

**ALLEN OWEN**  
Mayor

**VASHAUNDRA EDWARDS**  
Councilmember at Large Position No. 1

**CHRIS PRESTON**  
Councilmember at Large Position No. 2



**REGINALD PEARSON**  
Councilmember District A

**JEFFREY L. BONEY**  
Councilmember District B

**ANTHONY G. MAROULIS**  
Councilmember District C

**FLOYD EMERY**  
Councilmember District D

## **CITY COUNCIL MEETING AGENDA**

Notice is hereby given of a meeting of the City Council of Missouri City to be held on **Monday, December 3, 2018, at 7:00 p.m.** at: **City Hall, Council Chamber, 2<sup>nd</sup> Floor**, 1522 Texas Parkway, Missouri City, Texas, 77489, for the purpose of considering the following agenda items. All agenda items are subject to action. The City Council reserves the right to meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

### **1. ROLL CALL**

**2. PLEDGE OF ALLEGIANCE** – The Pledge of Allegiance will be led by Boy Scout Troop 140.

### **3. PRESENTATIONS AND RECOGNITIONS**

- (a) Recognize Assistant City Manager Scott Elmer on his retirement and over 23 years of service with the City of Missouri City.
- (b) Recognize Junior Tennis players Jasmine Escamos, Jastine Escamos, Aly Ham, Pratik Sahajwan and Kendall Wu for winning the 2018 United States Tennis Association (USTA) Fall Sectional Championship.

### **4. PUBLIC COMMENTS**

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

### **5. STAFF REPORTS**

- (a) City Manager announcements.

### **6. CONSENT AGENDA**

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

- (a) Consider approving the minutes of the special City Council meeting of November 16, 2018, and the special and regular City Council meetings of November 19, 2018.
- (b) Consider amending the special City Council meeting minutes of April 2, 2018.
- (c) Consider accepting the Capital Improvements Advisory Committee's (CIAC) report on capital improvement impact fees.

**7. PUBLIC HEARINGS AND RELATED ACTIONS**

**(a) Zoning Public Hearings and Ordinances**

- (1) Consider an ordinance rezoning 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 and neighborhood and specialized retail uses; providing for an amendment to the Comprehensive Plan; providing a penalty; and consider the ordinance on the first of two readings. 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.

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

**8. APPOINTMENTS**

- (a) Consider appointing a City representative to the Groundwater Reduction Plan Oversight Committee pursuant to the Groundwater Reduction Plan participation agreements.

**9. AUTHORIZATIONS**

- (a) Consider authorizing the city manager to negotiate and execute an agreement for the construction of the Beltway 8 connector project.

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

**11. RESOLUTIONS**

- (a) Consider a resolution selecting a representative and an alternate to the Houston-Galveston Area Council 2019 Transportation Policy Council and selecting a representative and an alternate to the Houston-Galveston Area Council 2019 Technical Advisory Committee.
- (b) Consider a resolution of the City Council of the City of Missouri City, Texas, authorizing the City Manager to negotiate and execute an economic development agreement between the City of Missouri City, Texas, and Citypark I, LLC, Citypark II, LLC, Citypark III, LLC, and Citypark IV, LLC, pertaining to certain road improvements located in the City of Missouri City, Texas.

**12. CITY COUNCIL ANNOUNCEMENTS**

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

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

**13. CLOSED EXECUTIVE SESSION**

*The City Council may go into Executive Session regarding any item posted on the Agenda as authorized by Title 5, Chapter 551 of the Texas Government Code.*

**14. RECONVENE**

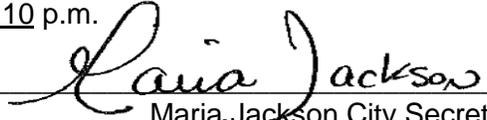
*Reconvene into Regular Session and Consider Action, if any, on items discussed in Executive Session.*

**15. ADJOURN**

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

**CERTIFICATION**

I certify that a copy of the December 3, 2018, agenda of items to be considered by the City Council was posted on the City Hall bulletin board on November 30, 2018, at 4:10 p.m.

  
\_\_\_\_\_  
Maria Jackson City Secretary

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

Signed: \_\_\_\_\_

Title: \_\_\_\_\_



**Council Agenda Item  
December 3, 2018**

**1. ROLL CALL**

**2. PLEDGE OF ALLEGIANCE** – The Pledge of Allegiance will be led by Boy Scout Troop 140.

**3. PRESENTATIONS AND RECOGNITIONS**

- (a) Recognize Assistant City Manager Scott Elmer on his retirement and over 23 years of service with the City of Missouri City.
- (b) Recognize Junior Tennis players Jasmine Escamos, Jastine Escamos, Aly Ham, Pratik Sahajwan and Kendall Wu for winning the 2018 United States Tennis Association (USTA) Fall Sectional Championship.

**4. PUBLIC COMMENTS**

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

**5. STAFF REPORTS**

- (a) City Manager announcements.
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**ALLEN OWEN**  
Mayor

**JERRY WYATT**  
Councilmember at Large Position No. 1

**CHRIS PRESTON**  
Councilmember at Large Position No. 2



**VACANT**  
Councilmember District A  
**JEFFREY L. BONEY**  
Councilmember District B  
**ANTHONY G. MAROULIS**  
Councilmember District C  
**FLOYD EMERY**  
Councilmember District D

## **CITY COUNCIL SPECIAL MEETING MINUTES**

The City Council of the City of Missouri City, Texas, met in special session on **Friday, November 16, 2018**, at the City Hall, Council Conference Room, 2nd Floor, behind the Council Chamber, 1522 Texas Parkway, Missouri City, Texas, 77489, at **4:00 p.m.** to consider the following:

### **1. CALL TO ORDER**

Councilmember Boney called the meeting to order at 4:05 p.m.

Those also present: Councilmember Emery; City Manager Snipes, City Attorney Iyamu, Deputy City Secretary Berglund, Director of Communications Walker, and MCTV Producer Westmoreland. Absent: Mayor Owen, Councilmembers Wyatt, Preston, Maroulis; and, City Secretary Jackson.

### **2. DISCUSSION/POSSIBLE ACTION**

- (a) Consider an order canvassing the returns of the general election held in the City of Missouri City, Texas, on November 6, 2018, for the purpose of electing a Mayor, Councilmember At-Large Position No. 1, and Councilmember At-Large Position No. 2; declaring the election of the Councilmember At-Large Position No. 1; and consider the order on the first and final reading.

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

### **3. ADJOURN**

The special City Council meeting adjourned at 4:07 p.m.

*ATTEST:*

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Allen Owen, Mayor

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Maria Jackson, City Secretary

ALLEN OWEN  
Mayor

JERRY WYATT  
Councilmember at Large Position No. 1

CHRIS PRESTON  
Councilmember at Large Position No. 2



VACANT  
Councilmember District A  
JEFFREY L. BONEY  
Councilmember District B  
ANTHONY G. MAROULIS  
Councilmember District C  
FLOYD EMERY  
Councilmember District D

## CITY COUNCIL SPECIAL MEETING MINUTES

The City Council of the City of Missouri City, Texas, met in special session on **Monday, November 19, 2018**, at the City Hall, Council Conference Room, 2nd Floor, behind the Council Chamber, 1522 Texas Parkway, Missouri City, Texas, 77489, at **5:00 p.m.** to consider the following:

### 1. CALL TO ORDER

Mayor Owen called the meeting to order at 5:05 p.m.

Those also present: Councilmembers Wyatt, Preston, Boney, Maroulis, and Emery; City Manager Snipes, City Attorney Iyamu, City Secretary Jackson, Director of Communications Walker, and Media Relations Specialist II Kalimkoottil.

### 2. CLOSED EXECUTIVE SESSION

After proper notice was given pursuant to the Texas Open Meetings Act, the City Council went into Executive Session at 5:06 p.m.

**Texas Government Code, Section 551.074** – Deliberation concerning the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: appointment of an officer to fill the vacancy in District A: Isai Gutierrez, Reginald Pearson, Horace Buckley, Pernel Davis, Rudy Sutherland, Kendrick Callis, Clifford McBean, and Bobby Marshall.

### 3. RECONVENE

At 6:47 p.m., Council reconvened into open session.

Councilmember Preston moved to tag the appointment of an officer to fill the vacancy in District A.

Councilmember Boney moved to suspend the rules and address the appointment of an officer to fill the vacancy in District A, at this time. Councilmember Maroulis seconded. **MOTION PASSED.**

Ayes: Mayor Owen, Councilmembers Wyatt, Boney, Maroulis, and Emery

Nays: Councilmember Preston

Councilmember Boney moved to appoint Reginald Pearson to fill the vacancy as Councilmember for District A until November 2019. Councilmember Emery seconded. **MOTION PASSED UNANIMOUSLY.**

### 4. ADJOURN

The special City Council meeting adjourned at 6:49 p.m.

ATTEST:

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Allen Owen, Mayor

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Maria Jackson, City Secretary

**ALLEN OWEN**  
Mayor

**JERRY WYATT**  
Councilmember at Large Position No. 1

**CHRIS PRESTON**  
Councilmember at Large Position No. 2



**VACANT**  
Councilmember District A  
**JEFFREY L. BONEY**  
Councilmember District B  
**ANTHONY G. MAROULIS**  
Councilmember District C  
**FLOYD EMERY**  
Councilmember District D

## **CITY COUNCIL MEETING MINUTES**

The City Council of the City of Missouri City, Texas, met in regular session on **Monday, November 19, 2018**, at the City Hall, Council Chamber, 2<sup>nd</sup> Floor, 1522 Texas Parkway, Missouri City, Texas, 77489, at **7:00 p.m.** to consider the following:

### **1. ROLL CALL**

Mayor Owen called the meeting to order at 7:10 p.m.

Those also present: Councilmembers Wyatt, Preston, Boney, Maroulis, and Emery; City Manager Snipes, City Attorney Iyamu, and City Secretary Jackson.

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

### **3. PRESENTATIONS AND RECOGNITIONS**

Judge Sinclair administered the oath of office to Vashaundra Edwards, City Council At-Large Position No. 1. Mayor Owen announced that Reginald Pearson was appointed as the District A City Councilmember. Owen recognized Councilmember Jerry Wyatt for over 33 years of service to the City of Missouri City, Texas.

### **4. PUBLIC COMMENTS**

**Rhonda Johnson**, 1219 Beechbend Drive, spoke of her concerns with CenterPoint Energy gas services.

### **5. STAFF REPORTS**

City Manager Snipes welcomed Vashaundra Edwards to Missouri City and he saluted Councilmember Jerry Wyatt for his public service. Snipes noted all City non-emergency offices would be closed November 22-23 for the Thanksgiving holiday. He invited the community to the following upcoming events: Tots & Crafts on November 28; Senior Foodies on November 29; Family Fun Night, Sports Edition, on November 30; Snowfest Festival on December 7; Snowfest Shuffle on December 8; Senior Holiday Party on December 13; and, Breakfast with Santa on December 15. Snipes stated Staff would compile the 2018 Year in Review and would have the publication completed by the end of the year. Snipes highlighted and thanked the following: part-time Deputy Court Maria Thomas who was recognized as Clerk of the Year; HEB Sienna Market who honored veterans at their annual Veterans Day Breakfast; Volunteers, KaBOOM! and Blue Cross Blue Shield of Texas who coordinated and built the new playground in Roane Park; Public Safety teams who hosted a successful Stuff the Squad Car and Truck; the Fires and Services Rescue Team on the first Smoke Detector Blitz Project Guardian Program; and, the Employee Recognition Committee who coordinated the Annual Thanksgiving Luncheon. He reminded everyone that the run-off election would be on December 8 with early voting to be held on November 26 through December 4.

Mayor Owen stated the item pertaining to the presentation of the Missouri City Recreation and Leisure Local Government Corporation Annual Report was removed from the agenda.

### **6. CONSENT AGENDA**

(a) Consider approving the minutes of the special and regular City Council meetings of November 5, 2018.

- (b) Consider an ordinance granting a specific use permit to allow for the location of a place of assembly on an approximate 2-acre tract of land; providing for an amendment to the Comprehensive Plan; providing a penalty; and consider the ordinance on the second and final reading. The subject site is located northwest of the Lexington Place residential subdivision and southeast of the intersection of 5th Street and Independence Boulevard.
- (c) Consider ratifying the execution of an interlocal agreement with the Texas Parks and Wildlife Department for a camping workshop.

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

Councilmember Emery moved to take items 10b and 10c out of order. Councilmember Boney seconded. **MOTION PASSED UNANIMOUSLY.**

See agenda item 10b and 10c for action taken.

## **7. PUBLIC HEARINGS AND RELATED ACTIONS**

### **(a) Zoning Public Hearings and Ordinances**

- (1) Public hearing to receive comments for or against a request to rezone 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 and neighborhood and specialized retail uses; providing for an amendment to the Comprehensive Plan; providing a penalty; and consider the related ordinance on the first of two readings. 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.

Planning Manager Gomez presented on an application submitted to provide development and design standards for a multiple phase, mixed use development. The development proposed to include three single-story buildings; two 3,000 square foot buildings, one to locate a tutoring center and the other to locate a café and a multipurpose “community” room. The third building was proposed as a 7,000 square foot childcare facility. The Planning and Zoning Commission originally considered a request by the applicant at their July 2018 meeting. At the time, the Commission expressed concern with the original development site plan, the number and location of certain buildings and uses in proximity to the residential areas. Following that meeting, the applicant met with the homeowners association and several community members to discuss options for development. The applicant revised their proposed development as a result of these meetings. The Planning and Zoning Commission considered the revised proposal at their October 10, 2018 meeting. Staff recommended approval and the Commission forward a positive recommendation to allow only for the development of a tutoring facility, café and multipurpose room; a childcare facility and associated site development standards for such uses. As of November 14, 2018, written protest has been received from property owners owning 19.5 percent of the property within 200 feet of the subject site. Section 211.006 of the Texas Local Government Code required the affirmative vote of at least  $\frac{3}{4}$  of all members of the governing body (6 out of 7 votes) if written protest, signed by the owners of at least 20 percent of “the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.”

John Tsai, applicant and architect, spoke over the request to develop the five-acre lot.

Cally Serrano, Josie Serrano, and Ivy Serrano, owners of the property, spoke in regards to their plan to build a day care facility within the proposed property.

Councilmember Boney inquired on the proposed community center for HOAs. Mr. Serrano stated they would provide an extra building attached to the coffee shop and would allow HOAs to host their meetings at no charge.

Councilmember Maroulis moved to open the public hearing at 7:53 p.m. Councilmember Boney seconded.  
**MOTION PASSED UNANIMOUSLY.**

**George Abraham**, 2411 Duchess Way, spoke in favor of the request.

**K.J. Koshy**, 16318 Setter Court, spoke in support of the request.

**Pulimoottil Varughese**, 2523 Atlas Drive, stated he lives next to the lot and supports the request.

**Pernell Washington**, 3526 Truesdale, spoke against the request.

**Jose Sinson**, 2931 Shiloh Drive, would like to see development on the property.

**Jim Klimek**, 2739 Prichard Court, spoke against the request.

**Pamela Zachary**, 2727 Prichard Court, spoke against the request.

**Eddie and Sharmia Powell**, 3306 Breckinridge Lane, spoke against the request.

**Tia Norman**, 3914 Climbing Rose Court, spoke in support of the request.

**William Jacobs**, 3230 Woods Canyon Court, spoke against the request.

**Jemma Almut**, 13110 Southern Way Lane, spoke in support of the daycare and the small business proposal.

**Steve Hawkins**, 11050 S. Auden Circle, spoke in support of the request.

**Carissa Serrano**, 2931 Shiloh Drive, spoke in support of the request.

**Kathleen Jacobs**, 3230 Woods Canyon Court, spoke against the request.

**Rocio Anton**, 19 Cloud Brook Drive, spoke in support of the request.

**MaryLee W. Vandervoort**, 2718 Prichard Court, spoke against the request.

Mayor Owen inquired if a traffic study was performed to determine if a traffic stop was needed at Truesdale in Vicksburg. Director of Public Works Kumar noted it was a two way stop. Mayor Owen stated they needed a four way stop.

Councilmember Maroulis moved to close the public hearing at 8:35 p.m. Councilmember Boney seconded.  
**MOTION PASSED UNANIMOUSLY.**

City Attorney Iyamu noted the motion would need six votes to approve the request, as state law requires  $\frac{3}{4}$  of the governing body in order to approve the item.

Councilmember Maroulis inquired on operational hours. Serrano stated it would be from 6:30 a.m. to 6:00 p.m. He also noted the playground would be inside the building. Councilmember Boney asked if the applicant met with Staff prior to purchasing the land to see what developments were allowed. Serrano stated he did not.

Mayor Owen requested the item be postponed.

Councilmember Boney moved to postpone agenda item 7a1. Councilmember Maroulis seconded. **MOTION PASSED UNANIMOUSLY.**

There were no **Public Hearings and related actions**, or **APPOINTMENTS**.

## **9. AUTHORIZATIONS**

- (a) Consider authorizing an agreement for the purchase of 0.5 of a mitigation credit suite from the Columbia Bottomlands Conservancy Mitigation Bank for the Knight Road expansion project.

Councilmember Maroulis moved to authorize the proposed agreement. Councilmember Emery seconded. **MOTION PASSED UNANIMOUSLY.**

## **10. ORDINANCES**

- (a) Consider an ordinance providing for a special Runoff Election to be held on December 8, 2018, for the purpose of electing a Mayor and a Councilmember-At-Large, Position 2; providing for a joint election on December 8, 2018, to be administered by Fort Bend County; providing for election precincts and polling places; and consider the ordinance on the first and final reading.

Councilmember Emery moved to adopt the ordinance. Councilmember Boney seconded. **MOTION PASSED UNANIMOUSLY.**

- (b) Consider an ordinance authorizing the issuance and sale of City of Missouri City, Texas, Certificates of Obligation, Series 2018A in the aggregate principal amount of \$21,000,000; levying a tax in payment thereof; authorizing the issuance of the certificates in accordance with specified parameters; authorizing the execution and delivery of a paying agent/registrar agreement and a certificate purchase agreement; approving the official statement; confirming the engagement of professionals in connection with the issuance of the certificates of obligation; finding and determining that the meeting at which this ordinance is passed is open to the public as required by law; enacting other provisions relating thereto; and consider the ordinance on the first and final reading.

Derrick Mitchell presented on the issuance and sale of the certificates of obligation. Assistant City Manager Elmer stated that in response to increase demands for improved surface water management, the City planned to expand the existing water treatment plant. The total principal amount of these Certificates of Obligation, \$21 million, would be used to construct the needed improvements and pay professional fees related to the sale of the certificates of obligation. The funds would be paid through a user fee and not part of the general fund revenue.

Councilmember Boney moved to adopt the ordinance. Councilmember Emery seconded. **MOTION PASSED UNANIMOUSLY.**

- (c) Consider an ordinance authorizing the issuance and sale of City of Missouri City, Texas, Certificates of Obligation, Series 2018B in the aggregate principal amount of \$2,100,000; levying a tax in payment thereof; authorizing the issuance of the certificates in accordance with specified parameters; authorizing the execution and delivery of a paying agent/registrar agreement and a certificate purchase agreement; approving the official statement; confirming the engagement of professionals in connection with the issuance of the certificates of obligation; finding and determining that the meeting at which this ordinance is passed is open to the public as required by law; enacting other provisions relating thereto; and consider the ordinance on first and final reading.

Derrick Mitchell stated the proposed item was to authorize the sale of City of Missouri City Certificates of Obligation Series 2018B, which the total principal amount, \$2.1 million, would be used to purchase water, sewer, utilities, drainage, and street improvements in Lake Shore Harbour Sections Four and Five.

Councilmember Maroulis moved to adopt the ordinance. Councilmember Emery seconded. **MOTION PASSED UNANIMOUSLY.**

**11. RESOLUTIONS**

- (a) Consider a resolution selecting a representative and an alternate to the Houston-Galveston Area Council 2019 Transportation Policy Council and selecting a representative and an alternate to the Houston-Galveston Area Council 2019 Technical Advisory Committee.

Councilmember Boney moved to postpone agenda item 11a. Councilmember Emery seconded. **MOTION PASSED UNANIMOUSLY.**

**12. CITY COUNCIL ANNOUNCEMENTS**

Councilmember Preston congratulated Vashaundra Edwards on her appointment. Councilmember Edwards thanked everyone and looked forward to working with Council and the community. Councilmember Maroulis wished everyone a Happy Thanksgiving. Councilmember Boney welcomed Vashaundra Edwards and wished everyone a Happy Thanksgiving. Mayor Owen stated he attended the Fort Bend Economic Development Council Legislative conference with City Manager Snipes regarding the Legislative Agenda.

**13. ADJOURN**

The regular City Council meeting adjourned at 8:52 p.m.

*ATTEST:*

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Allen Owen, Mayor

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Maria Jackson, City Secretary



**CITY COUNCIL  
AGENDA ITEM COVER MEMO**

**December 3, 2018**

**To:** Mayor and City Council

**Agenda Item:** 6b Consider amending the special City Council meeting minutes of April 2, 2018.

**Submitted by:** Maria Jackson, City Secretary

**SYNOPSIS**

Consider amending the special City Council meeting minutes of April 2, 2018.

**BACKGROUND**

City Staff requests approval to amend the April 2, 2018, special meeting minutes to reflect City Council's motion to accept the settlement agreement for the City of Missouri City, Texas v. Marilyn Pearl Weaver and 2211 Glenn Lakes Lane, Missouri City, in rem (Fort Bend County Case Number 16-DCV-229145 in the 434th District Court of Fort Bend County).

**BUDGET/FISCAL ANALYSIS**

No budget/fiscal impact.

**SUPPORTING MATERIALS**

1. April 2, 2018 Proposed Meeting Minutes
2. Changes Marked

**STAFF'S RECOMMENDATION**

Consider amending the special City Council meeting minutes of April 2, 2018.

**Director Approval:** Maria Jackson, City Secretary

**ALLEN OWEN**  
Mayor

**JERRY WYATT**  
Councilmember at Large Position 1

**CHRIS PRESTON**  
Councilmember at Large Position 2



**YOLANDA FORD**  
Mayor Pro Tem  
Councilmember District A

**JEFFREY L. BONEY**  
Councilmember District B

**ANTHONY G. MAROULIS**  
Councilmember District C

**FLOYD EMERY**  
Councilmember District D

## **CITY COUNCIL SPECIAL MEETING MINUTES**

The City Council of the City of Missouri City, Texas, met in special session on **Monday, April 2, 2018**, at the City Hall, Council Conference Room, 2nd Floor, behind the Council Chamber, 1522 Texas Parkway, Missouri City, Texas, 77489, at **6:00 p.m.** to consider the following:

### **1. CALL TO ORDER**

Mayor Owen called the meeting to order at 6:07 p.m.

Those also present: Mayor Pro Tem Ford, Councilmembers Wyatt, Preston, Boney, Maroulis, and Emery; City Manager Snipes, City Attorney Iyamu, City Secretary Jackson, Assistant City Manager Atkinson, Assistant City Manager Elmer, Director of Development Services Spriggs, Director of Public Works Kumar, Director of Communications Walker, Assistant City Attorney Santangelo, and Media Relations Specialist III Stottlemeyer. Also present: Frank Hester.

### **2. DISCUSSION/POSSIBLE ACTION**

- (a) Discuss the City's board, committee, and commission member appointments and reappointments.

City Secretary Jackson discussed the board, committee, and commission members whose term would expire on June 30, 2018 and introduced new candidates. City Council directed her to offer the identified current members with the opportunity to serve another term. Regarding the Electrical Board, Ramon C. Guerrero notified the City he would continue to serve until his replacement was found. Director of Public Works/City Engineer Kumar stated he would provide a list of electrical engineers from Missouri City to be considered for the board. City Council then requested to interview all the applicants interested in the vacant positions on the Community Development Advisory Committee, Planning and Zoning Commission, and Zoning Board of Adjustments and Appeals.

### **3. CLOSED EXECUTIVE SESSION**

After proper notice given pursuant to the Texas Open Meetings Act, the City Council went into Executive Session at 6:35 p.m.

**Texas Government Code, Section 551.071** – Consultation with attorney to seek or receive legal advice regarding pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the City under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act:

- (i) City of Missouri City, Texas v. Marilyn Pearl Weaver and 2211 Glenn Lakes Lane, Missouri City, in rem (Fort Bend County Case Number 16-DCV-229145 in the 434th District Court of Fort Bend County).
- (ii) Second Amended and Restated Congestion Mitigation/Traffic Management Agreement between the City and METRO.

**Texas Government Code, Section 551.087** – Deliberations regarding commercial or financial information that the governmental body received from a business prospect that the governmental body seeks

to locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations:

- (i) Manufacturing and distributing prospect update.
- (ii) 380-agreement infrastructure prospect.

**4. RECONVENE**

At 7:05 p.m., City Council reconvened into open session.

Councilmember Emery moved to approve the settlement agreement for the City of Missouri City, Texas v. Marilyn Pearl Weaver and 2211 Glenn Lakes Lane, Missouri City, in rem (Fort Bend County Case Number 16-DCV-229145 in the 434th District Court of Fort Bend County). Councilmember Wyatt seconded. **MOTION PASSED UNANIMOUSLY.**

At 7:05 p.m., City Council recessed the special City Council meeting.

**3. CLOSED EXECUTIVE SESSION**

After proper notice given pursuant to the Texas Open Meetings Act, the City Council went into Executive Session at 7:40 p.m.

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

**4. RECONVENE**

At 9:00 p.m., Council reconvened into open session. No action was taken.

**5. ADJOURN**

The special City Council meeting adjourned at 9:00 p.m.

*ATTEST:*

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Allen Owen, Mayor

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Maria Jackson, City Secretary

**ALLEN OWEN**  
Mayor

**JERRY WYATT**  
Councilmember at Large Position 1

**CHRIS PRESTON**  
Councilmember at Large Position 2



**YOLANDA FORD**  
Mayor Pro Tem  
Councilmember District A

**JEFFREY L. BONEY**  
Councilmember District B

**ANTHONY G. MAROULIS**  
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**FLOYD EMERY**  
Councilmember District D

## **CITY COUNCIL SPECIAL MEETING MINUTES**

The City Council of the City of Missouri City, Texas, met in special session on **Monday, April 2, 2018**, at the City Hall, Council Conference Room, 2nd Floor, behind the Council Chamber, 1522 Texas Parkway, Missouri City, Texas, 77489, at **6:00 p.m.** to consider the following:

### **1. CALL TO ORDER**

Mayor Owen called the meeting to order at 6:07 p.m.

Those also present: Mayor Pro Tem Ford, Councilmembers Wyatt, Preston, Boney, Maroulis, and Emery; City Manager Snipes, City Attorney Iyamu, City Secretary Jackson, Assistant City Manager Atkinson, Assistant City Manager Elmer, Director of Development Services Spriggs, Director of Public Works Kumar, Director of Communications Walker, Assistant City Attorney Santangelo, and Media Relations Specialist III Stottlemeyer. Also present: Frank Hester.

### **2. DISCUSSION/POSSIBLE ACTION**

- (a) Discuss the City's board, committee, and commission member appointments and reappointments.

City Secretary Jackson discussed the board, committee, and commission members whose term would expire on June 30, 2018 and introduced new candidates. City Council directed her to offer the identified current members with the opportunity to serve another term. Regarding the Electrical Board, Ramon C. Guerrero notified the City he would continue to serve until his replacement was found. Director of Public Works/City Engineer Kumar stated he would provide a list of electrical engineers from Missouri City to be considered for the board. City Council then requested to interview all the applicants interested in the vacant positions on the Community Development Advisory Committee, Planning and Zoning Commission, and Zoning Board of Adjustments and Appeals.

### **3. CLOSED EXECUTIVE SESSION**

After proper notice given pursuant to the Texas Open Meetings Act, the City Council went into Executive Session at 6:35 p.m.

**Texas Government Code, Section 551.071** – Consultation with attorney to seek or receive legal advice regarding pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the City under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act:

- (i) City of Missouri City, Texas v. Marilyn Pearl Weaver and 2211 Glenn Lakes Lane, Missouri City, in rem (Fort Bend County Case Number 16-DCV-229145 in the 434th District Court of Fort Bend County).
- (ii) Second Amended and Restated Congestion Mitigation/Traffic Management Agreement between the City and METRO.

~~Texas Government Code, Section 551.074 – Deliberations concerning the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to~~

~~hear a complaint or charge against an officer or employee: the city manager, the city attorney and the city secretary.—~~

**Texas Government Code, Section 551.087** – Deliberations regarding commercial or financial information that the governmental body received from a business prospect that the governmental body seeks to locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations:

- (i) Manufacturing and distributing prospect update.
- (ii) 380-agreement infrastructure prospect.

**4. RECONVENE**

At 7:05 p.m., City Council reconvened into open session.

Councilmember Emery moved to approve the settlement agreement for the City of Missouri City, Texas v. Marilyn Pearl Weaver and 2211 Glenn Lakes Lane, Missouri City, in rem (Fort Bend County Case Number 16-DCV-229145 in the 434th District Court of Fort Bend County). Councilmember Wyatt seconded.  
**MOTION PASSED UNANIMOUSLY.**

At 7:05 p.m., City Council recessed the special City Council meeting. ~~At 7:40 p.m., City Council reconvened into closed executive session.—~~

**3. CLOSED EXECUTIVE SESSION**

After proper notice given pursuant to the Texas Open Meetings Act, the City Council went into Executive Session at 7:40 p.m.

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

**4. RECONVENE**

At 9:00 p.m., Council reconvened into open session. No action was taken.

**5. ADJOURN**

The special City Council meeting adjourned at 9:00 p.m.

ATTEST:

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Allen Owen, Mayor

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Maria Jackson, City Secretary

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## CITY COUNCIL AGENDA ITEM COVER MEMO

December 3, 2018

**To:** Mayor and City Council  
**Agenda Item:** 6(c) Consider accepting a report concerning impact fees and the impact fees Capital Improvement Plan from the Capital Improvements Advisory Committee (CIAC).  
**Submitted by:** Shashi K. Kumar, P.E., Director of Public Works/City Engineer

### SYNOPSIS

City Council appointed the Planning and Zoning Commission (P&Z) to serve as the Capital Improvements Advisory Committee (CIAC). P&Z is required to conduct a semiannual review and prepare a semiannual report relating to the City's impact fees and related capital improvements plan.

### STRATEGIC PLAN 2019 GOALS ADDRESSED

- Create a great place to live
- Maintain a financially sound City
- Have quality development through buildout

### BACKGROUND

The City has adopted three impact fees by ordinance or resolution; (1) Lake Olympia Parkway Extension (O10-28), (2) Mustang Bayou (O-15-04), and (3) Northeast Oyster Creek Sub-watershed (R-12-33). Texas Local Government Code, Section 395.058 (c), authorizes the CIAC to serve in an advisory capacity to:

1. Advise and assist the political subdivision in adopting land use assumptions;
2. Review the capital improvements plan and file written comments;
3. Monitor and evaluate implementation of the capital improvements plan;
4. File semi-annual reports with respect to the progress of the capital improvements plan and report to the political subdivision any perceived inequities in implementing the plan or imposing the impact fee; and
5. Advise the political subdivision of the need to update or revise the land use assumptions, capital improvements plan and impact fee.

Section 395.058 (d) requires the City to make available to the advisory committee any professional reports with respect to developing and implementing the capital improvements plan. Shashi Kumar, P.E., Director of Public Works/City Engineer has reviewed the reports and recommended that no changes be made to the land use assumptions, capital improvements plan, or the impact fees for the Northeast Oyster Creek Sub-watershed, Lake Olympia Parkway Extension and Mustang Bayou Service Area to the CIAC at their November 2018 meeting. The CIAC accepted staff's recommendation and further recommends approval to the City Council.

## BUDGET/FISCAL ANALYSIS

These impact fees will reimburse the city for past capital improvements expenditures.

## SUPPORTING MATERIALS

1. November 2018 Memo to CIAC
2. CIAC recommendation and minutes

## STAFF'S RECOMMENDATION

CIAC recommends that the Council adopt the report that no changes be made to the land use assumptions, capital improvements plan, or the impact fees for the Northeast Oyster Creek Sub-watershed, Lake Olympia Parkway Extension and Mustang Bayou Service Area.

**Director Approval:** Shashi K. Kumar, P.E.

**Assistant City Manager/  
City Manager Approval:** Bill Atkinson, Assistant City Manager



**DRAFT MINUTES EXCERPT  
PLANNING AND ZONING COMMISSION  
CITY OF MISSOURI CITY, TEXAS**

November 14, 2018

**1. CALL TO ORDER**

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

**2. ROLL CALL**

**Commissioners Present:**

Sonya Brown-Marshall  
Tim Haney  
Hugh Brightwell  
John O'Malley  
Reginald Pearson  
Douglas Parker  
James G. Norcom III  
Courtney Johnson Rose  
Ramesh Anand

**Commissioners Absent:** None.

**Councilmembers Present:** None

**Staff Present:**

Otis T. Spriggs, Director of Development Services  
Jennifer Gomez, Planning Manager  
Clifford Brouhard, Assistant Public Works Director  
Jamilah Way, Assistant City Attorney  
Thomas White, Planner II  
Mason Garcia, Planner I  
Egima Brown, Planning Tech.  
Gretchen Pyle, Development Review Coordinator of Planning

**Others Present:**

J. Della Rosa / Costello, Inc, AGS, Marie Escue / LJA, David White / Tetra

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

**A. IMPACT FEES**

(1) Consideration of the approval of a Semi-Annual Report to City Council on the land use assumptions and capital improvements plan for the Northeast Oyster Creek Sub-watershed, Lake Olympia Parkway Extension and Mustang Bayou Service Area.

Mr. Clifford Brouhard, Assistant Public Works Director, presented this item stating staff recommends that the Capital Improvement Advisory Committee approve that no changes be made to the land use assumptions, capital improvements plan, or the impact fees for the Northeast Oyster Creek Sub-watershed, Lake Olympia Parkway Extension and Mustang Bayou Service Area, and recommends forwarding this report to City Council with a positive recommendation for consideration and adoption thereof.

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

**Made By:** Commissioner Haney  
**Second:** Commissioner O'Malley

**AYES:** Chairman Brown-Marshall, Commissioner Brightwell, Commissioner Pearson, Commissioner Anand, Commissioner O'Malley, Commissioner Norcom, Commissioner Haney, Commissioner Parker, Commissioner Johnson Rose,

**NAYS:** None

**ABSTENTIONS:** None

The motion passed.



**CAPITAL IMPROVEMENTS ADVISORY COMMITTEE  
STAFF REPORT**

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**AGENDA DATE:** November 14, 2018

**AGENDA ITEM SUBJECT:** Impact Fee Six Month Update

**AGENDA ITEM NUMBER:** 9.A.1

**SUBMITTED BY:**  **Shashi Kumar, PE, CFM**, Director, Public Works/City Engineer

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**BACKGROUND:**

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

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

Section (d) of 395.058, Texas Local Government Code, requires that the City make available to the CIAC any professional reports with respect to implementing the capital improvements plan. Shashi Kumar, P.E., Director of Public Works/City Engineer has reviewed the reports and recommends no changes be made to the land use assumptions, capital improvement plan, or impact fees for Lake Olympia Parkway Extension, Mustang Bayou and the North East Oyster Creek Sub-watershed.

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**RECOMMENDED ACTION:** Staff recommends that the Capital Improvement Advisory Committee approve that no changes be made to the land use assumptions, capital improvements plan, or the impact fees for the Lake Olympia Parkway Extension or Mustang Bayou

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Watershed and forward this report to City Council  
with a recommendation for consideration and  
adoption thereof.

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



## CITY COUNCIL AGENDA ITEM COVER MEMO

December 3, 2018

**To:** Mayor and City Council  
**Agenda Item:** 7(a)(1) Greenfield Village - R-1-A to PD, Planned Development District  
**Submitted by:** Jennifer Thomas Gomez, AICP, Planning Manager

### SYNOPSIS

This is the first of two readings of an ordinance 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, neighborhood and specialized retail uses; to consider a conceptual site plan; 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.

### STRATEGIC PLAN 2019 GOALS ADDRESSED

- Grow business investments in Missouri City
- Have quality development through buildout

### BACKGROUND

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 three single-story buildings; two 3,000 square foot buildings, one to locate a tutoring center and the other to locate a café and a multipurpose “community” room. The third building is a proposed 7,000 square foot child care facility.

The Planning and Zoning Commission originally considered a request by the applicant on their July 2018 agenda. At the time, the Commission expressed concern with the original development site plan, the number and location of certain buildings and uses in proximity to the residential areas. Following that meeting, the applicant met with the homeowners association and several community members to discuss options for development. The applicant revised their proposed development as a result of these meetings.

The Planning and Zoning Commission considered the revised proposal on their October 10, 2018 agenda. Staff recommended approval and the Commission forwards a positive recommendation to allow only for the development of a tutoring facility, café and multipurpose room; a childcare facility and associated site development standards for such uses.

*As of November 29, 2018, written protest has been received from property owners owning 23 percent of the property within 200 feet of the subject site. **Section 211.006 of the Texas Local Government Code requires the affirmative vote of at least  $\frac{3}{4}$  of all members of the governing body (6 out of 7 votes) if written protest, signed by the owners of at least 20 percent of “the area of the***

*lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.”*

**BUDGET ANALYSIS**

Funding Source	Account Number	Project Code/Name	FY__ Funds Budgeted	FY__ Funds Available	Amount Requested
Budget	N/A				

**Purchasing Review:** N/A

**Financial/Budget Review:** N/A

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

**SUPPORTING MATERIALS**

1. Ordinance
2. Planning and Zoning Commission meeting minutes (October 10, 2018)
3. Planning and Zoning Commission final report
4. Application
5. Letter of owner authorization
6. Planned Development proposal
7. Ortho map
8. Notice of public hearing
9. Notice of public hearing to adjoining property owners (October 10, 2018; July 11, 2018)
10. Mailing labels for adjoining property owners
11. Rezoning application protest letters analysis
12. Letters of protest (including protest petition received on November 19, 2018)
13. Letters of support

**STAFF'S RECOMMENDATION**

Staff recommends approval of the ordinance on the first reading.

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

**Assistant City Manager/  
City Manager Approval:** Bill Atkinson, Assistant City Manager

**ORDINANCE NO. O-18-\_\_**

**AN ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS, CHANGING THE ZONING CLASSIFICATION OF 5.19 ACRES OF LAND FROM R-1-A, SINGLE FAMILY RESIDENTIAL DISTRICT TO PD PLANNED DEVELOPMENT DISTRICT NO. 107; DESCRIBING SAID 5.19 ACRES OF LAND; REGULATING AND RESTRICTING THE DEVELOPMENT AND USE OF PROPERTY WITHIN SUCH PD PLANNED DEVELOPMENT DISTRICT; AMENDING THE ZONING DISTRICT MAP OF THE CITY OF MISSOURI CITY; PROVIDING FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN; PROVIDING FOR REPEAL; PROVIDING A PENALTY; PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.**

\* \* \* \* \*

WHEREAS, Josefina P. Serrano and Ivy Kenneth Joy L. Miraflor are the owners of approximately 5.19 acres of land within the corporate limits of the City of Missouri City, Texas (the "Property"); and

WHEREAS, the Property presently has a zoning classification of R-1-A, single family residential district pursuant to Ordinance No. O-01-47, adopted on October 17, 2001; and

WHEREAS, the owner's agent, John Tsai, has made application to the City of Missouri City to change the zoning classification of the Property from R-1-A single family residential district to PD Planned Development District; and

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

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

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

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

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

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

Section 3. The zoning classification of the Property is hereby changed from R-1-A single family residential district to PD Planned Development District No. 107. The Property is described in Exhibit “A”, attached hereto and made a part hereof for all purposes, and is depicted in Exhibit “A-1,” attached hereto and made a part hereof for reference purposes only. In the event Exhibit “A-1” conflicts with Exhibit “A,” Exhibit “A” shall prevail.

Section 4. The planned development district shall be developed in accordance with the Missouri City Code, including the City of Missouri City Zoning Ordinance, specifically all regulations that apply to LC-2 local retail district, and shall be developed generally in accordance with the site plan, Exhibit “B,” attached hereto and made a part hereof for all purposes, and is subject to the following regulations and restrictions:

- A. Purpose.** The planned development district may include a mixed use commercial and retail development. Improvements to the site will be designed to enhance the overall urban design and nature of the surrounding area.
- B. Use regulations.** In the planned development district, no building, structure or land shall be used and no building or structure shall be hereafter erected, reconstructed, altered or enlarged except as provided in this Ordinance.

The following uses shall be allowed:

- 1. Childcare facility;
  - 2. Tutoring facility;
  - 3. Café (no alcoholic services) with multipurpose room.
- C. Height and area regulations.** Except as provided herein, the height and area regulations for LC-2 local retail districts, contained in Section 7.11.C of the Missouri City Zoning Ordinance, shall apply.
    - 1. No building or structure shall exceed one story or twenty (20) feet in height.
    - 2. Building setbacks shall be a minimum of two hundred eighty (280) feet from the northern and western property lines that are immediately adjacent to residential subdivisions.
  - D. Architectural Standards.** Except as provided herein, all buildings and structures constructed in the planned development district shall be constructed in accordance with Section 7A, Architectural Design Standards, of the City of Missouri City Zoning Ordinance.
    - 1. Primary materials and colors for building and structure exteriors shall be as follows:

Brick: red, terra cotta, or a color similar to red or terra cotta.

2. Trim, soffits, and infill areas shall be white or dark bronze, or shall be stained and sealed wood.
3. Ground-mounted equipment shall be screened by wood.

**E. Outside placement, storage, sales and services regulations.**

1. The outside placement of materials, merchandise, or equipment is prohibited.
2. The provision of outside sales and services is prohibited.

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

1. Transitional buffer yards shall be constructed along the northern and western property lines that are immediately adjacent to residential subdivisions. Such transitional buffer yards shall be a minimum of one hundred fifty (150) feet deep and shall be screened using Type A screening.

**G. Sign regulations.** Except as set forth herein, the sign regulations for nonresidential zoning districts contained in Section 13, Sign Regulations, of the City of Missouri City Zoning Ordinance shall apply.

1. No more than one monument sign shall be placed in the planned development district. Such sign shall be a low-profile monument sign as described in subsection 13.12.H, Monument Signs—Low Profile, of the Missouri City Zoning Ordinance and shall be placed along Vicksburg Boulevard on the eastern property line.

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

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

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

Section 8. *Repeal.* Ordinance Number O-01-47, adopted by the City Council of the City of Missouri City on October 17, 2001, is hereby repealed only to the extent of conflict

with this Ordinance. Any ordinance or any other part of any other ordinance in conflict herewith shall be and is hereby repealed only to the extent of such conflict.

Section 9. Penalty. Any person, firm, partnership, association, corporation, company, or organization of any kind who or which violates any provision of this Zoning Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in an amount not to exceed Five Hundred Dollars (\$500.00). Each day during which said violation shall exist or occur shall constitute a separate offense. The owner or owners of any property or of premises where any violation of this Zoning Ordinance shall occur, and any agent, contractor, builder, architect, person, or corporation who shall assist in the commission of such offense shall be guilty of a separate offense unless otherwise prohibited by law and, upon conviction thereof, shall be punished as above provided.

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

PASSED and APPROVED on first reading this \_\_\_ day of \_\_\_\_\_, 2018.

PASSED, APPROVED and ADOPTED on second and final reading this \_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Allen Owen, Mayor

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
Maria Jackson, City Secretary

\_\_\_\_\_  
E. Joyce Iyamu, City Attorney

Escrow File No.: 11-181624CA

EXHIBIT "A"

A TRACT OR PARCEL OF LAND CONTAINING 5.1913 ACRES (226,135 SQUARE FEET) SITUATED IN THE ELIJAH ROARK LEAGUE SURVEY, ABSTRACT No. 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 (O.R.F.B.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS ARE BASED IN C.C.F. NO. 2005061676)

BEGINNING at a found 1/2" iron rod in the west right-of-way (R.O.W.) line of Vicksburg Boulevard (110' R.O.W.) and a curve to the right for the common Northeast corner of herein described Tract and an interior angle point and corner of Olympia Estates, Section 1, recorded under Slide No. 2330 A & B, Plat Records Fort Bend County, Texas (P.R.F.B.C.T.);

THENCE in a Southeasterly direction along the common East line of herein described Tract and the west R.O.W. line of said Vicksburg Boulevard and said curve to the right having a RADIUS of 2294.08', DELTA of 15° 50' 50", LENGTH of 634.52', CHORD BEARING of S 03° 41' 19"E and a CHORD LENGTH of 632.49', to a found M" iron rod at the beginning of a curve return to the right from the west R.O.W. line of said Vicksburg Boulevard to the north R.O.W. line of Truesdale Drive (R.O.W. varies), for the north most Southeast corner of herein described Tract;

THENCE in a Southwesterly direction along said curve return to the right having a RADIUS of 25.00' DELTA of 9154'14", LENGTH of 40.10', CHORD BEARING of S 50° 10' 55" W and a CHORD LENGTH of 35.93', to a set M" iron rod with orange plastic cap stamped "Precision Surveyors" (hereinafter called "set" iron rod") in the north R.O.W. line of said Truesdale Drive for the south most Southeast corner of herein described Tract;

THENCE N 83° 52' 15" W, 136.00', along the common South line of herein described Tract and the north R.O.W. line of said Truesdale Drive, to a point at the beginning of a curve to the left for a corner of herein described Tract, from which a found M" iron rod Bears S43° 32' 55" W, 0.48';

THENCE in a Westerly direction continuing along the common South line of herein described Tract and the north R.O.W. line of said Truesdale Drive and said curve to the left having a RADIUS of 600.00', DELTA of  $10^{\circ} 28' 32''$ , LENGTH of 109.70', CHORD BEARING of  $N89^{\circ} 06' 31'' W$  and a CHORD LENGTH of 109.55', to a found M" iron rod for a corner of herein described Tract at the beginning of a curve to the right-

THENCE in a Westerly direction continuing along the common South line of herein described Tract and the north R.O.W. line of said Truesdale Drive and said curve to the right having a RADIUS of 600.00', DELTA of  $10^{\circ} 28' 32''$ , LENGTH of 109.70', CHORD BEARING of  $N89^{\circ} 06' 31'' W$  and a CHORD LENGTH of 109.55', to a found 1/2" iron rod for the common Southwest corner of herein described Tract and the southeast corner of Lot 64, Block 4, Final Plat of Vicksburg, Village of Cumberland, recorded under Slide No. 644 B, P.R.F.B.C.T.;

THENCE  $N 02^{\circ} 08' 26'' E$ , 110.27', departing the north R.O.W. line of said Truesdale Drive and along the West line of herein described Tract and the east line of said Lot 64, Block 4, to a set 1/2" iron rod for the common corner of Lots 64 and 14, Block 4 of said Final Plat of Vicksburg, Village of Cumberland and a corner of herein described Tract;

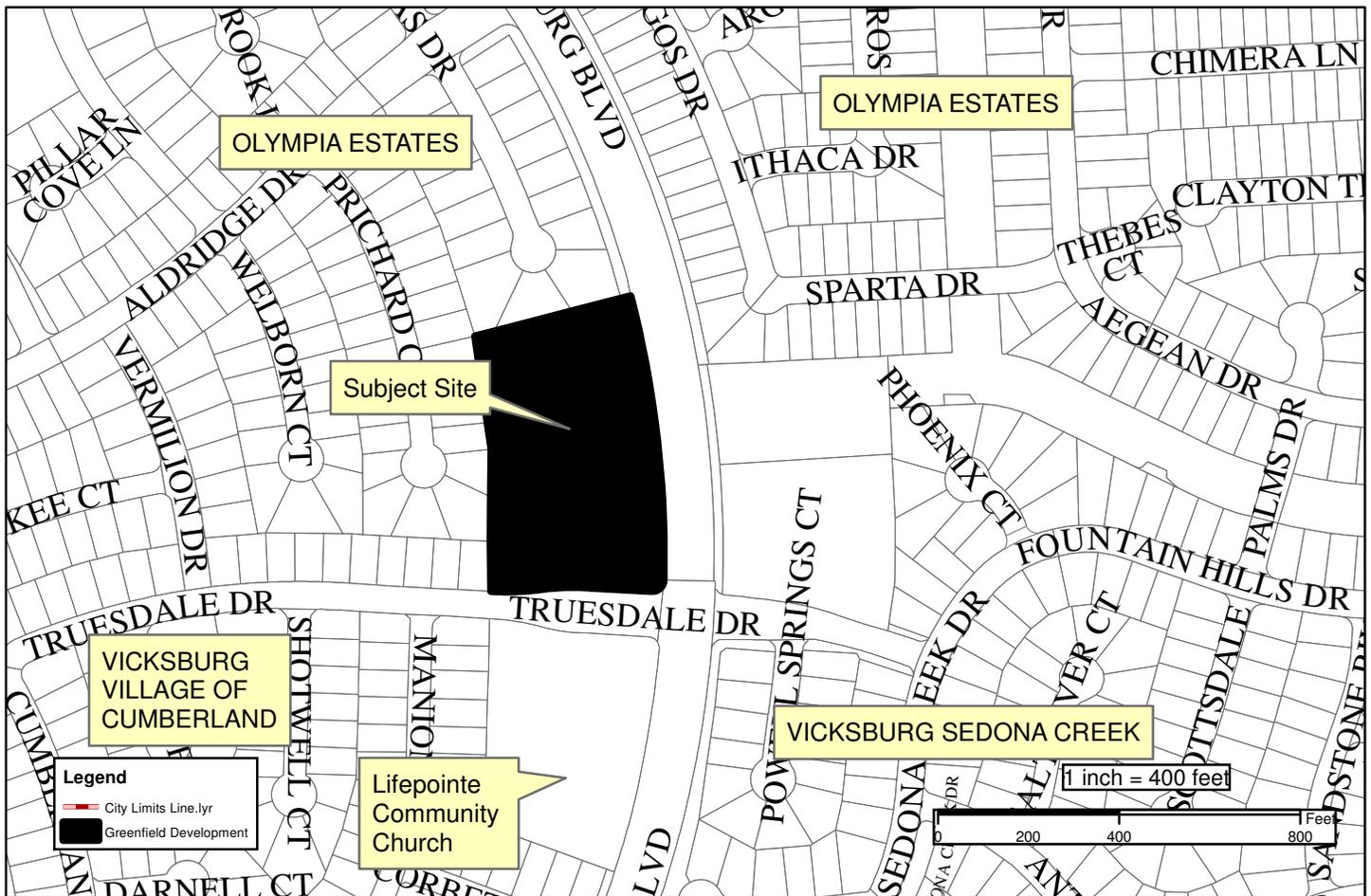
THENCE  $N 03^{\circ} 25' 05'' E$ , 203.69', continuing along the common West line of herein described Tract and the east line of Lots 14 and 13, Block 4 of said Final Plat of Vicksburg, Village of Cumberland, to a point for the common corner of Lots 13 and 12, Block 4 of said Final Plat of Vicksburg, Village of Cumberland and a corner of herein described Tract, from which a found 1/2" iron rod Bears  $N40^{\circ} 55' 32'' W$ , 0.48';

THENCE  $N 05^{\circ} 15' 55'' W$ , 252.28', continuing along the common West line of herein described Tract and the east line of Lots 12 through 9, Block 4 of said Final Plat of Vicksburg, Village of Cumberland, to a point for the common corner of Lots 9 and 8, Block 4 of said Final Plat of Vicksburg, Village of Cumberland, the southwest corner of Lot 10, Block 3 of said Olympia Estates, Section 1 and the Northwest corner of herein described Tract, from said point a found 1/2" iron rod Bears  $N 23^{\circ} 48' 14'' W$ , 0.54';

THENCE  $N 78^{\circ} 23' 16'' E$ , 355.36', along the common North line of herein described Tract and the south line of said Olympia Estates, Section 1 to the POINT OF BEGINNING containing 5.1913 acres (226,135 square feet) of land, more or less.

"Note: The Company does not represent that the acreage or square footage calculations are correct"









**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**CITY OF MISSOURI CITY, TEXAS**  
October 10, 2018

**1. CALL TO ORDER**

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

**2. ROLL CALL**

**Commissioners Present:**

Sonya Brown-Marshall  
Tim Haney  
Hugh Brightwell  
John O'Malley  
Reginald Pearson  
Douglas Parker  
James G. Norcom III  
Courtney Johnson Rose

**Commissioners Absent:** Ramesh Anand

**Councilmembers Present:** None

**Staff Present:**

Otis T. Spriggs, Director of Development Services  
Jamilah Way, First Assistant City Attorney  
James Santangelo, Assistant City Attorney  
Jennifer Hobbs, Assistant City Engineer  
Thomas White, Planner II  
Mason Garcia, Planner I  
Egima Brown, Planning Technician

**Others Present:**

Debra James, Addie Johnson, Jacob Burgus /TBG, Roco Anters, Jonathan Martinez, Saeed Gaddi, Gemma Almuete, Ludivina Campos, Ivy Miraflor, Joseph Micalor, Ashleigh Jefferson, Sorawit Benz Srilamsingha, Hillary L. McAdams, James Harris, Dan Elkins / Kimley Horn, Donna Barnes, Jesus Gomez, Taylor Palmer, Janncenn Serrano, John Davis, Courtney Penry, Pamela Zackory, Rebecca Lievano, Miriah Crusca, Greg Black, Cally Serrano, Michael Gholston, Pernell

Washington, Ramona C. Williams, Sherry & Sarah Walker, Vandervoort, Kathleen Jacobs, William L. Jacobs Jr., Jim Klimek, Carissa Serrano, Calirose Serrano, Steve & Kathy Hawkins, Kharla Sowell, Kim Gies, Keith Derington, Osagie John Okpamen, Mary Ann Cadiente, Hal Moyer / Landpoint, Chad Laughlin, Jennifer Shick, David Beck

## **7. ZONING MAP AMENDMENTS**

### **B. PUBLIC HEARING FOR A PLANNED DEVELOPMENT DISTRICT AMENDMENT**

- (1) 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, neighborhood and specialized retail uses; to consider a revised conceptual site plan; 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.

Otis Spriggs presented this item. The original consideration by the Planning Commission was in July of 2018. The site location is at the intersection of Truesdale Drive and Vicksburg Boulevard. Mr. Spriggs presented the previous concept plan that showed seven structures. The applicant is proposing a mixed development to include a tutoring facility, café and multi-purpose room and a child-care facility. There were previous uses that were considered as part of the LC-1 district, however, since that time the developer was able to meet with the HOA, Home Owners Association. The applicant will provide additional information. The previous plat had concerns the Commission had over the site plan design, as well as the number and location of certain buildings, and the uses that would be near the residential. The applicant, since that time has revised the proposed plan. A graphic indication of the revision consist of single story buildings. Three buildings are proposed. Two of the buildings will be 3,000 sq. ft. One building is to locate a tutoring center and the other building will locate a café / multi-purpose community room. The third building proposed at 7,000 sqft. would locate the child-care facility. Mr. Spriggs informed that the site is 5.19 acres, as recalled from the previous case considered.

Mr. Spriggs informed that other graphics of the architectural treatment had been received. The previous meeting discussed flat, more commercialized roof type architectural treatment. The current submittal proposed shows the pitched roof and more of a residential character for the structures. An overlay was presented that showed the current proposal and the impact of what was provided by the applicant previously. Since that time the proposal had been narrowed down with more consideration of buffers and setbacks. The building setback would satisfy the 30 ft. setback from Vicksburg Boulevard. The applicant adhered to an increased setback of approximately 280 ft. from the western boundary, as well as on the northern boundary of 300 ft. Staff has reviewed the increased setbacks that would include the fencing, prescribed as the masonry requirement, as well as landscape enhancement in those particular areas. Staff's recommendation is to approve with the minimum setbacks and with the general concept to provide the residential scale character.

Mr. Spriggs informed that the building site regulations of LC-2 would be adhered in terms of articulating the building fronts in accordance with the architectural standards. Other regulations of LC-2 will be required. The actual uses would be what had been described and nothing else. The revised elevations the Commissioners had seen with the proposed materials of masonry with the roof satisfying the standing seam requirements. Staff recommended that the submitted elevation details be approved as the proposed

architectural standards that would be included with any ordinance that would be considered by Council.

Mr. Spriggs informed that there was an area for the trash dumpster that will compromise the describe setback from the western boundary line. Staff considered the dumpster as a vertical structure that the applicant would have to resituate to satisfy the proposed setbacks that had been described. Staff recommended approval of the compliance with the LC-2 district under the trash disposal requirement to meet the setback.

Mr. Spriggs informed that under the landscape requirements, the applicant proposed a 7-ft. tall wood fence. However, in the landscape standards, a masonry wall would be required 8 ft. in height, with one canopy tree per 30 linear feet. Spacing along the upper line would be required. Staff recommended that the Type A screening, including the masonry wall, would be included in the proposal as well as the buffer yard minimums would be adhered to as discussed.

Mr. Spriggs informed that he will defer comments to the applicant, who will discuss the call-outs in greater detail.

Commissioner Johnson Rose informed that she saw four buildings but only saw buildings A, B & C. Commissioner Johnson Rose asked staff if the front buildings were connected as one 7,000 sq. ft. day-care center.

Greg Black, Imperial Builders, informed that the applicant is a resident of Missouri City and was keeping her business, of a day-care, in her home. The owner is a small business owner. The project is the owner's dream and to build a legacy for her family. Mr. Black confirmed that the buildings in question was a connecting building. The square footage is 7,000 sq. ft.

Commissioner Johnson Rose asked if the owner was present.

Josephina Serrano, Cally Serrano and Ivy Mirafior, owners of the business, introduced themselves.

Commissioner Johnson Rose asked the owners if they had conversations with the Homeowners Association and how did it go.

Cally Serrano informed that they had attended two HOA, Homeowner's Association meetings. A coffee shop that will be provided per the conversation with the HOA. The HOA and the community informed that they wanted a place for meetings instead of going to Sienna Plantation or the church next door, which is why the owners provided the coffee shop on the plans. Mr. Serrano informed that they would work with the community.

Commissioner Johnson Rose asked the owners if they had purchased the property.

The owners answered, "Yes".

Commissioner Johnson Rose asked the owners how long they had owned the property.

The owners informed that they had owned the property since April.

Chair Brown-Marshall asked staff if the two driveways were required and if the driveway on Truesdale would be required or could the driveway on Vicksburg only be required.

Mr. Spriggs informed that at the time, a traffic analysis had not been submitted. It would be a part of the development review plan. From a Fire safety prospective and alternative access control, it may be recommended. There may be some way to control the traffic that would flow on the residential street. Those types of constraints could be considered.

Ms. Hobbs informed that conversation with the Fire Marshall Department had not been conducted. The traffic analysis is typically not required until the proposal had passed and moved forward to preliminary platting. The reason for the two driveways would be due to the school and the Fire Marshall requiring a secondary access.

Mr. Spriggs informed that it would help with the drop-off for a daycare facility. A secondary driveway could help with the traffic control to maintain safety for the children.

Chair Brown-Marshall informed that she understood.

Chair Brown-Marshall open the floor to the Public and informed that each person will have three minutes to speak. Vice Chair Haney would keep time.

Addie Jackson, 3322 Fountain Hills, informed that the property is not located at a major thoroughfare with a lot of traffic. It will have to be supported by the residence of Vicksburg. Ms. Jackson's concern was future blight. There may be a daycare, which is ok. However, if the daycare moved, who will move in and maintain the building. If Ms. Jackson sells her home, the building may not be maintained. The property is zoned for residential because it is successful as residential. There are houses that are built in the area. There are not any commercial buildings currently. Ms. Jackson informed that the neighborhood is not Sienna, there is not any foot traffic, it is not on Highway 6, and the property be sustainable in the area.

Pamela Zackory, 2727 Prichard Ct, thanked the Commissioners for their service. Ms. Zackory informed that during the previous meeting, the residence were informed that everyone that submitted a form and that protested or supported would receive a letter for the rezoning announcing the next meeting, even if the residents lived outside of 250 ft. The action did not occur. Ms. Zackory informed that due to trusting what was stated about the notice, she did not walk the neighborhood to try to get the word out. There would have been more people present. Ms. Zackory understood of the landowners fighting for their property, however, the homeowners should not be addressed as selfish and bullies as it was said. The residents are fighting for what is best for their properties. Someone said it best when said, "I believe in change, progress and development, but it must be rational and feasible to more than the people who want to make the change." Ms. Zackory informed that she had not seen any subdivision that had commercial properties inside. The major thoroughfares, FM 1092, Highway 6, Cartwright, FM 2234, and Sienna Ranch Road, did have "for lease" signs and empty shells of where businesses used to occupy. Vicksburg is 1.5 miles long and not close to a major thoroughfare. If those businesses did not make it with that much exposure, how can the proposed project. The 1.5 mile is not enough to showcase empty buildings. Ms. Zackory informed that if the commercial does work, will the land be sold to someone that does not want a daycare or to be anchored by a daycare center, what will the residents be subject to. Mayor Allen Owen was quoted, "That we really do not have much say of what goes on with commercial properties." After reading political articles, Missouri City may consider taxes received on the land over the opinions of the

actual homeowners that live every day in the community, that have paid taxes for the last ten / twenty-five plus years and that have invested heavily in their personal properties. Ms. Zackory informed that if the Commissioners allow the vote to move forward to the next step, they told the homeowners on the "Next Door" app that they would provide a building that will be used free of charge for community events. The residents were also informed previously that the buildings would be built by phases. What phase would the community building be built and when would it be accessible. How long will the building be free of charge for use. If ownership changed, what are the chances that the community would still have access. Would only Vicksburg have access or would it include Olympia Estates. What if the owners decide to never go into the next phase.

Three minutes had been reached.

Vice Chair Haney informed that the Commission had asked for the Public to not repeat concerns. If Ms. Zackory had additional items, the people after Ms. Zackory would also be asked to not repeat the concerns that was already stated.

Ms. Zackory informed that there were additional concerns that had not been mentioned. There is a building that would be 8 ft. When looking from the backyard, the residence would see uneven fencing. A space would be in between. Ms. Zackory asked who would be responsible for the mentioned space and if the owners would be responsible, would they be required to place a barrier for keeping foliage from growing in between the fences or that would stop animals from making it a habitat. What about drainage and run-off due to extra concrete. Parking is behind the building. Would there be a locked gate to prevent unwanted cars from parking at night. Ms. Zackory was unsure about the measurements shown on the pictures, but Truesdale and Vicksburg is a two way stop. Political signs were in the way that almost caused an accident. Would the residents be looking at the back of the owner's buildings and would there be bushes. If so, it would be a problem for traffic.

Chair Brown-Marshall informed Ms. Zackory that she provided valid points. The Planning and Zoning meeting was for the reason of the rezoning portion of the property and if it was a good fit for the area. Ms. Zackory's concerns were on point. However, the concerns would not be addressed due to the purpose of the meeting for rezoning.

Ms. Zackory asked when will her concerns be appropriate due to asking a question last time and was stopped.

Chair Brown-Marshall informed that she would speak with staff. If the rezoning case moved forward, to say that the rezoning would fit the land, there would be additional steps. The residence would want to attend the meeting that would discuss the additional steps.

Vice Chair Haney informed that the land is a PD, Planned Development District and all items would fall in line with the PD.

Ms. Hobbs informed that at the current point of the rezoning process, staff had not received details of the drainage, nor any of the traffic analysis. Staff would not receive the details unless the property would be rezoned. If the property is rezoned, at that point, there would be a preliminary plat. At the time of the preliminary plat, the applicant would be required to prove that the new concrete with mitigating the drainage, the site issues, setbacks, sight distance, traffic, and the Fire Marshall's Office would review the plat for emergencies. If the report was read at the current time, there would not be any comments from Public Works due to not having the items for comments.

Ms. Zackory informed that a lot of people could not attend the meeting. Residents were trying to send forms, however, they could not get through. Different City offices were called for the correct fax number. However, did not receive an answer.

Chair Brown-Marshall asked Legal if residents could continue to send their protest / support forms after the meeting.

Jamilah Way answered, "Yes". The forms would be provided to City Council.

Ms. Zackory asked if the rezoning case was going to Council.

Ms. Way informed that whether the Commission voted up or down, the case would still move forward to Council.

Vice Chair Haney informed that the case would move forward to Council either way.

Mr. Spriggs informed that the decision of the case would not be completed at the Planning and Zoning meeting.

Vice Chair Haney informed that at the current time, it would depend on the Commission's vote as a "positive" or "negative".

Ms. Zackory asked how far in advance are the residents supposed to receive letters of an upcoming meeting.

Mr. Spriggs informed that if the residents are within the 200 ft. boundary of the site, letters would be received within 14 days prior to the meeting.

Ms. Zackory informed that they were informed that people who submitted the form who were outside of the 200 ft., would receive a letter and they did not.

Chair Brown-Marshall informed that the Commission would address the point with staff. Staff did meet the law requirements and that it would be addressed with staff.

Vice Chair Haney informed that the Council meeting that the case would move forward to, would be at that time scheduled for Monday, November 19<sup>th</sup>, 2018 at 7:00 pm.

Mr. Spriggs informed that the Council meeting would be the second meeting in November.

Chair Brown-Marshall informed that the residents could get the information out.

Mary Lee Vandervoort, 2718 Prichard Ct, informed that she would like to speak after her neighbors, being the President.

Kathleen Jacobs, 3230 Woods Canyon Ct, informed that she was a 15 year resident of the community as a homeowner of the Sedona Creek subdivision near the development. One of the early pictures that was presented showed that the property sits in the middle of homes and the community. Ms. Jacobs is against changing the zoning to a commercial property with the concerns of the property in the future of 10 / 20 years. Ms. Jacobs thanked the Commission and staff for being present and listening to the residents. The Commissioners asked if there was a presentation to the HOA, Home Owners Association

committee from the owners (landowners). The owners did attend HOA meetings. Ms. Jacobs's opinion was that the owners were not well received. During the last HOA meetings, the owners made a comment that they were not aware of the property being zoned as residential. Ms. Jacobs informed that her concern about the owners' due diligence and decision making skills. The concern is for the future of the community. It is not just Ms. Jacobs' house, but her home. Ms. Jacobs asked the Commission to make the right decision for the community.

Courtney Penry, 2223 McKeever Rd, informed that Cally Serrano (landowner) and the family have been best friends, The Serrano family are gentle souls. Ms. Penry informed that she was an active Missouri City member, grew up in the City, graduated from Elkins High School, and Cally Serrano went to Hightower High School. If the land was to be owned by anyone else, there should be a concern. The owners are the type of owners that the community would want to have. Ms. Penry had witnessed the character of the family. Ms. Serrano's family had a daycare in the home for over 10 years and is active in the community. The family were active volunteers. They would listen to the community, their concerns, and would try their best to be on the community's side due to also being Missouri City residents.

Jim Klimek, 2739 Prichard Ct, informed that the project site is behind his backyard. Mr. Klimek is opposed to the rezoning. The land owners did attend some of the HOA meetings. They were not well received. A proposal of phases for the property was presented. The total of the property was about 33,000 sq. ft of commercial space. The landowners would utilize 7,000, 20%. The other 80% of the property's use is unknown. Business practice is business practice. The owners may inform that a coffee shop would be provided and that the residents would be able to use part of the coffee shop as a community center. However, when the mortgage is due, the kind words would not pay the mortgage. The spaces would need to be rented out. Mr. Klimek read, "Child care facility and certain commercial uses, including but not limited to educational and professional offices". The "not limited to" is the concern. A year from now the owners could sell the property. There is no guarantee that the future owners would have the same vision as the current owners. The availability of using the coffee shop as a community center is not guaranteed. The property was purchased in April, 6 months ago. Business people know what they are getting into. The owners speculated the residential property could be turned into a commercial property, therefore the property value increases and they would be able to operate. It is not good business practice and model. The owners may be wonderful people as previously stated by a speaker. However, not solid good business owners.

Jesus Gomez, 117 Lane Dr., University of Houston Small Business Development Center, informed that he had been working in Missouri City for close to 14 years. Mr. Gomez informed that his job is to assist a lot of small business owners to grow in the community and to expand. Mr. Gomez communicates with Mayor Owens and City Council for what they would want to see in the City. Kids, 1<sup>st</sup> Academy, Texas Leaguer Brewing Company and Texas Biergarten are projects in the area that Mr. Gomez had been involved. Mr. Gomez assist business owners by walking them through the process. The businesses also create jobs.

Donna Barnes, 3223 Confederate Dr., informed that she is a new resident of Vicksburg in on the Shiloh side and had been a Missouri City resident for more than 10 years. Ms. Barnes' dream was to move into a community that did not have commercial property. The concern is the traffic and tranquility of the neighborhood. Ms. Barnes is against the rezoning.

Steve Hawkins, 11050 S. Auden Cir., informed that change is hard. Mr. Hawkins informed that he does not live in Vicksburg and lives in Sienna Plantation. The Hawkins have lived in Missouri City for almost 12 years. Mr. Hawkins and his wife knew that they would need child care. Sienna has a variety of daycares that are within the neighborhood / City perimeter. If the child care was not there, they would not have moved to the area. He understood that Vicksburg was not Sienna. The Hawkins live 30 minutes from their jobs. If they would have to drive an extra 10 to 15 minutes to take a child to child care, it would be hard due to traffic. As far as Children's Talent, Mr. Hawkins would trust the Serrano Family with their only child. Ms. Serrano wants to be an asset to the community.

Stephanie Harris 3930 Chestnut Bend, informed that she had been a teacher for 20 years and 10 of the years have been in Fort Bend County. When Ms. Harris moved to the City 10 years ago, she became pregnant. Upon looking, there were two teachers that had children at Children's Talent Academy with Ms. Serrano. Ms. Harris observed the child care facility that was in Ms. Serrano's home. Ms. Serrano was a warm welcoming person. Ms. Harris stated that she was providing a character plea and not necessarily about the building. Ms. Harris' child was enrolled in Children's Talent Academy until Kindergarten. Her child had been a straight "A" student due to the foundation that was laid down. Ms. Harris also enrolled her second child.

Ashleigh Jefferson, 4907 Cotter Lake Dr., informed that she was an advocate for Ms. Serrano. There is not a doubt that whatever Ms. Serrano touches would flourish. Ms. Jefferson trust no one else but Ms. Serrano with her children. With the recommendation of a co-worker, Ms. Jefferson tried Children's Talent Academy for her daughter. When Ms. Jefferson returns to work, due to having a baby, her son will be enrolled as well.

Dr. Rocio Antone, 19 Cloud Brook Dr., informed that she is in favor for Children's Talent Academy and is present to point to why the business would be a great asset to the community. Ms. Antone moved to the City since 2009 and believes in Missouri City being a united City. A personal experience with taking her middle child to a neighborhood community in Riverstone for child care was negative. This is how Ms. Antone learned about Josie, what the parents call Ms. Serrano, and the care that she provided children. Ms. Antone is the daughter of a small business owner, whose dad did not have a lot of business knowledge, but had a lot of drive and perseverance. A lot of those qualities had been found in Ms. Serrano and her family. Due to the character of the family, Ms. Antone would not assume to have the judgement to bring a liquor store anywhere near a place of worship across the street nor a child care center.

Ludivina Campos, 13616 Stone Branch, informed that she is a teacher of Fort Bend ISD. They (landowners) are present because they want a good thing for the community. The daycare would be good to have a child care center in the neighborhood where it is safe.

Rebecca Lievano, 9918 Foggy River, informed that she was in support of Ms. Josie, (Serrano). Both of Ms. Lievano's children are enrolled in Children's Talent Academy. The child care will be a good asset to the community.

Mrs. Vandervoort, 2718 Prichard Ct, informed that she is the President of the Vicksburg HOA, Home Owners Association for more than 10 years. Most of her neighbors are against the rezoning. Mrs. Vandervoort did not realize that they were attending a character meeting and thought they were attending a zoning meeting. Vicksburg is an older neighborhood without a lot of little children. A child care business is not needed in the neighborhood. Mrs.

Vandervoort informed that they were told that they would be able to use part of the building for their HOA meetings. It was Mrs. Vandervoort first experience of hearing that information. A topic that was brought up in the HOA meeting is that the landowners were not keeping up with the property. The landowners were asked to mow the lawn and keep up the appearance. Mrs. Vandervoort informed that the landowners halfway fulfilled the request maybe once or twice. The clippings were left on the side of the area. The landowners are not good neighbors. The residents are not interested in having building built and leased or not be leased in that area. A lot of good buildings are empty and if the owners would like to place a business in the current empty buildings, they could. Mrs. Vandervoort informed that they would like to remain as a home area without any commercial business.

**Motion:** To close the public hearing

**Made By:** Commissioner Haney

**Second:** Commissioner Johnson Rose

**AYES:** Commissioner Brown-Marshall, Commissioner O'Malley, Commissioner Pearson, Commissioner Parker, Commissioner Johnson Rose, Commissioner Brightwell, Commissioner Haney

**NAYES:** None

**ABSTENTIONS:** None

The motion passed

Chair Brown-Marshall informed that they heard "thoroughfare" on different occasions and asked Ms. Hobbs to clarify what type of road was Vicksburg.

Ms. Hobbs informed that Vicksburg is a minor arterial, which means that it connects to one major arterial, being Highway 6. Lake Olympia will end up becoming a minor arterial with the extension of the Fort Bend Parkway up and coming. With the last section of Olympia Estates section 11, there would be the southbound bridge with four lanes connected and would be reclassified as an arterial.

Chair Brown-Marshall asked about the barrier in between the fences being discussed previously.

Vice Chair Haney informed that the existing wood fence had been replaced. They are details that will be addressed after the decision is made. If the case moved forward, all the details would have to be identified. It was clear that there was a huge decent with rezoning the property. If the Commission could not agree on the decision, then all the details could not be discussed.

Chair Brown-Marshall informed that she was trying to have some questions answered to help alleviate some of the contention if possible.

Commissioner Johnson Rose informed that the previous concept plan had several buildings and asked if the owner had decreased the building to what was currently being presented at the meeting.

Mr. Spriggs answered, "Yes". As mentioned, the LC list of available uses, which are typically adjacent to residential. The applicant had taken a step back and deleted the plan. With the Planned District development, the applicant would limit the uses to what was stated, the daycare, community use and the café.

Commissioner Johnson Rose asked if what the Commission approved would be limited to those softer uses.

Mr. Spriggs answered, "Yes". Along with the tutoring facility.

Commissioner Johnson Rose asked about the church which is located across the street.

Mr. Spriggs informed that the church across the street is zoned SUP, Specific Use Permit appropriately.

Vice Chair Haney asked what the underline zoning was for the church.

Mr. Spriggs informed that it was zoned commercial, LC-2.

Vice Chair Haney asked that if the PD, Planned Development was approved, would it change the underline zoning or not.

Mr. Spriggs informed that the underline zoning on the site district is R-1-A.

Vice Chair Haney informed that there was a previous discussion about whether or not anyone would develop the property as residential.

Commissioner Johnson Rose informed that the original developer might had been Perry Homes and why the property was left as is currently and not developed residential. Commissioner Johnson Rose asked staff if there were any background information as to why the decision was made by the developers.

Mr. Spriggs informed that the developer probably had the impression to have some type of residential / commercial due to the way the lot was configured. Whether or not the land could be used as residential would have to be determined. From the staff's view point, the quality of development having to cut up cul-de-sacs into that area for residential, with large lots of residential may not be efficient planning. A determination would have to be made.

Vice Chair Haney asked if it is a PD, Planned Development, would the underlining zoning be changed.

Mr. Spriggs informed that it would be changing into a Planned Development District. The underlining zoning would go away.

Vice Chair Haney asked would the property go away from R-1-A to PD, Planned Development?

Mr. Spriggs informed that it would change to PD, Planned Development District for the particular uses that had been described.

Vice Chair Haney asked if the property was sold in 10 years, it would still be a PD, Planned Development District, could not be commercial, other than the three uses that are listed.

Mr. Spriggs answered, "Yes".

Vice Chair Haney informed that anyone who purchased the property would have to amend the PD, Planned Development District.

Mr. Spriggs confirmed, "Yes". The same process.

Vice Chair Haney informed that the concerns around what type of business would be on site may be less. However, there is still concern that there could be vacant property. If anyone purchased the property, they would still have to go through the process to receive approval to have a different type of business.

Mr. Spriggs informed that the parking and landscaping would follow the LC-2 standards.

Vice Chair Haney informed that if there is not a PD, Planned Development standard, the LC-2 standards would be required.

Mr. Spriggs informed that the applicant had proposed increased setbacks to address proximity issues to the remaining residential in the rear of the property.

Commissioner Pearson informed that due to the proximity of the church, a liquor permit would not be allowed and there would be no need to be concerned.

**Motion:** The Planning and Zoning Commission move forward to Council with a negative recommendation

**Made By:** Commissioner Haney  
**Second:** Commissioner Pearson

**AYES:** Commissioner Haney, Commissioner Pearson

**NAYS:** Commissioner Brown-Marshall, Commissioner O'Malley,  
Commissioner Johnson Rose, Commissioner Parker,  
Commissioner Brightwell

**ABSTENTIONS:** None

The motion failed.

Mr. Spriggs informed that the Commissioners' votes was an example of though the vote was not in the affirmative, it did not make it clear and asked if the motion failed.

Ms. Way informed that the Commission would need to restate a motion.

Vice Chair Haney informed that the motion failed.

Chair Brown-Marshall informed that the motion failed.

**Motion:** The Planning and Zoning Commission move forward to Council with a positive recommendation.

**Made By:** Commissioner Brightwell  
**Second:** Johnson Rose

**AYES:** Commissioner Brown-Marshall, Commissioner O'Malley,  
Commissioner Parker, Commissioner Brightwell, Commissioner  
Johnson Rose

**NAYS:** Commissioner Haney, Commissioner Pearson,

**ABSTENTIONS:** None

The motion passed.



**PLANNING AND ZONING COMMISSION  
FINAL REPORT**

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**AGENDA DATE:** November 19, 2018

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

**AGENDA ITEM NUMBER:** 7.a.1

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

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

**Sonya Brown-Marshall**, Planning and Zoning  
Commission Chair



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Sonya Brown Marshall, Chair

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**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

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**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 Future Land Use map should be updated to reflect the subject site as Suburban Commercial.***

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

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## **BACKGROUND INFORMATION:**

The Commission originally considered a request by the applicant on the July 2018 agenda. At the time, the Commission expressed concern with the proposed development site plan, the number and location of certain buildings and uses in proximity to the residential areas.

Since this meeting, the applicant has met with the HOA and several community members to discuss options for development. The applicant has revised their proposed development as a result of these meetings. The analysis and recommendations included below reflect these changes.

This application has been submitted for the purpose of providing development and design standards for a mixed use development. The development has been revised to include fewer buildings. Three single-story buildings are now proposed. Two 3,000 square foot buildings, one to locate a tutoring center and the other to locate a café and a multipurpose “community” room. The third building is a proposed 7,000 square foot child care facility.

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## **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.

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## 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).

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**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 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.

The revised proposal for the development is a mix of uses to include a tutoring facility, café and multipurpose room and a childcare facility.

**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 recommended:** 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. The Future Land Use map should be updated to reflect the subject site as Suburban Commercial.

**P&Z recommends:** To approve as staff recommended.

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

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

The development now includes fewer buildings. Three single-story buildings are proposed. Two 3,000 square foot buildings, one to locate a tutoring center and the other to locate a café and a multipurpose “community” room. The third building is a proposed 7,000 square foot child care facility.

Building setbacks are shown at 30 feet from both Vicksburg Boulevard and Truesdale Drive. Buildings are setback approximately 280 feet from the western property line adjacent to Vicksburg Village of Cumberland and over 300 feet from the northern property line.

**Staff recommended:** Approve the minimum building height to be a maximum of one story or 20 feet. Approve the increased setbacks to be a minimum of 280 feet from the northern and western property lines, where immediately adjacent to the residential subdivision. 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.

**P&Z recommends:** To approve as staff recommended.

- D. Building regulations.** The building regulations for LC-2, local retail district should apply in PD, Planned Development District No. \_\_\_\_.

The LC-2, local retail district provides regulations that require articulation of building fronts and standards on lighting.

**Staff recommended:** Approve the LC-2, local retail district building regulations for the subject site.

**P&Z recommends:** To approve as staff recommended.

- 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 revised 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.

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 have been revised to show a pitched roof.

The applicant has submitted an elevation showing a proposed wood screen for ground mounted equipment.

**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 recommended:** Approve the proposed architectural standards provided above in addition to the City's minimum standards.

**P&Z recommends:** To approve as staff recommended.

- F. Trash disposal regulations.** The trash disposal regulations for the LC-2, local retail district should apply in PD, Planned Development District No. \_\_\_\_.

This revised site plan provides for a trash disposal location about 145 feet from the western property line. 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 an 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 recommended:** Apply the City's trash disposal regulations for the LC-2, local retail district. The location of the dumpster should not encroach into a building yard (setback).

**P&Z recommends:** To approve as staff recommended.

**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-2, local retail district should apply in PD, Planned Development District No. \_\_\_\_.

A revised 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 application 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 recommended:** Apply the City's landscaping regulations for the LC-2, local retail district and require increased buffer yards, a minimum of 150 feet from the northern and western property lines, where adjacent to the single family residential district. Additionally Type A screening, including a masonry wall, should be provided instead of the wood fence as shown.

**P&Z recommends:** To approve as staff recommended.

- I. **Parking regulations.** The parking regulations for the LC-2, local retail district should apply in PD, Planned Development District No. \_\_\_\_.

**J. Sign regulations.** The sign regulations for the LC-2, local retail 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 recommended:** Allow for one low profile monument sign to be placed only along Vicksburg Blvd. Although the application indicates no monument signage to be included, a future tenant and/or the developer may desire such signage after the subject site is developed. Restrictions may be placed on the location of such signage to reduce conflict with the adjacent residential areas and to allow for identification for the nonresidential uses located on the subject site. A low profile monument sign is the smallest type of monument sign permitted and restricts the height of such signage to no taller than 10 feet.

**P&Z recommends:** To approve as staff recommended.

**K. Fence regulations.** The fence regulations for the LC-2, local retail 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 Kork League Subdivision
3. Applicant's Name:	John Tsai
Mailing Address:	2020 Richmond Ave. #201, Houston TX 77098
Phone No.:	(832) 754-4162
Email:	jtsai@jtarstudio.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

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

Signature of Applicant

City of Missouri City, TX  
 Received

Signature of Property Owner, Agent or Attorney

Last updated January 2017

JUN 21 2018 Page 6

Planning Division

**Owner's Authorization of Representation**

**Owners:** Ivy Kenneth Joy L. Mirafior  
Josefina P. Serrano

**Property:** (5.1913 Acres in Elijah Roark League Subdivision, ABS. NO. 77)

**Authorized Representative(s):**

Gregory S. Black  
Imperium Builders LLC.

John H. Tsai  
Robert Mazza  
JT Arc Studio

**OWNER'S AUTHORIZATION LETTER**

I/we hereby certify that I/we am/are the owner(s) of the above described property. I/we hereby authorize the Applicants listed on this application to act on my/our behalf during the processing and presentation of both the pre-development and zoning meetings. They shall be the principal contact with the City in processing this application.

jserrano 6/21/2015  
Owner's Signature Date

[Signature] 6/21/18  
Owner's Signature Date

Josefina P. Serrano  
1<sup>st</sup> Owner's Printed Name

Ivy Kenneth Joy L. Mirafior  
2<sup>nd</sup> Owner's Printed Name

City of Missouri City, TX  
Received

JUN 21 2018

Planning Division

# PLANNED DEVELOPEMENT PROPOSAL

## GREENFIELD VILLAGE

10.1.2018

**jt**  
arc  
studio

2020 RICHMOND AVE  
SUITE 201  
HOUSTON, TX  
77098



SITE LOCATION  
GREENFIELD VILLAGE  
10.1.2018

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



ADJACENT NEIGHBORHOODS AND STRUCTURES  
GREENFIELD VILLAGE  
10.1.2018

**jt**  
**arc**  
studio

2020 RICHMOND AVE  
SUITE 201  
HOUSTON, TX  
77098

Masonry Wall

ACTIVITY FIELD /  
DETENTION AREA

BUILDING C  
SINGLE STORY  
3000 SF  
TUTORIAL CENTER

BUILDING B  
SINGLE STORY  
3000 SF  
CAFE AND  
MULTIPURPOSE ROOM

Masonry Wall

PICK UP/ DROP OFF AREA

BUILDING A  
SINGLE STORY  
7000 SF  
DAYCARE CENTER

DUMPSTER  
REF. DIAGRAM PAGE  
FOR SCREENING INFO

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

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



3/256" = 1'

SITE PLAN - OVERVIEW  
GREENFIELD VILLAGE  
10.1.2018

T.O. WALL  
7'-0" MINIMUM

GRADE  
0'-0" A.F.F.



ALL SIDE ELEVATIONS

T.O. WALL  
7'-0" MINIMUM

GRADE  
0'-0" A.F.F.



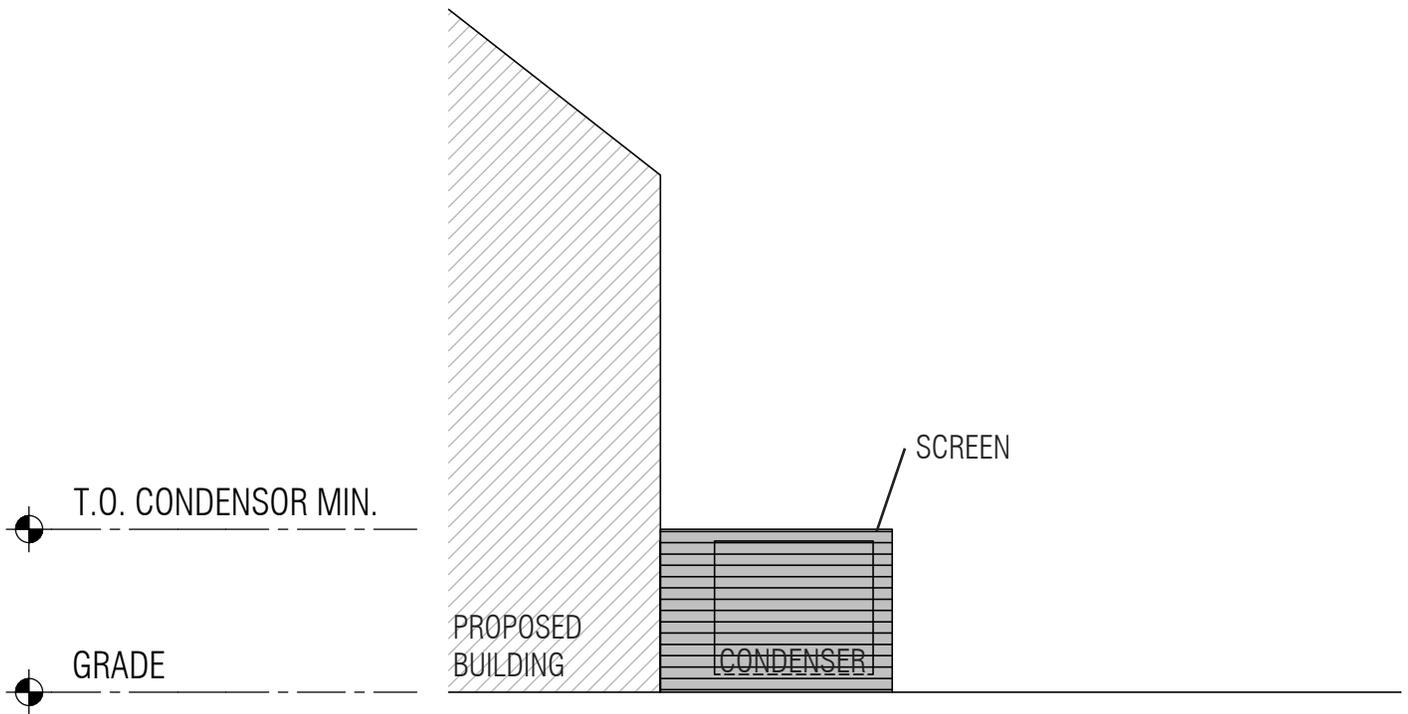
FRONT ELEVATION

PROPOSED BRICK VENEER TO  
MATCH PROPOSED BUILDINGS

METAL DOORS TO BE PAINTED-  
COLOR TO MATCH APPROVED  
TRIM COLOR

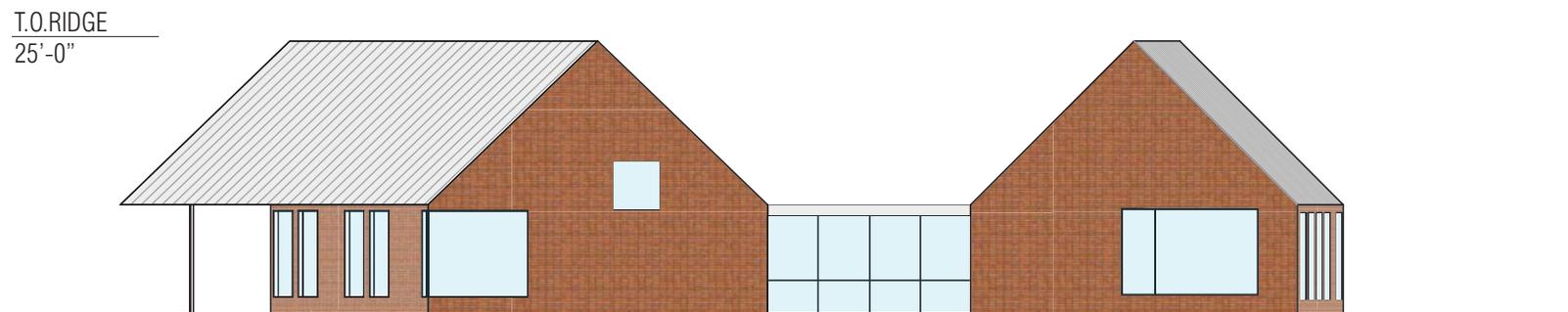
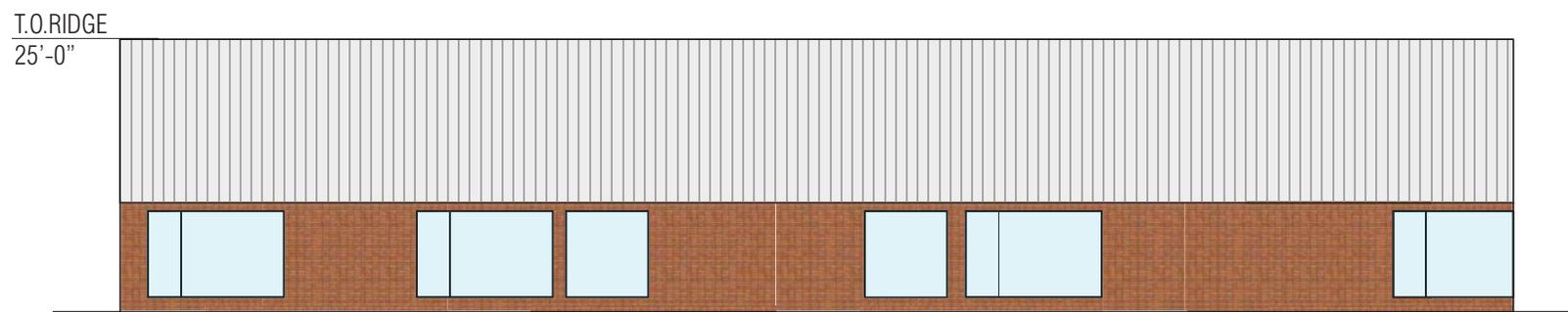
ALL PROPOSED DUMPSTERS  
TO HAVE ADDITIONAL LANDSCAPING-  
REFERENCE SITE PLAN

TYPICAL PROPOSED DUMPSTER SCREEN  
VICKSBURG DAYCARE AND COMMERCIAL DEVELOPMENT  
10.1.2018



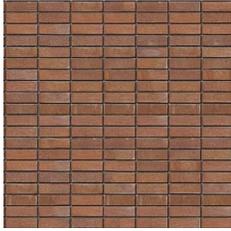
SCREEN WITHOUT PARAPET

CONDENSER UNITS PLACED ON GROUND  
 SHIELDED BY SOLID WOOD SCREEN - SCREEN  
 TO BE PAINTED TO MATCH APPROVED TRIM COLOR



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

BDG A ELEVATIONS - TYPICAL ELEVATION FOR PROJECT STRUCTURES  
 GREENFIELD VILLAGE  
 10.1.2018



DARKEST

LIGHTEST



DARK RED (BOND STACK)  
WESTERN BRICK

LIGHT ORANGE  
WESTERN BRICK

COLOR RANGE FOR PROPOSED MASONRY (100% WALL SURFACE)



STOREFRONT WINDOW SYSTEMS - BLACK / DARK BRONZE

STOREFRONTS TO BE BLACK / DARK BRONZE OR ANODIZED SILVER



STOREFRONT WINDOW SYSTEMS - ANODIZED SILVER



SW CAVIAR OR SIMILAR



SW PURE WHITE OR SIMILAR

TRIM TO BE BLACK / DARK BRONZE OR WHITE



ACCENT / SOFFIT WOOD PLANK - STAINED AND SEALED

ALL PROPOSED STRUCTURES TO COMPLY WITH MATERIAL BOARD





OLYMPIA ESTATES

OLYMPIA ESTATES

Subject Site

VICKSBURG VILLAGE OF CUMBERLAND

Lifepointe Community Church

VICKSBURG SEDONA CREEK

**Legend**  
City Limits Line.tyr  
Greenfield Development

1 inch = 400 feet

0 200 400 800 Feet



City of Missouri City

NOTICE OF PUBLIC HEARING

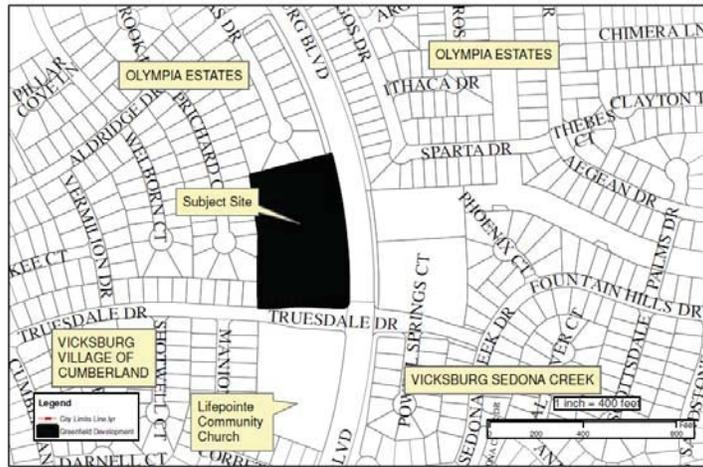
**LOCATION/DATE:** The City Council of the City of Missouri City will hold a public hearing on Monday, November 19, 2018, at the City Council Chambers – 2nd Floor, City Hall Building, 1522 Texas Parkway (FM-2234), Missouri City, Texas at 7:00 p.m.

**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, neighborhood and specialized retail uses; to consider a revised conceptual site plan; 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





**DEVELOPMENT SERVICES - PLANNING DIVISION**

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1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

**NOTICE OF 2<sup>nd</sup> PUBLIC HEARING  
TO ADJOINING PROPERTY OWNERS  
WITHIN 200 FEET OF PROPERTY SUBJECT TO REZONING**

**DATE OF NOTICE: September 28, 2018**

**LOCATION/DATE:** The Planning and Zoning Commission of the City of Missouri City will hold a public hearing on Wednesday, October 10, 2018, at the City Council Chambers – 2<sup>nd</sup> Floor, City Hall Building, 1522 Texas Parkway (FM-2234), Missouri City, Texas at 7:00 p.m.

**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, neighborhood and specialized retail uses; **to consider a revised conceptual site plan**; 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](mailto:planning@missouricitytx.gov) for further information.



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

September 28, 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, October 10, 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, neighborhood and specialized retail uses; to consider a revised conceptual site plan; 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 text box for protest reason]

I/We support this proposed rezoning because

[Empty text 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



**DEVELOPMENT SERVICES - PLANNING DIVISION**

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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 – 2<sup>nd</sup> 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](mailto:planning@missouricitytx.gov) for further information.

<p>Diocese of North America &amp; Europe The Mar Thoma Church 2320 Merrick AVE Merrick, NY 11566-4340</p>	<p>Tricoastal Partners 08 LP C/o National Realty Consultants 4500 Bissonnet ST STE 380</p>	<p>Olympia Estates Community Association Inc c/o Crest Management Company 17171 Park ROW</p>
<p>Olympia Estates I Association Ltd c/o Raymond G Tiedje 7373 E DOUBLETREE RANCH RD STE 225</p>	<p>Lewis Eric 2723 Atlas DR Missouri City, TX 77459-6746</p>	<p>Garza Joseph F &amp; Marianela Benitez 2727 Atlas DR Missouri City, TX 77459-6746</p>
<p>Pillai Preet &amp; Sandhya Sivaraj 2731 Atlas DR Missouri City, TX 77459-6746</p>	<p>Holmes Alexander &amp; Cynthia 2730 Atlas DR Missouri City, TX 77459-6745</p>	<p>Nwajei Joseph K &amp; Philomena E 2726 Atlas DR Missouri City, TX 77459-6745</p>
<p>Williams Edmond C &amp; Betty J 2722 Atlas DR Missouri City, TX 77459-6745</p>	<p>Dresen Karla Lavon &amp; Christopher M 2718 Atlas DR Missouri City, TX 77459-6745</p>	<p>Herbert Brendolyn 2802 Argos DR Missouri City, TX 77459-2580</p>
<p>Puthuchirayil Ashley Abraham &amp; Nishus Joy 6858 Bears Path LN Missouri City, TX 77459-3571</p>	<p>Rogers Connie 2810 Argos DR Missouri City, TX 77459-2580</p>	<p>Smith Fredrick 2814 Argos DR Missouri City, TX 77459-2580</p>
<p>Davis John 2818 Argos DR Missouri City, TX 77459-2580</p>	<p>Obadina Koyejo 2822 ARGOS DR Missouri City, TX 77459-2580</p>	<p>Thai Hoan Van &amp; Kimtuyen Thai Bui 2826 Argos DR Missouri City, TX 77459-2580</p>
<p>Greenwood Latarsha 3419 Sparta DR Missouri City, TX 77459-6760</p>	<p>Vicksburg Community Association Inc c/o Principal Management Group 11000 Corporate Centre DR STE 150</p>	<p>Gaddi Saeed PO Box 2554 Stafford, TX 77497-2554</p>
<p>Bolden Grace 2802 Powell Springs CT Missouri City, TX 77459-4850</p>	<p>Lifepointe Community Church 6149 Highway 6 STE 113 Missouri City, TX 77459-4068</p>	<p>Sarah Walter &amp; Sherry 2719 PRICHARD CT MISSOURI CITY, TX 77459-4846</p>
<p>Khosravi Javad 2215 Parkview LN Missouri City, TX 77459-4459</p>	<p>Zackory Pamela 2727 Prichard CT Missouri City, TX 77459-4846</p>	<p>Cottrell Stephanie 2731 Prichard CT Missouri City, TX 77459-4846</p>
<p>Beck David K &amp; Vachonda 2735 Prichard CT Missouri City, TX 77459-4847</p>	<p>Klimek James &amp; Patricia 2739 Prichard CT Missouri City, TX 77459-4847</p>	<p>NORCOM JAMES G &amp; MARLENE H 2743 PRICHARD CT MISSOURI CITY, TX 77459-4847</p>

Pascual Sinbad Fontanilla & Josephine 2747 Prichard CT Missouri City, TX 77459-4847	Joyce Michael E & Gloria I 2751 Prichard CT Missouri City, TX 77459-4847	Moore Keilan Paul & Moniqueka 2755 Prichard CT Missouri City, TX 77459-4847
Tara Properties LLC 10661 Rockley RD Houston, TX 77099-3513	Plowden Takeisha 2758 Prichard CT Missouri City, TX 77459-4823	Edwards Rudolph 2754 Prichard CT Missouri City, TX 77459-4823
Parra Orlando & Mariela 2750 Prichard CT Missouri City, TX 77459-4823	Brown Curtis A & Kimberly A 2746 Prichard CT Missouri City, TX 77459-4823	Pham Christine 2742 Prichard CT Missouri City, TX 77459-4823
Thompson Maryevanna 2738 PRICHARD CT MISSOURI CITY, TX 77459-4823	Session Annie 2734 PRICHARD CT MISSOURI CITY, TX 77459-4822	BREWSTER BARRY & CLARISSA 2730 PRICHARD CT MISSOURI CITY, TX 77459-4822
Campbell Kwaski 2726 Prichard CT Missouri City, TX 77459-4822	Vandervoort William A & Mary L 2718 PRICHARD CT MISSOURI CITY, TX 77459-4822	Roquemore Melinda 3542 Truesdale DR Missouri City, TX 77459-4834
McNeil Darius 3538 Truesdale DR Missouri City, TX 77459-4834	Johnson Eric & Tammy A 3534 Truesdale DR Missouri City, TX 77459-4834	Griffey Rick L & Sherrie L 3530 Truesdale DR Missouri City, TX 77459-4834
Washington Pernell 3526 Truesdale DR Missouri City, TX 77459-4834	Gipson Craig A & Idette M Jones 2806 MANION DR MISSOURI CITY, TX 77459-4838	Davis Donna 2802 Manion DR Missouri City, TX 77459-4838
Dogru Investment Inc 27718 Interstate 45 N Conroe, TX 77385-8726	Gray Clarence JR & Janice Y 2807 Manion DR Missouri City, TX 77459-4813	Scisco Olga 2811 Manion DR Missouri City, TX 77459-4813
Olympia Estates Community Association Tammy McMillan, Crest Management tammy.mcmillan@crest- management.com	DEAN MARK E & MARCIA H 2815 MANION DR MISSOURI CITY, TX 77459-4813 Vicksburg	MAX CLELAND FBISD 16431 LEXINGTON BLVD SUGAR LAND TX 77479

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

**Application:** Greenfield Development - PD  
**City Council First Reading:** November 19, 2018 (postponed); December 3, 2018

**Protest Letters Received**

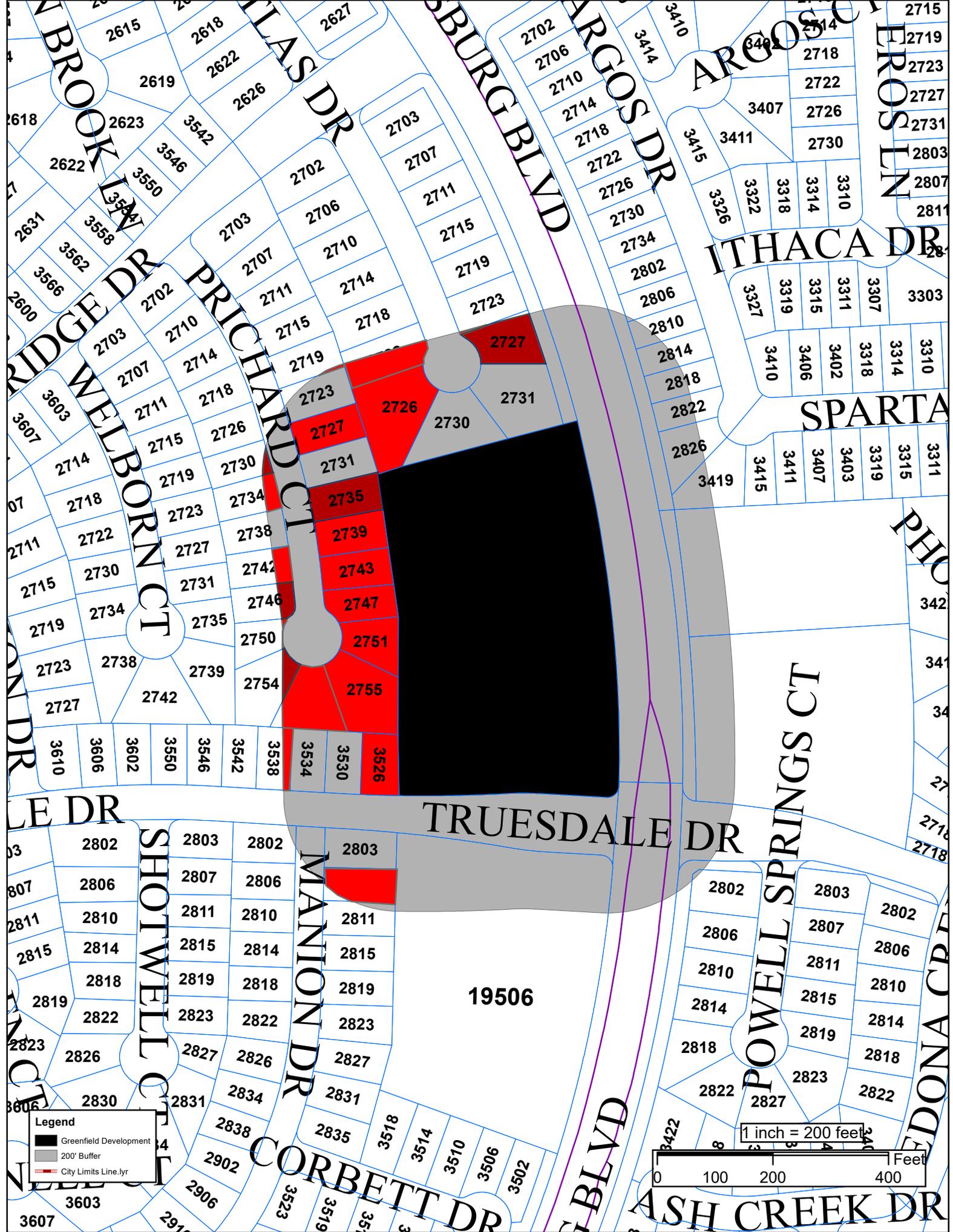
Name	Property Address OR Fort Bend County Account Number	Land Area (Square Feet) Within 200 Feet
Annie Sessions	2434 Prichard Ct	1,505.14
Mr. & Mrs. Walter Sarah	2719 Prichard Ct	174.18
Williams Edmond C & Betty J	2722 Atlas Dr	5,833.10
Eric Lewis	2723 Atlas Dr	100.88
Joseph Nwajei	2726 Atlas Dr	16,557.23
Garza Joseph F	2727 Atlas Dr	8,281.00
Pamela Zakory	2727 Prichard Ct	7,263.65
BREWSTER CLARISSA	2730 Prichard CT	470.00
Beck David K	2735 Prichard CT	7,657.00
James Klimek	2739 Prichard Ct	7,739.46
Christine Pham	2742 Prichard Ct	1,774.41
James Norcom	2743 Prichard Ct	7,496.03
Brown Curtis A	2746 Prichard CT	1,549.00
Sinbad Pascual	2747 Prichard Ct	6,802.48
Orlando Parra	2750 Prichard Ct	124.25
Michael Joyce	2751 Prichard Ct	7,512.78
Edwards, Rudolph, Jr	2754 Prichard CT	1,368.76
Keilan Moore	2755 Prichard Ct	13,348.80
Takeishou Plowden	2758 Prichard Ct	9,093.28
Clarence Gray	2807 Manion Dr	6,568.44
Pernell Washington	3526 Truesdale Dr	6,908.11
Darius McNeil	3538 Truesdale Dr	1,548.27
<b>Total Area Represented by Protest(s):</b>		<b>119,676.24</b>
Total Land Area <i>Including</i> Subject Site:		740,748.93
Subject Site <i>Only</i> Land Area:		226,076.40

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

**Application:** Greenfield Development - PD  
**City Council First Reading:** November 19, 2018 (postponed); December 3, 2018

Total Land Area <i>Only Within 200 Feet</i> of Subject Site:	514,672.53
<b>Protest(s) Percentage of Land Area Within 200 Feet:</b>	<b>23%</b>

*Note: A total of 3 letters of support and 79 letters of protest (including a protest petition received on November 19, 2018) have been received for the application request as of November 29, 2018.*



**Legend**

- Greenfield Development
- 200' Buffer
- City Limits Line.lyr

1 inch = 200 feet

0 100 200 400 Feet

19506

Map labels include street names: BROOKLEIGH DR, WELLSBORO CT, BRIDGE DR, PUGH DR, BURG BLVD, ARGOS DR, ITHACA DR, SPARTA DR, PHOENIX DR, TRUESDALE DR, POWELL SPRINGS CT, MANION DR, CORBETT DR, SHOTWELL CT, and WASH CREEK DR. Address numbers are scattered throughout the parcels.

Letters of Protest  
Property Owners within 200 feet of subject property



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:

[X] I/We protest this proposed rezoning because

Commercial use

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

[Empty box]

Sincerely,
Annie Session

Signature

2434 Frichard

Street Address

[Redacted] Return to:

Phone Number

Annie Session

Print Name

Vicksburg

Subdivision

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

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Annie Session

Print Name

[Signature]

Signature

City of Missouri City, TX

Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 2018

CITY OF MISSOURI CITY, TEXAS
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\*\*\*\*\*

Dear City Representatives:

[checked] I/We protest this proposed rezoning because

we would like to keep this a residential area

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

[empty box]

Sincerely, Betty Williams

Signature 2722 Athens Dr.

Street Address [redacted]

Phone Number [redacted]

Return to:

Betty Williams

Print Name LAKE OLYMPIA ESTATES

Subdivision

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

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Print Name

Signature

City of Missouri City, TX

Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 2018

CITY OF MISSOURI CITY, TEXAS
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\*\*\*\*\*

Dear City Representatives:

X I/We protest this proposed rezoning because

Does not improve the quality of life for the area
(1) Traffic problems more & larger vehicles, etc

I/We support this proposed rezoning because

[Empty box for supporting reasons]

Sincerely,
Edmond C. Williams

Signature
2722 ATLAS DR

Street Address

Phone Number
Return to:

Edmond C. Williams

Print Name

Olympia Estates

Subdivision

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

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City of Missouri City, TX

Print Name

Signature

Received

JUL 12 2018

Planning Division

OCT 22 2018

Planning Division



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

September 28, 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, October 10, 2018
City Council Chambers
2nd Floor, City Hall Building
1522 Texas Parkway (FM 2234); 7:00 PM

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\*\*\*\*\*

Dear City Representatives:

I/We protest this proposed rezoning because

The unlimited non specified nature of the proposed development makes it impossible to make a informed decision. why ruin an otherwise hospitable neighborhood.

I/We support this proposed rezoning because

[Empty box for supporting reasons]

Sincerely,

Edmond C. Williams

Signature

2722 ATLAS DR.

Street Address

[Redacted]

Phone Number

Return to:

Edmond C. Williams

Print Name

Olympia Estates

Subdivision

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

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Print Name

Signature



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 2018

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\*\*\*\*\*

Dear City Representatives:

[X] I/We protest this proposed rezoning because

This area is a single family residential district. I want to keep it that way.

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

[Empty box for supporting reasons]

Sincerely, [Signature]

Signature 2742 PRICHARD CT.

Street Address

Phone Number [Redacted]

CHRISTINE N. PHAM

Print Name VICKSBURG

Subdivision

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

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CHRISTINE N. PHAM

Print Name

[Signature]

Signature





DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

September 28, 2018

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\*\*\*\*\*

Dear City Representatives:

[check] I/We protest this proposed rezoning because

I oppose to having commercial businesses in the one single home residential area

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

[empty box]

Sincerely,

[Signature]

Signature

2742 Prichard Ct.

Street Address

[Redacted]

Phone Number

Return to:

CHRISTINE PHAM

Print Name

VICKSBURG

Subdivision

Development Services Department

1522 Texas Parkway

Missouri City, TX 77489

FAX (281) 208-5551

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CHRISTINE PHAM

Print Name

[Signature]

Signature



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 2018

CITY OF MISSOURI CITY, TEXAS
Planning and Zoning Commission

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\*\*\*\*\*

Dear City Representatives:

I/We protest this proposed rezoning because

1. Environmental (Flooding) 3. TRAFFIC FLOW
2. SAFETY/SECURITY

I/We support this proposed rezoning because

[Empty box for support reasons]

Sincerely,

Signature

Street Address

Phone Number

Return to:

[Handwritten signature]

2807 MANION DR

[Redacted address]

Print Name

Subdivision

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

CLARENCE GRAY

VICKSBURG

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Print Name

Signature

City of Missouri City, TX

Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 2018

CITY OF MISSOURI CITY, TEXAS
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\*\*\*\*\*

Dear City Representatives:

I We protest this proposed rezoning because

I fear this will diminish my property value.

I We support this proposed rezoning because

[Empty box for supporting reasons]

Sincerely, [Signature]

DARIUS K. McNeil

Signature 3538 TRUESDALE DR.

Print Name Vicksburg Village of Campbellland

Street Address [Redacted]

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

Phone Number Return to:

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DARIUS K. McNeil
Print Name

[Signature]
Signature

City of Missouri City, TX
Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 2018

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Planning and Zoning Commission

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\*\*\*\*\*

Dear City Representatives:

[checked] I/We protest this proposed rezoning because

DO NOT WANT INCREASED TRAFFIC, ABUNDANT COMMERCIAL PROPERTY ON HWY 6, ITS A NEIGHBORHOOD

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

[Empty box for supporting reasons]

Sincerely,

[Handwritten signature]

Signature

2723 AQUAS DR

Street Address

[Redacted] Return to:
Phone Number

ERIC LEWIS

Print Name

OLYMPIA ESTATES

Subdivision

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

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ERIC LEWIS

Print Name

[Handwritten signature]

Signature

City of Missouri City, TX

Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 2018

CITY OF MISSOURI CITY, TEXAS
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\*\*\*\*\*

Dear City Representatives:

[check] I/we protest this proposed rezoning because

DAY CARE WOULD TAKE UP 7,000 SQ. FT OF THE 35,000 SQ FT BEING BUILT. AFTER PROPERTY IS REZONED THE LAND VALUE WOULD RISE SUBSTANTIALLY AND AFTER OWNING THE LAND FOR 3 MONTHS OWNER COULD RESSELL IT FOR A QUICK PROFIT. UNCERTAINTY OF THE REMAINING 6 BUILDINGS (28,000 SQ FT) AS TO THE TYPE OF BUSINESSES THAT COULD MOVE IN

I/we support this proposed rezoning because

Sincerely,
James Klimek
Signature
2739 PRICHARD CT.
Street Address
[redacted]
Phone Number

JAMES KLIMEK
Print Name
VICKSBURG VILLAGE OF CUMBERLAND
Subdivision
Development Services Department
1522 Texas Parkway
Missouri City, TX 77489
FAX (281) 208-5551

Return to:

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JAMES KLIMEK
Print Name
James Klimek
Signature

City of Missouri City, TX
Received

JUL 19 2018

Planning Division



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

City of Missouri City, TX

Received

September 28, 2018

OCT 09 2018

CITY OF MISSOURI CITY, TEXAS
Planning and Zoning Commission

Planning Division

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\*\*\*\*\*

Dear City Representatives:

[checked] I/We protest this proposed rezoning because

[Empty box for protest reason]

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

[Empty box for support reason]

Sincerely,

James Klimetz
Signature
2739 PRICHARD CT.

Street Address

Phone Number

Return to:

JAMES KLIMETZ
Print Name
VICKSBURG VILLAGE OF CUMBERLAND BLACK 4 LOT 10
Subdivision
Development Services Department
1522 Texas Parkway
Missouri City, TX 77489
FAX (281) 208-5551

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JAMES KLIMETZ
Print Name

James Klimetz
Signature

## Egima Brown

---

**From:** Jim Klimek [REDACTED]  
**Sent:** Friday, July 20, 2018 10:05 AM  
**To:** Egima Brown  
**Subject:** Fwd:  
**Attachments:** FullSizeR.jpg; FullSizeR.jpg; IMG\_2607.jpg; FullSizeR.jpg; FullSizeR.jpg; FullSizeR.jpg; FullSizeR.jpg; FullSizeR.jpg

----- Forwarded message -----

From: <[REDACTED]>  
Date: 2018-07-20 9:34 GMT-05:00  
Subject:  
To: [REDACTED]

Egima,

Please see photos attached and include them with the protest letter that I dropped off yesterday. At the HOA meeting this week the owner's son was present and he stated that he is mowing the lot. As you can see by the photos the grass is about a foot and a half tall.

Their neglect of the land conditions is further evidence that they do not have the neighborhood's best interest in mind and begs the question as to how they will proceed renting the 28,000 sq ft of space they will have available for rent in addition to the 7,000 sq ft day care facility that they are proposing. The plan that was shared by the owner's representatives is that they will have about 35,000 sq ft. of space total in 7 buildings. 20% of the total will be day a care facility. The uncertainty and unknown of what type of businesses the remaining 80% will be made up of is very concerning. The request for rezoning of this parcel of lad in the middle of residential zoning should not be allowed.

Please let me know if there are any questions or if there is anyone else that I or we as neighbors should be directing our objections to.

My cell number is [REDACTED]

Thanks,  
Jim Klimek

City of Missouri City, TX  
Received

JUL 20 2018

Planning Division



City of Missouri City 13

Received

HILL & KNOWLTON

Planning Division

City of Missouri City, TX

Received

JUL 20 2018

Planning Division



City of Missouri City, TX

Received

JUL 20 2018

Planning Division





City of Mission, City, TX

Received

JUL 20 2019



City of Missouri City, TX  
Received

JUL 20 2018

Planning Division





City of Missouri City, TX

Received

JUL 20 2018

Planning Division





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 support text]

Sincerely,

James G. Norcom, III

Signature

2743 PELCHARD CT.

Street Address

[Redacted] Return to:

Phone Number

JAMES G. NORCOM, III

Print Name

Vicksburg

Subdivision

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

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Print Name

Signature



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

September 28, 2018

CITY OF MISSOURI CITY, TEXAS
Planning and Zoning Commission

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\*\*\*\*\*

Dear City Representatives:

I/We protest this proposed rezoning because

Purpose and proposed use of property.

I/We support this proposed rezoning because

[Empty box for support reasons]

Sincerely,
James G. Norcom
Signature
2743 Richard Court

JAMES G. NORCOM
Print Name

Street Address
[Redacted]
Phone Number

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

Return to:

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JAMES G. NORCOM, III
Print Name

James G. Norcom
Signature



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 2018

CITY OF MISSOURI CITY, TEXAS
Planning and Zoning Commission

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\*\*\*\*\*

Dear City Representatives:

KM IWe protest this proposed rezoning because

Keilan P. MOORE

IWe support this proposed rezoning because

[Empty box for supporting reasons]

Sincerely

Keilan P. Moore

Signature 2755 Prichard Ct.

Street Address

[Redacted phone number]

Phone Number

Keilan P. MOORE

Print Name Vicksburg

Subdivision

Return to:

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

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Keilan P. MOORE

Print Name

Keilan P. Moore

Signature

City of Missouri City, TX

Received

JUL 11 2018

Planning Division

JUL 03 2018



DEVELOPMENT SERVICES – PLANNING DIVISION

Planning Division

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 2018

CITY OF MISSOURI CITY, TEXAS  
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\*\*\*\*\*

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*

I/We support this proposed rezoning because

*are also potential issues. Potential flooding issues to my property*

Sincerely,

*Michael Joyce*

*MICHAEL JOYCE*

Signature

Print Name

*2751 PRICHARD CT.*

*VICKSBURG*

Street Address

Subdivision

Return to:  
Phone Number

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

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*MICHAEL JOYCE*

*Michael Joyce*

Print Name

Signature

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

*Note: If this does pass, definitely want brick wall minimum 10' tall replacing existing w...*



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

September 28, 2018

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\*\*\*\*\*

Dear City Representatives:

I/We protest this proposed rezoning because

Adjoins my property which will potentially be noisy, higher probability of someone breaking into my home from development areas. Do not want trash/smells from businesses in my backyard.

I/We support this proposed rezoning because

NOTE: Should this proposal be approved fence to be replaced w/ cement wall

Sincerely, Michael Joyce
Signature
2751 PRICAARD CT.

Print Name
VICKSBURG

Street Address
Return to:
Phone Number

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

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Print Name
MICHAEL JOYCE

Signature
Michael Joyce

Similar to that at church on the other corner.



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 2018

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\*\*\*\*\*

Dear City Representatives:

X I/We protest this proposed rezoning because

This is Residential area we would like to keep it that way.
I will business elsewhere, next to Wal-Mart in business area.

I/We support this proposed rezoning because

[Empty box for supporting reasons]

Sincerely,
Mr & Mrs Walter Sarah
Signature
2719 Prichard ct
Street Address
[Redacted]
Phone Number

Mr & Mrs Walter Sarah
Print Name
Vicksburg
Subdivision
Development Services Department
1522 Texas Parkway
Missouri City, TX 77489
FAX (281) 208-5551

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Mr. & Mrs Walter Sarah
Print Name

Mr & Mrs Walter Sarah
Signature

City of Missouri City, TX
Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

September 28, 2018

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\*\*\*\*\*

Dear City Representatives:

X I/We protest this proposed rezoning because

We dont want all the traffic in our Neighborhood.

I/We support this proposed rezoning because

[Empty box for supporting reasons]

Sincerely, Walter Sherry Sarah

Signature 2719 Prichard Ct

Street Address

[Redacted]

Phone Number

Return to:

Walter Sherry Sarah

Print Name Vicksburg

Subdivision

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

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Walter Sherry Sarah

Print Name

Walter Sherry Sarah

Signature



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 2018

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\*\*\*\*\*

Dear City Representatives:

I/We protest this proposed rezoning because

No it's going to devalue my prop

I/We support this proposed rezoning because

[Empty box for supporting reasons]

Sincerely,

Signature

Street

Phone Number

Print Name

Subdivision

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

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Print Name

Signature

City of Missouri City, TX

Received

JUL 11 2018

Planning Division



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Dear City Representatives:

X I/We protest this proposed rezoning because

Do not agree with our subdivision rezoning to Commercial, but keep it strictly residential, due to noise & traffic. Hwy 6 is available for that purpose.

I/We support this proposed rezoning because

[Empty box for supporting reasons]

Sincerely,

Signature

2750 Prichard Ct.

Street Address

Phone Number

Return to:

Orlando & Mariela Parra

Print Name

Vicksburg

Subdivision

Development Services Department

1522 Texas Parkway

Missouri City, TX 77489

FAX (281) 208-5551

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Orlando Parra

Print Name

[Signature]

Signature

City of Missouri City, TX

Received

JUL 10 2018

Planning Division



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

September 28, 2018

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\*\*\*\*\*

Dear City Representatives:

[check] I/We protest this proposed rezoning because

Traffic increase, noise increase, property can be sold out to others, crime increase, property located in mid-community. Homeowner insurance will be increased if within 300 feet.

[scribble] I/We support this proposed rezoning because

[scribble]

Sincerely,

[Signature]

Orlando Parra

Signature

2750 Richard Ct.

Print Name

Vicksburg

Street Address

Subdivision

[Redacted]

Return to:

Development Services Department

Phone Number

1522 Texas Parkway

Missouri City, TX 77489

FAX (281) 208-5551

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Orlando Parra

Print Name

[Signature]

Signature



DEVELOPMENT SERVICES – PLANNING DIVISION

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MISSOURI CITY, TEXAS 77489

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Dear City Representatives:

I/We protest this proposed rezoning because

THIS SHOULD REMAIN A RESIDENTIAL NEIGHBORHOOD TO MAINTAIN ITS feel as a small COMMUNITY OF FAMILIES; WE ARE CLOSE ENOUGH TO STORES, GAS STATIONS, ETC. ON HWY 6. THIS HAS THE POTENTIAL TO DEVALUE

I/We support this proposed rezoning because
PROPERTY and INCREASE CRIME

Sincerely,
Pamela Zaskory
Signature
2727 PRICHARD CT
Street Address
Return to:
Phone Number

Pamela Zaskory
Print Name
VICKSBURG
Subdivision
Development Services Department
1522 Texas Parkway
Missouri City, TX 77489
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Pamela Zaskory
Print Name
Signature

City of Missouri City, TX
Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

September 28, 2018

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Dear City Representatives:

[check] I/We protest this proposed rezoning because

IT DOESNT SEEM RATIONAL OR NEEDED IN OUR NEIGHBORHOOD
AFRAID OF WHAT IT MAY BECOME ON THAT CORNER IF THE
PLAN FAILS AND ITS ALREADY COMMERCIAL PROPERTY

I/We support this proposed rezoning because

[Empty box for supporting reasons]

Sincerely,
[Signature]
Signature
2727 Prichard CT
Street Address
[Redacted]
Phone Number

[Signature]
Print Name
Vicksburg
Subdivision
Development Services Department
1522 Texas Parkway
Missouri City, TX 77489
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[Signature]
Print Name

[Signature]
Signature



DEVELOPMENT SERVICES – PLANNING DIVISION

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MISSOURI CITY, TEXAS 77489

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\*\*\*\*\*

Dear City Representatives:

I We protest this proposed rezoning because

This is a residential district not suitable for commercial agendas

I We support this proposed rezoning because

[Empty box for supporting reasons]

Sincerely,

Signature

3526 TRUESDALE DR

Street Address

Phone Number

Return to:

Print Name

Subdivision

Development Services Department

1522 Texas Parkway

Missouri City, TX 77489

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Print Name

Signature

City of Missouri City, TX

Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES - PLANNING DIVISION

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MISSOURI CITY, TEXAS 77489

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Dear City Representatives:

I/We protest this proposed rezoning because

We don't agree with this proposal

I/We support this proposed rezoning because

[Empty box for supporting reasons]

Sincerely,

Signature

2747 Prichard Ct

Street Address

Phone Number

Sinbad Pascual

Print Name

Subdivision

Development Services Department

1522 Texas Parkway

Missouri City, TX 77489

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Print Name

SINBAD F PASCUAL

Signature

City of Missouri City, TX

Received

JUL 10 2018

Planning Division



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 2018

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\*\*\*\*\*

Dear City Representatives:

X IWe protest this proposed rezoning because

of the safety & esthetic quality of my community.

IWe support this proposed rezoning because

[Empty box for support reasons]

Sincerely,

Signature

2758 Prichard Court

Street Address

Phone Number

Return to:

Print Name

Subdivision

Development Services Department

1522 Texas Parkway

Missouri City, TX 77489

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Takeisha Plowden

Print Name

[Handwritten signature]

Signature

City of Missouri City, TX

Received

JUL 11 2018

Planning Division

Letters of Protest  
Received 11/19/2018

Names highlighted are protest received after November 14, 2018

Checked names are included in protest letter analysis.

**REZONING OF 5.19 ACRE TRACT OF LAND**

**FROM R-1-A SINGLE FAMILY RESIDENTIAL**

**TO**

**PD, PLANNED DEVELOPMENT DISTRICT COMMERCIAL**

I **oppose** the rezoning of this property

- ✓ Name JIM KLIMEK Address 2739 PRICHARD CT.
- Name Nick Cottrell Address 2731 Prichard Ct not property owner
- ✓ Name SINBAD PASUAL Address 2747 " "
- ✓ Name Takeisha PLOWDEN Address 2758 Prichard Court 77459
- ✓ Name Rudolph Edwards Address 2754 Prichard Ct 77459
- ✓ Name Curtis Brown Address 2746 Prichard Ct 77459
- Name Jamal Winston Address 2738 Prichard Ct 77459 not property owner
- Name Onepa Campbell Address 2726 Prichard Ct 77459 not within 200 feet
- Name Calvin Booker Address 2703 Prichard Ct 77459 not within 200 feet
- Name Jason Jacobae Address 2707 Prichard Ct. 77459 not within 200 feet
- ✓ Name Walter & Sherry Sarah Address 2719 Prichard Ct 77459
- ✓ Name James G. Norom Address 2743 Prichard Ct. 77459
- Name Brandon Davis Address 2702 Atlas Dr. Missouri City 77459 not within 200 feet
- Name Patrick Simpson Address 2706 Atlas Dr Missouri City 77459 not within 200 feet
- Name MICHAEL ADEUSE Address 2707 ATLAS DR MISSOURI CITY 77459 not within 200 feet
- Name PRASHANT UPPONE Address 2711 ATLAS DR, Missouri City 77459 not within 200 feet
- ✓ Name Edward Williams Address 2722 Atlas Dr. Missouri City 77459
- Name Lalon Dresen Address 2718 Atlas Dr. Missouri City 77459 not within 200 feet

Names highlighted are protest received after November 14, 2018

Checked names are included in protest letter analysis.

**REZONING OF 5.19 ACRE TRACT OF LAND**

**FROM R-1-A SINGLE FAMILY RESIDENTIAL**

**TO**

**PD, PLANNED DEVELOPMENT DISTRICT COMMERCIAL**

I **oppose** the rezoning of this property

✓ Name Joseph Garcia Address 2727 Atlas Dr

Name Alicia Powell Address 2718 Atlas Dr not within 200 feet

Name Dhilton Thomson Address 2719 Atlas Dr. not within 200 feet

Name Tyson Mars Address 2703 Atlas Dr not within 200 feet

Name Dorel Jones Address 3554 Aldridge Dr. not within 200 feet

✓ Name Michael Joyce Address 2751 Prichard Ct.

✓ Name Keilene Moore Address 2755 Prichard Ct.

✓ Name Clarissa Brewster Address 2730 Prichard Ct

Name Sedell Washington Address 2715 Atlas Dr. not within 200 feet

Name Ed Royer Address 2715 Prichard Court not within 200 feet

✓ Name Christine Pham Address 2742 Prichard Ct.

✓ Name Orlando Parra Address 2750 Prichard Ct.

Name Tammy Byrd Address 2714 Prichard Ct not within 200 feet

✓ Name Pamela Zakory Address 2727 Prichard Ct

✓ Name David Beck Address 2775 Prichard Ct

Name VANDERVOOR Address 2718 Prichard Ct not within 200 feet

Name \_\_\_\_\_ Address \_\_\_\_\_

Name \_\_\_\_\_ Address \_\_\_\_\_

Letters of Protest

Property Owners not within 200 feet of subject property



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:

X We protest this proposed rezoning because

TRAFFIC, ABANDONED BUILDING ISSUES

We support this proposed rezoning because

[Empty box for supporting reasons]

Sincerely,

[Handwritten signature]

3322 ANTELOPE HILLS

[Redacted address]
Return to:
Phone Number

BARTON N HAMPSHIRE Kim Hampshire

SEDONA CREEK

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

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Print Name Signature

City of Missouri City, TX
Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES -- PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 2018

CITY OF MISSOURI CITY, TEXAS
Planning and Zoning Commission

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\*\*\*\*\*

Dear City Representatives:

X I/We protest this proposed rezoning because

This is a residential community. We did not want commercial property in between our homes.

I/We support this proposed rezoning because

this move will damage our property value.

Sincerely,

[Signature]
Signature
510 Pickett Pl Tulsa

[Signature]
Print Name
Vick Stacey

Street Address

Phone Number

Return to:

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

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[Signature]
Print Name
Amanda Sisco

[Signature]
Signature

City of Missouri City, TX

Received

JUL 10 2018

Planning Division



DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

City of Missouri City, TX

Received

June 28, 2018

CITY OF MISSOURI CITY, TEXAS  
Planning and Zoning Commission

JUL 14 2018

Planning Division

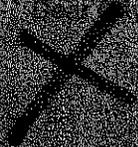
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Dear City Representatives:



I do not support the proposed rezoning because

*It is a residential community. We don't want commercial property in between our homes. This will damage our property values.*

*AMANDA WICKS SISCO*

Print Name

*Vicksburg*

Subdivision

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

Return to:

of the public to access information that governmental bodies produce. In making this letter to the City, the personal information included can be made available to the public. If you do not consent to the release of your name, please sign your name below.

Signature



DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 2018

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\*\*\*\*\*

Dear City Representatives:

I/We protest this proposed rezoning because

High unwanted traffic; not required

I/We support this proposed rezoning because

[Empty box for supporting reasons]

Sincerely,

Signature

Street Address

Phone Number

Handwritten signature: Andy Ramirez
Handwritten address: 3246 Houston Hills

Print Name

Subdivision

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

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Print Name

Signature

Handwritten signature: Andy Ramirez

City of Missouri City, TX

Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 2018

CITY OF MISSOURI CITY, TEXAS
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\*\*\*\*\*

Dear City Representatives:

[X] We protest this proposed rezoning because

THIS WILL BRING HIGH TRAFFIC TO OUR SUBDIVISION

UNWANTED

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

[Empty box for supporting reasons]

Sincerely,

[Signature]

Signature

2218 Acoma Dr

Street Address

[Redacted]

Phone Number

[Signature]

Print Name

CIRQUEA ESTATES

Subdivision

Return to:

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

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Print Name

Signature

City of Missouri City, TX

Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES - PLANNING DIVISION

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MISSOURI CITY, TEXAS 77489

June 29, 2018

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\*\*\*\*\*

Dear City Representatives:

I/We protest this proposed rezoning because

[Handwritten signature: Betty R Barnes]

I/We support this proposed rezoning because

[Empty box for support reasons]

Signature

Signature

Street Address

Phone Number

Return to:

Print Name

Subdivision

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

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Signature

City of Missouri City, TX

Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 2018

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\*\*\*\*\*

Dear City Representatives:

[check] I/We protest this proposed rezoning because

Commercial property can bring traffic; unknown elements into a neighborhood. No other neighborhood have gas station where there house sitr.

I/We support this proposed rezoning because

Sincerely,
Signature: [Handwritten Signature]
3319 Fountain Hills Dr
Street Address
[Redacted]
Phone Number

Return to:

Brandie Nickerson
Print Name
Sedona Creek @ Vicksburg
Subdivision
Development Services Department
1522 Texas Parkway
Missouri City, TX 77489
FAX (281) 208-5551

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Print Name Signature Received
City of Missouri City, TX

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 2018

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\*\*\*\*\*

Dear City Representatives:

[check] I/We protest this proposed rezoning because

we want to maintain the quiet atmosphere of the neighborhood. MORE TRAFFIC IS NOT WANTED

[ ] I/We support this proposed rezoning because

[ ]

Sincerely, [Signature]
Signature

2703 EROS LN
Street Address

[Redacted]
Phone Number

Return to:

BRENDA L. DANIELS
Print Name

OLYMPIA ESTATES
Subdivision

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

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BRENDA L. DANIELS
Print Name

[Signature]
Signature

City of Missouri City, TX

Received

JUL 11 2018



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 2018

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\*\*\*\*\*

Dear City Representatives:

[X] I/We protest this proposed rezoning because

This should not be in a residential area, PLACE IN COMMERCIAL STRIP.

I/We support this proposed rezoning because

[Empty box for supporting reasons]

Sincerely,

Calvin J. Coleman (handwritten signature)

Signature

2803 Powell Spring Ct.

Street Address

Phone Number

Return to:

Calvin J. Coleman (handwritten name)

Print Name

Sedona

Subdivision

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

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Print Name

Signature

City of Missouri City, TX

Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 28, 2018

CITY OF MISSOURI CITY, TEXAS  
Planning and Zoning Commission

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\*\*\*\*\*

Dear City Representatives:

I/We protest this proposed rezoning because

*More traffic will not be a good thing*

I/We support this proposed rezoning because

Sincerely,

Signature

*Chris Jeffrey*  
Print Name

*3411 Thebas ct*  
Street Address

*Olympia Estates*  
Subdivision

Phone Number

Return to:

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

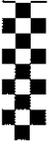
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Print Name \_\_\_\_\_ Signature \_\_\_\_\_

City of Missouri City, TX  
Received

JUL 11 2018

Planning Division



**DEVELOPMENT SERVICES -- PLANNING DIVISION**

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 2018

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\*\*\*\*\*

Dear City Representatives:

I/We protest this proposed rezoning because

ruins our neighborhood, <sup>EXCESSIVE</sup> ~~EXCESSIVE~~ traffic, noise, etc.

I/We support this proposed rezoning because

[Empty box for supporting reasons]

Sincerely, 

Signature  
3514 Nuytes Point Lane  
Street Address

Phone Number

Return to:

DENISE BLANCO

Print Name  
Olympia Estates  
Subdivision

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

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Print Name

Signature



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MISSOURI CITY, TEXAS 77489

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Dear City Representatives:

[X] We protest this proposed rezoning because

[Empty box for protest reason]

[ ] We support this proposed rezoning because

[Empty box for support reason]

Sincerely,

[Handwritten signature]

Signature

2800 Powell Springs Ct.

Street Address

[Redacted address]

Phone Number

Return to:

German L. Rivera Gomez

Print Name

Sedona Creek

Subdivision

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

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German Rivera
Print Name

[Handwritten signature]
Signature

City of Missouri City, TX

Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 2018

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\*\*\*\*\*

Dear City Representatives:

I/We protest this proposed rezoning because

no commercial

I/We support this proposed rezoning because

[Empty box for support reasons]

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

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Print Name

Signature

City of Missouri City, TX

Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES -- PLANNING DIVISION

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MISSOURI CITY, TEXAS 77489

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\*\*\*\*\*

Dear City Representatives:

[X] I/We protest this proposed rezoning because

this will destroy the quietness, beauty and safety of our community.

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

[Empty box for supporting reasons]

Sincerely,

[Handwritten signature]

Signature

2814 Powell Springs Ct

Street Address

Phone Number

Return to:

Gracykitty Thomas

Print Name

Vicksburg Sedona Creek

Subdivision

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

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Gracykitty Thomas
Print Name

[Handwritten signature]
Signature



DEVELOPMENT SERVICES - PLANNING DIVISION

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Dear City Representatives:

[X] I/We protest this proposed rezoning because

Specific purpose unknown

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

[Empty box for support reasons]

Sincerely,
Helen Keels
Signature
2610 Atlas Dr
Street Address

Helen Keels
Print Name
Olympia Estates
Subdivision

Return to:
Phone Number

Development Services Department
1522 Texas Parkway
Missouri City, TX 77489
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Helen Keels
Print Name
Signature

City of Missouri City, TX
Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES ~ PLANNING DIVISION

1522 TEXAS PARKWAY MISSOURI CITY, TEXAS 77489

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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 Teal to rezone an approximate 6.19 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

Why build a commercial property that could possibly go out of business and leaving our community with empty buildings that could be destroyed by kids?

I/We support this proposed rezoning because

[Empty box for supporting reasons]

Sincerely,  
  
Signature  
3231 Aegean Drive  
Street Address  
[Redacted] Phone Number

Jayrod M. Lee  
Print Name  
Olympia Estates  
Subdivision  
Development Services Department  
1522 Texas Parkway  
Missouri City, TX 77489  
FAX (281) 208-5861

Return to:

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

City of Missouri City, TX  
Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY MISSOURI CITY, TEXAS 77489

June 29, 2018

CITY OF MISSOURI CITY, TEXAS  
Planning and Zoning Commission

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City Council Chambers  
2nd Floor, City Hall Building  
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Dear City Representatives:

I/We protest this proposed rezoning because

*We like this residential community and want it to stay this way. Plenty of high way 6 without involvement of our community.*

I/We support this proposed rezoning because

Sincerely  
*Travis Disher*  
Signature  
3407 Beauwagard Ct.  
Street Address  
[Redacted]  
Phone Number

*TRAVIS DISHER*  
Print Name  
*VICKSBURG*  
Subdivision  
Development Services Department  
1522 Texas Parkway  
Missouri City, TX 77489  
FAX (281) 208-5551

Return to:

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*TRAVIS DISHER*  
Print Name  
*Travis Disher*  
Signature

City of Missouri City, TX  
Received

JUL 11 2018





DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 2018

CITY OF MISSOURI CITY, TEXAS
Planning and Zoning Commission

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\*\*\*\*\*

Dear City Representatives:

[check] I/We protest this proposed rezoning because

Not a geographically desirable area for businesses.

I/We support this proposed rezoning because

[Empty box for supporting reasons]

Sincerely,

Signature

3223 Fountain Hills

Street Address

Phone Number

Return to:

Print Name

Subdivision

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

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Print Name

Jennifer Lopez

Signature

[Handwritten signature]

City of Missouri City, TX
Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 2018

CITY OF MISSOURI CITY, TEXAS
Planning and Zoning Commission

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\*\*\*\*\*

Dear City Representatives:

X

I/We protest this proposed rezoning because

I do not want people that do not live here in the neighborhood.

I/We support this proposed rezoning because

[Empty box for support reasons]

Sincerely,

[Handwritten signature]

Signature

2502 Scottsdale Blvd

Street Address

Phone Number

Return to:

Jennifer Young

Print Name

Subdivision

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

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Jennifer Young

Print Name

[Handwritten signature]

Signature

City of Missouri City, TX

Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY MISSOURI CITY, TEXAS 77489

June 29, 2018

CITY OF MISSOURI CITY, TEXAS
Planning and Zoning Commission

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\*\*\*\*\*

Dear City Representatives:

I/We protest this proposed rezoning because

I don't want the area used for retail food services

I/We support this proposed rezoning because

I like the idea of using the area for development of childcare facilities

Sincerely, John Nadolski

Signature 2839 Goodman Ridge Dr

Street Address Phone Number

John Nadolski

Print Name Olympia Estates

Subdivision

Return to:

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

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John Nadolski

Print Name

Signature

City of Missouri City, TX

Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY MISSOURI CITY, TEXAS 77489

June 29, 2018

CITY OF MISSOURI CITY, TEXAS
Planning and Zoning Commission

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\*\*\*\*\*

Dear City Representatives:

[X] I/We protest this proposed rezoning because

OF UNWANTED FOOT TRAFFIC, VERMIN, TOO CLOSE TO PEOPLE'S HOMES

I/We support this proposed rezoning because

Sincerely,
Karla N. Lang
Signature
3603 ALDRIDGE DR.
Street Address
[REDACTED]
Phone Number

KARLA N. LANG
Print Name
VICKSBURG
Subdivision
Development Services Department
1522 Texas Parkway
Missouri City, TX 77489
FAX (281) 208-5551

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KARLA N. LANG
Print Name

[Signature]
Signature

City of Missouri City, TX
Received

JUL 17 2018

Planning Division



DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 2018

CITY OF MISSOURI CITY, TEXAS
Planning and Zoning Commission

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\*\*\*\*\*

Dear City Representatives:

I/We protest this proposed rezoning because

The building would disrupt the quiet housing

I/We support this proposed rezoning because

[Empty box for supporting reasons]

Sincerely

Katherine Wright

Signature

3215 Aegean Drive

Street Address

Phone Number

return to:

Katherine Wright

Print Name

Olympia Estates

Subdivision

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

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Print Name

Signature

City of Missouri City, TX

Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 2018

CITY OF MISSOURI CITY, TEXAS
Planning and Zoning Commission

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\*\*\*\*\*

Dear City Representatives:

I/We protest this proposed rezoning because

of the unknown

I/We support this proposed rezoning because

[Empty box for support reasons]

Sincerely, [Signature]
Signature
3227 Aegon Dr

Street Address

Phone Number

Return to:

Keisha Fuleth
Print Name
Keisha Fuleth
Subdivision
Development Services Department
1522 Texas Parkway
Missouri City, TX 77489
FAX (281) 208-5551

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Print Name

Signature

City of Missouri City, TX

Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 2018

CITY OF MISSOURI CITY, TEXAS  
Planning and Zoning Commission

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\*\*\*\*\*

Dear City Representatives:

I/We protest this proposed rezoning because

additional traffic is not good in residential areas, and diminishes safety.

I/We support this proposed rezoning because

Sincerely,

Signature  
3335 Aldridge Dr  
Street Address

Lori Jansen  
Print Name  
Olympia Estates  
Subdivision

Phone Number

Return to:

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

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Lori Jansen  
Print Name  
  
Signature

City of Missouri City, TX  
Received

JUL 12 2018

Planning Division



DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 2018

CITY OF MISSOURI CITY, TEXAS
Planning and Zoning Commission

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\*\*\*\*\*

Dear City Representatives:

[X] We protest this proposed rezoning because

Unwanted traffic in the neighborhood

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

[Empty box for supporting reasons]

Sincerely,

[Signature] Khalid Ibragimov Nilufar Dursunova

Signature

Print Name

2703 Scottsdale Palms Olympia Estate

Street Address

Subdivision

[Redacted]

Return to:

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

Phone Number

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Print Name

Signature

City of Missouri City, TX

Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY MISSOURI CITY, TEXAS 77489

June 29, 2018

CITY OF MISSOURI CITY, TEXAS
Planning and Zoning Commission

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\*\*\*\*\*

Dear City Representatives:

I/We protest this proposed rezoning because

Handwritten: M. Oscar Hall - rezoning of property

I/We support this proposed rezoning because

[Empty box for support reasons]

Sincerely, [Signature]
Signature

[Signature]
Print Name

3315 [Signature]
Street Address

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

[Redacted]
Phone Number

Return to:

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Print Name Signature

City of Missouri City, TX
Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 2018

CITY OF MISSOURI CITY, TEXAS
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\*\*\*\*\*

Dear City Representatives:

I/We protest this proposed rezoning because... I/We support this proposed rezoning because... (Handwritten notes: We have also seen an increase in crime since opening of lots... We prefer to keep the neighborhood a residential area... Keep Residential Residential 10)

Sincerely, Pam Senegal
Signature
3202 Cumberbridge
Street Address
Phone Number

Pam Senegal
Print Name
Sedona Creek
Subdivision
Development Services Department
1522 Texas Parkway
Missouri City, TX 77489
FAX (281) 208-5551

Return to:

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Pam Senegal
Print Name
Signature

City of Missouri City, TX
Received
JUL 11 2018
Planning Division



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 2018

CITY OF MISSOURI CITY, TEXAS
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\*\*\*\*\*

Dear City Representatives:

[X] I/We protest this proposed rezoning because

It is in the middle of residences, would generate too much traffic and there are commercial areas available on Hwy 6.

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

[Empty box for supporting reasons]

Sincerely,

Patricia Batteaux (handwritten signature)

Signature

2923 Manion Dr, No City

Street Address

Phone Number

Patricia Batteaux (handwritten signature)

Print Name

Vicksburg/Lumberland

Subdivision

Return to:

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

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Patricia Batteaux (handwritten signature)

Print Name

Patricia Batteaux (handwritten signature)

Signature

City of Missouri City, TX

Receive#

JUL 10 2018

Planning Division



DEVELOPMENT SERVICES -- PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 2018

CITY OF MISSOURI CITY, TEXAS
Planning and Zoning Commission

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\*\*\*\*\*

Dear City Representatives:

X [We protest this proposed rezoning because

CONCERNS OF INCREASED TRAFFIC AND NO DESIRE FOR COMMERCIAL ENTITIES WITHIN OUR NEIGHBORHOOD

[We support this proposed rezoning because

Sincerely,

RAY PARKER, JR. [Signature]

Signature

Print Name

3114 SAVANNAH LN

Street Address

Phone Number

Return to:

Subdivision

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

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Print Name

RAY PARKER, JR.

Signature

[Signature]

Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 2018

CITY OF MISSOURI CITY, TEXAS
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\*\*\*\*\*

Dear City Representatives:

[x] I/We protest this proposed rezoning because

[Empty box for protest reason]

[ ] I/We support this proposed rezoning because

[Empty box for support reason]

Sincerely,

Sharon Stoll-Beckett

SHARON STOLL-BECKETT

Signature

3211 ANTELOPE HILLS DR.

Print Name

VICKSBURG - SEDONA CREEK

Street Address

281-983-3821

Return to:

Subdivision

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

Phone Number

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SHARON STOLL-BECKETT

Sharon Stoll-Beckett

Print Name

Signature

City of Missouri City, TX

Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 2018

CITY OF MISSOURI CITY, TEXAS
Planning and Zoning Commission

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\*\*\*\*\*

Dear City Representatives:

X I/We protest this proposed rezoning because

this project would bring more traffic/safety concerns into a residential area.

I/We support this proposed rezoning because

[Empty box for support reasons]

Sincerely, [Signature]

Signature
3306 Breckinridge Lane
Street Address

Phone Number
Return to:

[Signature]

Print Name
Vicksburg
Subdivision

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

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[Signature]
Print Name

[Signature]
Signature

City of Missouri City, TX
Received

JUL 10 2018

Planning Division



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:

[checked] I/We protest this proposed rezoning because

We do not need the traffic subdivision

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

[empty box]

Sincerely,

Signature

Street

Phone Number

[Handwritten signature: Abel Herrera]

[Redacted address]

Print Name

Subdivision

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

[Handwritten signature: Pearl Rabell]
[Handwritten text: Olympic Estates]

Return to:

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Signature

City of Missouri City, TX

Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES -- PLANNING DIVISION

1522 TEXAS PARKWAY MISSOURI CITY, TEXAS 77489

June 29, 2018

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\*\*\*\*\*

Dear City Representatives:

X I/We protest this proposed rezoning because

The main concerns are Property value, Traffic & Safety. Also it will affect the quietness we enjoy now.

I/We support this proposed rezoning because

[Empty box for supporting reasons]

Sincerely, [Signature]

Susan Alex

Signature
3307 Selene Dr

Print Name

Street Address

Subdivision

Phone Number

Return to:

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

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Susan Alex

[Signature]

Print Name

Signature

City of Missouri City, TX

Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 2018

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\*\*\*\*\*

Dear City Representatives:

[checked] I/We protest this proposed rezoning because

[Empty box for protest reason]

[unchecked] I/We support this proposed rezoning because

[Empty box for support reason]

Sincerely,
[Signature]
Signature

ROBERT STANTON
Print Name

2807 Powell Springs Ct
Street Address

Sedona Creek
Subdivision

[Redacted] Return to:
Phone Number

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

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Robert Stanton
Print Name

[Signature]
Signature
City of Missouri City, TX

Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 2018

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\*\*\*\*\*

Dear City Representatives:

X I/We protest this proposed rezoning because

commercial development within the neighborhood threatens the safety, aesthetics and integrity of vicksburg.

I/We support this proposed rezoning because

[Empty box for supporting reasons]

Sincerely,

[Handwritten signature]

Signature

3423 Bedford Forrest Ct.

Street Address

[Redacted]

Phone Number

Return to:

Taryn Burnett

Print Name

Vicksburg

Subdivision

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

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Taryn Burnett

Print Name

[Handwritten signature]

Signature

City of Missouri City, TX

Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 29, 2018

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\*\*\*\*\*

Dear City Representatives:

X I/We protest this proposed rezoning because

it's important for our neighborhood to maintain the small town feel. We are so close to a variety of comm establishments there's no need to bring that into the community. We must consider the excess traffic and exposure that a neighborhood this size can't handle plus lets not forget about potential rise in crime.

I/We support this proposed rezoning because

[Empty box for supporting reasons]

Sincerely, [Signature]

3215 ANTELOPE HILLS DRIVE
Street Address

[Redacted] Return to:
Phone Number

Tiffany Chestnut
Print Name

Sedona Creek Vicksburg
Subdivision

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

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Print Name Signature

City of Missouri City, TX
Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY MISSOURI CITY, TEXAS 77489

June 29, 2018

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\*\*\*\*\*

Dear City Representatives:

I/We protest this proposed rezoning because

Having business in the middle of a residential area will create more traffic & unwanted people as well as ruining the peaceful life of the residents there which is against the will of the citizens.

I/We support this proposed rezoning because

[Empty box for supporting reasons]

Sincerely,

Wanyan Chan (Signature)

WAN YAN IVY CHAN (Print Name)

3235 Aegion Dr. 77489 (Street Address)

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

[Redacted] Return to:
Phone Number

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WAN YAN IVY CHAN (Print Name)

Wanyan Chan (Signature)

City of Missouri City, TX

Received

JUL 11 2018

Planning Division



DEVELOPMENT SERVICES – PLANNING DIVISION

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MISSOURI CITY, TEXAS 77489

June 29, 2018

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\*\*\*\*\*

Dear City Representatives:

[ ] We protest this proposed rezoning because

William A. Vandervoort we want the
Marylee W. Vandervoort neighborhood to
remain and no

[ ] I/We support this proposed rezoning because

commercial building.

Sincerely,
Marylee W. Vandervoort

Marylee W. Vandervoort
William A. Vandervoort

Signature
2718 Richard Court

Print Name
Vicksburg/Cumberland

Street Address
Return to:

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

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Print Name Signature City of Missouri City, TX
Received
JUL 12 2018
Planning Division



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

September 28, 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, October 10, 2018
City Council Chambers
2nd Floor, City Hall Building
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\*\*\*\*\*

Dear City Representatives:

X I/We protest this proposed rezoning because

Handwritten: We do not want a commercial property in the midst of our community

I/We support this proposed rezoning because

[Empty box for supporting reasons]

Sincerely,

Handwritten signature: Mary Lee W. Vandervoort

Signature

Handwritten address: 2718 Prichard Court

Street Address

Phone Number

[Redacted phone number]

Return to:

Handwritten name: Mary Lee W. Vandervoort

Print Name

Handwritten subdivision: Vicksburg / Cumberland

Subdivision

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

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Handwritten print name: Mary Lee W. Vandervoort

Print Name

Handwritten signature: Mary Lee W. Vandervoort

Signature



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

City of Missouri City, TX

Received

September 28, 2018

OCT 09 2018

CITY OF MISSOURI CITY, TEXAS  
Planning and Zoning Commission

Planning Division

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\*\*\*\*\*

Dear City Representatives:

We protest this proposed rezoning because

I DO NOT WANT A BUSINESS IN A RESIDENTIAL SUBDIVISION THE CURRENT OWNERS DOES NOT TAKE CARE OF THE VACANT LOT & THEY SURELY WILL NOT TAKE CARE OF A BUSIN PARK

We support this proposed rezoning because

Sincerely,

Signature  
*Melinda Roquemore*

MELINDA ROQUEMORE  
Print Name  
Vicksburg Village of Cumberland  
Subdivision

Street Address

[Redacted]

Return to:

Phone Number

3542 Truesdale DR

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

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Print Name  
MELINDA ROQUEMORE

Signature  
*Melinda Roquemore*

# Letters of Support



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

September 28, 2018

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\*\*\*\*\*

Dear City Representatives:

I/We protest this proposed rezoning because

[Empty box for protest reason]

I/We support this proposed rezoning because

We believe it will help our community by providing educational and fun activities.

Sincerely,

[Handwritten signature]

Signature

3415 Phoenix Ct.

Street Address

[Redacted address]

Phone Number

Return to:

Jorje L. Lopez

Print Name

Vicksburg

Subdivision

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

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Print Name

Signature



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

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\*\*\*\*\*

Dear City Representatives:

I/We protest this proposed rezoning because

[Empty box for protest reason]

I/We support this proposed rezoning because

I truly believe this is an awesome idea, it will benefit families, the whole community, will make the community more attractive. Excellent move!

Sincerely,

[Handwritten signature]

Signature

3418 Phoenicia Ct

Street Address

Phone Number

Return to:

Rosie Cartagena

Print Name

Vicksburg

Subdivision

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

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Print Name

Signature

To Councilman Jeffrey Boney,

Hello, my name is Rachelle Mavridis and I've lived in the Vicksburg Community for 14 years. I would like to see, the John Tsai Planning Zone project at the Vicksburg and Truesdale St. go forward. I think the proposal they made would benefit our Community. I live right in the back of the other field across the street from this property. I hope one day something nice will be built there. The Proposal from the family looks very nice and with small businesses being there would be an uplift for us. The family stated most of the land would be green with grass, plants, trees and shrubs. It sounds very pretty and with one of the buildings they said we could use as a Community Center which we desperately need. Maybe now we could do more gatherings for Vicksburg and have a HOA meetings, they could rent it out for private parties. I can't wait til the other field behind me gets sold and builds. It doesn't look good when you drive down our beautiful Vicksburg Blvd and you see 2, 5 acre fields. So please let's approve this and let's get started. Take care and thanks for listening.

Sincerely,

Rachelle Mavridis

3419 Phoenix Ct.

Missouri City, TX, 77459



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

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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 box for protest reason]

I/We support this proposed rezoning because

*Because we need something beautiful on that empty lot and what they propose is beautiful and will benefit our community.*

Sincerely

*Rachelle Mavridis*

Signature

*3419 Phoenix Ct.*

Street Address

[Redacted]

Phone Number

Return to:

*Rachelle Mavridis*

Print Name

*The Vicksburg*

Subdivision

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

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*Rachelle Mavridis*

Print Name

*Rachelle Mavridis*

Signature



**Council Agenda Item  
December 3, 2018**

**7. PUBLIC HEARINGS AND RELATED ACTIONS**

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



## CITY COUNCIL AGENDA ITEM COVER MEMO

December 3, 2018

**To:** Mayor and City Council  
**Agenda Item:** 8 (a) Consider Appointing the City representative and alternate representative to the groundwater reduction plan oversight committee  
**Submitted by:** Bill Atkinson, Assistant City Manager

### SYNOPSIS

Appoint a primary member and an alternate to serve as the City representative on the Groundwater Reduction Plan (GRP) Oversight Committee.

### STRATEGIC PLAN 2019 GOALS ADDRESSED

- Create a Great Place to Live
- Maintain a Fiscally Sound City Government
- Have quality development through buildout

### BACKGROUND

The Groundwater Reduction Plan Participation Agreement, approved at the August 4, 2008 City Council meeting, established a three person oversight committee composed of one representative each from the City, the converting districts and the non-converting districts.

- The oversight committee duties include:
  - Annual review and recommendations to the City regarding the GRP.
  - Approval of the annual system budget, groundwater production cost and pumpage fee
  - Approval of the design and construction of the system
  - Approval of the plan of finance for the implementation of the GRP
  - Oversight of the administration of the GRP and operation of the system

The City representative on the oversight committee consists of one representative and one alternate. The alternate will be the City Manager or his/her designee. The City primary representative to date has been Scott Elmer. It is recommended Bill Atkinson be appointed as the primary representative and Shasi Kumar as the alternate representative.

### BUDGET ANALYSIS

**Purchasing Review:** N/A  
**Financial/Budget Review:** N/A

### SUPPORTING MATERIALS

1. Project vicinity map
2. Logistics property map

**STAFF'S RECOMMENDATION**

Appoint Bill Atkinson as the representative and Shashi Kumar as the alternate to the GRP Oversight Committee.

**Assistant City Manager/  
City Manager Approval:** Bill Atkinson, Assistant City Manager

**City Manager Approval:** Anthony Snipes, City Manager



## CITY COUNCIL AGENDA ITEM COVER MEMO

December 3, 2018

**To:** Mayor and City Council  
**Agenda Item:** 9(a) Consider authorizing the City Manager to negotiate and execute an agreement for the construction of the Beltway 8 connector project.

11(b) Consider a resolution of the City Council of the City of Missouri City, Texas, authorizing the City Manager to negotiate and execute an economic development agreement between the City of Missouri City, Texas, and Citypark I, LLC, Citypark II, LLC, Citypark III, LLC, and Citypark IV, LLC, pertaining to certain road improvements located in the City of Missouri City, Texas.

**Submitted by:** Shashi K. Kumar, P.E., Public Works Director/City Engineer

### SYNOPSIS

Consider authorizing the City Manager to negotiate and execute an agreement for the construction of the Beltway 8 connector project with Fort Bend County and the Developer of the 100-acre tract (Logistics Property Company, LLC).

### STRATEGIC PLAN 2019 GOALS ADDRESSED

- Create a Great Place to Live
- Maintain a Fiscally Sound City Government
- Have quality development through buildout

### BACKGROUND

In November, 2017 Fort Bend County voters passed a \$218 Million bond package to fund potential roadway/mobility projects in Fort Bend County (FBC). The submission of City's project list to FBC was approved by City Council via Resolution No. R-17-10., of which four (4) projects were authorized within Missouri City limits. In general, all these projects require a 50% funding match by the local entity (City) based on estimated construction costs. The other 50% is programmed to be funded by FBC, with a not to exceed cap. In addition, sections of the projects that extend beyond FBC limits are not funded by the County, and would require local jurisdictions to absorb these costs. Currently, in the City's adopted 5-year CIP, the City has not committed its share of funding for the four (4) authorized mobility bond projects.

One of the key mobility projects authorized include the "Beltway 8 Connector" project as shown in the attached vicinity map. The scope of this project includes construction of a 3-lane concrete curb and gutter roadway connecting Cravens Rd. and Beltway 8. This project is designed to alleviate heavy/truck traffic that currently uses Gessner Rd., extending thru the residential neighborhood. In addition it will provide access to undeveloped tracts in the City's Industrially Zoned areas. This project is located within both Fort Bend and Harris Counties, with approximately 30% of the southern section of the roadway extending to FBC. As such, FBC has only committed funding for the Fort Bend section (\$970,000), whereas the total project cost is estimated at \$3.32 Million.

Since none of the mobility projects are currently funded in the City's CIP, the City is trying to leverage other sources of funding and partnerships to commit its share of funding to implement the mobility projects. The City was approached by the owner/developer of the 100-acre tract (Logistics Property Company, LLC.) to

construct this entire roadway segment, provided the developer is reimbursed County's share of funding committed for this project. In addition the developer/owner will be committing right-of-way to construct this roadway project. See attached Logistics property map. The proposed roadway would be built to City's standards and be dedicated as a public roadway. This presents a "win-win" opportunity both for the City and the Developer.

The City proposes to enter into two (2) agreements to implement the Beltway 8 connector project. The First agreement will be with Developer (380 agreement) to dedicate right-of-way for the project and to construct the roadway on City's behalf, with City's commitment to reimburse FBC share of funding committed for this project. A second inter-local agreement is proposed with FBC to secure its share of commitment for the project, and to fund City' share of project costs thru partnership with the Developer. The City has successfully entered into such agreements in recent times to implement mobility projects. This was the same approach that the Council authorized for the Independence Blvd. (Segment 1) roadway expansion project with the developer of Liberty Ridge, which is currently under construction.

**BUDGET ANALYSIS**

**Purchasing Review: N/A**  
**Financial/Budget Review: N/A**

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

**SUPPORTING MATERIALS**

1. Project vicinity map
2. Logistics property map

**STAFF'S RECOMMENDATION**

Staff recommends authorizing the City Manager to negotiate and execute two agreements for the construction of the Beltway 8 connector project; and, consider authorizing the proposed resolution.

**Director Approval:** Shashi K. Kumar, P.E.

**Assistant City Manager/  
City Manager Approval:** Bill Atkinson, Assistant City Manager







**Council Agenda Item  
December 3, 2018**

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



## CITY COUNCIL AGENDA ITEM COVER MEMO

December 3, 2018

**To:** Mayor and City Council  
**Agenda Item:** 11(a) Consider appointing members to the Transportation Policy Council and the Technical Advisory Committee for the Houston-Galveston Area Council.  
**Submitted by:** Shashi K. Kumar, P.E., Director of Public Works/City Engineer

### SYNOPSIS

City Council is being asked to consider appointing members to the Transportation Policy Council (TPC) and the Technical Advisory Committee (TAC) for the Houston-Galveston Area Council (H-GAC) for 2019.

### STRATEGIC PLAN 2019 GOALS ADDRESSED

- Create a great place to live
- Maintain a financially sound City
- Grow business investments in Missouri City
- Develop a high performing City team
- Have quality development through buildout

### BACKGROUND

The City has the opportunity to designate a representative and an alternate to serve on the TPC and the TAC. The purpose of the TAC is to coordinate development of the Regional Transportation Plan (RTP), assist with technical tasks associated with the development of the Transportation Improvement Program (TIP), and to coordinate intermodal planning.

In the past, City Council has appointed Scott Elmer as the primary voting member for both the TPC and TAC. Director of Public Works/City Engineer (Shashi Kumar) served as the alternate for both the TPC and TAC. With the retirement of Scott Elmer effective December 2, 2018, staff is recommending appointing Shashi Kumar as the primary voting member for both the TPC and TAC. The Assistant Director of Public Works (Clifford Brouhard) will serve as the alternate for both the TPC and TAC.

Both Shashi Kumar and Clifford Brouhard are agreeable to the appointments should Council so decide.

### BUDGET/FISCAL ANALYSIS

There is no fiscal impact.

### SUPPORTING MATERIALS

1. Resolution

### STAFF'S RECOMMENDATION

Consider appointments to the TAC and TPC as recommended by staff.

**Director Approval:** Shashi K. Kumar, P.E.

**Assistant City Manager/** Bill Atkinson, Assistant City Manager

**RESOLUTION NO. R-18-\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS, SELECTING A REPRESENTATIVE AND AN ALTERNATE TO THE HOUSTON-GALVESTON AREA COUNCIL 2019 TRANSPORTATION POLICY COUNCIL; SELECTING A REPRESENTATIVE AND AN ALTERNATE TO THE HOUSTON-GALVESTON AREA COUNCIL 2019 TECHNICAL ADVISORY COMMITTEE; PROVIDING FOR REPEAL; AND PROVIDING FOR SEVERABILITY.**

\* \* \* \* \*

WHEREAS, the City of Missouri City, Texas (the "City"), is authorized by the Bylaws of the Houston-Galveston Area Council ("H-GAC") to select a representative and a designated alternate member to the H-GAC Transportation Policy Council; and

WHEREAS, the H-GAC Bylaws also authorize the City to select a representative and a designated alternate member to the H-GAC Technical Advisory Committee; and

WHEREAS, the City Council has determined that it is in the best interest of the residents of the City to select a representative and an alternate to the H-GAC Transportation Policy Council and to select a representative and an alternate to the H-GAC Technical Advisory Committee, to begin their terms of office at the first of January 2019; now, therefore,

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

Section 1. The facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct.

Section 2. The following individuals are hereby selected to be the representative and alternate of the H-GAC Transportation Policy Council for the year 2019:

REPRESENTATIVE: SHASHI KUMAR, P.E.

ALTERNATE: CLIFFORD BROUHARD, P.E., PTOE

Section 3. The following individuals are hereby selected to be the representative and alternate of the H-GAC Technical Advisory Committee for the year 2019:

REPRESENTATIVE: SHASHI KUMAR, P.E.

ALTERNATE: CLIFFORD BROUHARD, P.E., PTOE

Section 4. The Executive Director of the H-GAC shall be notified of the selection of the hereinabove named representatives and alternates.

Section 5. The officers and employees of the City are hereby authorized and directed to execute such instruments and take such actions as are consistent with the provisions of this Resolution.

Section 6. Repeal. All resolutions or parts of resolutions, if any, in conflict herewith, shall be and are hereby expressly repealed to the extent of such conflict only.

Section 7. Severability. In the event any clause, phrase, provision, sentence or part of this Resolution or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Resolution as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Missouri City, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

PASSED, APPROVED AND ADOPTED, this the 3rd day of December, 2018.

\_\_\_\_\_  
Allen Owen, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Maria Jackson, City Secretary

\_\_\_\_\_  
E. Joyce Iyamu, City Attorney



## CITY COUNCIL AGENDA ITEM COVER MEMO

December 3, 2018

**To:** Mayor and City Council  
**Agenda Item:** 9(a) Consider authorizing the City Manager to negotiate and execute an agreement for the construction of the Beltway 8 connector project.

11(b) Consider a resolution of the City Council of the City of Missouri City, Texas, authorizing the City Manager to negotiate and execute an economic development agreement between the City of Missouri City, Texas, and Citypark I, LLC, Citypark II, LLC, Citypark III, LLC, and Citypark IV, LLC, pertaining to certain road improvements located in the City of Missouri City, Texas.

**Submitted by:** Shashi K. Kumar, P.E., Public Works Director/City Engineer

### SYNOPSIS

Consider authorizing the City Manager to negotiate and execute an agreement for the construction of the Beltway 8 connector project with Fort Bend County and the Developer of the 100-acre tract (Logistics Property Company, LLC).

### STRATEGIC PLAN 2019 GOALS ADDRESSED

- Create a Great Place to Live
- Maintain a Fiscally Sound City Government
- Have quality development through buildout

### BACKGROUND

In November, 2017 Fort Bend County voters passed a \$218 Million bond package to fund potential roadway/mobility projects in Fort Bend County (FBC). The submission of City's project list to FBC was approved by City Council via Resolution No. R-17-10., of which four (4) projects were authorized within Missouri City limits. In general, all these projects require a 50% funding match by the local entity (City) based on estimated construction costs. The other 50% is programmed to be funded by FBC, with a not to exceed cap. In addition, sections of the projects that extend beyond FBC limits are not funded by the County, and would require local jurisdictions to absorb these costs. Currently, in the City's adopted 5-year CIP, the City has not committed its share of funding for the four (4) authorized mobility bond projects.

One of the key mobility projects authorized include the "Beltway 8 Connector" project as shown in the attached vicinity map. The scope of this project includes construction of a 3-lane concrete curb and gutter roadway connecting Cravens Rd. and Beltway 8. This project is designed to alleviate heavy/truck traffic that currently uses Gessner Rd., extending thru the residential neighborhood. In addition it will provide access to undeveloped tracts in the City's Industrially Zoned areas. This project is located within both Fort Bend and Harris Counties, with approximately 30% of the southern section of the roadway extending to FBC. As such, FBC has only committed funding for the Fort Bend section (\$970,000), whereas the total project cost is estimated at \$3.32 Million.

Since none of the mobility projects are currently funded in the City's CIP, the City is trying to leverage other sources of funding and partnerships to commit its share of funding to implement the mobility projects. The City was approached by the owner/developer of the 100-acre tract (Logistics Property Company, LLC.) to

construct this entire roadway segment, provided the developer is reimbursed County's share of funding committed for this project. In addition the developer/owner will be committing right-of-way to construct this roadway project. See attached Logistics property map. The proposed roadway would be built to City's standards and be dedicated as a public roadway. This presents a "win-win" opportunity both for the City and the Developer.

The City proposes to enter into two (2) agreements to implement the Beltway 8 connector project. The First agreement will be with Developer (380 agreement) to dedicate right-of-way for the project and to construct the roadway on City's behalf, with City's commitment to reimburse FBC share of funding committed for this project. A second inter-local agreement is proposed with FBC to secure its share of commitment for the project, and to fund City' share of project costs thru partnership with the Developer. The City has successfully entered into such agreements in recent times to implement mobility projects. This was the same approach that the Council authorized for the Independence Blvd. (Segment 1) roadway expansion project with the developer of Liberty Ridge, which is currently under construction.

**BUDGET ANALYSIS**

**Purchasing Review: N/A**  
**Financial/Budget Review: N/A**

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

**SUPPORTING MATERIALS**

1. Project vicinity map
2. Logistics property map

**STAFF'S RECOMMENDATION**

Staff recommends authorizing the City Manager to negotiate and execute two agreements for the construction of the Beltway 8 connector project; and, consider authorizing the proposed resolution.

**Director Approval:** Shashi K. Kumar, P.E.  
**Assistant City Manager/  
City Manager Approval:** Bill Atkinson, Assistant City Manager

RESOLUTION NO. R-18-\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MISSOURI CITY, TEXAS, AND CITYPARK I, LLC, CITYPARK II, LLC, CITYPARK III, LLC, AND CITYPARK IV, LLC, PERTAINING TO CERTAIN ROAD IMPROVEMENTS LOCATED IN THE CITY OF MISSOURI CITY, TEXAS.**

\* \* \* \* \*

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

Section 1. That the City Manager of the City of Missouri City, Texas, be, and is hereby authorized to negotiate and execute for and on behalf of the City of Missouri City, Texas, and the City Secretary be, and is hereby, authorized to attest the Economic Development Agreement between the City of Missouri City, Texas, and Citypark I, LLC, Citypark II, LLC, Citypark III, LLC, and Citypark IV, LLC, pertaining to certain road improvements to land located in the City of Missouri City, Texas.

Section 2. All resolutions or parts of resolutions in conflict herewith are repealed to the extent of such conflict only.

PASSED, APPROVED and ADOPTED this \_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Allen Owen, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Maria Jackson, City Secretary

\_\_\_\_\_  
E. Joyce Iyamu, City Attorney



**Council Agenda Item  
December 3, 2018**

**12. CITY COUNCIL ANNOUNCEMENTS**

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

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

**13. CLOSED EXECUTIVE SESSION**

*The City Council may go into Executive Session regarding any item posted on the Agenda as authorized by Title 5, Chapter 551 of the Texas Government Code.*

**14. RECONVENE**

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

**15. ADJOURN**

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