



# **RICHMOND**

EST. **TEXAS** 1837

*Where History Meets Opportunity*

## **Planning & Zoning Commission Meeting**

Monday, December 7, 2020, at 5:00 P.M.

via Video Conference call

(pursuant to Texas Government Code, Section 551.127)

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### **Join Zoom Meeting**

<https://zoom.us/j/94386742282?pwd=WGI2RWRQOFpaYS9OL3dBdGNhRlNNQT09>

**Meeting ID:** 943 8674 2282

**Passcode:** 422239

#### **One tap mobile**

+13462487799,,94386742282#,,,,,0#,,422239# US (Houston)

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**Meeting ID:** 943 8674 2282

**Passcode:** 422239

Find your local number: <https://zoom.us/u/aeIWEWYk6I>

**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](mailto: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 November 2, 2020, meeting (a copy is enclosed).
- B2. Next Planning and Zoning Commission meeting is Monday, January 4, 2021, at 5:00 p.m.

## REGULAR AGENDA

- C1. Elect Planning and Zoning Commission Chair and Vice-Chair.

### Plat Applications

- C2a. Public hearing to receive comments for or against a request by Randy McClendon on behalf of Jeffrey Ahmed 2017 Trust & Izmir Living Trust dated December 30, 2009, to replat approximately 1.324 acre tract of land in the Joseph Kuykendahl League Survey, Abstract No. 49; also being a replat of Lots 7, 8 & 9 of Block 2, Estates at Lakes of Williams Ranch Sec. 1 as recorded in Plat No. 20180168 of the Fort Bend County Plat Records to create two lots. The proposed replat is called Estates at Lakes of Williams Ranch Sec. 1, Partial Replat No. 3.
- C2b. Review and recommendation of a final report to City Commission for a replat of Lots 7, 8 & 9 of Block 2, Estates at Lakes of Williams Ranch Sec. 1 as recorded in Plat No. 20180168 of the Fort Bend County Plat Records as Estates at Lakes of Williams Ranch Sec. 1, Partial Replat No. 3 – 1.324 acres of land – 1 Block – 2 lots – 0 Reserves.
- C3. Review and recommendation of a final report to City Commission for a Preliminary Plat – OSP NW 359 Reserve “A” – 4.3164 acres of land – 0 Lots – 1 Blocks – 1 Reserve. The subject site is located on the west side of Mason Road, south of City of Richmond Fire Station 3.
- C4. Review and recommendation of a final report to City Commission for a Preliminary Plat – Veranda Section Thirty-Eight – 22.8 acres of land – 58 Lots – 2 Blocks – 4 Reserves. The subject site is a section with Veranda master planned community.

- C5. Review and recommendation of a final report to City Commission for a Preliminary Plat – Veranda Section 39/40 – 26.1 acres of land – 93 Lots – 3 Blocks – 6 Reserves. The subject site is a section with Veranda master planned community.
- C6. Review and recommendation of a final report to City Commission for a Final Plat – Kingdom Heights Section Six – 34.1375 acres of land – 100 Lots – 7 Blocks – 7 Reserves. The subject site is a section with Kingdom Heights master planned community.

UDC Text Amendment

- C7a. Public hearing to receive comments for or against text amendments to the Unified Development Code to revise landuse allowance and site development requirements pertaining to animal boarding and veterinarian services for small animals (Pet boarding facilities); The specific sections include:
  - 1) Table 2.2.203, *Commercial Limited and Conditional Use Standards*
  - 2) *Division 7.1.300, Definitions*
- C7b. Consideration of the approval of a final report to City Commission on Agenda Item C7a., above.
- C8. Consider agenda item requests by Commissioners for January 4, 2021 regular meeting.
- C9. Development related staff update.
- C10. 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 Teleconference

Monday, November 2, 2020, at 5:00 P.M.

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The Planning and Zoning Commission for the City of Richmond, Texas met in a regular meeting on Monday, November 2, 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)  
Katherine M. Graeber-Kubelka (Vice-Chair)  
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 for any public comments. Hearing no public comment, the agenda item was closed.

Commissioner Pittman introduced agenda item B1., Review and approve minutes from the October 5, 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 on Monday, December 7, 2020 at 5:00 p.m.

Commissioner Pittman introduced agenda item C1., Public hearing to receive comments for or against a request by Ryan Moeckel on Behalf of Peyton Martin and Lauren Martin to replat approximately 3.4416 acre tract of land being out of lot 4, block 1, of Texana Plantation, Section 4 (Plat No. 1999027761; F.B.C.P.R.) in the Randall Jones League, Abstract No. 42, Fort Bend County, Texas, to create two (2) lots. The proposed replat is Texana Plantation Section 4 Lot 4 Replat No. 1. He announced that the applicant had requested to withdraw the proposed replat from consideration due to which, the public hearing would not be held.



Commissioner Pittman introduced agenda item C2a., Public hearing to receive comments for or against a request by Randy McClendon on Behalf of Ryse Investment, LLC. to replat approximately 0.9835 Acre tract of land in the Joseph Kuykendahl League Survey, Abstract No. 49; also being a replat of Lots 14 & 15 of Block 2, Estates at Lakes of Williams Ranch Sec. 1 as recorded in Plat No. 20180168 of the Fort Bend County Plat Records. The proposed replat is Estates at Lakes of Williams Ranch Sec. 1, Partial Replat No. 2. Commissioner Myska inquired about the number of lots associated with this replat. Mr. Abraham responded that the applicant planned to combine two existing lots into one large lot. Commissioner Pittman asked if there were any public comments. Hearing no public comment, the agenda item was closed.

Commissioner Pittman introduced agenda item C2b., Review and recommendation of a final report to City Commission for a replat of Lots 14 & 15 of Block 2, Estates at Lakes of Williams Ranch Sec. 1 as recorded in Plat No. 20180168 of the Fort Bend County Plat Records as Estates at Lakes of Williams Ranch Sec. 1, Partial Replat No. 2 – 0.9835 acres of land – 1 Block – 1 lot – 0 Reserves. Mr. Abraham explained that the proposed replat would combine two existing lots—Lot 14 and Lot 15 of Estates at Lakes of Williams Ranch Section 1— into one lot. Mr. Abraham indicated that Staff recommends approval of the replat. Commissioner Myska moved to forward Staff’s recommendation of approval 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 – Veranda Section Thirty-Seven – 10.27 acres of land – 46 Lots – 2 Blocks – 1 Reserve. The proposed final plat comprises a section of the Veranda master planned community. Mr. Abraham explained that the proposed final plat is a subdivision of 10.27 acre tract of land located in the Jane H. Long League, A-55, and includes forty-six minimum 50’ wide and 6,000 sq. ft. lots in two blocks. Mr. Abraham noted that this proposed final plat would connect to Veranda Section Twenty-Seven, which included forty-five lots with a minimum width of 50’. Mr. Abraham presented Staff’s recommendation of approval conditioned upon receiving an approval letter of the plat from the Fort Bend County Drainage District. Commissioner King inquired as to why the lots were platted with a minimum width of 50’. Mr. Abraham explained that the lot widths were previously approved with the preliminary plat as the lot sizes met minimum standards. Commissioner Kubelka moved to forward Staff’s recommendation of approval to the City Commission. The motion was seconded by Commissioner King. 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 – Veranda Section Thirty-Six Phase I – 17.44 acres of land – 38 Lots – 2 Blocks – 4 Reserves. The proposed final plat comprises a section of the Veranda master planned community. Mr. Abraham explained that proposed subdivision comprises a portion of the approved Veranda Section Thirty-Six Preliminary Plat, which included listed fifty-eight lots with minimum width of 70’ across two blocks and reserves dedicated as detention ponds for drainage purposes. Mr. Abraham confirmed that the proposed final plat conformed to the previously approved Veranda Section Thirty-Six preliminary plat. However, before recommending approval for the proposed final plat, Mr. Abraham noted one correction. He suggested that the condition also include indicating the minimum slab elevation on the plat. Commissioner Myska inquired as to why one of the lots off FM 762 was listed as 115.10 acres, although the section itself did not appear that large. Mr. Abraham explained that this was simply the legal description of the tract that abuts the section and includes acreage beyond what is visible within the plat. Commissioner Myska moved to forward Staff’s recommendation of conditional

approval to the City Commission. The motion was seconded by Commissioner King. The vote for the motion was unanimous.

Commissioner Pittman introduced agenda item C5., Review and recommendation of a final report to City Commission for a Concept Plan – OSP NW 359 – 25.539 acres of land – 0 Lots – 1 Block – 13 Reserves. Mr. Abraham explained that the subject site for the proposed concept plan is located at the northeast corner of the FM 359 Rd and Mason Rd intersection, and is currently zoned General Commercial, therefore allowing commercial land use. He further explained that the proposed Concept Plan included zero lots, one block, and thirteen reserves with associated access and utility easements proposed to serve the pad sites. Mr. Abraham added that during a previous pre-application conference with Staff, the applicant indicated that one of the reserves would be the future site of a Plantation True Value Hardware store, although specific businesses for other pad sites had not been finalized. Mr. Abraham concluded, presenting Staff's recommendation of approval conditioned upon the applicant's revision of the location of the proposed 25' access easement to the rear side of Reserve B and Reserve F—two reserves adjoining existing residential lots— in order to accommodate landscape buffer yard required by Section 4.4.301 of the Unified Development Code (UDC). Commissioner Myska asked if a City of Richmond annexation notice applied only to Reserve F, or for the entire property. Mr. Abraham explained this label was in reference to the annexation ordinance for the entire property into the City Limits. Commissioner Pittman asked if there were any plans to eventually develop Reserve B and F as access easements. Mr. Abraham responded that eventually the site would have multiple cross-access easements, though these developments would occur in phases. Commissioner Myska asked if the Texana Plantation community had been versed about this development, as she felt the homeowners who abutted the site in question deserved to be notified of this project. Mr. Abraham responded that there is no requirement to provide notice of the proposed concept plan to adjoining subdivision. However, he added that all protection in terms of buffer yard, setback, and outdoor lighting requirements shall be considered at the time of site development review. Commissioner King moved to forward Staff's recommendation of conditional approval to the City Commission. The motion was seconded by Commissioner Myska. The vote for the motion was unanimous.

Commissioner Pittman introduced agenda item C6., Consider agenda item requests by Commissioners for December 7, 2020 regular meeting. There were no agenda item requests.

Commissioner Pittman introduced agenda item C7., Development related Staff updates. Mr. Abraham shared plans for a Special Workshop meeting on November 9<sup>th</sup> to primarily discuss the Veranda Development. Additionally, Mr. Abraham provided an overview of development projects discussed at pre-application conferences and currently undergoing Site Development Plan review since the last regular meeting. Projects of note included:

- A pre-application conference to discuss a potential property development at 821 Highway 90A. Staff met with the design consultant and property owner to discuss development regulations for a proposed day care and office building.
- Development of a proposed church at 1400 FM2218. The proposed subject site is the Old Tractor Supply Company building located west of the IBC Bank, and north of the Wall St and FM 2218 intersection. Staff met with the design team to discuss development regulations and requirements to allow the reuse of the existing building. Additional parking and landscaping to accommodate the proposed use was also discussed. The design team informed Staff of their intention to eventually submit site development plan and building permit applications.
- Review of a site development plan for Veranda at 762, a garden-style multifamily development. The final plat for the subject site—which comprises the former Fort Bend County Country Club

located off FM 762—was conditionally approved by the City Commission in September 2020. The development is proposed to include nine garden-style apartment buildings with a centralized clubhouse and related amenities. After one round of review, Staff had provided outstanding comments, and were awaiting resubmittal from the applicant.

Following Mr. Abraham’s Staff update, Commissioner Pittman stated that Commissioner King and himself would temporarily continue to serve on the Planning and Zoning Commission until the City Commission had appointed new commissioners.

There being no further business to be brought before the Planning and Zoning Commission, Commissioner Pittman adjourned the meeting at 5:32 p.m.

Approved:

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Katherine M. Graeber-Kubelka (Vice-Chair)



# RICHMOND EST. TEXAS 1837

## PLANNING AND ZONING COMMISSION *Staff Report: Plat Application*

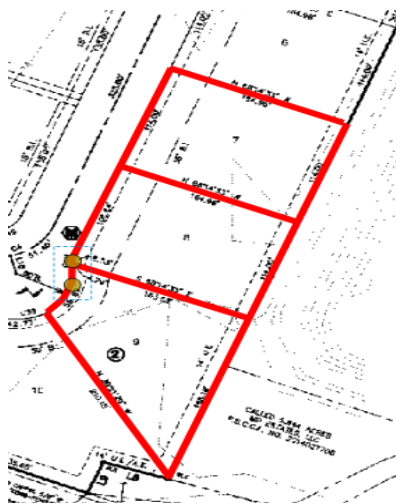
**Agenda Date:** December 7, 2020  
**Agenda Item:** C2a. & C2b.

**Plat Name:** Estates at Lakes of Williams Ranch Section 1 Partial Replat No. 3  
**Applicant:** Randy McClendon | Tejas Surveying, Inc.  
**Project Description:** A subdivision of 1.324 acre tract of land in the Joseph Kuykendahl League, A-49, Fort Bend County Texas, being a replat of lots 7,8 & 9, Block 2, Estates at Lakes of Williams Ranch Section 1, as Recorded in Plat No. 20180168, F.B.C.P.R.  
**Zoning Designation:** NA / ETJ

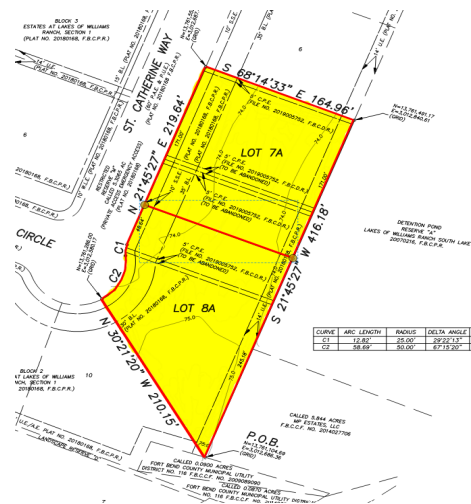
**Reviewers:** City of Richmond Development Review Committee (DRC)  
**Project Planner:** Mason Garcia, Associate Planner

### Background/Review Notes

- A Final Plat for Estates at Lakes of Williams Ranch Section 1 was approved by the City Commission on August 21, 2017. Estates at lakes of Williams Ranch Section 1 is situated south of U.S 59 and east of Williams Way Boulevard.
- Public hearing requirements for this proposed replat have been met, a copy of the public hearing notice was published in the Fort Bend Herald on Sunday, November 22, 2020.
- The proposed replat will combine three lots, Lot 7 Lot 8 and Lot 9 of Estates at Lakes of Williams Ranch Section 1 into two (2) lots.



Original Plat



Proposed Replat





THE STATE OF TEXAS §  
COUNTY OF FORT BEND §

WE, AHMED MOHAMED ALI AND DILSHAT MYDIN MOHAMED, TRUSTEES OF THE JEFFREY AHMED 2017 TRUST, AND WE AHMED M. ALI AND DILSHAT M. MOHAMED, TRUSTEES OF THE IZMIR LIVING TRUST DATED DECEMBER 30, 2009, HEREBY REFERRED TO AS THE OWNERS OF THE 1.324 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF ESTATES AT LAKES OF WILLIAMS RANCH, SECTION 1, PARTIAL REPLAT NO. 3, 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 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 UNOBTSTRUCTED 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') PERIMETER GROUND EASEMENTS; OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS; FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL 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 PURPOSES FOREVER UNOBTSTRUCTED 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') FOR FOURTEEN FEET (14') BACK-TO-BACK GROUND EASEMENTS; OR SEVEN FEET (7') FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS; FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL 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 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 (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, CULLETS, 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 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, CULLET, CREEK OR NATURAL DRAINAGE WAY IS HEREBY RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY, AND THAT SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

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. LIGHT ZONE 2.

IN TESTIMONY WHEREOF, THE JEFFREY AHMED 2017 TRUST HAS CAUSED THESE PRESENTS TO BE SIGNED BY AHMED MOHAMED ALI AND DILSHAT MYDIN MOHAMED, TRUSTEES, AND THE IZMIR LIVING TRUST DATED DECEMBER 30, 2009 HAS CAUSED THESE PRESENTS TO BE SIGNED BY AHMED M. ALI AND DILSHAT M. MOHAMED, TRUSTEES, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

JEFFREY AHMED 2017 TRUST IZMIR LIVING TRUST DATED DECEMBER 20, 2009  
By: AHMED MOHAMED ALI, TRUSTEE By: AHMED M. ALI, TRUSTEE  
By: DILSHAT MYDIN MOHAMED, TRUSTEE By: DILSHAT M. MOHAMED, TRUSTEE

THE STATE OF TEXAS §  
COUNTY OF FORT BEND §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED AHMED MOHAMED ALI AND DILSHAT MYDIN MOHAMED, TRUSTEES OF THE JEFFREY AHMED 2017 TRUST, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AS THE ACT AND DEED OF SAID TRUST.

GIVEN MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

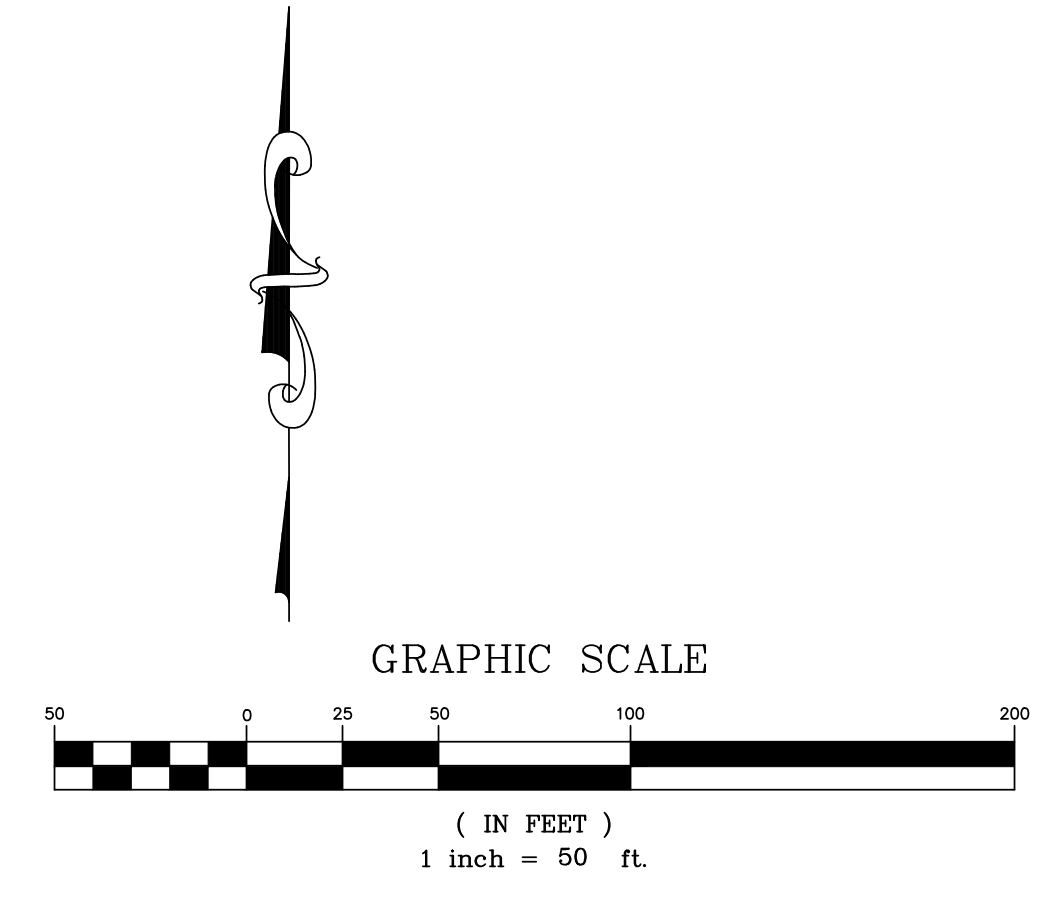
PRINTED NAME: \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
COMMISSION EXPIRES: \_\_\_\_\_

THE STATE OF TEXAS §  
COUNTY OF FORT BEND §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED AHMED M. ALI AND DILSHAT M. MOHAMED, TRUSTEES OF THE IZMIR LIVING TRUST DATED DECEMBER 30, 2009, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AS THE ACT AND DEED OF SAID TRUST.

GIVEN MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

PRINTED NAME: \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
COMMISSION EXPIRES: \_\_\_\_\_



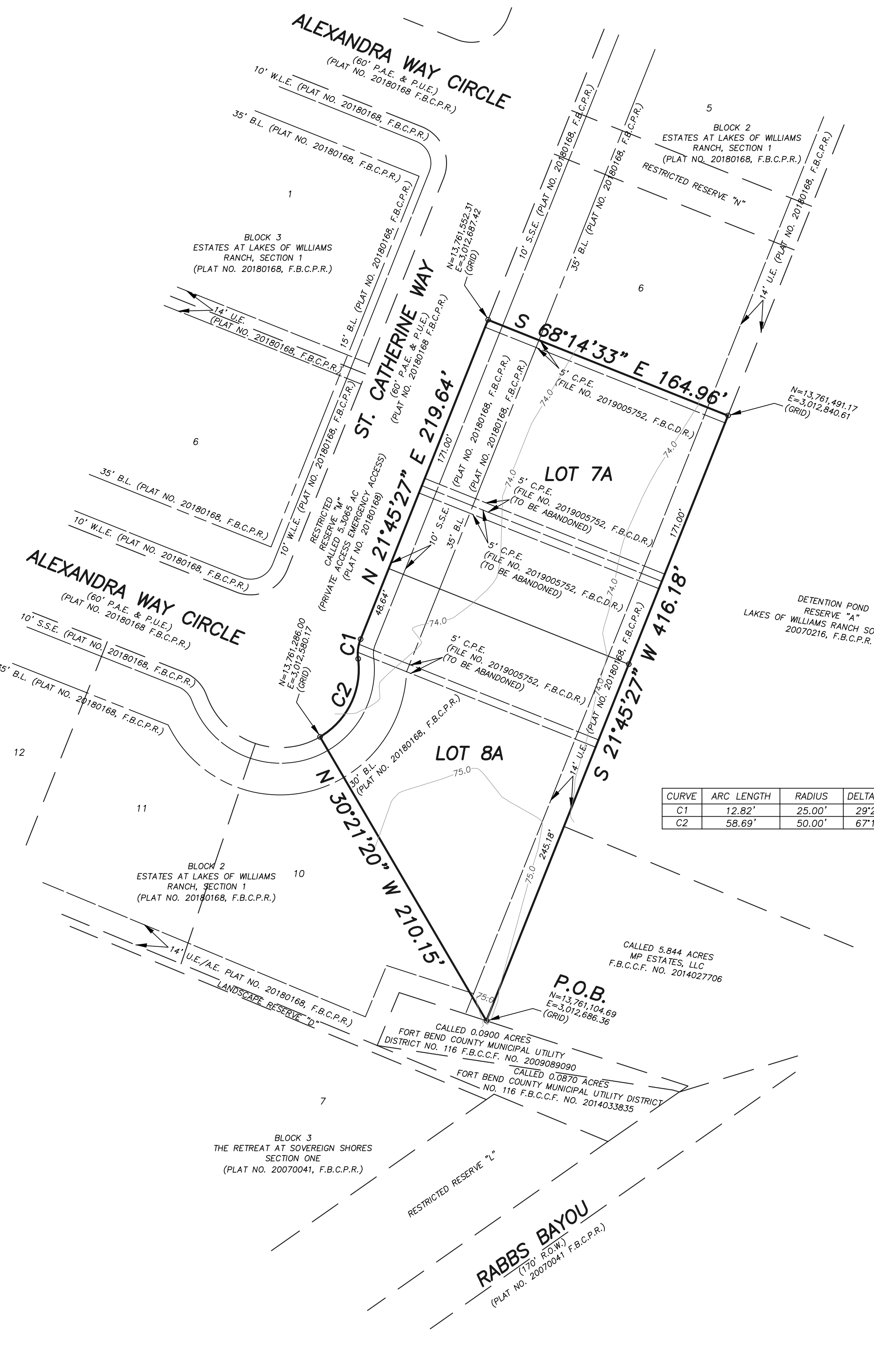
I, RANDY S. McCLENDON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT FERROUS METAL) PIPES OR RODS HAVING A OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET.



RANDY S. McCLENDON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4079

GENERAL NOTES:

- B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; STM.S.E. INDICATED STORM SEWER EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; D.E. INDICATED DRAINAGE EASEMENT; E.S.MT. INDICATES EASEMENT; P.A.E. INDICATES PRIVATE ACCESS EASEMENT; P.U.E. INDICATES PUBLIC UTILITY EASEMENT; CPE ESMT. INDICATES CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, ET AL EASEMENT; F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS; F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; F.B.C.C. INDICATES FORT BEND COUNTY CLERK.
- ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO. 4204 (NAD '83). COORDINATES SHOWN HEREON ARE GRID COORDINATES AND MAY BE BROUGHT TO SURFACE COORDINATES BY USING THE COMBINED SCALE FACTOR 0.9998700169.
- THIS PLAT WAS PREPARED TO MEET CITY OF RICHMOND AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY FORT BEND TITLE CO. OF, NO. 1572010115. EFFECTIVE DATE OCTOBER 21, 2020. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 116, FORT BEND COUNTY SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, AND THE ETJ OF THE CITY OF RICHMOND.
- THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
- 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 THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE ADA.
- ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD 1988 DATUM, 1991 ADJUSTMENT.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 76.5 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. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12" ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- NATURAL GROUND CONTOURS INDICATED ARE PRIOR TO DEVELOPMENT OF THE TRACT.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL LOTS HAVE A MINIMUM 10-FOOT SIDE BUILDING LINE. A MINIMUM DISTANCE OF 20' SHALL BE MAINTAINED BETWEEN RESIDENTIAL BUILDINGS.
- STREETS SHOWN WITHIN THIS SUBDIVISION ARE PRIVATE STREET RESERVES. ALL STREET PRIVATE ACCESS EASEMENTS WIDTHS ARE SIXTY FEET (60') UNLESS OTHERWISE NOTED HEREON.
- THE SUBDIVISION IS LOCATED IN OUTDOOR LIGHTING ZONE "LZ-2", WHICH IS ADMINISTERED BY FORT BEND COUNTY.
- IN ACCORDANCE WITH THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 48157C0265L, MAP REVISION EFFECTIVE DATE APRIL 2, 2014, THIS PROPERTY LIES IN SHADDED ZONE "X", AN AREA WITH REDUCED FLOOD RISK DUE TO A LEVEE, WHICH MAY BE SUBJECT TO OVERTOPPING.
- ALL EASEMENT, OPEN SPACE, OR OTHER COMMON AREAS WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY THE APPLICABLE HOMEOWNERS' ASSOCIATION, MUNICIPAL UTILITY DISTRICT, OR OTHER PERPETUAL PRIVATE ENTRY.
- THIS SUBDIVISION CONTAINS ONE OR MORE PRIVATE ACCESS EASEMENTS THAT HAVE NOT BEEN DEDICATED TO OR ACCEPTED BY THE CITY OF RICHMOND OR ANY OTHER LOCAL GOVERNMENTAL AGENCY AS PUBLIC RIGHT-OF-WAY. THE CITY OF RICHMOND HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENTAL AGENCY HAVE ANY OBLIGATION TO MAINTAIN OR IMPROVE ANY PRIVATE ACCESS EASEMENT WITHIN THE SUBDIVISION, WHICH SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OR HOME OWNERS ASSOCIATION OF THE PROPERTY IN THIS SUBDIVISION.
- BENCHMARK: NGS PID AW4730, BRASS DISC SET VERTICALLY IN THE NORTH BRICK WALL BY THE NORTH ENTRANCE TO THE COUNTY COURTHOUSE, STAMPED 81212, ELEVATION=97.98' (NAVD '88, 1991 ADJ.).
- TM: "X" CUT ON TOP OF THE CURB AT AN INLET ON THE EAST SIDE OF ST. CATHERINE WAY ABOUT 135 FEET NORTHWEST OF THE SOUTHERLY INTERSECTION OF ST. CATHERINE WAY AND ALEXANDER WAY CIRCLE. ELEVATION = 73.31' (NAVD '88, 2001 ADJ.)
- 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.
- THIS PROPERTY IS SUBJECT TO RESTRICTIONS RECORDED IN FORT BEND COUNTY CLERK'S FILE NOS. 2006116657, 2006133388, 2006140743, 2006158241, 2007065908, 2007089705, 2008001588, 2008019527, 2008107084, 2009090377, 2010081206, 2010094052, 20111114294, 2012065416, 2012089364, 2013073708, 2013091017, 2013150017, 2014024847, 201031459, 2015074758, 2015081177, 201513303, 2015120980, 2016091015, 2016092628, 201708946, 201711459, 201713309, 2018000431 AND 2019006095 AND IN PLAT NO. 20180168 OF THE PLAT RECORDS OF FORT BEND COUNTY.



STATE OF TEXAS )  
COUNTY OF FORT BEND )  
THIS PLAT OF ESTATES AT LAKES OF WILLIAMS RANCH SECTION 1 PARTIAL REPLAT NO. 3 APPROVED BY THE CITY MANAGER OF THE CITY OF RICHMOND, TEXAS.  
THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

SIGNED \_\_\_\_\_  
TERRI VELA, CITY MANAGER.

STATE OF TEXAS )  
COUNTY OF FORT BEND )  
THIS PLAT OF ESTATES AT LAKES OF WILLIAMS RANCH SECTION 1 PARTIAL REPLAT NO. 3, APPROVED ON \_\_\_\_\_ BY THE CITY OF RICHMOND CITY COMMISSION.

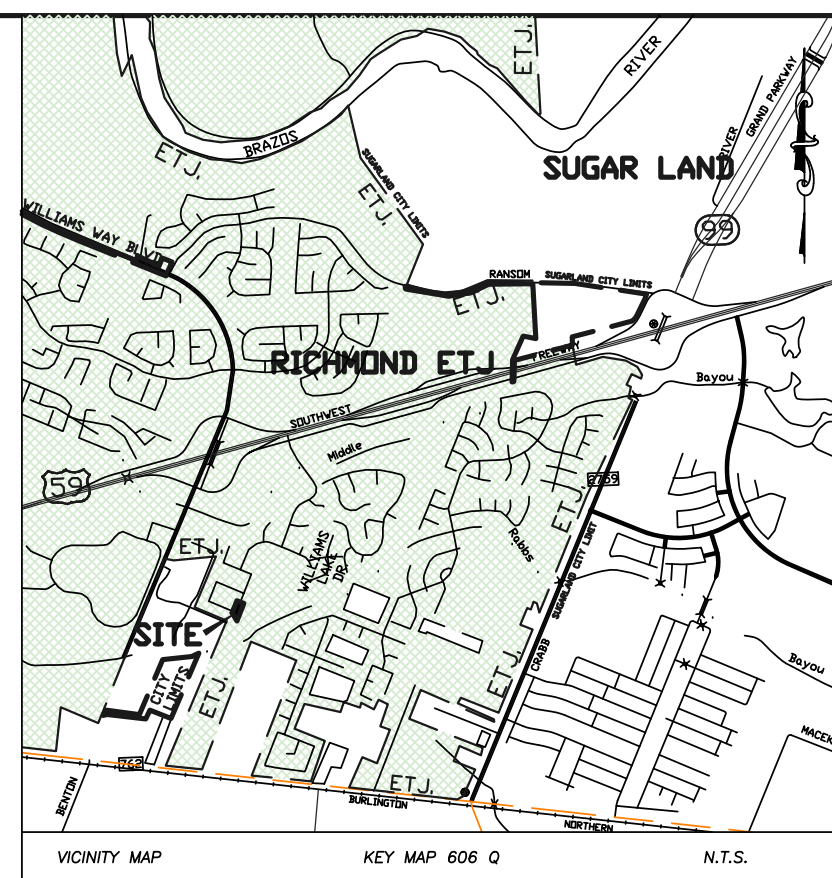
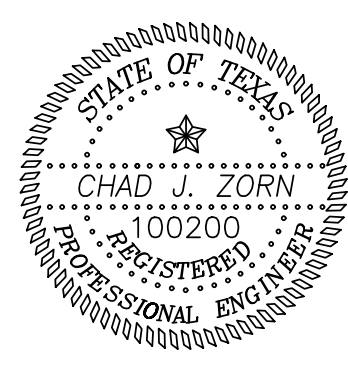
AND SIGNED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_  
PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID, AND NULL, AND VOID, UNLESS THIS PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS, WITHIN ONE (1) YEAR HEREAFTER.

SIGNED \_\_\_\_\_  
REBECCA K. HAAS, MAYOR

SIGNED \_\_\_\_\_  
LAURA SCARLATO, CITY SECRETARY

I, CHAD J. ZORN, 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.

CHAD J. ZORN, P.E.  
TEXAS REGISTRATION NO. 100200



I, J. STACY SLAWINSKI, THE 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 WITH 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.

BY: VINCENT M. MORALES, JR. COMMISSIONER, PRECINCT 1  
BY: GRADY PRESTAGE COMMISSIONER, PRECINCT 2

BY: \_\_\_\_\_  
KP GEORGE COUNTY JUDGE

BY: W.A. "ANDY" MEYERS COMMISSIONER, PRECINCT 3  
BY: KEN R. DEMERCHANT COMMISSIONER, PRECINCT 4

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 \_\_\_\_\_ 20, \_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M.,

IN PLAT NO. \_\_\_\_\_ 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, COUNTY CLERK  
FORT BEND COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

## ESTATES AT LAKES OF WILLIAMS RANCH SECTION 1 PARTIAL REPLAT NO. 3

A SUBDIVISION OF 1.324 ACRES

IN THE JOSEPH KUYKENDAHLE LEAGUE, ABSTRACT NO. 49 FORT BEND COUNTY, TEXAS

BEING A REPLAT OF LOTS 7, 8 & 9, BLOCK 2, ESTATES AT LAKES OF WILLIAMS RANCH SECTION 1, AS RECORDED IN PLAT NO. 20180168, F.B.C.P.R.

REASON FOR THE REPLAT: TO CREATES TWO LOTS

1 BLOCK 2 LOTS 0 RESERVES  
NOVEMBER 24, 2020 CR/44-2056P

OWNER:  
AHMED MOHAMED ALI AND DILSHAT MYDIN MOHAMED, TRUSTEES OF THE JEFFREY AHMED 2017 TRUST  
4321 MARANATHA DRIVE  
SUGAR LAND, TX 77479  
(281) 203-9000

SURVEYOR:  
TEJAS SURVEYING, INC.  
1810 FIRST OAKS ST., SUITE 220  
RICHMOND, TEXAS 77406  
(281) 240-9099

AHMED M. ALI AND DILSHAT M. MOHAMED, TRUSTEES OF THE IZMIR LIVING TRUST DATED DECEMBER 30, 2009  
4321 MARANATHA DRIVE  
SUGAR LAND, TX 77479  
(281) 203-9000





**PLANNING AND ZONING COMMISSION**

*Staff Report: Plat Application*

**Agenda Date:** December 7, 2020

**Agenda Item:** C3.

---

**Plat Name:** OSP NW 359 Reserve “A” – Preliminary Plat

**Applicant:** Joanne McRae | KM Surveying LLC

**Project Description:** A subdivision of 4.3164 acre tract of land being out of the residue of a called 119.34 acre tract recorded under F.B.C.C File No. 9722234 located in the Randall Jones League, A-55, Fort Bend County, Texas.

**Zoning Designation:** GC, General Commercial

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**Reviewers:** City of Richmond Development Review Committee (DRC)

**Project Planner:** Jose Abraham, Planning Director

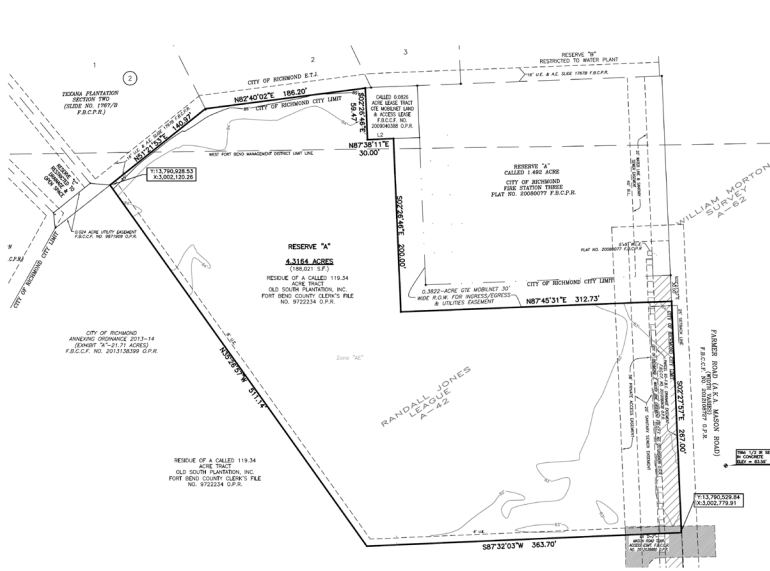
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**Background/Review Notes**

- *The subject site is located on the west side of Mason Rd and south of Richmond Fire Station 3 site.*
- *The subject site is zoned GC, General Commercial and allows for commercial uses.*
- *At a pre-application conference with staff, the applicant indicated that the subject site will be developed as the new location for Plantation True Value Hardware store.*

**Staff Recommendation**

**APPROVAL:** Staff recommends approval of this preliminary plat.



**LEGEND**

ESMT EXISTENT  
FND FOUND  
R/WP R/WB TOLLWAY PIPE  
W.L.E. WATER LINE EXISTENT  
F.O.L. FORT BEND COUNTY  
P.O.C. POINT OF COMMENCEMENT  
F.B.C.P.R. FORT BEND COUNTY PLAT RECORDS  
O.P.R. OFFICIAL PLAT RECORDS

**DISTRICT NAMES**

CITY	EMME CITIES
DRAINAGE	F.B.C. DRAINAGE DISTRICT
CITY	CITY OF RICHMOND
UTILITY CO.	LOCKPORT ENERGY
OWNER	F.B.C. MANAGEMENT DISTRICT
FIRE	CITY OF RICHMOND



- GENERAL NOTES:**
- The basis of bearings shown herein is referenced to the Texas Coordinate System, NAD83, South Central Zone (TNSC 4203) based on national NAD83 survey measurements based on GPS measurements.
  - The top of all floor slabs shall be a minimum of 21.5 feet above mean sea level (MSSL) datum. In addition, no top of slab elevations shall be less than 24 inches above the ground top of slab elevation. In no case shall the elevation of the building foundation and 12 inches above any open gradient roadway of drainage network, whichever is higher.
  - The top of slab elevation of any part on the perimeter of the site shall not be less than elevation above natural ground.
  - Remarks:  
Elevations of 2.000 feet (192) set to top of concrete monument located along the southerly right-of-way of FM 1005, corner 2,210 feet west of E. 722 in an electric transmission line easement.  
Elevations of 4.435 feet (140)88  
Temporary Benchmark:  
Spot 1727 iron set set in concrete on the west side of Farmer Rd. (Old Nation Rd.) approx. 200 feet from the southeast corner of the City of Richmond Fire Station in the center of an asphalt median in Farmer Road.  
Elevations of 4.435 feet (140)88
  - According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Fort Bend County, Texas, Map No. 481201040, the subject April 1, 2014 1% Annual Flood Elevation to be noted 24.00 feet. Owners of subject land must obtain flood insurance by the Federal Flood Insurance Program (FFIP) administered by the Federal Emergency Management Agency (FEMA).
  - This property lies within the Lamar Consolidated Independent School District, the City of Richmond and Fort Bend County.
  - There are no existing pipelines or pipeline easements within this subdivision.
  - Drainage shall be built in compliance with City of Richmond Unified Development Code Section 4.5.211, (detention).
  - This plot is located in Fort Bend County Lighting Zone L23.
  - All property to drain into the drainage easement only through an approved drainage structure.
  - All drainage easement shall be kept clear of fences, buildings, equipment and other obstructions to the operation and maintenance of the drainage facility.
  - The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Control Manual which allows street parking with intense rainfall events.

PRELIMINARY

OSP NW 359 RESERVE "A"  
A SUBDIVISION OF 4.3164 ACRES BEING OUT OF THE RESIDUE OF A CALLED 19.34 ACRE TRACT OF LAND RECORDED UNDER F.B.C.C. FILE NO. 9722234 O.P.R. RANDALL JONES LEAGUE, A-42 IN FORT BEND COUNTY, TEXAS

0 LOTS | RESERVE | BLOCK

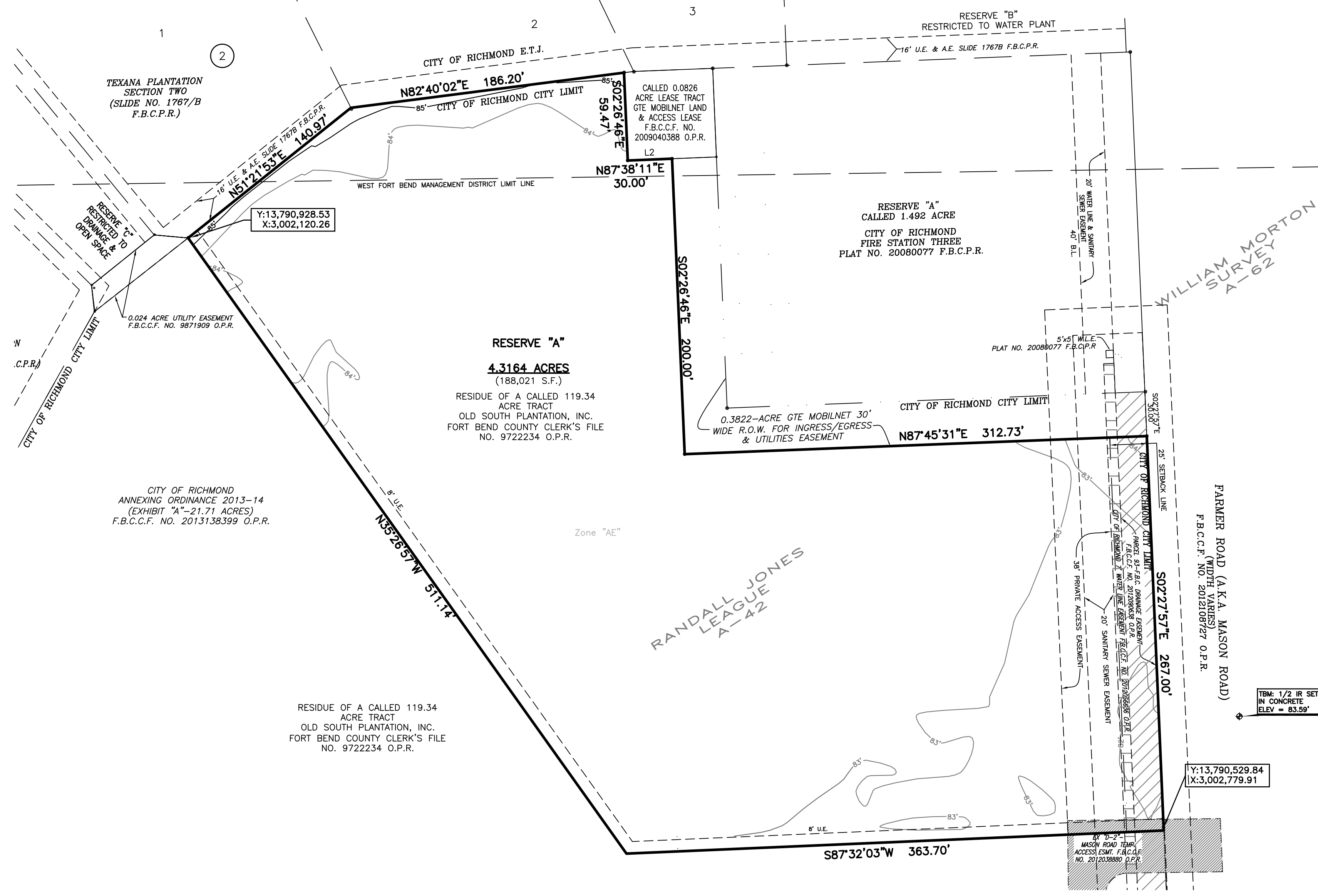
NOVEMBER, 2020

OWNER  
OLD SOUTH PLANTATION, INC.  
P.O. BOX 122, RICHMOND, TX 77406  
(832) 342-3003

ODYSSEY  
ENGINEERING GROUP  
3900 TINDALE DRIVE, SUITE 400  
HOUSTON, TEXAS 77063  
(281) 246-0400  
www.odysseyeng.com

KM Surveying, LLC  
3902 REESE ROAD - SUITE C-100  
HOUSTON, TEXAS 77041  
713-234-4527  
www.kmsurveying.com



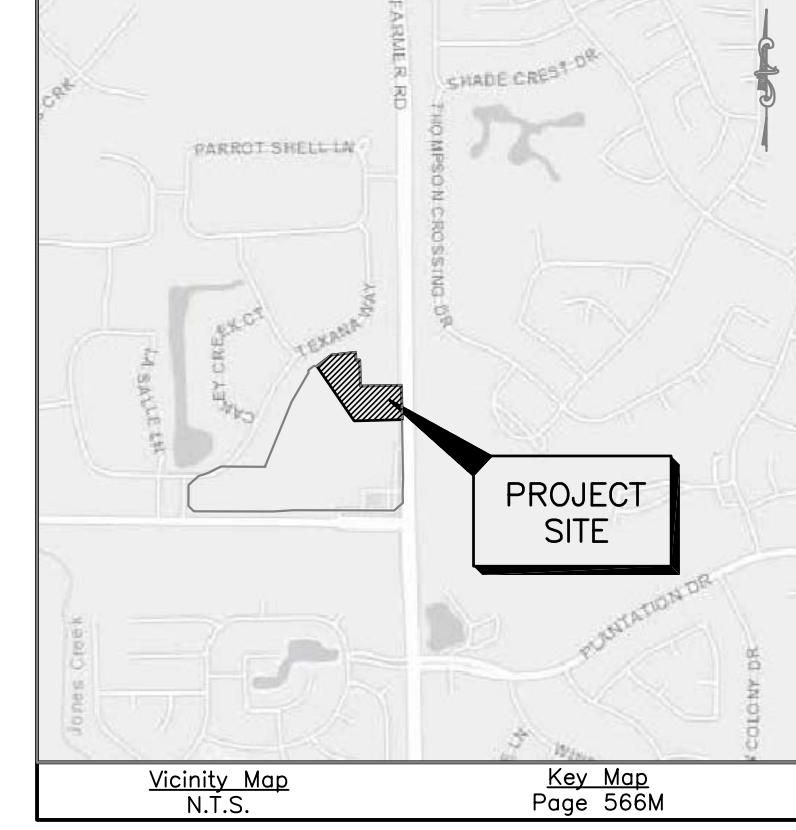
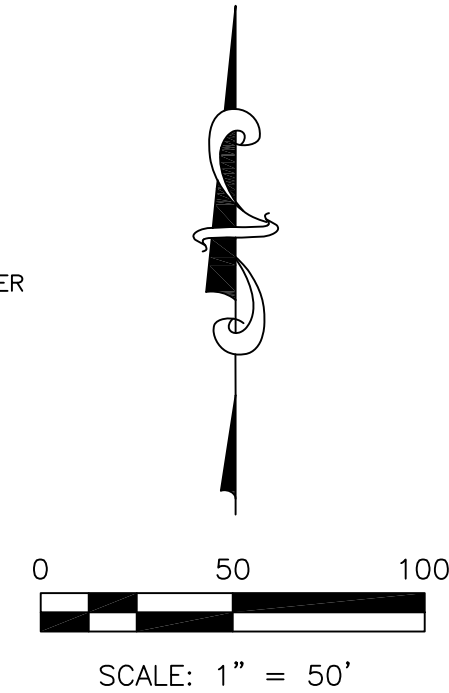


**LEGEND**

ESMT	EASEMENT
FND	FOUND
IR/IP	IRON ROD/IRON PIPE
W.L.E.	WATER LINE EASEMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
F.B.C.C.F. NO.	FORT BEND COUNTY CLERK'S FILE NUMBER
F.B.C.P.R.	FORT BEND COUNTY PLAT RECORDS
O.P.R.	OFFICIAL PUBLIC RECORDS

**DISTRICT NAMES**

SCHOOL	: LAMAR C.I.S.D.
DRAINAGE	: F.B.C. DRAINAGE DISTRICT
CITY	: CITY OF RICHMOND
UTILITIES CO.	: CENTERPOINT ENERGY
OTHER	: F.B.C. MANAGEMENT DISTRICT
FIRE	: CITY OF RICHMOND



**GENERAL NOTES:**

- The basis of bearings shown hereon is referenced to the Texas Coordinate System, NAD83, South Central Zone (TXSC 4204) based on National Geodetic Survey Monumentation: based on GPS measurements.
- The top of all floor slabs shall be a minimum of 91.5 feet above mean sea level (NAVD88 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. In the absence of a curb, the top of slab elevation shall be no less than 24 inches above the highest natural ground along the perimeter of the building foundation and 12 inches above any down gradient roadway or drainage restraint, whichever is higher.
- The top of slab elevation at any point on the perimeter of the slab shall not be less than 24-inches above natural ground.
- Benchmark:  
Disk stamped L 806 Reset 1963' set in top of conc. monument located along the south right-of-way of F.M. 359, approx. 2,210 feet west of F.M. 723 in an electric transmission line easement.  
EL=94.56 feet NAVD88  
Temporary Benchmark:  
TBM: 1/2" iron rod set in concrete on the west side of Farmer Rd. (aka Mason Rd), approx. 200 feet from the southeast corner of the City of Richmond Fire Station in the center of an esplanade median in Farmer Road.  
EL=83.59 feet NAVD 88
- According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Fort Bend County, Texas, Map No. 48157C0140 L dated April 2, 2014 the subject tract appears to be within Zone "AE"; defined as special flood hazard areas inundated by 1% annual chance flood event with base flood elevations (BFE) determined. BFE = 87 feet
- This property lies within the Lamar Consolidated Independent School District, the City of Richmond and Fort Bend County.
- There are no existing pipelines or pipeline easement within this subdivision.
- Sidewalks shall be built in compliance with City of Richmond Unified Development Code Section 4.5.201, Sidewalks.
- This plat is located in Fort Bend County Lighting Zone LZ3.
- All property to drain into the drainage easement only through an approved drainage structure.
- All drainage easement shall be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
- The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding with intense rainfall events.

PRELIMINARY

**OSP NW 359 RESERVE "A"**

A SUBDIVISION OF 4.3164 ACRES BEING OUT OF THE RESIDUE OF A CALLED 119.34 ACRE TRACT OF LAND RECORDED UNDER F.B.C.C. FILE NO. 9722234 O.P.R. RANDALL JONES LEAGUE, A-42 IN FORT BEND COUNTY, TEXAS

**0 LOTS | RESERVE | BLOCK**

NOVEMBER, 2020

OWNER  
OLD SOUTH PLANTATION, INC.  
P.O. BOX 522, RICHMOND, TX 77406  
281.342.3825

**ODYSSEY**  
ENGINEERING GROUP  
2500 TANGLEWILDE STREET, SUITE 480  
HOUSTON, TEXAS 77063  
281.306.0240  
T.B.P.E.L.S. FIRM #10178700  
www.kmsurveying.com

**KM Surveying, LLC**  
3902 REESE ROAD - SUITE C-100  
ROSENBERG, TEXAS 77471  
713-234-6627  
www.kmsurveying.com



**PLANNING AND ZONING COMMISSION**

*Staff Report: Plat Application*

**Agenda Date:** December 7, 2020

**Agenda Item:** C4.

---

**Plat Name:** Veranda Section Thirty-Eight - Preliminary Plat

**Applicant:** Dan Valdez | Meta Planning + Design LLC.

**Project Description:** A subdivision of 22.8 acre tract of land located in the Jane H. Long League, A-55, Fort Bend County, Texas.

**Zoning Designation:** MU, Mixed Use (Development Agreement)

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**Reviewers:** City of Richmond Development Review Committee (DRC)

**Project Planner:** Jose Abraham, Planning Director

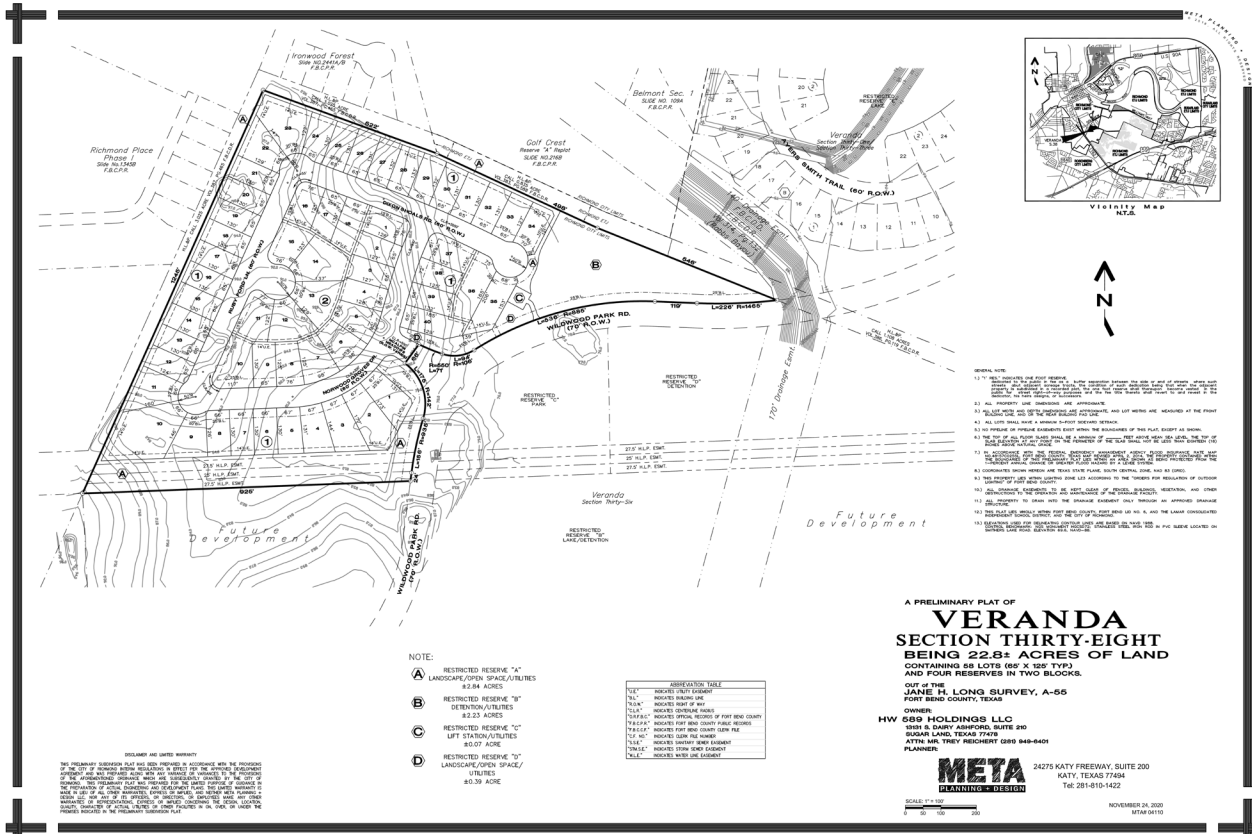
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**Background/Review Notes**

- *The proposed plat is located within Veranda Residential Development which is governed by a Development Agreement between the City of Richmond and HW 589 Holdings LLC. This subdivision is located within the former country club tract, along the southeast side of Wildwood Park Rd.*
- *The proposed subdivision includes 58 Lots that are minimum 65' wide in 2 blocks.*
- *The proposed preliminary plat is in conformance with the approved General Plan for the Veranda Master Planned Community.*

**Staff Recommendation**

**APPROVAL:** Staff recommends approval of this preliminary plat.



A PRELIMINARY PLAT OF  
**VERANDA**  
SECTION THIRTY-EIGHT  
BEING 22.8+ ACRES OF LAND  
CONTAINING 88 LOTS (88' X 150' TYP.)  
AND FOUR RESERVES IN TWO BLOCKS.

OUT OF THE  
JANIE H. LONG SURVEY, A-65  
FORT BEND COUNTY, TEXAS

OWNER:  
**HW 589 HOLDINGS LLC**  
589 S. DAWG, AUSTIN, TEXAS 78745  
ATTN: MRS. TERRY ROBERTSON 512-949-8401  
PLANNER:

**META** 24275 KATY FREEWAY, SUITE 200  
KATY, TEXAS 77494  
Tel: 281-610-1422

SCALE: 1" = 100'

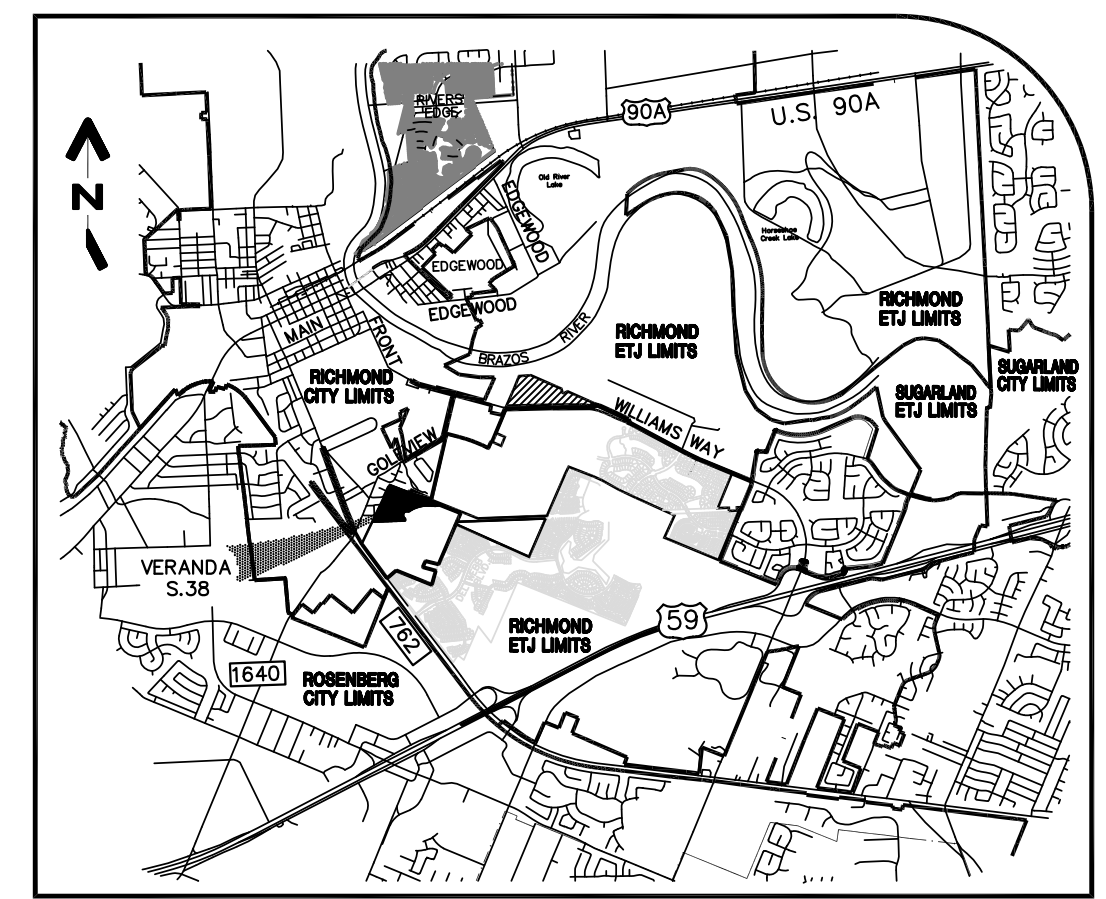
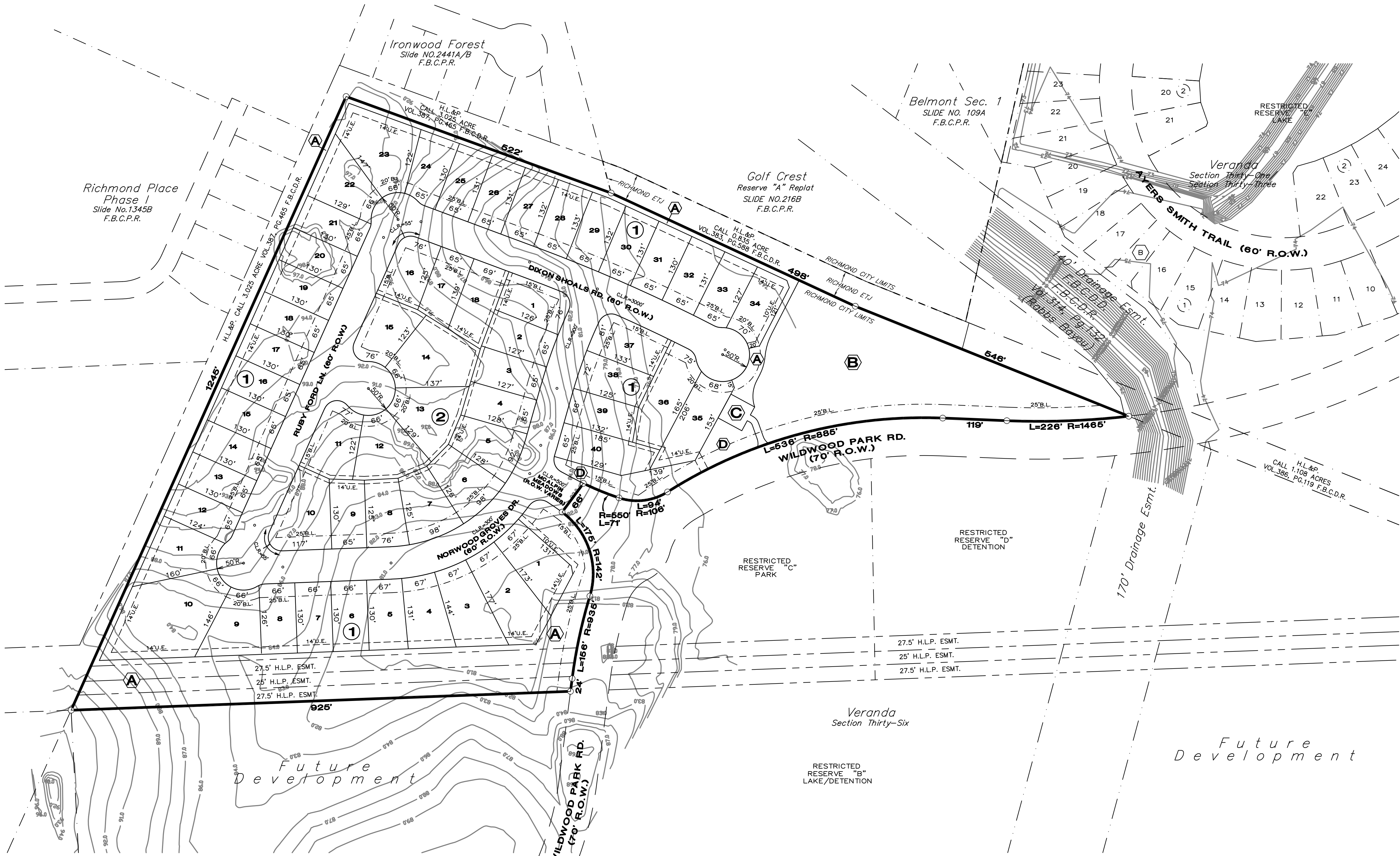
NOVEMBER 24, 2020  
MTHM 04110

NOTE:  
**A** RESTRICTED RESERVE "A"  
LANDSCAPE/OPEN SPACE/UTILITIES  
83.84 ACRES  
**B** RESTRICTED RESERVE "B"  
DETENTION/UTILITIES  
82.23 ACRES  
**C** RESTRICTED RESERVE "C"  
LEFT STATION/UTILITIES  
80.07 ACRES  
**D** RESTRICTED RESERVE "D"  
LANDSCAPE/OPEN SPACE/  
UTILITIES  
80.59 ACRES

TYPE	AREA	DESCRIPTION
"A"	83.84 ACRES	LANDSCAPE/OPEN SPACE/UTILITIES
"B"	82.23 ACRES	DETENTION/UTILITIES
"C"	80.07 ACRES	LEFT STATION/UTILITIES
"D"	80.59 ACRES	LANDSCAPE/OPEN SPACE/ UTILITIES

RECORDS AND CITIES DIVISION  
THIS INSTRUMENT SUBMITTED TO AND HAS BEEN RECORDED IN ACCORDANCE WITH THE PROVISIONS OF THE TITLE INDEX ACT, AS AMENDED. IT IS HEREBY CERTIFIED THAT THE INSTRUMENT IS CORRECTLY INDEXED IN THE PUBLIC RECORDS OF THE CITY OF RICHMOND, TEXAS. THE INSTRUMENT IS ALSO CORRECTLY INDEXED IN THE PUBLIC RECORDS OF THE COUNTY OF FORT BEND, TEXAS. THE INSTRUMENT IS ALSO CORRECTLY INDEXED IN THE PUBLIC RECORDS OF THE STATE OF TEXAS.





- GENERAL NOTE:
- 1) "1" RES. INDICATES ONE FOOT RESERVE. dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent garage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and vest in the dedicator, his heirs assigns, or successors.
  - 2) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
  - 3) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
  - 4) ALL LOTS SHALL HAVE A MINIMUM 5-FOOT SIDYARD SETBACK.
  - 5) NO PIPELINE OR PIPELINE EASEMENTS EXIST WITHIN THE BOUNDARIES OF THIS PLAT, EXCEPT AS SHOWN.
  - 6) THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF \_\_\_\_\_ 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.
  - 7) IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48157C0255L FORT BEND COUNTY, TEXAS MAP REVISED APRIL 2, 2014, THE PROPERTY CONTAINED WITHIN THE BOUNDARIES OF THIS PRELIMINARY PLAT LIES WITHIN AN AREA SHOWN AS BEING PROTECTED FROM THE 1-PERCENT ANNUAL CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM.
  - 8) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE, SOUTH CENTRAL ZONE, NAD 83 (GRID).
  - 9) THIS PROPERTY LIES WITHIN LIGHTING ZONE LZ3 ACCORDING TO THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING" OF FORT BEND COUNTY.
  - 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) THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY, FORT BEND LID NO. 6, AND THE LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, AND THE CITY OF RICHMOND.
  - 13) ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NAVD 1988 CONTROL BENCHMARK: NGS MONUMENT NGCSD72; STAINLESS STEEL IRON ROD IN PVC SLEEVE LOCATED ON SMITHERS LAKE ROAD. ELEVATION 69.6 NAVD-88.

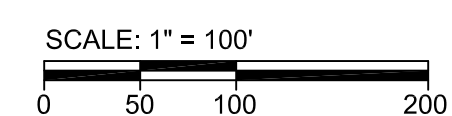
A PRELIMINARY PLAT OF  
**VERANDA**  
 SECTION THIRTY-EIGHT  
 BEING 22.8± ACRES OF LAND  
 CONTAINING 58 LOTS (65' X 125' TYP.)  
 AND FOUR RESERVES IN TWO BLOCKS.

OUT OF THE  
**JANE H. LONG SURVEY, A-55**  
 FORT BEND COUNTY, TEXAS

OWNER:  
**HW 589 HOLDINGS LLC**  
 13131 S. DAIRY ASHFORD, SUITE 210  
 SUGAR LAND, TEXAS 77478  
 ATTN: MR. TREY REICHERT (281) 949-6401  
 PLANNER:



24275 KATY FREEWAY, SUITE 200  
 KATY, TEXAS 77494  
 Tel: 281-810-1422



NOVEMBER 24, 2020  
 MTA# 04110

- NOTE:
- A** RESTRICTED RESERVE "A"  
 LANDSCAPE/OPEN SPACE/UTILITIES  
 ±2.84 ACRES
  - B** RESTRICTED RESERVE "B"  
 DETENTION/UTILITIES  
 ±2.23 ACRES
  - C** RESTRICTED RESERVE "C"  
 LIFT STATION/UTILITIES  
 ±0.07 ACRE
  - D** RESTRICTED RESERVE "D"  
 LANDSCAPE/OPEN SPACE/  
 UTILITIES  
 ±0.39 ACRE

ABBREVIATION TABLE	
"U.E."	INDICATES UTILITY EASEMENT
"B.L."	INDICATES BUILDING LINE
"R.O.W."	INDICATES RIGHT OF WAY
"C.L.R."	INDICATES CENTERLINE RADIUS
"O.R.F.B.C."	INDICATES OFFICIAL RECORDS OF FORT BEND COUNTY
"F.B.C.P.R."	INDICATES FORT BEND COUNTY PUBLIC RECORDS
"F.B.C.C.F."	INDICATES FORT BEND COUNTY CLERK FILE
"C.F. NO."	INDICATES CLERK FILE NUMBER
"S.S.E."	INDICATES SANITARY SEWER EASEMENT
"S.T.M.S.E."	INDICATES STORM SEWER EASEMENT
"W.L.E."	INDICATES WATER LINE EASEMENT

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 AFORESAID 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.



**RICHMOND**  
EST. **TEXAS** 1837

**PLANNING AND ZONING COMMISSION**  
*Staff Report: Plat Application*

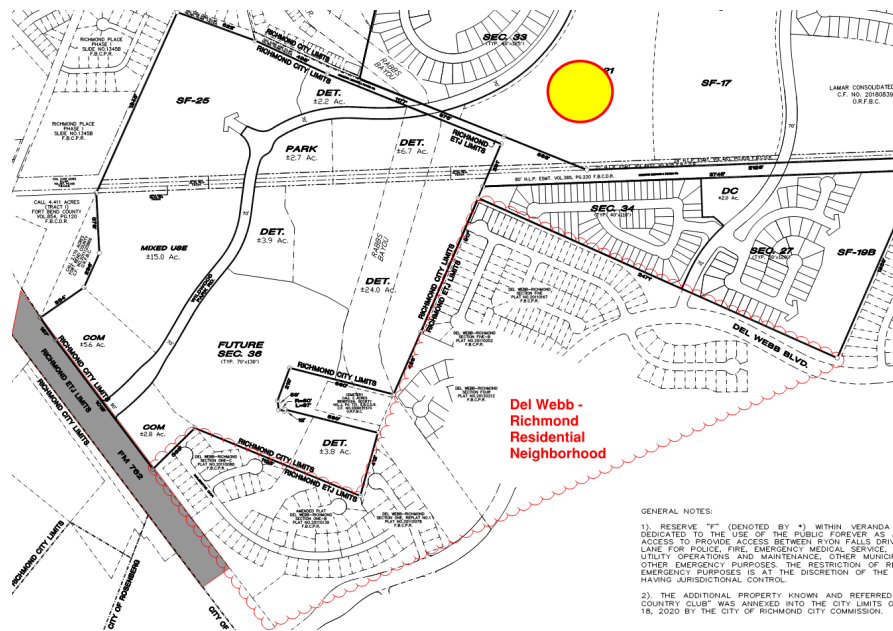
**Agenda Date:** December 7, 2020  
**Agenda Item:** C5.

**Plat Name:** Veranda Section 39/40 - Preliminary Plat  
**Applicant:** Dan Valdez | META Planning + Design LLC.  
**Project Description:** A subdivision of 26.1 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:** Mason Garcia, Associate Planner

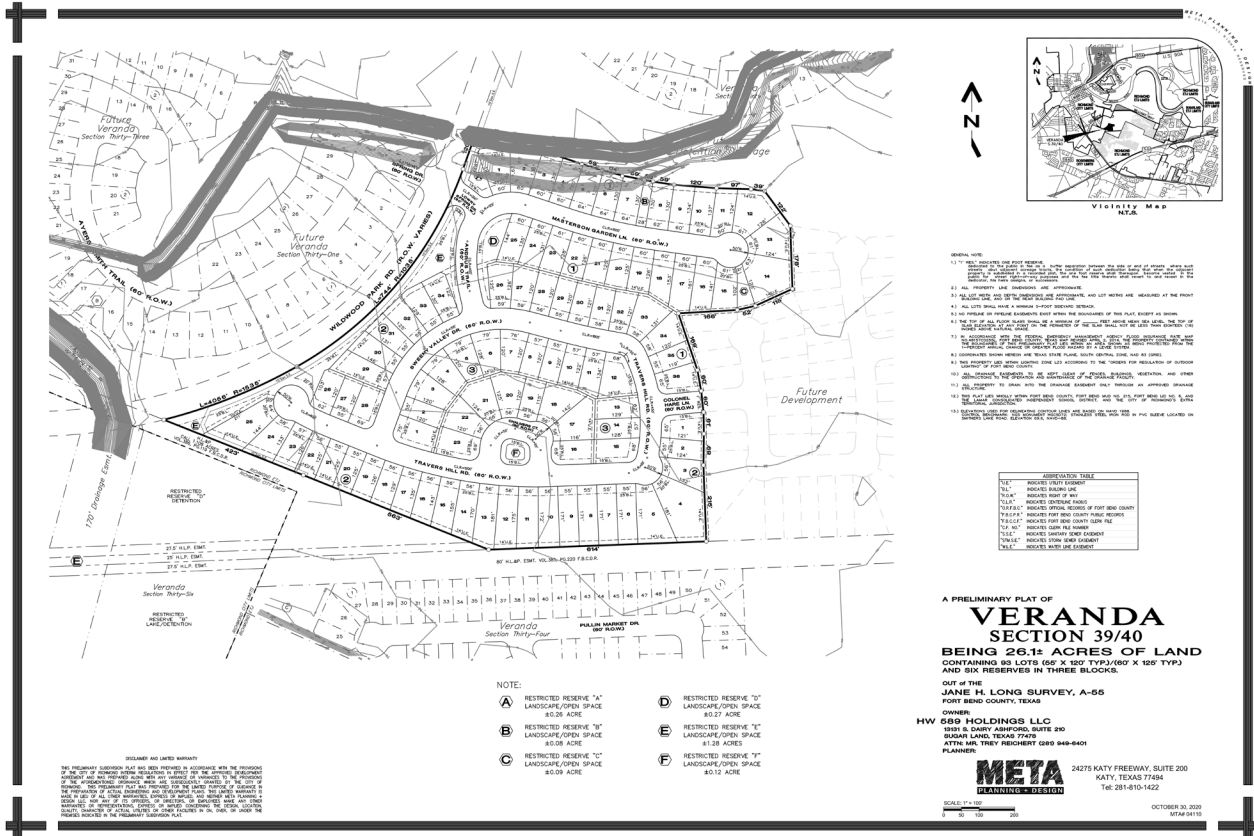
**Background/Review Notes**

- The proposed plat is located within Veranda Residential Development which is governed by a Development Agreement between the City of Richmond and HW 589 Holdings LLC. The subject site is located on the south side of Wildwood Park Road. (General location shown below)
- The proposed subdivision includes 93 Lots that are minimum 55’ wide in 3 blocks.
- The proposed preliminary plat is in conformance with the approved General Plan for the Veranda Master Planned Community.

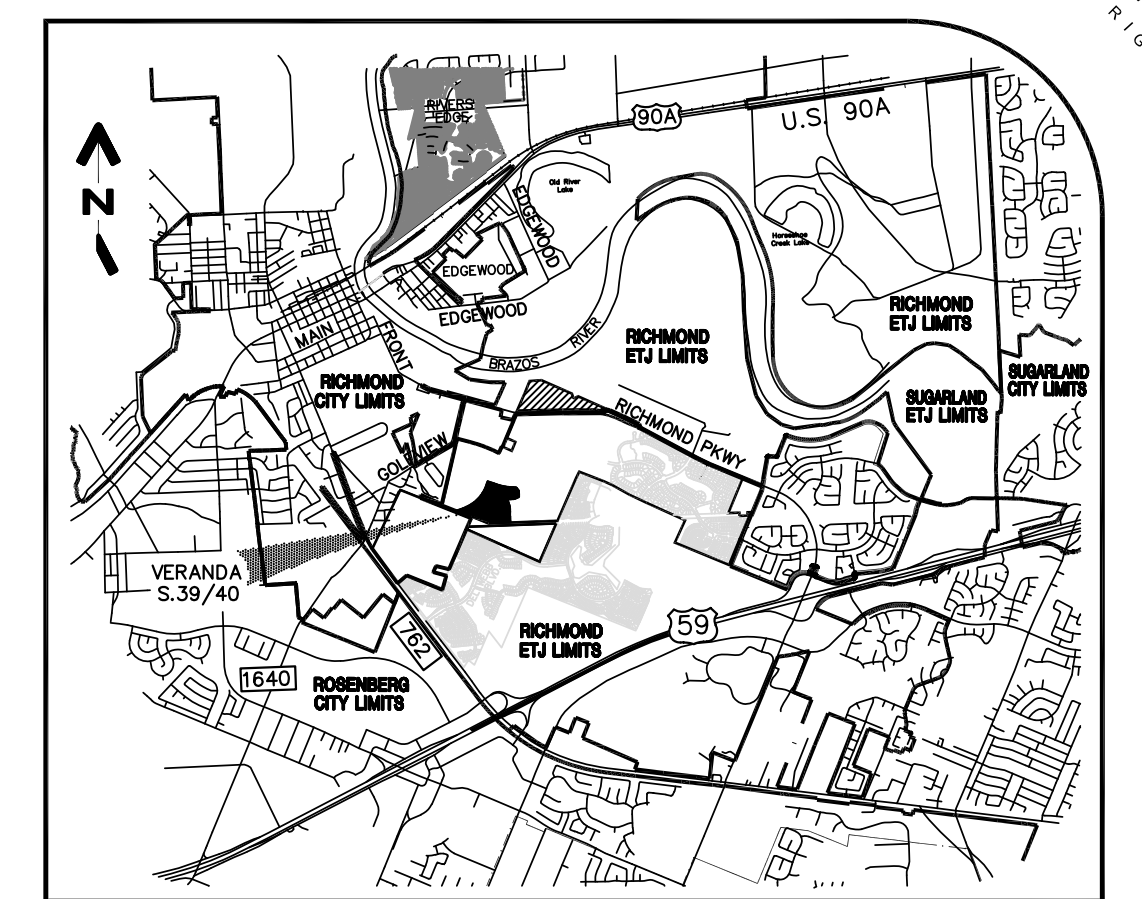
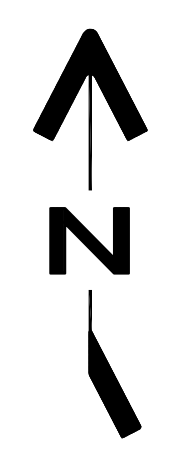
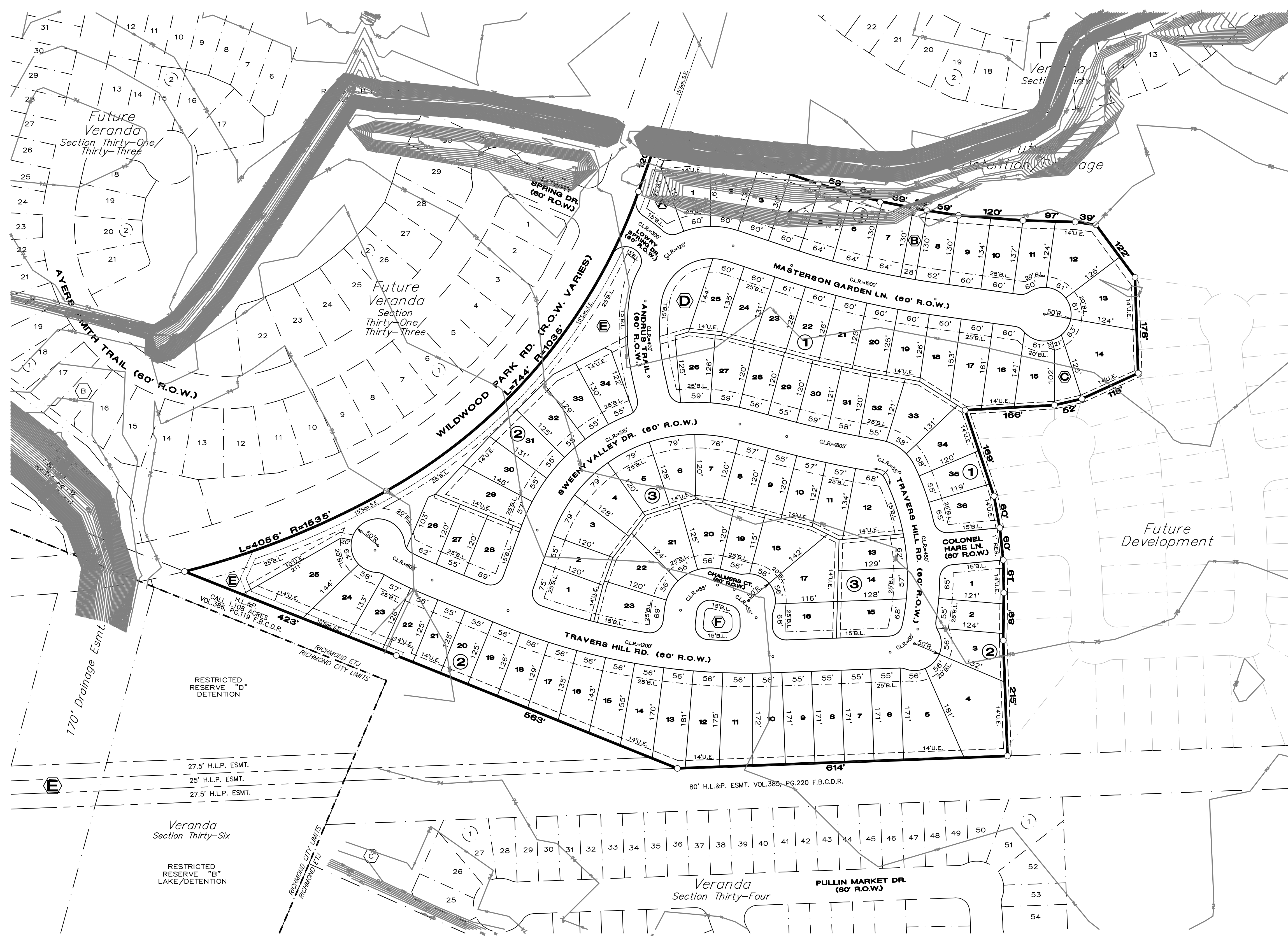


**Staff Recommendation**

APPROVAL: Staff recommends approval of this preliminary plat.







Vicinity Map  
N.T.S.

- GENERAL NOTE:
- "1" RES. INDICATES ONE FOOT RESERVE, dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and vest in the dedicant, his heirs assigns, or successors.
  - ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
  - ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
  - 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 \_\_\_\_\_ 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.
  - IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48157C0225L, FORT BEND COUNTY, TEXAS MAP REVISED APRIL 2, 2014, THE PROPERTY CONTAINED WITHIN THE BOUNDARIES OF THIS PRELIMINARY PLAT LIES WITHIN AN AREA SHOWN AS BEING PROTECTED FROM THE 1-PERCENT ANNUAL CHANCE OR GREATER FLOOD HAZARD BY A 1-PERCENT SYSTEM.
  - COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE, SOUTH CENTRAL ZONE, NAD 83 (GRID).
  - THIS PROPERTY LIES WITHIN LIGHTING ZONE LZ3 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.
  - ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
  - THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY, FORT BEND MUD NO. 215, FORT BEND LID NO. 6, AND THE LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, AND THE CITY OF RICHMOND'S EXTRA TERRITORIAL JURISDICTION.
  - ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NAVD 1988. CONTROL BENCHMARK: NGS MONUMENT HGCS072; STAINLESS STEEL IRON ROD IN PVC SLEEVE LOCATED ON SMITHERS LAKE ROAD. ELEVATION 69.6, NAVD-88.
  - THE EXTENSION OF COLONEL HARE LANE WILL BE INTO THE FUTURE SECTION TO THE EAST, WHICH WILL PROVIDE A SECONDARY POINT OF CONNECTION FROM THIS SECTION TO GREAT BLUE HERON LANE.

ABBREVIATION TABLE	
"U.E."	INDICATES UTILITY EASEMENT
"B.L."	INDICATES BUILDING LINE
"R.O.W."	INDICATES RIGHT OF WAY
"C.L.R."	INDICATES CENTERLINE RADIUS
"O.R.F.B.C."	INDICATES OFFICIAL RECORDS OF FORT BEND COUNTY
"F.B.C.P.R."	INDICATES FORT BEND COUNTY PUBLIC RECORDS
"F.B.C.C.F."	INDICATES FORT BEND COUNTY CLERK FILE
"C.F. NO."	INDICATES CLERK FILE NUMBER
"S.S.E."	INDICATES SANITARY SEWER EASEMENT
"STM.S.E."	INDICATES STORM SEWER EASEMENT
"W.L.E."	INDICATES WATER LINE EASEMENT

- NOTE:
- |          |  |          |   |
|----------|--|----------|---|
| <b>A</b> | RESTRICTED RESERVE "A"<br>LANDSCAPE/OPEN SPACE<br>±0.26 ACRE | <b>D</b> | RESTRICTED RESERVE "D"<br>LANDSCAPE/OPEN SPACE<br>±0.27 ACRE  |
| <b>B</b> | RESTRICTED RESERVE "B"<br>LANDSCAPE/OPEN SPACE<br>±0.08 ACRE | <b>E</b> | RESTRICTED RESERVE "E"<br>LANDSCAPE/OPEN SPACE<br>±1.28 ACRES |
| <b>C</b> | RESTRICTED RESERVE "C"<br>LANDSCAPE/OPEN SPACE<br>±0.09 ACRE | <b>F</b> | RESTRICTED RESERVE "F"<br>LANDSCAPE/OPEN SPACE<br>±0.12 ACRE  |

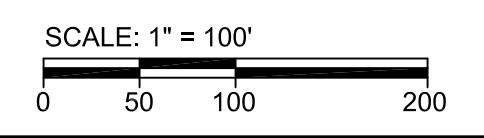
A PRELIMINARY PLAT OF  
**VERANDA**  
**SECTION 39/40**  
 BEING 26.1± ACRES OF LAND  
 CONTAINING 93 LOTS (66' X 120' TYP.)/(60' X 126' TYP.)  
 AND SIX RESERVES IN THREE BLOCKS.

OUT OF THE  
**JANE H. LONG SURVEY, A-55**  
 FORT BEND COUNTY, TEXAS

OWNER:  
**HW 589 HOLDINGS LLC**  
 13131 S. DAIRY ASHFORD, SUITE 210  
 SUGAR LAND, TEXAS 77478  
 ATTN: MR. TREY REICHERT (281) 949-6401



24275 KATY FREEWAY, SUITE 200  
 KATY, TEXAS 77494  
 Tel: 281-810-1422



NOVEMBER 24, 2020  
 MTA# 04110

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 AFORESAID 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.



**PLANNING AND ZONING COMMISSION**

*Staff Report: Plat Application*

**Agenda Date:** December 7, 2020

**Agenda Item:** C6.

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**Plat Name:** Kingdom Heights Section Six – Final 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

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**Reviewers:** City of Richmond Development Review Committee (DRC)

**Project Planner:** Mason Garcia, Associate Planner

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**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 subdivision includes 100 lots, 7 blocks and 6 reserves with minimum 50' wide lots.*
- *The proposed plat is conformance to the approved Kingdom Heights Section 6 – Preliminary Plat.*

**Staff Recommendation**

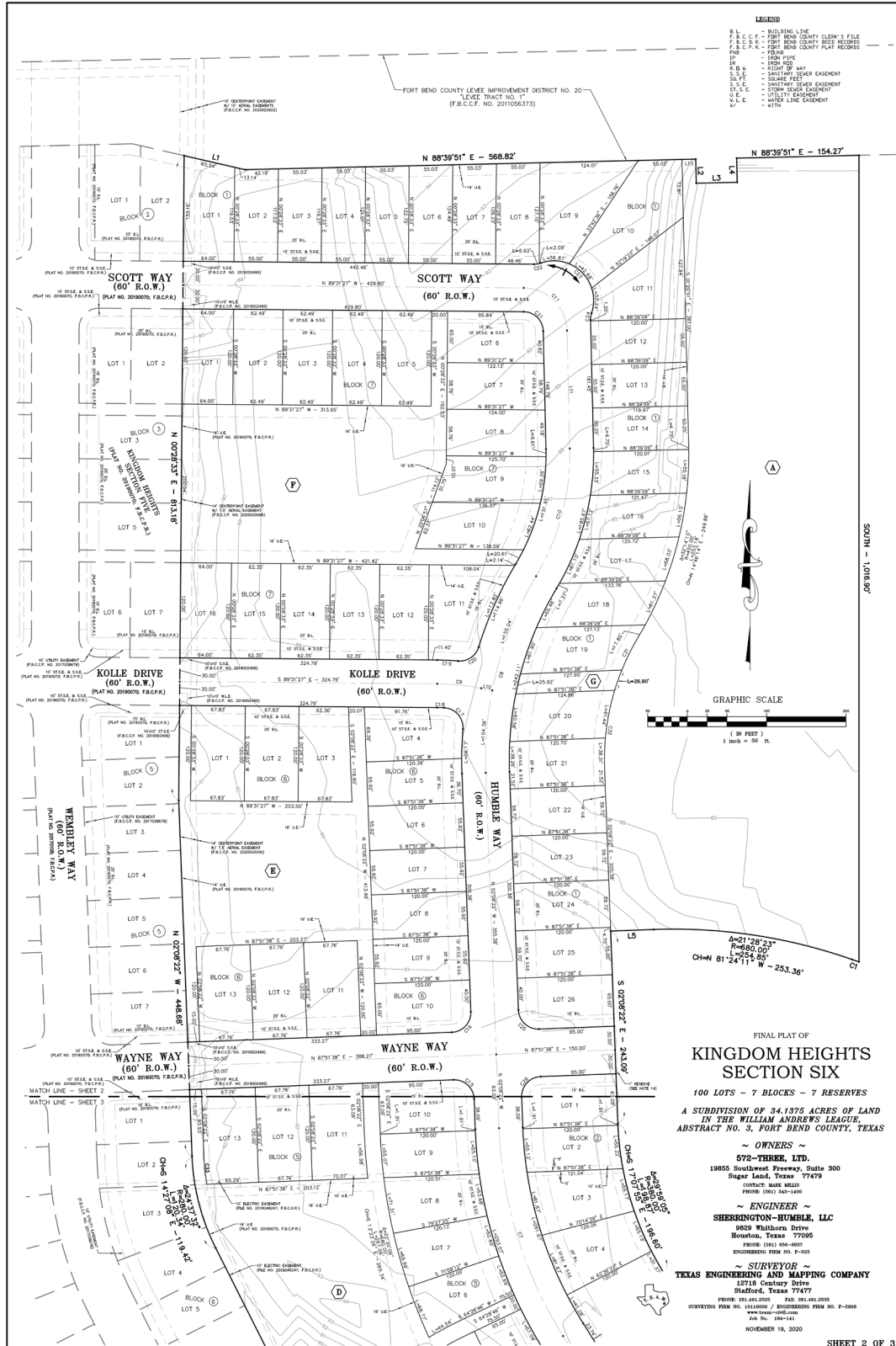
**CONDITIONAL APPROVAL:** Staff recommends approval of this final plat conditioned on addressing the comments listed below:

1. Provide a copy of paid tax certificates as per section 6.3.503.C.3.s. of the UDC.
2. Revise to indicate accurate acreage within the dedicatory language.
3. Provide no objection letters for the Final Plat from FBCMUD No. 176 and FBCLID No. 20, as required by section 1.4.G of the Public Infrastructure Design Manual. The letters provided are specifically for the Preliminary Plat, not for the Final Plat.





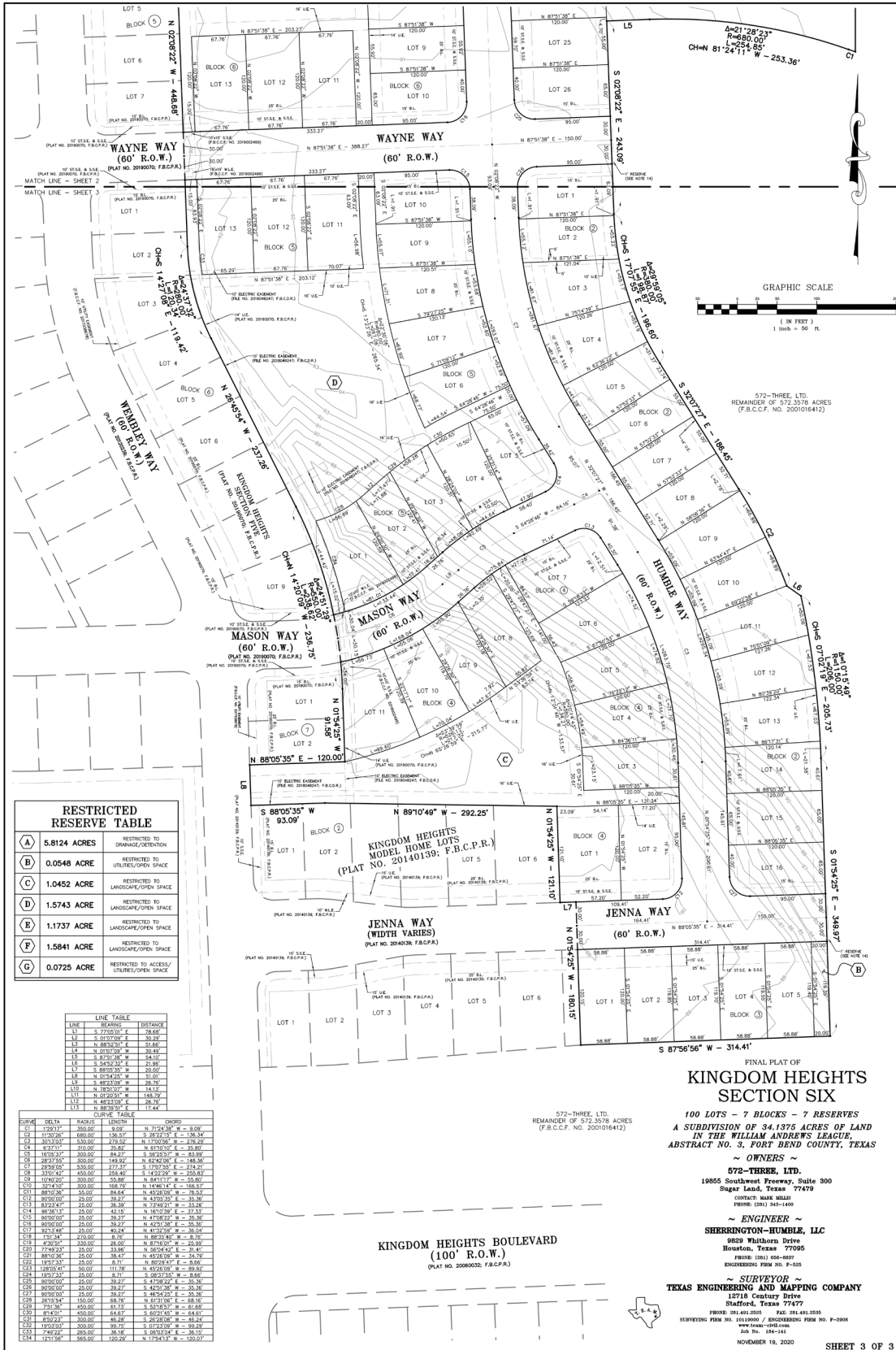
**RICHMOND**  
EST. **TEXAS** 1837



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**RICHMOND**  
EST. **TEXAS** 1837



**RESTRICTED RESERVE TABLE**

(A)	5.8124 ACRES	RESTRICTED TO DRAINAGE/RETENTION
(B)	0.0548 ACRE	RESTRICTED TO UTILITIES/OPEN SPACE
(C)	1.0452 ACRE	RESTRICTED TO LANDSCAPE/OPEN SPACE
(D)	1.5743 ACRE	RESTRICTED TO LANDSCAPE/OPEN SPACE
(E)	1.1737 ACRE	RESTRICTED TO LANDSCAPE/OPEN SPACE
(F)	1.5841 ACRE	RESTRICTED TO LANDSCAPE/OPEN SPACE
(G)	0.0725 ACRE	RESTRICTED TO ACCESS/UTILITIES/OPEN SPACE

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 77°02'00" E	78.66
L2	S 61°07'00" E	50.22
L3	N 88°05'35" E	120.00
L4	N 89°10'49" W	292.25
L5	N 01°54'25" W	121.01
L6	S 87°56'56" W	314.41
L7	S 01°54'25" E	148.97
L8	S 77°02'00" E	78.66
L9	S 61°07'00" E	50.22
L10	N 88°05'35" E	120.00
L11	N 89°10'49" W	292.25
L12	N 01°54'25" W	121.01
L13	S 87°56'56" W	314.41
L14	S 01°54'25" E	148.97
L15	S 77°02'00" E	78.66
L16	S 61°07'00" E	50.22
L17	N 88°05'35" E	120.00
L18	N 89°10'49" W	292.25
L19	N 01°54'25" W	121.01
L20	S 87°56'56" W	314.41
L21	S 01°54'25" E	148.97
L22	S 77°02'00" E	78.66
L23	S 61°07'00" E	50.22
L24	N 88°05'35" E	120.00
L25	N 89°10'49" W	292.25
L26	N 01°54'25" W	121.01
L27	S 87°56'56" W	314.41
L28	S 01°54'25" E	148.97
L29	S 77°02'00" E	78.66
L30	S 61°07'00" E	50.22
L31	N 88°05'35" E	120.00
L32	N 89°10'49" W	292.25
L33	N 01°54'25" W	121.01
L34	S 87°56'56" W	314.41
L35	S 01°54'25" E	148.97

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	179°31'	350.00	9.00	N 27°24'38" W = 9.00
C2	177°02'	480.00	126.57	S 82°02'34" E = 126.54
C3	303°33'	530.00	273.52	N 17°00'26" W = 273.52
C4	4°21'	370.00	26.82	N 87°04'06" E = 26.82
C5	182°32'	300.00	84.27	S 26°29'31" W = 83.99
C6	289°25'	300.00	206.85	N 47°04'06" E = 206.85
C7	249°05'	530.00	277.37	S 17°07'50" E = 274.21
C8	133°42'	300.00	206.85	S 42°22'00" E = 206.85
C9	102°40'	300.00	55.88	N 84°17'11" W = 55.87
C10	134°43'	300.00	168.72	N 47°04'06" E = 168.72
C11	86°32'	50.00	64.64	N 45°05'00" W = 35.57
C12	90°00'00"	25.00	15.71	N 43°00'00" E = 30.36
C13	83°24'47"	25.00	36.30	N 72°39'31" E = 33.95
C14	96°08'31"	25.00	45.98	N 80°00'00" E = 33.93
C15	80°00'00"	25.00	36.30	N 47°08'31" E = 35.36
C16	90°00'00"	25.00	39.24	N 42°00'00" E = 35.36
C17	93°14'48"	25.00	40.24	N 41°30'00" W = 35.04
C18	175°34'	470.00	6.76	N 88°05'35" E = 6.76
C19	430°21'	330.00	20.00	N 87°56'56" W = 20.00
C20	177°02'	25.00	3.86	N 40°00'00" E = 3.86
C21	88°10'30"	25.00	36.47	N 40°00'00" W = 36.79
C22	175°03'40"	25.00	11.77	N 87°02'34" E = 11.77
C23	178°01'30"	25.00	11.77	N 40°00'00" E = 11.77
C24	182°32'	25.00	8.71	S 26°29'31" W = 8.66
C25	90°00'00"	25.00	39.24	S 42°22'00" E = 35.36
C26	90°00'00"	25.00	39.24	S 42°22'00" E = 35.36
C27	90°00'00"	25.00	39.24	S 42°22'00" E = 35.36
C28	263°34'	150.00	68.76	N 81°31'56" E = 68.16
C29	75°36'	150.00	68.76	N 81°31'56" E = 68.16
C30	87°45'00"	450.00	64.67	S 62°21'35" W = 64.67
C31	87°22'30"	300.00	65.89	S 62°21'35" W = 65.89
C32	182°03'30"	300.00	98.79	S 07°23'09" E = 98.22
C33	74°22'30"	300.00	98.79	S 07°23'09" E = 98.22
C34	121°15'45"	865.00	130.25	N 17°54'13" W = 130.07

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

OWNER ~  
**572-THREE, LTD.**  
19855 Southwest Freeway, Suite 300  
Sugar Land, Texas 77479  
CONTACT: MARK MILLS  
PHONE: (281) 943-1400

ENGINEER ~  
**SHERRINGTON-HUMBLE, LLC**  
3829 Whitlows Drive  
Houston, Texas 77095  
PHONE: (281) 666-8807  
ENGINEERING FIRM NO. P-4028

SURVEYOR ~  
**TEXAS ENGINEERING AND MAPPING COMPANY**  
12718 Century Drive  
Stafford, Texas 77477  
PHONE: (281) 491-2555 FAX: (281) 491-2555  
SURVEYING FIRM NO. 16118-000 ENGINEERING FIRM NO. P-2066  
1400 WOODLAND DRIVE  
DALLAS, TEXAS 75244

NOVEMBER 19, 2020 SHEET 3 OF 3

STATE OF TEXAS :  
COUNTY OF FORT BEND:

We, 572-Three, LTD., a Texas Limited Partnership, acting by and through Mark W. Millis, President of The Millis Group, Inc., its general partner, hereinafter referred to as Owners of the 18.6677 acres shown hereon and described in the above and foregoing map of KINGDOM HEIGHTS SECTION SIX, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said map or plat and do hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors 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 purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners do 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 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 shall be restricted to prevent the drainage of any septic tank 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, 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 time 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 plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way is hereby restricted to keep such drainage ways and easements clear of fences, buildings, planting 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, Owners do hereby certify that we are the owner of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Kingdom Heights Sec. 5, where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

FURTHER, Owners 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 Commissioner's Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, 572-Three, LTD., a Texas Limited Partnership, has caused these presents to be signed by Mark W. Millis, President of The Millis Group, Inc., its general partner, thereunto authorized, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

572-Three, LTD., a Texas Limited Partnership  
The Millis Group, Inc., its general partner

BY: Mark W. Millis, President of The Millis Group, Inc.

STATE OF TEXAS :  
COUNTY OF FORT BEND :

BEFORE ME, the undersigned authority, on this day personally appeared Mark W. Millis, President of The Millis Group, Inc., general partner of 572-Three, LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_ Notary

This Plat of KINGDOM HEIGHTS SECTION SIX is approved by the City Manager of the City of Richmond, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Terri Vela, City Manager

This Plat of KINGDOM HEIGHTS SECTION SIX was approved on \_\_\_\_\_ by the City of Richmond Commission and signed this \_\_\_\_\_ day of \_\_\_\_\_, 2020, 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.

Rebecca K. Haas, Mayor Laura Scarlato, City Secretary

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

Sean A. Humble, P.E.  
Texas Registration No. 92939



I, Brian Nesvadba, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron rods having an outside diameter of five-eighths (5/8) inch and a length of three (3) feet unless otherwise noted hereon; and that the plat boundary corners have been tied to the nearest street intersection.

Brian Nesvadba, R.P.L.S.  
Texas Registration No. 5776



# FINAL 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 SLAB ELEVATION SHALL BE 91.7 FEET ABOVE MEAN SEA LEVEL (NAVD88 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. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12" ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- 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. ELEVATION = 89.99" (NAVD '88)
- 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, FORT BEND COUNTY LID NO. 20, 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", "F", AND "G" (DEDICATED HEREON) SHALL BE THE RESPONSIBILITY OF EITHER FORT BEND COUNTY MUD NO. 176, FORT BEND COUNTY LID NO. 2, 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.

We, NewFirst National Bank, owner and holder of a lien against the property described in the plat known as KINGDOM HEIGHTS SECTION SIX, said lien being evidenced by instrument of record in the Clerk's File Nos. 2019015652 and 2019015653 of the Real Property 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 plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

By: \_\_\_\_\_  
Signature

Print Name & Title

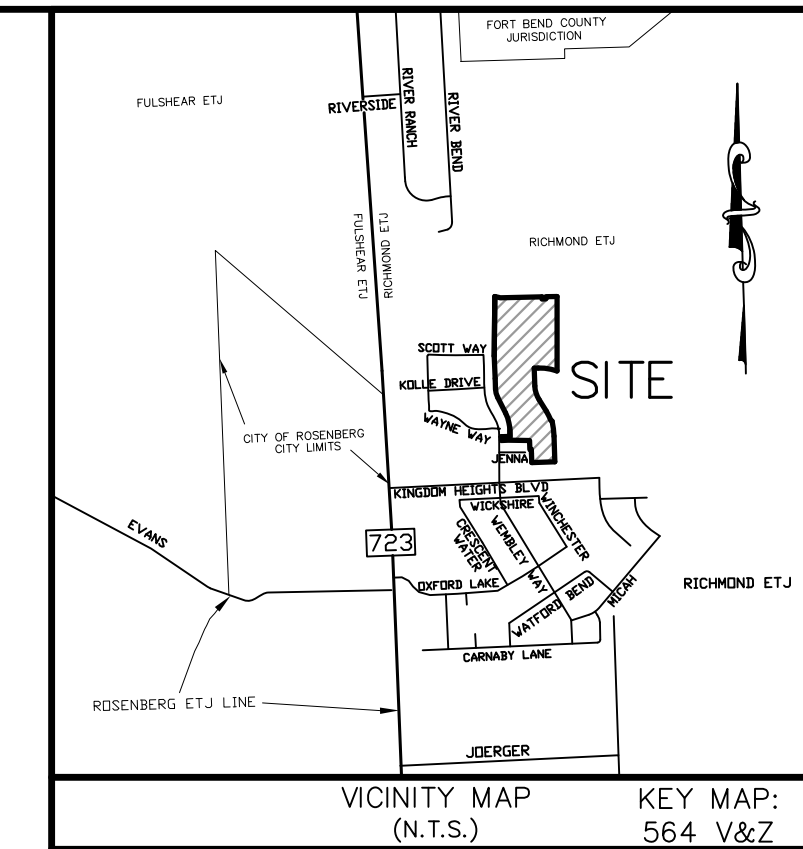
STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ of NewFirst National Bank, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said banking association.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_ Notary



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 COMMISSIONERS' 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

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(S) \_\_\_\_\_ OF THE PLAT RECORDS OF SAID COUNTY.

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

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

BY: \_\_\_\_\_ DEPUTY

## FINAL PLAT OF KINGDOM HEIGHTS SECTION SIX

100 LOTS - 7 BLOCKS - 7 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

NOVEMBER 19, 2020

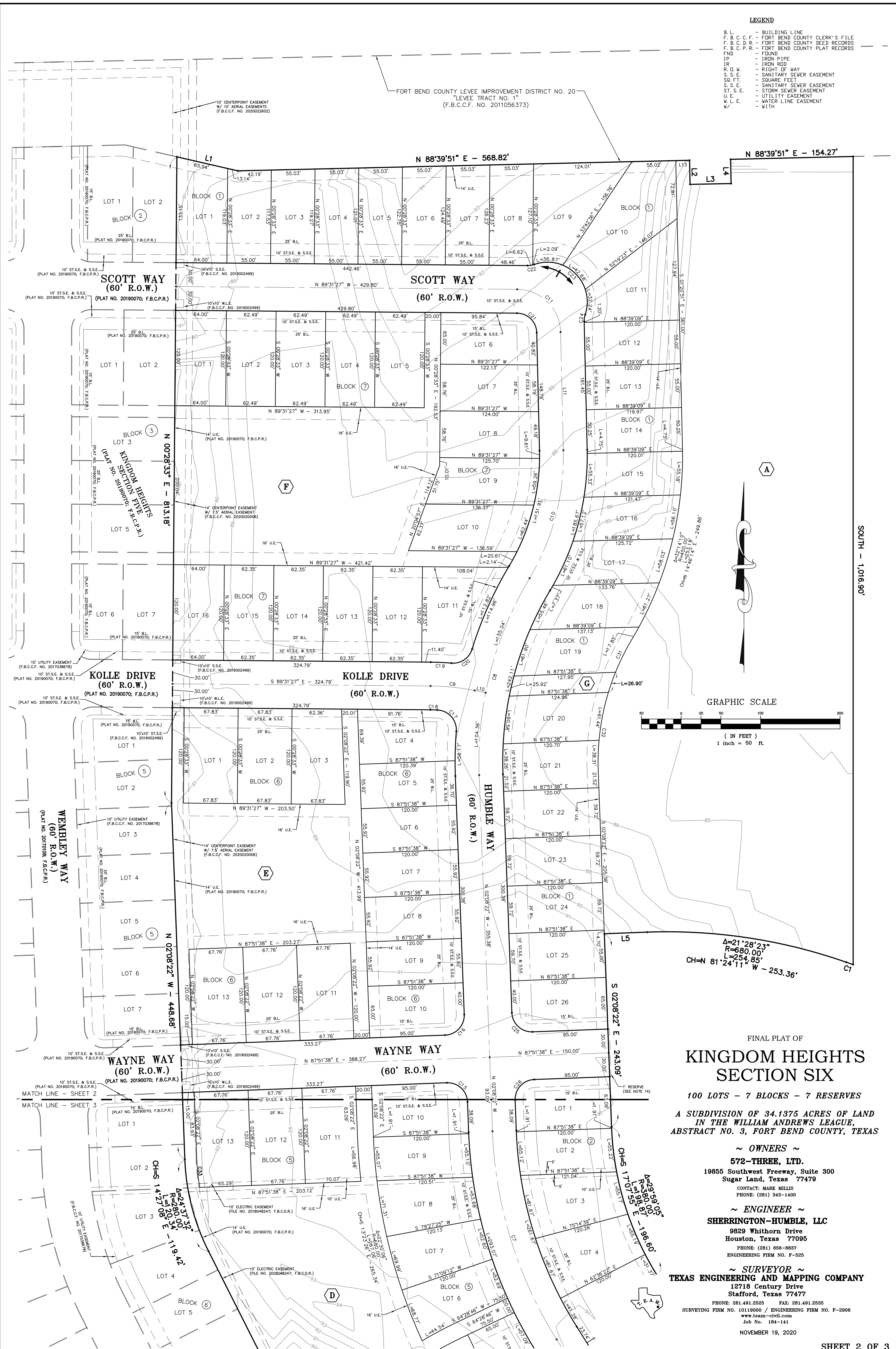


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LEGEND

- B.L. - BUILDING LINE
- F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
- F.B.C.D.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



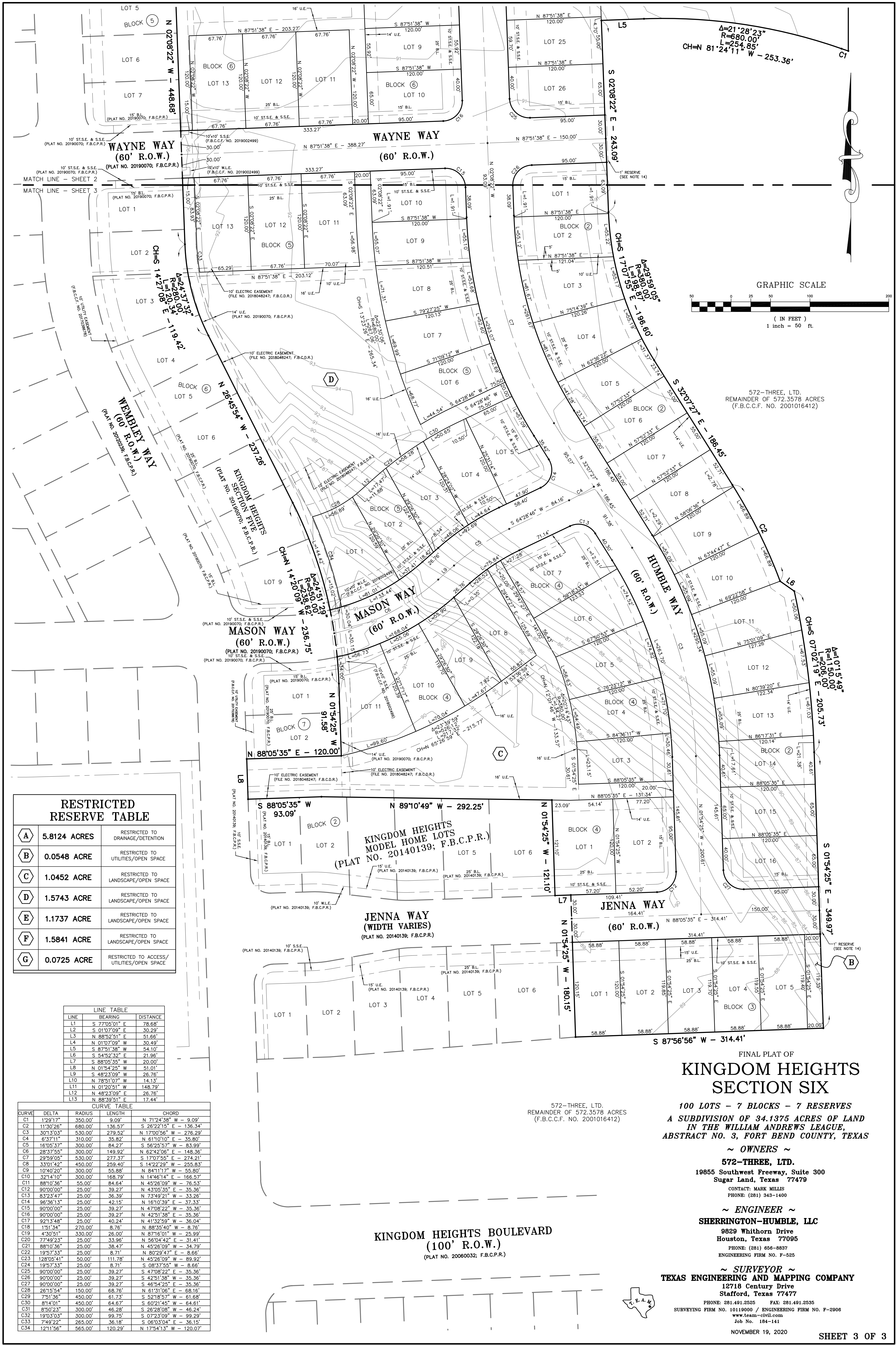
FINAL PLAT OF  
**KINGDOM HEIGHTS SECTION SIX**  
 100 LOTS - 7 BLOCKS - 7 RESERVES  
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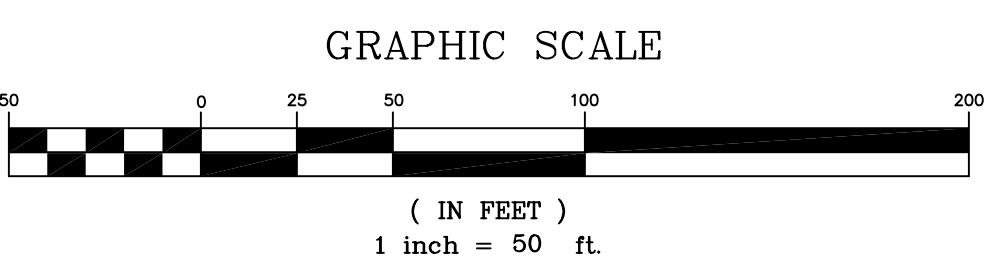
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$\Delta = 21'28''23"$   
 $R = 680.00'$   
 $L = 254.00'$   
 $CH = N 81'24''11" W - 253.36'$



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

RESTRICTED RESERVE TABLE	
<b>A</b>	5.8124 ACRES RESTRICTED TO DRAINAGE/DEFENTION
<b>B</b>	0.0548 ACRE RESTRICTED TO UTILITIES/OPEN SPACE
<b>C</b>	1.0452 ACRE RESTRICTED TO LANDSCAPE/OPEN SPACE
<b>D</b>	1.5743 ACRE RESTRICTED TO LANDSCAPE/OPEN SPACE
<b>E</b>	1.1737 ACRE RESTRICTED TO LANDSCAPE/OPEN SPACE
<b>F</b>	1.5841 ACRE RESTRICTED TO LANDSCAPE/OPEN SPACE
<b>G</b>	0.0725 ACRE RESTRICTED TO ACCESS/UTILITIES/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'	N 71°24'38" W - 9.09'
C2	11°30'26"	680.00'	S 26°22'15" E - 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	16°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" W - 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	874°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 07°23'09" 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'

FINAL PLAT OF  
**KINGDOM HEIGHTS SECTION SIX**

100 LOTS - 7 BLOCKS - 7 RESERVES  
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 Job No. 184-141

**PLANNING AND ZONING COMMISSION**  
*UDC Text Amendment*

**Agenda Date:** December 7, 2020  
**Agenda Item:** C7a. & C7b.  
**Agenda item Subject:** Text amendments to the Unified Development Code (UDC), to revise landuse allowance and site development requirements pertaining to animal boarding and veterinarian services for small animals (veterinarian and pet boarding facilities).

**OVERVIEW**

Unified Development Code (UDC) defines Animal Boarding and Veterinarian Services for Small Animals (pet boarding facilities) as: *Veterinary clinics, hospitals, or other facilities that provide care and boarding of small domestic animals. The phrase "animal boarding and veterinarian, small animal" does not include "animal boarding and veterinarian services, large animal."* Currently, pet boarding facilities are allowed within non-residential zoning districts as a Limited Use within Suburban Commercial, General Commercial, Old Towne, Downtown, Industrial, and Mixed-Use districts. Limited Use *"means a use that is allowed in a zoning district, subject to special standards that mitigate its impact on the environment or other uses in the district or that prevent a concentration of the use in a particular area. In some cases, the special standards may prohibit the use from being developed on every property in a district."* Following table provides the current standards for pet boarding facilities as a limited use (*Table 2.2.203, Commercial Limited and Conditional Use Standards*):

Use	District	Location	Design	Other
<b><u>Animal Boarding and Veterinarian Services, Small Animal</u></b>	SC OT DN MU	No boarding facility or dog runs shall be located within 100 feet from any <u>lot line</u> or within 300 feet of any type of <u>public or private school, child-care facility, day care</u> , or public park (except a dog park).	The use is conducted within a fully enclosed <u>building</u> , which is designed with noise resistant materials. Plans and specifications for noise reduction materials shall be approved by the <u>City</u> through the <u>site plan</u> approval process.	No livestock or large animals will be boarded, treated, or kept on the premises.
	GC IN		Outdoor dog runs and animal exercise areas will be screened by a Type C <u>bufferyard</u> around the facilities or at the <u>property lines</u> so as to prevent distracting or exciting the animals ( <i>see <u>Division 4.4.300, Buffering</u></i> ).	

Please note that the UDC restricts such facilities from being located within 100 feet from any lot line or within 300 feet of any type of public or private school, child-care facility, day care, or public park (except a dog park). Please note that the same restriction also applies to Animal Boarding and Veterinarian Services for Large Animals (horses and other livestock). In reviewing the basic functioning of such facilities, it

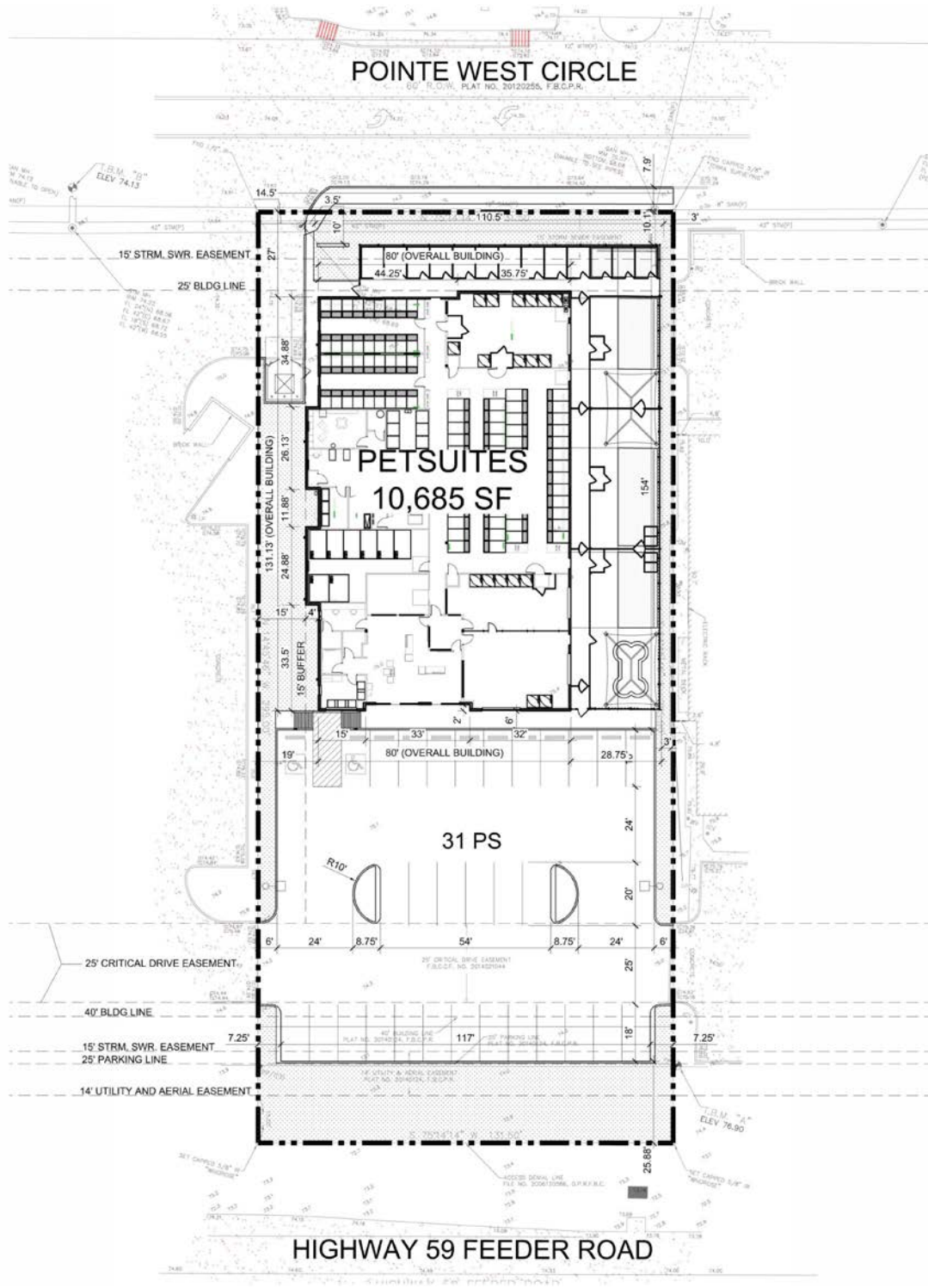


appears that a 100 foot setback requirement for the use is excessive considering the intent of the regulation.

This issue came to staff’s attention when the design team of “Pet Suites—Pet boarding facility” met with staff for proposed facility at 20430 Southwest Fwy, the vacant property between Taco Bell and Alicia’s Mexican Restaurant along Southwest Freeway (*Location shown below*). The applicant discussed their proposed site plan and functioning of the facility but could not proceed because of the 100 foot setback requirement. Please see attached information packet provided by the applicant as part of their discussion with staff.



*Proposed Location of Pet Suites*



Pet suites Proposed Conceptual Site Plan





*Pet suites in Sienna, Missouri City*

### **ANALYSIS**

Pet boarding facilities are necessary for every community as more and more people own pets (various surveys have suggested that household pet ownership ranges from 50 to 54% across the country). Pet Boarding facilities are a unique type of landuse, given its need within communities and potential impact it could have on adjoining commercial and residential uses. Therefore, it is important that regulations pertaining to pet boarding facilities are balanced to address the demand as well as to minimize negative impacts of the use. There is a wide range of uses that would come under Animal Boarding and Veterinarian Services for Small Animals such as animal hospitals and clinics, pet boarding facilities, pet resorts, and animal day-care. The spatial needs of these facilities differ and so does their impact on adjoining uses. The impact of such facilities on adjoining uses also vary depending on how individual sites are laid out. Keeping this in mind, staff is proposing to amend the current Limited Use standards.

Staff is proposing amendments to the following specific sections of the UDC:

1. Table 2.2.203, Commercial Limited and Conditional Use Standards
2. *Division 7.1.300, Definitions*

The direction of the proposed amendment can be summarized as follows:

- The UDC provides same design requirements for Suburban Commercial and Mixed-Use Districts as for Olde Town and Downtown Districts. The proposed amendment combines Suburban Commercial & Mixed-Use Districts with General Commercial & Industrial Districts with respect to design requirements. This is based on the distinction in size and general location of properties within different districts.
- The proposed amendment removes the blanket requirement of 100 feet setback from property lines and proposes setback, design requirements, and bufferyard requirements depending on location of the outdoor animal activity areas, type of adjoining landuse, and location of adjoining areas intended for public use within non-residential uses.

The proposed UDC Text Amendment complies with the following policies and goals of the 2014 Comprehensive Master Plan:

- Policy D.2.: Continuously re-evaluate the City's incentives, policies, and regulation – while at the same time- setting quality and character standards that are compatible with the historic character and future trajectory of the community.
- Policy D.4. Set aside a balanced mix of residential, civic, and commercial land uses to meet the lifestyle needs of all residents and business owners.
- Policy D.6.: Ensure infill development will be compatible with existing neighborhoods through appropriate use, site design, and patterns of development.

Public hearing requirements for this proposed text amendment has been met and *Exhibit A (Page 8 of 8)* shows a copy of the public hearing notice published in Fort Bend Herald on **Friday, March 15, 2019**.

### **Staff Recommendation**

Staff recommends that Planning and Zoning Commission forward a positive recommendation to the City Commission for the proposed text amendment as detailed in the following section.

### **Proposed Text Amendment**

The proposed text amendments pertaining to Table 2.2.203, *Commercial Limited and Conditional Use Standards* and Division 7.1.300, *Definitions* are detailed below. All proposed text edits to the Unified Development Code are indicated in **red font color**.



Use	District	Location	Design	Other
<p><b><u>Animal Boarding, and Veterinarian Services, Small Animal</u></b></p>	<p>SC OT DN MU</p>	<p><del>No boarding facility or dog runs</del> The use shall not be located <del>within 100 feet from any lot line or within 300 feet of any type of public or private school, child-care facility, day care, or public park (except a dog park).</del> on a lot that abuts a residential use or residentially zoned property.</p>	<p>The use is conducted within a fully enclosed <u>building</u>, which is designed with noise resistant materials. Plans and specifications for noise reduction materials shall be approved by the <u>City</u> through the <u>site development plan</u> approval process.</p> <p>At least 75 percent of the minimum required parking shall be provided on-site with proximity to building entrance to allow reasonably convenient access to the building.</p>	<p>No livestock or large animals will be boarded, treated, or kept on the premises.</p>
	<p>SC GC MU IN</p>	<p>Outdoor animal activity areas shall not be located in front of the building or within required front yard.</p> <p>The use may function as a component of pet supply stores provided that:</p> <ol style="list-style-type: none"> <li>1) No outdoor animal activity areas are included if the use is located within a multi-tenant building which includes other non-residential uses.</li> <li>2) Internal walls shared with other retail uses are designed with noise resistant materials. Plans and specifications for noise reduction materials shall be approved by the City through the site development plan approval process.</li> </ol>	<p><del>Outdoor dog runs and animal exercise areas will be screened by a Type C bufferyard around the facilities or at the property lines so as to prevent distracting or exciting the animals (see Division 4.4.300, Buffering).</del></p> <p><b>When the use abuts a residential use or a residentially zoned property:</b></p> <ol style="list-style-type: none"> <li>1) Animal outdoor areas shall not be located along any side that abuts a residential use or residentially zoned property.</li> <li>2) Outdoor animal activity areas, shall not be located within the required yards.</li> <li>3) The use shall be screened by a minimum of Type 'D' Bufferyard from adjoining residential use or residentially zoned property. Irrespective of the selected bufferyard option, a 6 foot masonry fence shall be included within the bufferyard.</li> <li>4) Outdoor animal activity areas located along a public street right-of-way shall be enclosed by a 6 foot masonry</li> </ol>	

			<p>fence.</p> <p><b>When the use abuts a non-residential use or a vacant property:</b></p> <p>1) Outdoor animal activity areas located on a side that abuts public areas of a non-residential use (including parking areas, outdoor seating areas, walkways, etc) or a vacant property zoned for non-residential use:</p> <ul style="list-style-type: none"> <li>• shall be setback a minimum of 15 feet from the property line.</li> <li>• Shall be screened from adjoining public areas of abutting non-residential use with Type 'B' Bufferyard screening. Irrespective of the selected bufferyard option, a 6-foot masonry fence shall be included within the bufferyard.</li> </ul> <p>2) Outdoor animal activity areas located on a side that abuts outdoor areas of an adjoining non-residential use that are not intended for public use:</p> <ul style="list-style-type: none"> <li>• Shall be screened from adjoining non-residential use with Type 'A' Bufferyard screening.</li> <li>• A 6 foot Masonry enclosure of the outdoor animal activity area may be used to meet the bufferyard wall requirement.</li> </ul> <p>3) Outdoor animal activity areas located along a public street right-of-way shall be enclosed by a 6 foot masonry fence along the street right-of-way.</p>	
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**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, December 7, 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/94386742282?pwd=WGI2RWRQOFpaYS9OL3dBdGNhRlNNQT09>

**Meeting ID:** 943 8674 2282  
**Passcode:** 422239

**One tap mobile**

+13462487799,,94386742282#,,,,,0#,,422239# US (Houston)  
+12532158782,,94386742282#,,,,,0#,,422239# US (Tacoma)

**Dial by your location**

+1 346 248 7799 US (Houston)  
+1 253 215 8782 US (Tacoma)  
+1 669 900 6833 US (San Jose)  
+1 929 205 6099 US (New York)  
+1 301 715 8592 US (Washington D.C.)  
+1 312 626 6799 US (Chicago)

**Meeting ID:** 943 8674 2282  
**Passcode:** 422239

Find your local number: <https://zoom.us/u/aeIWEWYk6I>

**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](mailto:jabraham@richmondtx.gov)**

**PURPOSE:** To receive comments for or against text amendments to the Unified Development Code requested by Mike Schueler of The Schueler Group, to revise landuse allowance and site development requirements pertaining to animal boarding and veterinarian services for small animals (Pet boarding facilities); The specific sections include:

- 1) Table 2.2.203, *Commercial Limited and Conditional Use Standards*
- 2) *Division 7.1.300, Definitions*

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





# Proposed PetSuites in Richmond: Supporting Information

November 11, 2020



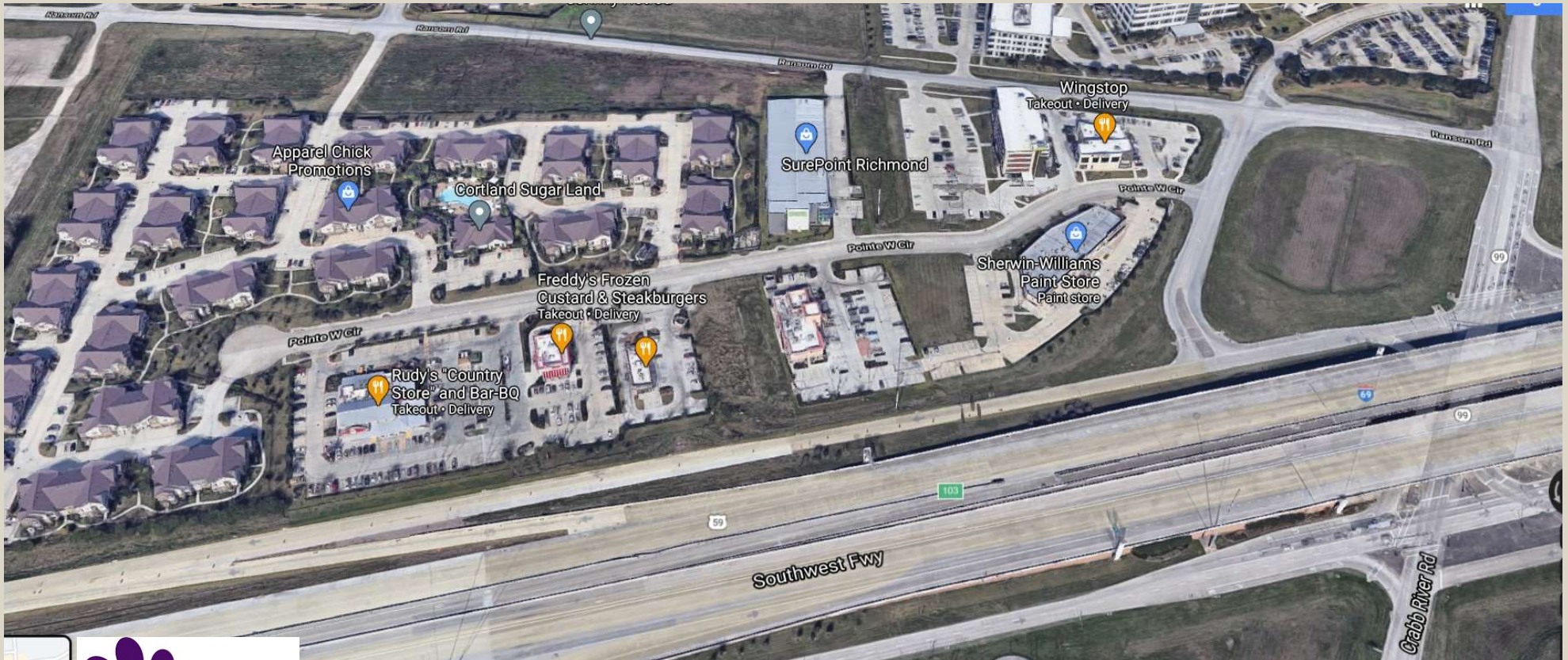
## Table of Contents

- **Proposed site**
- **Houston area PetSuites locations**
  - ✓ **Sienna**
  - ✓ **Long Meadow Farms**
  - ✓ **Pearland**
  - ✓ **Louetta Road**
  - ✓ **Westheimer**
- **Concurrence Letters from Neighbors**
- **Economic & Social benefits to Community**
- **Other Pet Boarding facility in Richmond**





# Proposed Site





# Proposed Site

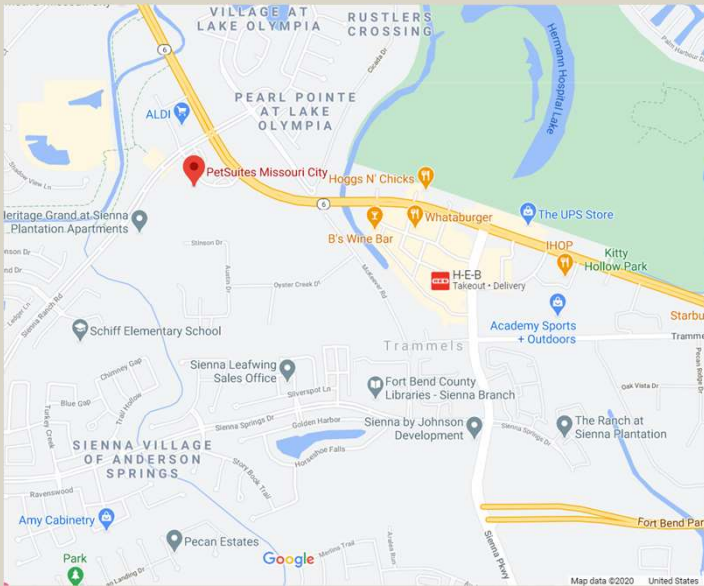


# Proposed Site



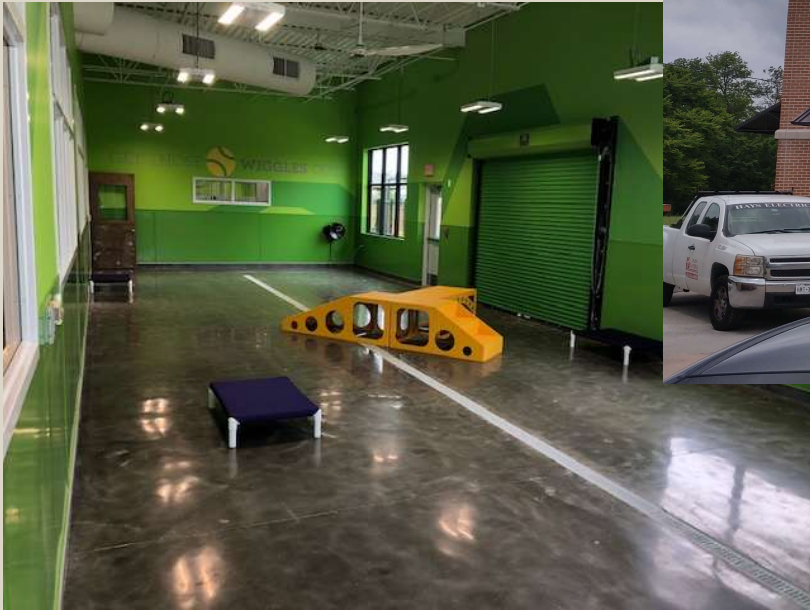


# PetSuites in Sienna



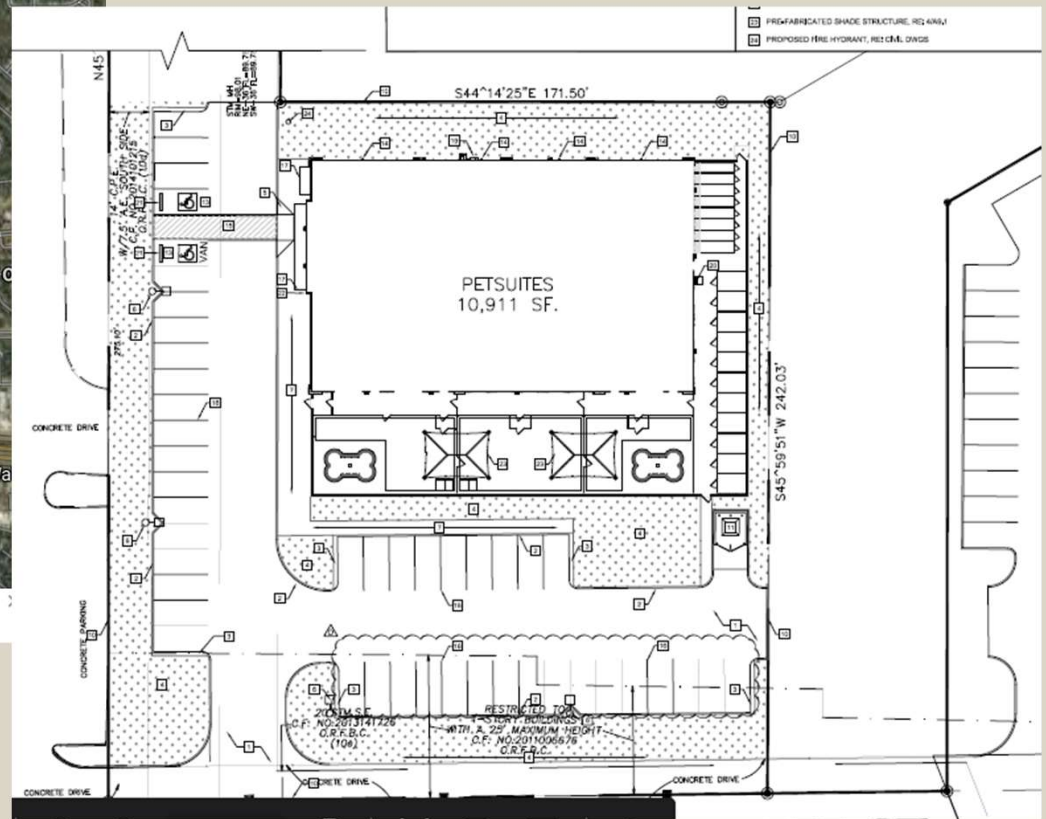
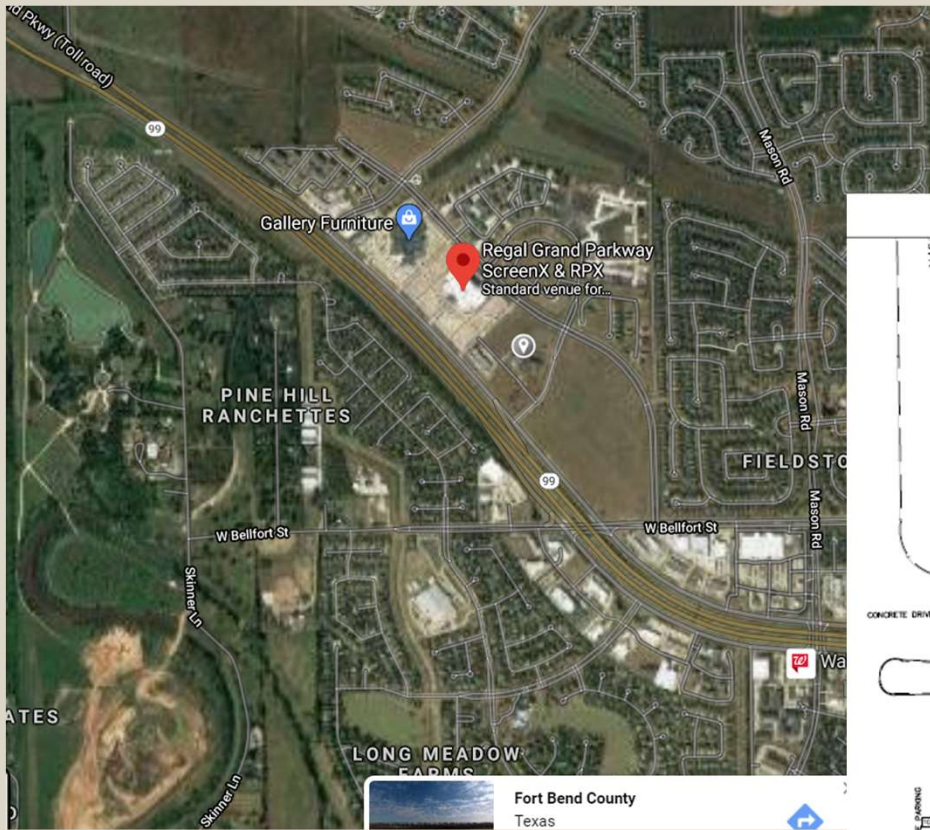
**Opened June 2019**

# PetSuites in Sienna

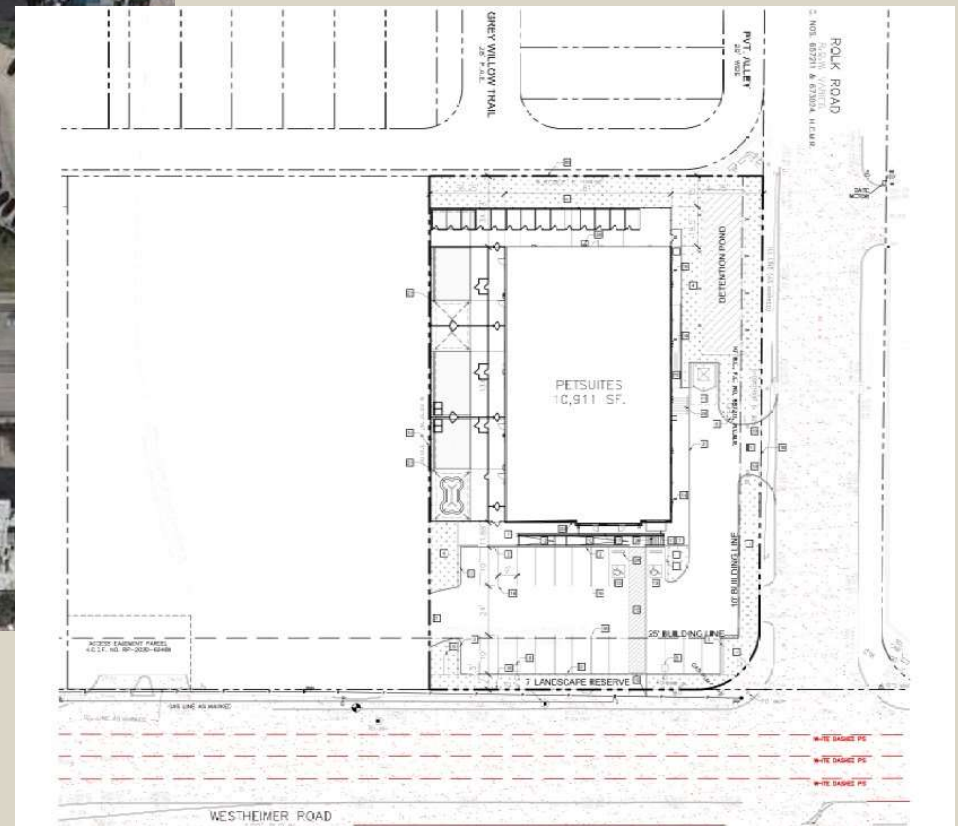
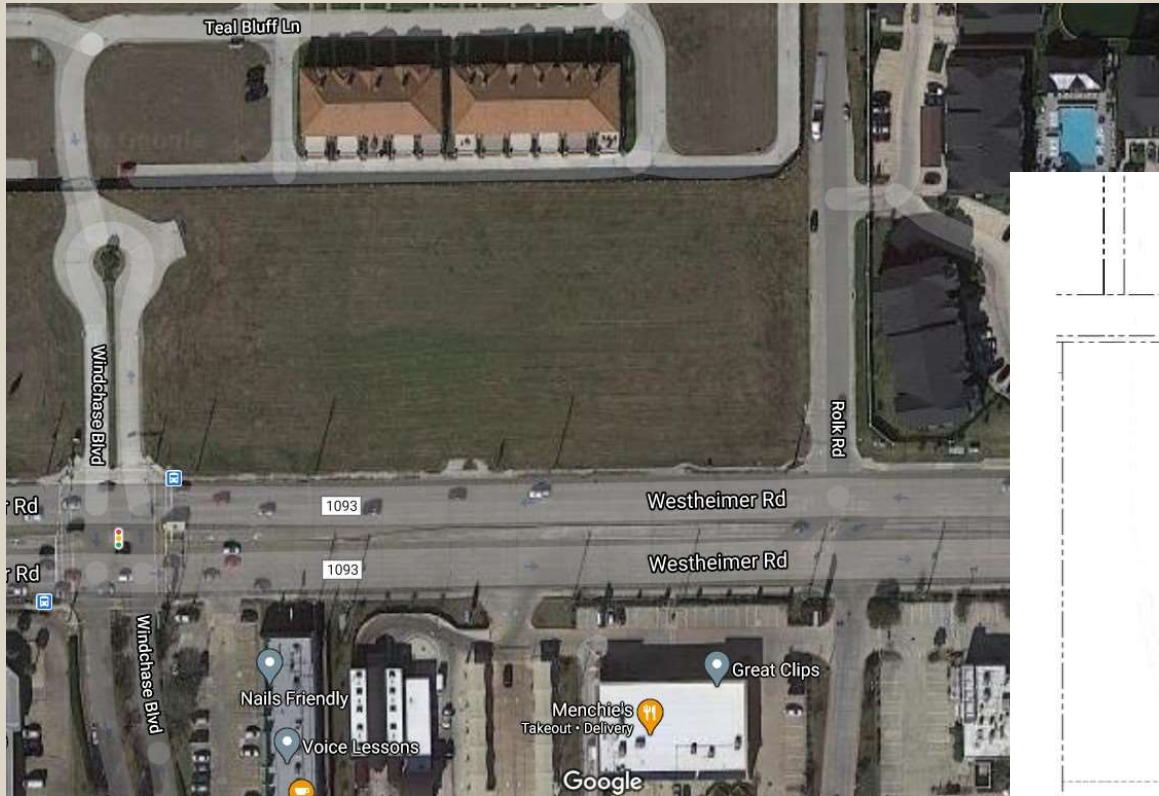




# COMING SOON: PetSuites at Long Meadow Farms, Richmond

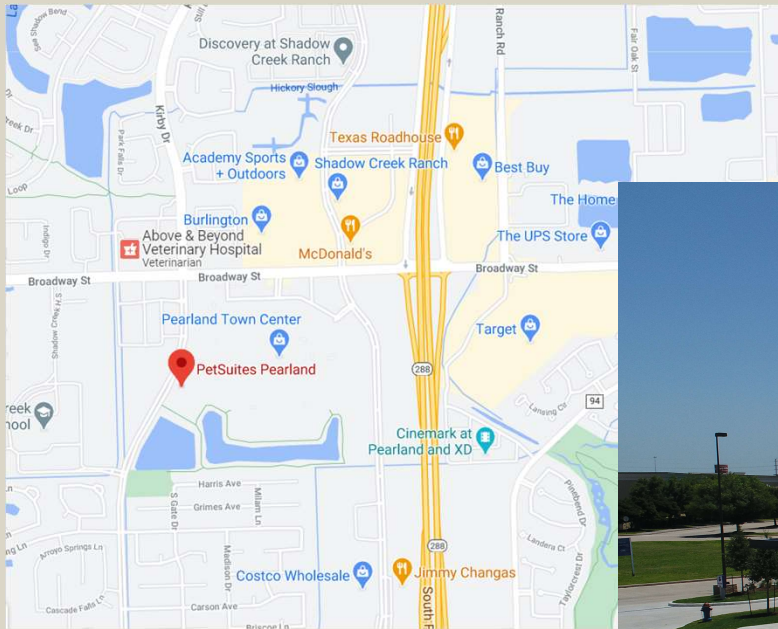


# COMING SOON: Westheimer at Rolk, Houston





# PetSuites in Pearland



**Opened August 2020**





# PetSuites on Louetta Road (Spring Klein Area)



# Comparative Analysis

PETSUITES OF AMERICA - Comparative Information of Houston area locations					
Number	Location	Physical Address	Area of Site (acres)	Building Size (SF)	Parking provided
1	Sienna	8320 Copper Creek Ln, Missouri City, TX 77459	1.79	14,825	36 Parking Spaces
2	Long Meadows Farm	5535 Meadow Ranch Pkwy, Richmond, TX 77407	1.29	10,911	28 Parking Spaces
3	Pearland	3205 Kirby Drive, Pearland, TX 77584	1.44	12,000	48 Parking Spaces
4	Spring Klein	6525 Louetta Road, Spring, TX 77379	1.64	10,911	25 Parking Spaces
5	Westheimer	13440 Westheimer Road, Houston, TX 77077	0.92	10,911	23 Parking Spaces
6	<b>Southwest Fwy (Proposed)</b>	20430 Southwest Fwy, Richmond, TX 77469	0.89	10,685	31 Parking Spaces

# Concurrence Letters from neighbours



**CORTLAND**

September 10, 2020

Ricki Oberoi  
Oberoi Holding Inc.,  
Missouri City, TX 77459

Regarding: Proposed PetSuites at 20430, SW Freeway, Richmond

Ricki,

Thank you for sharing the details of the proposed PetSuites across from our Cortland Community at 5200 Pointe West Circle in Richmond. From our conversation, I understand you will be going through the required approval process with the City of Richmond.

We have reviewed the proposed site plan for this project. We believe this facility will be a very good addition to the community and our CORTLAND residents may benefit therefrom. We have no objections to the proposed facility, and we look forward to your securing the City approval and completing construction. I am also returning the proposed site plan, initiated indicating our concurrence.

Thank you again for reaching out. Please do not hesitate to call me at 713-400-8464 if I can be of further assistance.

Sincerely,

Jacob Seour  
Director of Investments  
CORTLAND





# Concurrence Letters from neighbours



**MAS Restaurant Group, LLC**  
10600 Shadow Wood Dr. Ste. 600  
Houston, TX 77043  
713-980-2860  
[www.masrestaurantgroup.com](http://www.masrestaurantgroup.com)

September 16, 2020

Ricki Oberoi  
Oberoi Holding Inc.,  
Missouri City, TX 77459

Regarding: Proposed PetSuites at 20430, SW Freeway, Richmond

Ricki,

Thank you for sharing the details of the proposed PetSuites adjacent to our Taco Bell restaurant at 20440, SW Freeway in Richmond. From our conversation, I understand you will be going through the required approval process with City of Richmond.

I have reviewed the proposed site plan for this project and have no objections to the proposed facility assuming there will be no impediment to any current access routes into the Taco Bell lot. Taco Bell and PetSuites can both benefit from each other's presence as neighboring facilities. I look forward to you securing City approval and getting the facility built. I am also returning the proposed site plan initialed, indicating our concurrence.

Thank you again for reaching out. Please do not hesitate to call me at 713-980-2860 if I can be of further assistance.

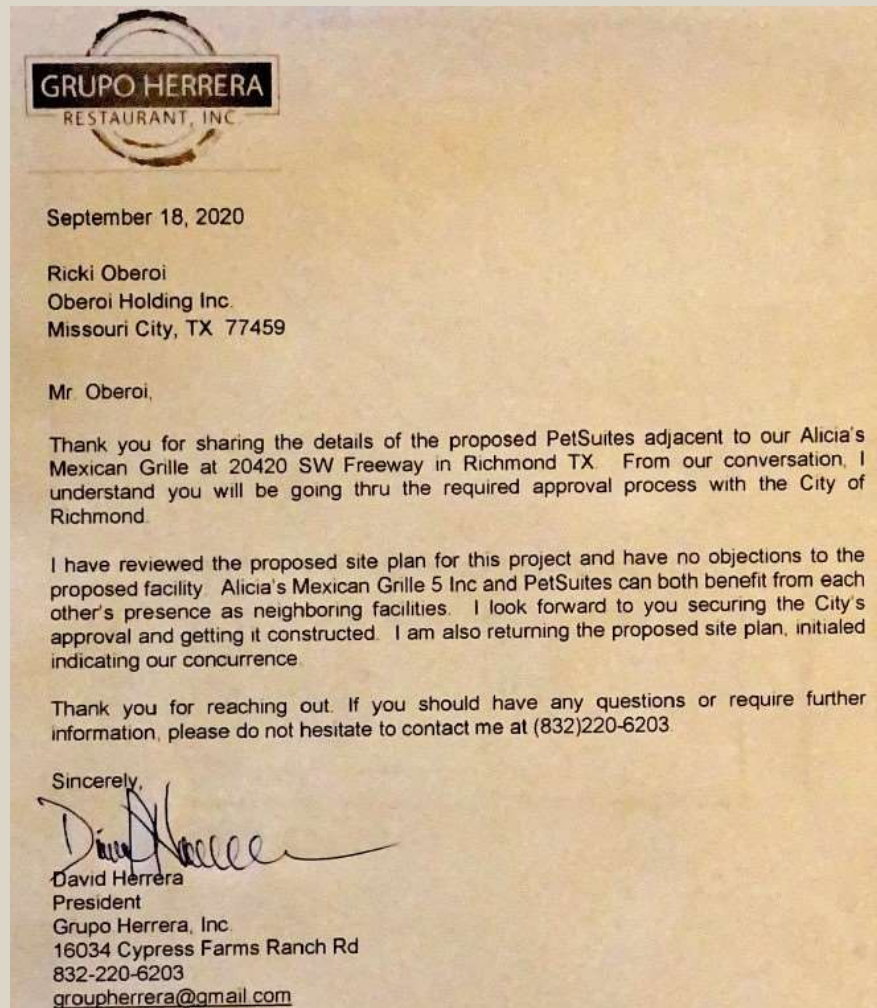
Sincerely,



Chad Motsinger  
Owner and CEO  
Mas Restaurant Group



# Concurrence Letters from neighbours



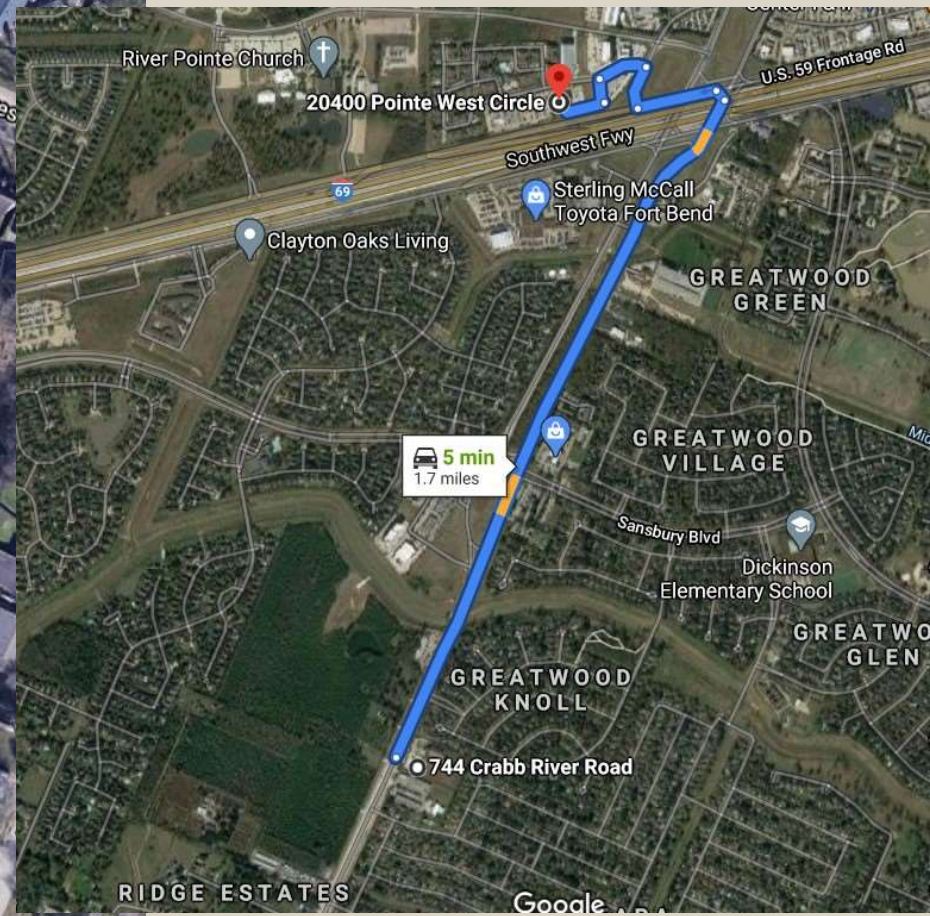
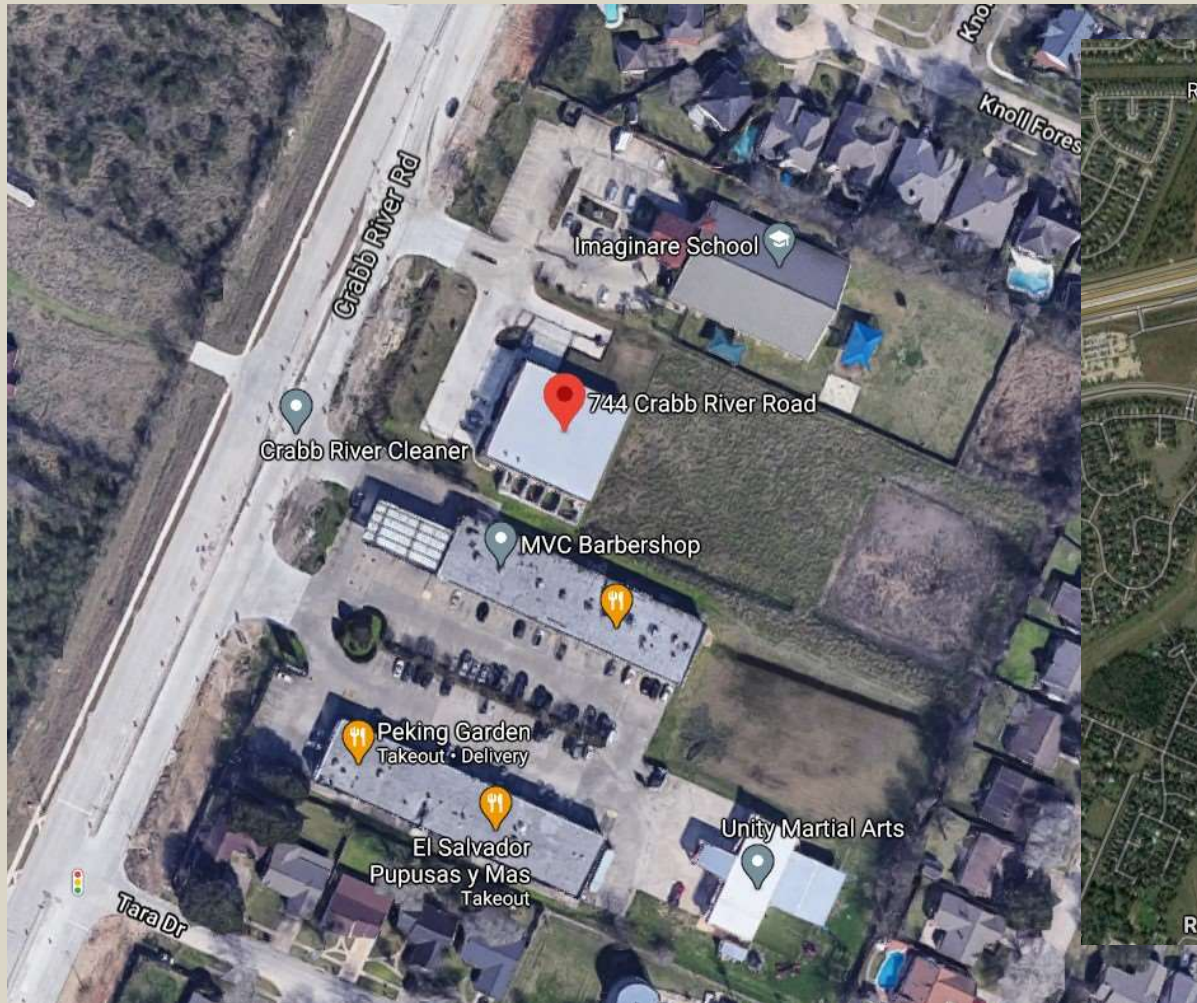
## Economic & Social Benefits to City of Richmond

- **The proposed facility is expected to create 15-20 full time and part time jobs in the community it serves**
- **Provide State of the Art Small Animal Boarding Facility for Community's use**
- **Pet boarding is a large and growing amenity for residents and visitors alike. The huge economic impact on the area will be aided by having a high end pet boarding facility just minutes from communities such as Riverpark, Greatwood & New Territory.**





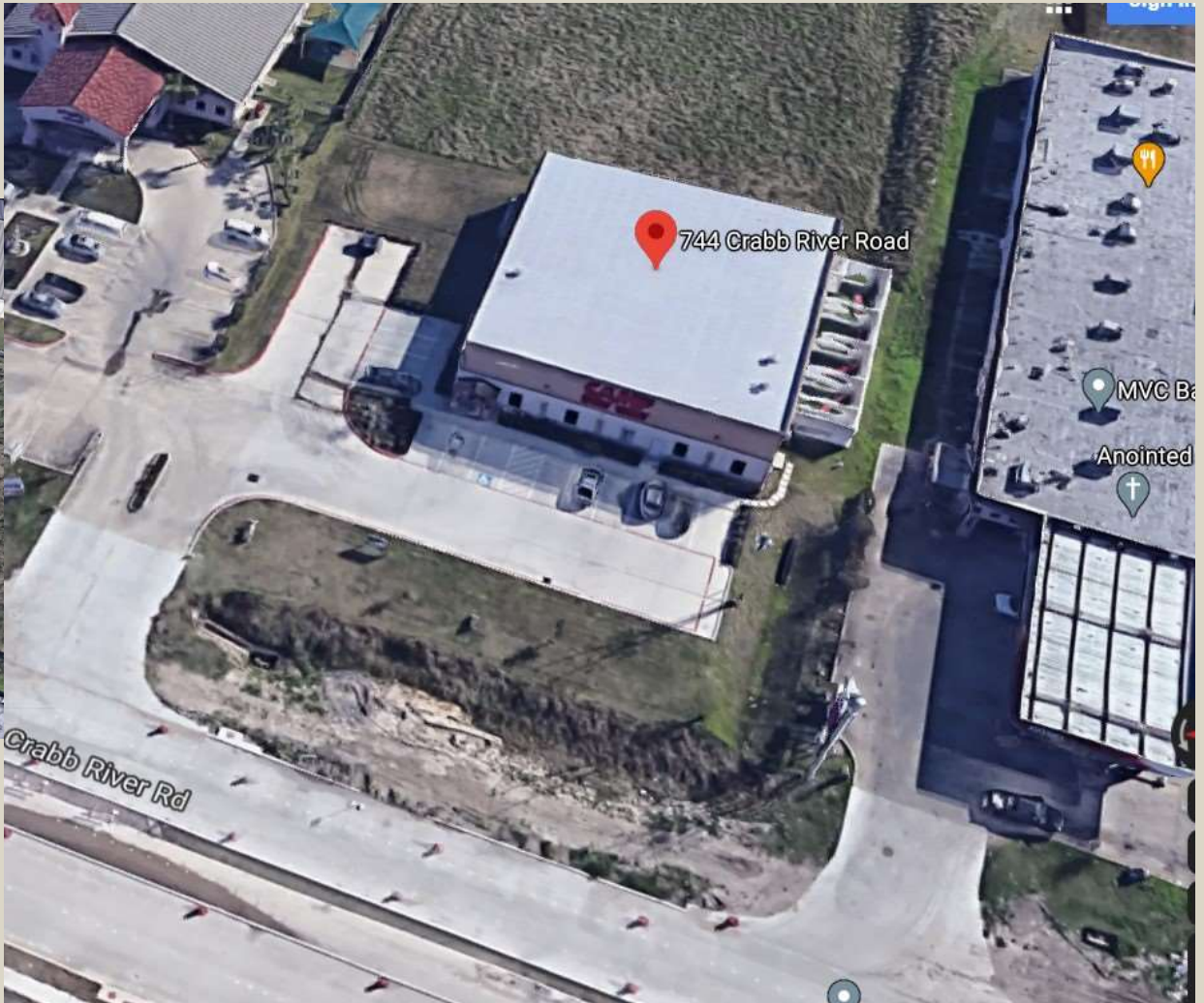
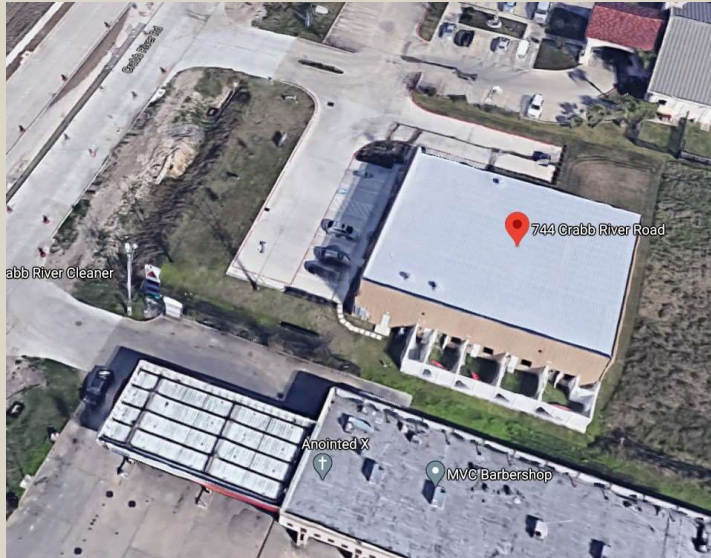
# Existing Pet boarding facility in Richmond (NON PETSUITES FACILITY) *Achieve Ambitions*





# Existing Pet boarding facility in Richmond

**9,000 SF building (per Fort Bend Appraisal District)**



# Similar Boarding Facility



Rob Johnson Interests

Interests at 11740 Tomball Parkway in northwest

ance leased in Alameda Gulf Freeway, office. Sarah zman repre- rd. Bianca Realty Group enant.

**Camp Bow Wow** purchased 0.84 acres for a doggie day care and boarding facility at 11411 N. Sam Houston Parkway, Humble. Mayur Shah of Resolut RE represented the buyer. David Ferguson of BPI Realty represented the seller.

NewQuest Properties represented the landlord. Robert Hantgan of Colliers International represented the tenant.

**KM Home Furniture & Mattress** leased 6,504 square feet at Katy Freeway Plaza, 22121 Katy Freeway, Katy. Eric Broussard and Joaquin Orozco of Resolut RE represented the landlord.

Houston-based **Rapid Express Car Wash** purchased a 0.9-acre parcel in the Walmart-anchored Rudder's Landing shopping center in Bryan for its 13th location in south-central Texas. J. McDermott of NewQuest Properties represented the buyer. Jeremy Richmond of Oldham Goodwin Group represented the seller, Crossfulton Investments. The car wash at 1632 W. Villa Maria Road is expected to open in summer 2021.

**Cellar Door**, a restaurant and wine club, renewed its 4,000-square-foot lease at 829 S. Mason Road in Katy for five years. Phillip Thompson with Thompson Commercial Real Estate represented the tenant. Julian Kwok represented the landlord, Hartman Income REIT.

[katherine.feser@chron.com](mailto:katherine.feser@chron.com)  
[twitter.com/kfeser](https://twitter.com/kfeser)



*Thank you*

**Sundaresh Kamath, AIA, NCARB, LEED AP**

sundaresh.kamath@am.jll.com

+1 713 888 4049



## C9. DEVELOPMENT UPDATES TO THE PLANNING AND ZONING COMMISSION

NOVEMBER 2020 / DECEMBER 2020

The following table provides an overview of Planning Department activities from November 03, 2020 through December 02, 2020:

<b>PRE-APPLICATION CONFERENCES</b>		
<b>LOCATION</b>	<b>LAND USE</b>	<b>DESCRIPTION</b>
<ul style="list-style-type: none"> <li>▪ FM 723 (ETJ)</li> </ul>	Riverside Ranch Commercial Strip Center	<ul style="list-style-type: none"> <li>▪ <i>The subject site is located on the east side of FM 723, North of the Entouch Systems building, and South of Britannia Soccer Park.</i></li> <li>▪ <i>Staff met with the property owner to discuss development regulations.</i></li> <li>▪ <i>The owner plans to construct two 26,000 square foot buildings with associated parking and landscaping for retail sales and service type use.</i></li> </ul>
<ul style="list-style-type: none"> <li>▪ 2006 Thompson Rd. (SC)</li> </ul>	Ambulance Service Company	<ul style="list-style-type: none"> <li>▪ <i>The subject site is located on the west side of Thompson road and is to the south of Inwood Dr. and Thompson road intersection. The subject includes two multi-tenant buildings.</i></li> <li>▪ <i>The owner of the company intends to occupy one of the lease spaces for general office and administrative use.</i></li> </ul>
<ul style="list-style-type: none"> <li>▪ 1000 Calhoun St.</li> </ul>	House Remodel	<ul style="list-style-type: none"> <li>▪ <i>The subject site is located on the west side of 10<sup>th</sup> Street and is just north of the Union Pacific railroad tracks.</i></li> <li>▪ <i>Staff met with the owner to discuss development regulations and permitting related processes for the proposed project.</i></li> <li>▪ <i>The owner intends to demolish the current structure and rebuild a new house on the subject site.</i></li> </ul>

<b>SITE DEVELOPMENT PLAN REVIEWS</b>		
<b>LOCATION</b>	<b>LAND USE</b>	<b>DESCRIPTION</b>
307 Fort St (OT)	Fort Bend Emergency Operations Center	<ul style="list-style-type: none"> <li>▪ <i>The subject site is within the blocks defined by Fort Street, 4<sup>th</sup> Street and Austin Street.</i></li> <li>▪ <i>The site is proposed to include a 2-story office building an apparatus bay for emergency vehicles, covered storage for equipment and vehicles, parking and associated landscaping.</i></li> </ul>

<p>1400 FM 2218 (GC)</p>	<p>Anchor Bend Church</p>	<ul style="list-style-type: none"> <li>▪ <i>The subject site is the Old Tractor Supply Company building located west of the IBC Bank, north of Wall St and FM 2218 intersection.</i></li> <li>▪ <i>The applicant is converting the current building interior to meet the needs of the proposed church use.</i></li> <li>▪ <i>The applicant is also proposing additional parking and associated landscaping to this site.</i></li> </ul>
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----- End of Report -----