



RICHMOND

EST. **TEXAS** 1837

Where History Meets Opportunity

Planning & Zoning Commission Meeting

Monday, June 1, 2020, at 5:00 P.M.

via Video Conference call

(pursuant to Texas Government Code, Section 551.127)

Join Zoom Meeting

<https://zoom.us/j/97639101878?pwd=Vy9DQU5XU3ZvQkRpTy9rKzdiNnN0QT09>

Meeting ID: 976 3910 1878

Password: 685092

One tap mobile

+16699006833,,97639101878#,,1#,685092# US (San Jose)

+19292056099,,97639101878#,,1#,685092# US (New York)

Dial by your location

+1 669 900 6833 US (San Jose)

+1 929 205 6099 US (New York)

+1 253 215 8782 US (Tacoma)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 346 248 7799 US (Houston)

Meeting ID: 976 3910 1878

Password: 685092

Find your local number: <https://zoom.us/u/a4Zln2OVL>

In compliance with the recommendation of the CDC and other governmental agencies, to avoid the spread of the COVID19 Virus, the City Commission meeting will be held as a teleconference on Zoom virtual meeting platform. Comments may also be submitted via email or request made to be contacted by phone during the meeting to make comments during the public hearing to the Planning Director at jabraham@richmondtx.gov

AGENDA

- A1. Call to Order, Determine Quorum, Declare Meeting Open.
- A2. Public comments. (Public comment is limited to a maximum of 3 minutes per item. Time may not be given to another speaker. No Deliberations with the Commission).

CONSENT AGENDA

- B1. Review and approve minutes from the May 4, 2020, meeting (a copy is enclosed).
- B3. Next Planning and Zoning Commission meeting is Monday, July 6, 2020, at 5:00 p.m.

REGULAR AGENDA

Plat Applications

- C1a. To receive comments for or against a request by Joyce Owens on Behalf of Namene Loolo to replat approximately 0.4364 acre tract of land in the Joseph Kuykendahl League Survey, Abstract No. 49; also being all of lots 44 & 45 of Block 2, Lakes of Williams Ranch Sec. 1 as recorded in Plat No. 20060158 of the Fort Bend County Plat Records in order to create one lot. The proposed replat is called Lakes of Williams Ranch Sec. 1 Partial Replat No. 9.
- C1b. Review and recommendation of a final report to City Commission for a Replat— Lakes of Williams Ranch Sec. 1 Partial Replat No. 9— of 0.4364 acres of land – 1 Block – 1 lot – 0 Reserves. The subject site is part of Lakes of Williams Ranch Residential Subdivision located along the eastern side of the Williams Lake Drive Cul-de-sac.
- C2. Review and recommendation of a final report to City Commission for a Final plat – Veranda Section Thirty-One – 9.24 acres of land – 43 Lots – 4 Blocks – 2 Reserves. The subject site is a section within Veranda Master Planned Community.
- C3. Review and recommendation of a final report to City Commission for a revised Preliminary plat – Mandola Farms Section One – 62.96 acres of land – 154 Lots – 6 Blocks – 15 Reserves. The subject site is a section within proposed Mandola Farms residential subdivision which is a large tract of land located on the south side of U.S. Highway 90A, with the boundary of Hennessey Road, Edgewood Drive, and Damon Street.

- C4. Review and recommendation of a final report to City Commission for a Final plat and associated Site Development Plan – Huntington – 7.009 acres of land – 0 Lots – 1 Block – 1 Reserve. The subject site is proposed to be developed for an age-restricted Independent Living Facility for seniors and is located on the northeast side of Circle 7 Rd and Richmond Parkway intersection and is part of the Veranda Master Planned Development.

UDC Text Amendment

- C5a. Public hearing to receive comments for or against text amendments to the Unified Development Code, to revise the minimum parking requirements pertaining to multi-family development and allowances pertaining to alternatives or modifications to required parking. The specific sections include:
- 1) Table 4.2.101A, *Residential and Commercial Uses of the Home Parking Requirements*
 - 2) Sec. 4.2.103, *Alternatives or Modifications to Required Parking*
- C5b. Consideration of the approval of a final report to City Commission on Agenda Item C5a., above.
- C6. Consider agenda item requests by Commissioners for July 6, 2020 regular meeting.
- C7. Adjournment.

In compliance with Americans with Disabilities Act, City of Richmond will provide reasonable accommodations for persons attending Planning and Zoning Commission meetings. To better serve you, requests should be received 48 hours prior to the meetings. Please contact the City Secretary's Office at 281-342-5456 for accommodations.



RICHMOND

EST. **TEXAS** 1837

Where History Meets Opportunity

Planning & Zoning Commission Meeting Minutes

Zoom Teleconferencing Meeting Room

Monday, May 4, 2020, at 5:00 P.M.

The Planning and Zoning Commission for the City of Richmond, Texas met in a regular meeting on Monday, May 4, 2020 at 5:00 p.m. In compliance with recommendations from the Centers for Disease Control (CDC) and local governmental agencies to avoid the spread of COVID-19, the Planning and Zoning Commission meeting was teleconferenced via the Zoom Virtual meeting platform. A quorum was present, with the following members in attendance:

Larry Pittman (Chair)
Ernest Hogue
Katherine M. Graeber-Kubelka
Noell Myska

Staff in attendance: Jose Abraham Planning Director; Mason Garcia, Associate Planner; Howard Christian, Assistant City Manager; Christine Cappel, Public Works Administrative Manager; Gary Smith, City Attorney; and Terri Vela, City Manager.

Commissioner Pittman introduced agenda A2, public comments, and asked for any public comments pertaining to items not included on the agenda. Hearing no public comment, the agenda item was closed.

Commissioner Pittman introduced agenda item B1., Review and approve minutes from the March 2, 2020, meeting. Commissioner Kubelka moved to approve the minutes. The motion was seconded by Commissioner Myska. The vote for the motion was unanimous.

Commissioner Pittman introduced agenda item B3., stating that the next Planning and Zoning Commission meeting will be on Monday, June 1, 2020 at 5:00 p.m.

Commissioner Pittman introduced agenda item C1a., To receive comments for or against a request by Vanessa Piedra on behalf of HW 589 Holdings LLC., to replat 2.64 acres of land, being a replat of lots 7-15 of Block 2 of Veranda Section 29 as recorded in plat no. 20190286 of the Fort Bend County Plat Records, in order to change the minimum slab elevation note for lots 7-15 and to reflect the release of a CenterPoint easement that created an encumbrance on lots 13-15. The proposed replat is also referred to as Veranda Section Twenty - Nine Partial Replat No. 1. Hearing no more public comment, the agenda item was closed.

Commissioner Pittman introduced agenda item C1b., Review and recommendation of a final report to City Commission for a Replat—Veranda Section Twenty - Nine Partial Replat No. 1— of 2.64 acres of

land – 1 Block – 9 lots – 0 Reserves. Jose Abraham, Planning Director, explained that the proposed subdivision is within the Veranda Residential Development as part of the Development Agreement between the City of Richmond and HW 589 Holdings LLC. The acreage of the proposed replat comprised a portion of Veranda Section Twenty-Nine – Final Plat (Total 20 Lots), which was recorded in November 2019. Mr. Abraham explained that the proposed replat would change the minimum slab elevation for lots 7-15 and reflect the release of a CenterPoint easement that created an encumbrance on lots 13-15. Mr. Abraham further detailed that the minimum slab elevation would increase from 77.8 to 78.51 feet above mean sea level in order to reflect recently amended drainage district requirements. Mr. Abraham emphasized that the proposed replat would not alter the lot sizes. Mr. Abraham stated Staff's recommendation of approval of the replat. Commissioner Hogue abstained from voting. Commissioner Myska moved to forward staff's recommendation to the City Commission. Commissioner Kulbeka seconded the motion. The vote for the motion was unanimous.

Commissioner Pittman introduced agenda item C2., Review and recommendation of a final report to City Commission for a Final plat – Crossbridge Church at Harvest Green – 14.429 acres of land – 0 Lots – 1 Block – 1 Reserve. According to Mr. Abraham explained that a preliminary plat for the subject site was approved by the City Commission on March 16, 2020, and that the proposed final plat was in conformance to the approved preliminary plat. Mr. Abraham stated Staff's recommendation of approval conditioned upon addressing the comments listed in the report. Commissioner Kulbelka moved to forward staff's recommendation to the City Commission. Commissioner Hogue seconded the motion. The vote for the motion was unanimous.

Commissioner Pittman introduced agenda item C3., Review and recommendation of a final report to City Commission for a Short Form Final plat – Riverside Ranch Commercial Sec Two Replat No 2 and Extension – 5.2579 acres of land – 0 Lots – 1 Block – 1 Reserve. Mr. Abraham explained that subject site was situated within the City of Richmond Extraterritorial Jurisdiction east of FM 723 and west of the Riverside Ranch subdivision. According to Mr. Abraham, the proposed short form final plat included a partial replat of Reserve B of Riverside Ranch Commercial Sec Two, along with 0.5312 acres of unplatted land abutting the subject site. Mr. Abraham provided further background, noting that Reserve B of Riverside Ranch Commercial Sec Two was previously replatted in 2019; and that the currently proposed plat included the remainder of Reserve B. Mr. Abraham stated Staff's recommendation of approval conditioned upon addressing the comments listed in the report. Commissioner Hogue forward Staff's recommendation to the City Commission. Commissioner Myska seconded the motion. The vote for the motion was unanimous.

Commissioner Pittman introduced agenda item C4., Review and recommendation of a final report to City Commission for a Final plat – Mandola Farms Section One – 62.96 acres of land – 154 Lots – 6 Blocks – 3 Reserves. Mr. Abraham explained that the proposed subdivision is within the Mandola Farms Residential Development—located south of U.S. Highway 90A, and bounded by Hennessey Road, Edgewood Drive, and Damon Street— as part of the Service and Development Agreement between the City of Richmond and Meritage Homes. Mr. Abraham noted that although the proposed final plat conformed to the General Plan for the Mandola Farms Master Planned Community, it deviated from the preliminary plat in that, the proposed plat included an additional lot. However, the added lot met the lot size requirements of the UDC. Mr. Abraham explained that Staff is recommending approval conditioned upon addressing comments listed in the report. He added that one of the comments is to either revise the preliminary plat or revise the final plat to conform to the preliminary plat. Commissioner Kubelka asked if a traffic analysis for the subdivision was conducted. Commissioner Myska inquired as well if Lamar Consolidated School District (LCISD) was notified of the impact and potential enrollment of new residents. Mr. Abraham explained that a Traffic Impact Analysis was approved by the City Engineer and

that the School District was notified. Commissioner Myska moved to forward Staff's recommendation to the City Commission. Commissioner Hogue seconded the motion. The vote for the motion was unanimous.

Commissioner Pittman introduced agenda item C5a., Staff update on a proposed multi-family development located south of US 59, along the east side of Williams Way abutting the City of Richmond Wastewater treatment plant at its southeast corner. Mr. Abraham noted that this update pertained to a project first presented to the Commission as a petition for inclusion into the City of Richmond Extraterritorial Jurisdiction, and request for reduced parking requirements during the March 2020 regular Planning & Zoning Commission meeting. He also added that during that meeting, no action was taken, and the item was postponed for the April 2020 Planning & Zoning Commission regular meeting to allow for additional discussion and research by the applicant. However, the April 2020 regular Planning & Zoning Commission meeting was cancelled as result of the ongoing COVID-19 pandemic. Thus, the item was alternatively presented during the April 2020 regular City Commission meeting, but was also postponed for further consideration. The City Commission emphasized the following points:

- The provision of sufficient parking is a critical component of a quality multi-family development, and any reduced parking requirement should be based off sound research.
- Staff's recommendation would result in an approximate 30% reduction in parking for the proposed development. If a parking shortage were to occur as a result of the reduced parking requirements, it would negatively impact the community.
- The City Commission noted that consistency breeds credibility, arguing that it would be more beneficial to reevaluate the Unified Development Code (UDC) requirements rather than to consider parking reductions on a case-by-case basis.

Mr. Abraham gave a background on the proposed project and explained that the applicant is proposing a multi-family residential development with a total of 282 units and provided the following details:

The 15.896 acre subject site is presently vacant. The applicant is proposing a multi-family residential development with a total of 282 units. The development is proposed to include:

- 115 One Bedroom Units;
- 140 Two Bedroom Units; and
- 27 Three Bedroom Units

Based on the UDC's parking requirement of 2 spaces for efficiency unit and 1 BR unit; 3 spaces per du for 2 BR; 4 spaces per du for 3 BR plus; the proposed development is required to have a total of 758 parking spaces. Based on a Parking Study, the applicant is requesting that the parking requirement be reduced to:

- 1.5 spaces per unit for One Bedroom units; and
- 1.8 spaces per unit for Two or more-bedroom units.

Mr. Abraham mentioned that staff conducted some research on the issue of parking demand for multi-family development to help evaluate the current multi-family development parking requirements of the UDC. According to him the research is based on (1) Case study of two existing multi-family development in the City of Richmond's ETJ; (2) Trends evident from Census and American Community Survey Data; (3) Comparative analysis of parking requirements of other jurisdiction in the Houston Metropolitan area. Mr. Abraham summarized his findings as follows:

- For both existing multi-family developments, even with lower parking ratio, we are generally seeing parking vacancy rate in the 25 to 30% range. The parking study does not include parking spaces provided for the leasing office and at the time of counting parking spaces, the spaces dedicated for leasing office visitors were vacant. Also, the parking vacancy recorded was despite rental occupancy being above 90% which is the generally observed peak of occupancy (92-95%). Also, occupied dwelling units for both developments include certain units that do not generate parking since they are set aside as model units. There are no known parking related complaints for the two developments studied. Staff has not witnessed or received any complaints about overflow parking on public street providing access to the developments studied.
- The general trend based on US Census data shows higher percentage of one and two vehicle availability per household. We see that the percentage of one and two vehicles availability is higher than three or more vehicles even within households with more than two people. This suggests that the current parking requirement may be excessive.
- Parking requirements within some jurisdictions are less than the City of Richmond requirement and some are more. Staff's recommendation for the request for reduced parking requirement discussed in March 2020 regular meeting is comparable to parking requirement of City of Fulshear and City of Missouri City.

Commissioner Pittman introduced agenda item C5b., Review and recommendation of a final report to City Commission for a request to allow reduced parking requirement for a proposed multi-family residential development based on a Parking Study provided as per Section 4.2.100 of the Unified Development Code. Mr. Abraham explained that any discussion on the item was limited to the request for reduced parking requirements; all other aspects of the proposed development would be reviewed as part of a formal administrative Site Development Plan review process. Mr. Abraham indicated that, the applicant had assured that the proposed development would conform to all other requirements of the UDC. The Commission discussed various aspects of the research provided by staff and discussed their concerns for and against reduced parking for multi-family developments in general. Commissioner Hogue moved to forward staff's recommendation of reducing the parking requirement to 1.8 spaces per unit or 1.07 spaces per bedroom—whichever is more for the proposed multi-family development—and further moved to re-evaluate UDC's parking requirements for multi-family development. Commissioner Kubelka seconded the motion. Commissioner Myska abstained from voting. The vote for the motion was unanimous.

Commissioner Pittman introduced agenda item C6., Discuss potential petition for annexation into City of Richmond city limits for: a) An approximate 2.083 acres of Land (more or less) to be annexed into the city limits of the City of Richmond being a portion of the road right-of-way of Pitts Road (80 feet wide overall including a portion of a call 2.156 acre road widening - Fort Bend County Clerk's File No. 9509356 and including all of a call 0.206 acre road right-of-way – Fort Bend County Clerk's File No. 9237267), all being in the William Morton Survey, Abstract No. 62, Fort Bend County, Texas. b) An approximate 0.0694 acre located in the William Morton Survey, abstract No. 62, in Fort Bend County, Texas; being a portion of 9th Street (called 70-feet wide per Volume 309, Page 328, Fort Bend County Deed Records) extending from the south right of way line of Highway 90A to the existing city limits line on the northern line of the proposed Mandola Farms development. c) An approximate 116.78 acres of land in the Jane Long Survey, abstract no. 55 in Fort Bend County, Texas; being the former Fort Bend Country Club and currently future expansion of the Veranda development bounded by FM 762, Del Webb Sweetgrass development, the existing Veranda development, and the current city limits to the southeast of Golfview. Gary Smith, City Attorney, provided updates regarding the potential annexations.

Mr. Abraham explained that a request to annex a 2.083 acre portion of the Pitts Road right-of-way extending from the railroad tracks to the edge of a tract recently annexed by the City of Richmond has been received. He explained that the annexation is based on the recommendation by Fort Bend County Engineering. He added that this potential annexation would result in the expansion of the City of Richmond Extraterritorial Jurisdiction. Mr. Abraham, then, discussed the potential annexation of the access to Mandela Farms residential development from US 90A. Mr. Smith noted that discussions were ongoing between the City of Richmond, Fort Bend County and the property owners of Mandela Farms regarding the possible inclusion of additional access alongside the proposed annexation. Lastly, Mr. Abraham stated that Staff has received a request to annex the site of the former Fort Bend County Country Club into Richmond's City Limits in order to accommodate future expansion of the ongoing Veranda Development. An approved Veranda Development General Plan for the subject site allows for residential and non-residential uses. He added that this potential annexation would also result in an expansion of the City of Richmond's Extraterritorial Jurisdiction. Terri Vela, City Manager, noted that while there were concerns regarding potential flooding at the site and adjoining property, these hazards would be sufficiently mitigated through well planned drainage and detention system.

Commissioner Pittman introduced agenda item C7., Discussion on Comprehensive Master Plan Update process. Mr. Abraham discussed that Staff had received 60 responses from an online survey soliciting public input for the Comprehensive Master Plan Update. Although Staff had initially planned for a focus group and listening session, these public events were cancelled due to the COVID-19 pandemic. Mr. Abraham noted that Staff would brainstorm potential alternatives in the coming weeks, as public engagement was a critical part of the Comprehensive Master Plan Update. Mr. Abraham stated that in the meantime the online survey would remain open.

Commissioner Pittman introduced agenda item C8., Consider agenda item requests by Commissioners for June 1, 2020 regular meeting. Commissioner Pittman asked for any items the Commissioner's wished to discuss for the next meeting. Although no items were offered, Commissioner Myska praised the idea of a standard agenda item requesting discussion points for upcoming meetings.

There being no further business to be brought before the Planning and Zoning Commission, Commissioner Pittman adjourned the meeting at 6:22 p.m.

Approved:

Larry Pittman, Planning and Zoning Commission Chair

PLANNING AND ZONING COMMISSION
Staff Report: Plat Application

Agenda Date: June 1, 2020
Agenda Item: C1a. & C1b.

Plat Name: Lakes of Williams Ranch Sec. 1 Partial Replat No. 9
Applicant: Joyce Owens | Owens Management Systems LLC.
Project Description: A subdivision of 0.4364 acre tract of land being a Replat of lots 44 & 45 Block 2, Lakes of Williams Ranch Sec. 1 as recorded in Plat No. 20060158 of the Fort Bend County Plat Records located in the Joseph Kuykendahl League, A-49, Fort Bend County, Texas.
Zoning Designation: NA / ETJ

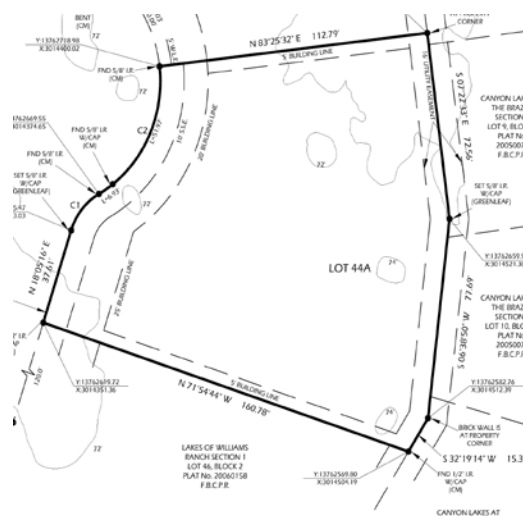
Reviewers: City of Richmond Development Review Committee (DRC)
Project Planner: Mason Garcia, Associate Planner

Background

- *Lakes of Williams Ranch Section 1 was recorded on June 7, 2006.*
- *The proposed replat will combine Lot 44 and Lot 45 in Block 2 of Lakes of Williams Ranch Sec. 1 to create one lot. (Please see existing and proposed lot layout below)*
- *The proposed replat consists of 1 lot, 1 block, and 0 reserves.*



Existing Lot 44 and Lot 45



Proposed Layout combining of Lots 44 & 45

STATE OF TEXAS

COUNTY OF FORT BEND

I, Namene Loolo, owner hereinafter referred to as Owners of the 0.4364 acre tract described in the above and foregoing map of LAKES OF WILLIAMS RANCH SEC 1 PARTIAL REPLAT NO 9, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners hereby dedicate for public utility purposes an unobstructed aerial easement five (5) feet in width from a plane twenty (20) feet above the ground level upward, located to all public utility easements shown hereon.

FURTHER, Owners hereby declare that all parcels of land designated as lots on this plat are intended for the construction of single family residential dwelling units thereon (or the placement of mobile homes) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land twenty feet (20' 0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Richmond, Fort Bend County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, excessive vegetation and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

WITNESS my hands in the City of Richmond, Texas, this ____ day of _____, 2020.

By: _____
Namene Loolo
Owner

STATE OF TEXAS

COUNTY OF FORT BEND

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2020.

Notary Public in and for the State of Texas
Print Name: _____

My Commission expires: _____

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



Daniel W. Goodale
Texas Registration No. 4919

This plat of LAKES OF WILLIAMS RANCH SEC 1 PARTIAL REPLAT NO 9 Subdivision approved on _____ by the City of Richmond City Commission, and signed this the ____ day of _____, provided, however, this approval shall be invalid, and null, and void, unless this plat is filed with the County Clerk of Fort Bend County, Texas, within one (1) year hereafter.

By: _____
Evalyn W. Moore, Mayor

By: _____
Laura Scarlato, City Secretary

This plat of LAKES OF WILLIAMS RANCH SEC 1 PARTIAL REPLAT NO 9 Subdivision approved by the City Manager of the City of Richmond, Texas. This the ____ day of _____, 2020.

By: _____
Terri Vela, City Manager

I, Satyanand Yalamanchili, a Professional Engineer registered in the State of Texas do hereby certify that this plat meets all requirements of Fort Bend County to the best of my knowledge.

Satyanand Yalamanchili P.E.
Registered Professional Engineer No. 110430

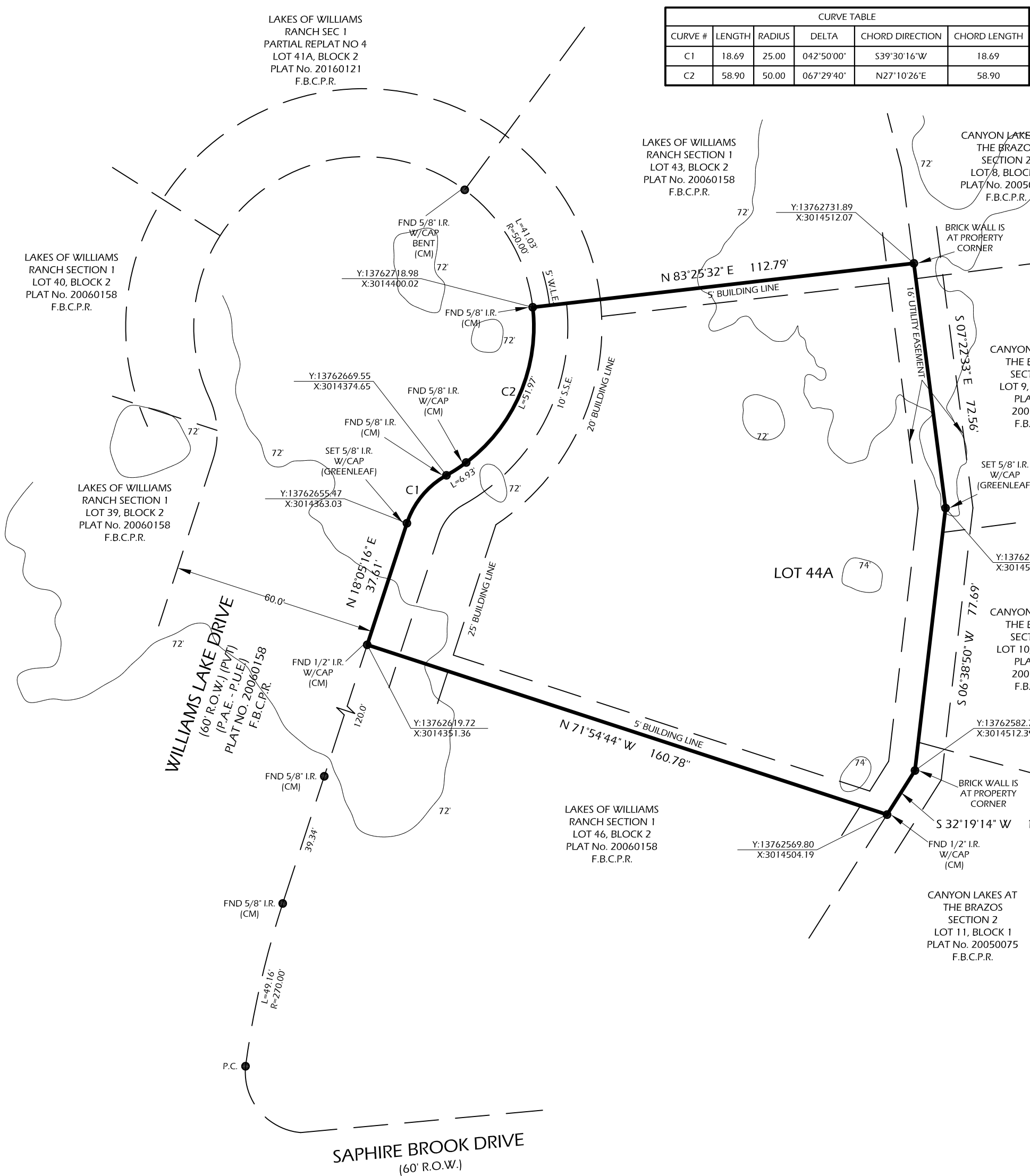
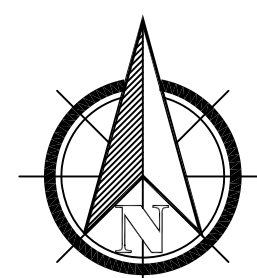
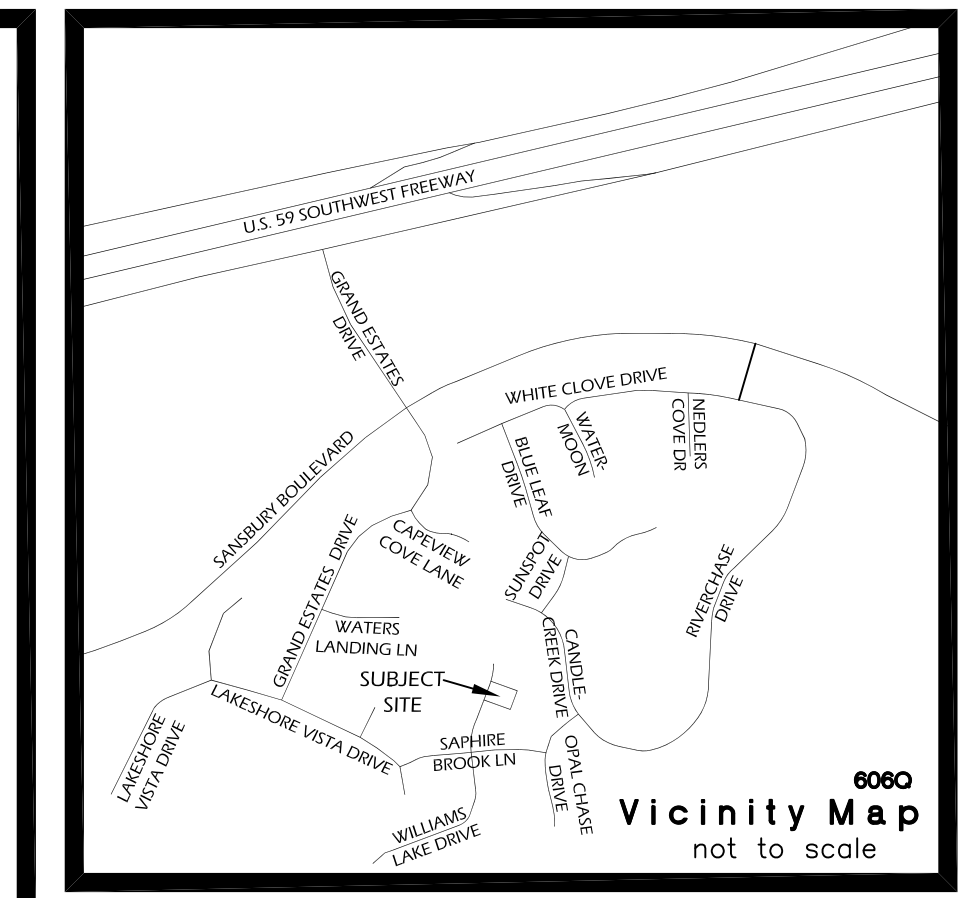


Table with 5 columns: CURVE #, LENGTH, RADIUS, DELTA, CHORD DIRECTION, CHORD LENGTH. Contains data for curves C1 and C2.



SCALE: 1"=30'



NOTES:

- 1. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE SURFACE COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.999870822.
2. THIS PLAT LIES WITHIN THE LAMAR CONSOLIDATED SCHOOL DISTRICT, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 116, FORT BEND COUNTY AND CITY OF RICHMOND ETJ.
3. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 48157C0265L, MAP REVISED APRIL 2, 2014. THE SURVEYED TRACT LIES IN ZONE X SHADED (AREA WITH REDUCED FLOOD RISK DUE TO LEVEE).
4. B.L. INDICATED BUILDING LINE; F.B.C.C.F. INDICATES FORT BEND COUNTY CLERK'S FILE; F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS; F.B.C.M.R. INDICATES FORT BEND COUNTY MAP RECORDS; O.R.F.B.C. INDICATES OFFICIAL RECORDS FORT BEND COUNTY; SAN. S.E. INDICATES SANITARY EASEMENT; STM. S.E. INDICATES STORM SEWER EASEMENT; U.E. INDICATES UTILITY EASEMENT; AND W.L.E. INDICATES WATER LINE EASEMENT.
5. CONTOURS REPRESENT EXISTING NATURAL GROUND AS REFLECTED ON THE FORT BEND COUNTY FLOOD PLAIN MAP.
6. THE SUBDIVISION IS LOCATED IN OUTDOOR LIGHTING ZONE LZ-2.
7. FIVE EIGHTS (5/8") INCH IRON RODS THREE FEET (3') IN LENGTH WITH PLASTIC CAP MARKED "GREENLEAF" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS SHOWN AS "SET", UNLESS OTHERWISE NOTED.
8. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOW STREET PONDING WITH INTENSE RAINFALL EVENTS.
9. ALL LOTS SHALL HAVE A MINIMUM 5-FOOT SIDE BUILDING LINE.
10. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL BUILDINGS.
11. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
12. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
13. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 76.0' FEET ABOVE MEAN SEA LEVEL, OR 18 INCHES ABOVE NATURAL GROUND, WHICHEVER IS HIGHER. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.
14. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHT-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA.
15. ALL STREET PERMANENT ACCESS EASEMENT WIDTHS ARE SIXTY FEET (60') UNLESS OTHERWISE NOTED HEREON. LAND USE WITHIN THIS SUBDIVISION IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 55 PERCENT. THE DRAINAGE SYSTEM HAS BEEN DESIGNED WITH THE ASSUMPTION THAT THIS AVERAGE PERCENT IMPERVIOUSNESS WILL NOT BE EXCEEDED. IF THIS PERCENTAGE IS TO BE EXCEEDED, A REPLAT AND/OR REDESIGN OF THE SYSTEM MAY BE NECESSARY.
16. THERE ARE NO VISIBLE OR APPARENT PIPELINES WITHIN THE LIMITS OF THE SUBDIVISION.
17. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMIT. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
18. ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE INTENDED FOR THE CONSTRUCTION OF SINGLE-FAMILY RESIDENTIAL DWELLING UNITS.
19. EASEMENT(S) FOR CERTAIN UTILITIES AFFECTING THE SUBJECT PROPERTY GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, ETAL, AS SET FORTH AND DEFINED BY INSTRUMENT(S) FILED UNDER FORT BEND COUNTY CLERK'S FILE NO(S), 2006140744.

I, J. Stacy Slawinski, P.E., Fort Bend County Engineer, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Fort Bend County Commissioners' Court. However, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery or parent stream or on any other area or subdivision within the watershed.

J. Stacy Slawinski, P.E.
Fort Bend County Engineer

Approved by the Commissioner's Court of Fort Bend County, Texas, this day of _____, 2020.

Vincent M. Morales, Jr. Precinct 1, County Commissioner
Grady Prestage Precinct 2, County Commissioner

KP George
County Judge

W.A. "Andy" Myers Precinct 3, County Commissioner
Ken DeMerchant Precinct 4, County Commissioner

I, Laura Richard, County Clerk in and for Fort County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 20____, at _____ o'clock _____M., in plat number _____ of the Plat Records of Fort Bend County, Texas.

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

Laura Richard
County Clerk Fort Bend County, Texas

By: _____
Deputy

LAKES OF WILLIAMS RANCH SEC 1 PARTIAL REPLAT NO 9

A SUBDIVISION OF A 0.4364 ACRE TRACT OF LAND BEING A REPLAT LOTS 44 AND 45, BLOCK 2 LAKES OF WILLIAMS RANCH SEC 1 A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED UNDER PLAT NO. 20060158 OF THE FORT BEND COUNTY MAP RECORDS LOCATED IN THE JOSEPH KUYKENDAHL LEAGUE, A-49 FORT BEND COUNTY, TEXAS

1 LOT 1 BLOCK
REASON FOR REPLAT: TO CREATE 1 LOT

OWNER:
NAMENE LOOLO
18118 RED ASH COURT
RICHMOND, TEXAS 77407
832-228-7025

DATE: MAY, 2020 SCALE: 1" = 30'

LAND PLANNER:
OWENS MANAGEMENT SYSTEMS, LLC
12401 S POST OAK ROAD, SUITE H,
HOUSTON, TEXAS 77045

SURVEYOR:
GREENLEAF LAND SURVEYS
10900 NORTHWEST FREEWAY, STE 129
HOUSTON, TEXAS 77092
832-668-5003
FIRM NO. 10193977
ENGINEER:
SS ENGINEERING, PLLC
P.O. BOX 3221
SIMONTON, TEXAS 77476
281-769-1325



PLANNING AND ZONING COMMISSION

Staff Report: Plat Application

Agenda Date: June 1, 2020

Agenda Item: C2.

Plat Name: Veranda Section 31- Final Plat

Applicant: Vanessa Piedra | Costello Inc.

Project Description: A subdivision of 9.24 acre tract of land located in the Jane H. Long League, A-55, Fort Bend County, Texas.

Zoning Designation: NA / ETJ (Development Agreement)

Reviewers: City of Richmond Development Review Committee (DRC)

Project Planner: Jose Abraham, Planning Director

Background/Review Notes

- *The proposed subdivision is located within Veranda Residential Development which is governed by the “Development Agreement between the City of Richmond and HW 589 Holdings LLC” (DA).*
- *The acreage within this proposed final plat is a portion of the acreage included within Veranda Sec 31/33, Preliminary Plat which was approved on March 2, 2020.*
- *This section includes 43 lots that are minimum (45’ X 120’) single family residential lots. A plat variance was granted to allow a reduced building line of 20 feet for those lots at the time of the approval of a preliminary plat for this section.*
- *Proposed 45 foot wide lots shall include detached single family residences unlike the non-traditional homes (Townhomes, Duplex, and patio) described within Exhibit “G” - Variances of the DA.*
- *The proposed plat includes 43 lots, 4 lots, 2 reserves.*

Staff Recommendation

CONDITIONAL APPROVAL: Staff recommends approval of this final plat conditioned upon addressing the comments listed below:

1. Provide Fort Bend County Drainage District no objection of the plat. The response letter said it was included, but it was never received.

STATE OF TEXAS
COUNTY OF FORT BEND

WE, HW 589 HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH JOHNSON HW INVESTORS LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER, F.W. REICHERT III, VICE PRESIDENT, HERINAFTER REFERRED TO AS THE OWNER OF THE 9.24 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF VERANDA SECTION THIRTY-ONE, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT, AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREON EXPRESSED AND DO HEREBY BIND MYSELF, HEIRS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY, AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER WE DO HEREBY CERTIFY THAT WE, HW 589 HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF VERANDA SECTION THIRTY-ONE WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

FURTHER, WE DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS", AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS COURT ON MARCH 23, 2004 AND ANY SUBSEQUENT AMENDMENTS.

WITNESS OUR HAND IN THE CITY OF RICHMOND, TEXAS
THIS _____ DAY OF _____, 2020.

HW 589 HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: JOHNSON HW INVESTORS LLC,
A TEXAS LIMITED LIABILITY COMPANY,
ITS MANAGING MEMBER

BY: _____
F.W. REICHERT III, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED F.W. REICHERT III, VICE PRESIDENT OF JOHNSON HW INVESTORS LLC, A TEXAS LIMITED LIABILITY COMPANY, THE MANAGING MEMBER OF HW 589 HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC, STATE OF TEXAS

PRINT NAME

MY COMMISSION EXPIRES: _____

WE, TRUSTMARK NATIONAL BANK, OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS VERANDA SECTION THIRTY-ONE, AGAINST THE PROPERTY DESCRIBED IN AN INSTRUMENT OF RECORD UNDER FORT BEND COUNTY CLERK'S FILE NUMBERS 2019070327, 2019070328, 2019070329, AND 2019070330, OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID PLAT AND SAID LIENS AND WE CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIENS AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

TRUSTMARK NATIONAL BANK

BY: _____

PRINT NAME AND TITLE

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

PRINT NAME

MY COMMISSION EXPIRES: _____

WE, THE HENDERSON-WESSENDORFF FOUNDATION, OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS VERANDA SECTION THIRTY-ONE, AGAINST THE PROPERTY DESCRIBED IN AN INSTRUMENT OF RECORD UNDER FORT BEND COUNTY CLERK'S FILE NUMBER 2015128856, OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID PLAT AND SAID LIEN AND WE CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

THE HENDERSON-WESSENDORFF FOUNDATION

BY: _____

PRINT NAME AND TITLE

THE STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

PRINT NAME

MY COMMISSION EXPIRES: _____

I, MARK D. ARMSTRONG, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT ALL BOUNDARY CORNERS, ANGLE POINTS AND POINTS OF CURVATURE HAVE BEEN MARKED WITH IRON RODS, SAID IRON RODS HAVING AN OUTSIDE DIAMETER OF FIVE EIGHTHS OF ONE INCH (5/8") AND A LENGTH OF THREE (3) FEET.

MARK D. ARMSTRONG
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5373

I, BRENT A. PALERMO, A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY.

BRENT A. PALERMO, P.E.
TEXAS REGISTRATION NO. 104743

STATE OF TEXAS
COUNTY OF FORT BEND

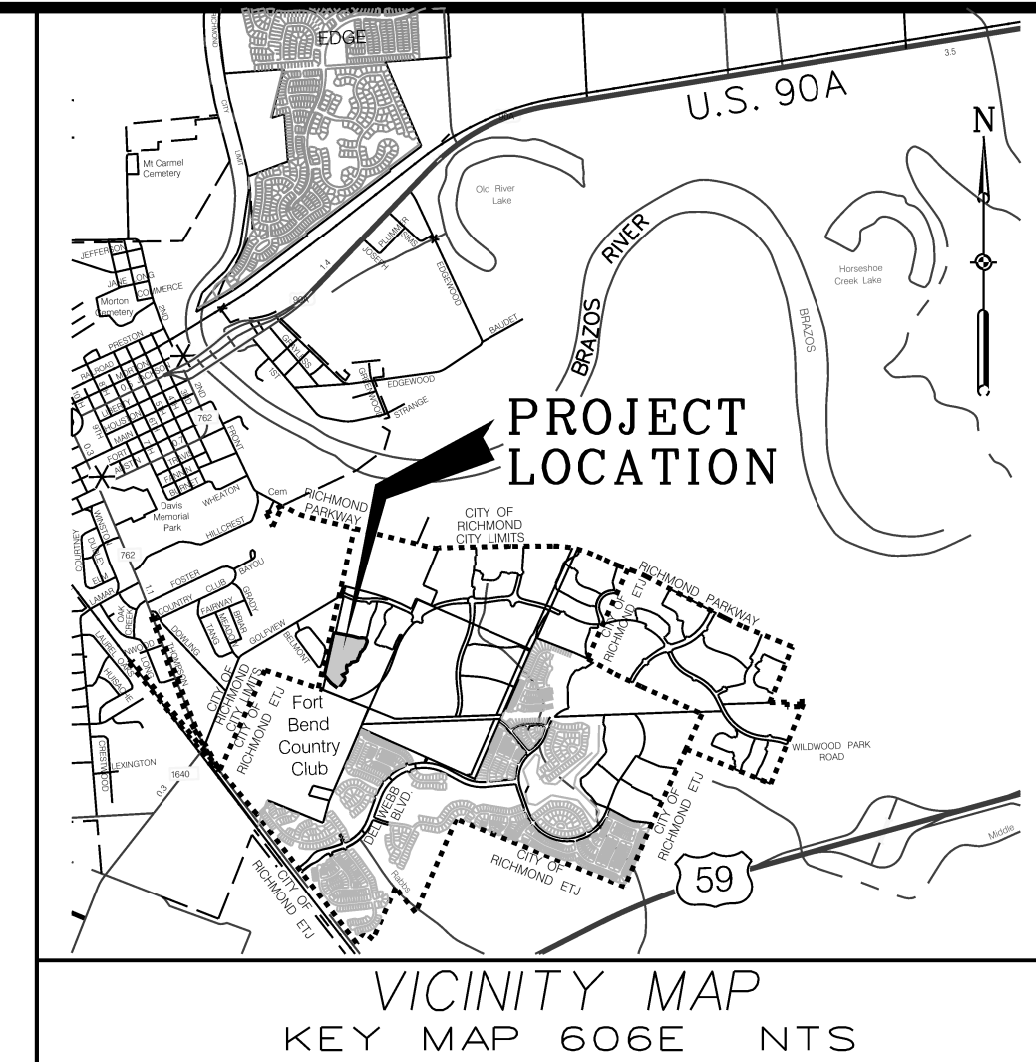
THIS PLAT OF VERANDA SECTION THIRTY-ONE IS APPROVED ON THIS _____ DAY OF _____, 2020, BY THE CITY OF RICHMOND CITY COMMISSION, AND SIGNED THIS _____ DAY OF _____, 2020. PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID, NULL AND VOID, UNLESS THIS PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS, WITHIN SIX (6) MONTHS HEREAFTER.

EVALYN W. MOORE, MAYOR

LAURA SCARLATO, CITY SECRETARY

THIS PLAT OF VERANDA SECTION THIRTY-ONE IS APPROVED BY THE CITY MANAGER OF THE CITY OF RICHMOND, TEXAS THIS _____ DAY OF _____, 2020.

TERRI VELA, CITY MANAGER



I, J. STACY SLAWINKI, THE INTERIM FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONER'S COURT HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

J. STACY SLAWINKI, P.E.
INTERIM FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONER'S COURT OF FORT BEND COUNTY, TEXAS
THIS _____ DAY OF _____, 2020.

VINCENT M. MORALES, JR.
COMMISSIONER, PRECINCT 1

GRADY PRESTAGE
COMMISSIONER, PRECINCT 2

KP GEORGE
COUNTY JUDGE

W.A. "ANDY" MEYERS
COMMISSIONER, PRECINCT 3

KEN R. DEMERCHANT
COMMISSIONER, PRECINCT 4

STATE OF TEXAS
COUNTY OF FORT BEND

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2020, AT _____ O'CLOCK _____ M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF SAID COUNTY.

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

LAURA RICHARD
CLERK OF THE COUNTY
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

VERANDA SECTION THIRTY-ONE

A SUBDIVISION OF 9.24 ACRES
LOCATED IN THE JANE H. LONG
LEAGUE, A-55
FORT BEND COUNTY, TEXAS

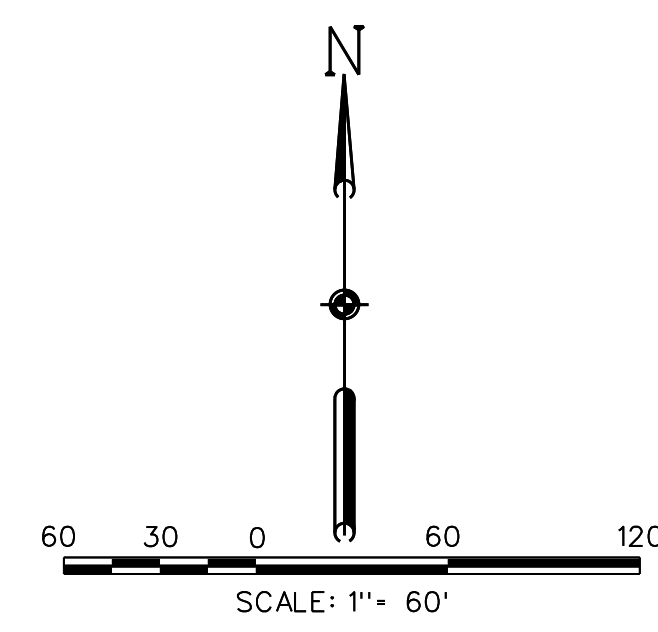
43 LOTS 4 BLOCKS 2 RESERVES

DATE: MAY, 2020

OWNER:
HW 589 HOLDINGS LLC
5005 RIVERWAY, SUITE 900
HOUSTON, TEXAS 77056
CONTACT TERRY REICHERT
TELEPHONE: (713) 960-9977

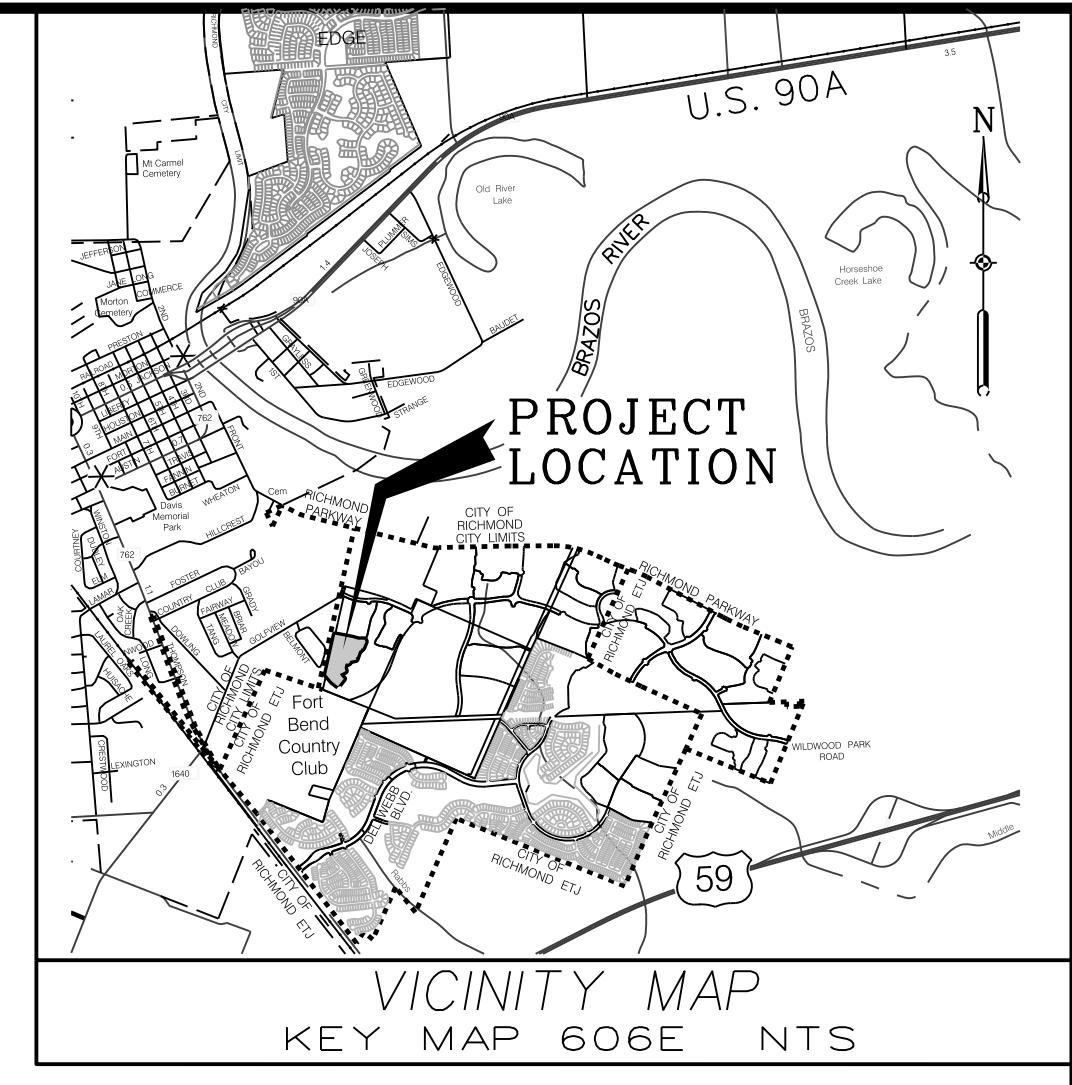
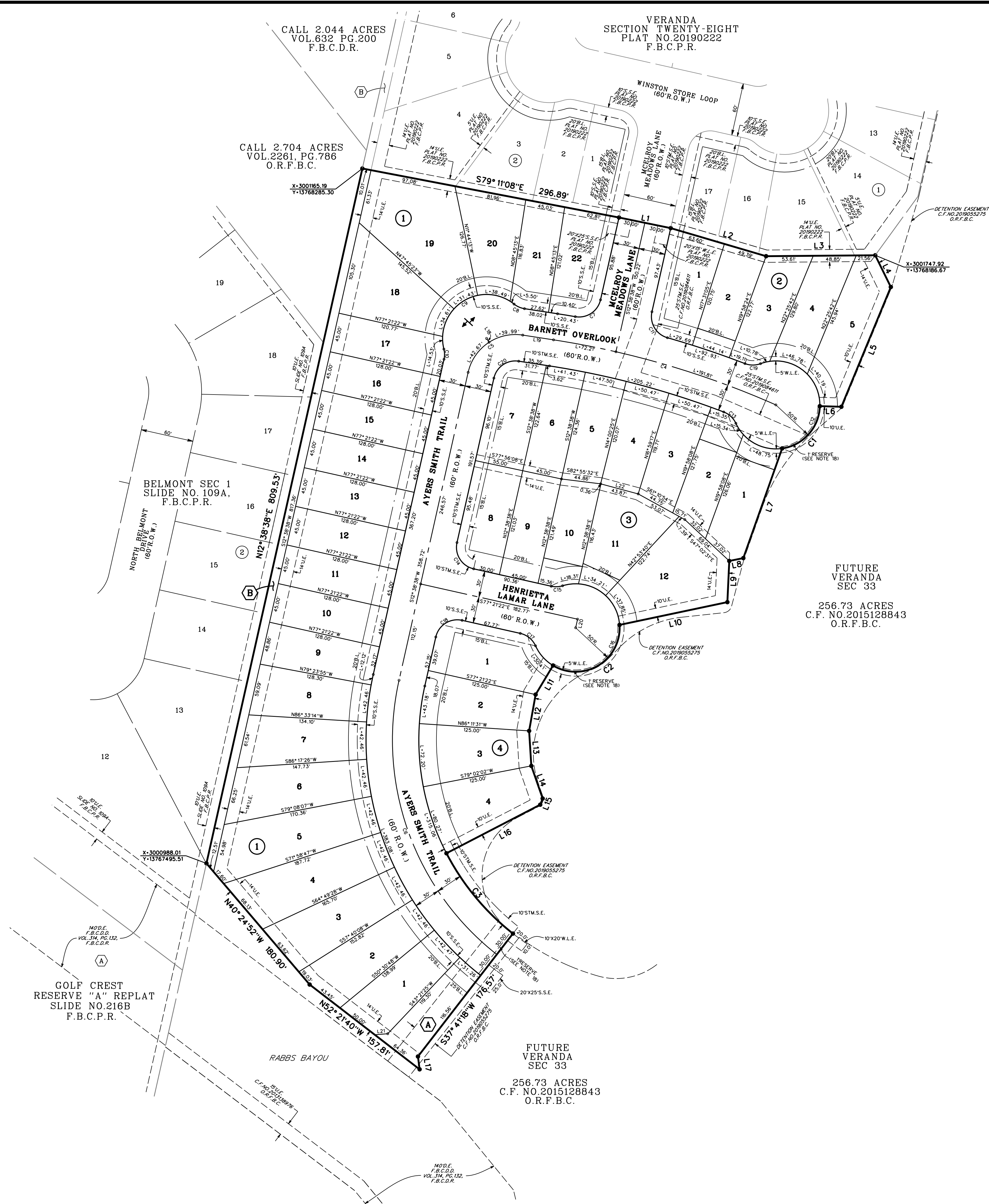


2107 CITYWEST BLVD.
3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486



- LEGEND**
- SET 5/8 - INCH IRON ROD WITH PLASTIC CAP STAMPED "COSTELLO INC" UNLESS OTHERWISE NOTED
 - FOUND 5/8 - INCH IRON ROD UNLESS OTHERWISE NOTED
 - 1 - INDICATES LOT NUMBER
 - ① - INDICATES BLOCK NUMBER
 - Ⓐ - INDICATES RESERVE
 - ✂ - INDICATES STREET NAME BREAK

- GENERAL NOTES:**
1. THIS PLAT IS BASED ON A TITLE REPORT PREPARED BY STEWART TITLE COMPANY, FILE NO.: 727321 EFFECTIVE DATE OF APRIL 20, 2020 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
 2. B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; A.E. INDICATES AERIAL EASEMENT; S.S.F. INDICATES SANITARY SEWER EASEMENT; S.T.M. S.E. INDICATES STORM SEWER EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; H.L.P. INDICATES HOUSTON LIGHTING AND POWER; O.R.F.B.C. INDICATES OFFICIAL RECORDS OF FORT BEND COUNTY; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS; E.T.J. INDICATES EXTRA TERRITORIAL JURISDICTION.
 3. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
 4. THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
 5. VERANDA SECTION THIRTY-ONE LIES WITHIN SHADED ZONE "X", ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS FOR FORT BEND COUNTY, TEXAS, MAP NUMBER 48157C0255 L, DATED APRIL 2, 2014.
 6. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
 7. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 78.51 FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES.
 8. IT SHALL BE UNDERSTOOD THAT ALL LOTS HAVE A 5-FOOT BUILDING LINE OFFSET FROM THE SIDE LOT LINES.
 9. THIS PROPERTY LIES WITHIN FORT BEND COUNTY, CITY OF RICHMOND EXTRATERRITORIAL JURISDICTION, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT AND FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NUMBER 215 & FORT BEND LEVEE IMPROVEMENT DISTRICT NUMBER 6.
 10. THIS PLAT LIES WITHIN "L23" OF THE FORT BEND COUNTY LIGHTING ORDINANCE ZONES, DATED MARCH OF 2004.
 11. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH AMERICAN DISABILITY ACT.
 12. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE FACILITY.
 13. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
 14. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1.00013.
 15. ALL EASEMENT, OPEN SPACE, OR OTHER COMMON AREAS WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY THE APPLICABLE HOMEOWNERS' ASSOCIATION, OR OTHER PERPETUAL PRIVATE ENTITY.
 16. ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
 - CONTROL BENCHMARK: NATIONAL GEODETIC SURVEY MONUMENT HGCS072; STAINLESS STEEL IRON ROD IN PVC SLEEVE LOCATED ON SMITHERS LAKE ROAD, ELEVATION 69.6, NORTH AMERICAN VERTICAL DATUM OF 1988.
 - SITE TBM: CUT "X" LOCATED +/- 1,440' EAST OF CL INTERSECTION OF WILLIAMS WAY BLVD AND FOUNTAIN MIST LN ON WILLIAMS WAY BLVD, +/-4' SOUTH OF THE EASTERLY MEDIAN NOSE OF THE 3RD MEDIAN EAST OF FOUNTAIN MIST LANE, ELEVATION 79.44.
 17. A MINIMUM DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
 18. A ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITIONS OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED BY A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERE TO SHALL REVERT AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
 19. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
 20. MEMORANDUM OF DEVELOPMENT AGREEMENT, AS REFLECTED BY INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 2015128851, OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, AMENDED AND RESTATED DEVELOPMENT AGREEMENT BETWEEN THE CITY OF RICHMOND, TEXAS AND HW 589 HOLDINGS LLC, AS REFLECTED BY INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 2017108436, OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.



CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	69.96	50.00	80° 9' 46"	S41° 42' 27" W	64.39
C2	108.78	50.00	124° 39' 20"	S58° 35' 51" W	88.56
C3	119.40	280.00	224° 26' 07"	S39° 36' 33" E	118.50
C4	264.02	1300.00	15° 7' 39"	N73° 40' 58" W	263.26
C5	82.66	55.00	86° 6' 35"	S55° 41' 56" W	75.10
C6	349.07	310.00	64° 31' 0"	S19° 36' 52" E	330.92
C7	38.07	25.00	87° 14' 46"	S56° 16' 01" W	34.50
C8	13.06	25.00	23° 55' 35"	N66° 17' 00" W	12.91
C9	124.56	50.00	142° 44' 27"	S57° 18' 34" W	64.76
C10	11.65	25.00	26° 42' 17"	S00° 42' 31" E	11.55
C11	37.86	25.00	86° 46' 38"	S30° 44' 41" E	34.35
C12	231.80	50.00	265° 37' 36"	S22° 25' 10" W	73.36
C13	19.35	25.00	44° 21' 27"	N46° 56' 45" W	18.87
C14	39.27	25.00	90° 0' 0"	S32° 22' 22" E	35.36
C15	13.06	25.00	29° 55' 35"	N87° 40' 51" E	12.91
C16	229.56	50.00	263° 3' 24"	S24° 14' 45" W	74.86
C17	23.18	25.00	53° 7' 48"	N50° 47' 28" W	22.36
C18	38.27	25.00	90° 0' 0"	S37° 38' 38" W	35.36
C19	18.08	25.00	41° 25' 49"	S89° 40' 43" E	17.69
C20	37.57	25.00	86° 6' 35"	S55° 41' 56" W	34.13

LINE DATA TABLE

NUMBER	DIRECTION	FEET	DISTANCE
L1	S78° 23' 58" E	60.01	
L2	S73° 35' 54" E	112.99	
L3	N89° 31' 14" E	124.02	
L4	S26° 09' 04" E	40.19	
L5	S22° 25' 42" W	147.26	
L6	N88° 22' 26" W	24.51	
L7	S19° 28' 42" W	132.23	
L8	S78° 30' 03" W	16.29	
L9	S02° 38' 17" W	46.85	
L10	S78° 04' 19" W	125.22	
L11	S30° 55' 31" W	38.54	
L12	S10° 07' 44" W	41.92	
L13	S03° 34' 45" E	39.86	
L14	S19° 10' 46" E	39.29	
L15	S21° 42' 51" W	7.56	
L16	S62° 36' 27" W	120.00	
L17	S07° 21' 40" E	14.70	
L18	N32° 54' 28" W	5.23	
L19	N81° 18' 17" W	35.39	
L20	S12° 38' 38" W	10.00	
L21	N85° 29' 10" E	14.80	
L22	S74° 58' 07" E	44.23	

RESERVE TABLE

RESERVE	TYPE	ACRES / SQUARE FEET
RESERVE "A"	DRAINAGE	0.1126 / 4,906
RESERVE "B"	LANDSCAPE / OPEN SPACE / UTILITIES	0.1867 / 8,134
TOTAL		0.2993 / 13,040

VERANDA
SECTION THIRTY-ONE
 A SUBDIVISION OF 9.24 ACRES
 LOCATED IN THE JANE H. LONG
 LEAGUE, A-55
 FORT BEND COUNTY, TEXAS
 43 LOTS 4 BLOCKS 2 RESERVES
 SCALE: 1"=60' DATE: MAY, 2020

OWNER:
HW 589 HOLDINGS LLC
 6009 RIVERWAY, SUITE 900
 HOUSTON, TEXAS 77056
 CONTACT: TERRY RICHBERT
 TELEPHONE: (713) 980-9977

ENGINEER/SURVEYOR:
Costello
 2107 CITYWEST BLVD.
 3RD FLOOR
 HOUSTON, TEXAS 77042
 (713) 783-7788 FAX: 783-3580
 TBPE FIRM REGISTRATION NO. 280
 TBPLS FIRM REGISTRATION NO. 100486



PLANNING AND ZONING COMMISSION

Staff Report: Plat Application

Agenda Date: June 1, 2020

Agenda Item: C3.

Plat Name: Mandola Farms Section One – Revised Preliminary Plat

Applicant: John Camarillo | Miller Surveying Group

Project Description: A subdivision of 62.96 acre tract of land located in the William Morton Survey, A-62, Fort Bend County, Texas.

Zoning Designation: GR, General Residential

Reviewers: City of Richmond Development Review Committee (DRC)

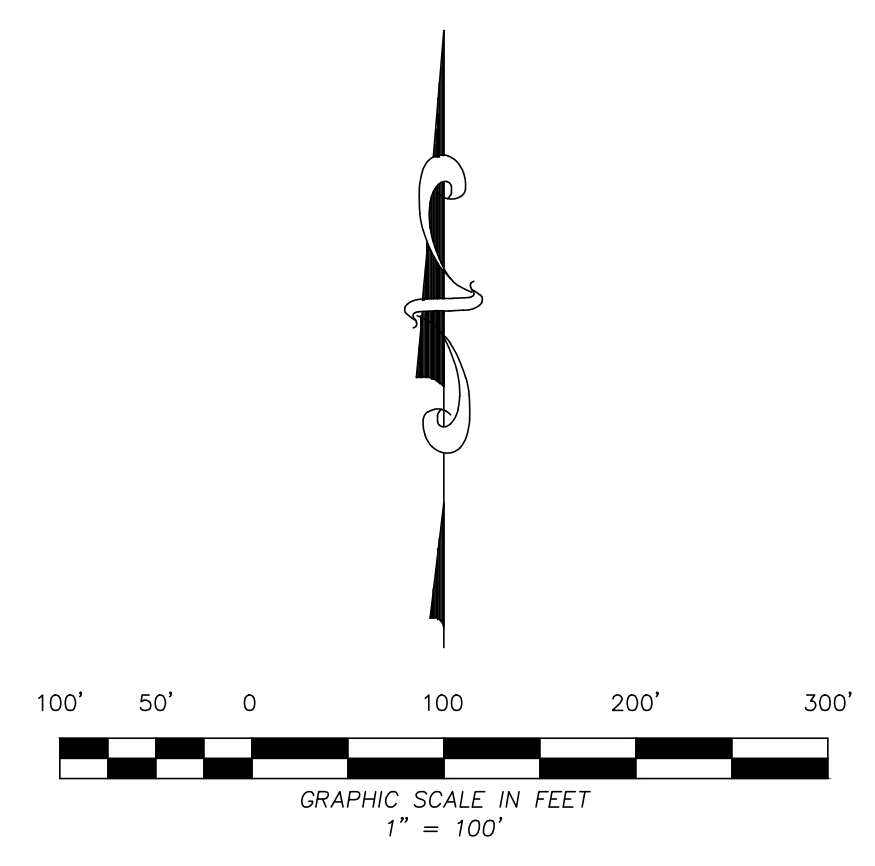
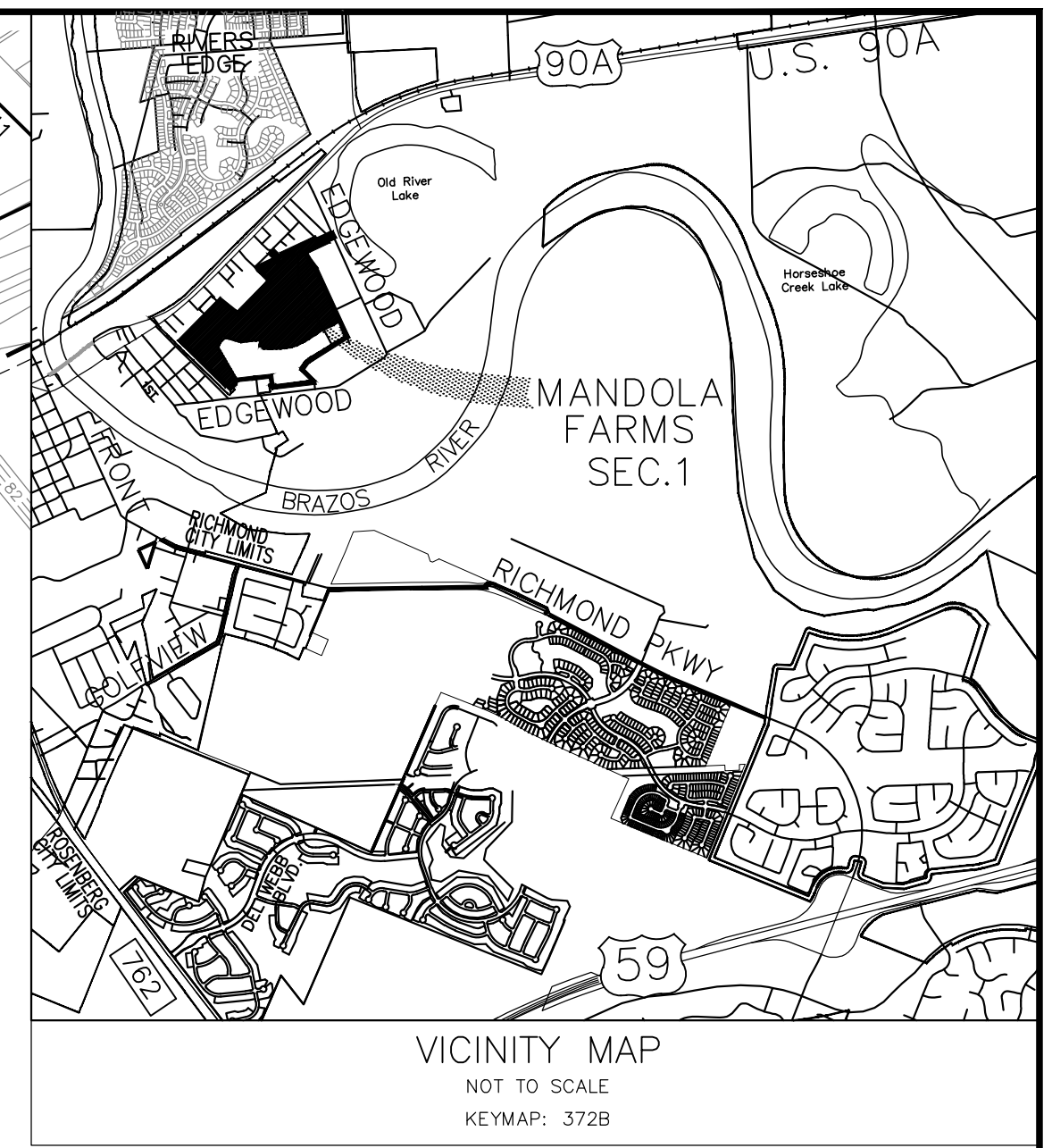
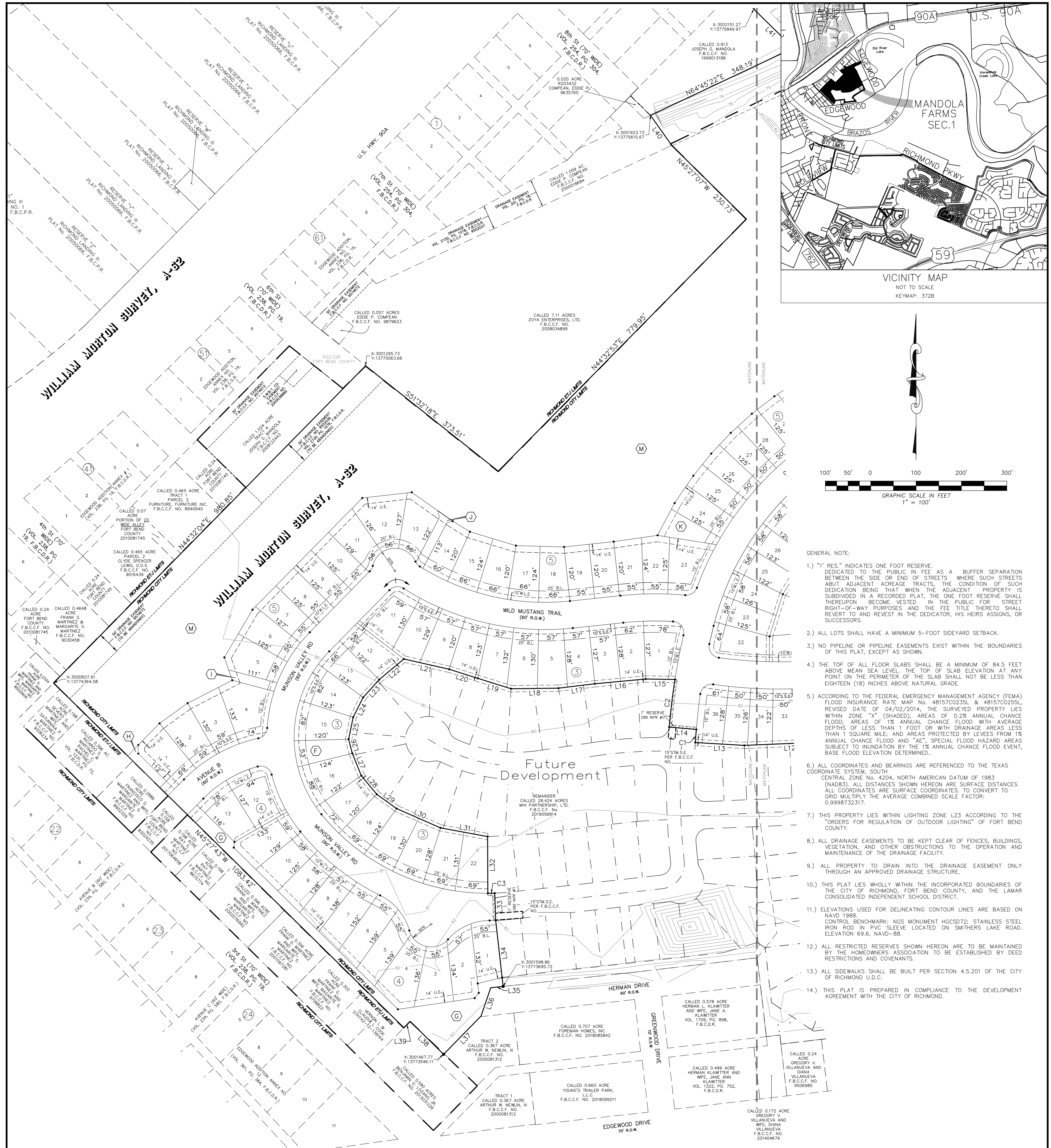
Project Planner: Jose Abraham, Planning Director

Background

- *The proposed subdivision includes a total of 154 lots and is located within Mandola Farms Residential Development which is governed by a Service and Development Agreement between the City of Richmond and Meritage Homes.*
- *A final plat for this section was conditionally approved at the May regular City Commission meeting. The final plat included an extra lot compared to the approved preliminary plat and the applicant and one of the conditions of approval was to revise the approved preliminary plat to reflect the change total number of lots.*
- *The applicant is, therefore, revising the approved preliminary plat in response to the conditional approval of the final plat.*
- *The proposed plat includes typical 50’ and 55’ wide single-family residential lots.*
- *The proposed preliminary plat is in conformance with the approved General Plan for Mandola Farms Master Planned Community.*

Recommendation

APPROVAL: Staff recommends approval of this revised preliminary plat



- GENERAL NOTE:
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 - ALL LOTS SHALL HAVE A MINIMUM 5-FOOT SIDEYARD SETBACK.
 - NO PIPELINE OR PIPELINE EASEMENTS EXIST WITHIN THE BOUNDARIES OF THIS PLAT, EXCEPT AS SHOWN.
 - THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 84.5 FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GRADE.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NO. 48157C0235L & 48157C0255L, REVISED DATE OF 04/02/2014, THE SURVEYED PROPERTY LIES WITHIN ZONE "X" (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AND "AE", SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, BASE FLOOD ELEVATION DETERMINED.
 - ALL COORDINATES AND BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL SYSTEM, NO. 4204, NORTH AMERICAN DATUM OF 1983 (NAD83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES ARE SURFACE COORDINATES. TO CONVERT TO GRID MULTIPLY THE AVERAGE COMBINED SCALE FACTOR: 0.9998732317.
 - THIS PROPERTY LIES WITHIN LIGHTING ZONE L23 ACCORDING TO THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING" OF FORT BEND COUNTY.
 - ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
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 - ALL SIDEWALKS SHALL BE BUILT PER SECTION 4.5.201 OF THE CITY OF RICHMOND U.D.C.
 - THIS PLAT IS PREPARED IN COMPLIANCE TO THE DEVELOPMENT AGREEMENT WITH THE CITY OF RICHMOND.

PRELIMINARY PLAT OF MANDOLA FARMS SECTION ONE

A SUBDIVISION OF 62.96 ACRES OF LAND LOCATED IN THE WILLIAM MORTON SUBWAY, A-62 CITY OF RICHMOND, FORT BEND COUNTY, TEXAS

6 BLOCKS 154 LOTS 15 RESERVES

DATE: MAY, 2020 SCALE: 1" = 100'

OWNER:

HERITAGE HOMES
3250 BRIARPARK, SUITE 100A
HOUSTON, TEXAS 77042
ATTN. SHANNON WIESEPAPE,
(713) 690-1166

MHI
7670 WOODWAY DR., SUITE 104
HOUSTON, TEXAS 77063
ATTN. TREV THOMPSON,
(713) 952-6767

ENGINEER



2500 TANGLEWILDE STREET, SUITE 480, HOUSTON TEXAS 77063
PHONE 281-306-0240
WWW.ODYSSEYEG.COM
TBP# NO. F-17637
JUSTIN R. RING, P.E.

SURVEYOR

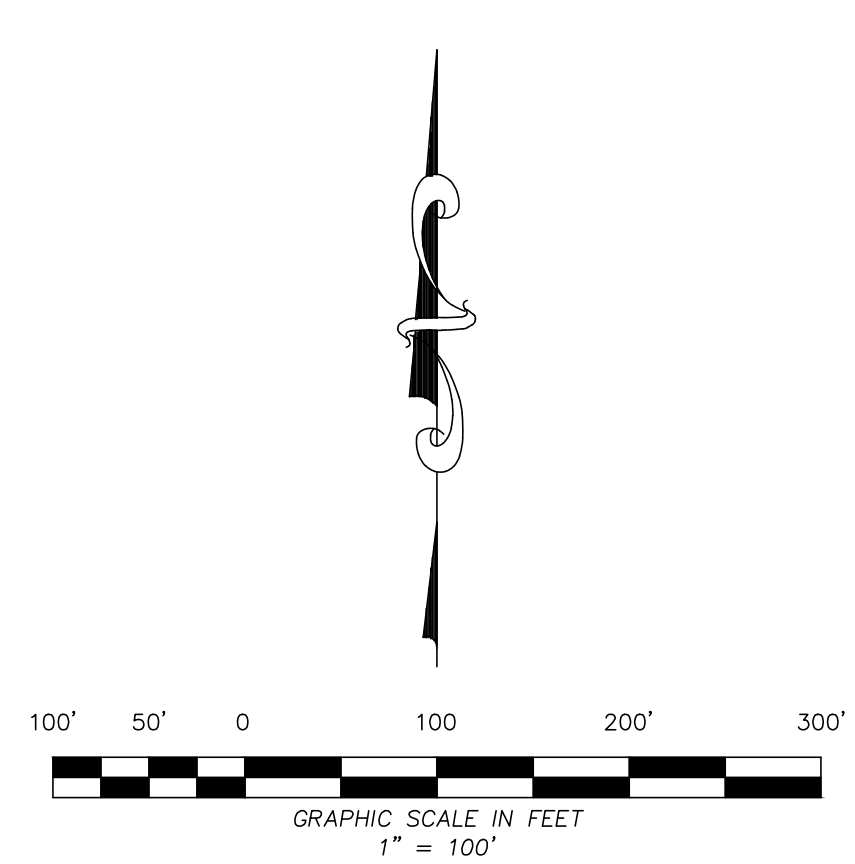
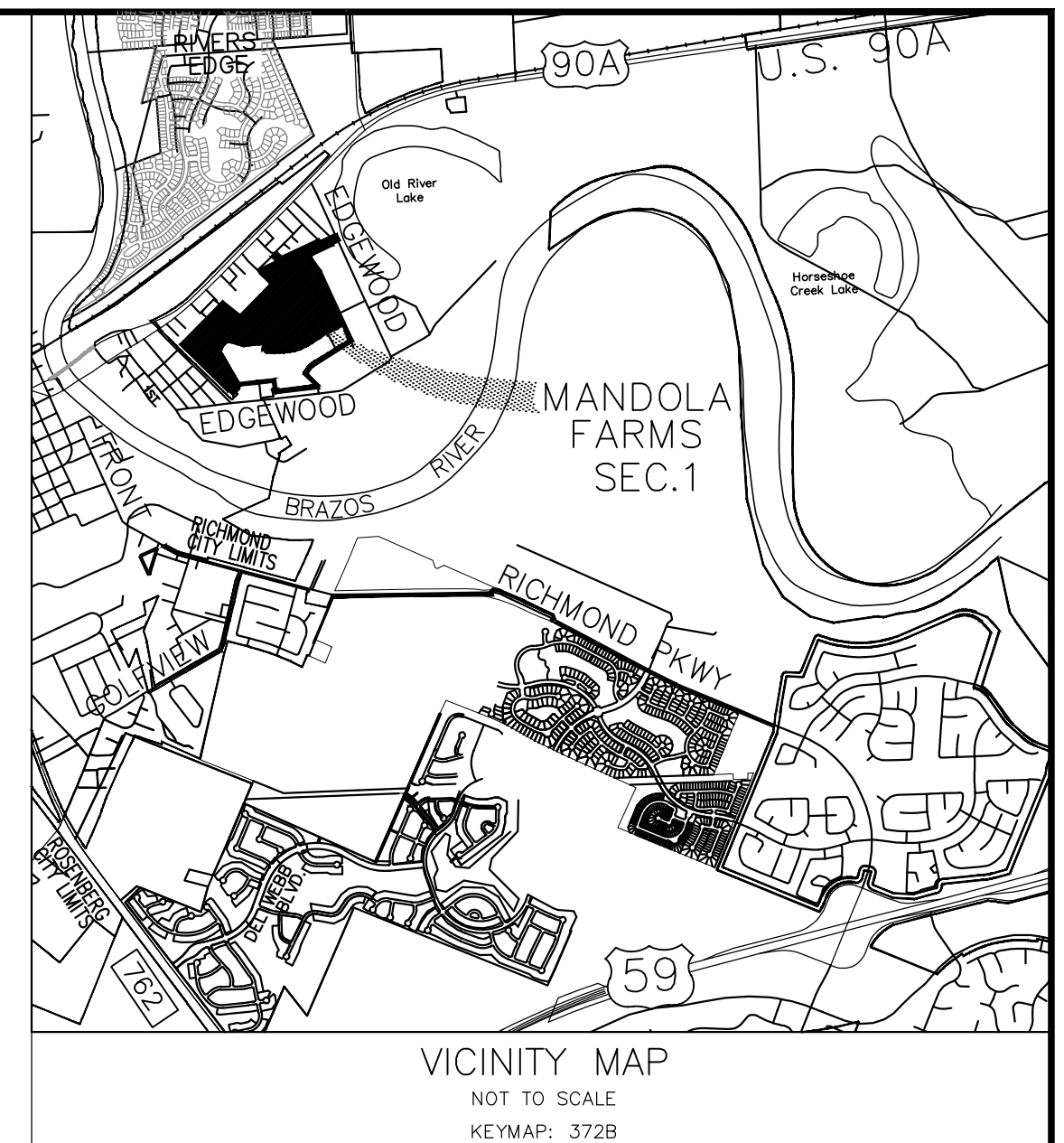
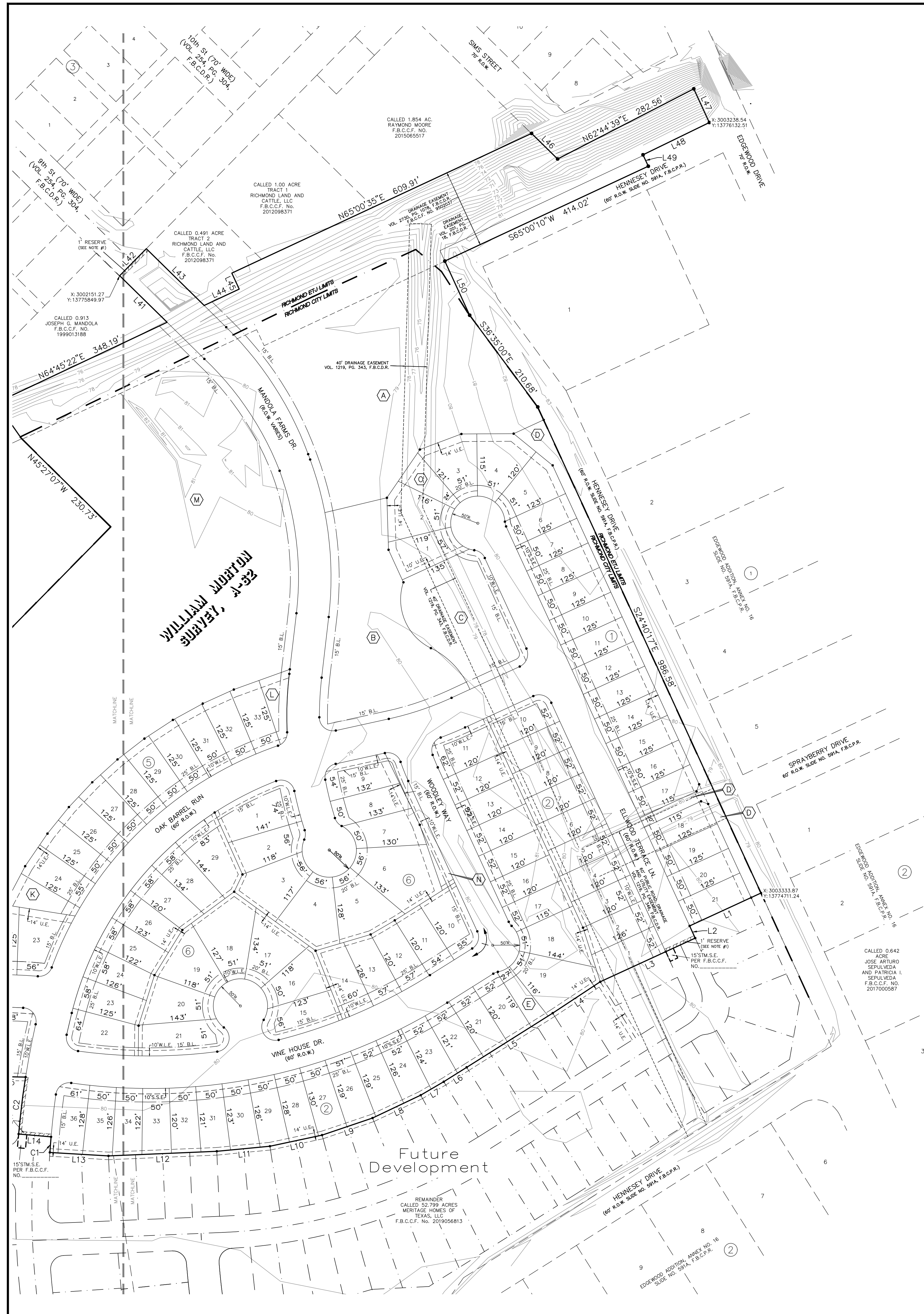


1760 WEST SAM HOUSTON PARKWAY NORTH, HOUSTON TEXAS 77043
PHONE 713-413-1900 FAX 713-413-1944
WWW.MILLERSURVEY.COM
TEXAS FIRM REGISTRATION NO. 10047100
BRIAN E. WILSON, R.P.L.S.

SYMBOL	DESCRIPTION	USE	AREA
A	RESTRICTED RESERVE "A"	DRAINAGE/DETENTION	5.698 AC. - 248,205 S.F.
B	RESTRICTED RESERVE "B"	PARK/RECREATION	1.508 AC. - 65,675 S.F.
C	RESTRICTED RESERVE "C"	LANDSCAPE/OPEN SPACE	0.848 AC. - 36,925 S.F.
D	RESTRICTED RESERVE "D"	LANDSCAPE/OPEN SPACE	0.540 AC. - 23,509 S.F.
E	RESTRICTED RESERVE "E"	LANDSCAPE/OPEN SPACE	0.082 AC. - 3,589 S.F.
F	RESTRICTED RESERVE "F"	LANDSCAPE/OPEN SPACE	0.127 AC. - 5,533 S.F.
G	RESTRICTED RESERVE "G"	LANDSCAPE/OPEN SPACE	0.652 AC. - 28,387 S.F.
H	RESTRICTED RESERVE "H"	LANDSCAPE/OPEN SPACE	0.059 AC. - 2,591 S.F.
I	RESTRICTED RESERVE "I"	LANDSCAPE/OPEN SPACE	0.047 AC. - 2,057 S.F.
J	RESTRICTED RESERVE "J"	LANDSCAPE/OPEN SPACE	0.059 AC. - 2,583 S.F.
K	RESTRICTED RESERVE "K"	LANDSCAPE/OPEN SPACE	0.118 AC. - 5,147 S.F.
L	RESTRICTED RESERVE "L"	LANDSCAPE/OPEN SPACE	0.099 AC. - 4,300 S.F.
M	RESTRICTED RESERVE "M"	DRAINAGE/DETENTION	16.066 AC. - 699,819 S.F.
N	RESTRICTED RESERVE "N"	LANDSCAPE/OPEN SPACE	0.112 AC. - 4,900 S.F.
O	RESTRICTED RESERVE "O"	LANDSCAPE/OPEN SPACE	0.105 AC. - 4,561 S.F.
TOTAL			26.120 AC. - 1,137,781 S.F.

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF RICHMOND INTERIM REGULATIONS IN EFFECT PER THE APPROVED DEVELOPMENT AGREEMENT AND WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE FOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF RICHMOND. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC, NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.



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PRELIMINARY PLAT OF MANDOLA FARMS SECTION ONE

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6 BLOCKS 154 LOTS 15 RESERVES

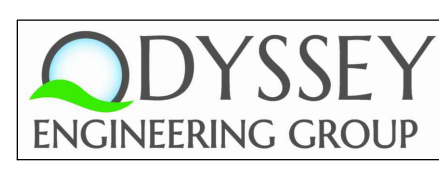
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Line	Length	Direction
L1	145.00	S65°19'43"W
L2	24.91	S24°01'17"E
L3	192.73	S65°19'43"W
L4	105.02	S56°34'54"W
L5	187.57	S57°48'29"W
L6	49.94	S57°48'59"W
L7	49.17	S59°42'07"W
L8	98.30	S64°40'27"W
L9	98.30	S71°18'13"W
L10	98.30	S77°56'00"W
L11	98.41	S84°33'32"W
L12	200.00	S87°33'48"W
L13	108.29	N86°37'08"W
L14	60.00	N85°01'24"W
L15	64.53	N89°10'59"W
L16	112.65	S84°38'35"W
L17	80.69	S83°10'20"W
L18	104.50	S89°17'49"W
L19	76.98	N72°38'56"W
L20	66.10	N72°27'36"W

Line	Length	Direction
L21	102.41	N77°12'45"W
L22	70.90	S50°08'09"W
L23	52.85	S42°01'43"W
L24	48.82	S26°37'16"W
L25	49.45	S11°02'52"W
L26	32.21	S14°33'58"E
L27	53.03	S22°03'37"E
L28	53.29	S39°39'09"E
L29	53.84	S54°09'12"E
L30	105.93	S66°17'47"E
L31	105.65	S79°28'59"E
L32	125.01	S00°11'54"E
L33	60.00	S02°03'06"E
L34	146.56	S06°24'07"E
L35	27.59	S83°50'58"W
L36	65.56	S18°52'07"W
L37	118.19	S44°16'37"W
L38	103.68	N45°27'43"W
L39	19.70	S44°32'17"W
L40	81.65	N35°13'37"W

Line	Length	Direction
L41	122.48	N45°30'21"W
L42	70.00	N44°29'40"E
L43	149.51	S45°30'21"E
L44	71.49	N64°57'27"E
L45	32.50	N25°04'04"W
L46	87.33	S45°30'21"E
L47	88.44	S24°45'55"E
L48	136.02	S64°04'43"W
L49	23.25	S24°42'47"E
L50	109.81	S24°39'03"E

Curve	Length	Radius	Delta	Chd Direction	Chd Length
C1	28.90	1470.00	110°35'	N04°24'48"E	28.90
C2	105.78	1530.00	35°41'	N06°57'26"E	105.76
C3	15.20	470.00	15°12'	N88°52'30"E	15.20

PLANNING AND ZONING COMMISSION
Staff Report: Plat Application

Agenda Date: June 1, 2020
Agenda Item: C4.

Plat Name: Huntington at Richmond – Final Plat & Site Development Plan
Applicant: Rene Rodriguez | LJA Engineering, Inc.
Project Description: A subdivision of 7.009 acre tract of land located in the Jane H. Long League, A-55, Fort Bend County, Texas.
Zoning Designation: NA / ETJ (Development Agreement)

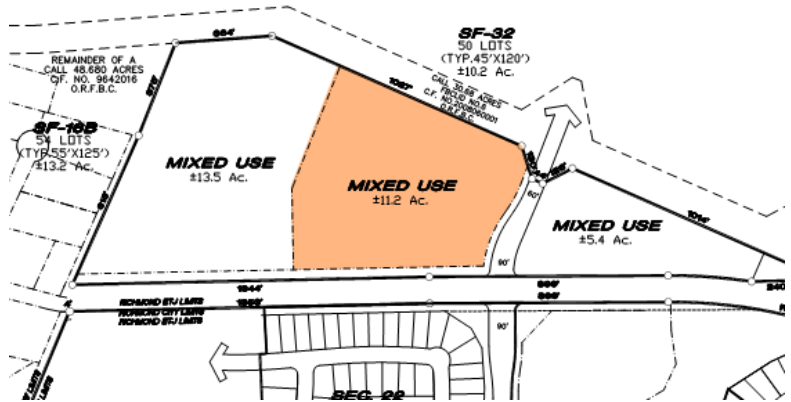
Reviewers: City of Richmond Development Review Committee (DRC)
Project Planner: Jose Abraham, Planning Director

Background/Review Notes

- The proposed subdivision is located within Veranda Development which is governed by a Development Agreement (DA) between the City of Richmond and HW 589 Holdings LLC. The proposed subdivision is located on the north side of Circle 7 Rd and Richmond Parkway.
- This plat includes a 7.009 acre tract for a proposed 141 unit senior living facility. The applicant MGroup currently operates 8 senior communities and is under construction on 3 additional facilities in the Houston area not including the proposed Richmond Huntington.
- The acreage within this proposed final plat conforms to the acreage included within Huntington at Richmond, Preliminary Plat which was approved on April 20, 2020.
- The Development Agreement requires that a Site Development Plan be reviewed and approved along with the Final Plat for the proposed use. Please note that the DA requirements are based on older ordinances and interim regulations established prior to the UDC with variances to specific sections.

LANDUSE AND DENSITY:

- The subject site is identified as Mixed Use on the approved General Plan (Please see below).



- *Veranda development was envisioned as a master planned mixed-use community with attached and detached single-family residential, multi-family residential, retail, commercial, office, educational, and recreational uses. Therefore, as per Section 2.01 of the DA, the proposed use of Independent Senior Living is allowed within Veranda.*
- *The proposed development is planned to include an entrance porte-cochere, central outdoor pool and amenities, parking, and landscaping.*
- *The proposed development includes **98 one-bedroom units and 43 two-bedroom units**, with a total of **141 Units** (Please see attached Plans and drawings)*
- *In terms of density, the DA requires that multi-family residential developments within Veranda when combined shall not exceed 721 units. Also, the Development allows for a maximum of three-story buildings and allows **up to 300 units per development at a density of 20 units per acre.***
- *The applicant is proposing Two 3-story buildings of the front side and Six single story cottages type building on the rear side. The proposed density for the project is 20.11 units per acre, which based on standard practices of plan review is rounded down to 20 units per acre. Therefore, the proposed development conforms to the requirements of the DA in terms of height and density requirements.*

PARKING:

- *The applicant is proposing a total of **255 parking spaces** at the rate of 1.8 spaces per unit. (Please see attached Site Plan)*
- *The minimum parking requirement for multi-family development in the DA is based on 2 parking spaces for 1 bedroom units and 3 spaces for 2 bedroom units, which would be a total of **325 parking spaces required for this development.***
- *Please note that a UDC Text Amendment is proposed to revise parking requirements for Multi-family development to 1.5 parking spaces for 1 bedroom units and 2 spaces for 2 bedroom units. The proposed parking for the development conforms to the proposed requirements in UDC Text Amendment.*

OPEN SPACE, LANDSCAPING, and OUTDOOR LIGHTING

- *The proposed development meets the minimum requirement of 30% open space and landscaped area requirement.*
- *The applicant has provided a landscape plan showing the proposed planting for the development (Please see attached Plans and drawings).*
- *Please note that the proposed development meets the front setback requirement of 25 feet and maintains sufficient setback from other property lines (The DA exempts the property from setback requirements for side and rear).*
- *The proposed Lighting Plan meets the minimum standards and requirements of the DA.*
- *The applicant has not provided any drawings or details pertaining to proposed fences.*

BUILDING DESIGN

- *The overall building design proposed, meets the standards provided in the DA.*
- *The Elevation drawings provided does not include details of exterior finish materials, however, from the drawings and renderings, it appears that the proposed materials include masonry products such as stone and fiber cement siding, and approved roofing systems.*

Staff Recommendation

CONDITIONAL APPROVAL: Staff recommends approval of this final plat and Site Development Plan conditioned upon addressing the comments listed below:

Final Plat:

1. Update note 4 of the plat to reflect the latest date of the title commitment letter (May 01, 2020).
2. Add Clerk's file numbers for the other items listed in Schedule C, item 6 of the Title Commitment letter, specifically ending in 328, 329 & 330 to the Trustmark National Bank dedicatory language.

Site Development Plan:

1. The proposed parking spaces does not meet the minimum requirements of the DA. The approval of the site plan is contingent upon the amendment of the multi-family development parking requirements of the UDC.
2. Indicate location, design, and details of proposed fences for the development and ensure that it meets the standards set in the DA.



HUNTINGTON AT RICHMOND
A SUBDIVISION OF 7.026 ACRES OF LAND SITUATED IN THE
JANE H. LONG SURVEY, ABSTRACT 55,
FORT BEND COUNTY, TEXAS.

9 LOTS 1 RESERVE (7.026 ACRES) 3 BLOCKS
MAP 18, 2020 JOB NO. 2007-0001431

OWNER:
MURKIN HOLDINGS, INC.
LAURA MURKIN, PRESIDENT
1013 W. BOWEN STREET, AUSTIN, TEXAS 78704
PH. (281) 242-8128

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

11/11/2019
1515 W. BOWEN STREET, AUSTIN, TEXAS 78704
PH. (281) 242-8128

11/11/2019
1515 W. BOWEN STREET, AUSTIN, TEXAS 78704
PH. (281) 242-8128

SHEET 1 OF 2

WE, TRUSTMARK NATIONAL BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS HUNTINGTON AT RICHMOND, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2019070327 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

TRUSTMARK NATIONAL BANK

BY: _____
PRINT NAME

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ OF TRUSTMARK NATIONAL BANK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

WE, THE HENDERSON-WESSENDORFF FOUNDATION, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS HUNTINGTON AT RICHMOND, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2015128856 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

THE HENDERSON-WESSENDORFF FOUNDATION,

BY: _____
PRINT NAME

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ OF THE HENDERSON-WESSENDORFF FOUNDATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

CHRIS RHODES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6532

STATE OF TEXAS
COUNTY OF FORT BEND

THIS PLAT OF HUNTINGTON AT RICHMOND APPROVED ON _____, 2020 BY THE CITY OF RICHMOND CITY COMMISSION AND SIGNED THIS THE _____ DAY OF _____, 2020 PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID, NULL AND VOID, UNLESS THIS PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS, WITHIN SIX (6) MONTH HEREAFTER.

EVALYN W. MOORE, MAYOR

LAURA SCARLATO, SECRETARY

THIS PLAT OF HUNTINGTON AT RICHMOND APPROVED BY THE CITY MANAGER OF THE CITY OF RICHMOND, TEXAS

THIS _____ DAY OF _____, 2020.

TERRI VELA, CITY MANAGER

STATE OF TEXAS
COUNTY OF FORT BEND

WE, MGROUP HOLDINGS, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH LAURA MUSEMECHE, PRESIDENT AND MARK MUSEMECHE, VICE PRESIDENT, BEING OFFICERS OF MGROUP HOLDINGS, INC., A TEXAS CORPORATION, OWNERS OF THE 7.009 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF HUNTINGTON AT RICHMOND, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

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

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20' 0") FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF HUNTINGTON AT RICHMOND WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

FURTHER, WE DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS", AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS COURT ON MARCH 23, 2004 AND ANY SUBSEQUENT AMENDMENT.

IN TESTIMONY WHEREOF, MGROUP HOLDINGS, INC., A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE PREPARED BY LAURA MUSEMECHE, ITS PRESIDENT, THEREUNTO AUTHORIZED, ITS VICE PRESIDENT, MARK MUSEMECHE, THIS _____ DAY OF _____, 2020.

MGROUP HOLDINGS, INC.,
A TEXAS CORPORATION,

BY: _____
LAURA MUSEMECHE, PRESIDENT

ATTEST: _____
MARK MUSEMECHE, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LAURA MUSEMECHE, PRESIDENT OF HW 589 HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2020.

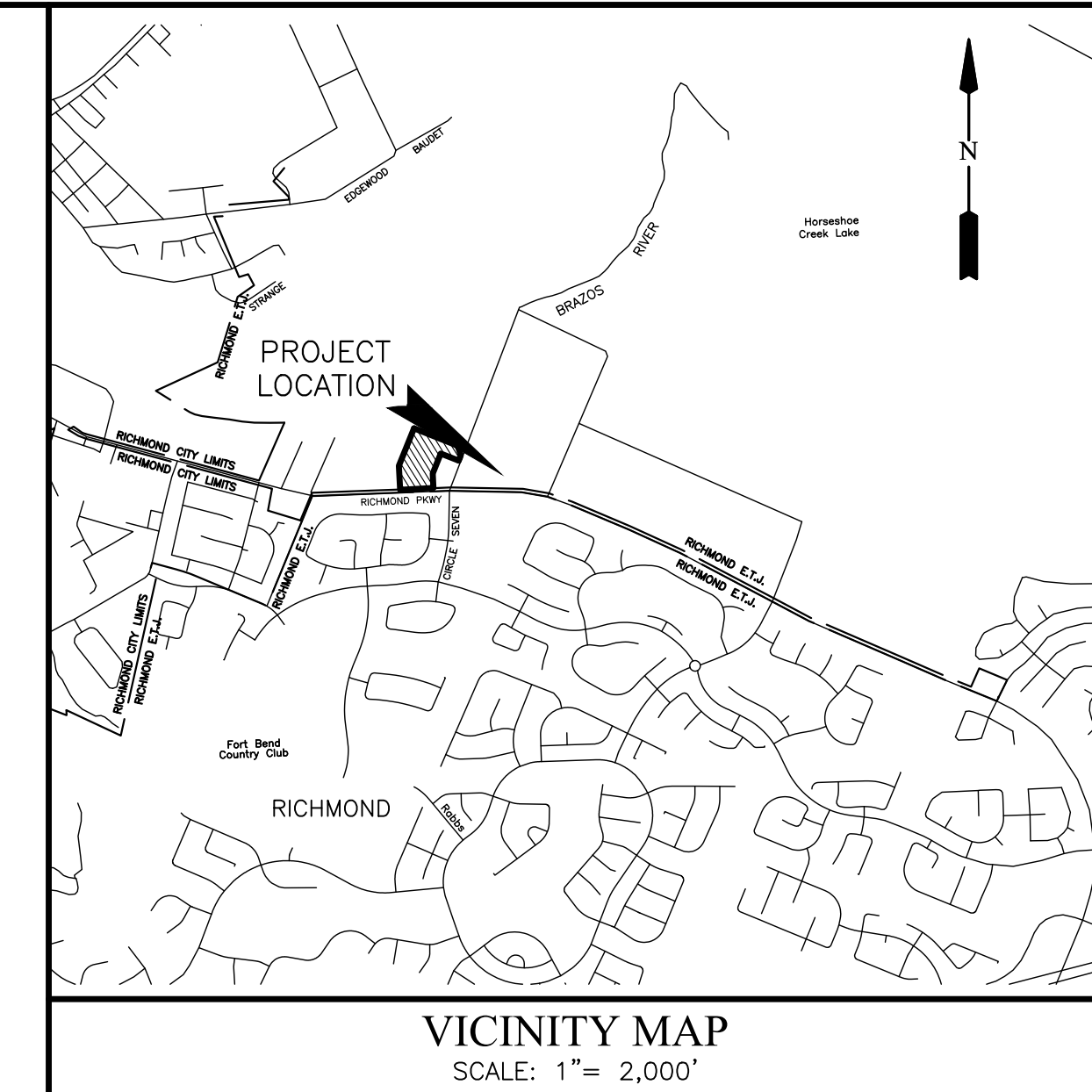
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARK MUSEMECHE, VICE PRESIDENT OF MGROUP HOLDINGS, INC., A TEXAS CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



I, J. STACY SLAWINSKI, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS' COURT. HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

J. STACY SLAWINSKI, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS _____ DAY OF _____, 2020.

VINCENT M. MORALES, JR.
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE
COUNTY JUDGE

W. A. (ANDY) MEYERS
PRECINCT 3, COUNTY COMMISSIONER

KEN R. DEMERCHANT
PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2020 AT _____ O'CLOCK _____ M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

HUNTINGTON AT RICHMOND

A SUBDIVISION OF 7.009 ACRES OF LAND SITUATED IN THE JANE H. LONG SURVEY, ABSTRACT 55, FORT BEND COUNTY, TEXAS.

0 LOTS 1 RESERVE (7.009 ACRES) 1 BLOCK

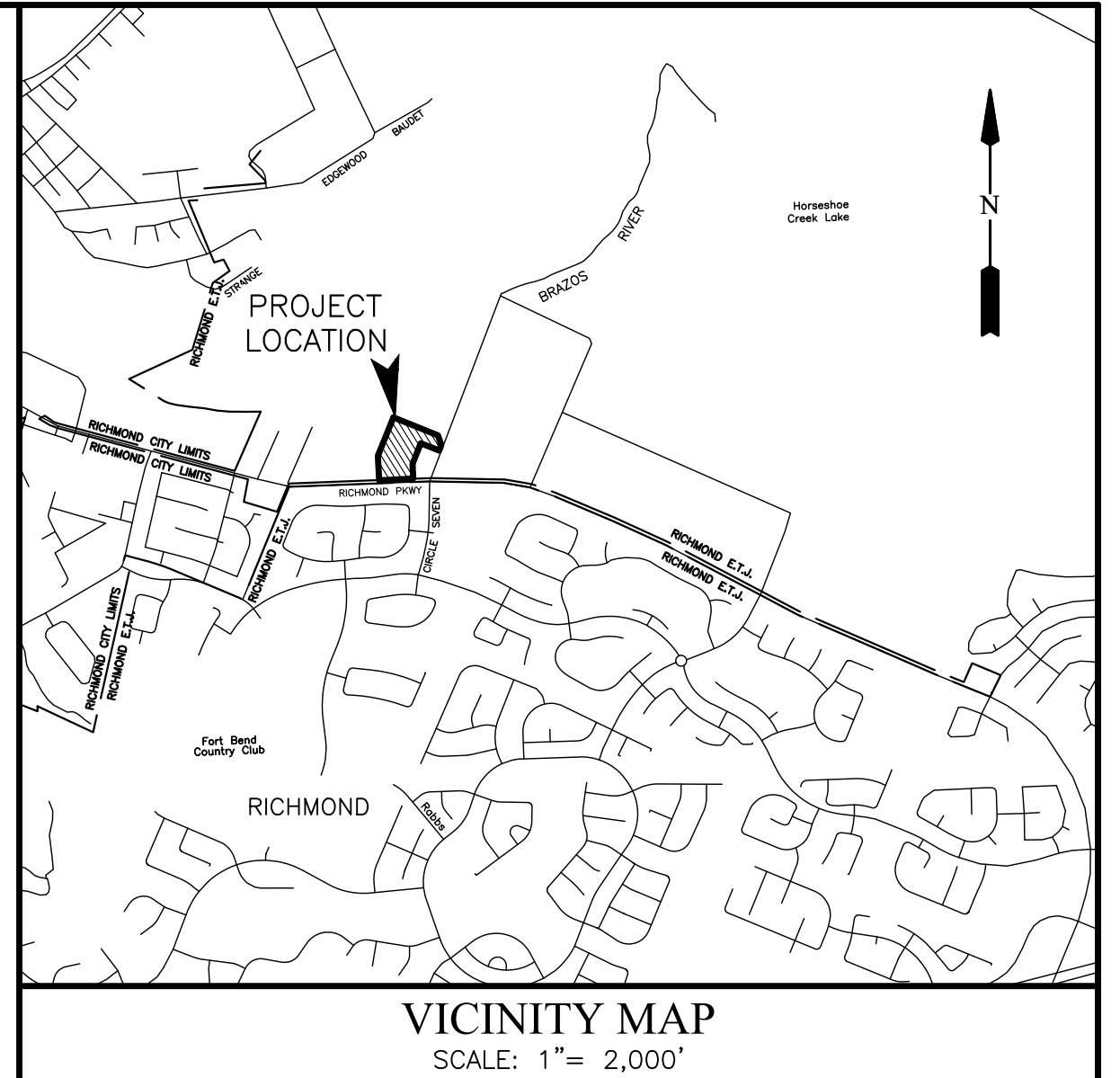
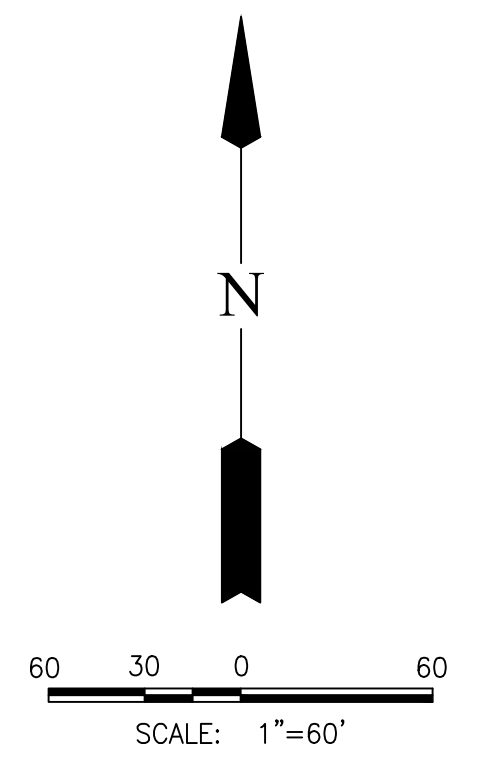
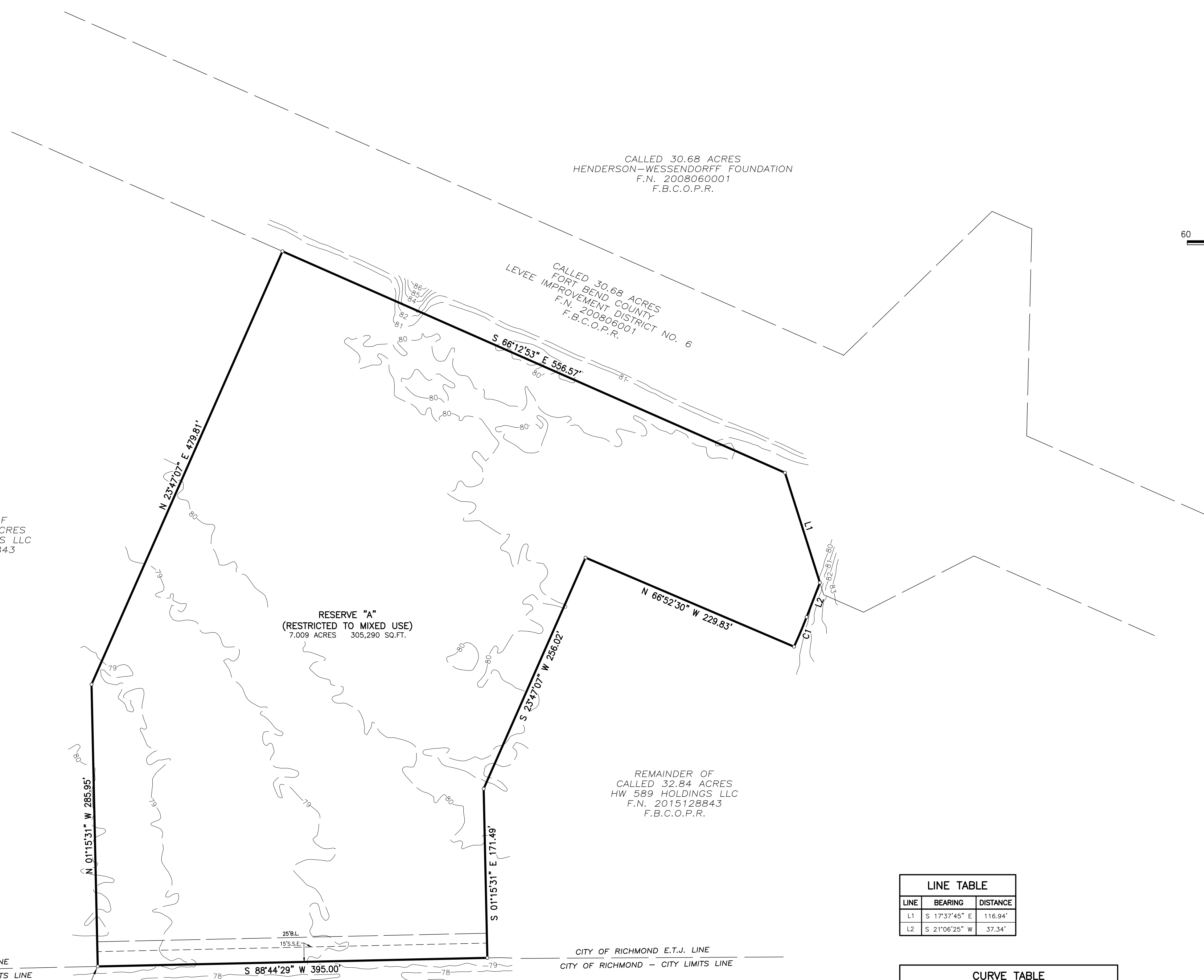
MAY 18, 2020 JOB NO. 2807-0001.431

OWNERS:
MGROUP HOLDINGS, INC.
LAURA MUSEMECHE, PRESIDENT
1013 VAN BUREN STREET, HOUSTON, TEXAS 77019
PH. (281) 342-6109

SURVEYOR:
LJA Surveying, Inc.
2929 Briarpark Drive
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10194362

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

DIR: _____
MPLAR CHECK: COORD. _____
US _____



REMAINDER OF
CALLED 32.84 ACRES
HW 589 HOLDINGS LLC
F.N. 2015128843
F.B.C.O.P.R.

CALLED 30.68 ACRES
HENDERSON-WESSENDORFF FOUNDATION
F.N. 2008060001
F.B.C.O.P.R.

CALLED 30.68 ACRES
FORT BEND COUNTY
LEVEE IMPROVEMENT DISTRICT NO. 6
F.N. 200806001
F.B.C.O.P.R.

RESERVE "A"
(RESTRICTED TO MIXED USE)
7.009 ACRES 305,290 SQ.FT.

REMAINDER OF
CALLED 32.84 ACRES
HW 589 HOLDINGS LLC
F.N. 2015128843
F.B.C.O.P.R.

P.O.B.
NAD83 GRID COORDINATES
X= 3,004,222.24
Y= 13,770,130.03

RICHMOND PARKWAY
(100' R.O.W.)
F.N. 2004134394
F.B.C.O.P.R.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 17°37'45" E	118.94'
L2	S 21°06'25" W	37.34'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	500.00'	3°44'31"	32.66'	S 22°58'41" W	32.65'

- LEGEND**
- B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - D.E. INDICATES DRAINAGE EASEMENT
 - W.L.E. INDICATES WATER LINE EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
 - F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
 - F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
 - F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
 - F.N. INDICATES FILE NUMBER
 - R.O.W. INDICATES RIGHT-OF-WAY

- NOTES:**
1. ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.9998722847.
 2. BENCHMARK: ALUMINUM DISK STAMPED TXDOT LOCATED AT THE NORTHERLY CORNER OF THE INTERSECTION OF THE SOUTHWEST BOUND FRONTAGE ROAD OF HWY 59 AND FM 762. THE POINT IS LOCATED +/-33' NORTHWEST FROM THE EDGE OF PAVEMENT OF THE ABOVE MENTIONED FRONTAGE ROAD AND +/-80' NORTHEAST OF THE NORTHEASTERLY EDGE OF PAVEMENT OF FM 762.
 - ELEV. = 93.53' NAVD83(GEIOD03)
 3. THIS PLAT WAS PREPARED TO MEET THE CITY OF RICHMOND AND FORT BEND COUNTY REQUIREMENTS.
 4. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. 19157039108 DATED JANUARY 10, 2020. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
 5. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215, FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 6, FORT BEND SUBSIDIENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE ETJ OF THE CITY OF RICHMOND AND FORT BEND COUNTY.
 6. FIVE-EIGHTHS (5/8) INCH CAPPED IRON RODS AND THREE (3) FEET IN LENGTH WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
 7. IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48157C 0255L, REVISED DATE APRIL 2, 2014, PROPERTY LIES WITHIN ZONE "X" (UNSHADED ON THE FIRM MAP) DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
 8. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
 9. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
 10. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
 11. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
 12. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DETENTION FACILITY IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215.
 13. THIS PLAT LIES WITHIN LIGHTING ZONE 3.
 14. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.

HUNTINGTON AT RICHMOND
A SUBDIVISION OF 7.009 ACRES OF LAND SITUATED IN THE
JANE H. LONG SURVEY, ABSTRACT 55,
FORT BEND COUNTY, TEXAS.

0 LOTS 1 RESERVE (7.009 ACRES) 1 BLOCK
MAY 18, 2020 JOB NO. 2807-0001.431

OWNERS:
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1013 VAN BUREN STREET, HOUSTON, TEXAS 77019
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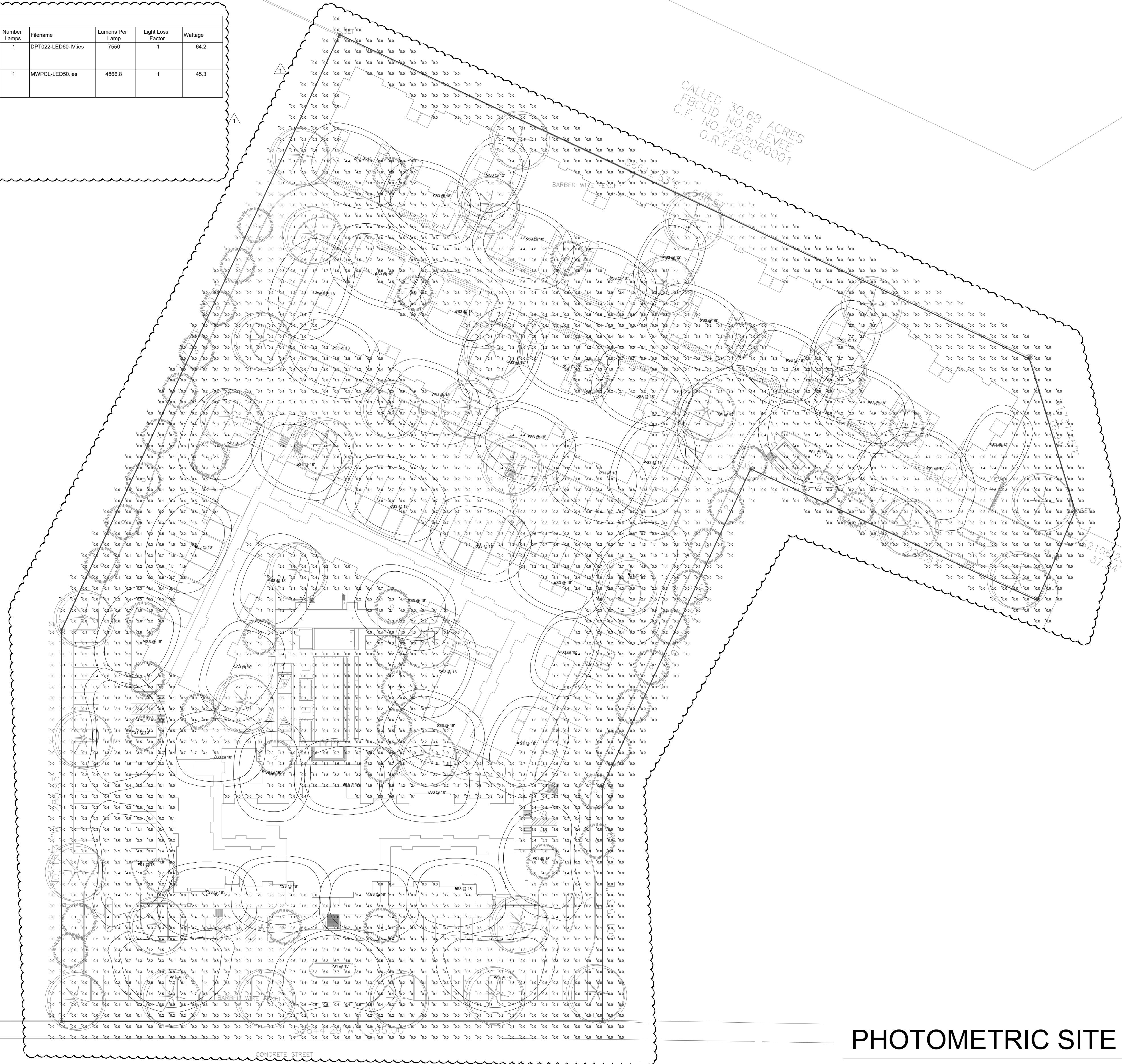
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Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

Symbol	Label	Quantity	Mounting Heights	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
○	S1	10	15' A.F.F	DIVINE LIGHTING & MFG		DPT022-LED60-IV		1	DPT022-LED60-IV.ies	7550	1	64.2
⬆	S3	44	VARIES	DIVINE LIGHTING & MFG	MWPCL-LED50			1	MWPCL-LED50.ies	4866.8	1	45.3

Statistics

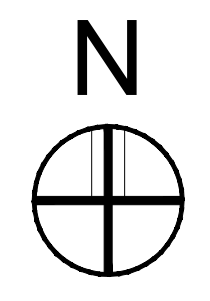
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ENTIRE SITE PLAN	+	0.8 fc	12.8 fc	0.0 fc	N/A	N/A



CALLED 30.68 ACRES
 FBCLID NO. 6 LEVEE
 C.F. NO. 2008060001
 O.R.F.B.C.

SOUTHWEST CORNER
 CALLED 32.84 ACRES
 POC
 N8844'29"E 995.0'

CONCRETE STREET
 RICHMOND PARKWAY
 C.F. NO. 2004134394
 O.R.F.B.C.
 CONCRETE STREET



PHOTOMETRIC SITE PLAN

SCALE: 1" = 40'-0"

HGE CONSULTING, INC.

MEP ENGINEERS
 F-782
 15603 GLEN CHASE HOUSTON,
 TEXAS 77095
 PHONE: 281-856-7682
 FAX: 281-856-2438
 Email: MEP@HGECONSULTING.COM

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NUMBER	DATE	DESCRIPTION
1	05-15-2020	DRC COMMENTS

THE HUNTINGTON
 RICHMOND, TEXAS

○	PRELIMINARY SET
●	PERMIT ISSUE
○	CONSTRUCTION ISSUE
DATE:	05/04/2020
DRAWN BY:	IM
CHK'D BY:	JV
JOB:	

E-1.2



RENDERING OF THE PROPOSED DEVELOPMENT

GENESIS STUDIOS · MG



PLANNING AND ZONING COMMISSION
Staff Report: Unified Development Code Text Amendment

Agenda Date: June 1, 2020

Agenda Item: C5a. & C5b.

Agenda Item Subject: Unified Development Code (UDC) Text Amendment

Project Description: Proposed UDC text amendment to revise the parking requirements pertaining to multi-family development and allowances pertaining to alternatives or modifications to required parking. The proposed amendment reduces the minimum required parking spaces for multi-family development and limits the alternatives or modifications to required parking.

Zoning Designation: NA

Project Planner: Jose Abraham, Planning Director

Overview

This is an agenda request to consider a text amendment to the Unified Development Code (UDC) to reduce the minimum required parking spaces for multi-family development and limits the alternatives or modifications to required parking. The specific sections include:

- Table 4.2.101A, Residential and Commercial Uses of the Home Parking Requirements.
- Sec. 4.2.103, Alternatives or Modifications to Required Parking.

At the May 4, 2020, Planning and Zoning Commission meeting, the issue of parking demand for multi-family development was discussed and staff presented findings of a research based on (1) Case study of two existing multi-family development in the City of Richmond’s ETJ; (2) Trends evident from Census and American Community Survey Data; (3) Comparative analysis of parking requirements of other jurisdiction in the Houston Metropolitan area. The discussion would be generally summarized as follows:

- For both existing multi-family developments, even with parking ratio lower than the current standards, we are generally seeing parking vacancy rate in the 25 to 30% range. The parking study does not include parking spaces provided for the leasing office and at the time of counting parking spaces, the spaces dedicated for leasing office visitors were vacant. Also, the parking vacancy recorded was despite rental occupancy being above 90% which is the generally observed peak of occupancy (92-95%). Also, occupied dwelling units for both developments include certain units that do not generate parking since they are set aside as model units. There are no known parking related complaints for the two developments studied. Staff has not witnessed or received any complaints about overflow parking on public street providing access to the developments studied.
- The general trend based on US Census data shows higher percentage of one and two vehicle availability per household. We see that the percentage of one and two vehicles availability is higher

than three or more vehicles even within households with more than two people. This suggests that the current parking requirement may be excessive.

- Parking requirements within some jurisdictions are less than the City of Richmond requirement and some are more. Staff’s recommendation for the request for reduced parking requirement discussed in March 2020 regular meeting is comparable to parking requirement of City of Fulshear and City of Missouri City.

At the May 4, 2020 meeting, the Commission directed staff to consider evaluation of the current parking requirements for multi-family development. Based on staff’s research, it appears that a reduction in the requirement is reasonable and would still result in quality multi-family development without causing parking or traffic concerns.

The current UDC parking requirement for multi-family development is as follows:

One Bedroom & Efficiency Unit:	2.0 Spaces per Unit
Two Bedrooms:	3.0 Spaces per Unit
Three and more Bedrooms:	4.0 Spaces per Unit

Staff is recommending that the requirement be reduced as indicated in the table below. Please note that Staff feels it is important to add a protection in terms a minimum parking rate per bedroom so that a parking shortage may be avoided if a development unit mix include very low one bedroom units or include significantly high number of units with more than 3 bedrooms:

One Bedroom & Efficiency Unit:	1.5 Spaces per Unit
Two Bedrooms:	2.0 Spaces per Unit
Three and more Bedrooms:	3.0 Spaces per Unit
Total number of parking spaces shall not be at a rate lower than 1.1 parking space per bedroom.	

Additionally, staff is proposing to revise Sec. 4.2.103, *Alternatives or Modifications to Required Parking*. This Section sets out several ways to modify or reduce the number of off-street parking spaces that must be provided under certain special circumstances. This section includes:

- 1) Provisions for uses that have nonlinear or widely varying parking demand characteristics such as schools, outdoor amusement centers etc.
- 2) Provisions shared parking calculations and special provisions for Downtown district and Olde Town district.
- 3) A provision to reduce parking requirement upon applicant demonstrating lesser demand through a special parking study.

In reviewing the provision to reduce parking requirement upon applicant demonstrating lesser demand through a special parking study, staff finds that such a provision may be detrimental to the uniform application of our parking standards. Therefore, staff is recommending removing the said provision.

Public hearing requirements for this proposed text amendment has been met and *Exhibit A (Page 14 of 14)* shows a copy of the public hearing notice published in Fort Bend Herald on **Friday, May 15, 2020**.

Recommendation

Staff recommends approval of this proposed text amendment to following sections of the UDC detailed below:

- Table 4.2.101A, Residential and Commercial Uses of the Home Parking Requirements.
- Sec. 4.2.103, Alternatives or Modifications to Required Parking.

Proposed Text Amendment

The proposed text amendment listed per section below. All proposed text edits to the Unified Development Code are indicated in **red** font color.

Table 4.2.101A. Residential and Commercial Uses of the Home Parking Requirements

Table 4.2.101A Residential and Commercial Use of the Home Parking Requirement	
USE	Required Off-Street Parking Spaces
Residential Uses (Housing Types)	
- Cottage	2 spaces per du.
- Industrialized Housing	2 spaces per du.
- Single-Family Detached	2 spaces per du.
- Manufactured Home	2 spaces per du.
Single-Family Attached	
- Duplex	2 spaces per du.
- Triplex	2 spaces per du.
- Townhouse	2 spaces per du.
- Live-Work Unit	3 spaces per du.
Multi-family	
- Apartment	2 1.5 spaces for efficiency unit and 1 BR unit; 3 2 spaces per du for 2 BR; 4 3 spaces per du for 3 BR plus
- Downtown Lofts	1 space per BR (including those used by residents and guests; additional spaces for the dwelling unit are not required)
...	...

Section. 4.2.103. Alternatives or Modifications to Required Parking.

- A. **Generally.** This Section sets out several ways to modify or reduce the number of off-street parking spaces that must be provided by Section 4.2.101, *Required Parking Spaces*, **under certain special circumstances.**

- B. **Special Studies.** Some of the uses that are listed in the tables set out in Section [4.2.101](#), *Required Parking Spaces*, have nonlinear or widely varying parking demand characteristics. Accordingly, their parking requirements are listed in the table as "Special Study." Required parking for these uses shall be established by special study according to the standards of this Section. A special study shall also be required for any land use not listed in Section [4.2.101](#), *Required Parking Spaces*.
1. *Requirements.*
 - a. The special study shall be conducted by a qualified transportation planner or traffic engineer at the applicant's expense.
 - b. The special study shall provide:
 1. A peak parking analysis of at least five comparable uses.
 2. Documentation regarding the comparability of the referenced uses, including name, function, location, floor area, parking availability, access to transportation network (including vehicular or other if applicable), use restrictions, and other factors that could affect the parking demand.
 2. *Approval of Special Study.* The ~~Planning and Zoning Commission and/or~~ City Commission **upon recommendation from the Planning and Zoning Commission** may rely ~~upon~~ **on the special study to determine the minimum parking requirement.**
- C. **Parking Credits and Reductions.** This Subsection sets out credits and reductions in the number of off-street parking spaces that are required. These credits or reductions are based on the provision of alternative parking or demand management programs that tend to reduce the demand for parking. If used in conjunction with subsection D., *Mixed-Use and Shared Parking*, of this Section, these reductions may be applied to reduce the parking requirement for the use prior to calculating the shared parking reduction.
1. *Applicability to Special Studies.* The credits and reductions are not available to uses that base their parking on a special study, as set out in Subsection B., of this Section, unless the special study's methodology specifically addresses these credits and reductions and determines that they are appropriate.
 2. *On-Street and Public Lot Parking.*
 - a. Development within the Downtown "DT" district may provide on-street parking on streets internal to the development (not on streets located along the exterior of the Downtown "DT" district). The parking on such internal streets may be credited to particular uses in accordance with the formula: Parking Credit = (Sa x P), where Sa = the area of the applicant's parcel divided by the area of the contiguous zoning district, and P = the total parking that is available on-street in the district.
 - b. On-street parking spaces that can be accommodated along the front yard and street side yard of non-residential development, including live-work units within "OT" district may be applied to the minimum off-street parking requirement provided that:
 1. Such parking spaces are legal parallel parking spaces;
 2. More than half of the length of such parking spaces abuts the front yard or street side;

3. Location of such parking spaces does not result in traffic impediment;
4. Such parking spaces are marked by the property owner as per the requirement of Subsection 4.2.102.F. Parking Space and Design Marking prior to receiving a certificate of occupancy;
5. Such parking spaces are available to the general public for parking.

~~3. *Reduction of Parking or Loading Requirements by Demonstration of Lesser Demand.*~~

- ~~a. The Planning and Zoning Commission and/or City Commission may approve a reduction in the number of required parking spaces if the applicant demonstrates that a reduction is appropriate based on specific parking demand forecasts for the proposed use, provided that:
 - ~~1. The forecasts are made by a qualified transportation planner or traffic engineer and are based upon a peak parking analysis of at least five comparable uses; and~~
 - ~~2. The comparability of the uses is documented in detail, which includes their location, gross floor area, street access, use types and restrictions, hours of operation, peak parking demand periods, and all other factors that could affect parking demand.~~~~
- ~~b. The City may retain a qualified transportation planner or traffic engineer, at the applicant's expense, to review the parking demand forecast and provide recommendations to the City.~~
- ~~c. The City may rely on the applicant's special study or a special study conducted by a qualified transportation planner or traffic engineer.~~

D. Mixed-use and Shared Parking. The City recognizes that uses may have different hours of operation...



Exhibit A

NOTICE OF PUBLIC HEARING

LOCATION/DATE: The Planning and Zoning Commission of the City of Richmond will hold a public hearing on Monday, June 1, 2020, at 5:00 p.m. **In compliance with the recommendation of the CDC and other governmental agencies, to avoid the spread of the COVID19 Virus, the Planning and Zoning Commission meeting will be held as a teleconference on Zoom virtual meeting platform. Following are the details to join the Zoom Meeting:**

JOIN ZOOM MEETING

<https://zoom.us/j/97639101878?pwd=Vy9DQU5XU3ZvQkRpTy9rKzdiNnNQQT09>

Meeting ID: 976 3910 1878

Password: 685092

One tap mobile

+16699006833,,97639101878#,1#,685092# US (San Jose)

+19292056099,,97639101878#,1#,685092# US (New York)

Dial by your location

+1 669 900 6833 US (San Jose)

+1 929 205 6099 US (New York)

+1 253 215 8782 US (Tacoma)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 346 248 7799 US (Houston)

Meeting ID: 976 3910 1878

Password: 685092

Find your local number: <https://zoom.us/u/a4Zln2OVL>

Comments may also be submitted via email or request made to be contacted by phone during the meeting to make comments during the public hearing to the Planning Director at jabraham@richmondtx.gov

PURPOSE: To receive comments for or against text amendments to the Unified Development Code, to revise the parking requirements pertaining to multi-family development and allowances pertaining to alternatives or modifications to required parking; The specific sections include:

- 1) Table 4.2.101A, *Residential and Commercial Uses of the Home Parking Requirements*
- 2) Sec. 4.2.103, *Alternatives or Modifications to Required Parking*

FOR MORE INFORMATION: For more information you can contact the City of Richmond Planning Department Office by email at jabraham@richmondtx.gov or by phone at 281-232-6871.