in PD, Planned Development District No. ____.
- J. **Sign regulations.** The sign regulations for the LC-1, local retail restricted district should apply in PD, Planned Development District No. ____.

A general development proposal has been provided to show the conceptual layout for the development. This proposal indicates that monument signage is not proposed to be permitted within this development.

Staff recommendation: The applicant should clarify their signage plan without monument signs and establish how business and services would be identified in the subject development.

- K. Fence regulations.** The fence regulations for the LC-1, local retail restricted district should apply in PD, Planned Development District No. ____.
- L. Ingress and egress.** All driveways and off-street parking areas, including locations, should comply with the City's Infrastructure Standards.
- M. Utilities.** All utilities shall comply with the City's Public Infrastructure Design Standards.
 - a. **Water and Sewer Service.** The subject tract is served by Fort Bend County Municipal Utility District #48
 - b. **Drainage.** The subject tract is within the Mustang Bayou watershed.
- N. Platting.** The site is required to be platted.

-----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:	Greenfield Village
2. Address/Location of Property:	Elijah Koark League Subdivision
3. Applicant's Name:	John Tsai
Mailing Address:	2020 Richmond Ave. #201, Houston TX 77098
Phone No.:	(832) 754-4162
Email:	jtsai@jfarstudio.com
4. Status of Applicant:	Owner <input checked="" type="radio"/> Agent <input type="radio"/> Attorney <input type="radio"/> Trustee <input type="radio"/> Corporation <input type="radio"/> Relative
(If other than Owner, submit written authorization from Owner with application.)	
5. Property Owner:	Josefina P. Serrano / Ivy Kenneth Joy L. Mirafior
Mailing Address:	3918 Town Park Lane Missouri TX 77459
Phone No.:	(713) 295-1219
Email:	childrenstalentacademy@gmail.com
6. Existing Zoning District:	R1 - a
7. Total Acreage:	5.1913 acres
8. Proposed Development and Reasons for Application:	Amend existing zoning district to be a Planned Development District
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.):	FBCCF no. 2009105602 (Liberty Bankers Life Ins Comp)
10. Central Appraisal District tax identification numbers of property (Attach Paid Tax Receipts):	recently acquired property (closing document provided)
11. Do deed restrictions or restrictive covenants exist for the property? (Circle One):	YES <input type="radio"/> NO <input checked="" type="radio"/>
(If yes, submit with application.)	
12. Does this application include an Architectural Design Review: (Circle One):	YES <input checked="" type="radio"/> NO <input type="radio"/>
(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.

John Tsai

Print Name of Applicant

[Signature]
 Signature of Applicant

Last updated January 2017

Josefina P. Serrano / Ivy Mirafior
 Print Name of Property Owner

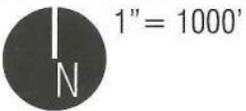
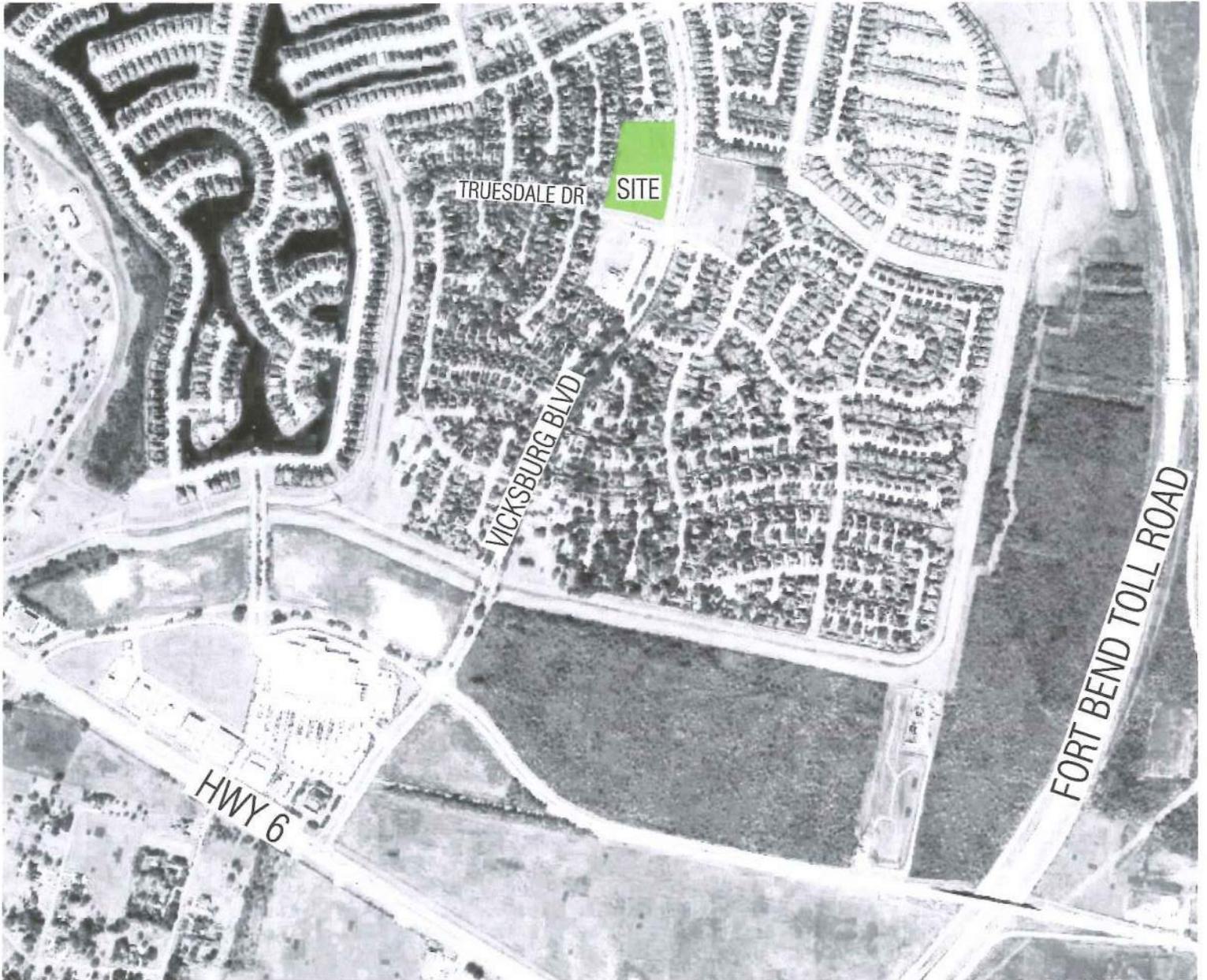
[Signature]
 Signature of Property Owner, Agent or Attorney

City of Missouri City, TX

Received

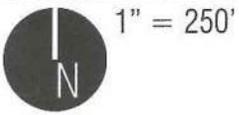
JUN 21 2018

Planning Division



SITE LOCATION
VICKSBURG DAYCARE AND COMMERCIAL DEVELOPMENT
6.21.2018

jt
arc
studio
2020 RICHMOND AVE
SUITE 201
HOUSTON, TX
77098



ADJACENT NEIGHBORHOODS AND STRUCTURES
VICKSBURG DAYCARE AND COMMERCIAL DEVELOPMENT
6.21.2018

jt arc studio
2020 RICHMOND AVE
SUITE 201
HOUSTON, TX
77098

WOOD FENCE - 7' MIN.

PICK UP/ DROP OFF AREA

DUMPSTER
REF. DIAGRAM PAGE
FOR SCREENING INFO

WOOD FENCE - 7' MIN.

DUMPSTER
REF. DIAGRAM PAGE
FOR SCREENING INFO

DUMPSTER
REF. DIAGRAM PAGE
FOR SCREENING INFO

NO MONUMENT SIGNS TO BE
PROPOSED FOR PROJECT



VICKSBURG BLVD. (110' R.O.W.)

TRUESDALE DR. (100' R.O.W.)



SITE PLAN - OVERVIEW
 VICKSBURG DAYCARE AND COMMERCIAL DEVELOPMENT
 6.21.2018



VICKSBURG BLVD. (110' R.O.W.)

TRUESDALE DR. (100' R.O.W.)

PHASE 1/ YEAR 1
SITE WORK FOR BDG A, B, AND C
CONSTRUCTION OF BDG A

PHASE 2/ YEAR 2
CONSTRUCTION OF BDG B AND BDG C

PHASE 3/ YEAR 3
SITE WORK AND CONSTRUCTION
BDG D AND BDG E

PHASE 4/ YEAR 4
SITE WORK AND CONSTRUCTION
BDG F AND BDG G



SITE PLAN - PHASES
VICKSBURG DAYCARE AND COMMERCIAL DEVELOPMENT
6.21.2018

TOTAL PROPOSED SQUARE FOOTAGE-
33000 SF

PHASE 1 / BDG A
DAYCARE - 6000 SF

PROPOSED USES FOR FUTURE
PHASES 2, 3, AND 4

EDUCATIONAL AND
PROFESSIONAL USES
(MIN. 17000 SF)

PROFESIONAL OFFICES
MEDICAL OFFICES
TUTORING
AFTER SCHOOL EDUCATION

SPECIALIZED FITNESS-

YOGA STUDIOS
DANCE STUDIOS
PHYSICAL THERAPY

SMALL FOOD SERVICE-
(NOT TO EXCEED 5000 SF)

CAFE (NO ALCOHAL SERVICE)
ICE CREAM SHOP
BAKERY

NEIGHBORHOOD AND SPECIALIZED
RETAIL
(NOT TO EXCEED 10000 SF TOTAL)

BOOKSTORES
CLEANERS
MUSIC STORES
TAILORS

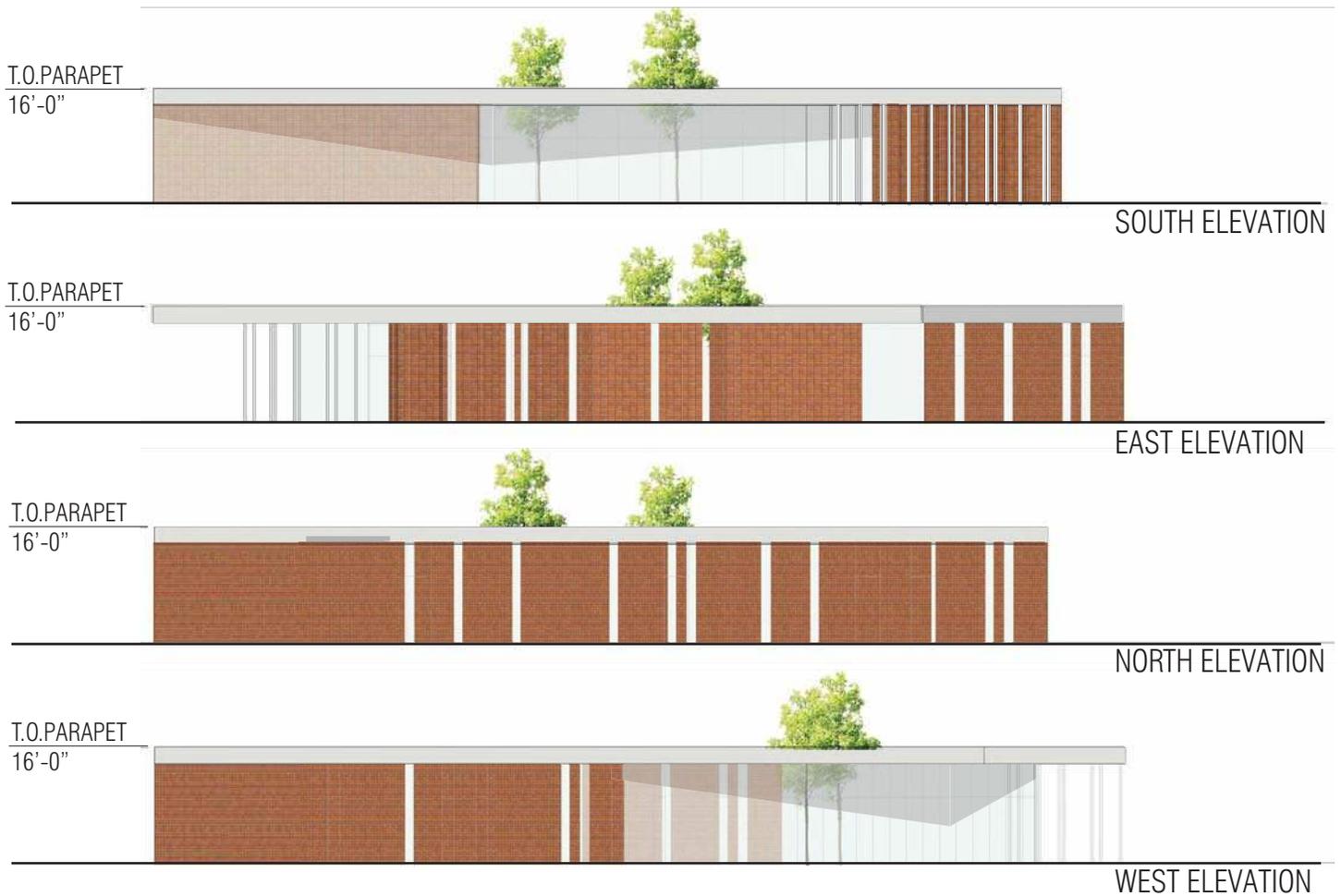


VICKSBURG BLVD. (110' R.O.W.)

TRUESDALE DR. (100' R.O.W.)



SITE PLAN - USES
VICKSBURG DAYCARE AND COMMERCIAL DEVELOPMENT
6.21.2018



3/64" = 1'

1. ALL BUILDINGS TO BE 100% MASONRY, EXCLUDING SOFFITS, TRIM, AND INFILL AREAS
2. ALL BUILDINGS TO UTILIZE BRICK COLOR IN THE RED AND TERRA COTTA FAMILY
3. ALL TRIM AND SOFFIT COLOR WILL BE WHITE OR OR DARK BRONZE, OR WILL BE STAINED AND SEALED WOOD
4. NO BUILDING TO EXCEED 20' IN HEIGHT.

BDG A ELEVATIONS - TYPICAL ELEVATION FOR PROJECT STRUCTURES
 VICKSBURG DAYCARE AND COMMERCIAL DEVELOPMENT
 6.21.2018



DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

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

DATE OF NOTICE: JUNE 29, 2018

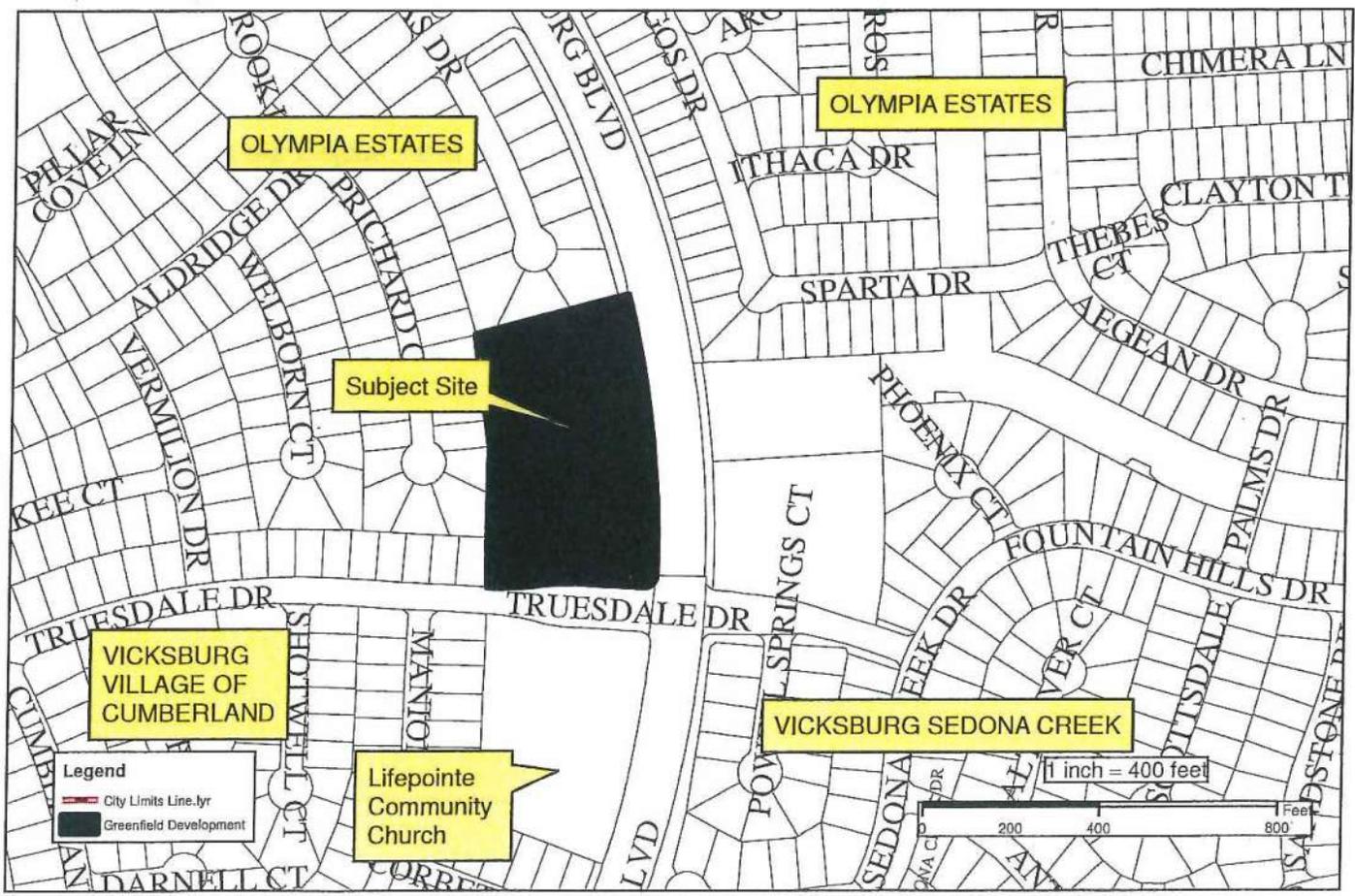
LOCATION/DATE: The Planning and Zoning Commission of the City of Missouri City will hold a public hearing on Wednesday, July 11, 2018, at the City Council Chambers – 2nd Floor, City Hall Building, 1522 Texas Parkway (FM-2234), Missouri City, Texas at 7:00 p.m.

PURPOSE: To receive comments for or against a request by John Tsai to rezone an approximate 5.19 acre tract of land from R-1-A single family residential district to PD, Planned Development District to allow for the development of a child care facility and certain commercial uses including but not limited to educational and professional offices, specialized fitness, small food service, neighborhood and specialized retail uses, 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 Life Pointe Church, south of Olympia Estates, east of Olympia Estates and Vicksburg, Village of Sedona Creek and west of Vicksburg, Village of Cumberland.

SITE LEGAL DESCRIPTION: The subject site can be described as being a tract or parcel containing 5.1913 acres situated in the Elijah Roark League Survey, A-77, Fort Bend County, Texas and being out of and a part of that certain tract conveyed in substitute trustee's deed, recorded in County Clerk File No. 2009105602, official records 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.



OLYMPIA ESTATES

OLYMPIA ESTATES

Subject Site

VICKSBURG VILLAGE OF CUMBERLAND

VICKSBURG SEDONA CREEK

Legend
City Limits Line.lyr
Greenfield Development

Lifepointe Community Church

1 inch = 400 feet

200 400 800 Feet

JUL 03 2018



DEVELOPMENT SERVICES – PLANNING DIVISION

Planning Division

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 2018

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, July 11, 2018
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 John Tsai to rezone an approximate 5.19 acre tract of land from R-1-A single family residential district to PD, Planned Development District to allow for the development of a child care facility and certain commercial uses including but not limited to educational and professional offices, specialized fitness, small food service, neighborhood and specialized retail uses, 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

It will lower my property value. Any garbage containers outside will stink up my backyard! Noise and lighting are also potential issues.

I/We support this proposed rezoning because

Potential flooding issues to my property

Sincerely

Michael Joyce

Signature

2751 PRICHARD CT.

Street Address

[Redacted]

Phone Number

Return to:

MICHAEL JOYCE

Print Name

VICKSBURG

Subdivision

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.

MICHAEL JOYCE

Print Name

Michael Joyce

Signature

Higher potential for break-ins from alleyway behind any buildings.

Also if this does not definitely want brick wall minimum 10' tall





DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 2018

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, July 11, 2018
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 John Tsai to rezone an approximate 5.19 acre tract of land from R-1-A single family residential district to PD, Planned Development District to allow for the development of a child care facility and certain commercial uses including but not limited to educational and professional offices, specialized fitness, small food service, neighborhood and specialized retail uses, 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

We do not want a commercial business against our Backyards.

I/We support this proposed rezoning because

[Empty box for supporting reasons]

Sincerely,

James G. Norcom, III

2743 RICHARD CT.

Street Address

Phone Number

Return to:

JAMES G. NORCOM, III

Vicksburg

Subdivision

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.

City of Missouri City, TX

Print Name

Signature

Received

JUL 09 2018

Planning Division



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: July 11, 2018

AGENDA ITEM SUBJECT: Brazos Lakes Mixed Use Project – Planned Development District

AGENDA ITEM NUMBER: 7.C.

PROJECT PLANNER: Jennifer Thomas Gomez, AICP, Planning Manager

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



PERMIT NUMBER: PD1800002

PROPERTY ID: 0013-00-000-0124-907 / 0013-00-000-0122-907 / 0013-00-000-0105-907 / 0013-00-000-0123-907 / 0013-00-000-0110-907 / 0013-00-000-0106-907

LOCATION: The subject site is located north of Excel Urgent Care, south of a Murphy Express gas station and Cube Smart self-storage, east of Quail Valley Thunderbird and a Public Storage, and west of Colony Lakes residential subdivision.

RECOMMENDED ACTION:

The proposal complies with the goals of the Comprehensive Plan and the policy contained in the Future Land Use Plan. Such policy recommends development of the tract as commercial, allowing for an auto-oriented character. However, the Commission could consider changing the Future Land Use Plan character designation from Commercial to Urban as outlined in the report recommendations below.

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.

SCHEDULED FIRST READING BY THE CITY COUNCIL:

7:00 p.m., Monday, August 6, 2018

Revised submittals due prior to Friday, July 20, 2018. Any revised documents and exhibits required as a result of recommendations made by the Planning and Zoning Commission, must be submitted no later than 10:00 a.m. on July 20, 2018, which is prior to the deadline for submittals to the City Council for their August 6, 2018, meeting.

BACKGROUND INFORMATION:

Brazos Lakes is a proposed mixed use residential and commercial development.

The applicant has submitted a master plan overview of the development. This master plan describes the development as designed to include “a combination of functions and users that supports each other and establishes...[a] focal point...[through] the combination of the residential buildings and townhomes, and the commercial plaza.”

Brazos Lakes is proposed to be constructed in two Phases broken down as follows.

Phase I would be comprised of the residential components, consisting of two, 5-story condominium buildings and 3-story single family attached townhomes. These components would be located to the rear of the site on the western most end. The condominium buildings would be age restricted and provide a total of 168 dwelling units (Building A – 80 units and Building B – 88 units). The condominium buildings would include a parking structure that would be partially underground and covered. Along the Highway 6 frontage, a multi-purpose club house and large meeting room would be provided as amenities for residents. The attached townhomes would provide 42 single family dwelling units, each having a 2-car garage.

Phase II would include 219,000 square feet of commercial, office and restaurant space. These uses would be distributed throughout the development in 2-story buildings. An open, multi-purpose plaza is a proposed feature in addition to the development of spaces that overlook a lake with the provision indoor/outdoor seating and lounges. A 2-story parking structure is also proposed as part of this phase.

The building design for both phases is proposed to incorporate rainwater recovery systems and green roof terraces which will allow water to be collected and re-routed throughout the development.

The Brazos Lakes master plan generally describes future development along the Highway 6 frontage to include several 2-story buildings and associated parking areas.

REQUIREMENTS FOR A PD DISTRICT APPLICATION (SECTION 8.2)

A. Ownership:

Ownership information submitted with the application is under review. The applicant may be required to provide additional proof of ownership and authorization.

B. Legal Description:

The subject site can be described as being a tract of land containing 24.506 acres, located in the David Bright League, A-13, in Fort Bend County, Texas, said 24.506 acre tract being all of a called 22.507 acre tract of land recorded in the name of Golden Power Capital, LLC, in Fort Bend County Clerk's File (F.B.C.C.F.) No. 2016086714 and all of a called 2.0 acre tract of land recorded in the name of Ming & Shu Development, LLC, in F.B.C.C.F. No. 2010106905, save and except a called 0.0574 acre tract of land recorded in the name of Fort Bend County Municipal Utility District No. 46 in F.B.C.C.F. No. 2005084273, leaving a net acreage of 24.448 acres of land.

C. Site Plan:

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

D. Total acreage:

24.45 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 / LC-3, retail district

B. Surrounding Land Uses and Zoning Designations:

North: Cube Smart storage facility; Murphy Express gas station / PD #90 (Ordinance O-13-32)

South: Excel Urgent Care / LC-3, retail district

East: Public Storage facility; Quail Valley Thunderbird; Ridgeview Park / PD #11 (Ordinance O-18-03); R-2, single family residential district; CF, community facilities

West: Colony Lakes residential subdivision / CF, community facilities; R-2, single family residential district

C. Zoning History:

02-22-1966: Majority of subject site annexed by the City of Missouri City (Ordinance 74).
11-17-1980: Remainder of subject site annexed by the City of Missouri City (Ordinance 91)
01-19-1981: Subject site zoned SD, suburban district (Ordinance O-81-1)
1981: Subject site zoned LC-3, retail district (Ordinance O-84-45).

Subsection 8.2.C and 8.5 – Site plan and Use regulations: As stated above, per Zoning Ordinance Section 8.2.C, Site Plan, and 8.5, Use regulations, the applicant is required to propose minimum development guidelines for the site.

- A. Purpose.** PD, Planned Development District No. ____ is proposed to comprise of a mixed use development to include residential, commercial, retail, and professional offices. 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.

As provided in the background above, Brazos Lakes is a proposed mixed use residential and commercial development.

The applicant has submitted a master plan overview of the development. This master plan describes the development as designed to include “a combination of functions and users that supports each other and establishes...[a] focal point...[through] the combination of the residential buildings and townhomes, and the commercial plaza.”

Brazos Lakes is proposed to be constructed in two Phases broken down as follows.

Phase I would be comprised of the residential components, consisting of two, 5-story condominium buildings and 3-story single family attached townhomes. These components would be located to the rear of the site on the western most end. The condominium buildings would be age restricted and provide a total of 168 dwelling units (Building A – 80 units and Building B – 88 units). The condominium buildings would include a parking structure that would be partially

underground and covered. Along the Highway 6 frontage, a multi-purpose club house and large meeting room would be provided as amenities for residents. The attached townhomes would provide 42 single family dwelling units, each having a 2-car garage.

Phase II would include 219,000 square feet of commercial, office and restaurant space. These uses would be distributed throughout the development in 2-story buildings. An open, multi-purpose plaza is a proposed feature in addition to the development of spaces that overlook a lake with the provision indoor/outdoor seating and lounges. A 2-story parking structure is also proposed as part of this phase.

The Brazos Lakes master plan generally describes future development along the Highway 6 frontage to include several 2-story buildings and associated parking areas.

Future Land Use Map: The City's Future Land Use and Character map identifies the subject site as being an appropriate location for Commercial uses. Commercial uses are classified as being in the Auto-Oriented Character.

The Auto-Oriented Character is summarized as follows:

This designation typically covers most areas identified for commercial uses where accommodation of automobile access, circulation, and parking drives the placement of buildings and overall site design. 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).

Comprehensive Plan: Goals 2.1 and 2.3 of the City's 2017 Comprehensive Plan provides that for the city to move beyond the "bedroom community" perception, a focus must be placed on the "recruitment of lifestyle amenities desired by residents (dining, retail, medical) – so these can be patronized and enjoyed

local...” as well as encouraging “multiple housing types and floor plans to offer a variety of housing choices to residents...”

Staff recommendation: Approve the proposed mixed use development allowing for uses permitted within the LC-3, retail district and including age restricted condominiums and single family townhomes.

The proposed development complies with the policy recommendation of the Future Land Use Plan and the goals of the Comprehensive Plan. However, the Commission could consider changing the Future Land Use Plan character designation from Commercial to Urban if the Commission opts to require minimum building height requirements and possibly requiring future commercial buildings to be placed closer towards the street with parking areas situated on the backside of the buildings.

- C. Height and area regulations.** The height and area regulations recommended below, should apply in PD, Planned Development District No. ___.

Brazos Lakes is a proposed mixed use residential and commercial development.

The development is proposed to be comprised of two, 5-story condominium buildings and 3-story single family attached townhomes. The condominium buildings would be age restricted and provide a total of 168 dwelling units (Building A – 80 units and Building B – 88 units).

The attached townhomes would provide 42 single family dwelling units.

The development would provide for approximately 219,000 square feet of commercial, office and restaurant space. These uses would be distributed throughout the development in 2-story buildings.

The master plan generally describes future development along the Highway 6 frontage to include several 2-story buildings and associated parking areas.

Based upon submitted plans, approximately 3.5+/- acres has been designated for the single-family attached townhome development. Each townhome dwelling unit would have garage access to the rear, along a private street. Each unit would front what appears to be a commonly owned green space area.

Approximately 6+/- acres has been designated for the two condominium buildings and associated site work.

If the minimum standards for the R-5, townhouse residential district; R-6, condominium residential district; and LC-3, retail district were applied to the overall master plan, the development would generally meet standards except where specified below.

The proposed design for the single family attached townhome development would not comply with the R-5, townhouse residential district in the following areas:

- **Front yard:** Not less than 25 feet;
- **Rear yard:** Not less than 20 feet; however when the rear yard is adjacent to a commonly owned open space, the rear yard shall be not less than 10 feet.
- **Side yard:** Not less than 10 feet on the street side of corner lots and at plat boundaries.
- **Lot width:** Minimum lot width shall be 25 feet in not less than 80% of all platted lots and not less than 23 feet for any platted lot...
- **Lot area:** Minimum lot area shall be 1,800 square feet.
- **Density:** No more than 10 dwelling units per gross platted acre.
- **Common space:** Where townhouse lots and dwelling units are designed to face upon an open or common access court, rather than upon a public or private street, such open or common access court shall be at least 40 feet in width.

The proposed design for the condominium development would not comply with the R-6, condominium residential district in the following areas:

- **Height:** No building or structure shall exceed three stories or 45 feet;
- **Density (units-acre):** There shall be no more than 15 condominium dwelling units per net platted acre;
- **Greenbelt:** There shall be a greenbelt of 30 feet adjacent to all plat property lines. There shall be a yard of 15 feet between buildings and private streets, driveways and parking areas. The developer shall have the option to provide the greenbelt or an equivalent green area within the development in addition to all required yards.

The proposed design for the commercial and office uses would generally comply with the LC-3, retail district standards.

Staff recommendation: The master plan describes an integrated development designed to create centralized focus points and providing for buildings and structures that support each other. Thus, the singular standards for each zoning district may not be applicable for the intended development outcome. Certain standards could be relaxed in exchange for combined or enhanced standards in other parts of the development.

On the townhome development, the front, rear, and side yard; lot width, lot area standards could be relaxed to the layout as shown on the submitted site plan; likewise the height restrictions for the condominiums could match either the LC-3 district requirements (no limit, unless constructed within 150 feet of a residential district) or capped at the development proposal of 5 stories.

Conversely density and green space have been important character components that have been highlighted throughout the city as significant to desired community character.

As such, the minimum dwelling units per gross acre (single-family townhomes) or per net acre (condominium dwelling units) should be applied. A performance standard tied to nonresidential development occupancy could be established to allow for an increase in density scaled to the growth of the remainder of the development.

The requirements for common space and the greenbelt should be met through the provisions as established by the zoning use districts or through the creation of a comparable space, containing the total square footage which would be required, in an area easily accessible by the residential developments.

- D. Building regulations.** The building regulations for LC-3, retail restricted district should apply in PD, Planned Development District No. ____.

Staff recommendation: The building regulations for the LC-3, retail district should apply to all buildings and structures within the proposed development.

These building regulations include the following:

Building fronts. The front building lines shall be interrupted at least every 300 feet in one or more of the following manners:

- A minimum ten-foot building offset;*
- A canopy facade;*
- Landscaping.*

Lighting. Exterior lighting shall be shielded to prohibit direct glare onto adjoining properties.

Lighting regulations should apply both within the PD between nonresidential and residential uses as well as exterior to the PD to adjoining properties.

- E. 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.

The development proposal for the Brazos Lakes mixed use project, includes general architectural standards for exterior materials to be used for both the residential and commercial buildings for consideration of an architectural design review. At the time of building permit application, the applicant is required to submit materials and color samples for review and consistency with the approved requirements.

The following "exterior applications", categorized as types has been submitted to be applied within the development:

- Type A: Calcium silicate smooth masonry unit;
- Type B: Modular Face Brick, blend sunset or similar;
- Type C: Senerflex Classic PB Wall System by "Senergy" with Perma-Lath Reinforcing mesh and weatherproof base and finish coats;
- Type D: Exterior storefront and glass wall systems. Aluminum, clear, anodized frames with ¼" thick tinted vision glass; ¼" thick tinted spandrel glass, aluminum doors and sidelites
- Type E: Clear, anodized extruded aluminum and ¼" thick tinted vision glass.

In addition to the “exterior applications” the building designs proposed appear to include pitched roofs or architecturally pitched elements however, proposed roofing material and associated color have not been provided.

The master plan has indicated that due to possible detention requirements, building designs and site development are proposed to incorporate rainwater recovery systems and green roof terraces to allow water to be collected and re-routed throughout the development.

A 2-story parking structure is proposed as part of this phase II for the commercial/retail uses.

The proposed design appears to not comply with minimum architectural design standards in the following areas:

For nonresidential uses:

- 7A.C.2. - 100% of exterior walls, excluding windows and doors, shall consist of masonry.
- 7A.C.3. - In addition to the masonry requirements of exterior walls set forth in subsection 7A.2.C.2 above, exterior walls in nonresidential developments shall meet one of the following:
 - a. A minimum of 33 percent of each exterior wall located within view of a roadway or driveway used by the general public shall consist of approved primary materials...;
 - b. A minimum of 50 percent of all exterior walls, not including windows and doors and not including the rear of buildings not located within view of a roadway or driveway used by the general public, shall consist of the approved primary materials for building and structure exteriors....

For the condominium uses:

- 7A.D.6 - Excluding windows and doors, a minimum of 50 percent of the exterior of dwelling unit buildings shall consist of brick, stone and/or stucco.
- 7A.D.7 - Roofing materials shall consist of standing seam metal, slate, tile or concrete products.
- 7A.D.8 - The roof structures for all dwelling-unit buildings shall be pitched, with a minimum slope ratio of 5:12 for the main slope and a minimum of 8:12 for any accent gables and hips.
- 7A.D.9 - The roof structures for accessory buildings, including any detached garages and carports, shall be pitched with a minimum slope ratio of 4:12, if within view of adjoining properties, including roadways.

Comprehensive Plan: Goal 5 of the City's 2017 Comprehensive Plan provides the City's commitment to encouraging quality design and community appearance. In particular along the City's major corridors, encourage well-planned and designed private development.

Staff recommendation: As this is proposed to be a unified development, architectural design standards should be consistent and complimentary throughout the residential and nonresidential areas. However, with the stated

intention regarding rainwater collection systems, the application does not adequately explain why the “exterior material” types are being proposed. Staff recommends maintaining the city’s minimum architectural design standards throughout the development, applied to both residential and nonresidential developments with the material use being consistent with the “exterior material” types as presented.

However, the primary material requirements should be restricted to the project brick and required to be used in the same quantities as specified in the City’s minimum standards. All exterior walls, excluding windows and doors, should consist of masonry as defined by the City.

The 2-story parking structure proposed to be used to support the commercial/retail uses, should at a minimum be constructed in accordance with the standards for freestanding parking structures contained in Section 7A.2.D.12. Such would require the “exterior of freestanding multistory parking structures [to] have architecturally-designed masonry panels...there [would] be no pitched roof requirements.”

- F. Garage regulations.** Except as provided herein, garages should be provided as required by Section 9.8 in PD, Planned Development District No. ____.

The condominium buildings would include a parking structure that would be partially underground and covered. A total of 152 parking spaces would be provided with an expected 100 spaces partially underground and 52 spaces at grade. The attached townhomes would provide 42 single family dwelling units, each having a 2-car garage.

Section 7A.2.D.17. requires that for each condominium unit, “at least one garage with square footage sufficient to house a minimum of two seven-foot by 18-foot automobiles in addition to normal yard maintenance equipment shall be provided...”

Staff recommendation: As provided previously, 168 condominium dwelling units have been proposed. The development proposal includes the provision of covered parking in the form of the underground parking but contains no garages. In the case of multifamily projects, City Council has stressed the importance of the provision of garages. Thus, staff recommends that this development be required to provide some percentage of parking in garages. If the percentage applied to multifamily developments is applied to condominium units, then approximately 25 percent of the minimum number of parking spaces required would have to be provided in the form of garages.

The minimum number of parking spaces that would be required for the condominium development would be 336 (Building A: 160; Building B: 176). If the 25 percent requirement is applied then 84 garages should be provided.

- G. Trash disposal regulations.** In PD, Planned Development District No. ____, Section 9.14, trash disposal regulations for residential zones should apply to all

residential uses and the regulations for nonresidential zones should apply to all nonresidential uses.

- H. **Portable storage unit regulations.** In PD, Planned Development District No. ____, Section 9.15, portable storage unit regulations in suburban and residential districts should apply to all residential uses.
- I. **Outside placement, storage, sales, and services regulations.** Outside placement, storage, sales, and services should be prohibited within PD, Planned Development District No. ____.
- J. **Landscaping regulations.** Except as provided herein, in PD, Planned Development District No. ____, Section 11, landscaping regulations should apply.

The applicant has submitted landscape plans meeting the application requirements provided in Section 11.11 of the City's zoning ordinance. Such plans, revised in accordance with the regulations as adopted will be required to be submitted as part of a building permit review.

Generally, the plans show the intention to comply with the requirements of Section 11 except as provided below.

Section 11.4.D. requires a minimum 20 foot deep transitional buffer yard when a nonresidential use adjoins a residential use located within a residential district. Type A screening, generally including the provision of an 8 foot tall masonry wall is required.

Type A screening is described as consisting of the following:

Type A screening. Screening composed of one of the following:

- a. *Masonry wall fencing a minimum eight feet in height and one canopy tree per 30 linear feet of buffer yard. Such fencing shall be located along property lines unless physical constraints exist that would prohibit such placement as determined by the director of development services.*
- b. *Opaque or near opaque live vegetative screening year-round from the ground to a height of at least eight feet at installation with intermittent screening providing a minimum of 25 percent screening during the growing season to a height of at least 20 feet at maturity. A wood fence, a minimum of eight feet in height, shall also be located along property lines unless physical constraints exist that would prohibit such placement as determined by the director of development services.*
- c. *Opaque or near opaque live vegetative screening year-round within wire trellising fencing a minimum eight feet in height at installation, provided that such fencing may only be located adjacent to a nonresidential use or a nonresidential district. Such fencing shall consist of a three-dimensional welded wire trellising system designed to allow growing space for plants or landscaping to mature into a dense screening mechanism. Such fencing shall be located along property lines unless physical constraints*

exist that would prohibit such placement as determined by the director of development services.

Section 11.5.A. requires off-street parking to be screened from public view by either a solid evergreen hedge or a berm.

Section 11.5.B.1.b requires islands and/or diamonds to be provided throughout off-street parking areas.

Staff recommendation: Adopt the landscape plans as proposed except that parking islands and diamonds should be added in accordance to Section 11.5.B.1.b. and any changes as required by the provision of a greenbelt, common open space or equivalent be added to the plan. As the plan is an integrated development, a transitional buffer yard should not be required between residential and nonresidential uses within the PD. Additionally, an evergreen hedge, berm or similar should be provided around the perimeter of the entire development and not required around the perimeter of parking areas within the development.

K. Parking regulations. In PD, Planned Development District No. ____, Section 12, parking regulations should apply.

The submitted master plan provides for parking as follows:

	Number of Units/Square Feet	Spaces per unit/Square Feet	Total Spaces Provided
Building A (Condominium)	1 Bed: 32 2 Bed: 40 3 Bed: 8	1 Bed: 1.3 2 Bed: 2.0 4 Bed: 2.5	1 Bed: 42 2 Bed: 80 3 Bed: 20
Building B (Condominium)	1 Bed: 40 2 Bed: 40 3 Bed: 8	1 Bed: 1.3 2 Bed: 2.0 3 Bed: 2.5	1 Bed: 52 2 Bed: 80 3 Bed: 20
Townhomes	42	2 car garage	84
Commercial/Office*	Retail Commercial: 110,250 Office: 32,400	Retail/Commercial: 4 per 1,000 sf Office: 2.5 per 1,000 sf	Retail/Commercial: 441 Office: 81
NE Corner – Office	39,600 sq. ft.	2.5 per 1,000	200

*A 2 level parking structure is proposed to be provided for the commercial/retail area.

Section 12.2 would require the following parking distribution:

	Number of Units/Square Feet	Spaces per unit/Square Feet	Total Spaces Provided
Building A (Condominium)	80	2	160
Building B (Condominium)	88	2	176
Townhomes	42	2 car garage	84
Commercial/Office*	Retail Commercial: 110,250 sq. ft. Office: 32,400 sq. ft.	Retail/Commercial: Varies dependent upon commercial/retail uses; a restaurant or bar use would require the highest ratio of 8-15 spaces per 1,000 sq. ft. Office: 2.5 per 1,000 sf	Retail/Commercial: Varies dependent upon actual use. Office: 81
NE Corner – Office	39,600 sq. ft.	2.5 per 1,000	200

The difference between the parking proposed and what would be required includes a deficient number of spaces for both condominium buildings (Building A: -18; Building B: -24) and an unknown number required for actual commercial/retail uses located based upon the size of such use.

Staff recommendation: Section 12.2.E. allows for a reduction of up to 25 percent in the minimum number of parking spaces for nonresidential development upon the submittal of an off-street parking study that has been prepared by a registered engineer, certified planner, or a licensed architect and that supports the reduction. The study is required to address in part, the size and type of the development, the anticipated rate of parking turnover, the anticipated peak parking and traffic loads for all uses and a shared parking analysis.

Staff recommends that the applicant provide a study as described to consider a reduction in parking for the condominium units if such reduction is desired. Otherwise, the total number of parking spaces as required should be provided.

Additionally, the number of parking spaces for commercial, retail and office uses should be approved as provided on the site plans provided that landscaping as required by the PD is provided accordingly.

- L. **Sign regulations.** In PD, Planned Development District No. ____, Section 13, sign regulations for residential zones should apply to all residential uses and the regulations for nonresidential zones should apply to all nonresidential uses.

M. Fence regulations. In PD, Planned Development District No. ____, Section 14, fence regulations for residential zones should apply to all residential uses and the regulations for nonresidential zones should apply to all nonresidential uses. The building regulations for LC-3, retail restricted district should apply in PD, Planned Development District No. ____.

N. Amenities. In PD, Planned Development District No. ____, Section 7.7.L., amenities should apply to condominium uses.

Along the Highway 6 frontage, a multi-purpose club house and large meeting room would be provided as amenities for residents.

Staff recommendation: To require the multi-purpose club house as presented to be constructed along with the first condominium building constructed.

O. Ingress and egress. All driveways and off-street parking areas, including locations, should comply with the City's Infrastructure Standards.

P. Utilities. All utilities shall comply with the City's Public Infrastructure Design Standards.

- a. **Water and Sewer Service.** Most of the subject tract is served by Fort Bend County Municipal Utility District #46
- b. **Drainage.** The subject tract is within the Flat Bank Creek watershed.

Q. Platting. The site is required to be platted.

R. Parkland dedication. The residential uses would be required to dedicate land for neighborhood parks in accordance with Section 82-174 of the City's subdivision ordinance.

-----**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:	Brazos Lakes Mixed Use Development				
2. Address/Location of Property:	South of U.S. Hwy 16 near Oilfield Rd.				
3. Applicant's Name:	Justin A. Schrader				
Mailing Address:	1904 N. Grand Pkwy, Katy, TX 77449				
Phone No.:	(713) 953-5232				
Email:	jschrader@LTA.com				
4. Status of Applicant:	Owner	<input checked="" type="radio"/> Agent	Attorney	Trustee	Corporation Relative
(If other than Owner, submit written authorization from Owner with application.)					
5. Property Owner:	T.M. Chen c/o Kah K. Tan				
Mailing Address:	11650 Hwy 16 Sugar Land, TX 77478				
Phone No.:	(281) 240-4116				
Email:	kakt@ku2.com				
6. Existing Zoning District:	LC-3				
7. Total Acreage:	24.448 Ac				
8. Proposed Development and Reasons for Application:	Mixed Use (Commercial, Residential, etc.) PD application				
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.):	See metes and bounds attached.				
10. Central Appraisal District tax identification numbers of property (Attach Paid Tax Receipts):	See tax statements attached				
11. Do deed restrictions or restrictive covenants exist for the property? (Circle One):	YES	<input checked="" type="radio"/> NO	(If yes, submit with application.)		
12. Does this application include an Architectural Design Review: (Circle One):	<input checked="" type="radio"/> 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.

City of Missouri City, TX

Justin A. Schrader, PE
Print Name of Applicant

Kah K. Tan
Print Name of Property Owner

Received

JUN 22 2018

Justin A. Schrader, PE
Signature of Applicant

[Signature]
Signature of Property Owner, Agent or Attorney

Planning Division

BRAZOS LAKE - HIGHWAY 6 - COMMERCIAL RESIDENTIAL
 MIX USE DEVELOPMENT MASTERPLAN | CONCEPT DESIGN
 MISSOURI CITY, TEXAS - FORT BEND COUNTY
 STOA INTERNATIONAL ARCHITECTS
 MARIO BOLLUO P.A. - DESIGN ARCHITECT
 CYNTHIA RAMIREZ - ASSISTANT PM
 MASTER PLAN - GROUND FLOOR
 SCALE: 1" = 100'-0"



- KEYNOTE LEGEND:
- ① - LOADING & SERVICES LOCATION
 - ② - DUMPSTER LOCATION
 - ③ - SIGN LOCATION
 - ④ - MONUMENT SIGN LOCATION

HWY 6

City of Missouri City, TX

Received

JUN 22 2018



Planning Division

BRAZOS LAKE - HIGHWAY 6
MIX-USE DEVELOPMENT MASTERPLAN
CONCEPT DESIGN
MISSOURI CITY, TEXAS
FORT BEND COUNTY
STOA INTERNATIONAL ARCHITECTS
MARIO BOLLLO R.A. - DESIGN ARCHITECT
CYNTHIA RAMIREZ - ASSISTANT PM



City of Missouri City, TX

Received

JUN 22 2018

Planning Division

STOA
ARCHITECTS



RESIDENTIAL BUILDINGS "A" & "B"
SIDE ELEVATION
SCALE: 1" = 20'-0"
CYNTHIA RAMIREZ - ASSISTANT PM



RESIDENTIAL TOWNHOMES
SIDE ELEVATION
SCALE: 1" = 20'-0"



RESIDENTIAL BUILDING "A"
SIDE ELEVATION
SCALE: 1" = 20'-0"
CYNTHIA RAMIREZ - ASSISTANT PROJECT MANAGER



RESIDENTIAL BUILDING "B"
SIDE ELEVATION
SCALE: 1" = 20'-0"



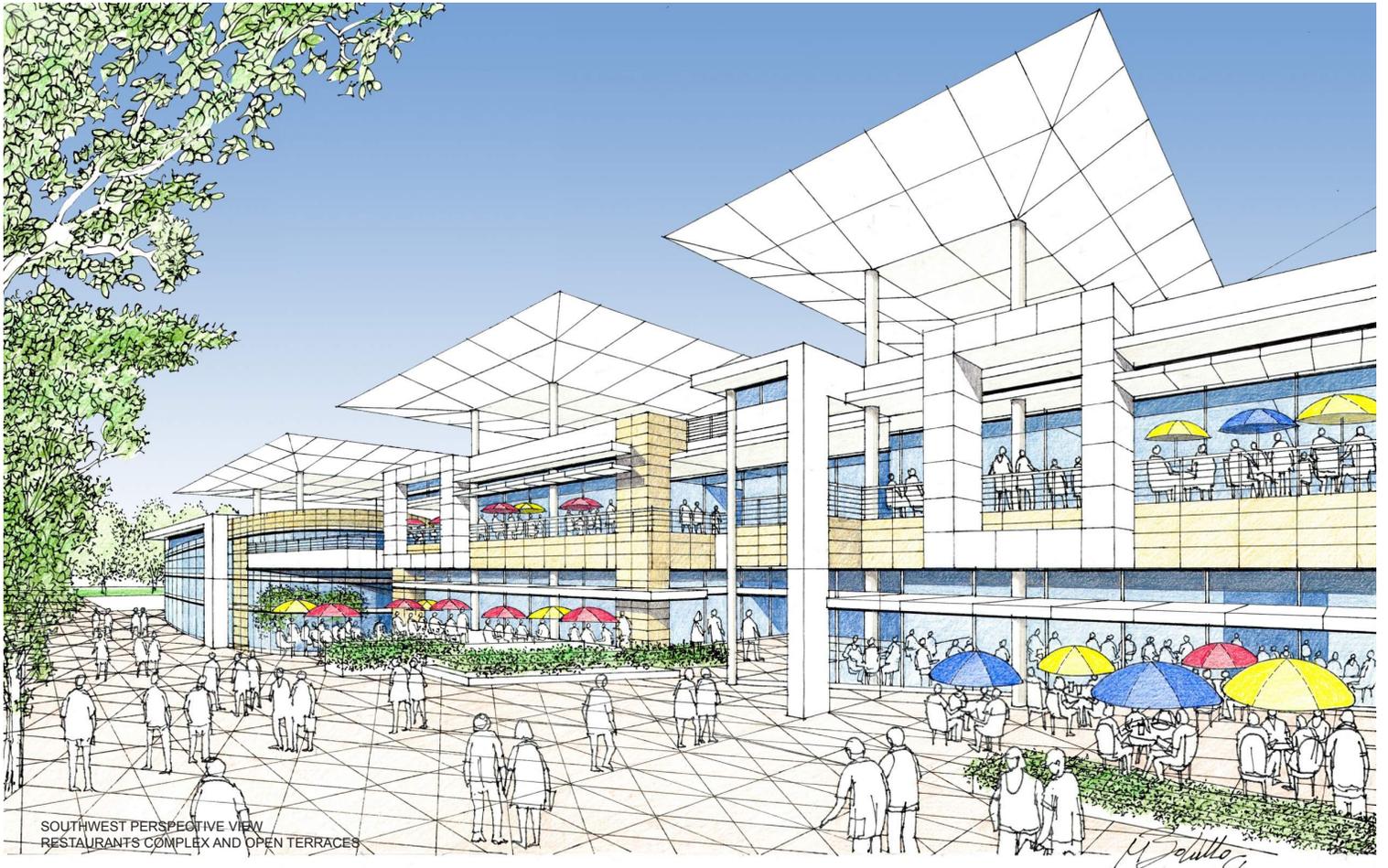
RESIDENTIAL BUILDINGS "A" & "B"
LONGITUDINAL SECTION
SCALE: 1" = 20'-0"



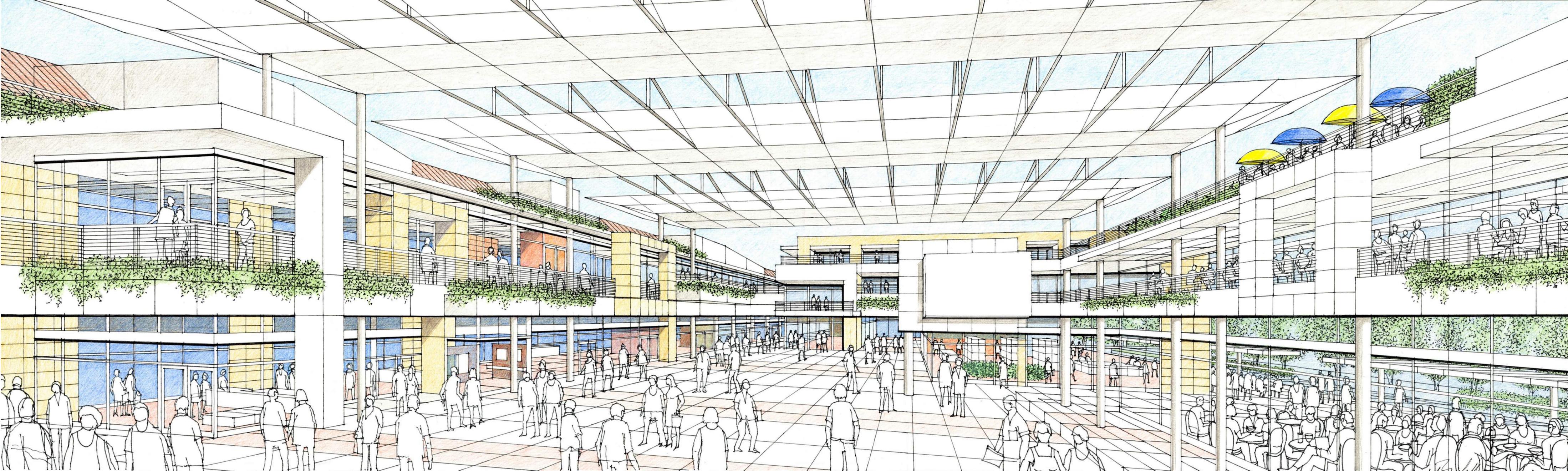
RESIDENTIAL TOWNHOMES
CROSS SECTION
SCALE: 1" = 20'-0"



RESIDENTIAL TOWN-HOMES - PERSPECTIVE VIEW
BRAZOS LAKE - HIGHWAY 6 MIX-USE DEVELOPMENT MASTERPLAN - CONCEPT DESIGN
STOA INTERNATIONAL ARCHITECTS | MARIO BOLULLO R.A. DESIGN ARCHITECT



SOUTHWEST PERSPECTIVE VIEW
RESTAURANTS COMPLEX AND OPEN TERRACES



PHASE II COMMERCIAL / OFFICES / RESTURANTS
PLAZA PERSPECTIVE VIEW

[Handwritten signature]
9

BRAZOS LAKE - HIGHWAY 6 - COMMERCIAL RESIDENTIAL
MIX-USE DEVELOPMENT MASTERPLAN | CONCEPT DESIGN
MISSOURI CITY, TEXAS - FORT BEND COUNTY
STOA INTERNATIONAL ARCHITECTS
MARIO BOLULLO R.A. - DESIGN ARCHITECT
CYNTHIA RAMIREZ - ASSISTANT PM



PHASE II - COMMERCIAL / OFFICES / RESTURANTS
NORTH - EAST ELEVATION
SCALE: 1" = 20'-0"

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

DATE OF NOTICE: JUNE 29, 2018

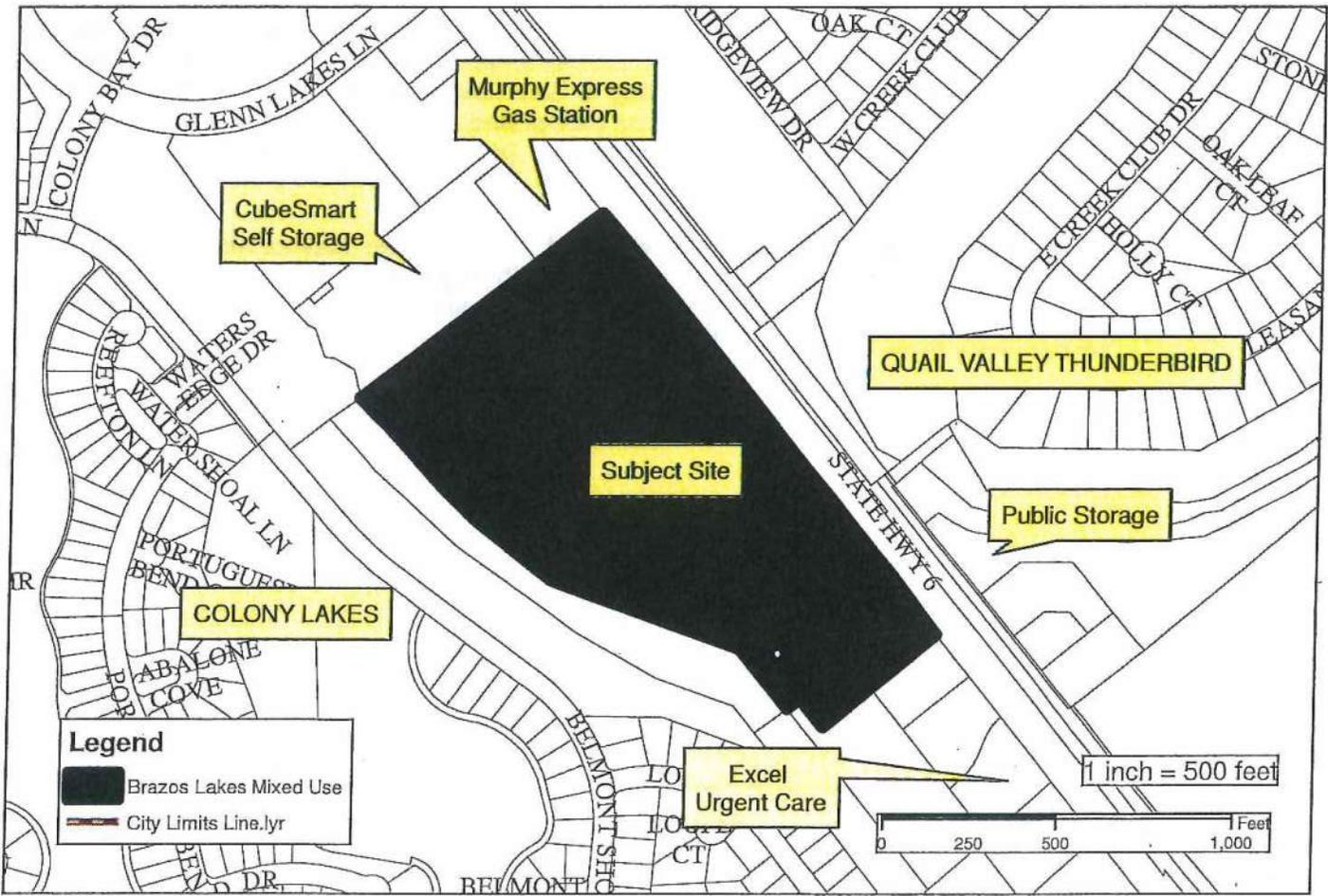
LOCATION/DATE: The Planning and Zoning Commission of the City of Missouri City will hold a public hearing on Wednesday, July 11, 2018, at the City Council Chambers – 2nd Floor, City Hall Building, 1522 Texas Parkway (FM-2234), Missouri City, Texas at 7:00 p.m.

PURPOSE: To receive comments for or against a request by Justin Schrader, LJA to rezone an approximate 24.45 acre tract of land from LC-3, retail district to PD, Planned Development District to allow for a mixed use commercial and residential development, 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 Excel Urgent Care, south of a Murphy Express gas station and Cube Smart self-storage, east of Quail Valley Thunderbird and a Public Storage, and west of Colony Lakes residential subdivision.

SITE LEGAL DESCRIPTION: The subject site can be described as being a tract of land containing 24.506 acres, located in the David Bright League, A-13, in Fort Bend County, Texas, said 24.506 acre tract being all of a called 22.507 acre tract of land recorded in the name of Golden Power Capital, LLC, in Fort Bend County Clerk's File (F.B.C.C.F.) No. 2016086714 and all of a called 2.0 acre tract of land recorded in the name of Ming & Shu Development, LLC, in F.B.C.C.F. No. 2010106905; save and except a called 0.0574 acre tract of land recorded in the name of Fort Bend County Municipal Utility District No. 46 in F.B.C.C.F. No. 2005084273, leaving a net acreage of 24.448 acres of land.

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

June 29, 2018

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, July 11, 2018
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 Justin Schrader, LJA to rezone an approximate 24.45 acre tract of land from LC-3, retail district to PD, Planned Development District to allow for a mixed use commercial and residential development, 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

[Empty rectangular box for protest reason]

I/We support this proposed rezoning because

[Empty rectangular box for support reason]

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