



RICHMOND

EST. **TEXAS** 1837

Where History Meets Opportunity

Planning & Zoning Commission Meeting (In-Person)

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

Tuesday, July 6, 2021 at 5:00 P.M.

Position 1: Ernest Hogue

Position 2: Aimee Frederick

Position 3: Katherine M. Graeber – Kubelka (Chair)

Position 4: Melissa Schultz

Position 5: Noell Myska (Vice Chair)

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

Join Zoom Meeting

<https://zoom.us/j/92104002954?pwd=VnRYbW5qNzVFczV4NVdSbkJibWhHQOT09>

Meeting ID: 921 0400 2954

Passcode: 942333

One tap mobile

+13462487799,,92104002954#,,,,*942333# US (Houston)

+12532158782,,92104002954#,,,,*942333# 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: 921 0400 2954

Passcode: 942333

Find your local number: <https://zoom.us/u/acaRT4LK4B>

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

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.

Planning and Zoning Commission Meeting Agenda

July 6, 2021

Page 1 of 3

- 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 June 7, 2021, regular meeting (a copy is enclosed).
- B2. Next Planning and Zoning Commission meeting is Monday, August 2, 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 – Veranda Section 41 – 26.4 acres of land – 3 Blocks – 47 Lots – 4 Reserves. The subject site is a section within Veranda Master Planned Community.
- C2. Review and recommendation of a final report to City Commission for a Preliminary Plat – Harlem Road Park – 12.817 acres of land – 0 Lots – 1 Block – 1 Reserve. The subject site is an existing Fort Bend County park located on the west side of Harlem Road.
- C3. Review and recommendation of a final report to City Commission for a Short Form Final Plat – Collins Center – 2.4411 acres of land – 0 Lots – 1 Block – 1 Reserve. The subject site is located at the intersection of Collins Rd and Preston St.

UDC Text Amendment

- C4a. Public hearing to receive comments for or against text amendments to the Unified Development Code, to revise the provisions pertaining to membership, qualifications, and terms of office for Zoning Board of Adjustment and Richmond Historical Commission; The specific sections include:
1. Section 6.2.103, *Zoning Board of Adjustment*
 2. Sec. 6.2.104, *Richmond Historical Commission*
- C4b. Consideration of the approval of a final report to City Commission on Agenda Item C4a., above.

Other

- C5. Development related staff update.

- C6. Excuse from attendance at regular Planning and Zoning Commission Meeting.
- C7. Consider agenda item requests by Commissioners for August 2, 2021 regular meeting.
- C8. 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

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

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

The Planning and Zoning Commission for the City of Richmond, Texas met in a regular meeting on Monday, June 7, 2021, at 5:02 p.m. A quorum was present, with the following members in attendance:

Katherine M. Graeber-Kubelka (Chair)
Melissa Schultz
Ernest Hogue
Noell Myska

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

Commissioner Kubelka introduced agenda A2, Recite the Pledge of Allegiance to the U. S. Flag and the Texas Flag.

Commissioner Kubelka introduced agenda A3, 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 May 3, 2021, meeting. Commissioner Hogue moved to approve the minutes. The motion was seconded by Commissioner Myska. 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 Tuesday, July 6, 2020, at 5:00 p.m.

Commissioner Kubelka introduced agenda item 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. Mr. Abraham explained that 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. However, due to COVID-19, the owner’s plans have changed, and the owner is proposing to include a home on the property and continue the use of remainder of the property as Agricultural land. 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 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. Mr. Abraham explained that the City met with the applicant for a pre-application conference where a proposed multi-family development was discussed. He added that a preliminary review of the included Site plan indicates conformance to the requirements of the UDC and that a detailed review of the proposed site plan will continue at the Final Plat and Site Development application stage. Commissioner Myska abstained from any discussion and voting. Commissioner Hogue 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 C3., Staff discussion on potential text amendments to City of Richmond Unified Development Code. Mr. Smith and Mr. Abraham provided an overview of a potential text amendment to the Unified Development Code (UDC). They explained that the amendments are considered to revise Sections pertaining to (a) Sign regulations and (b) membership-related requirements for Richmond Historical Commission and Zoning Board of Adjustments to reflect recent policy on Board member appointments and eligibility. Staff and commissioners generally discussed the potential amendment. Commissioner Schultz commented about the sign regulations related amendment and emphasized the importance of having a simplistic decision tree for signage allowances. She also asked how the Commission can help staff with the sign regulation related amendment. Mr. Abraham explained that he would send out information to the Commissioners for feedback and inputs. He added that proposed amendment will be discussed again before going to the City Commission for finalization.

Commissioner Kubelka introduced agenda item C4., Development related staff update. Mr. Abraham provided an overview of development projects discussed at pre-application conferences and that are under review since the last regular meeting. The pre-application conference projects discussed included:

- Commercial Use at 211 N 10th Street;
- Day Habilitation at 1810 Thompson Road;
- Residential Master Planned Community at Agrihood along Harlem Road;
- Liquor Store at 1100 Jackson Street; and
- Abigail's Place Proposed Duplexes at 1305 Clay Street.

Projects under reviews discussed included the following proposed projects:

- Richmond Town Center at 3415 FM 762;
- Cambridge Rehab Nursing Home Addition at 1106 Golfview;
- RCCG Covenant Church at 2021 East Hwy 90A;
- Harvest Green Farmstead Fields at 907 ½ Country Fields Dr; and
- Intex Warehouse at 126 Collins Road.

Commissioner Kubelka introduced agenda item C5., Excuse from attendance at regular Planning and Zoning Commission Meeting. Mr. Smith explained that there is a provision charter that applies to City Commissions and participation on each of the Board and Commission members. According to him including this agenda item allows the Commission to consider and approve absence due to genuine reasons at regular meetings. Mr. Abraham noted that Commissioner Frederick has requested to be excused as she is travelling. Commissioner Myska moved to excuse Amy Frederick's absence at the meeting. The motion was seconded by Commissioner Schultz. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item C6., Consider agenda item requests by Commissioners for July 6, 2021 regular meeting. Commissioner Myska asked for a review of the easements between Veranda, Plantation Place, and Ironwood Residential subdivisions.

There being no further business to be brought before the Planning and Zoning Commission, Commissioner Kubelka adjourned the meeting at 5:52 p.m.

Approved:

Katherine M. Graeber-Kubelka (Chair)

PLANNING AND ZONING COMMISSION
Staff Report: Plat Application

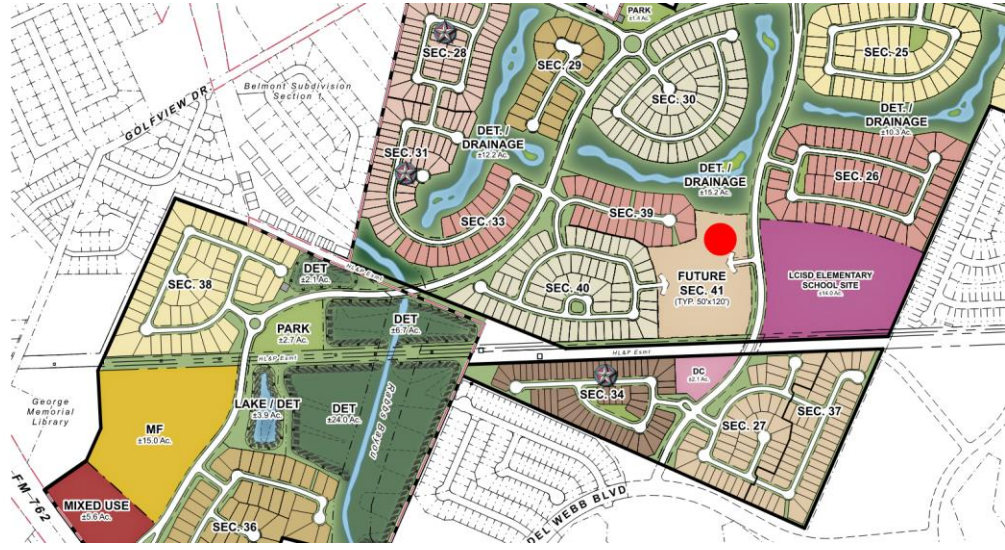
Agenda Date: July 6, 2021
Agenda Item: C1.

Plat Name: Veranda Section 41 – Preliminary Plat
Applicant: Daniel Valdez | Meta Planning and Design.
Project Description: A subdivision of 26.4 acre tract of land located in the Jane H. Long League, A-55, Fort Bend County, Texas.
Zoning Designation: NA / ETJ (Development Agreement)

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

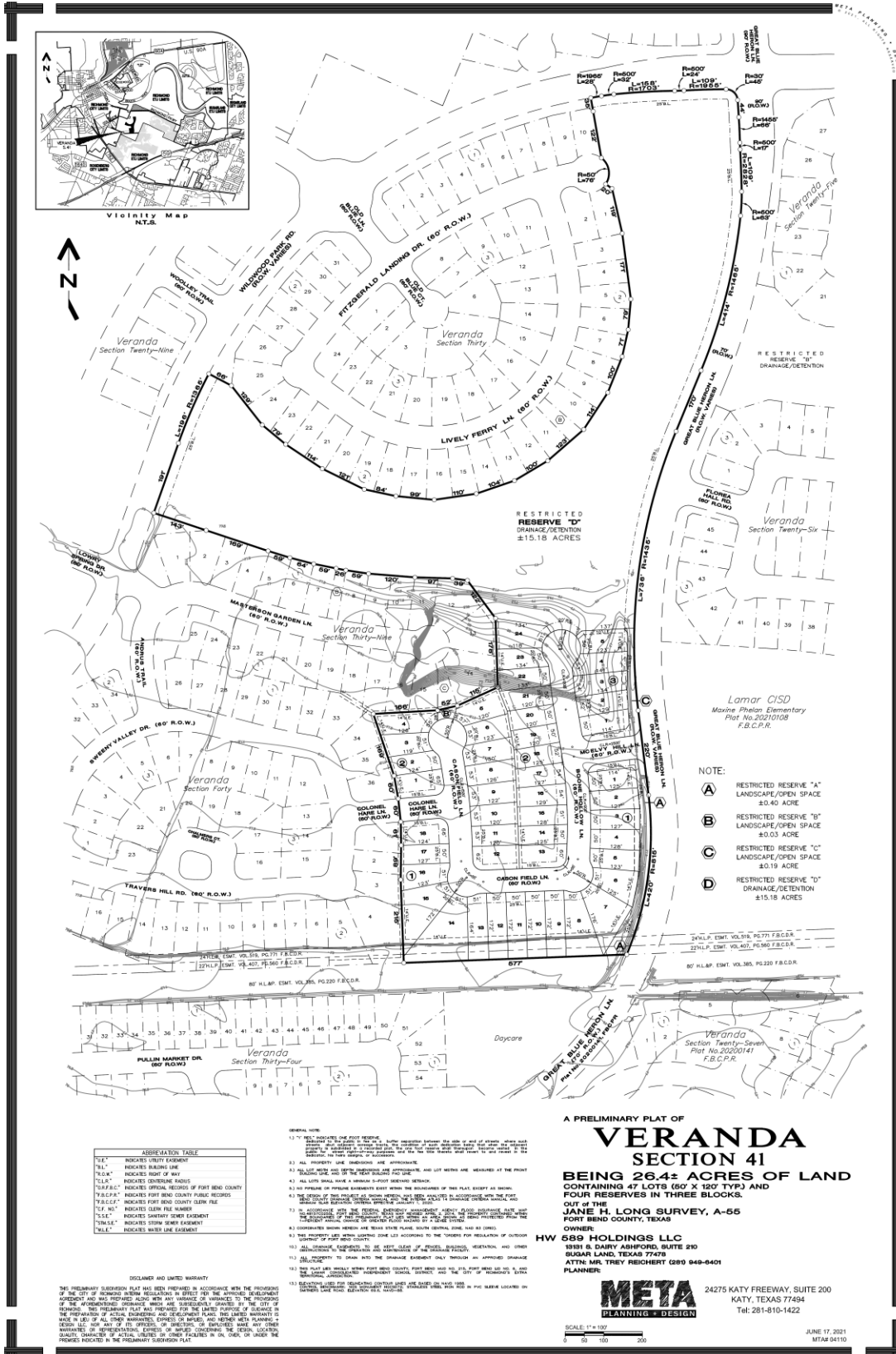
Background/Review Notes

- The proposed 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 east side of Great Blue Heron Lane across from the proposed School site in Veranda. (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.



Lamar CISD
Maxine Phelan Elementary
Plot No. 20210108
F.B.C.P.R.

- NOTE:
- A RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE ±0.40 ACRE
 - B RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE ±0.03 ACRE
 - C RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE ±0.19 ACRE
 - D RESTRICTED RESERVE "D" DRAINAGE/RETENTION ±15.18 ACRES

ABBREVIATION TABLE

"E.L."	INDICATES EASEMENT
"R.L."	INDICATES RESERVING LINE
"R.O.W."	INDICATES RIGHT OF WAY
"C.L.R."	INDICATES CENTERLINE
"F.P.C.R."	INDICATES FORT BEND COUNTY PUBLIC RECORDS
"F.B.C.P.R."	INDICATES FORT BEND COUNTY PUBLIC RECORDS
"C.L.R. NO."	INDICATES CENTERLINE NUMBER
"S.L.R."	INDICATES STREAM LINE
"W.L.E."	INDICATES WATER LINE EASEMENT

- GENERAL NOTES**
1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
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 15. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

A PRELIMINARY PLAT OF
VERANDA SECTION 41
BEING 26.4± ACRES OF LAND
CONTAINING 47 LOTS (60' X 120' TYP) AND
FOUR RESERVES IN THREE BLOCKS.
OUT OF THE
JANE H. LONG SURVEY, A-55
FORT BEND COUNTY, TEXAS
OWNER:
HW 589 HOLDINGS LLC
19351 B. DAIRY ASHFORD, SUITE 210
SUGAR LAND, TEXAS 77478
ATTN: MR. TREY RICHOT (281) 949-6401
PLANNER:



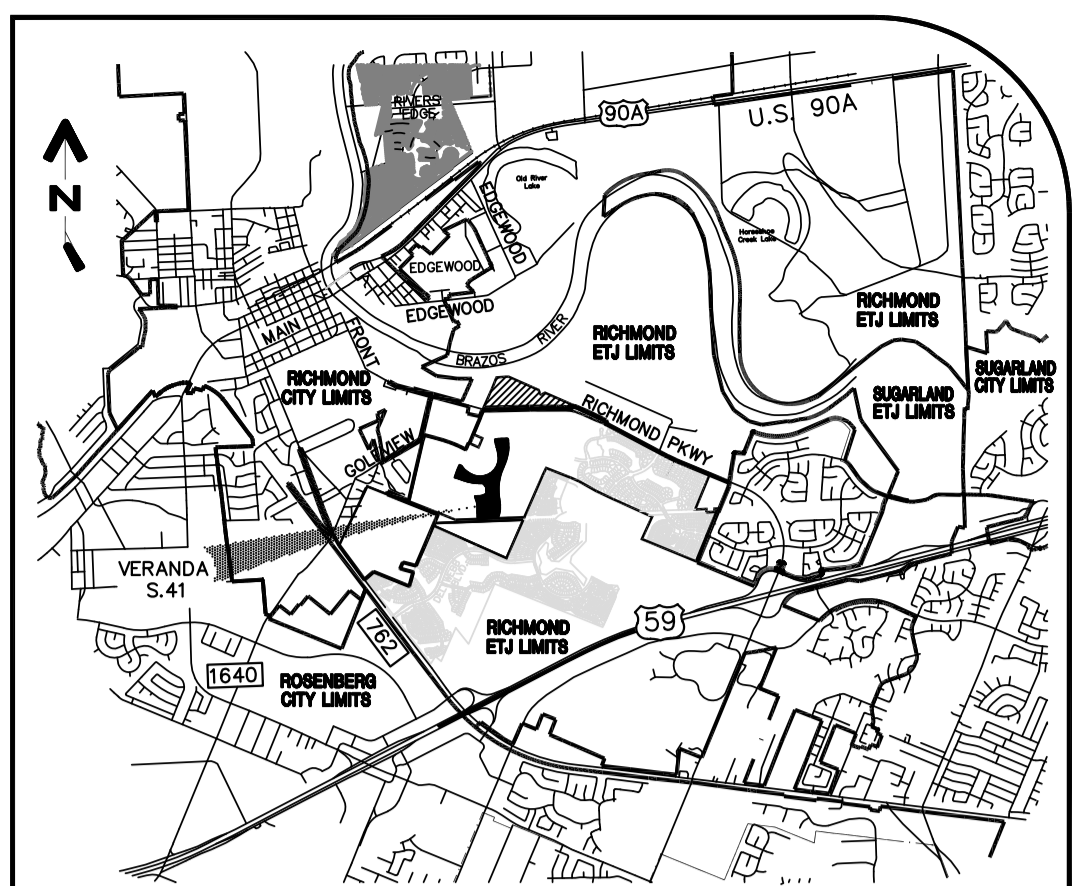
24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
Tel: 281-810-1422

SCALE: 1" = 100'
0 50 100 200

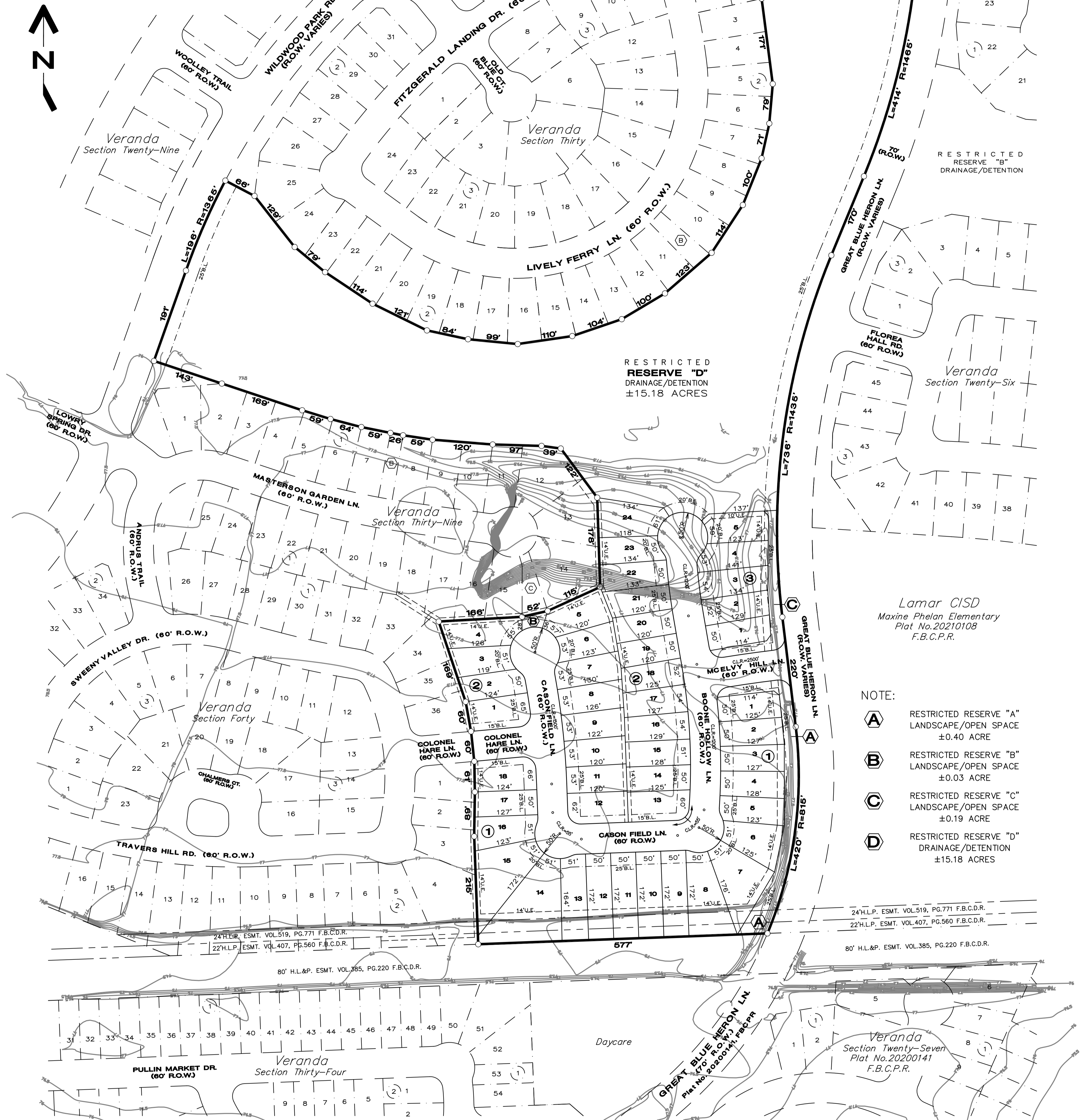
JUNE 17, 2021
MTAW 04110

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF RICHMOND ZONING REGULATIONS IN EFFECT FOR THE APPLICABLE SUBDIVISION AGREEMENT AND HAS BEEN PREPARED WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE APPLICABLE ZONING REGULATIONS WHICH ARE SUBMITTED TO THE CITY OF RICHMOND FOR REVIEW AND APPROVAL. THE CITY OF RICHMOND DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE PREPARATION OF THIS PLAT IS THE SOLE RESPONSIBILITY OF THE PLANNER AND DESIGNER. THE PLANNER AND DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CITY OF RICHMOND DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE PREPARATION OF THIS PLAT IS THE SOLE RESPONSIBILITY OF THE PLANNER AND DESIGNER. THE PLANNER AND DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CITY OF RICHMOND DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



Vicinity Map
N.T.S.



- NOTE:
- A** RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE ±0.40 ACRE
 - B** RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE ±0.03 ACRE
 - C** RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE ±0.19 ACRE
 - D** RESTRICTED RESERVE "D" DRAINAGE/DETENTION ±15.18 ACRES

24'H.L.P. ESMT. VOL.519, PG.771 F.B.C.D.R.
 22'H.L.P. ESMT. VOL.407, PG.560 F.B.C.D.R.
 80' H.L.&P. ESMT. VOL.385, PG.220 F.B.C.D.R.

Veranda Section Thirty-Seven
 Plat No. 20200141
 F.B.C.P.R.

A PRELIMINARY PLAT OF
VERANDA SECTION 41
 BEING 26.4± ACRES OF LAND
 CONTAINING 47 LOTS (60' X 120' TYP.) AND
 FOUR 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
 PLANNER:



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

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.M.S.E."	INDICATES STORM SEWER EASEMENT
"W.L.E."	INDICATES WATER LINE EASEMENT

- 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 storage tracts, the condition of such dedication being that when the subject 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 remain in the dedicatory, 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 SIDEYARD SETBACK.
 - 5.) NO PIPELINE OR PIPELINE EASEMENTS EXIST WITHIN THE BOUNDARIES OF THIS PLAT, EXCEPT AS SHOWN.
 - 6.) THE DESIGN OF THIS PROJECT AS SHOWN HEREON, HAS BEEN ANALYZED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL AND THE INTERIM ATLAS 14 DRAINAGE CRITERIA MANUAL AND MINIMUM SLAB ELEVATION CRITERIA EFFECTIVE JANUARY 1, 2020.
 - 7.) IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48107C0228S, FORT BEND COUNTY, TEXAS MAP REVISED APRIL 4, 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 L23 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 MUD NO. 215, FORT BEND LID NO. 6, AND THE LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, AND THE CITY OF RICHMOND'S EXTRA TERRITORIAL JURISDICTION.
 - 13.) ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NAVD 1988. CONTROL BENCHMARK: MONUMENT HOSE/2" STAINLESS STEEL IRON ROD IN PVC SLEEVE LOCATED ON SMITHERS LAKE ROAD. ELEVATION 69.8, NAVD-88.

DISCLAIMER AND LIMITED WARRANTY

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SCALE: 1" = 100'
 0 50 100 200

JUNE 17, 2021
 MTA# 04110

PLANNING AND ZONING COMMISSION

Staff Report: Plat Application

Agenda Date: July 6, 2021

Agenda Item: C2.

Plat Name: Harlem Road Park – Preliminary Plat

Applicant: Chad Shook | Weisser Engineering and Surveying.

Project Description: A subdivision of 12.817 acre tract of land located in the William Morton 1-1/2, League A-62, Fort Bend County, Texas.

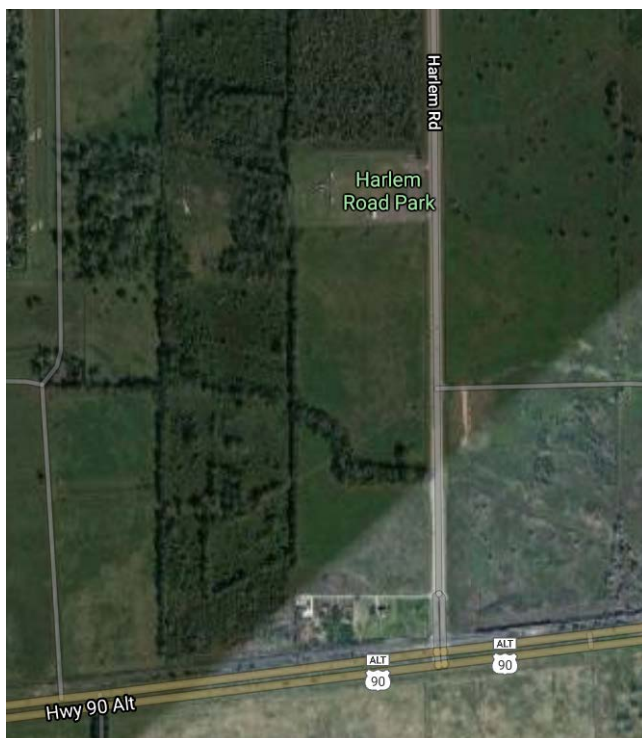
Zoning Designation: NA / ETJ

Reviewers: City of Richmond Development Review Committee (DRC)

Project Planner: Jose Abraham, Planning Director

Background/Review Notes

- *The subject site is an existing park located on the west side of Harlem Road. The subject site is owned by Fort Bend County. (Vicinity Map below)*
- *The applicant is adding acreage to the existing park.*
- *Future addition to parking and play areas being planned for the subject site.*
- *The proposed plat includes 1 Reserve in 1 Block. Additional reserve may be included.*

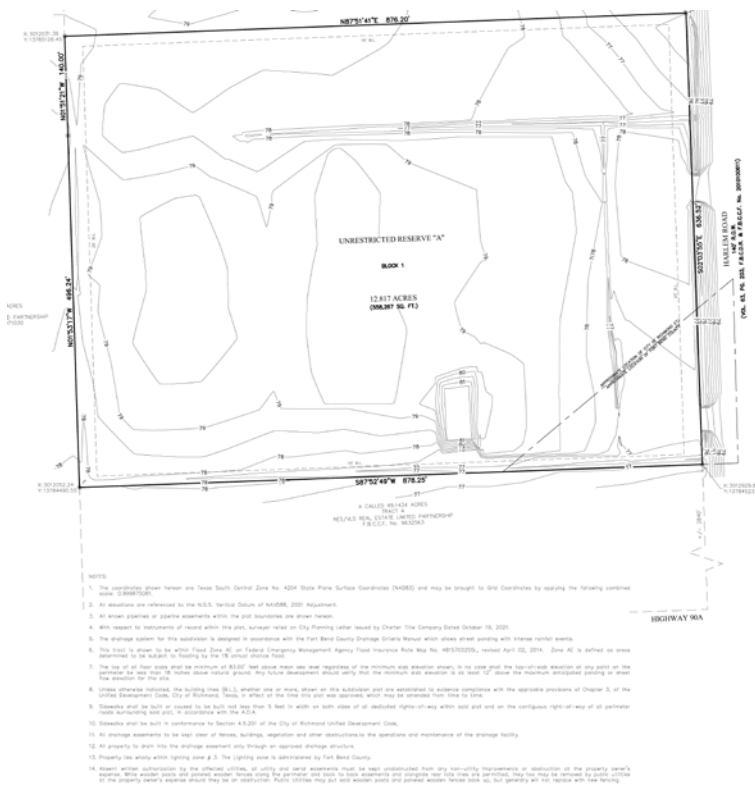


Staff Recommendation

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

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

1. Revise to include a note stating that the property is located within City of Richmond’s Extra Territorial Jurisdiction.
2. As stated in section 7.7.B of the Public Infrastructure Design Manual, “All development/redevelopment must be designed in a way that mitigates the effects of the development on other properties... post-development peak runoff for the design storm(s) event must be less than or equal to pre-development peak runoff.” The section continues but the gist of it is you will need to provide detention for the increased impervious cover. The reference to the Fort Bend County Drainage Criteria Manual is simply for what design criteria to use.
3. In order to prove the statements made in the response letter that detention requirement is waived, provide a letter from Mark Vogler, stating that detention is not required, and the reason for that determination.
4. If item #3 above is not provided, provide preliminary calculations of the increased impervious area (i.e.: parking lot, tennis courts, detention pond, etc.) and the amount of detention needed for that increase, per the Fort Bend County Drainage Criteria Manual.
5. If item #3 above is not provided, provide a restricted reserve for detention area for any increased impervious area.



**PRELIMINARY PLAT OF
HARLEM ROAD PARK**
A SUBDIVISION OF 12.817 ACRES (558,267 SQ. FT.),
SITUATED IN THE WILLIAM MORTON 1-1/2 LEAGUE, A-62,
FORT BEND COUNTY, TEXAS.

1 BLOCK 1 RESERVES

OWNER
FORT BEND COUNTY
402 JACKSON STREET
RICHMOND, TX 77469
(281) 633-7509

SURVEYOR:
 **WEISSER
ENGINEERING COMPANY, INC.**
1600 PINE ROCK SUITE 100
RICHMOND, TEXAS 77406
(281) 679-7300

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, Fort Bend County, a body corporate and politic, acting by and through KP George, its County Judge, and attested by its County Clerk, Laura Richard Being Officers of said Fort Bend County, a body corporate and politic, hereinafter referred to as Owners (whether one or more) of the 12.817-acre tract described in the above and foregoing map of HARLEM ROAD PARK do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs and assigns to warrant and forever defend the title on 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 designed 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 designed with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

Further, Owners do hereby covenant and agree that all of the property within the boundaries of this plat 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, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Fort Bend County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

Further, Owners do hereby covenant and agree that all of the property within the boundaries of this 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, 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, Fort Bend County, has caused these presents to be signed by KP George, its County Judge, thereunto authorized, attested by its County Clerk, Laura Richard, this _____ day of _____, 2021.

STATE OF TEXAS §
COUNTY OF FORT BEND §

Before me, the undersigned authority, on this day personally appeared KP George and Laura Richard, 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 professional limited liability company.
Given under my hand and seal of office, this _____ day of _____, 2021.

Notary Public in and for the State of Texas
County of Fort Bend
My commission expires: _____

LEGEND

- A.E. - AERIAL EASEMENT
- B.L. - BUILDING LINE
- C.I.R. - CAPPED IRON ROD
- D.E. - DRAINAGE EASEMENT
- F.C. NO. - FILM CODE NUMBER
- F.B.C.C.F. NO. - FORT BEND COUNTY CLERKS FILE NUMBER
- F.B.C.D.R. - FORT BEND COUNTY DEED RECORD
- F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
- I.R. - IRON ROD
- PG. - PAGE
- O.P.R.R.P.F.B.C. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, TEXAS
- R.O.W. - RIGHT-OF-WAY
- STM. S.E. - STORM SEWER EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- SQ.FT. - SQUARE FEET
- VOL. - VOLUME
- U.E. - UTILITY EASEMENT
- W.L.E. - WATERLINE EASEMENT

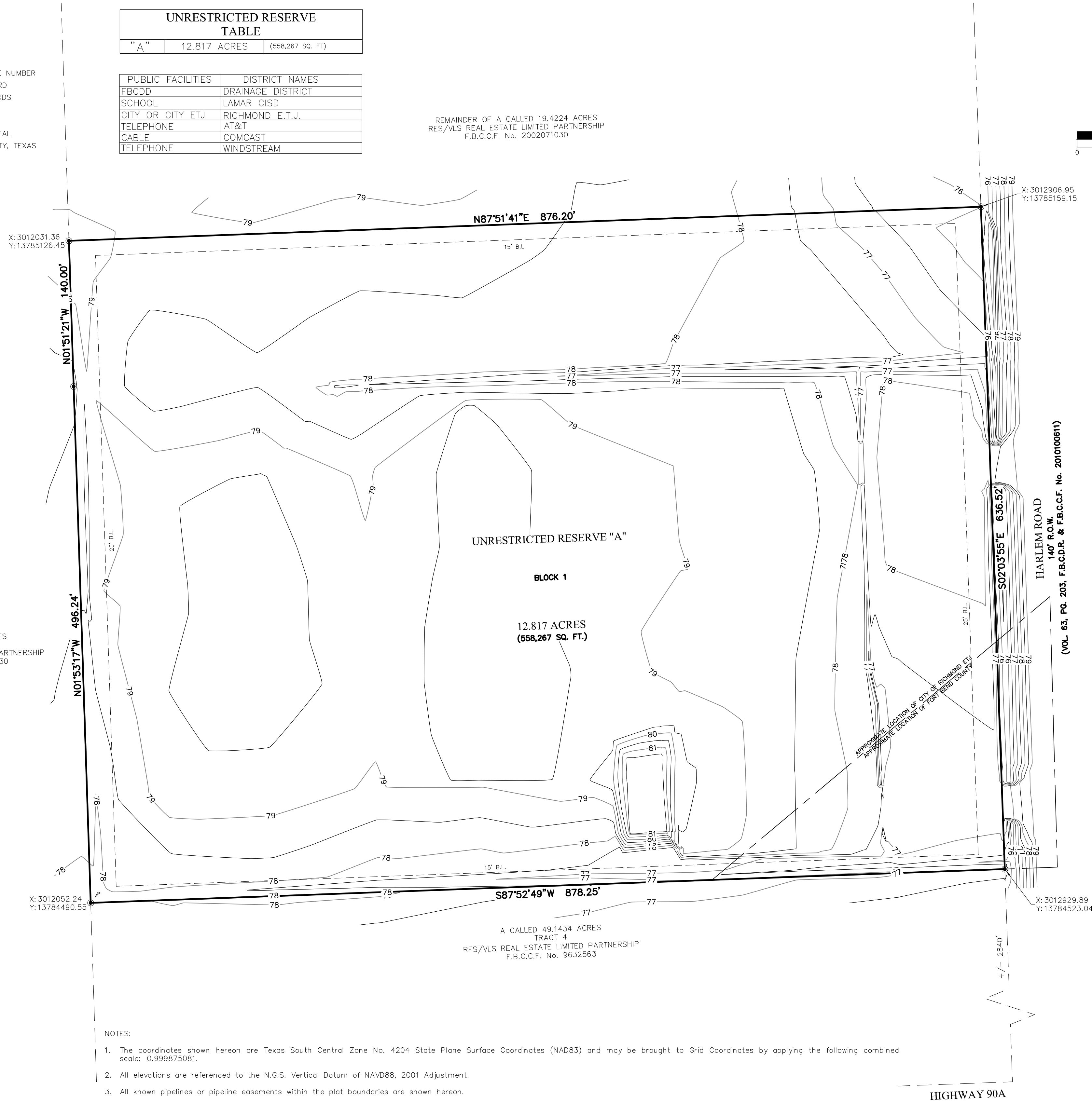
UNRESTRICTED RESERVE TABLE		
"A"	12.817 ACRES	(558,267 SQ. FT.)

PUBLIC FACILITIES	DISTRICT NAMES
FBCDD	DRAINAGE DISTRICT
SCHOOL	LAMAR CISD
CITY OR CITY ETJ	RICHMOND E.T.J.
TELEPHONE	AT&T
CABLE	COMCAST
TELEPHONE	WINDSTREAM

REMAINDER OF A CALLED 19.4224 ACRES
RES/VLS REAL ESTATE LIMITED PARTNERSHIP
F.B.C.C.F. No. 2002071030

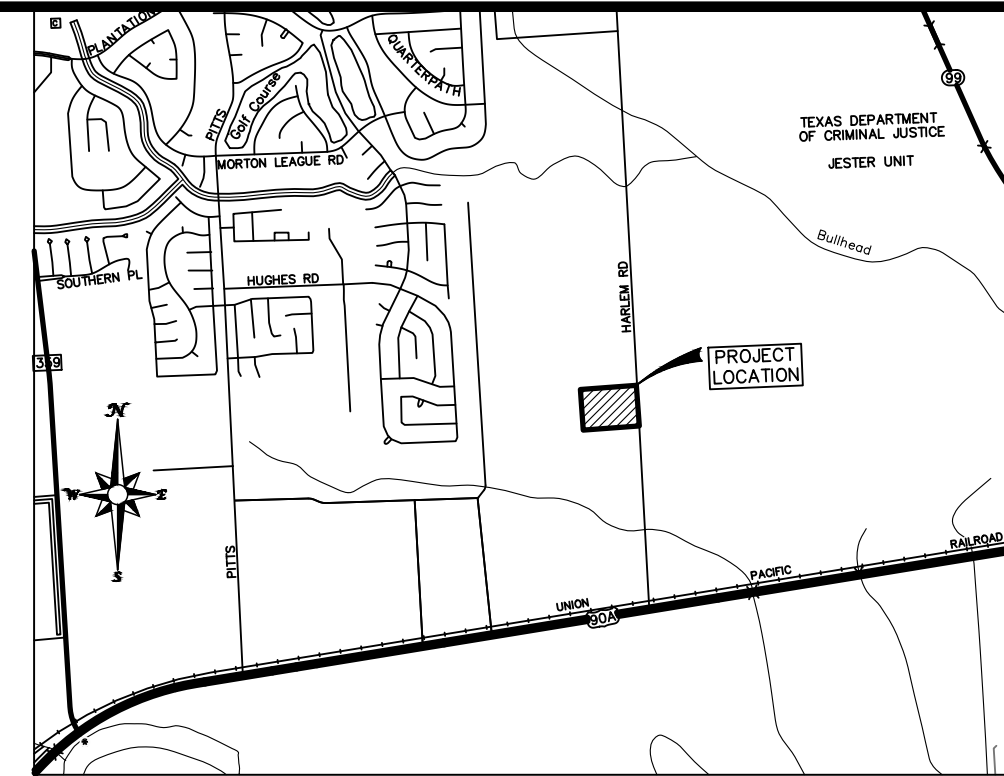
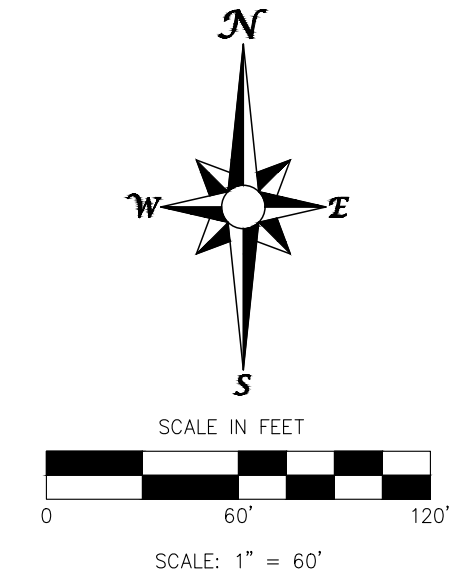
A CALLED 103.039 ACRES
TRACT THREE
RES/VLS REAL ESTATE LIMITED PARTNERSHIP
F.B.C.C.F. No. 2002071030

A CALLED 49.1434 ACRES
TRACT 4
RES/VLS REAL ESTATE LIMITED PARTNERSHIP
F.B.C.C.F. No. 9632563



NOTES:

1. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Surface Coordinates (NAD83) and may be brought to Grid Coordinates by applying the following combined scale: 0.999875081.
2. All elevations are referenced to the N.G.S. Vertical Datum of NAVD88, 2001 Adjustment.
3. All known pipelines or pipeline easements within the plat boundaries are shown hereon.
4. With respect to instruments of record within this plat, surveyor relied on City Planning Letter issued by Charter Title Company Dated October 19, 2021.
5. 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.
6. This tract is shown to be within Flood Zone AE on Federal Emergency Management Agency Flood Insurance Rate Map No. 48157C0255L, revised April 02, 2014. Zone AE is defined as areas determined to be subject to flooding by the 1% annual chance flood.
7. The top of all floor slabs shall be minimum of 83.00' feet above mean sea level regardless of the minimum slab elevation shown, in no case shall the top-of-slab elevation at any point on the perimeter be less than 18 inches above natural ground. Any future development should verify that the minimum slab elevation is as least 12" above the maximum anticipated ponding or sheet flow elevation for the site.
8. Unless otherwise indicated, the building lines (B.L.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 3, of the Unified Development Code, City of Richmond, Texas, in effect at the time this plat was approved, which may be amended from time to time.
9. 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 A.D.A.
10. Sidewalks shall be built in conformance to Section 4.5.201 of the City of Richmond Unified Development Code.
11. All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operations and maintenance of the drainage facility.
12. All property to drain into the drainage easement only through an approved drainage structure.
13. Property lies wholly within lighting zone # 3. The Lighting zone is administered by Fort Bend County.
14. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstruction 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.



VICINITY MAP
N.T.S.
Key Map No. 524-K

PRELIMINARY PLAT OF HARLEM ROAD PARK

A SUBDIVISION OF 12.817 ACRES (558,267 SQ. FT.),
SITUATED IN THE WILLIAM MORTON 1-1/2 LEAGUE, A-62,
FORT BEND COUNTY, TEXAS.

1 BLOCK 1 RESERVES

OWNER

FORT BEND COUNTY
401 JACKSON STREET
RICHMOND, TX 77469
(281) 633-7509

SURVEYOR:

WEISSER
ENGINEERING COMPANY, INC.
19500 PARK ROW, SUITE 100
HOUSTON, TEXAS 77084
(281)579-7300

Date : MAY 2021

Job No. : GC417



PLANNING AND ZONING COMMISSION

Staff Report: Plat Application

Agenda Date: August 4, 2021

Agenda Item: C3.

Plat Name: Collins Center – Short Form Final Plat

Applicant: Harris Hovis | Hovis Surveying.

Project Description: A subdivision of 2.4411 acre tract of land located in the John T. Edwards Survey Abstract 23, Fort Bend County, Texas.

Zoning Designation: IN, Industrial

Reviewers: City of Richmond Development Review Committee (DRC)

Project Planner: Jose Abraham, Planning Director

Background/Review Notes

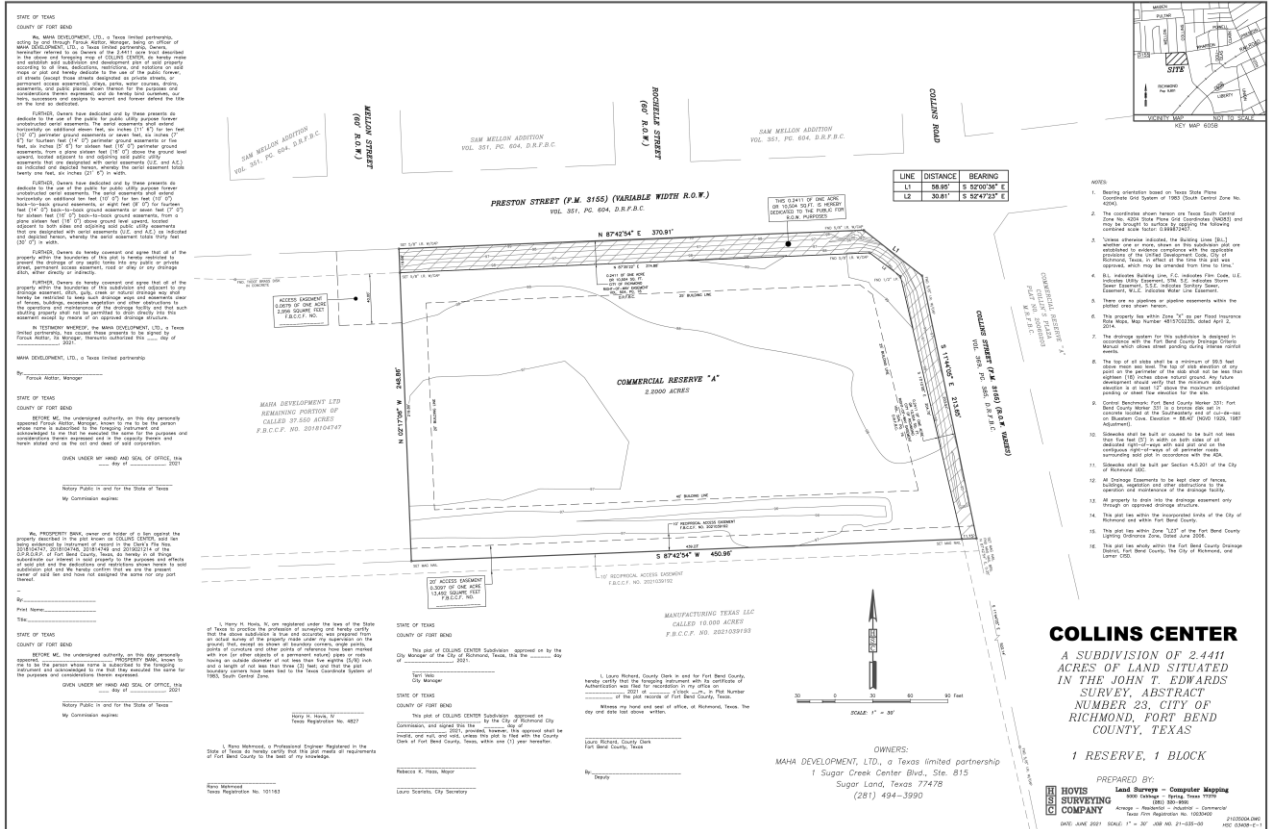
- *The subject site is located at the southwest corner of Preston Street and Collins Road.*
- *The subject site is part of the old foundry property.*
- *Staff met with the applicant to discuss a proposed gas station and convenience store.*
- *The proposed plat includes One (1) reserve in one (1) block.*

Staff Recommendation

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

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

1. Show all easements listed in the title report on the face of the plat or have them removed from the title report if they do not apply to this property. There are several easements specifically listed in Schedule B (items E through I) of the title report that do not appear on the plat. Easements that apply but cannot be shown, such as Blanket easements, shall be listed in the notes.
2. Fill in the Fort Bend County Clerk’s File No. for the access easement shown along the north boundary.
3. Revise plat note #8 regarding top of all slabs. This should follow the Fort Bend County Drainage District’s Interim Atlas 14 Drainage Criteria Manual requirements, which can be found on the Drainage District’s website.
4. Revise to Collins Road Right-of-way as “Road” instead of Street.
5. Revise to consolidate Plat Note #14 and #16.



COLLINS CENTER
A SUBDIVISION OF 2.441 ACRES OF LAND SITUATED IN THE JOHN T. EDWARDS SURVEY, ABSTRACT NUMBER 23, CITY OF RICHMOND, FORT BEND COUNTY, TEXAS.

1 RESERVE, 1 BLOCK

PREPARED BY:
HOVIS SURVEYING & COMPUTER MAPPING, INC.
10000 W. 10th Street, Suite 1000
Sugar Land, Texas 77478
Phone: (281) 494-3990
Fax: (281) 494-3991
www.hovissurveying.com

STATE OF TEXAS
COUNTY OF FORT BEND

We, MAHA DEVELOPMENT, LTD., a Texas limited partnership, acting by and through Farouk Alattar, Manager, being an officer of MAHA DEVELOPMENT, LTD., a Texas limited partnership, Owners, hereinafter referred to as Owners of the 2.4411 acre tract described in the above and foregoing map of COLLINS CENTER, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional 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 the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

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

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

IN TESTIMONY WHEREOF, the MAHA DEVELOPMENT, LTD., a Texas limited partnership, has caused these presents to be signed by Farouk Alattar, its Manager, thereunto authorized this ___ day of _____ 2021.

MAHA DEVELOPMENT, LTD., a Texas limited partnership

By: _____
Farouk Alattar, Manager

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Farouk Alattar, Manager, 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 corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of _____ 2021

Notary Public in and for the State of Texas

My Commission expires: _____

We, PROSPERITY BANK, owner and holder of a lien against the property described in the plat known as COLLINS CENTER, said lien being evidenced by instrument of record in the Clerk's File Nos. 2018104747, 2018104748, 201814749 and 2019021214 of the O.P.R.O.R.P. of Fort Bend County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and We hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

By: _____

Print Name: _____

Title: _____

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared _____, PROSPERITY BANK, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and 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: _____

Harry H. Hovis, IV
Texas Registration No. 4827

I, Rana Mahmood, 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.

Rana Mahmood
Texas Registration No. 101163

SAM MELLON ADDITION
VOL. 351, PG. 604, D.R.F.B.C.

MELLON STREET
(60' R.O.W.)

SAM MELLON ADDITION
VOL. 351, PG. 604, D.R.F.B.C.

ROCHELLE STREET
(60' R.O.W.)

SAM MELLON ADDITION
VOL. 351, PG. 604, D.R.F.B.C.

COLLINS ROAD

PRESTON STREET (F.M. 3155) (VARIABLE WIDTH R.O.W.)
VOL. 351, PG. 604, D.R.F.B.C.

THIS 0.2411 OF ONE ACRE OR 10,504 SQ. FT. IS HEREBY DEDICATED TO THE PUBLIC FOR R.O.W. PURPOSES

ACCESS EASEMENT
0.0679 OF ONE ACRE
2,956 SQUARE FEET
F.B.C.C.F. NO.

MAHA DEVELOPMENT LTD
REMAINING PORTION OF
CALLED 37.550 ACRES
F.B.C.C.F. NO. 2018104747

COMMERCIAL RESERVE "A"
2.2000 ACRES

MANUFACTURING TEXAS LLC
CALLED 10.000 ACRES
F.B.C.C.F. NO. 2021039193

STATE OF TEXAS
COUNTY OF FORT BEND

This plat of COLLINS CENTER Subdivision approved on by the City Manager of the City of Richmond, Texas, this the ___ day of _____, 2021.

Terri Vela
City Manager

STATE OF TEXAS
COUNTY OF FORT BEND

This plat of COLLINS CENTER Subdivision approved on by the City of Richmond City Commission, and signed this the ___ 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.

Rebecca K. Haas, Mayor

Laura Scariata, City Secretary

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.

Laura Richard, County Clerk
Fort Bend County, Texas

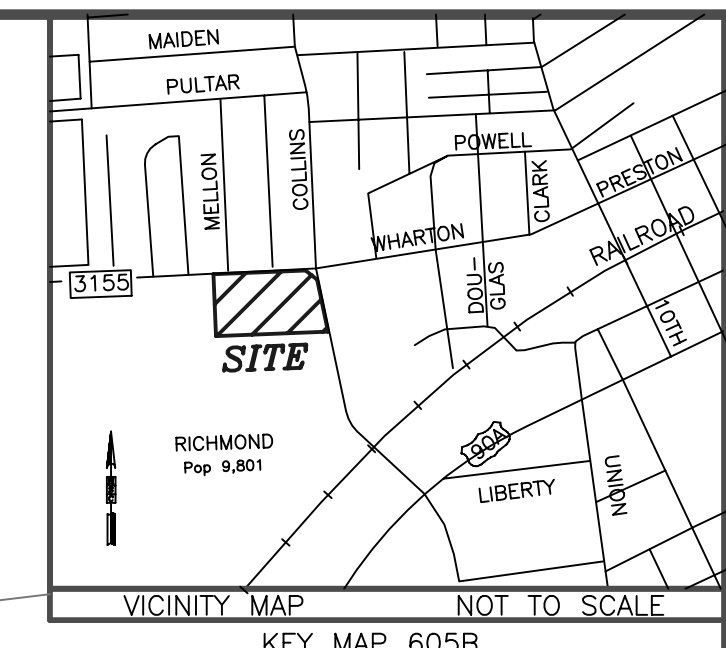
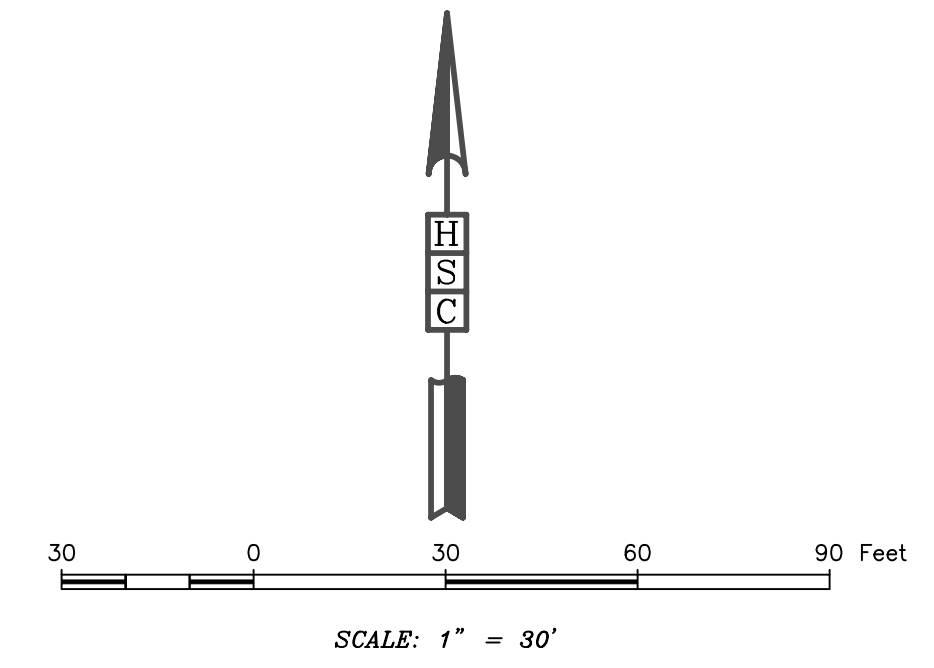
By: _____
Deputy

LINE	DISTANCE	BEARING
L1	58.95'	S 52°00'36" E
L2	30.81'	S 52°47'23" E

- NOTES:
- Bearing orientation based on Texas State Plane Coordinate Grid System of 1983 (South Central Zone No. 4204).
 - The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.999872407.
 - Unless otherwise indicated, the Building Lines [B.L.] whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of the Unified Development Code, City of Richmond, Texas, in effect at the time this plat was approved, which may be amended from time to time.
 - B.L. indicates Building Line, F.C. indicates Film Code, U.E. indicates Utility Easement, STM. S.E. indicates Storm Sewer Easement, S.S.E. indicates Sanitary Sewer Easement, W.L.E. indicates Water Line Easement.
 - There are no pipelines or pipeline easements within the platted area shown hereon.
 - This property lies within Zone "X" as per Flood Insurance Rate Maps, Map Number 48157C0235L dated April 2, 2014.
 - The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding during intense rainfall events.
 - The top of all slabs shall be a minimum of 99.5 feet above mean sea level. The top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen (18) inches above natural ground. Any future development should verify that the minimum slab elevation is at least 12" above the maximum anticipated ponding or sheet flow elevation for the site.
 - Control Benchmark: Fort Bend County Marker 331: Fort Bend County Marker 331 is a bronze disk set in concrete located at the Southeastern end of cul-de-sac on Bluestem Cove. Elevation = 88.40' (NGVD 1929, 1987 Adjustment).
 - Sidewalks shall be built or caused to be built not less than five feet (5') in width on both sides of all dedicated right-of-ways with said plat and on the contiguous right-of-ways of all perimeter roads surrounding said plat in accordance with the ADA.
 - Sidewalks shall be built per Section 4.5.201 of the City of Richmond UDC.
 - 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 within the incorporated limits of the City of Richmond and within Fort Bend County.
 - This plat lies within Zone "L23" of the Fort Bend County Lighting Ordinance Zone, Dated June 2006.
 - This plat lies wholly within the Fort Bend County Drainage District, Fort Bend County, The City of Richmond, and Lamar CISD.

COMMERCIAL RESERVE "A"
COLLINS PLAZA
PLAT NO. 20060203
M.R.F.B.C.

COLLINS STREET (F.M. 3165) (R.O.W. VARISS)
VOL. 369, PG. 385, D.R.F.B.C.



COLLINS CENTER

A SUBDIVISION OF 2.4411 ACRES OF LAND SITUATED IN THE JOHN T. EDWARDS SURVEY, ABSTRACT NUMBER 23, CITY OF RICHMOND, FORT BEND COUNTY, TEXAS

1 RESERVE, 1 BLOCK

PREPARED BY:

H HOVIS SURVEYING COMPANY
Land Surveys - Computer Mapping
5000 Cabbage - Spring, Texas 77379
(281) 320-9591
Acreage - Residential - Industrial - Commercial
Texas Firm Registration No. 10030400 2103500A.DWG

DATE: JUNE 2021 SCALE: 1" = 30' JOB NO. 21-035-00 HSC 03408-E-1



PLANNING AND ZONING COMMISSION
Staff Report: UDC Text Amendment

Agenda Date: July 6, 2020
Agenda Item: C4a. & C4b.

Agenda Item Subject: Unified Development Code (UDC) Text Amendment
Project Description: Proposed UDC text amendment to revise Sections pertaining to membership related requirements for Richmond Historical Commission and Zoning Board of Adjustments to reflect recent policy on Board member appointment and Eligibility.
Zoning Designation: NA

Project Planner: Jose Abraham, Planning Director

OVERVIEW

This is an agenda request to consider a text amendment to the Unified Development Code (UDC) to reflect recently adopted policy on Board and Commission member appointment and Eligibility. City Commission recently adopted a policy for Board member appointment and eligibility (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 Commission Interview Committee and appointment by the City Commission and the appointment of an alternate member. The proposed amendment will align with the adopted policy. Please note the proposed amendment below with changes highlighted in red:

Section 6.2.103 Zoning Board of Adjustment

....

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 applicant for the Board will be interviewed by the Commission interview committee. The Commission interview committee will nominate an applicant for appointment to each vacant or expiring Board position. Appointment of each member may be approved 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. Richmond Historical Commission

....

D. Membership, Qualifications, and Terms of Office.



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. Each applicant for the commission will be interviewed by the Commission interview committee. The Commission interview committee will nominate an applicant for appointment to each vacant or expiring commission position. Appointment of each member may be approved by a simple majority vote of the City Commission, upon 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.

NOTICE OF PUBLIC HEARING

LOCATION/ DATE: The Planning and Zoning Commission of the City of Richmond will hold a public hearing on Tuesday, July 6, 2021, at 5:00 p.m. at the City Commission Meeting Room, 600 Morton Street, Richmond, Texas.

The public hearing is also available to be viewed on Zoom Teleconferencing platform using the following link and details. Please send requests to participate via zoom to Planning Director at jabraham@richmondtx.gov

Join Zoom Meeting

<https://zoom.us/j/92104002954?pwd=VnRYbW5qNzVFcZV4NVdSbkJibWhHQ09>

Meeting ID: 921 0400 2954
Passcode: 942333

One tap mobile

+13462487799,,92104002954#,,,,*942333# US (Houston)
+12532158782,,92104002954#,,,,*942333# 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: 921 0400 2954
Passcode: 942333

Find your local number: <https://zoom.us/j/92104002954>

PURPOSE: To receive comments for or against text amendments to the Unified Development Code, to revise the provisions pertaining to membership, qualifications, and terms of office for Zoning Board of Adjustment and Richmond Historical Commission; The specific sections include:

- 1) Section 6.2.103 Zoning Board of Adjustment
- 2) Sec. 6.2.104, Richmond Historical Commission

FOR MORE INFORMATION: For more information you can contact the City of Richmond Planning Department Office by email at jabraham@richmondtx.gov or by phone at 281-342-0559.

A notice of Public hearing was published in For Bend Herald on Thursday, June 17, 2021

..... End of Report

C5. DEVELOPMENT UPDATES TO THE PLANNING AND ZONING COMMISSION

June 2021 / July 2021

The following table provides an overview of Planning Department activities from June 3, 2021 through July 2, 2021:

PRE-APPLICATION CONFERENCES		
LOCATION	LAND USE	DESCRIPTION
<ul style="list-style-type: none"> George Avenue, Multiple lots 	Undecided	<ul style="list-style-type: none"> The applicant demolished existing house on the subject site and staff met with the representative to discuss permitting process for grading of the site for future development. The applicant did not present a specific development plan for the subject site.
<ul style="list-style-type: none"> 715 Edgewood Dr (ETJ) 	Event Center	<ul style="list-style-type: none"> The subject site is located at the intersection of Baudet St and Edgewood Dr. Staff met with the design team to discuss the proposed plat for the referenced project. The applicant is proposing an event center at the subject site.
<ul style="list-style-type: none"> 415 Crabb River Rd (ETJ) 	Multi-family development	<ul style="list-style-type: none"> Staff met with the applicant to discuss utility availability for a tract located along Crabb River Rd for a proposed Multi-family development. Subject site is located on the east side of Canyon Gate at the Brazos Section 3. Considering the future expansion of Grand Parkway, utility availability, and UDC requirements the proposed development doesnot appear to be currently feasible.

SITE DEVELOPMENT PLAN REVIEWS		
LOCATION	LAND USE	DESCRIPTION
<ul style="list-style-type: none"> 726 Fm 359 (ETJ) 	Fort Bend Commissary Services	<ul style="list-style-type: none"> The subject site is located south of Rio Vista residential subdivision and north of Brazos Bend Animal Hospital. The applicant is proposing a food truck Commissary service at the subject site. Staff has reviewed and provided comments on the second submittal of plans.
<ul style="list-style-type: none"> 11818 Mason Rd. (GC) 	Ace Hardware	<ul style="list-style-type: none"> The subject site is located south of Fire Station #3 of Mason rd. and backs up to the Texana Plantation Residential Subdivision. The applicant is proposing a hardware store and lumber building on this 4.316 acre tract of land with associated parking and landscaping. Staff is reviewing the second plan submittal.

<ul style="list-style-type: none"> ▪ 2012 E Hwy 90A (ETJ) 	<p>RCCG Covenant Church</p>	<ul style="list-style-type: none"> ▪ <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> ▪ <i>The scope of work includes renovating the existing building, parking area repairs, new landscaping, and signage.</i> ▪ <i>Staff is reviewing the second plan submittal.</i>
<ul style="list-style-type: none"> ▪ 126 Collins Rd (IN) 	<p>Intex Warehouse</p>	<ul style="list-style-type: none"> ▪ <i>The subject site is located along the southwest side of Collins road and north of Highway 90 A.</i> ▪ <i>Staff is reviewing plans for interior build of the existing building and associated site improvements for the subject site.</i> ▪ <i>This is the third plan submittal for the project.</i>
<ul style="list-style-type: none"> ▪ 2025 FM 359 (ETJ) 	<p>Mc Donald's</p>	<ul style="list-style-type: none"> ▪ <i>Staff is reviewing site development plans for drive through related site improvements for the existing Mc Donald's.</i>
<ul style="list-style-type: none"> ▪ 611 Calhoun St. (OT) 	<p>Meadery</p>	<ul style="list-style-type: none"> ▪ <i>The subject site is the old Sunset Salon site.</i> ▪ <i>The applicant intends to use the existing building on the subject site as a Meadery (A meadery is a winery that produces honey wines or meads).</i> ▪ <i>Staff has reviewed and issued comments on the first building plan submittal.</i>

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