



# **RICHMOND**

EST. **TEXAS** 1837

*Where History Meets Opportunity*

## **Planning & Zoning Commission Meeting (In-Person)**

City Commission Room | 600 Morton Street, Richmond, Texas 77469

Monday, June 7, 2021 at 5:00 P.M.

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**This meeting may be viewed by using the following Zoom meeting link:**

**Join Zoom Meeting**

<https://zoom.us/j/4891798404>

**Meeting ID:** 489 179 8404

**One tap mobile**

+13462487799,,4891798404# US (Houston)

+12532158782,,4891798404# 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)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

Meeting ID: 489 179 8404

Find your local number: <https://zoom.us/u/abeQWd1ZRi>

A quorum of the City Commission may be present at this meeting.

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### **AGENDA**

- A1. Call to Order, Determine Quorum, Declare Meeting Open.
- A2. Recite the Pledge of Allegiance to the U. S. Flag and the Texas Flag.
- A3. Public comments. (Public comment is limited to a maximum of 3 minutes per item. Time may not be given to another speaker. No Deliberations with the Commission).

## **CONSENT AGENDA**

- B1. Review and approve minutes from the May 3, 2021, regular meeting (a copy is enclosed).
- B2. Next Planning and Zoning Commission meeting is Tuesday, July 6, 2021, at 5:00 p.m.

## **REGULAR AGENDA**

### **Plat Applications**

- C1. Review and recommendation of a final report to City Commission for a Preliminary Plat – Rinzim Ranch – 18.945 acres of land – 1 Block – 1 Lot – 2 Reserves. The subject site is located at 601 Pitts Road along the west side of Pitts Road and north of Highway 90A.
- C2. Review and recommendation of a final report to City Commission for a Preliminary Plat – DPEG Williams Way Multifamily Plat – 15.891 acres of land – 0 Lot – 3 Blocks – 3 Reserves. The subject site is located south of US 59, along the east side of Williams Way and abuts the City of Richmond Wastewater treatment plant at its southeast corner.

### **Other**

- C3. Staff discussion on potential text amendments to City of Richmond Unified Development Code.
- C4. Development related staff update.
- C5. Excuse from attendance at regular Planning and Zoning Commission Meeting.
- C6. Consider agenda item requests by Commissioners for July 6, 2021 regular meeting.
- C7. Adjournment.

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



# **RICHMOND**

EST. **TEXAS** 1837

*Where History Meets Opportunity*

## **Planning & Zoning Commission Meeting Minutes**

Zoom Teleconferencing Meeting Room

Monday, May 3, 2021, 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, May 3, 2021, at 5:02 p.m. The Planning and Zoning Commission meeting was teleconferenced via the Zoom Virtual meeting platform. A quorum was present, with the following members in attendance:

Katherine M. Graeber-Kubelka (Chair)  
Aimee Frederick  
Melissa Schultz  
Ernest Hogue  
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; Terri Vela, City Manager, and Gary Smith, City Attorney.

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

Commissioner Kubelka introduced agenda item B1., Review and approve minutes from the April 5, 2021, meeting. Commissioner Myska moved to approve the minutes. The motion was seconded by Commissioner Hogue. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item B2., stating that the next Planning and Zoning Commission meeting would be on Monday, June 7, 2020, at 5:00 p.m.

Commissioner Kubelka introduced agenda item C1a., Public hearing to receive comments for or against a request by Matthew May, to replat approximately .0952 acre tract of land being Lot 10, Block 5 of Grand River, a subdivision in Fort Bend County Texas, according to the plat recorded in Slide No. 1650/B & 1651/A, and Lot 38 in Block 5 of Grand River Replat No. 1, a subdivision in Fort Bend County Texas according the plat there of recorded in Slide No. 1868/A plat records of Fort Bend County, Texas in order to create one lot. The proposed replat is called Grand River Replat No. 5. Hearing no more public comments, the agenda item was closed.

Commissioner Kubelka introduced agenda item C1b., Review and recommendation of a final report to City Commission for a Replat - Grand River Replat No. 5 – 9.0952 acres of land – 1 Block – 1 Lot – 0 Reserves. The subject site is part of the Grand River Residential Subdivision located at 2015 Grand River

Drive and 1934 Man O War Ct. Mr. Abraham explained that there was a typographical error pertaining to the acreage of the subject site and explained that the total acreage is 9.0952 acres. Commission and staff generally discussed the application with a focus on the proposed horse arena on the subject site. Commissioner Hogue moved to forward Staff's recommendation to the City Commission. The motion was seconded by Commissioner Myska who also emphasized that The Home Owner's Association's Comments be addressed as well. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item C2., Review and recommendation of a final report to City Commission for a Final Plat – Mandola Farms Section 2 – 25.04 acres of land – 109 Lots – 3 Blocks – 3 Reserves. The subject site is the final section within Mandola Farms Residential Development located on the south side of U.S. Highway 90A, demarcated by Hennessey Road, Edgewood Drive and Damon Street. Mr. Abraham generally discussed the application and presented Staff's recommendation of approval with specific conditions listed in the report. Commissioner Myska noted that some lots appear to be less than 50 foot in width and suggested that staff ensure that all lots meet the minimum lot width requirement. Mr. Abraham explained that lot width is measured at the required setback line and that the street curvature slightly reduces the width identified at the street, but that the lot width at the setback line would be 500 foot. He added that the lot width is defined to be measured at the setback line. Commissioner Myska moved to forward Staff's recommendation of approval with the specific conditions listed in the report to the City Commission. The motion was seconded by Commissioner Hogue. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item C3., Review and recommendation of a final report to City Commission for a Preliminary Plat – FM 723 Boat and RV Storage – 2.5049 acres of land – 0 Lots – 1 Block – 1 Reserve. The subject site is located along the eastside of FM 723 South of Riverside Boulevard. Mr. Abraham generally explained the proposed plat and indicated that the subject site is proposed to be developed as Boat and RV storage facility. He added that a final plat for the subject site is required and shall be presented at a later stage. Mr. Abraham concluded by presenting Staff's recommendation of approval with specific conditions listed in the report. Commissioner Myska moved to forward Staff's recommendation of approval with the specific conditions listed in the report to the City Commission. The motion was seconded by Commissioner Schultz. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item C4., Review and recommendation of a final report to City Commission for a Preliminary Plat – Veranda Section Thirty-Two – 19.9 acres of land – 34 Lots – 1 Block – 4 Reserves. The subject site is a section within Veranda master planned community. Mr. Garcia explained that the proposed subdivision includes 34 Lots with typical 60 foot lot width. He added that the proposed preliminary plat is in conformance with the approved General Plan for the Veranda Master Planned Community. Commissioner Myska inquired about a turn lane for the entrance into the Veranda community from Richmond Parkway and suggested that traffic related issues must be addressed. Commissioner Hogue abstained from any discussion and voting. Commissioner Myska moved to forward Staff's recommendation of approval to the City Commission. The motion was seconded by Commissioner Frederick. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item C5., Consider agenda item requests by Commissioners for June 7, 2021 regular meeting. Mr. Abraham explained that he is planning to have a couple of discussion items for some UDC text amendments.

Commissioner Kubelka introduced agenda item C6., Development related staff update. Mr. Garcia provided an overview of development projects discussed at pre-application conferences and that are under review since the last regular meeting.

The pre-application projects discussed included the following proposed projects:

- Office Warehouse at FM 359 and FM 723 Intersection;
- Hookah Bar at 140 Collins Road;
- Gas Station and Retail Building at 126 Collins Road;
- Day Care at 1810 Thompson Road; and
- Proposed Office at 1810 Thompson Road.

Projects under reviews discussed included the following proposed projects:

- HEB Fuel Station/Carwash at 23520 Circle Oak Parkway;
- Cambridge Rehab Gazebo Addition at 1106 Golfview Drive;
- Richmond Town Center at 3415 FM 762;
- Tiny Toon's Childcare and Learning Center at 821 E. Hwy 90A;
- Intex Warehouse at 821 E. Hwy 90A;
- Plantation Hardware at 11818 Mason Road;
- Veranda Dog Park Parking Lot at Veranda Residential Subdivision; and
- Veranda Entryway at 2627 FM 762.

Mr. Abraham announced that Mr. Garcia has accepted a job with another municipality. Mr. Abraham expressed his appreciation for Mr. Garcia's hardwork and contributions. The Commission wished him the best in his future endeavors.

Commissioner Kubelka asked Mr. Abraham about the next meeting. Mr. Abraham explained that the next City Commission meeting will be held in person at the City Hall Annex and reminded that the next meeting and onward will also include reciting the Pledge of Allegiance to the U.S. flag and Texas flag.

There being no further business to be brought before the Planning and Zoning Commission, Commissioner Kubelka adjourned the meeting at 5:27 p.m.

Approved:

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Katherine M. Graeber-Kubelka (Chair)

**PLANNING AND ZONING COMMISSION**

*Staff Report: Plat Application*

**Agenda Date:** June 7, 2021

**Agenda Item:** C1.

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**Plat Name:** Rinzim Ranch – Replat

**Applicant:** Joanne McRae | K M Surveying, LLC.

**Project Description:** A subdivision of 18.945 acre tract of land out of William Morton 1-1/2 League, A-62 in Fort Bend County Texas.

**Zoning Designation:** ETJ

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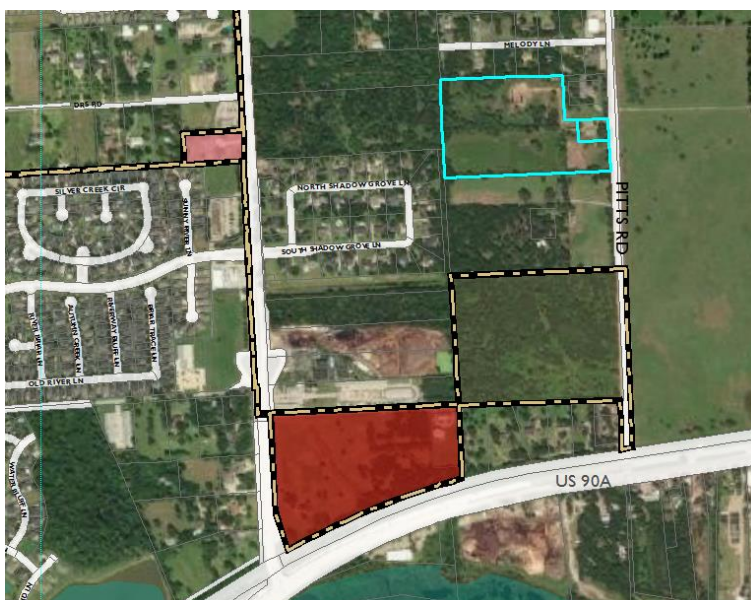
**Reviewers:** City of Richmond Development Review Committee (DRC)

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

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**Background/Review Notes**

- *The proposed preliminary plat is located at 601 Pitts Road along the west side of Pitts Road and north of Highway 90A. A portion of the subject site includes a former pet funeral service related facility (Reserve B on the Plat).*
- *The proposed preliminary plat consists of 1 lot, 1 block, and 2 reserves.*
- *The property owner initially had plans to develop this property as an event center and a plat by the name “Texas Sunset Ranch Reserve” was conditionally approved in November 2019.*
- *The owner’s plans have changed since and the owner is proposing to include a home on the property and continue the use of remainder of the property as Agricultural land.*



**Staff Recommendation**

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

Comments to ensure accuracy and clarity and conformance to Section 6.3.502 of the UDC:

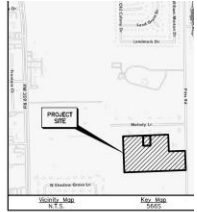
1. There is a bold line that crosses of the square footage of Unrestricted Reserve “B” that should be removed from the plat.

**GENERAL NOTES**

1. The Base of Bearings shown herein is referenced to the Texas Coordinate System, NAD83, South Central Zone (TSPC 4204) based on National Geodetic Survey information based on GPS measurements and may be brought to surface by applying the following combined scale factor of 0.99997422.
2. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Fort Bend County, Texas, Map No. 481530002S L dated 4/2/2014 the subject tract appears to be within Zone “AE” defined as Special Flood Hazard Areas overlaid by 1% annual chance flood event with least flood seasonal adjustment.
3. All elevations are based on GNSS RTK observation and tied to NGS Monument PD 484725, having a called elevation of 78.18 feet (34038).
4. Easements and other recorded information shown herein are per City Planning Letter prepared by Sabel Tech, LLC File Number 02010511, dated May 4, 2021. No further research for easements or encumbrances was performed by KM Surveying, LLC.
5. That certain utility easement to Houston Lighting & Power Company, recorded as Fort Bend County Clerk's File No. 9753751, is partly situated on the Rinzim Ranch LLC tract.
6. That certain utility easement to CentalPoint Energy Houston Electric, LLC, recorded as Fort Bend County Clerk's File No. 202013053 of the Official Public Records, is recorded as a "TRUCKET EASEMENT" for electric distribution and communication facilities.
7. This survey does not determine the location of wetlands, flood lines, toxic waste, contaminants, landfills, dumps or any other environmental issues.
8. All elevations are based on GNSS RTK observation and tied to NGS Monument PD 484725, having a called elevation of 78.18 feet (34038).
9. Contours are shown at 1 ft. intervals based on a 50' survey grid.
10. The slab elevation (top of finished floor) shall be a minimum of 85 feet (34000).
11. This property lies within the Lamar Consolidated Independent School District, the City of Richmond's EU and Fort Bend County, Texas.

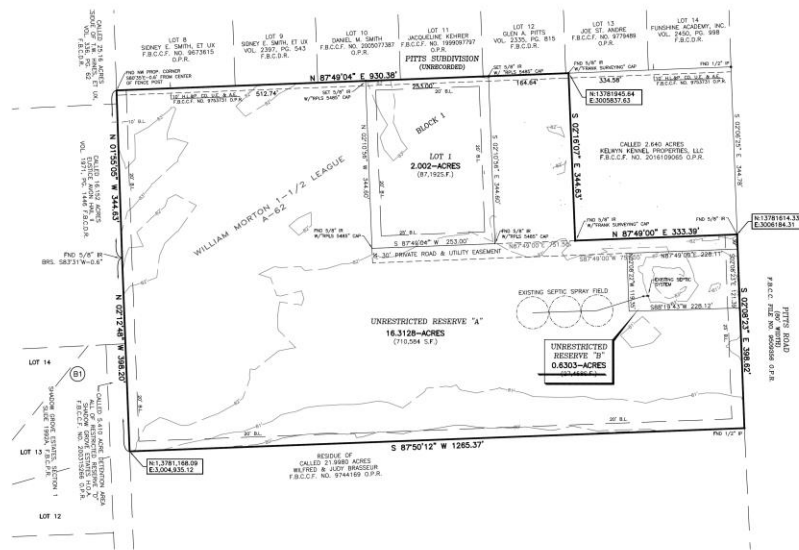
**LEGEND**

AL	ADRIAL EXHIBIT
BL	BOUNDARY LINE
EMT	EASEMENT
FD	FLOOD
FD/P	FLOOD REG/IRON PIPE
FR	FENCE
VL	VOLUME
VE	VEGETATION EXHIBIT
E.T.	EXTRAJURISDICTIONAL JURISDICTION
F.B.C.F. NO.	FORT BEND COUNTY CLERK'S FILE NUMBER
F.C.C.R.	FORT BEND COUNTY DEED RECORDS OFFICE, PUBLIC RECORDS



**DISTRICT NAMES**

MD	
MD	
MD	
SCHOOL	LAMAR CSD
POE	SEAN GROVE WFO STAFF
IMPACT FEE AREA	
CITY OR CITY EU	RICHMOND EU
UTILITIES CO	ENTERPRISE ENERGY
DRAINAGE	FORT BEND COUNTY
COUNTY ENGINEER	BRUCE ISLAWHUGH



**PRELIMINARY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

**RINZIM RANCH**  
BEING A TOTAL OF 18.945 ACRES OUT OF THE WILLIAM MORTON 1-1/2 LEAGUE, A-62 IN FORT BEND COUNTY, TEXAS.  
1 LOT 1 BLOCK 2 RESERVES  
RINZIM RANCH, LLC  
601 PITTS ROAD  
RICHMOND, TEXAS  
May, 2021

**KM Surveying, LLC**  
3902 REESE ROAD - SUITE C-100  
HOUSTON, TEXAS 77041  
713-234-8627 www.kmsurveying.com

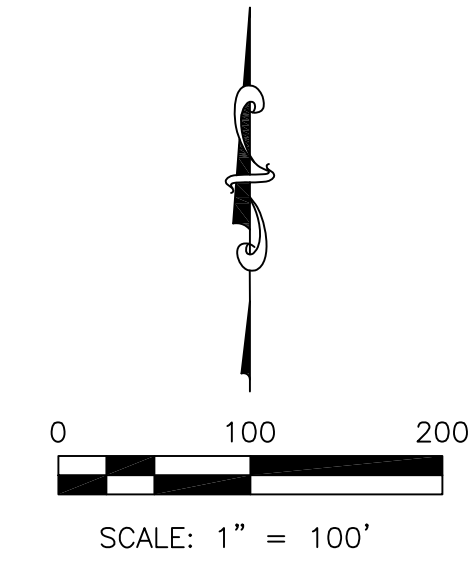


**GENERAL NOTES:**

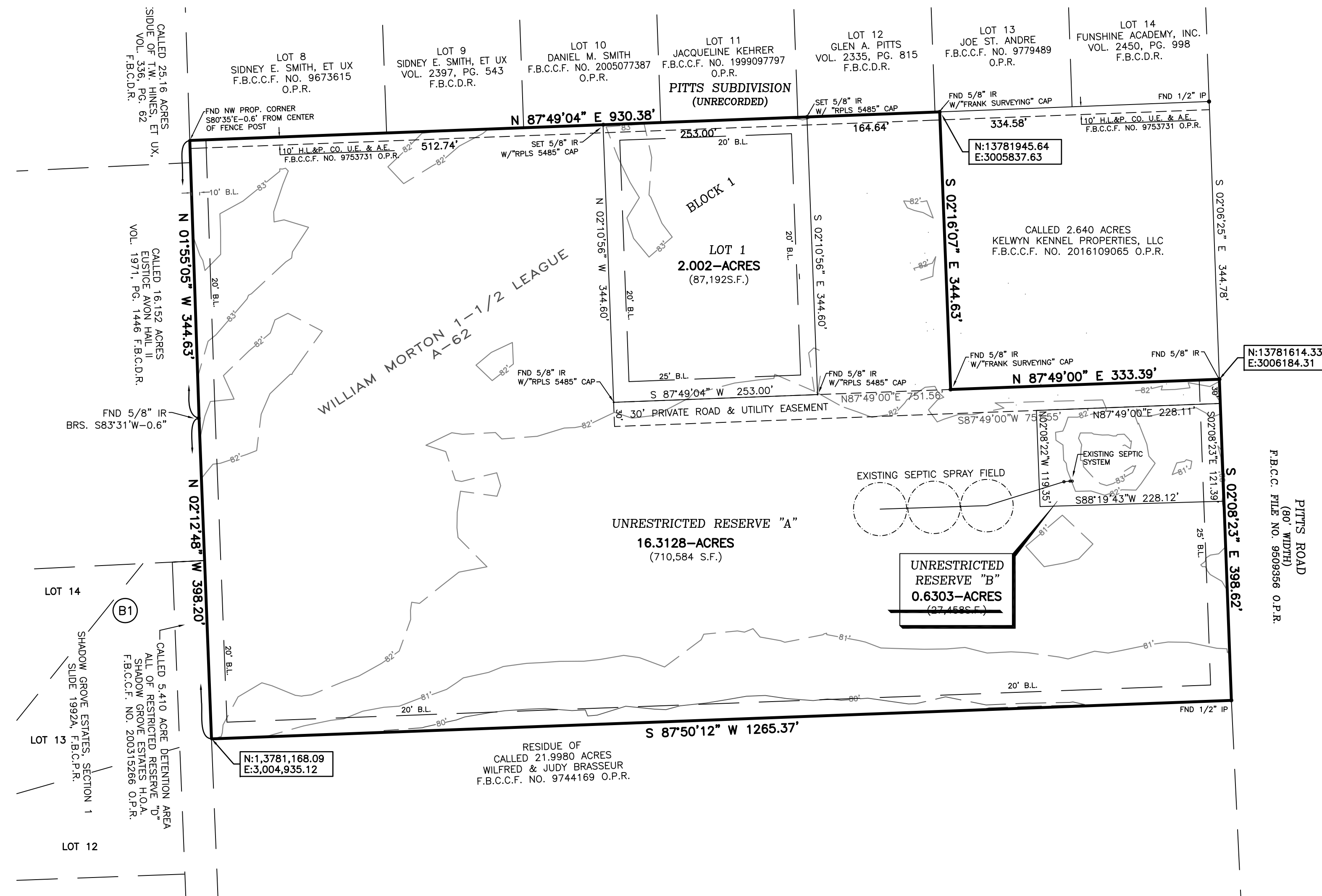
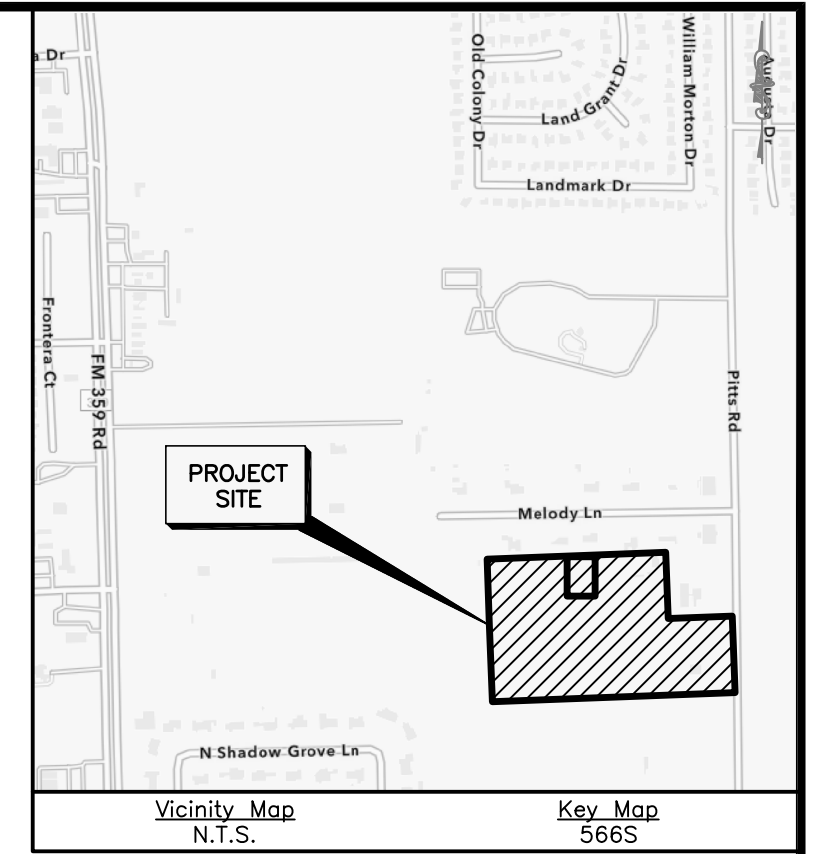
- The Basis of Bearings shown herein is referenced to the Texas Coordinate System, NAD83, South Central Zone (TXSC 4204) based on National Geodetic Survey Monumentation based on GPS measurements and may be brought to surface by applying the following combined scale factor of 0.99987422.
- According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Fort Bend County, Texas, Map No. 48157C0255 L dated 4/2/2014 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 determine.
- All elevations are based on GNSS RTK observation and tied to NGS Monument PID AW4725, having a called elevation of 78.18 feet (NAVD88)
- Easements and other recorded information shown herein are per City Planning Letter prepared by Select Title, LLC, File Number CS2016512, dated May 4, 2021. No further research for easements or encumbrances was performed by KM Surveying, LLC.
- That certain utility easement to Houston Lighting & Power Company, recorded in Fort Bend County Clerk's File No. 9753731, is partly situated on the Rinzim Ranch LLC tract.
- That certain utility easement to CenterPoint Energy Houston Electric, LLC, recorded in Fort Bend County Clerk's File No. 2009013063 of the Official Public Records, is described as a "BLANKET EASEMENT" for electric distribution and communication facilities.
- This survey does not determine the location of wetlands, fault lines, toxic waste, cemeteries, landfills, dumps or any other environmental issues.
- All elevations are based on GNSS RTK observation and tied to NGS Monument PID AW4725, having a called elevation of 78.18 feet (NAVD88)
- Contours are shown at 1 ft. intervals based on a 50' survey grid.
- The slab elevation (top of finished floor) shall be a minimum of 85 feet (NAVD88)
- This property lies within the Lamar Consolidated Independent School District, the City of Richmond's ETJ and Fort Bend County, Texas.
- The subject property is in designated Fort Bend County's Lighting Zone LZ3
- Site Plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review, and approval development permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction
- 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 plot and on the contiguous right-of-way of all perimeter roads surrounding said plot, in accordance with the A.D.A. Sidewalks shall be built per Section 4.5.201 of the City of Richmond Unified Development Code (UDC).
- Property owners shall have ownership and maintenance responsibility for the proposed detention pond and pump system, and this responsibility will transfer to future owners upon change in property ownership.
- 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.
- 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.
- All property to drain into the drainage easement only through an approved drainage structure.
- Minimum building set backs shall be provided on all sides as required by Section 3.1.201B and Table 3.1.102A of the City of Richmond Unified Development Code as amended.
- Property is subject to that particular Affidavit to the Public Certificate of OSSF Requiring Maintenance pertaining to a surface application on-site wastewater treatment system, recorded under F.B.C.C. File No. 2009002059 and to that particular Affidavit pertaining to a surface application on-site wastewater treatment system, recorded under F.B.C.C. File No. 2018059215. These two Affidavits are related to the some OSSF system, located as shown hereon.

**LEGEND**

- A.E. AERIAL EASEMENT
- B.L. BUILDING LINE
- ESMT EASEMENT
- FND FOUND
- IR/IP IRON ROD/IRON PIPE
- PG. PAGE
- VOL. VOLUME
- U.E. UTILITY EASEMENT
- E.T.J. EXTRATERRITORIAL JURISDICTION
- F.B.C.C.F. NO. FORT BEND COUNTY CLERK'S FILE NUMBER
- F.B.C.D.R. FORT BEND COUNTY DEED RECORDS
- O.P.R. OFFICIAL PUBLIC RECORDS



DISTRICT NAMES	
WCID	
MUD	
LID	
SCHOOL	LAMAR CISD
FIRE	PECAN GROVE VFD STA#1
IMPACT FEE AREA	
CITY OR CITY ETJ	RICHMOND ETJ
UTILITIES CO.	CENTERPOINT ENERGY
DRAINAGE	FORT BEND COUNTY
COUNTY ENGINEER	STACY SLAWINSKI



**PRELIMINARY**  
THIS DOCUMENT SHALL NOT BE  
RECORDED FOR ANY PURPOSE.

# RINZIM RANCH

BEING A TOTAL OF 18.945 ACRES OUT OF THE  
WILLIAM MORTON 1-1/2 LEAGUE, A-62 IN  
FORT BEND COUNTY, TEXAS.

I LOT 1 BLOCK 2 RESERVES

RINZIM RANCH, LLC  
601 PITTS ROAD  
RICHMOND, TEXAS

MAY, 2021

**KM Surveying, LLC**

3902 REESE ROAD - SUITE C-100  
ROSENBERG, TEXAS 77471

TBPLS FIRM #10178700 713-234-6627 www.kmsurveying.com



**PLANNING AND ZONING COMMISSION**

*Staff Report: Plat Application*

**Agenda Date:** June 7, 2021

**Agenda Item:** C2.

**Plat Name:** DPEG Williams Way Multifamily Plat – Preliminary Plat

**Applicant:** Kevin Polasek | Terra Associates, Inc.

**Project Description:** A subdivision of 15.891 acre tract of land located in the Joseph Kuykendall League, A-49, Fort Bend County, Texas.

**Zoning Designation:** NA / ETJ (FBC MUD No. 116)

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

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

**Background/Review Notes**

- The subject site is located south of US 59, along the east side of Williams Way. The subject site abuts the City of Richmond Wastewater treatment plant at its southeast corner (Vicinity Map below).
- The proposed preliminary plat includes of 3 Reserves in 1 Block.
- The city met with the applicant for a pre-application conference where a proposed multi-family development was discussed (Preliminary Site plan with details attached). Preliminary review of the included Site plan indicates conformance to the requirements of the UDC.
- A detailed review of the proposed site plan will continue at the Final Plat and Site Development application stage.

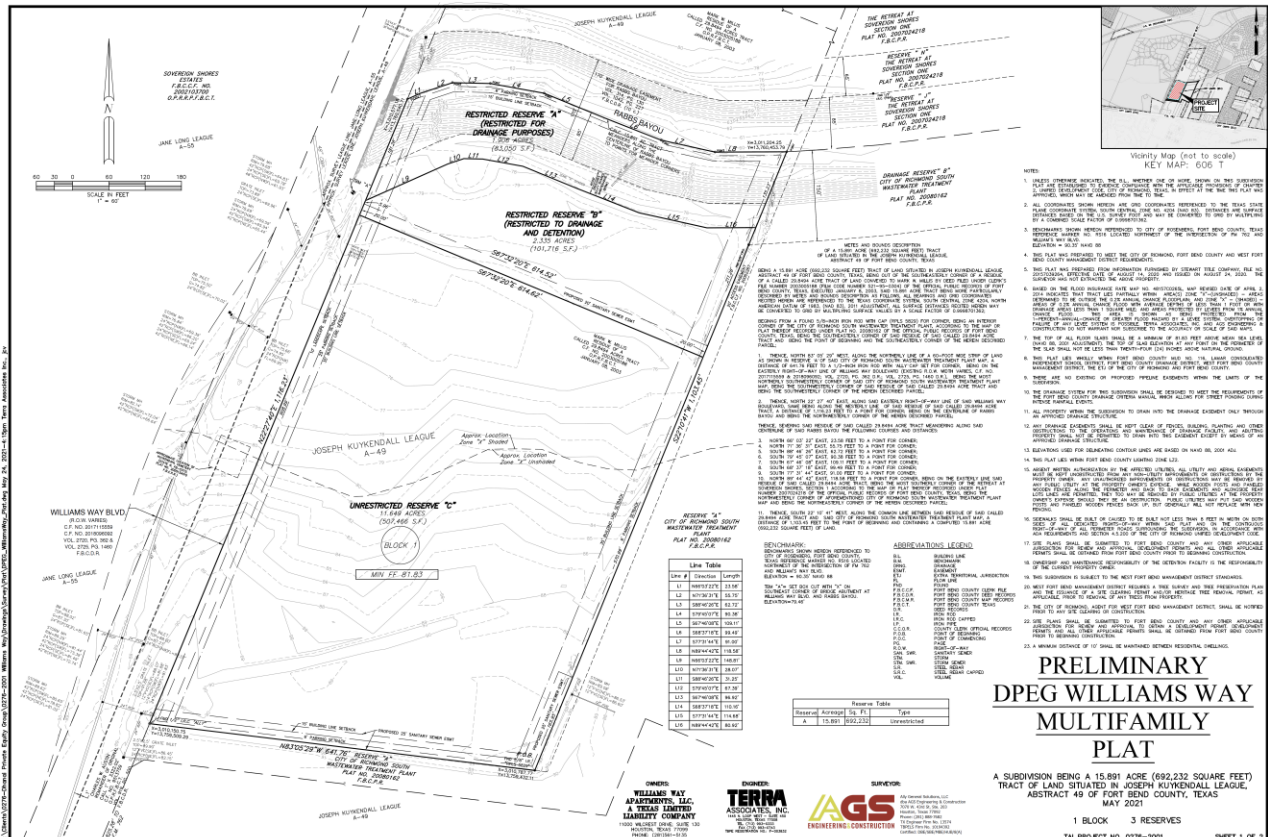


**Staff Recommendation**

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

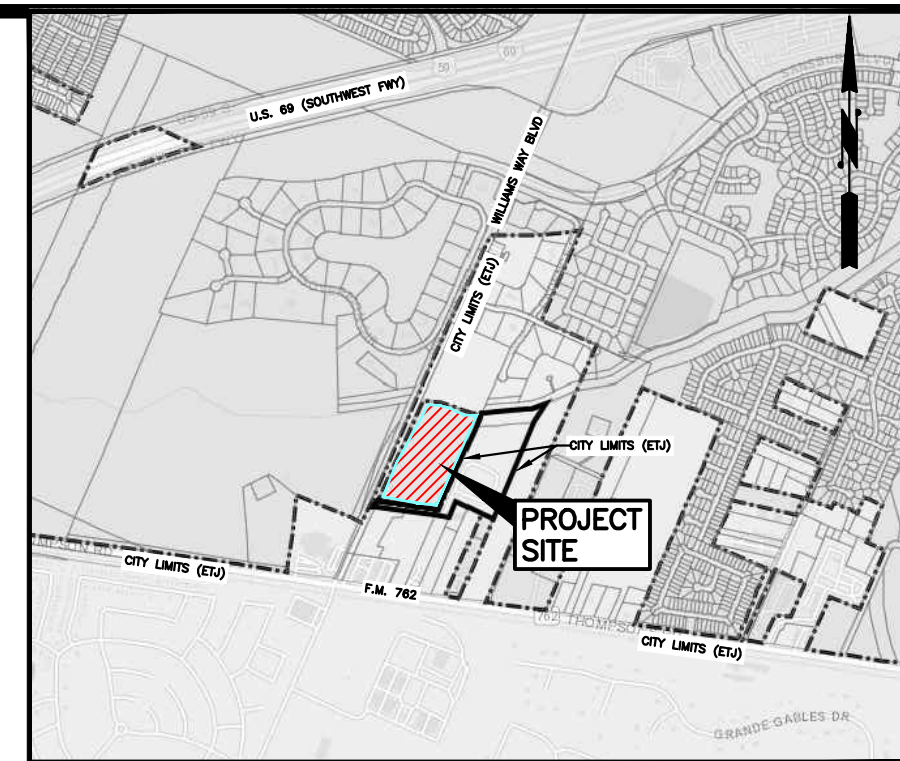
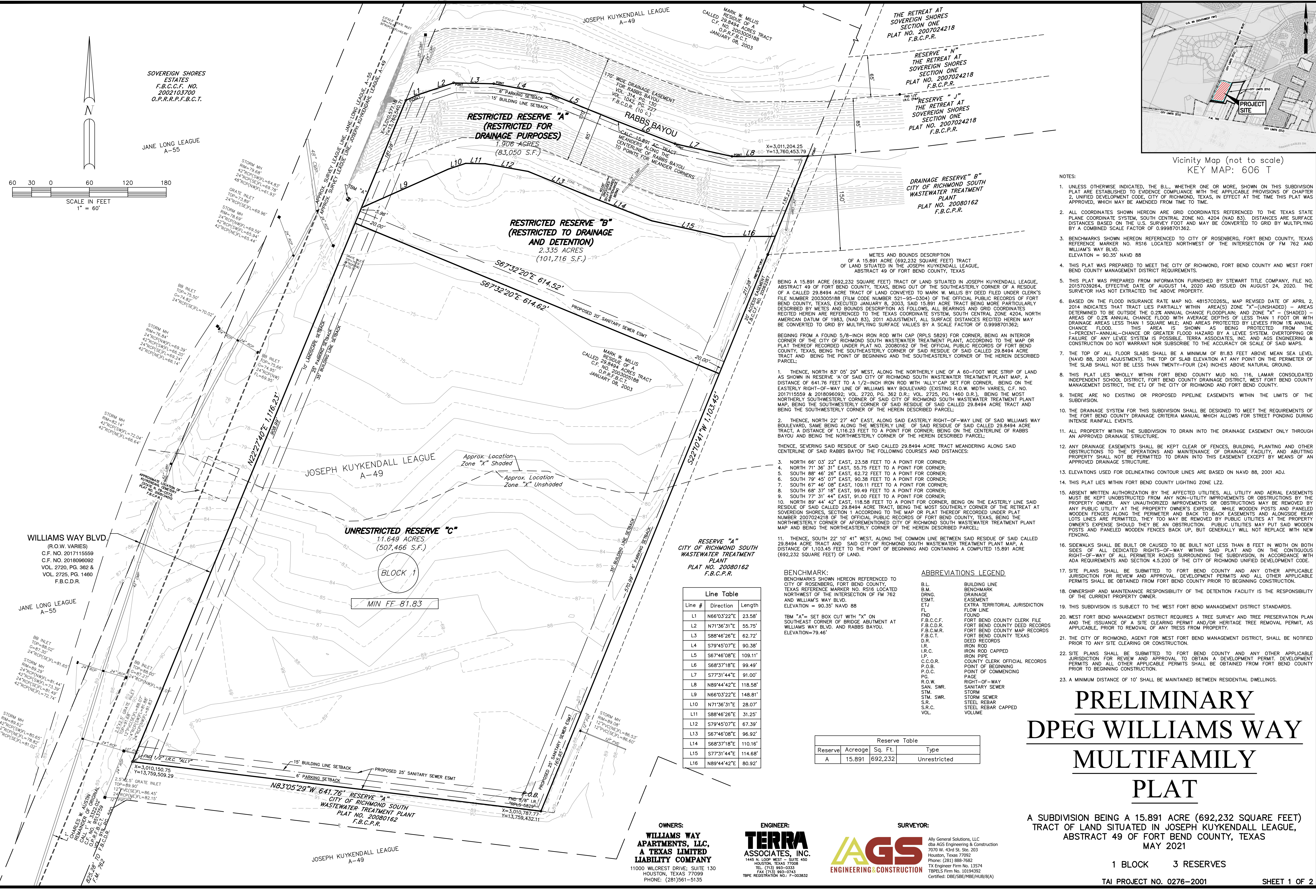
Comments to ensure accuracy and clarity and conformance to Section 6.3.502 of the UDC:

1. Please remove all signature blocks from the proposed preliminary plat. Signature blocks must be included on Final Plat.





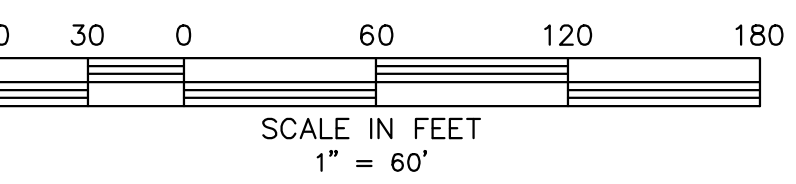
F:\Clients\0276-Dhoni Private Equity Group\0276-2001 Williams Way Drawings\Survey\Plot\DPG-WilliamsWay\_Plot.dwg May 24, 2021 - 4:15pm Terra Associates Inc., pv



Vicinity Map (not to scale)  
KEY MAP: 606 T

SOVEREIGN SHORES ESTATES  
F.B.C.C.F. NO. 2002103700  
O.P.R.R.F.B.C.T.

JANE LONG LEAGUE A-55



**RESTRICTED RESERVE "A"**  
(RESTRICTED FOR DRAINAGE PURPOSES)  
1.908 ACRES  
(83,050 S.F.)

**RESTRICTED RESERVE "B"**  
(RESTRICTED TO DRAINAGE AND DETENTION)  
2.335 ACRES  
(101,716 S.F.)

**UNRESTRICTED RESERVE "C"**  
11.649 ACRES  
(507,466 S.F.)  
BLOCK 1  
MIN FF 81.83

WILLIAMS WAY BLVD.  
(R.O.W. VARIES)  
C.F. NO. 2017115559  
C.F. NO. 2018096092  
VOL. 2720, PG. 362 &  
VOL. 2725, PG. 1460  
F.B.C.D.R.

JANE LONG LEAGUE A-55

JOSEPH KUYKENDALL LEAGUE A-49

THE RETREAT AT SOVEREIGN SHORES SECTION ONE PLAT NO. 2007024218 F.B.C.P.R.

RESERVE "N" THE RETREAT AT SOVEREIGN SHORES SECTION ONE PLAT NO. 2007024218 F.B.C.P.R.

RESERVE "J" THE RETREAT AT SOVEREIGN SHORES SECTION ONE PLAT NO. 2007024218 F.B.C.P.R.

DRAINAGE RESERVE "B" CITY OF RICHMOND SOUTH WASTEWATER TREATMENT PLANT PLAT NO. 20080162 F.B.C.P.R.

METES AND BOUNDS DESCRIPTION  
OF A 15.891 ACRE (692,232 SQUARE FEET) TRACT OF LAND SITUATED IN THE JOSEPH KUYKENDALL LEAGUE, ABSTRACT 49 OF FORT BEND COUNTY, TEXAS, BEING OUT OF THE SOUTHEASTLY CORNER OF A RESIDUE OF A CALLED 29.8494 ACRE TRACT OF LAND CONVEYED TO MARK W. MILLIS BY DEED FILED UNDER CLERK'S FILE NUMBER 2003005188 (FILM CODE NUMBER 521-95-0304) OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, EXECUTED JANUARY 8, 2003, SAID 15.891 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS, ALL BEARINGS AND GRID COORDINATES RECORDED HEREIN ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM OF 1983, (NAD 83), 2011 ADJUSTMENT, ALL SURFACE DISTANCES RECTED HEREIN MAY BE CONVERTED TO GRID BY MULTIPLYING SURFACE VALUES BY A SCALE FACTOR OF 0.9998701362.

BEGINNING FROM A FOUND 5/8-INCH IRON ROD WITH CAP (RPLS 5829) FOR CORNER, BEING AN INTERIOR CORNER OF THE CITY OF RICHMOND SOUTH WASTEWATER TREATMENT PLANT, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20080162 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, BEING THE SOUTHWESTERLY CORNER OF SAID RESIDUE OF SAID CALLED 29.8494 ACRE TRACT AND BEING THE POINT OF BEGINNING AND THE SOUTHEASTLY CORNER OF THE HEREIN DESCRIBED PARCEL:

1. THENCE, NORTH 83° 05' 29" WEST, ALONG THE NORTHERLY LINE OF A 60-FOOT WIDE STRIP OF LAND AS SHOWN IN RESERVE "A" OF SAID CITY OF RICHMOND SOUTH WASTEWATER TREATMENT PLANT MAP, A DISTANCE OF 641.76 FEET TO A 1/2-INCH IRON ROD WITH CAP SET FOR CORNER, BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF WILLIAMS WAY BOULEVARD (EXISTING R.O.W. WIDTH VARIES, C.F. NO. 2017115559 & 2018096092; VOL. 2720, PG. 362 D.R.; VOL. 2725, PG. 1460 D.R.), BEING THE MOST NORTHERLY SOUTHWESTERLY CORNER OF SAID CITY OF RICHMOND SOUTH WASTEWATER TREATMENT PLANT MAP, BEING THE SOUTHWESTERLY CORNER OF SAID RESIDUE OF SAID CALLED 29.8494 ACRE TRACT AND BEING THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL;
2. THENCE, NORTH 22° 37' 40" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SAID WILLIAMS WAY BOULEVARD, SAME BEING ALONG THE WESTERLY LINE OF SAID RESIDUE OF SAID CALLED 29.8494 ACRE TRACT, A DISTANCE OF 1,116.23 FEET TO A POINT FOR CORNER; BEING ON THE CENTERLINE OF RABBS BAYOU AND BEING THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL;
3. THENCE, SEVERING SAID RESIDUE OF SAID CALLED 29.8494 ACRE TRACT MEANDERING ALONG SAID CENTERLINE OF SAID RABBS BAYOU THE FOLLOWING COURSES AND DISTANCES:

RESERVE "A"  
CITY OF RICHMOND SOUTH WASTEWATER TREATMENT PLANT  
PLAT NO. 20080162  
F.B.C.P.R.

Line #	Direction	Length
L1	N66°03'22"E	23.58'
L2	N71°36'31"E	55.75'
L3	S88°46'26"E	62.72'
L4	S79°45'07"E	90.38'
L5	S67°46'08"E	109.11'
L6	S68°37'18"E	99.49'
L7	S77°31'44"E	91.00'
L8	N89°44'42"E	118.58'
L9	N66°03'22"E	148.81'
L10	N71°36'31"E	28.07'
L11	S88°46'26"E	31.25'
L12	S79°45'07"E	67.39'
L13	S67°46'08"E	96.92'
L14	S68°37'18"E	110.16'
L15	S77°31'44"E	114.68'
L16	N89°44'42"E	80.92'

BENCHMARK:  
BENCHMARKS SHOWN HEREON REFERENCED TO CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS REFERENCE MARKER NO. RS16 LOCATED NORTHWEST OF THE INTERSECTION OF FM 762 AND WILLIAMS WAY BLVD.  
ELEVATION = 90.35' NAVD 88

**ABBREVIATIONS LEGEND**

B.L.	BUILDING LINE
B.M.	BENCHMARK
DRNG.	DRAINAGE
EASMT.	EASEMENT
ETJ	EXTRA TERRITORIAL JURISDICTION
FL	FLOW LINE
FND	FOUND
F.B.C.C.F.	FORT BEND COUNTY CLERK FILE
F.B.C.D.R.	FORT BEND COUNTY DEED RECORDS
F.B.C.M.R.	FORT BEND COUNTY MAP RECORDS
F.B.C.T.	FORT BEND COUNTY TEXAS
D.R.	DEED RECORDS
I.R.	IRON ROD
I.R.C.	IRON ROD CAPPED
I.P.	IRON PIPE
C.C.O.R.	COUNTY CLERK OFFICIAL RECORDS
P.O.B.	POINT OF BEGINNING
P.C.	POINT OF COMMENCING
P.G.	PAGE
R.O.W.	RIGHT-OF-WAY
SAN. SWR.	SANITARY SEWER
STM.	STORM
STM. SWR.	STORM SEWER
S.R.	STEEL REBAR
S.C.C.	STEEL REBAR CAPPED
VOL.	VOLUME

Reserve	Accegrage	Sq. Ft.	Type
A	15.891	692,232	Unrestricted

OWNERS:  
**WILLIAMS WAY APARTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY**  
11000 WILCREST DRIVE, SUITE 130  
HOUSTON, TEXAS 77099  
PHONE: (281)561-5135

ENGINEER:  
**TERRA ASSOCIATES, INC.**  
1445 N. LOOP WEST - SUITE 450  
HOUSTON, TEXAS 77008  
TEL: (713) 993-0343  
FAX: (713) 993-0743  
TXE REGISTRATION NO.: F-003832

ENGINEERING & CONSTRUCTION  
**AGS**

SURVEYOR:  
Aly General Solutions, LLC  
dbs AGS Engineering & Construction  
7070 W. 43rd St. Ste. 203  
Houston, Texas 77092  
Phone: (281) 888-7682  
TX Engineer Firm No. 13574  
TPBLS Firm No. 10194392  
Certified: DBE/SBE/MBE/HUB8(A)

# PRELIMINARY DPEG WILLIAMS WAY MULTIFAMILY PLAT

A SUBDIVISION BEING A 15.891 ACRE (692,232 SQUARE FEET) TRACT OF LAND SITUATED IN JOSEPH KUYKENDALL LEAGUE, ABSTRACT 49 OF FORT BEND COUNTY, TEXAS  
MAY 2021

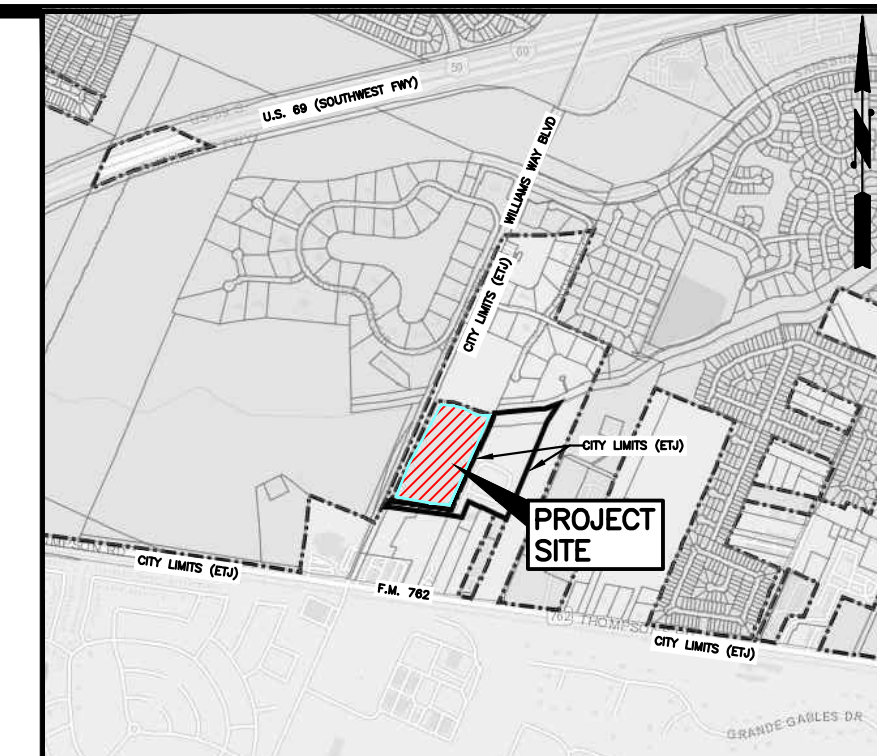
1 BLOCK 3 RESERVES

TAI PROJECT NO. 0276-2001

SHEET 1 OF 2

- NOTES:
1. UNLESS OTHERWISE INDICATED, THE B.L., WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 2, UNIFIED DEVELOPMENT CODE, CITY OF RICHMOND, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
  2. ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NO. 4204 (NAD 83). DISTANCES ARE SURFACE DISTANCES BASED ON THE U.S. SURVEY FOOT AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9998701362.
  3. BENCHMARKS SHOWN HEREON REFERENCED TO CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS REFERENCE MARKER NO. RS16 LOCATED NORTHWEST OF THE INTERSECTION OF FM 762 AND WILLIAMS WAY BLVD.  
ELEVATION = 90.35' NAVD 88
  4. THIS PLAT WAS PREPARED TO MEET THE CITY OF RICHMOND, FORT BEND COUNTY AND WEST FORT BEND COUNTY MANAGEMENT DISTRICT REQUIREMENTS.
  5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. 2015739264, EFFECTIVE DATE OF AUGUST 14, 2020 AND ISSUED ON AUGUST 24, 2020. THE SURVEYOR HAS NOT EXTRACTED THE ABOVE PROPERTY.
  6. BASED ON THE FLOOD INSURANCE RATE MAP NO. 48157C0265L, MAP REVISED DATE OF APRIL 2, 2014 INDICATES THAT TRACT LIES PARTIALLY WITHIN AREA(S) ZONE "X"-(UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; AND ZONE "X" - (SHADED) - AREAS OF 0.2% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1-PERCENT-ANNUAL-CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE. TERRA ASSOCIATES, INC. AND AGS ENGINEERING & CONSTRUCTION DO NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
  7. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 81.83 FEET ABOVE MEAN SEA LEVEL (NAVD 88, 2001 ADJUSTMENT). THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN TWENTY-FOUR (24) INCHES ABOVE NATURAL GROUND.
  8. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUD NO. 116, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, WEST FORT BEND COUNTY MANAGEMENT DISTRICT, THE ETJ OF THE CITY OF RICHMOND AND FORT BEND COUNTY.
  9. THERE ARE NO EXISTING OR PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
  10. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS FOR STREET PONDING DURING INTENSE RAINFALL EVENTS.
  11. ALL PROPERTY WITHIN THE SUBDIVISION TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
  12. ANY DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDING, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF DRAINAGE FACILITY, AND ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.
  13. ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NAVD 88, 2001 ADJ.
  14. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ZONE LZ2.
  15. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE, WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
  16. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 8 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 THE SUBDIVISION, IN ACCORDANCE WITH ADA REQUIREMENTS AND SECTION 4.5.200 OF THE CITY OF RICHMOND UNIFIED DEVELOPMENT CODE.
  17. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
  18. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DETENTION FACILITY IS THE RESPONSIBILITY OF THE CURRENT PROPERTY OWNER.
  19. THIS SUBDIVISION IS SUBJECT TO THE WEST FORT BEND MANAGEMENT DISTRICT STANDARDS.
  20. WEST FORT BEND MANAGEMENT DISTRICT REQUIRES A TREE SURVEY AND TREE PRESERVATION PLAN AND THE ISSUANCE OF A SITE CLEARING PERMIT AND/OR HERITAGE TREE REMOVAL PERMIT, AS APPLICABLE, PRIOR TO REMOVAL OF ANY TREE FROM PROPERTY.
  21. THE CITY OF RICHMOND, AGENT FOR WEST FORT BEND MANAGEMENT DISTRICT, SHALL BE NOTIFIED PRIOR TO ANY SITE CLEARING OR CONSTRUCTION.
  22. 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.
  23. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.





Vicinity Map (not to scale)  
KEY MAP: 606 T

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, WILLIAMS WAY APARTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH NADYRSHAH H. DHANANI, ITS MANAGER, AND \_\_\_\_\_, ITS MEMBER, OWNER (OR OWNERS) HERINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 15.891 ACRE TRACT DESCRIBED IN THE ABOVE FORGOING PLAT OF DPEG WILLIAMS WAY MULTIFAMILY, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE DEDICATED AS PRIVATE STREETS), ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND MYSELF (OR OURSELVES), MY (OR OUR) HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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 EASEMENT OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLACE 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 DEPICT HEREON, WHEREBY THE AERIAL EASEMENTS TOTAL TWENTY ONE FEET, SIX INCHES (21'6") IN WIDTH.

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

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

FURTHER, WE 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, GULLIES, RAVINES, DRAWS, AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

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

FURTHER, 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 COMMISSIONERS' COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY WHEREOF, THE WILLIAMS WAY APARTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY NADYRSHAH H. DHANANI, ITS MANAGER, ATTESTED BY \_\_\_\_\_, ITS MEMBER, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

WILLIAMS WAY APARTMENTS, LLC  
A TEXAS LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
NADYRSHAH H. DHANANI (NAME)  
MANAGER MEMBER

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NADYRSHAH H. DHANANI, MANAGER, AND \_\_\_\_\_, MEMBER, OF WILLIAMS WAY APARTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

I, DANIEL PAUL COVER, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE-QUARTER INCH AND A LENGTH OF NOT LESS THAN THREE FEET, AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

DANIEL PAUL COVER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4867

I, KEVIN POLASEK, 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.

KEVIN POLASEK, P.E.  
REGISTERED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 96632

STATE OF TEXAS  
COUNTY OF FORT BEND

THIS PLAT OF DPEG WILLIAMS WAY MULTIFAMILY SUBDIVISION APPROVED BY THE CITY MANAGER OF THE CITY OF RICHMOND, TEXAS.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BY: \_\_\_\_\_  
TERRI VELA  
CITY MANAGER

STATE OF TEXAS  
COUNTY OF FORT BEND

THIS PLAT OF DPEG WILLIAMS WAY MULTIFAMILY SUBDIVISION APPROVED ON \_\_\_\_\_ BY THE CITY OF RICHMOND CITY COMMISSION, AND SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID, AND NULL, AND VOID, UNLESS THIS PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS, WITHIN ONE (1) YEAR HEREAFTER.

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
REBECCA "BECKY" HAAS LAURA SCARLATO  
MAYOR CITY SECRETARY

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

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

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

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

GRADY PRESTAGE,  
COMMISSIONER, PRECINCT 2

MP GEORGE,  
COUNTY JUDGE

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

KEN DEMERCHANT,  
COMMISSIONER, PRECINCT 4

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON \_\_\_\_\_, 2021, AT \_\_\_\_\_ O'CLOCK \_\_\_\_M., IN PLAT NUMBER \_\_\_\_\_ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

COUNTY CLERK FORT BEND COUNTY, TEXAS

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

# PRELIMINARY DPEG WILLIAMS WAY MULTIFAMILY PLAT

A SUBDIVISION BEING A 15.891 ACRE (692,232 SQUARE FEET)  
TRACT OF LAND SITUATED IN JOSEPH KUYKENDALL LEAGUE,  
ABSTRACT 49 OF FORT BEND COUNTY, TEXAS  
MAY 2021

1 BLOCK 3 RESERVES

TAI PROJECT NO. 0276-2001

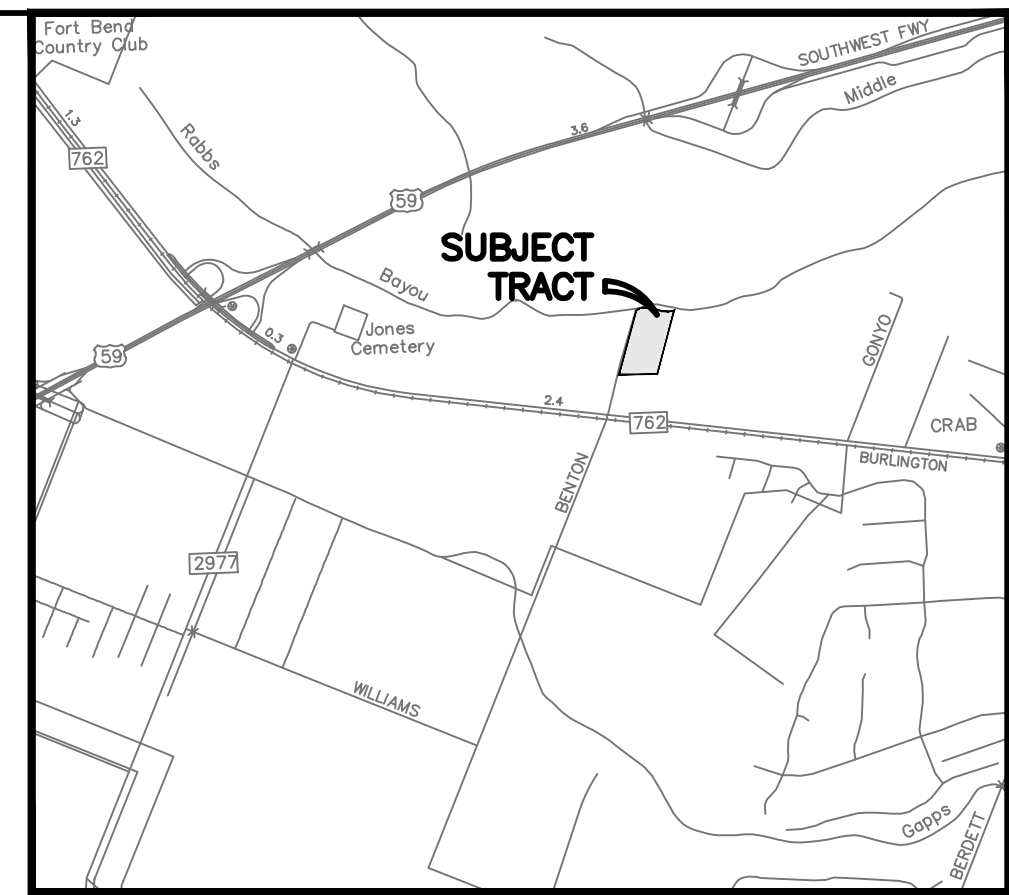
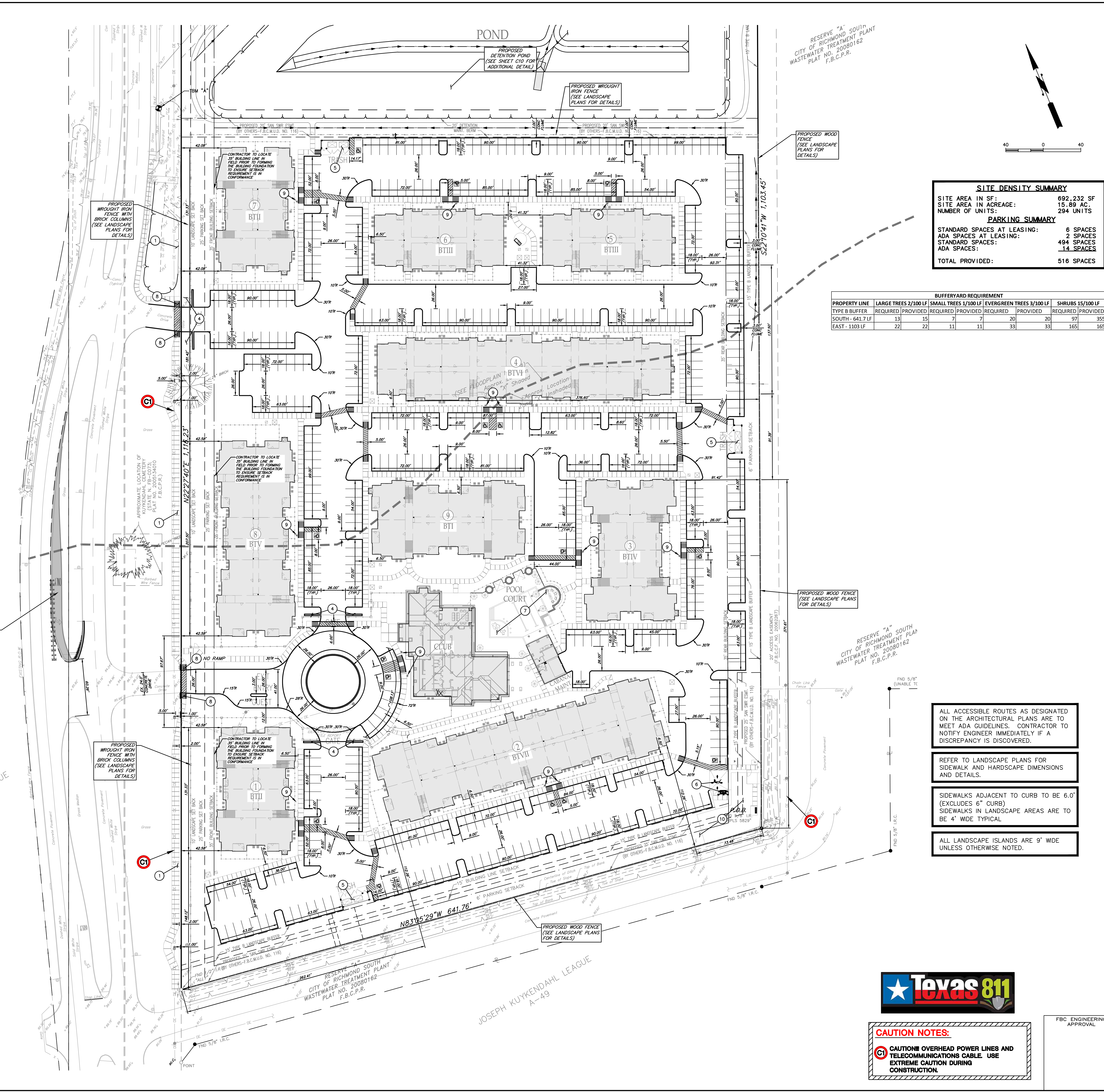
SHEET 2 OF 2

OWNERS:  
**WILLIAMS WAY  
APARTMENTS, LLC,  
A TEXAS LIMITED  
LIABILITY COMPANY**  
11000 WILCREST DRIVE, SUITE 130  
HOUSTON, TEXAS 77099  
PHONE: (281)561-5135

ENGINEER:  
**TERRA  
ASSOCIATES, INC.**  
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HOUSTON, TEXAS 77008  
TEL: (713) 993-0333  
FAX: (713) 993-0743  
TPE REGISTRATION NO.: F-003832

SURVEYOR:  
**AGS  
ENGINEERING & CONSTRUCTION**  
Ally General Solutions, LLC  
dba AGS Engineering & Construction  
7070 W. 43rd St. Ste. 203  
Houston, Texas 77092  
Phone: (281) 888-7682  
TX Engineer Firm No. 13574  
TBPESL Firm No. 10194392  
Certified: DBE/SBE/MBE/HUB8(A)





**SITE DENSITY SUMMARY**

SITE AREA IN SF: 692,232 SF  
 SITE AREA IN ACREAGE: 15.89 AC  
 NUMBER OF UNITS: 294 UNITS

**PARKING SUMMARY**

STANDARD SPACES AT LEASING: 6 SPACES  
 ADA SPACES AT LEASING: 2 SPACES  
 STANDARD SPACES: 494 SPACES  
 ADA SPACES: 14 SPACES  
 TOTAL PROVIDED: 516 SPACES

**BUFFERYARD REQUIREMENT**

PROPERTY LINE	LARGE TREES 2/100 LF	SMALL TREES 1/100 LF	EVERGREEN TREES 3/100 LF	SHRUBS 15/100 LF
TYPE B BUFFER	REQUIRED	PROVIDED	REQUIRED	PROVIDED
SOUTH - 641.7 LF	13	15	7	7
EAST - 1103 LF	22	22	11	11

**FLOODPLAIN INFORMATION:**

BASED ON THE FLOOD INSURANCE RATE MAP NO. 48157C0265L, MAP REVISED DATE OF APRIL 2, 2014 INDICATES THAT TRACT LIES PARTIALLY WITHIN AREA:

ZONE "X"-(UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONE "X"-(SHADED) - AREAS OF 0.2% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

NOTE 1: THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1-PERCENT-ANNUAL-CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE.

IN ADDITION THIS MAP STATES THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM; IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE OR ALL PLANNING FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. CERTAIN AREAS NOT IN SPECIAL FLOOD HAZARD AREAS MAY BE PROTECTED BY FLOOD CONTROL STRUCTURES. THE APPROXIMATE LIMITS OF SAID ZONES AS DETERMINED HEREON ARE SCALED FROM SAID MAP. THIS INFORMATION IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS.

**BENCHMARK NOTE:**

PROJECT BENCHMARK: BENCHMARKS SHOWN HEREON REFERENCED TO CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS REFERENCE MARKER NO. RS16 LOCATED NORTHWEST OF THE INTERSECTION OF FM 762 AND WILLIAMS WAY BLVD. ELEVATION = 90.35 NAVD 88

BTM - "A" SET BOX CUT WITH "X" ON SOUTHEAST CORNER OF BRIDGE ABUTMENT AT WILLIAMS WAY BLVD. AND RABB'S BAYOU. ELEVATION=79.45'

- NOTES**
- PROPOSED 5' WIDE SIDEWALK PER FT BEND COUNTY DETAILS.
  - ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - ALL CURB RADII ARE 3.0-FT UNLESS OTHERWISE NOTED.
  - PROPOSED FENCE & GATE, RE: ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS. FENCE AND GATES SHOWN ON THIS PLAN ARE FOR LOCATION PURPOSES ONLY.
  - PROPOSED DUMPSTER ENCLOSURE, RE: ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
  - PROPOSED CAR WASH & DOG WASH STATION, RE: ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
  - PROPOSED POOL/COURTYARD, RE: LANDSCAPE PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
  - INSTALL ADA RAMP W/TACTILE WARNING PER FT. BEND COUNTY DETAILS - TYPE 7.
  - INSTALL ADA SIGN PER DETAIL 121, SEE SHEET C30.
  - PROPOSED DOG PARK, RE: LANDSCAPE PLANS FOR ADDITIONAL INFORMATION AND DETAILS.

ALL ACCESSIBLE ROUTES AS DESIGNATED ON THE ARCHITECTURAL PLANS ARE TO MEET ADA GUIDELINES. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF A DISCREPANCY IS DISCOVERED.

REFER TO LANDSCAPE PLANS FOR SIDEWALK AND HARDSCAPE DIMENSIONS AND DETAILS.

SIDEWALKS ADJACENT TO CURB TO BE 6.0' (EXCLUDES 6" CURB) SIDEWALKS IN LANDSCAPE AREAS ARE TO BE 4' WIDE TYPICAL

FOR INTERIM REVIEW ONLY THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW ONLY, UNDER THE AUTHORITY OF: KEVIN B. POLASEK, P.E. P.E. NO 96632 DATE: MAY 21, 2021 AND IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES.



**CAUTION NOTES:**

CAUTION! OVERHEAD POWER LINES AND TELECOMMUNICATIONS CABLE. USE EXTREME CAUTION DURING CONSTRUCTION.

FBC ENGINEERING APPROVAL

REV. NO.	DESCRIPTION	DATE	APP.
<b>THE TERRITORY AT WILLIAMS WAY - MULTIFAMILY</b> <b>DIMENSIONAL CONTROL PLAN</b>			
<b>TERRA ASSOCIATES, INC.</b> CONSULTING ENGINEERS LANDSCAPE ARCHITECTS		1445 N. LOOP WEST - SUITE 450 HOUSTON, TEXAS 77008 713-993-0333 TBPE Registration No.: F-003832	
DRAWN BY: DAB	SCALE: 1" = 40'	PROJECT No: 0276-2001	CONTRACT:
CHECKED BY: KBP	DATE: APRIL 2021	SHEET C6	OF C33









## PLANNING AND ZONING COMMISSION

*Discussion: UDC Text Amendment*

**Agenda Date:** June 7, 2021

**Agenda Item:** C3.

**Agenda item Subject:** Discuss Text amendments to the Unified Development Code (UDC), to revise Sections pertaining to Sign regulations and membership related requirements for Richmond Historical Commission and Zoning Board of Adjustments to reflect recent policy on Board member appointment and Eligibility.

### OVERVIEW

This is an agenda request to discuss potential Text amendments to the Unified Development Code (UDC). The discussion items can be categorized as follows:

#### **1. BOARD MEMBERSHIP, QUALIFICATIONS, AND TERMS OF OFFICE**

City Commission is in the process of adopting a policy for Board member appointment and eligibility (proposed policy attached). Staff is considering amending Sections pertaining to Richmond Historical Commission and Zoning Board of Adjustments in the UDC to provide for the nomination of members of the Richmond Historical Commission by a City Commissioner and the appointment of an alternate member. The proposed amendment will align with the proposed policy being considered by the City Commission. Please note the draft amendment below with changes highlighted in red:

#### Section 6.2.103 Zoning Board of Adjustment

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**D. Membership, Qualifications, and Terms of Office.** As provided in the Texas Local Government Code §211.008 the Board of Adjustment shall consist of five members and one alternate. Each member and alternate shall meet the qualifications of Section 8.01 of the City Charter. Each member and alternate may be nominated by a City Commissioner and shall be confirmed by a simple majority vote of the City Commission. The members of the Board shall serve staggered terms of two years.

....

#### Section 6.2.104.D. Richmond Historical Commission

....

**1. Membership.** The Richmond Historical Commission shall consist of five voting members four of whom shall be residents of the City and one may be a resident of the City's extraterritorial jurisdiction (ETJ) **and one alternate member**, to be **nominated by a City Commissioner and** appointed, upon application and demonstration of their qualifications to the extent available among the residents of the City and/or the City's ETJ, by the City Commission. When a professional in the fields of history, architecture, architectural history, planning, or archeology is not represented in the membership of the Richmond Historical Commission, then the City shall seek and provide outside expertise in the appropriate



discipline when considering National Register nominations and all federal undertakings that will affect historic properties which are normally evaluated by a professional in such disciplines. A representative from the Fort Bend County Historical Commission shall serve as a non-voting ex-officio member of the Richmond Historical Commission. The executive director of the Fort Bend History Association shall serve as a non-voting member of the Richmond Historical Commission.

**2. RICHMOND HISTORICAL COMMISSION (RHC)**

The UDC sections pertaining to powers, duties and general functioning of the RHC have some variations compared to Ordinance No 2012-06 which it replaced. Staff is working with the RHC to review these variations as well as other aspects such as application processes to ensure efficient operation of the RHC and meaningful results when considering development within the Historic Overlay District. Staff will present recommended amendment to the applicable sections after discussion and action by the RHC in the near future.

**3. SIGN REGULATIONS**

Staff is reviewing and formulating recommended amendments to the Sign regulations in the UDC. Based on insights from application of the Sign regulations, staff has identified that there is need for significant amendment to the Sign regulations for multiple reasons. Due to the nature of the subject and size of the Sign regulation section, the review and recommendation will take some time to be finalized. The proposed amendments would generally cover the following aspects:

- Ensuring that sign classifications and regulations do not infringe First Amendment rights based on guidance from court cases since the adoption of the UDC;
- Ensuring that the sign regulations are easy to understand, interpret, and implement;
- Ensuring clarity by avoiding contradictions, providing clear definitions, avoiding scattered information and repetition of information with slight variations;
- Ensuring easy and effective review and enforceability;
- Reconsidering the provisions of Temporary signs to align with the intent of the sign regulations, Comprehensive Plan...

..... *End of Report* .....

## ***CITY OF RICHMOND POLICY ON BOARD MEMBER APPOINTMENT AND ELIGIBILITY***

### **I. Overview.**

The City Commission encourages citizens to serve as members of City of Richmond boards, commissions, and committees (hereinafter “Board” or “Boards”). Citizens provide an invaluable service to the City of Richmond through Board membership and participation. Board members volunteer many hours annually, sharing their time and expertise, and learning more about the City through their membership. Boards are established to assist the City Commission in making decisions and offer citizens an extraordinary opportunity to participate in the City's governmental affairs and influence public policy in many areas. The City Commission endeavors that the Boards reflect the varied interests of our citizens.

Some of the City's Boards are required and established by state statute, while others are authorized by provisions of the City of Richmond Home-Rule Charter or from City ordinances. Where discrepancies exist between individual Board bylaws and this policy, this policy shall apply, subject to any superseding state law. Several of the Boards exercise legal authority in some aspect of City government. Some Boards are advisory only, but their influence and value can be significant. They make recommendations on a wide range of topics that eventually come before the City Commission.

### **II. Eligibility and Membership Criteria.**

(a) Written Application/Eligible Applicant. A signed, current application is required for appointment for service on any Board. The City Commission may consider any person an "Eligible Applicant" who provides a signed, current application and satisfies the residency requirements of (b) below prior to being sworn-in to an appointive position on a Board. Applications are valid for one (1) year from receipt by the City Secretary's office after which time the application(s) will be considered lapsed. An Eligible Applicant may be appointed to any Board regardless of the applicant's stated preference; however, the City Commission endeavors to duly consider the preferences of all applicants.

(b) Residency. Unless the authorizing ordinance or law creating a Board specifically allows otherwise, all applicants and appointees must continuously be registered voters and residents of the City of Richmond, Texas, (primary residence within the City) and one (1) member may be a resident of the City of Richmond Extraterritorial Jurisdiction. All applicants shall be responsible for establishing proof of residency to the City Secretary under this subsection, and the City Commission shall make all determinations of residency hereunder. All applicants shall provide their voter registration number on the application, and all applicants and appointees shall be registered to vote in the City. The City Secretary may request a current voter registration card as circumstances warrant.

The residence address contained on an applicant's or appointee's current voter registration card provided by an applicant on the application shall be determinative of residency. If a question of residency is presented to the City Commission in writing, the affected Board member shall submit to the City Commission any utility account statement in the name of the Board member for a residence address within the corporate limits or within the extraterritorial jurisdiction along with a sworn statement, as applicable, (notary not required) that such residence address is the applicant's primary residence. The receipt of the foregoing by the City Secretary shall be conclusive proof of residency under this subsection. Board members shall notify the City Secretary of any change in residency status at least two (2) weeks prior to such change. For a Board position which may be filled by a resident of the extraterritorial jurisdiction, such applicants shall be qualified voters, it is preferred that the application be registered to vote in the precinct in which the applicant resides.

(c) Term. All terms shall be two (2) years unless such terms are otherwise modified by the City Commission, governed solely by State law, or established by Charter or ordinance. Notwithstanding the foregoing and subject to the provisions for immediate removal in (j) below, the City Commission shall annually review the performance of all Board members during the Appointment Process. Subject to the provisions for immediate removal in (j) below, appropriate appointments and removals shall be considered in conjunction with such annual review.

(d) Attendance. Regular attendance at Board meetings is required. Should a Board member fail to attend three (3) consecutive Board meetings, without excuse, the City Commission may remove the member from the Board. Subject to the provisions for immediate removal in (j) below, attendance shall be reviewed annually during the Board appointment process. A Board member shall attend seventy-five percent (75%) of the Board meetings to be considered for continuation of any current term and for reappointment to any subsequent term. Subject to the provisions for immediate removal in (j) below, failure to attend 75% of the meetings shall result in the Board member being removed from the Board by the City Commission unless the City Commission finds good cause based on special circumstances presented by the Board member. Each Board shall consider the reason a member is absent and for good cause may excuse the absence.

(e) Alternate Members. The City Commission shall appoint two (2) alternate members (collectively the "Alternates" or singly "Alternate") for each of the following Boards: Building and Standards Commission; Board of Adjustment; Parks & Recreation Board; and the Planning and Zoning Commission. The Alternates for each of the foregoing Boards and Commissions will be appointed for staggered two-year terms. To establish the staggered terms, the first of the Alternates appointed for service may be appointed for a two year term or until their successor is appointed, and the second of the Alternates appointed for service may be appointed for a one (1) year term or until their successor is appointed.

The City Commission shall appoint one (1) alternate member (the "Alternate") for each of the following Boards: Richmond Historic Commission; Development Corporation of Richmond (DCR).

An Alternate shall serve in the place of a seated member only in the physical absence (i.e. not due to conflict or abstention) of a seated member. Alternates are encouraged to attend all meetings; however, an Alternate shall not participate as a member in the deliberations (open session) or discussions (closed session) of their respective Board unless they are sitting for an absent, seated member. Alternates may participate during those portions of meetings when the public at large may participate.

(f) **Multiple Service.** Board members shall not serve concurrently on more than one Board, not including advisory boards, such as Parks & Recreation Board.

(h) **Commitment.** Board members shall support the goals of the Comprehensive Plan and the annual goals of the City.

(i) **Removal.** Notwithstanding any provision of Section III (a)-(1) and subject to statutory provisions, the City Commission may remove any Board member at any time, with or without cause. Failure to attend three (3) consecutive Board meetings or failure to attend seventy-five percent (75%) of Board meetings may be cause for removal. Failure to adhere to any of the policies contained this Section II or in Section V below may subject the member to immediate removal by the City Commission.

(j) **Resignation Upon Election/Appointment to Elective Office.** Any appointed member of any Board who is elected or appointed to any City Commission, Independent School Board (located within the city limits) or Fort Bend County elective office, shall resign from his or her appointive position concurrently with the election or appointment to such elective office. If the Board member fails to resign, the appointive position shall be automatically vacated by the member as of the date of election or appointment to such office.

### **III. Publication/Recruitment**

For the ninety (90) day period prior to the scheduled time for appointment, the City shall widely broadcast and publish the opportunity to apply for appointment to the Board. The notice will explain the application process, the location where the application forms and supplemental forms may be found. The notice will give a general description of the eligibility requirements, time requirements, and function of each Board. Notice may be given by publication in newspapers, including minority newspapers; posting on the City website; posting on City social media sites; through broadcast media, as available; with inserts in water bills; and placing application forms at places of worship, public venues, as the George Library, and distribution to social and civic groups.

The City will inquire of existing members of Boards about their interest in reappointment through email or other written communication sent 60 days before the scheduled time for appointment.

Members of the City Commission may invite citizens to apply for appointment.

#### **IV. Appointment Process.**

The City Commission will strive to have adequate representation from all geographic areas of the City in the overall appointment process. The City Commission shall endeavor to appoint Board membership reflective of Richmond's diversity of residents.

Following the application deadline, the City Manager or designee will assemble the applications, including supplemental applications, by Board, providing information on the current Board members, expiring members and their statement of desire for continued service, length of service, required and preferred qualifications for appointment to each Board, and the applications for appointment to each Board. An alphabetical listing of applicants will be included in the notebook.

On or before June 30<sup>th</sup> of each year, the Mayor shall designate interview committees comprised of two (2) City Commissioners that will thereafter interview candidates for designated Boards. Each interview committee shall set interview dates and times.

Commissioner interview committees are encouraged to confer upon and prepare a list of recommended nominees from the applicants/interviewees of their committee's respective Boards. After the interview process is complete for any or all Boards, the entire City Commission will consider the recommendations and nomination lists of the interview committees, as well as any other Commissioner nominations for Eligible Applicants, during a posted public meeting in open session; however, the City Commission may consider and confer upon any recommendation in a closed session as authorized by the Texas Open Meetings Act. The City Commission shall make appointments through an "open preference procedure" wherein each City Commissioner's preferences are openly registered prior to the presiding officer's opening the floor for nominations for each unfilled position. After each Commissioner has had the opportunity to nominate a candidate for the unfilled position, the presiding officer will call for a vote on each position. The nominee receiving a majority vote of the City Commission is appointed. Commission discussion regarding applicants during the preferencing process is limited to information contained on the applicant's application or resume.



## **V. Practices**

- a. Disclosure of Vendor Relationships/Board member training. All members of any Board shall complete the required annual disclosures under Texas Local Government Code Chapter 176 whenever they contract with or are otherwise doing business with the City under applicable sections of this state law.
- b. Disclosure of interests. A Board member shall not participate or vote on a matter involving any entity on whose board the Board member serves in any capacity or for which he/she is employed.
- c. Appointed Board members appearing before any Board. Board members may not appear on behalf of a business, client, or other private or public interest before any City Board, save and except for an appearance concerning a business or property owned in whole or in part by such member, where approval by said Board is required for action by the business, client, private or public interest during their term on such Board.
- d. Appointed Board member using a Board position or information for gain. A Board member shall not use the member's official position to secure special privileges or exemptions for the member or others which are contrary to the public interest as prohibited by law. A Board member shall not use any information which is not available to the general public and which is gained solely by reason of the member's official position for the member's person gain or benefit or for the private interest of others.

## **VI. Training/Orientation**

- (a) An orientation/training session shall be held for the purpose of introducing new members of each Board.
- (b) The orientation/training session for new appointees to Boards shall be scheduled within thirty (30) days of appointment. Training shall include conflicts of interest under Chapters 171 and 176 of the Local Government Code, the Ethics ordinance, Open Meetings, Public Information, and provisions related to duties of the Board. Orientation shall include the duties of the Board and its members including the authority of the Board and its members, limitations and responsibilities under statutes, the Charter, and ordinances. Training on open government procedures and expectations for ethical conduct will be made available to all Board members on an annual basis. Policies and Rules of Order shall be reviewed. The roles of the Board members, attendance, and responsibilities shall be reviewed. The presentations shall include materials and topics for assignments.

- (c) Departmental budgets shall include reasonable funding for annual training for Board members.

**VII. Official Notification.**

- (a) Notification of appointment will be sent each member appointed to a Board.

**VIII. Recognition**

- (a) The City Manager may coordinate and host an annual event and arrange for an appreciation gift for each Board member to celebrate the service of the citizen volunteers on each Board.
- (b) Upon a Board member ceasing to serve on a Board, the City Manager shall arrange for suitable recognition of the member's service.
- (c) A letter of gratitude shall be sent to each retiring member.



## C6. DEVELOPMENT UPDATES TO THE PLANNING AND ZONING COMMISSION

May 2021 / June 2021

The following table provides an overview of Planning Department activities from May 03, 2021 through June 3, 2021:

<b>PRE-APPLICATION CONFERENCES</b>		
<b>LOCATION</b>	<b>LAND USE</b>	<b>DESCRIPTION</b>
<ul style="list-style-type: none"> <li>▪ 211 N 10<sup>th</sup> Street</li> </ul>	Commercial Use	<ul style="list-style-type: none"> <li>▪ <i>The subject site is located at the intersection of N. 10<sup>th</sup> St and Ferry St.</i></li> <li>▪ <i>The site includes an existing building and the property owner met with staff to understand the site improvement related requirements and process involved in using the existing building for Commercial landuse.</i></li> </ul>
<ul style="list-style-type: none"> <li>▪ 1810 Thompson Rd (SC)</li> </ul>	Day Habilitation	<ul style="list-style-type: none"> <li>▪ <i>The subject site is located along the east side of Thompson Rd and south of Oak Creek Drive.</i></li> <li>▪ <i>The subject site includes an existing building, but the overall site is nonconforming to the current standards of the UDC.</i></li> <li>▪ <i>Staff met with a potential lessee to discuss a proposed Day habilitation use (adult day care type use)</i></li> <li>▪ <i>The applicant does not intend to proceed with his plans for the subject site due to the investment necessary to conform to the UDC requirements.</i></li> </ul>
<ul style="list-style-type: none"> <li>▪ Agrihood –along Harlem Rd.</li> <li>▪ (ETJ)</li> </ul>	Residential master planned community	<ul style="list-style-type: none"> <li>▪ <i>Subject site is located south of the State Prison facility; partly within City of Richmond ETJ and partly within Fort Bend County.</i></li> <li>▪ <i>The applicant discussed a concept plan for a proposed high-density residential community residential lots of varying sizes with varying types of products.</i></li> </ul>
<ul style="list-style-type: none"> <li>▪ 1100 Jackson St (GC)</li> </ul>	Liquor Store	<ul style="list-style-type: none"> <li>▪ <i>The subject site is located at the intersection of Jackson St and S. 11<sup>th</sup> Street.</i></li> <li>▪ <i>The subject site includes an existing building and is the former LifeCheck Drugs and Pharmacy.</i></li> <li>▪ <i>The applicant is not moving forward with the project due to the impact of 10<sup>th</sup> Street Extension project.</i></li> </ul>
<ul style="list-style-type: none"> <li>▪ 1305 Clay Rd (SC)</li> </ul>	Abigail’s Place Proposed duplexes	<ul style="list-style-type: none"> <li>▪ <i>The subject site is part of the Attack Poverty facility.</i></li> <li>▪ <i>The applicant discussed the development of duplexes on the subject site. A rezoning and platting is necessary to allow for the proposed development.</i></li> </ul>

<b>SITE DEVELOPMENT PLAN REVIEWS</b>		
<b>LOCATION</b>	<b>LAND USE</b>	<b>DESCRIPTION</b>
<ul style="list-style-type: none"> <li>▪ 3415 FM 762 (GC)</li> </ul>	Richmond Town Center	<ul style="list-style-type: none"> <li>▪ <i>The site is located along the eastside of FM 762 and is adjacent to the western side of the HEB property.</i></li> <li>▪ <i>The applicant is proposing a 16,000 square foot shell building and associated site improvements.</i></li> <li>▪ <i>Plans for this site were first submitted in August 2020.</i></li> </ul>
<ul style="list-style-type: none"> <li>▪ 1106 Golfview Dr. (GC)</li> </ul>	Cambridge Rehab Nursing Home addition	<ul style="list-style-type: none"> <li>▪ <i>The site currently contains a rehabilitation and healthcare center.</i></li> <li>▪ <i>Site Development plans for an expansion has been conditionally approved.</i></li> </ul>
<ul style="list-style-type: none"> <li>▪ 2012 E Hwy 90A (ETJ)</li> </ul>	RCCG Covenant Church	<ul style="list-style-type: none"> <li>▪ <i>The subject site is located close to the HWY 90 Alt and Pitts Road intersection along the south side of HWY 90 Alt. and was previously used as a Game Room.</i></li> <li>▪ <i>The scope of work includes renovating the existing building, parking area repairs, new landscaping, and signage.</i></li> <li>▪ <i>Staff has completed review of the first submittal for this project.</i></li> </ul>
<ul style="list-style-type: none"> <li>▪ 907 ½ Country Fields Dr (ETJ)</li> </ul>	Harvest Green Farmstead fields	<ul style="list-style-type: none"> <li>▪ <i>The subject site is located within Harvest Green</i></li> <li>▪ <i>Staff is reviewing a Site development plan application for some park related improvements.</i></li> </ul>
<ul style="list-style-type: none"> <li>▪ 126 Collins Rd (IN)</li> </ul>	Intex Warehouse	<ul style="list-style-type: none"> <li>▪ <i>The subject site is located along the southwest side of Collins road and north of Highway 90 A.</i></li> <li>▪ <i>Staff is reviewing plans for interior build of the existing building and associated site improvements for the subject site.</i></li> <li>▪ <i>This is the second plan submittal for the project.</i></li> </ul>

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