



RICHMOND

EST. **TEXAS** 1837

Where History Meets Opportunity

Planning & Zoning Commission Meeting

Monday, October 5, 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/92288195281?pwd=UElscWZBQWQrL2o2WkwvcExGY3FJQT09>

Meeting ID: 922 8819 5281

Passcode: 022445

One tap mobile

+13462487799,,92288195281#,,,,,0#,,022445# US (Houston)

+16699006833,,92288195281#,,,,,0#,,022445# US (San Jose)

Dial by your location

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 929 205 6099 US (New York)

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+1 312 626 6799 US (Chicago)

Meeting ID: 922 8819 5281

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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. 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 September 8, 2020, meeting (a copy is enclosed).
- B2. Next Planning and Zoning Commission meeting is Monday, November 2, 2020, at 5:00 p.m.

REGULAR AGENDA

Plat Applications

- C1. Review and recommendation of a final report to City Commission for a Preliminary Plat – Kingdom Heights Section Six – 34.137 acres of land – 100 Lots – 7 Blocks – 6 Reserves. The subject site is located on the east side of FM 723 and is a section within the Kingdom Heights Residential Development.

Other

- C2. Discuss potential annexation of parcels of land known as 9th Street (also known as Plummer Street) and the widening and extension thereof from US Hwy 90A to the Mandola Farms development.
- C3. Discuss Comprehensive Master Plan update process and community survey results.
- C4. Consider agenda item requests by Commissioners for November 2, 2020 regular meeting.
- C5. Development related staff update.
- C6. 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.



Where History Meets Opportunity

Planning & Zoning Commission Meeting Minutes

Zoom Teleconferencing Meeting Room

Tuesday, September 8, 2020, at 5:00 P.M.

The Planning and Zoning Commission for the City of Richmond, Texas met in a regular meeting on Tuesday, September 8, 2020, at 5:02 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)
Katherine M. Graeber-Kubelka (Vice-Chair)
Ernest Hogue
Libby King
Noell Myska

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

Commissioner Pittman introduced agenda A2, public comments, and asked if there were any public comments. Hearing no public comment, the agenda item was closed.

Commissioner Pittman introduced agenda item B1., Review and approve minutes from the August 4, 2020, meeting. Commissioner Myska moved to approve the minutes. The motion was seconded by Commissioner King. The vote for the motion was unanimous.

Commissioner Pittman introduced agenda item B2., stating that the next Planning and Zoning Commission meeting would be held on Monday, October 5th at 5:00 p.m.

Commissioner Pittman introduced agenda item C1., Review and recommendation of a final report to City Commission for a Preliminary Plat – Pecan Grove Municipal Utility District Administration Building – 3.461 acres of land – 0 Lots – 1 Block – 1 Reserve. Mason Garcia, Associate Planner, explained that the subject site is located west of Pitts Road and south of The Grove residential subdivision. Mr. Garcia, explained that the site is proposed to be developed as an administrative office campus for the Pecan Grove Municipal Utility District. He added that the proposed preliminary plat will create one reserve in one block. Mr. Garcia delivered Staff’s recommendation of approval conditioned upon addressing the comments listed in the Staff report. Commissioner King moved to forward Staff’s recommendation to the City Commission. The motion was seconded by Commissioner Myska. 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 Preliminary Plat – Veranda Section Thirty-Seven – 10.3 acres of land – 46 Lots – 2 Blocks – 1 Reserve. The preliminary plat is a section of the Veranda residential development, which is administered based on a Development Agreement (DA) between the City of Richmond and HW 589 Holdings LLC. Mr. Garcia explained that the proposed subdivision is part of the former Fort Bend County Country Club tract, located north of FM 762 and southeast of Wildwood Park Road. He added that the proposed preliminary plat includes forty-six lots (minimum 50' wide; 6,000 square feet) in 2 blocks, and in conformance with the approved General Plan for the Veranda Master Planned Community. Commissioner Myska stated that she was under the impression that sections closer to FM 762 and Golfview would include larger lots, yet the preliminary plat showed only 50-foot wide lots. Jose Abraham, Planning Director, explained that the lot size requirement within Veranda was not based on proximity to FM 762 or any other street right-of-way and that the proposed preliminary plat met the minimum lot size requirements. He added that that the Veranda residential development did include some sections with larger lots in that area. Commissioner Myska appreciated the clarification. Mr. Garcia concluded his presentation and delivered Staff's recommendation of approval for the preliminary plat. To avoid a conflict of interest, Commissioner Hogue abstained from any discussion and voting. Commissioner Myska moved to forward Staff's recommendation to the City Commission. The motion was seconded by Commissioner King. 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 Final plat and associated Site Development Plan – Veranda at 762 – 15.003 acres of land – 0 Lots – 1 Block – 1 Reserve. The final plat is for a proposed garden style multifamily residential complex within the Veranda Residential Development, which is administered as part of a Development Agreement (DA) between the City of Richmond and HW 589 Holdings LLC. Mr. Abraham explained that the proposed development is located within the former Fort Bend County Country Club tract. He added that the final plat consists of one reserve in conformance with the previously approved preliminary plat and the Veranda General Plan. Mr. Abraham added that in accordance with the Veranda DA, a site development plan had been submitted along with the final plat for review and approval. Mr. Abraham provided an overview of the site development plan review, and cited specific details from the full staff report, including final renderings, parking calculation, landscaping, outdoor lighting, and building designs. Furthermore, Mr. Abraham concluded by stating that the proposed site plan generally meets the requirement so the DA but staff would like to see additional details prior to finalizing the site development plans for construction.

Commissioner Myska inquired whether there were plans for additional access and egress for the property or if entrance from Wildwood Park Road was the only access. She cited her previous concerns regarding traffic lights and congestion from the last Commission meeting. Mr. Abraham explained that the proposed development will be accessed only from Wildwood Park and there would be no connection to FM 762. Commissioner Pittman asked if the proposed commercial property fronting FM 762 would take access from Wildwood Park Road or FM 762. Mr. Abraham explained that since plans for the Commercial property have not been presented to staff, he was not sure about the detail and would provide feedback on it after consulting with the City Engineer. In reply, Commissioner Pittman stressed how important the specific issue was to the Commission. To clarify further, he recapped that there would be traffic signals at the intersection of Wildwood Park Road and FM 762 which was confirmed by Mr. Abraham. Commissioner King and Commissioner Myska both expressed concern about increasing traffic and congestion in the area. Commissioner King elaborated that traffic is already an existing problem at this location, and that additional development would only exacerbate the issue. Mr. Abraham reassured the Commission that Staff would address all safety related concerns through requirements identified in the associated Traffic Analysis Plan. Mr. Abraham stated that he would

review the Traffic Analysis Plan with the City Engineer and would provide further clarification regarding access and egress along FM 762.

Commissioner Myska voiced discomfort voting on the agenda item, citing an overabundance of comments in the Staff report from both the Planning Department and the City Engineer. Mr. Abraham explained that the comments were mostly prescriptive in nature with suggested guidelines for subsequent submittal, rather than being deficiencies in the submitted set of plans. Commissioner Myska thanked Mr. Abraham for the clarification, stating that the explanation eased her concerns she had on the matter. Commissioner Pittman asked for clarification regarding comments on the plat stipulating that on-site utilities would be privately operated, and not managed by the City of Richmond or Fort Bend County MUD 215. Mr. Howard Christian, Assistant City Manager, explained that the property would privately manage sanitary sewers and water line loops intended for fire protection, and that any maintenance provided by the City ceased at the boundary of the adjacent easement. Commissioner Pittman inquired further if electric and gas utilities were also privately owned, to which Mr. Christian responded that the comment pertained only to sanitary sewer, stormwater, and water utilities.

With no further discussion, Mr. Abraham delivered Staff's recommendation of approval for the proposed final plat and site development plan conditioned upon addressing the comments included in Staff's report. In order to avoid a conflict of interest, Commissioner Hogue abstained from any discussion and voting. Commissioner Myska moved to forward Staff's recommendation to the City Commission. Commissioner Kubelka seconded the motion. The vote for the motion was unanimous.

Commissioner Pittman introduced agenda item C4., Consider agenda item requests by Commissioners for October 5, 2020, regular meeting. Hearing no agenda item requests, the item was closed.

Commissioner Pittman introduced agenda item C5., Development related Staff update. Mr. Garcia provided an overview of development projects discussed at pre-application conferences and currently undergoing site development plan review. One of the projects discussed was a pre-application conference for a proposed church at 2012 Hwy 90A; which was previously a Game Room and Restaurant in the past. Commissioner Myska noted that the area was prone to flooding and inquired if this issue had been addressed during the meeting, or if there were plans to raise the elevation on new buildings developed on the property. Mr. Abraham indicated that the site was already developed and that the discussion was for a change in use. Mr. Garcia resumed his presentation and provided details for several site development plan reviews, including two properties owned by the City of Richmond located at 1116 Myrtle Street and 112 Jackson Street. Commissioner Hogue asked if both properties were currently owned by the City, to which Mr. Garcia confirmed. Commissioner Hogue expanded his question further, inquiring if the City intended to sell either property. Mr. Christian revealed that the City would continue to own both properties for the foreseeable future.

Commissioner King requested information on the Old Theatre building on Morton Street. Mr. Abraham explained that the property owner is making façade improvements to the building in phases. Mr. Abraham explained that the owner plans to begin interior renovations possibly next year. Commissioner King asked how the property owner planned to use the building. Mr. Abraham replied that property owner had previously envisioned a theatre concept with dining and wine options but was unsure if that was still the intended plan. At the end of the discussion, Commissioner Kubelka inquired if the mention of "Uncommon Threads" within the Staff update report was supposed to be titled "Common Threads." Mr. Abraham noted that this was indeed a typographic error.

There being no further business to be brought before the Planning and Zoning Commission,

Commissioner Pittman adjourned the meeting at 5:36 p.m.

Approved:

Larry Pittman, Planning and Zoning Commission Chair



PLANNING AND ZONING COMMISSION

Staff Report: Plat Application

Agenda Date: October 5, 2020

Agenda Item: C1.

Plat Name: Kingdom Heights Section Six – Preliminary Plat

Applicant: Ryan Moeckel | Texas Engineering and Mapping

Project Description: A subdivision of 34.1375 acre tract of land located in the William Andrews League, A-3, Fort Bend County, Texas.

Zoning Designation: NA / ETJ

Reviewers: City of Richmond Development Review Committee (DRC)

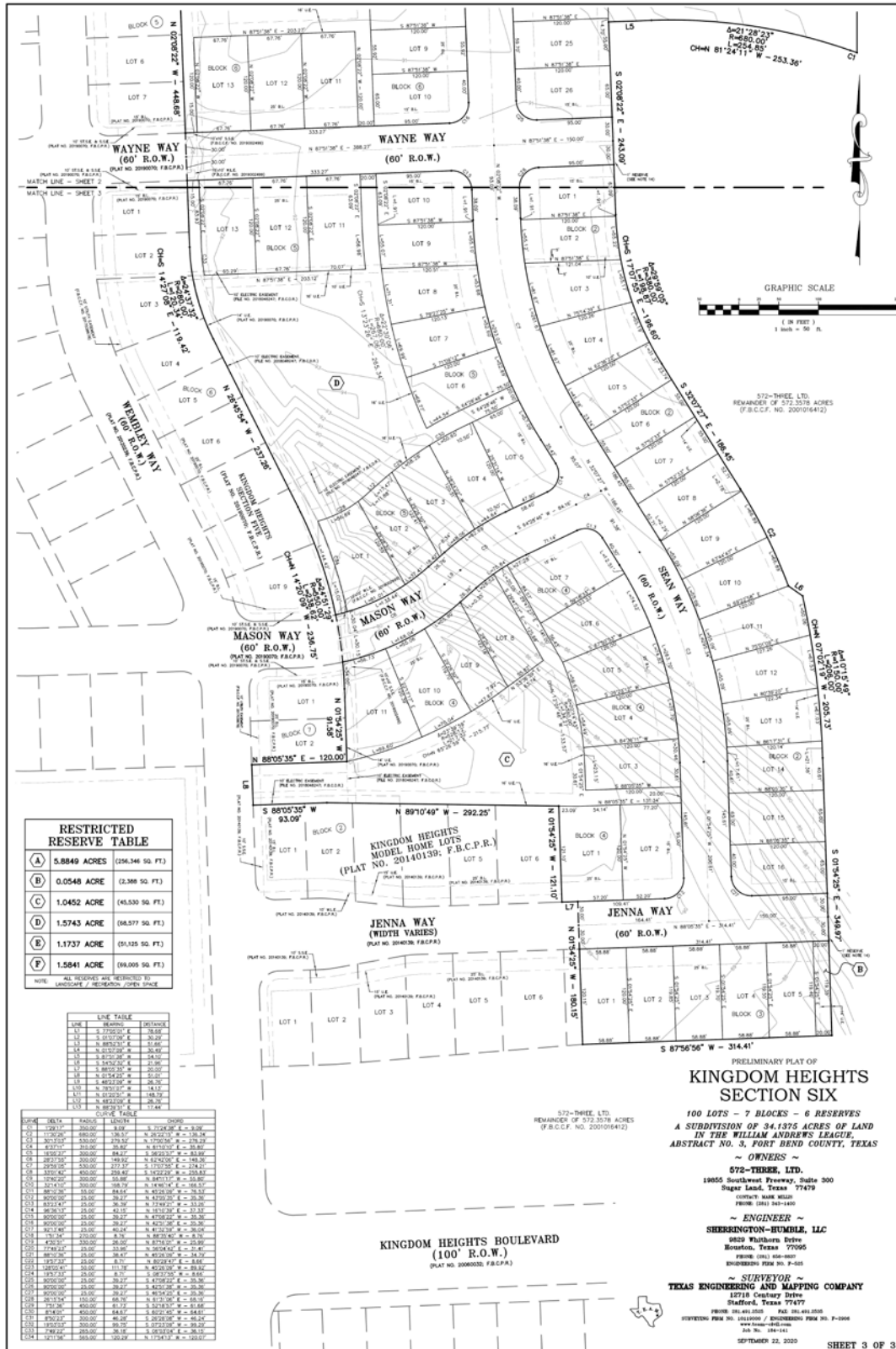
Project Planner: Mason Garcia, Associate Planner

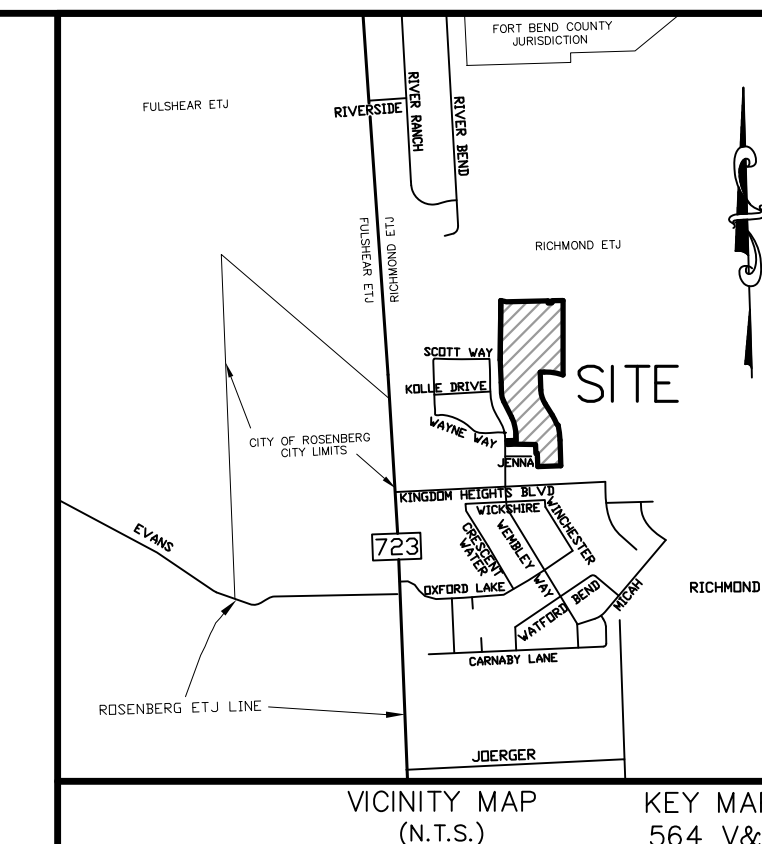
Background/Review Notes

- *The subject site is located on the east side of FM 723 and is a section within the Kingdom Heights Residential Development.*
- *The proposed plat conforms to the approved Kingdom Heights General Plan.*
- *The subject site is proposed to contain 100 lots, 7 blocks and 6 reserves with regular 50' wide lots.*

Staff Recommendation

APPROVAL: Staff recommends approval of this preliminary plat.





PRELIMINARY PLAT OF KINGDOM HEIGHTS SECTION SIX

- NOTES:
- 1.) BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON A NORTH LINE OF KINGDOM HEIGHTS SECTION ONE, ACCORDING TO THE MAP OR PLAT RECORDED UNDER PLAT NO. 20060032 OF THE FORT BEND COUNTY PLAT RECORDS, THE BEARING BEING SOUTH 87° 51' 25" WEST.
 - 2.) THE MINIMUM FINISHED SLAB ELEVATION SHALL BE 92.6 FEET ABOVE MEAN SEA LEVEL, OR 24 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 TWENTY-FOUR (24) INCHES ABOVE NATURAL GROUND.
 - 3.) FORT BEND COUNTY MARKER NO. 374: A BRONZE DISK SET IN THE NORTHEAST CORNER OF A C-INLET LOCATED ON THE WEST SIDE OF WEMBLEY WAY APPROXIMATELY 165 FEET NORTH OF KINGDOM HEIGHTS BOULEVARD.
 - 4.) ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WHOLLY WITHIN THE LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 176, FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT 20, THE CITY OF RICHMOND'S EXTRA TERRITORIAL JURISDICTION, AND FORT BEND COUNTY, TEXAS.
 - 5.) THE DRAINAGE SYSTEM FOR THIS SUBDIVISION WITHIN FORT BEND COUNTY IS DESIGNED IN ACCORDANCE WITH THE FORT BEND DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
 - 6.) ALL INTERNAL DRAINAGE DITCHES, DETENTION LAKES, AND PARK AREAS SHALL BE MAINTAINED BY EITHER FORT BEND COUNTY MUD NO. 176 OR KINGDOM HEIGHTS HOMEOWNERS ASSOCIATION, INC.
 - 7.) ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
 - 8.) ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
 - 9.) SIDEWALKS TO BE BUILT OR CAUSED TO BE BUILT (NOT LESS THAN 5 FEET IN WIDTH) ON BOTH SIDES OF ALL DEDICATED RIGHT-OF-WAYS WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE AMERICAN DISABILITIES ACT (A.D.A.).
 - 10.) 5 FEET BUILDING SETBACK LINES ON ALL SIDE PROPERTY LINES.
 - 11.) 15 FEET BUILDING SETBACKS LINES ON ALL REAR PROPERTY LINES.
 - 12.) A MINIMUM OF 10 FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
 - 13.) THIS PLAT LIES IN FORT BEND COUNTY LIGHTING ZONE 3 (LZ3).
 - 14.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48157-C-0235 L, EFFECTIVELY DATED APRIL 2, 2014, THE LIMITS OF THIS TRACT LIE PARTIALLY WITHIN SHADED ZONE "X", AN AREA DETERMINED TO BE OF THE 500-YEAR FLOOD, AN AREA OF THE 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM THE 100-YEAR FLOOD AND PARTIALLY WITHIN ZONE "AE", SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD EVENT WITH BASE FLOOD ELEVATIONS DETERMINED.
 - 15.) ONE FOOT RESERVE DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT, THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
 - 16.) • - INDICATES A SET 5/8" IRON ROD WITH CAP STAMPED: "T.E.A.M. - 281-491-2525", UNLESS OTHERWISE NOTED.
 - 17.) THERE ARE NO KNOWN PIPELINES OR ABOVE GROUND EVIDENCE THAT PIPELINES CROSS THIS TRACT.
 - 18.) MAINTENANCE OF RESTRICTED RESERVES "A", "B", "C", "D", "E" AND "F" (DEDICATED HEREON) SHALL BE THE RESPONSIBILITY OF EITHER FORT BEND COUNTY MUD NO. 176 OR KINGDOM HEIGHTS HOMEOWNER ASSOCIATION, INC; HOWEVER, FORT BEND COUNTY RESERVES THE RIGHT TO MAINTAIN THE RESTRICTED RESERVES, IF NECESSARY.
 - 19.) SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT PER SECTION 4.5.201 OF THE CITY OF RICHMOND UNIFIED DEVELOPMENT CODE "UDC" WITHIN ALL ROAD RIGHTS-OF-WAY DEDICATED TO THE PUBLIC.
 - 20.) SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTIONS FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.

PRELIMINARY PLAT OF
**KINGDOM HEIGHTS
SECTION SIX**
100 LOTS - 7 BLOCKS - 6 RESERVES
**A SUBDIVISION OF 34.1375 ACRES OF LAND
IN THE WILLIAM ANDREWS LEAGUE,
ABSTRACT NO. 3, FORT BEND COUNTY, TEXAS**

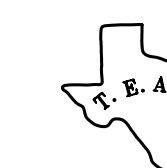
~ OWNERS ~
572-THREE, LTD.
19855 Southwest Freeway, Suite 300
Sugar Land, Texas 77479
CONTACT: MARK MILLIS
PHONE: (281) 343-1400

~ ENGINEER ~
SHERRINGTON-HUMBLE, LLC
9829 Whithorn Drive
Houston, Texas 77095
PHONE: (281) 656-8837
ENGINEERING FIRM NO. F-525

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

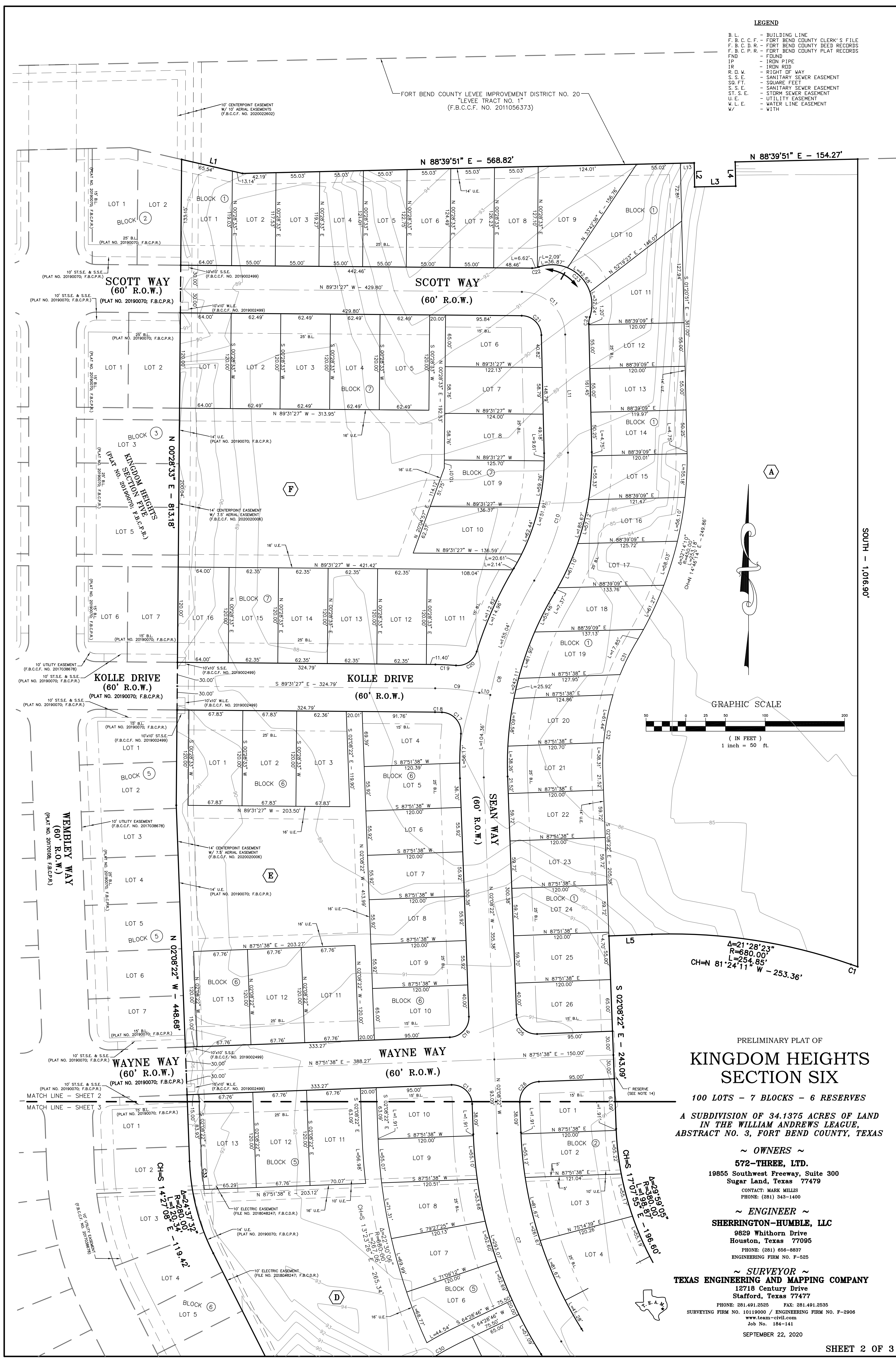
PHONE: 281.491.2525 FAX: 281.491.2535
SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. F-2906
www.team-civil.com
Job No. 184-141

SEPTEMBER 22, 2020



LEGEND

- B.L. - BUILDING LINE
- F.B.C.F. - FORT BEND COUNTY CLERK'S FILE
- F.B.C.P.R. - FORT BEND COUNTY DEED RECORDS
- F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
- FND - FOUND
- IP - IRON PIPE
- IR - IRON ROD
- R.D.W. - RIGHT OF WAY
- S.S.E. - SANITARY SEWER EASEMENT
- S.F. - SQUARE FEET
- S.S.E. - SANITARY SEWER EASEMENT
- ST.S.E. - STORM SEWER EASEMENT
- U.E. - UTILITY EASEMENT
- W.L.E. - WATER LINE EASEMENT
- W - WITH

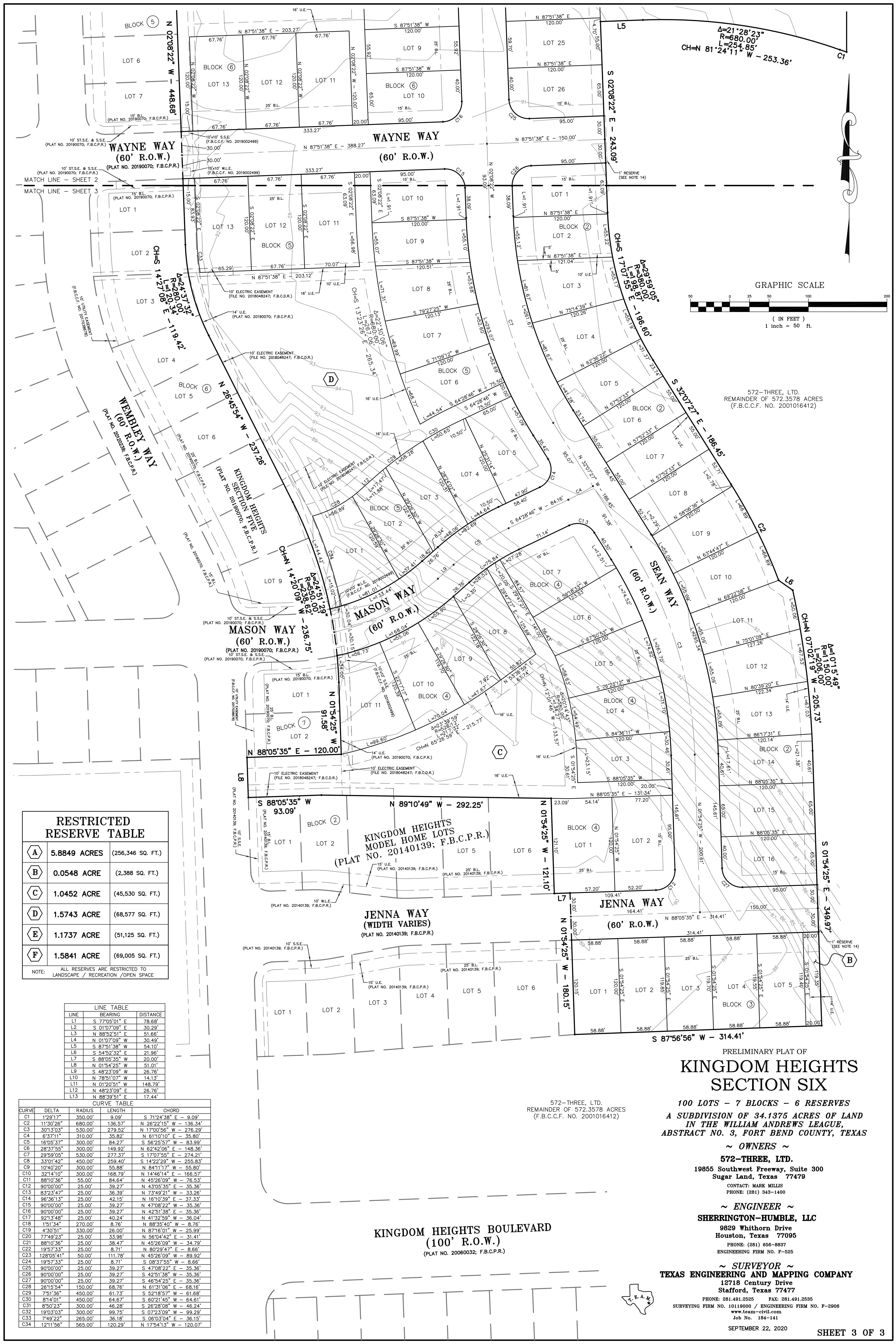


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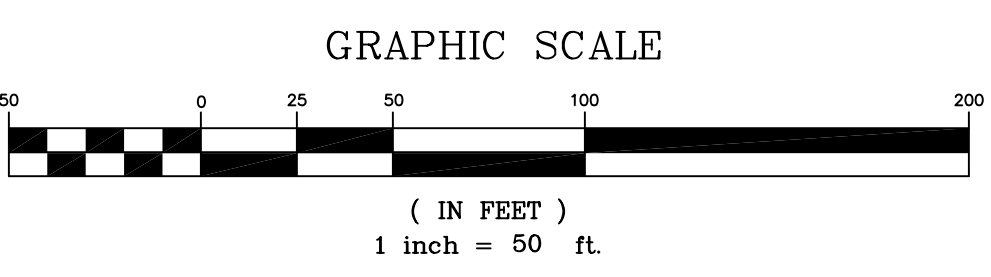
~ OWNERS ~
572-THREE, LTD.
 1985 Southwest Freeway, Suite 300
 Sugar Land, Texas 77479
 CONTACT: MARK MILLIS
 PHONE: (281) 343-1400

~ ENGINEER ~
SHERRINGTON-HUMBLE, LLC
 9829 Whithorn Drive
 Houston, Texas 77095
 PHONE: (281) 656-8837
 ENGINEERING FIRM NO. F-525

~ SURVEYOR ~
TEXAS ENGINEERING AND MAPPING COMPANY
 12718 Century Drive
 Stafford, Texas 77477
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 SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. F-2906
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 Job No. 184-141
 SEPTEMBER 22, 2020



$\Delta = 21^{\circ}28'23''$
 $R = 680.00'$
 $L = 254.85'$
 $CH = N 81^{\circ}24'11'' W - 253.36'$



572-THREE, LTD.
 REMAINDER OF 572.3578 ACRES
 (F.B.C.C.F. NO. 2001016412)

RESTRICTED RESERVE TABLE	
A	5.8849 ACRES (256,346 SQ. FT.)
B	0.0548 ACRE (2,388 SQ. FT.)
C	1.0452 ACRE (45,530 SQ. FT.)
D	1.5743 ACRE (68,577 SQ. FT.)
E	1.1737 ACRE (51,125 SQ. FT.)
F	1.5841 ACRE (69,005 SQ. FT.)

NOTE: ALL RESERVES ARE RESTRICTED TO LANDSCAPE / RECREATION / OPEN SPACE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 77°05'01" E	78.68'
L2	S 01°07'09" E	30.29'
L3	N 88°52'51" E	51.66'
L4	N 01°07'09" W	30.49'
L5	S 87°51'38" W	54.10'
L6	S 54°52'32" E	21.96'
L7	S 88°05'35" W	20.00'
L8	N 01°54'25" W	51.01'
L9	S 48°23'09" W	26.76'
L10	N 78°51'07" W	14.13'
L11	N 01°20'51" W	148.79'
L12	N 48°23'09" E	26.76'
L13	N 88°39'51" E	17.44'

CURVE TABLE			
CURVE	DELTA	RADIUS	CHORD
C1	1°29'17"	350.00'	S 71°24'38" E - 9.09'
C2	11°30'26"	680.00'	N 26°22'15" W - 136.34'
C3	30°13'03"	530.00'	N 17°00'56" W - 276.29'
C4	6°37'11"	310.00'	N 61°10'10" E - 35.80'
C5	18°05'37"	300.00'	S 56°25'57" W - 83.99'
C6	28°37'55"	300.00'	N 62°42'06" E - 148.36'
C7	29°59'05"	530.00'	S 17°07'55" E - 274.21'
C8	33°01'42"	450.00'	S 14°22'29" W - 255.83'
C9	10°40'20"	300.00'	N 84°11'17" W - 55.80'
C10	32°14'10"	300.00'	N 14°46'14" E - 166.57'
C11	88°10'36"	55.00'	N 45°26'09" W - 76.53'
C12	90°00'00"	25.00'	N 43°05'35" E - 35.36'
C13	83°23'47"	25.00'	N 73°49'21" W - 33.26'
C14	96°36'13"	25.00'	N 16°10'39" E - 37.33'
C15	90°00'00"	25.00'	N 47°08'22" E - 35.36'
C16	90°00'00"	25.00'	N 42°51'38" E - 35.36'
C17	92°13'48"	25.00'	N 41°32'59" W - 36.04'
C18	1°51'34"	270.00'	N 88°35'40" W - 8.76'
C19	4°30'51"	330.00'	N 87°16'01" W - 25.99'
C20	7°49'23"	25.00'	N 56°04'42" E - 31.41'
C21	88°10'36"	25.00'	N 45°26'09" W - 34.79'
C22	19°57'33"	25.00'	N 80°29'47" E - 8.66'
C23	128°05'41"	50.00'	N 45°26'09" W - 89.92'
C24	19°57'33"	25.00'	S 08°37'55" W - 8.66'
C25	90°00'00"	25.00'	S 47°08'22" E - 35.36'
C26	90°00'00"	25.00'	S 42°51'38" W - 35.36'
C27	90°00'00"	25.00'	S 46°54'25" E - 35.36'
C28	26°15'54"	150.00'	N 61°31'06" E - 68.16'
C29	7°51'36"	450.00'	S 52°18'57" W - 61.68'
C30	87°4'01"	450.00'	S 60°21'45" W - 64.61'
C31	8°50'23"	300.00'	S 26°28'08" W - 46.24'
C32	10°03'03"	300.00'	S 99°75'51" W - 99.29'
C33	7°49'22"	285.00'	S 06°03'04" E - 36.15'
C34	12°11'56"	565.00'	N 17°54'13" W - 120.07'

PRELIMINARY PLAT OF
KINGDOM HEIGHTS SECTION SIX

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 www.team-civil.com
 Job No. 184-141

SEPTEMBER 22, 2020

SHEET 3 OF 3

PLANNING AND ZONING COMMISSION
Staff Update: Potential Annexation update

Agenda Date: October 5, 2020

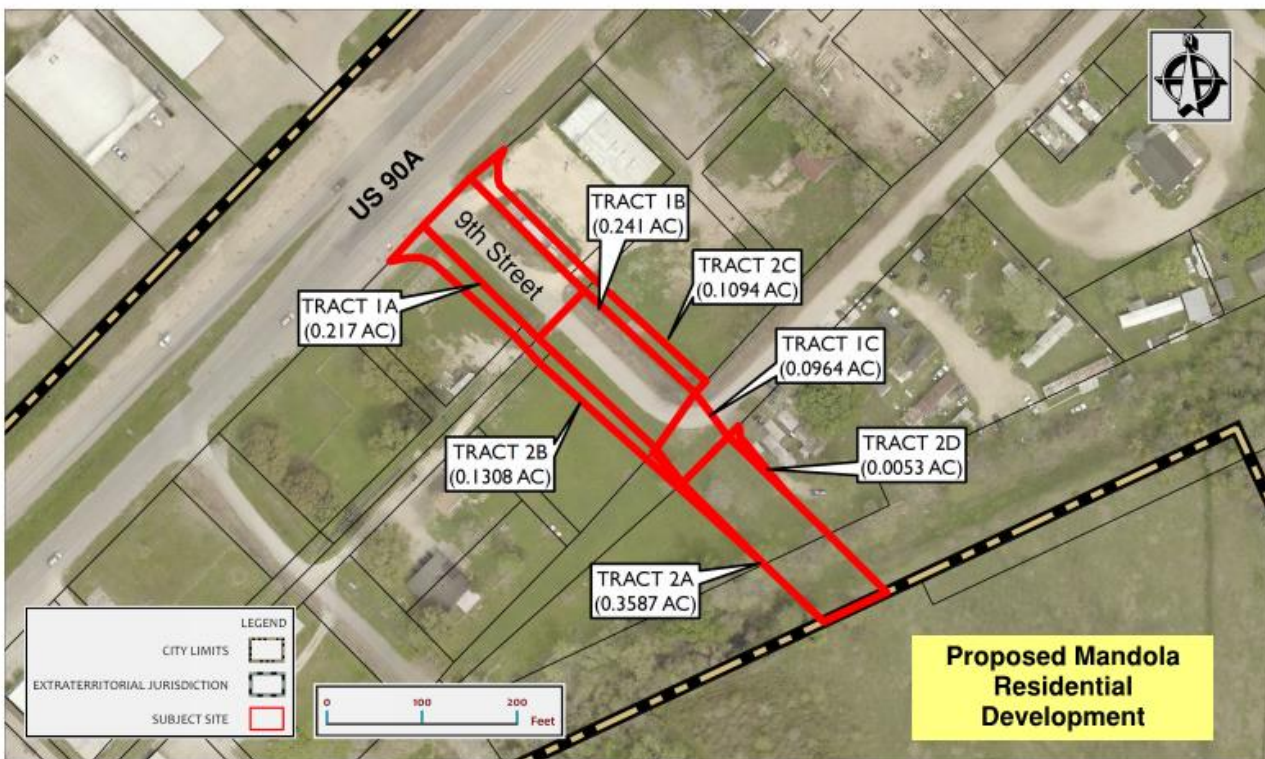
Agenda Item: C2.

Agenda Item Subject: Potential petition for annexations in the City of Richmond City Limits
NO ACTION FROM THE PLANNING AND ZONING COMMISSION IS REQUIRED ON THIS AGENDA ITEM.

Presenter: Gary Smith, City Attorney

This is an agenda request to discuss potential annexation of the certain tracts of land into the City limits of Richmond, TX.

- The owners of the property being developed as the entry road to the new Mandola Farms subdivision have requested annexation of the entry road by the City of Richmond. The property is located south of US 90A and includes the existing 9th Street right-of-way (also known as Plummer Street) and its extension to the new subdivision.



- The City Commission will hold two public hearings to discuss the annexation and the service plan for the existing 9th Street right-of-way (Tract 1A, 1B, and 1C on the vicinity map). The public hearings will be held during City Commission meetings scheduled for Monday, October 19, 2020 and Monday, October 26, 2020, each meeting is scheduled to be held at 4:30 p.m. The Commission may consider the annexation ordinance during its meeting on November 16, 2020 at 4:30 p.m.
- The City Commission will hold a public hearing to discuss the annexation and the service plan for the extension of the existing 9th Street (Tract 2A, 2B, 2C, and 2D on the vicinity map). The hearing will be held during the City Commission meeting scheduled for Monday, October 19, 2020 at 4:30 p.m. Due to the current state of emergency, the meetings will be by video conference as posted on the meeting agenda. After the public hearing, the City will likely annex the property.
- Please note that this is a discussion item and no action from the planning and zoning commission is required on this agenda item.

----- End of Report -----

PLANNING AND ZONING COMMISSION
Comprehensive Master Plan Update -Discussion

Agenda Date: October 5, 2020
Agenda Item: C3.
Agenda Item Subject: Comprehensive Master Plan Update
Project Planner: Jose Abraham, Planning Director

INTRODUCTION

This is an agenda request to discuss the Comprehensive Master Plan Update process. The Comprehensive Master Plan update process got delayed due to the ongoing pandemic. Listening sessions, which is a critical part of public engagement was scheduled to happen in March 2020 had to be cancelled. Following steps involved in the update process have been accomplished so far:

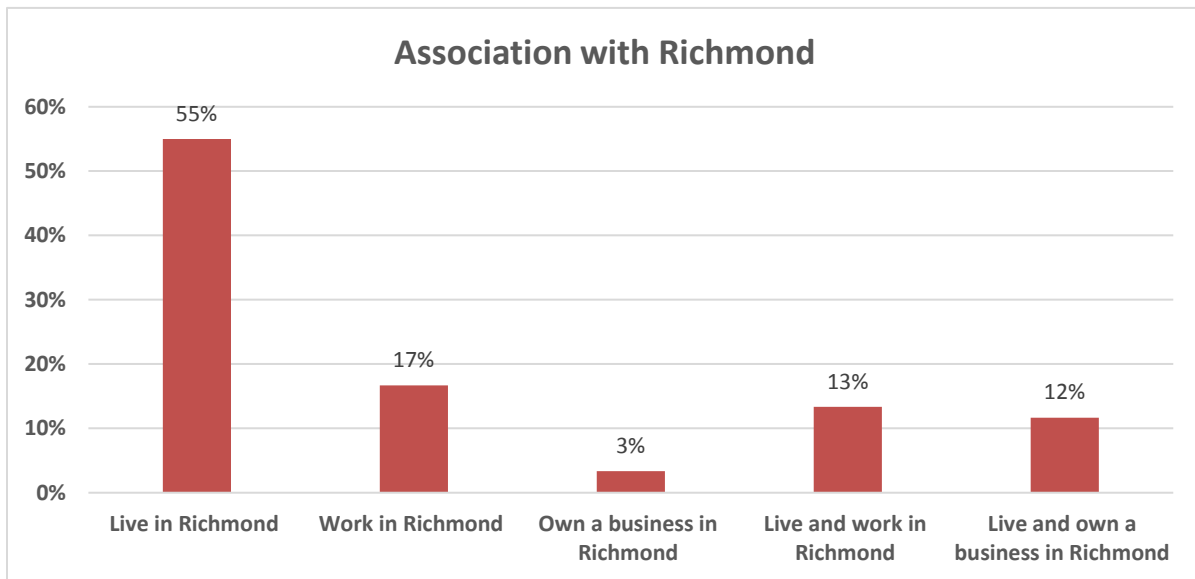
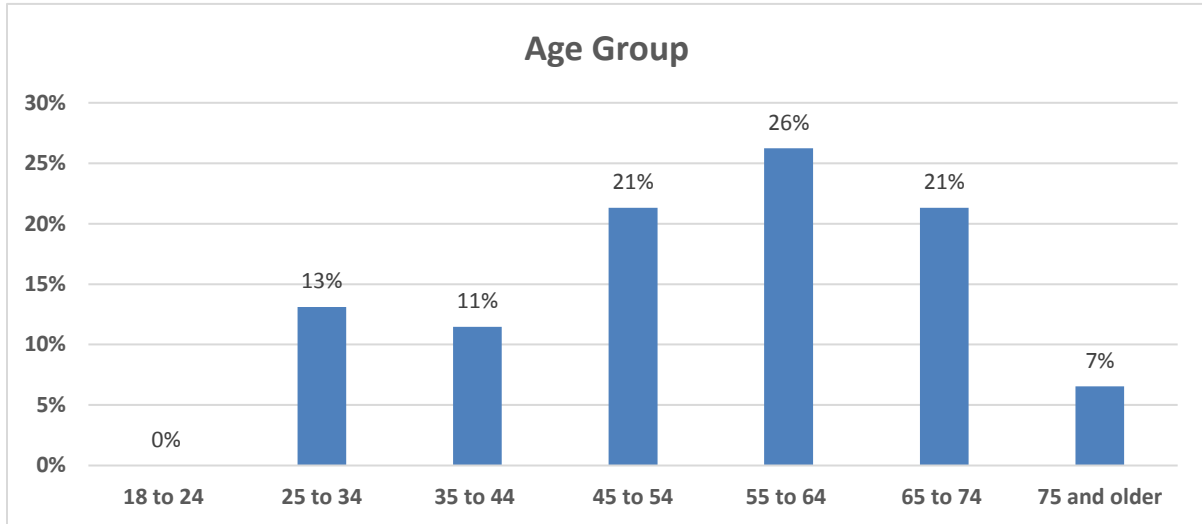
- Receiving staff input on the current Comprehensive Master Plan Goals.
- Visioning Exercise with the Planning and Zoning Commission and City Commission.
- Community Survey available to Citizens and other stakeholders since March 2020. A total of 62 responses received to date.

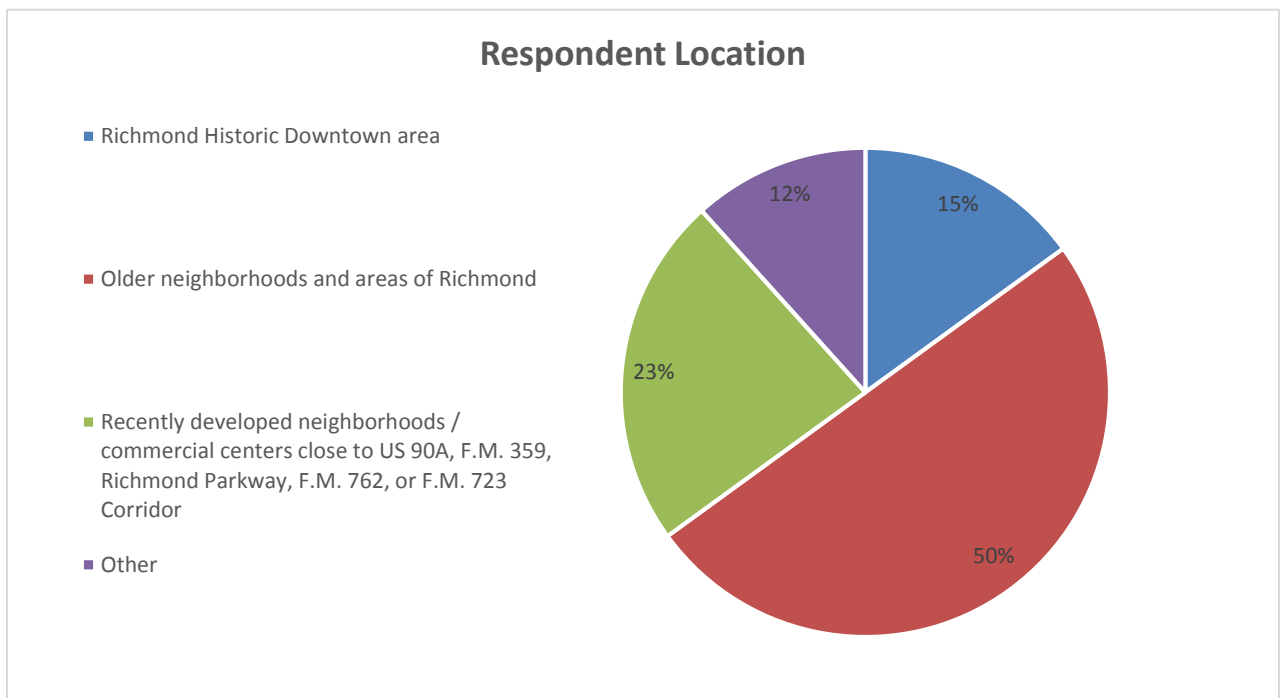
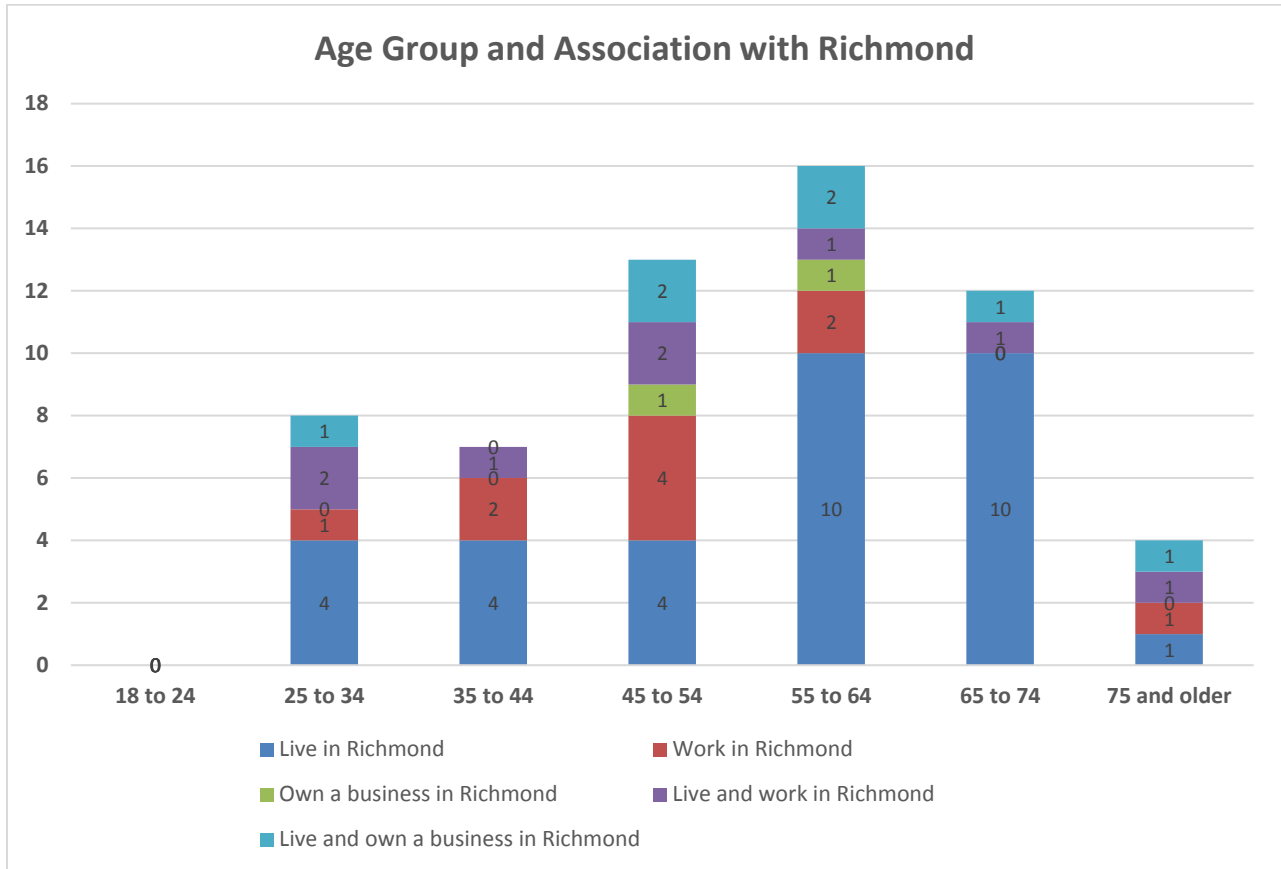
Staff is proposing the following steps to accomplish the Comprehensive Master Plan update process:

ACTIVITY	TIME
Synthesis and Cross Tabulation of survey responses and detailed analysis	Sept 2020
Interdepartmental Discussion <ul style="list-style-type: none"> • <i>Meeting with Department heads to discuss survey results and department specific inputs.</i> 	Oct 2020
Virtual Listening Session (Zoom Meeting with Focus Group) <ul style="list-style-type: none"> • <i>Focus Group Discussion - Creative ideas, Landuse input, and suggestions for Top Priority discussion.</i> 	Oct – Nov 2020
Draft discussion P&Z and City Commission Joint Workshop. <i>Present Draft Document to P&Z and City Commission for inputs</i>	Dec 2020 – Feb 2021
Adoption procedures at with P&Z recommendation and City Commission Action.	

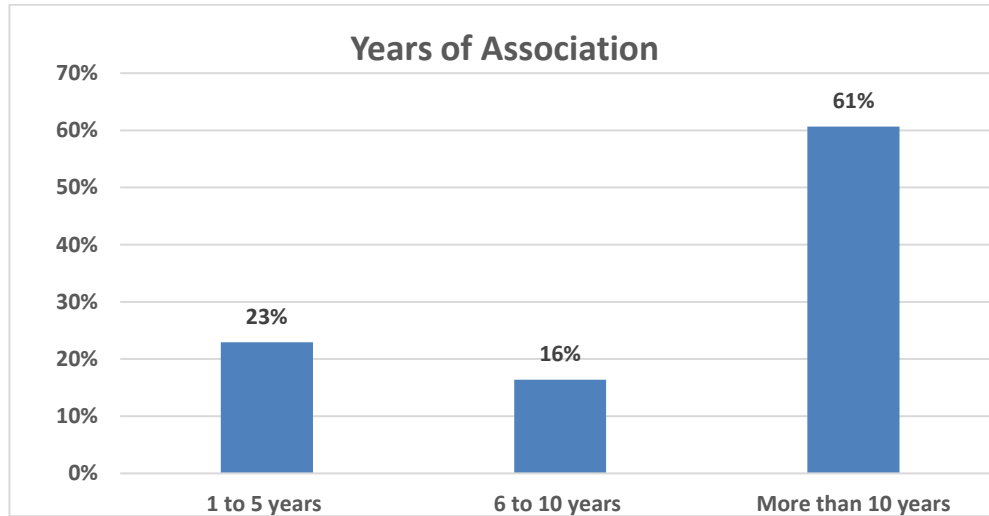
SUMMARY OR SURVEY RESPONSES

RESPONDENT PROFILE: A total of 62 respondents provided their input by participating in the Comprehensive Master Plan Update survey. We did not receive any respondent within the age group of 18-24 and 50% of the respondents live in the older area of Richmond. About 61% of the respondents have an association with Richmond for more than 10 years. Please note the following details about respondent profile in terms of age group, location and respondent’s association with Richmond.



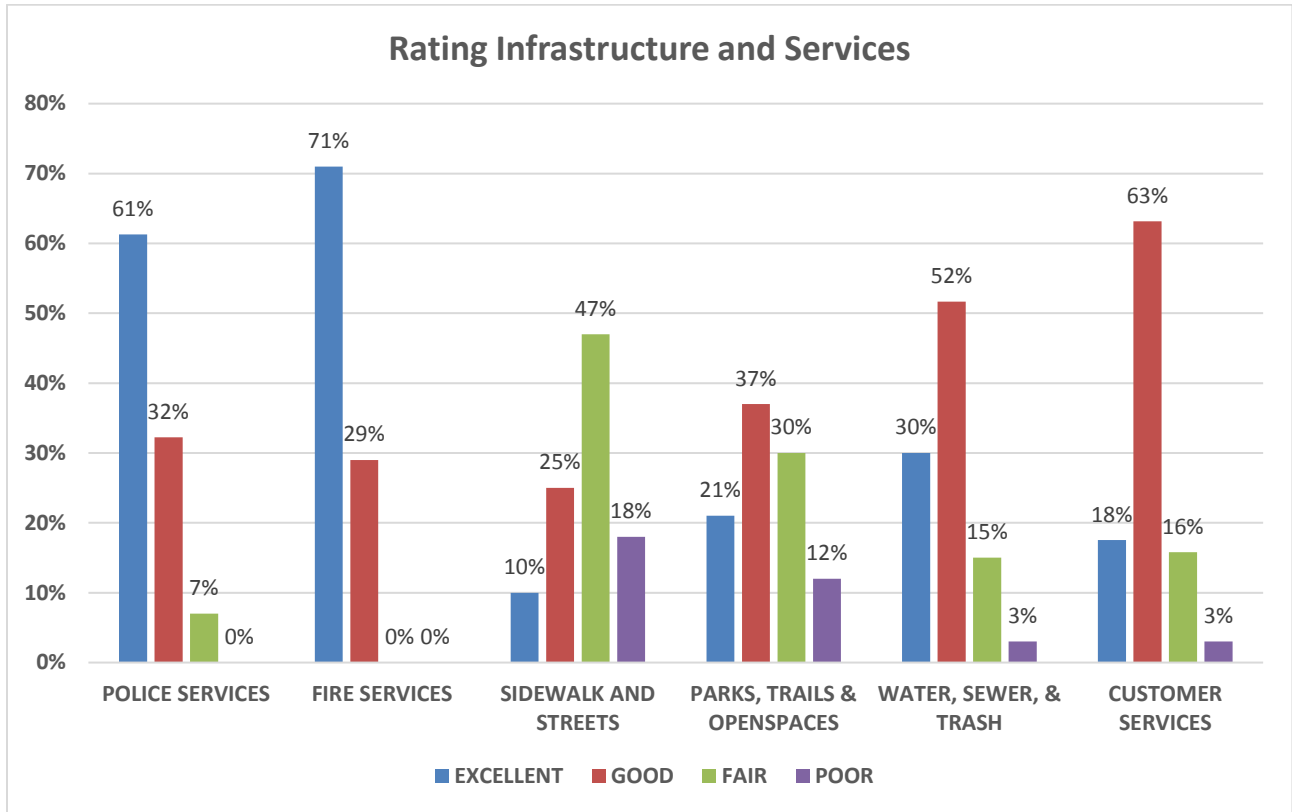


* "Other" include following responses: *Unincorporated, Older neighborhood close to FM 359, Del Webb, ETJ, and outside the City Limits.*



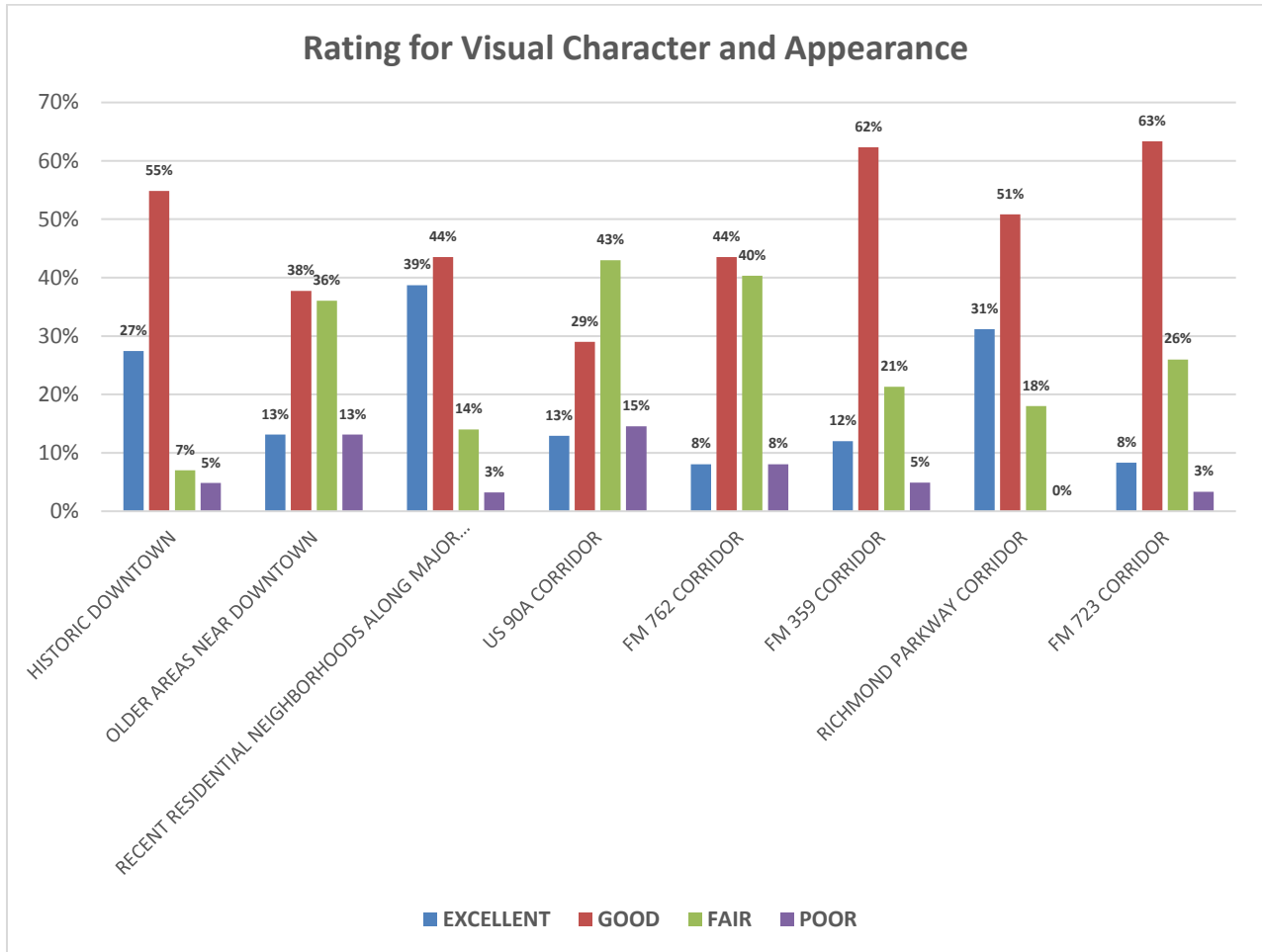
COMMUNITY RATING BY RESPONDENT: Respondents provided ratings (*on a scale of Excellent, Good, Fair, and Poor*) for various city services and general quality of life. Please note the following:

RATING FOR PUBLIC FACILITIES AND SERVICES				
	EXCELLENT	GOOD	FAIR	POOR
POLICE SERVICES	61%	32%	7%	0%
FIRE SERVICES	71%	29%	0%	0%
SIDEWALK AND STREETS	10%	25%	47%	18%
PARKS, TRAILS & OPENSACES	21%	37%	30%	12%
WATER, SEWER, & TRASH	30%	52%	15%	3%
CUSTOMER SERVICES	18%	63%	16%	3%



Rating for Visual Character and Appearance

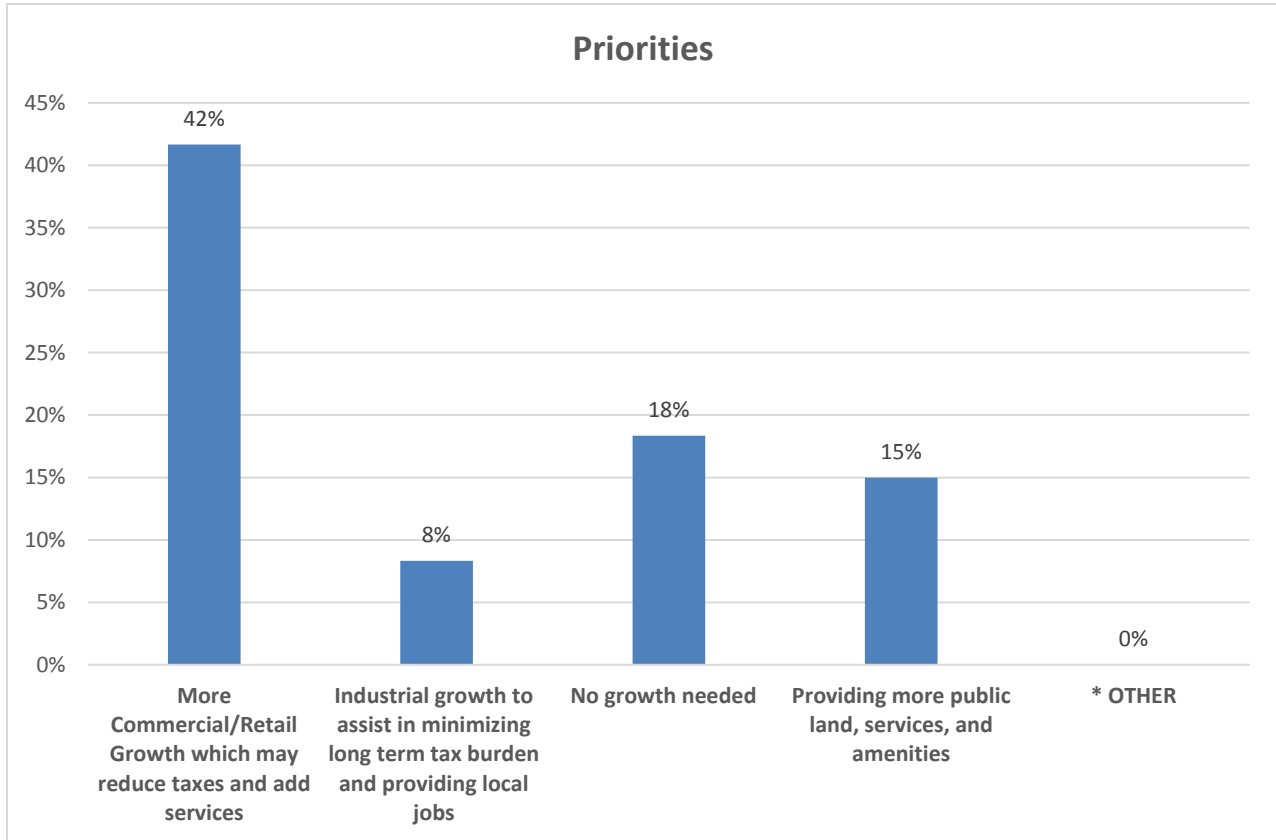
	EXCELLENT	GOOD	FAIR	POOR
HISTORIC DOWNTOWN	27%	55%	7%	5%
OLDER AREAS NEAR DOWNTOWN	13%	38%	36%	13%
RECENT RESIDENTIAL NEIGHBORHOODS ALONG MAJOR CORRIDORS	39%	44%	14%	3%
US 90A CORRIDOR	13%	29%	43%	15%
FM 762 CORRIDOR	8%	44%	40%	8%
FM 359 CORRIDOR	12%	62%	21%	5%
RICHMOND PARKWAY CORRIDOR	31%	51%	18%	0%
FM 723 CORRIDOR	8%	63%	26%	3%



**** Quality of Life question focused on Health services, Lifestyle choices, Recreation, Entertainment choices, & Customer services).**

PLANNING INPUTS FROM RESPONDENT: Respondents provided comprehensive planning related inputs regarding their priorities for the plan update. Please note the following responses:

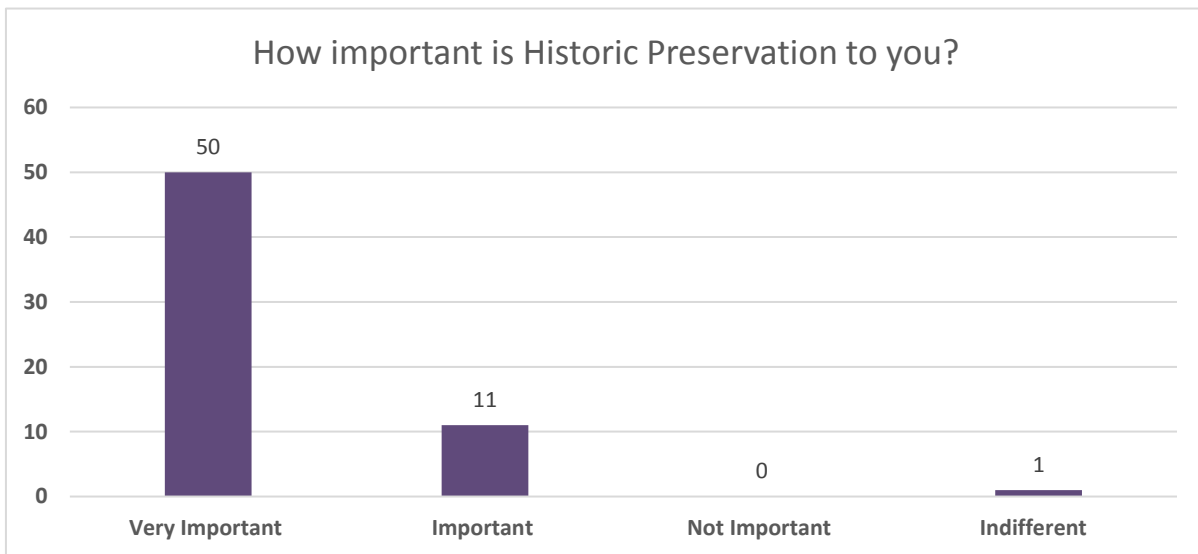
1) HIGHEST PRIORITY FOR THE FUTURE GROWTH AND DEVELOPMENT IN CITY OF RICHMOND



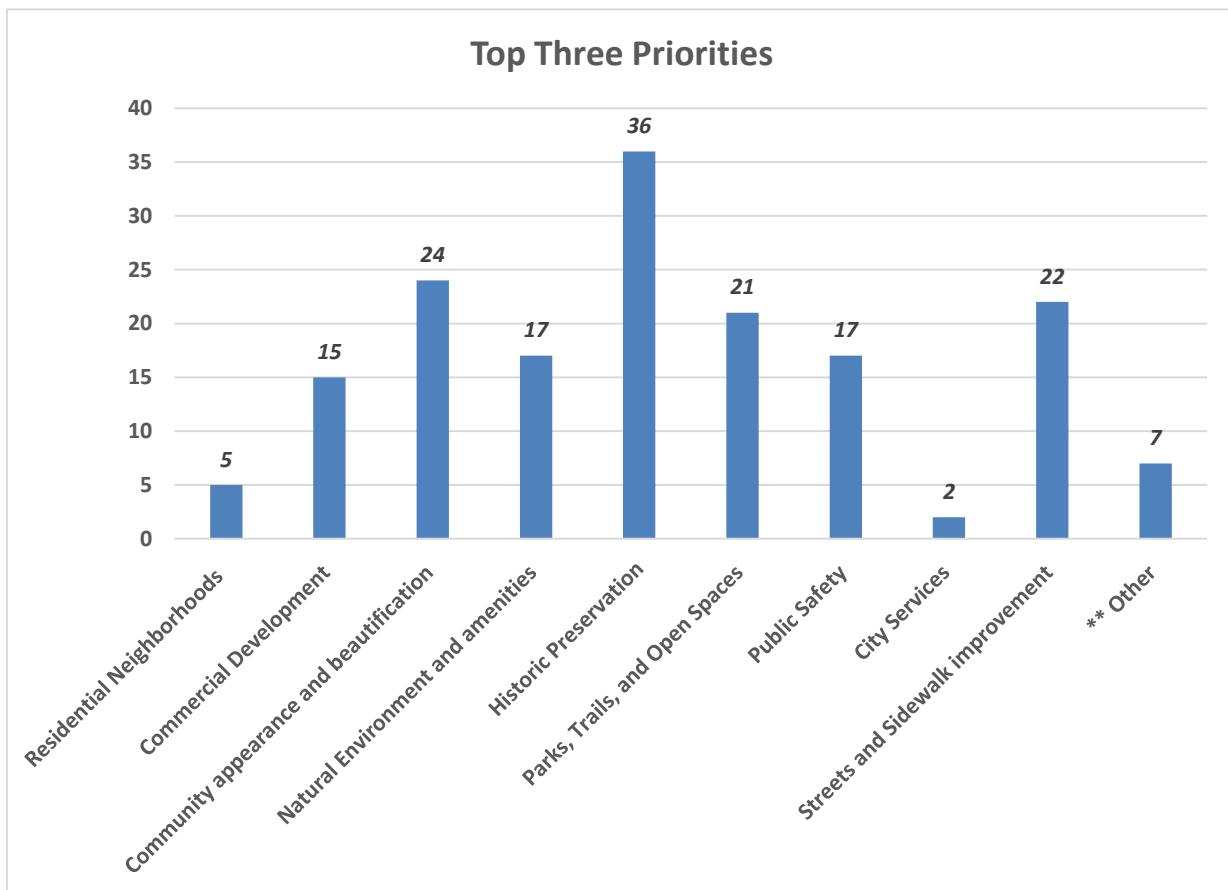
*Other responses included the following:

- Law Enforcement
- Growth in all sectors
- Seguin Park enhancements
- Mixed use developments under a Public, Private Partnership that include commercial, residential, city tourism and community programs.
- Promoting and growing small businesses
- Thoughtful growth
- New Development must not add to flooding.

2) IMPORTANCE OF PRESERVING HISTORIC CHARACTER OF THE DOWNTOWN AND OLDER AREA



3) TOP THREE PRIORITIES FOR THE COMPREHENSIVE PLAN TO FOCUS ON



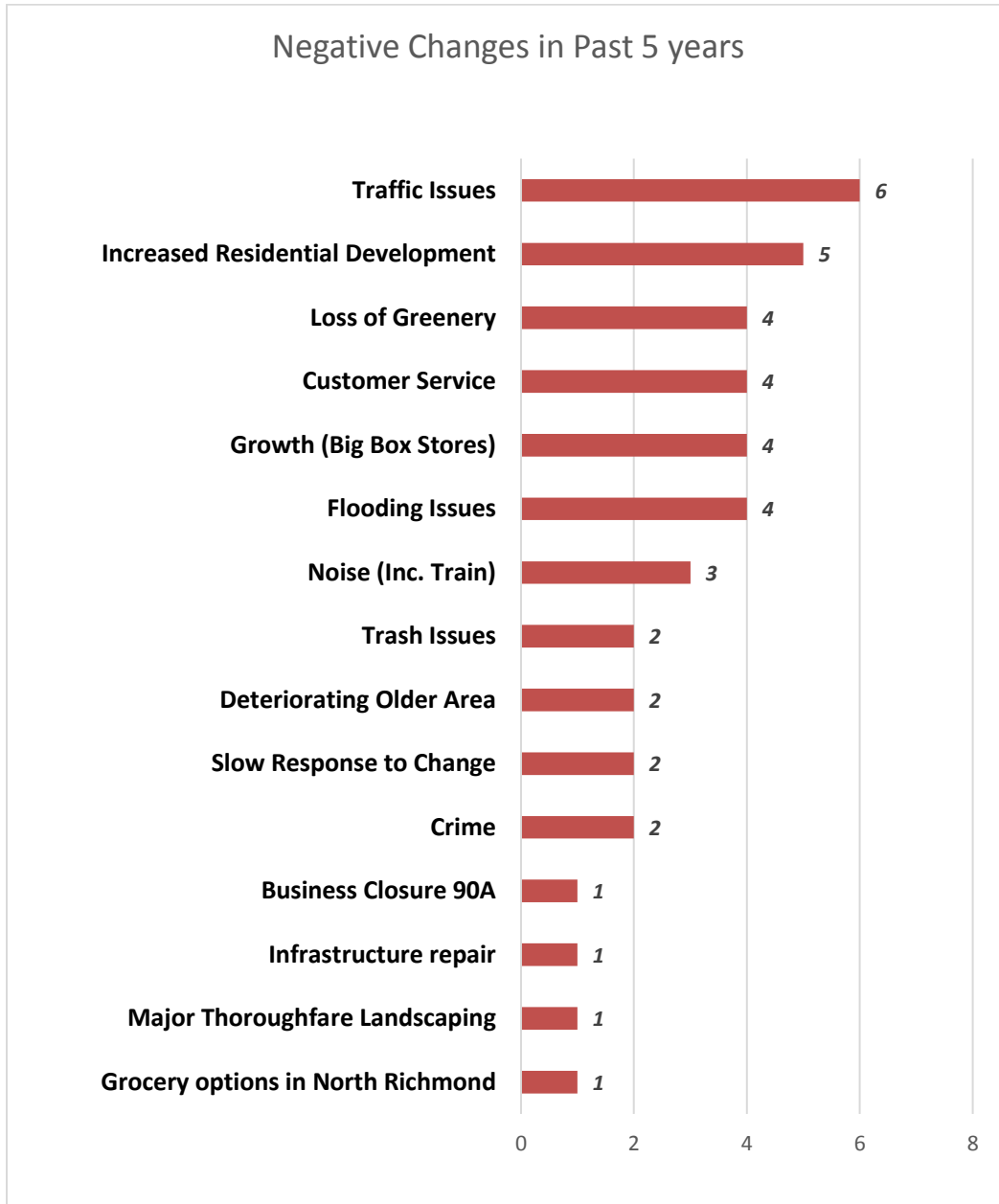
**Other responses included the following:

- Don't flood existing homes;
- Parking;
- City attraction area with a master plan feel;
- Grocery stores in North Richmond;
- Any needs that meet State Cultural District Designation;
- Flood prevention with City Limits and ETJ;
- Industry.

4) POSITIVE AND NEGATIVE CHANGES IN THE LAST 5 YEARS

- Please note that all responses were summarized based on the categories indicated on the graph below.
- The count indicates the number of mentions about a feedback related to each category.

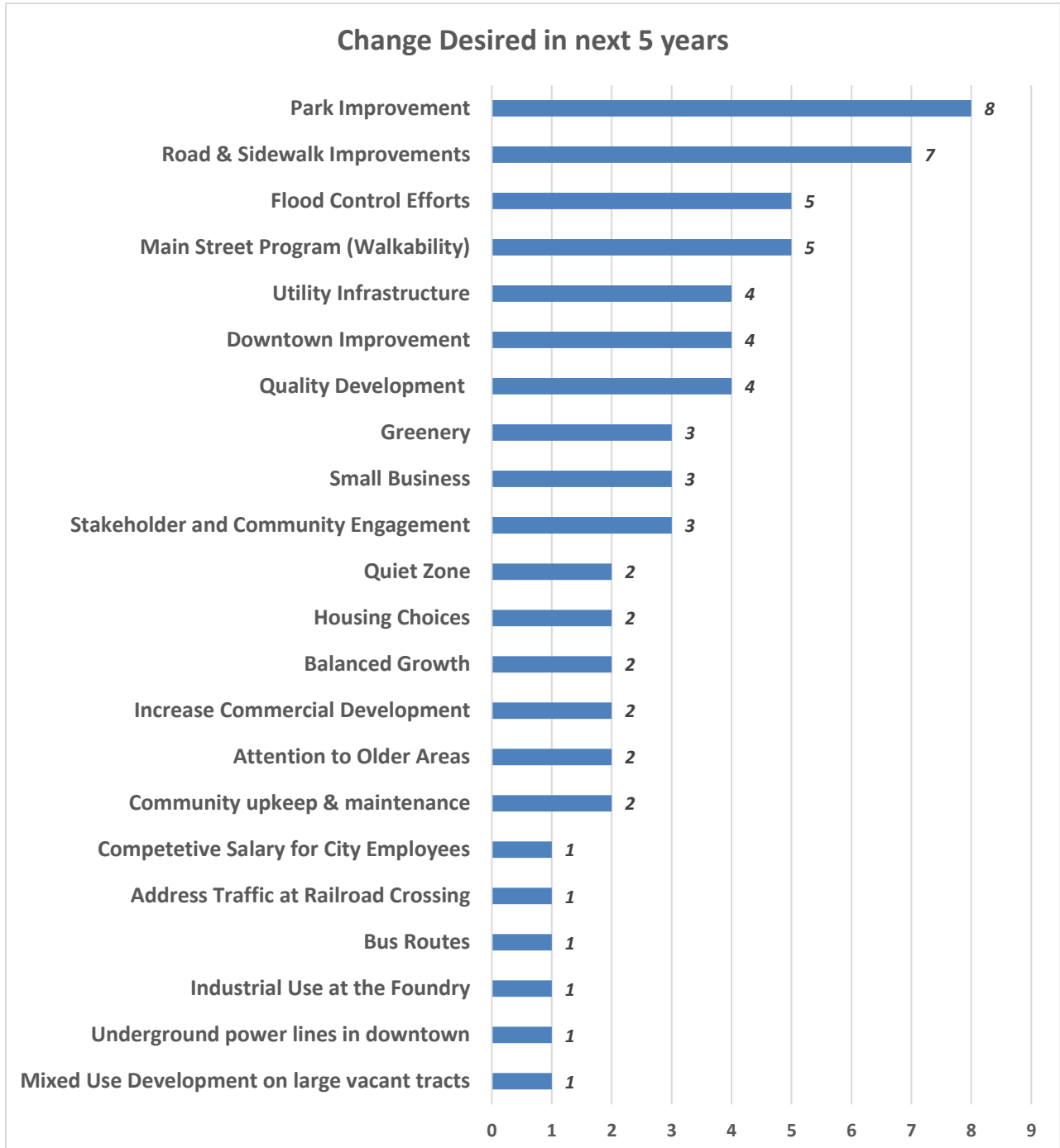




- Please note that all responses were summarized based on the categories indicated on the graph below. Feedback indicated mostly pertained to issues considered to be negative changes in the last 5 years or issues that needs attention.
- The count indicates the number of mentions about a feedback related to each category.

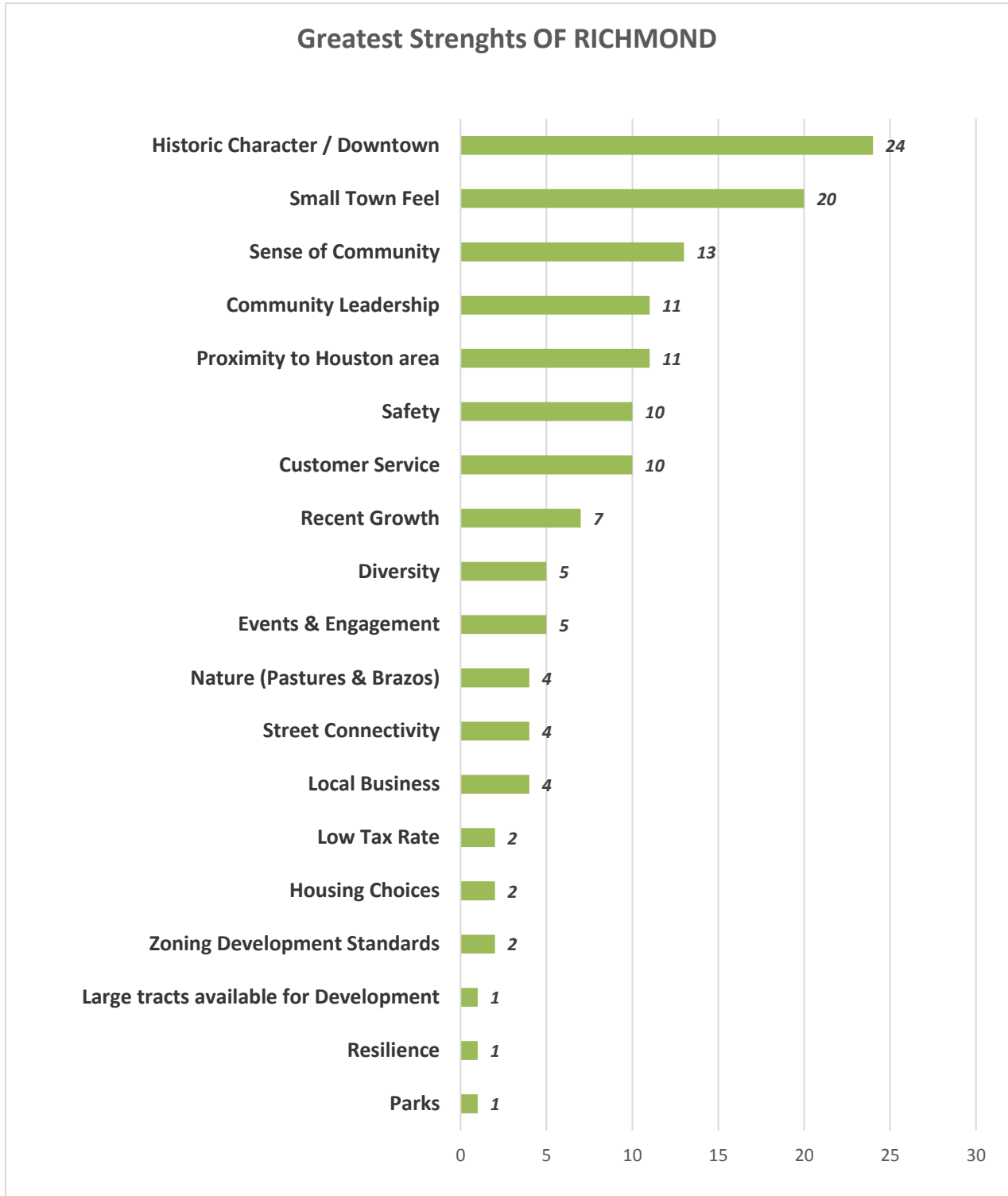
5) ONE IMPROVEMENT/ CHANGE DESIRED IN THE NEXT 5 YEARS

- Please note that all responses were summarized based on the categories indicated on the graph below.
- The count indicates the number of mentions about a feedback related to each category.



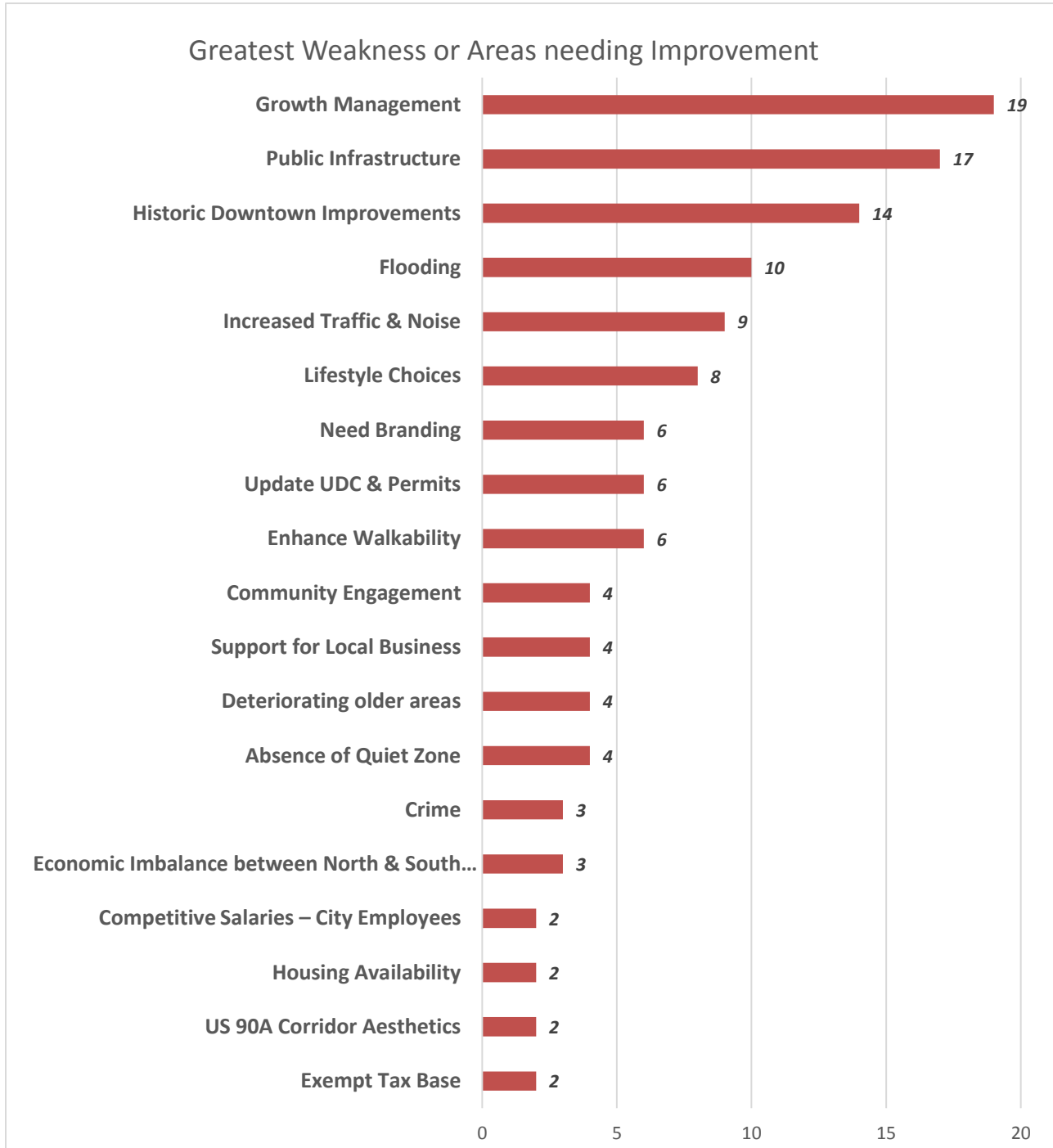
6) GREATEST STRENGTHS OF RICHMOND

- Please note that all responses were summarized based on the categories indicated on the graph below.
- The count indicates the number of mentions about a feedback related to each category.



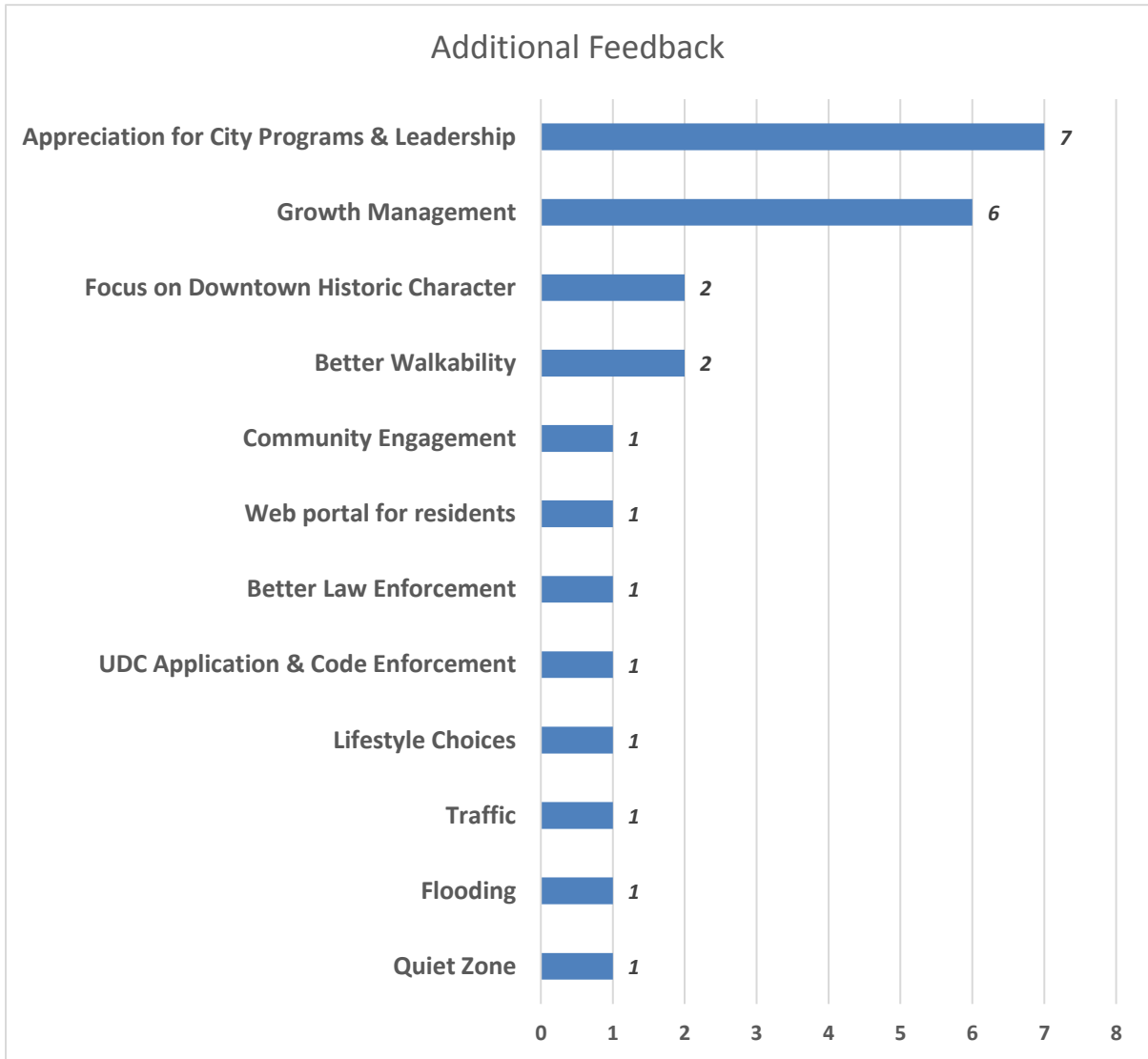
7) GREATEST WEAKNESSES OF RICHMOND OR AREAS NEEDING IMPROVEMENT

- Please note that all responses were summarized based on the categories indicated on the graph below.
- The count indicates the number of mentions about a feedback related to each category.



8) ADDITIONAL FEEDBACK

- Please note that all responses were summarized based on the categories indicated on the graph below.
- The count indicates the number of mentions about a feedback related to each category.



End of Report



C5. DEVELOPMENT UPDATES TO THE PLANNING AND ZONING COMMISSION

SEPTEMBER 2020/ OCTOBER 2020

The following table provides an overview of Planning Department activities from September 09, 2020 through October 05, 2020:

PRE-APPLICATION CONFERENCES		
LOCATION	LAND USE	DESCRIPTION
<ul style="list-style-type: none"> ▪ Northwest Corner of 359 and Mason Rd. (GC) 	Commercial Pad Sites	<ul style="list-style-type: none"> ▪ <i>The subject site is located behind the CVS at the Corner of Mason rd. and FM 359. The property extends from CVS north to Fire Station #3 and from CVS west to the Texana Plantation Residential Subdivision.</i> ▪ <i>Staff met with Engineer working on the project to discuss development regulations.</i> ▪ <i>The Engineer noted they would be submitting a general plan along with a preliminary plat in the coming months.</i>
<ul style="list-style-type: none"> ▪ 603 Calhoun St (OT) 	Nanobrewery	<ul style="list-style-type: none"> ▪ <i>The subject site is located south of the Union Pacific train tracks and north of the City of Richmond Annex.</i> ▪ <i>Staff met with the owners of the property and the architect for the project to discuss development regulations.</i> ▪ <i>This site is within the Historic Overlay District and will be reviewed for conformance to applicable regulations within said district.</i>

SITE DEVELOPMENT PLAN REVIEWS		
LOCATION	LAND USE	DESCRIPTION
<ul style="list-style-type: none"> ▪ 4400 FM 723 (ETJ) 	LCISD Foster HS - Orchestra Addition	<ul style="list-style-type: none"> ▪ <i>Foster High School is being modified to include a new building addition and additional parking;</i> ▪ <i>The new portion of the building will be used for multi-purpose activities.</i>
<ul style="list-style-type: none"> ▪ 4240 FM 723 (ETJ) 	LCISD Wertheimer MS - Orchestra Addition	<ul style="list-style-type: none"> ▪ <i>Wertheimer Middle School is being modified to include a new building addition;</i> ▪ <i>The new portion of the building will be used for orchestra activities.</i>
<ul style="list-style-type: none"> ▪ 605 Houston (ETJ) 	<ul style="list-style-type: none"> ▪ Residential to Commercial 	<ul style="list-style-type: none"> ▪ <i>The subject site is being renovated into a new office from its previous use of a house;</i> ▪ <i>The work performed at this site will be interior only save for a handicap accessible ramp to the front of the building.</i>

▪ 700 Jackson	▪ Wells Fargo	▪ <i>The subject site will be upgrading the current exterior lighting.</i>
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----- *End of Report* -----