



# RICHMOND

EST. **TEXAS** 1837

*Where History Meets Opportunity*

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

City Hall Annex Conference Room | 600 Morton Street, Richmond, Texas 77469

**Monday, August 2, 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://us06web.zoom.us/j/88424868863?pwd=cmlqVkZoYVhwTmU2S3lNYUJ3UDRXdz09>

**Meeting ID:** 884 2486 8863

**Passcode:** 103444

### One tap mobile

+13462487799,,88424868863#,,,,\*103444# US (Houston)

+16699006833,,88424868863#,,,,\*103444# US (San Jose)

### Dial by your location

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

Meeting ID: 884 2486 8863

Passcode: 103444

Find your local number: <https://us06web.zoom.us/j/88424868863>

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.
- 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 July 6, 2021, regular meeting (a copy is enclosed).
- B2. Next Planning and Zoning Commission meeting is Monday, September 6, 2021, at 5:00 p.m.

**REGULAR AGENDA**

*Plat Applications*

- C1. Review and recommendation of a final report to City Commission for a Final Plat – Veranda Section Thirty-Two – 19.84 acres of land – 1 Block – 34 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 Final Plat – Veranda Daycare Center – 1.986 acres of land – 0 Lots – 1 Block – 1 Reserve. The subject site is located along Great Blue Heron Lane within Veranda Master Planned Community.
- C3. Review and recommendation of a final report to City Commission for a Final 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.

*Conditional Use Permit*

- C4a. Public hearing to receive comments for or against a request by Vincent Ramos (owner of the subject site) for a Conditional Use Permit to allow the operation of a counselling and training center at the subject site located at 1117 Powell Street; to revoke the existing Conditional Use Permit allowing a resale store; and to the extent the Conditional Use Permit deviates from the Future Land Use Plan of the Comprehensive Master Plan, to provide for an amendment thereto.
- C4b. Consideration of the approval of a final report to City Commission on Agenda Item C4a., above.

Other

- C5. Development related staff update including a discussion on the separation between Veranda, and existing subdivisions of Ironwood Forest, and Richmond Place.
- C6. Excuse from attendance at regular Planning and Zoning Commission Meeting.
- C7. Discuss Planning and Zoning Snippet provided by staff.
- C8. Consider agenda item requests by Commissioners for September 6, 2021 regular meeting.
- C9. 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

Tuesday, July 6, 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, June 7, 2021, at 5:06 p.m. A quorum was present, with the following members in attendance:

Katherine M. Graeber-Kubelka (Chair)  
Melissa Schultz  
Aimee Frederick  
Noell Myska

Staff in attendance: Jose Abraham, Planning Director; Howard Christian, Assistant City Manager; Christine Cappel, Public Works Administrative Manager; Lori Bownds, Building Official; 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 June 7, 2021, meeting. Commissioner Myska moved to approve the minutes. The motion was seconded by Commissioner Schultz. 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, August 2, 2021, 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 – 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. Mr. Abraham noted a typographic error on the report and explained that plat includes a total of 47 lots that are 50' wide minimum lots. Commissioner Myska moved to forward Staff's recommendation of approval 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 – 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. Mr. Abraham explained that the applicant is adding acreage to the existing park and is planning to expand the existing parking and play areas. 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 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. Mr. Abraham explained the subject site is part of the old foundry property. According to him, staff met with the applicant to discuss a proposed gas station and convenience store. Commissioner Schultz 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 Myska. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item 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. Hearing no public comments, the agenda item was closed.

Commissioner Kubelka introduced agenda item C4b., Consideration of the approval of a final report to City Commission on Agenda Item C4a., above. Mr. Abraham explained that the City Commission adopted a policy pertaining to eligibility, membership criteria and the appointment process for Boards and Commissions. The policy provides 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. He further explained that the proposed amendment will align with the adopted policy. Regarding membership for Richmond Historical Commission, Commissioner Myska suggested considering residents who live in the ETJ if they own a property or business within the City Limits. Staff and Commission generally discussed the application and appointment process including an overview of how available positions will be advertised. Commissioner Myska moved to forward Staff’s recommendation of approval to the City Commission. The motion was seconded by Commissioner Schultz. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item C5., 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:

- Demolition and grading of multiple lots along George Avenue;
- Event Center at 715 Edgewood Drive;
- Multi-family development at 415 Crabb River Road (ETJ).

Projects under reviews discussed included the following proposed projects:

- Fort Bend Commissary Services at 726 FM 359 (ETJ);
- Ace Hardware at 11818 Mason Road;
- RCCG Covenant Church at 2012 E Hwy 90A (ETJ);
- Intext Warehouse at 126 Collins Rd (IN);
- McDonald’s at 2025 FM 359 (ETJ),
- Meadery at 611 Calhoun Street, (OT).

Commissioner Kubelka introduced agenda item C6., Excuse from attendance at regular Planning and Zoning Commission Meeting. Mr. Abraham noted that Commissioner Hogue has requested to be excused from the meeting. Commissioner Myska moved to excuse Commissioner Hogue's absence at the meeting. The motion was seconded by Commissioner Schultz. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item C7., Consider agenda item requests by Commissioners for August 2, 2021 regular meeting. Mr. Abraham indicated that staff will provide some information on the CenterPoint property between Veranda and the adjoining existing subdivisions. Commissioner Frederick sought to discuss the Planning and Zoning Snippet provided by staff and Mr. Abraham provided a quick overview of the signage related snippet. Commissioner Frederick inquired if the current standards may be amended to include time limitation on existing non-conforming signs. Mr. Smith generally discussed the issue of non-conforming signs and mentioned that a possibility of amortization may be considered and also sign improvement cost sharing program through the Development Corporation of Richmond may be considered. Mr. Smith also explained that the UDC includes an abandonment clause, whereby a non-conforming sign will lose its status if no message is displayed. Commission and Staff generally discussed the importance of bringing non-conforming signs to conformance and improving the sign regulations to enhance the community character. Commissioner Schultz suggested a holistic review of requirements to ensure that signage and building may be considered in tandem to enhance overall aesthetics. The commission continued the discussion on topics such as enforcement of sign regulations, penalty for non-compliance, scale of signs with respect to buildings. Commissioner Frederick suggested that staff drive around to make a list of concerns and issues pertaining to signage.

There being no further business to be brought before the Planning and Zoning Commission, Commissioner Kubelka adjourned the meeting at 5:59 p.m.

Approved:

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Katherine M. Graeber-Kubelka (Chair)



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

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

**Agenda Date:** August 2, 2021

**Agenda Item:** C1.

**Plat Name:** Veranda Section Thirty-Two - Final Plat

**Applicant:** Jorge De La Rosa | Costello Inc.

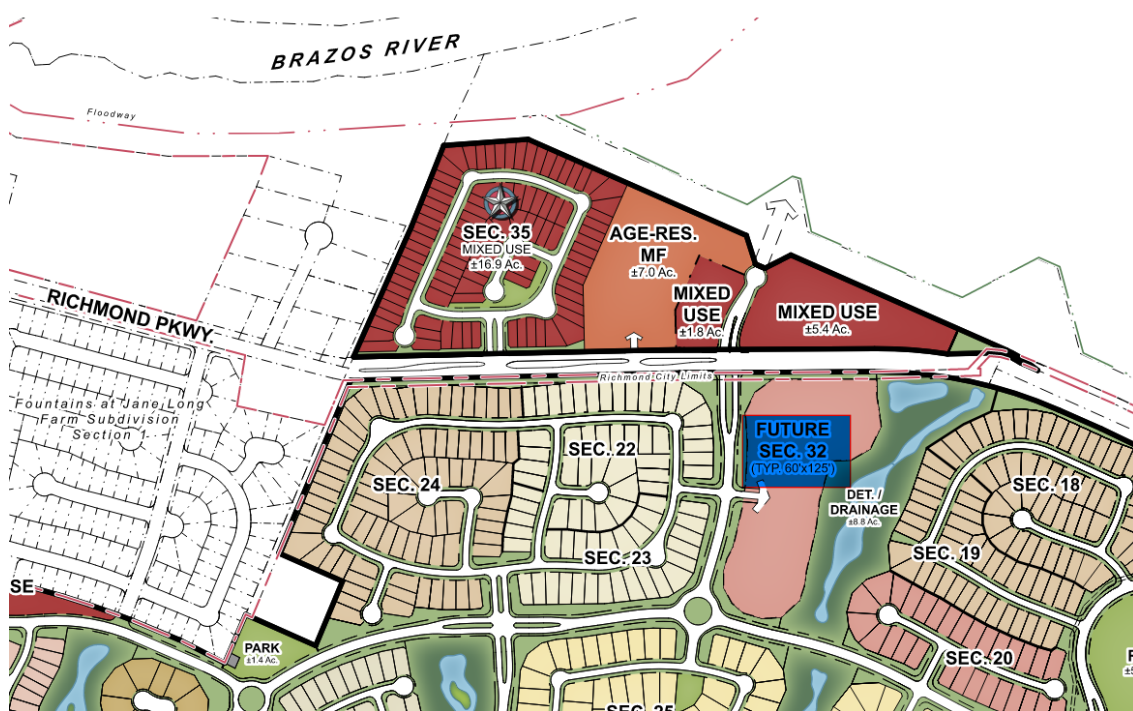
**Project Description:** A subdivision of 19.84-acre tract of land located in the Jane H. Long League, A-55, Fort Bend County, Texas.

**Zoning Designation:** NA / ETJ (Development Agreement)

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

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

- 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 proposed subdivision includes 34 Lots that are 60'typical in 1 block.
- The proposed final plat is in conformance with the approved General Plan for the Veranda Master Planned Community and the Preliminary Plat.



**Staff Recommendation**

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

1. Revise Vicinity Map to accurately show City of Richmond City Limits line.
2. Show all easements listed in the CPL on the face of the plat or have them removed from the CPL if they do not apply to the property.
  - A water line easement listed in the CPL as FBCCF No. 2004105042 is not shown on the plat. Show it on the plat or remove it from the CPL.
  - A water line and sanitary sewer easement listed in the CPL as FBCCF No. 200002313 is shown on the plat as 2000023313. One of these is incorrect. Have the appropriate document revised.





STATE OF TEXAS  
COUNTY OF FORT BEND

WE, HW 589 HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH JOHNSON HW INVESTORS LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER, F.W. REICHERT III, VICE PRESIDENT, AND FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 6 ACTING BY AN THROUGH ITS PRESIDENT, GARY POCHYLA, HEREINAFTER REFERRED TO AS THE OWNERS OF THE 19.84 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF VERANDA SECTION THIRTY-TWO, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT, AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREON EXPRESSED AND DO HEREBY BIND MYSELF, HEIRS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED:

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

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

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

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

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

WITNESS OUR HAND IN THE CITY OF RICHMOND, TEXAS  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

HW 589 HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY

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

BY: \_\_\_\_\_  
F.W. REICHERT III, VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF FORT BEND

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

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

NOTARY PUBLIC, STATE OF TEXAS

PRINT NAME \_\_\_\_\_

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

WITNESS OUR HAND IN THE CITY OF RICHMOND, TEXAS THIS \_\_\_\_\_ DAY.  
OF \_\_\_\_\_, 2021.

FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 6

BY: \_\_\_\_\_  
GARY POCHYLA, PRESIDENT

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GARY POCHYLA, ITS PRESIDENT, OF FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 6, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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

NOTARY PUBLIC, STATE OF TEXAS

PRINT NAME \_\_\_\_\_

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

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

TRUSTMARK NATIONAL BANK

BY: \_\_\_\_\_  
BRUCE BARCLAY, SENIOR VICE PRESIDENT

THE STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRUCE BARCLAY, SENIOR VICE PRESIDENT, OF TRUSTMARK NATIONAL BANK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME \_\_\_\_\_

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

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

THE HENDERSON-WESSENDORFF FOUNDATION

BY: \_\_\_\_\_  
CHARLES P. McDONALD, PRESIDENT/CEO

THE STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHARLES P. McDONALD, PRESIDENT CEO, OF THE HENDERSON-WESSENDORFF FOUNDATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME HE 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

PRINT NAME \_\_\_\_\_

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

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

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

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

GUY L. HUMPHREY, P.E.  
TEXAS REGISTRATION NO. 106072

STATE OF TEXAS  
COUNTY OF FORT BEND

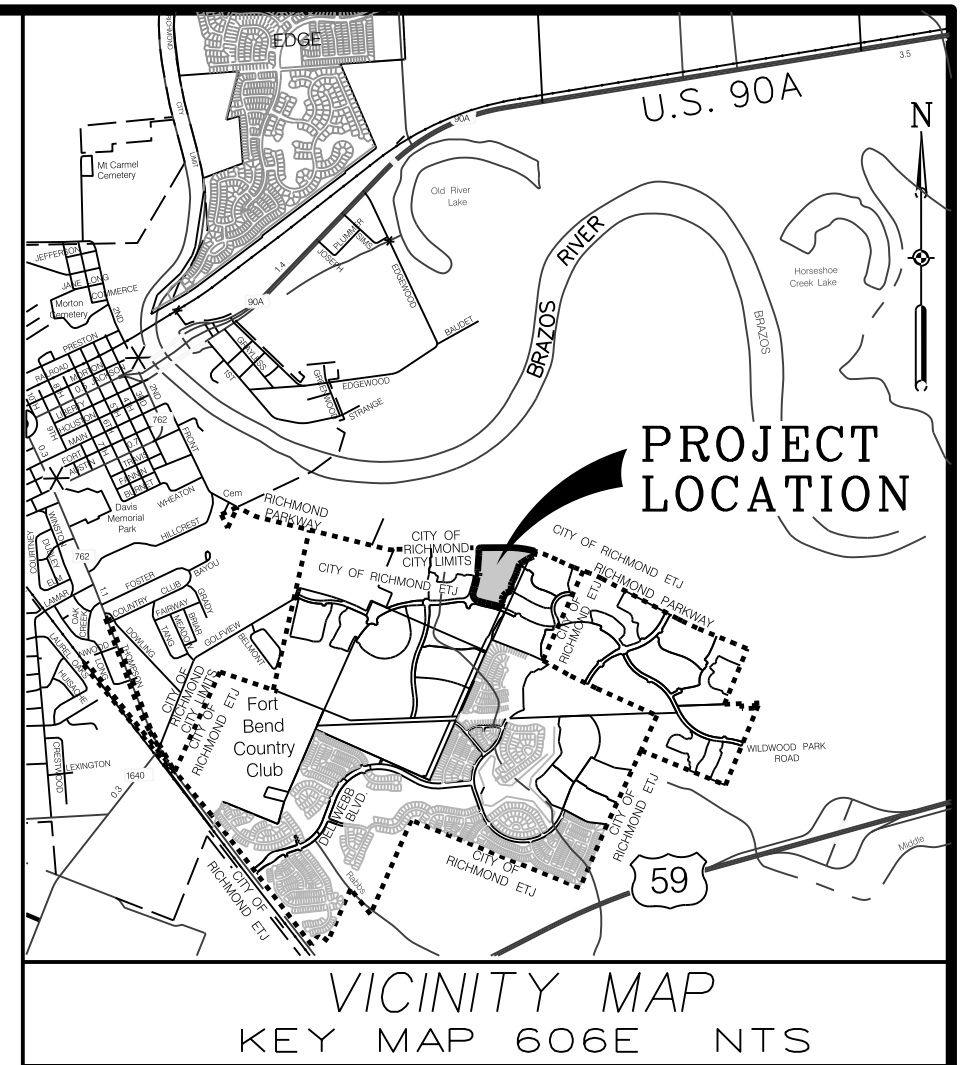
THIS PLAT OF VERANDA SECTION THIRTY-TWO IS APPROVED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BY THE CITY OF RICHMOND CITY COMMISSION, AND SIGNED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021. PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID, NULL AND VOID, UNLESS THIS PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS, WITHIN SIX (6) MONTHS HEREAFTER.

REBECCA K. HAAS, MAYOR

LAURA SCARLATO, CITY SECRETARY

THIS PLAT OF VERANDA SECTION THIRTY-TWO IS APPROVED BY THE CITY MANAGER OF THE CITY OF RICHMOND, TEXAS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

TERRI VELA, CITY MANAGER



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

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

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

VINCENT M. MORALES, JR.  
COMMISSIONER, PRECINCT 1

GRADY PRESTAGE  
COMMISSIONER, PRECINCT 2

KP GEORGE  
COUNTY JUDGE

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

KEN R. DEMERCHANT  
COMMISSIONER, PRECINCT 4

STATE OF TEXAS  
COUNTY OF FORT BEND

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

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

LAURA RICHARD  
CLERK OF THE COUNTY  
FORT BEND COUNTY, TEXAS

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

# VERANDA SECTION THIRTY-TWO

A SUBDIVISION OF 19.84 ACRES  
LOCATED IN THE JANE H. LONG  
LEAGUE, A-55  
CITY OF RICHMOND E.T.J.,  
FORT BEND COUNTY, TEXAS

34 LOTS 1 BLOCK 4 RESERVES

DATE: JULY, 2021

**OWNERS:**  
HW 589 HOLDINGS LLC  
5006 RIVERWAY, SUITE 500  
HOUSTON, TEXAS 77056  
CONTACT: TREY REICHERT  
TELEPHONE: (713) 960-9977

**AND**  
FORT BEND COUNTY LEVEE  
IMPROVEMENT DISTRICT NO. 6  
GARY POCHYLA, PRESIDENT  
C/O

ALLEN BOONE HUMPHRIES ROBINSON, LLP  
3600 SOUTH WEST FREEWAY, SUITE 2000  
HOUSTON, TEXAS 77027  
(713) 860-6414

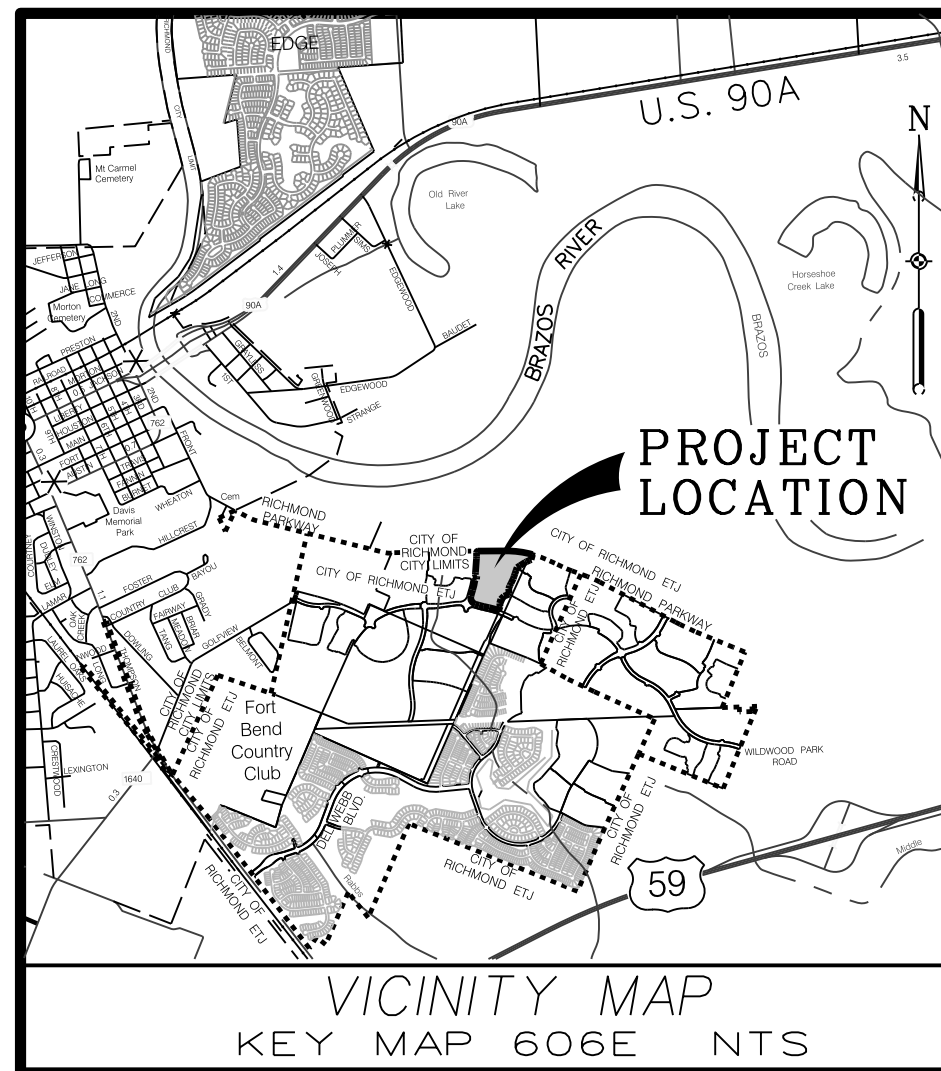
ENGINEER/SURVEYOR:



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



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

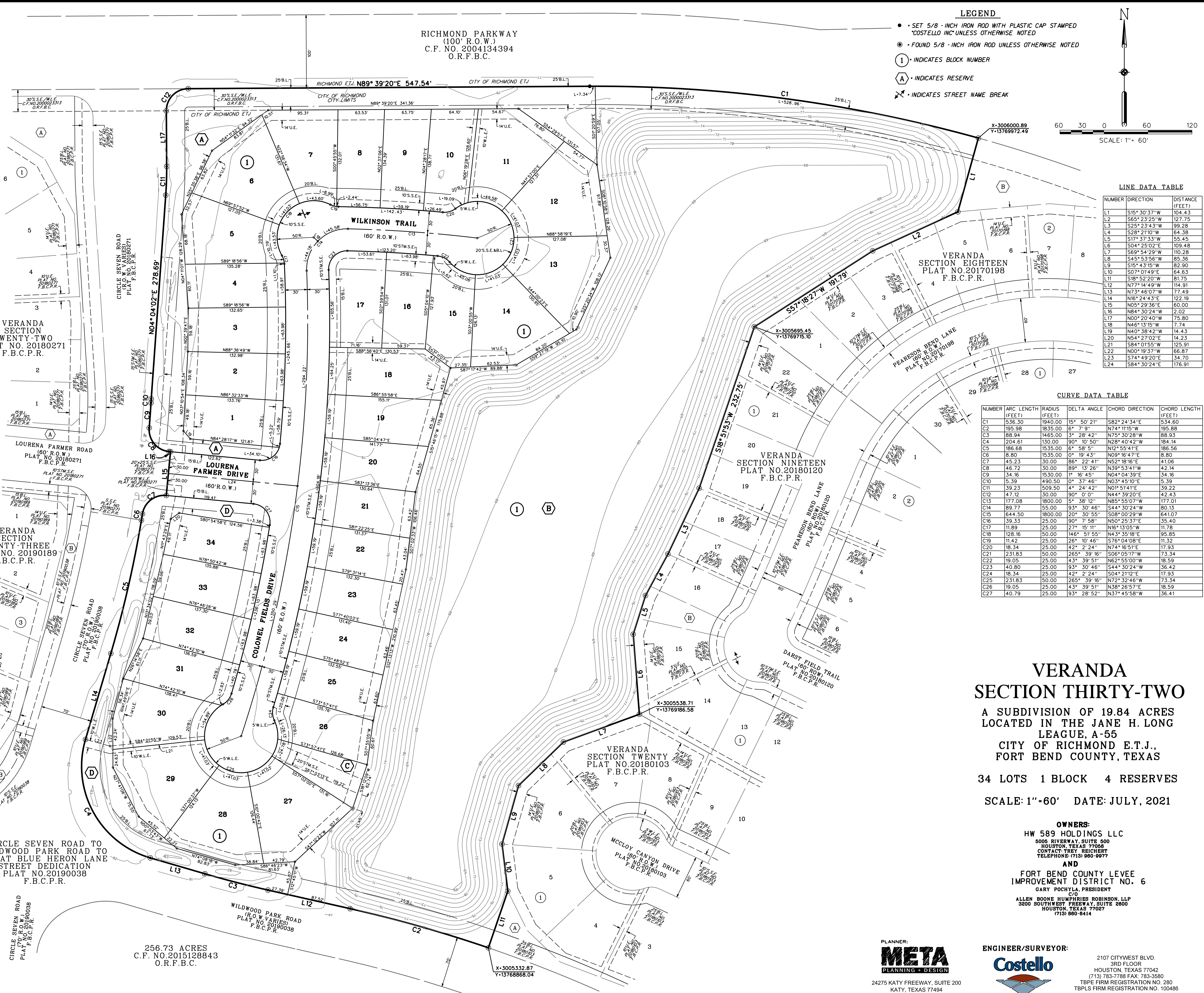


VICINITY MAP  
KEY MAP 606E NTS

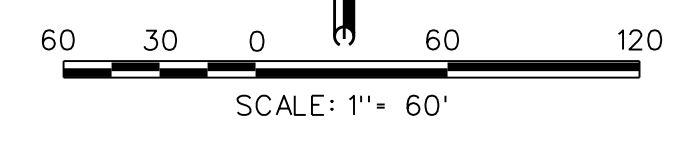
GENERAL NOTES:

- THIS PLAT IS BASED ON A TITLE REPORT PREPARED BY CHARTER TITLE COMPANY, FILE NO. 2021-0319 EFFECTIVE DATE OF JUNE 23, 2021, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
- B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; A.E. INDICATES AERIAL EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; S.T.M. S.E. INDICATES STORM SEWER EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; H.L.P. INDICATES HOUSTON LIGHTING AND POWER; O.R.F.B.C. INDICATES OFFICIAL RECORDS OF FORT BEND COUNTY; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS.
- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
- THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
- VERANDA SECTION THIRTY-TWO LIES WITHIN SHADED ZONE "X", ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS FOR FORT BEND COUNTY, TEXAS, MAP NUMBER 48157C0255 L, DATED APRIL 2, 2014.
- 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 FLOOR SLABS SHALL BE A MINIMUM OF 79.26 FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- IT SHALL BE UNDERSTOOD THAT ALL LOTS HAVE A 5-FOOT BUILDING LINE OFFSET FROM THE SIDE LOT LINES.
- THIS PROPERTY LIES WITHIN FORT BEND COUNTY, CITY OF RICHMOND EXTRATERRITORIAL JURISDICTION, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT AND FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NUMBER 215 & FORT BEND LEVEE IMPROVEMENT DISTRICT NUMBER 6.
- THIS PLAT LIES WITHIN "LZ3" OF THE FORT BEND COUNTY LIGHTING ORDINANCE ZONES, DATED MARCH OF 2004.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH AMERICAN DISABILITY ACT.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF RICHMOND EXTRATERRITORIAL JURISDICTION, TEXAS.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE GRID COORDINATE (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1.00013.
- ALL EASEMENT, OPEN SPACE, OR OTHER COMMON AREAS WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY THE APPLICABLE HOMEOWNERS' ASSOCIATION, OR OTHER PERPETUAL PRIVATE ENTITY.
- ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.  
CONTROL BENCHMARK: NATIONAL GEODETIC SURVEY MONUMENT HGCS072; STAINLESS STEEL IRON ROD IN PVC SLEEVE LOCATED ON SMITHERS LAKE ROAD, ELEVATION 69.6, NORTH AMERICAN VERTICAL DATUM OF 1988.  
SITE TBM: 5/8" IRON ROD W/COSTELLO CAP LOCATED IN LOT 4, BLOCK 3 OF FUTURE VERANDA SECTION TWENTY-THREE, ELEVATION 79.12.
- A MINIMUM DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- 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.
- ALL EASEMENTS ARE CENTERED ON THE PROPERTY LINE UNLESS OTHERWISE NOTED.

CIRCLE SEVEN ROAD TO WILDWOOD PARK ROAD TO GREAT BLUE HERON LANE STREET DEDICATION  
PLAT NO. 20190038  
F.B.C.P.R.



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



**LINE DATA TABLE**

NUMBER	DIRECTION	DISTANCE (FEET)
L1	S15° 30' 37" W	104.43
L2	S65° 23' 25" W	27.75
L3	S28° 23' 43" W	99.28
L4	S28° 21' 10" W	64.38
L5	S17° 37' 33" W	55.45
L6	S04° 25' 02" E	109.48
L7	S68° 54' 29" W	110.28
L8	S45° 33' 56" W	85.36
L9	S15° 43' 15" E	82.90
L10	S07° 01' 49" E	64.63
L11	S18° 52' 20" W	81.75
L12	N7° 14' 49" W	114.91
L13	N73° 46' 07" W	17.49
L14	N16° 24' 43" E	122.19
L15	N05° 29' 36" E	60.00
L16	N84° 30' 24" W	2.02
L17	N02° 20' 40" W	75.80
L18	N46° 13' 15" W	7.74
L19	N40° 38' 42" W	14.43
L20	N54° 27' 02" E	14.23
L21	S84° 01' 55" W	125.91
L22	N00° 19' 37" W	66.87
L23	S74° 49' 20" E	134.70
L24	S84° 30' 24" E	176.91

**CURVE DATA TABLE**

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	536.30	1940.00	15° 50' 21"	S82° 24' 34" E	534.60
C2	195.98	1835.00	6° 7' 9"	N74° 11' 15" W	195.88
C3	88.94	1465.00	3° 28' 42"	N75° 30' 28" W	88.93
C4	204.61	130.00	90° 10' 50"	N28° 40' 42" W	194.14
C5	186.68	1535.00	6° 58' 5"	N12° 55' 41" E	186.56
C6	8.80	1535.00	0° 19' 43"	N09° 16' 47" E	8.80
C7	45.23	30.00	86° 22' 41"	N52° 18' 16" E	41.06
C8	46.72	30.00	89° 13' 26"	N39° 53' 41" W	42.14
C9	34.16	1530.00	1° 16' 45"	N04° 04' 39" E	34.16
C10	5.39	490.50	0° 37' 46"	N03° 45' 10" E	5.39
C11	39.23	509.50	4° 24' 42"	N01° 51' 41" E	39.22
C12	47.12	30.00	90° 0' 0"	N44° 39' 20" E	42.43
C13	177.08	1800.00	5° 38' 12"	N85° 55' 07" W	177.01
C14	89.77	55.00	93° 30' 46"	S44° 30' 24" W	80.13
C15	644.50	1800.00	20° 30' 55"	S08° 00' 29" W	641.07
C16	39.33	25.00	90° 7' 58"	N50° 25' 37" E	35.40
C17	11.89	25.00	27° 15' 11"	N16° 13' 05" W	11.78
C18	128.16	50.00	146° 51' 55"	N43° 35' 18" E	95.85
C19	11.42	25.00	26° 10' 46"	S76° 04' 08" E	11.32
C20	18.34	25.00	42° 2' 24"	N74° 16' 51" E	17.93
C21	231.83	50.00	265° 39' 16"	S06° 05' 17" W	73.34
C22	19.05	25.00	43° 39' 51"	N62° 55' 00" W	18.59
C23	40.80	25.00	93° 30' 46"	S44° 30' 24" W	36.42
C24	18.34	25.00	42° 2' 24"	S04° 21' 12" E	17.93
C25	231.83	50.00	265° 39' 16"	N72° 32' 46" W	73.34
C26	19.05	25.00	43° 39' 51"	N38° 26' 57" E	18.59
C27	40.79	25.00	93° 28' 52"	N37° 45' 58" W	36.41

**RESERVE TABLE**

RESERVE	TYPE	ACRES / SQUARE FEET
RESERVE "A"	LANDSCAPE / OPEN SPACE / UTILITIES	1.05 / 45,928
RESERVE "B"	DRAINAGE / DETENTION	8.95 / 390,035
RESERVE "C"	LANDSCAPE / OPEN SPACE / UTILITIES	0.13 / 5,505
RESERVE "D"	LANDSCAPE / OPEN SPACE / UTILITIES	0.65 / 28,343
TOTAL:		10.78 / 469,811

256.73 ACRES  
C.F. NO. 2015128843  
O.R.F.B.C.

PLANNER:  
**META**  
PLANNING + DESIGN  
24275 KATY FREEWAY, SUITE 200  
KATY, TEXAS 77494  
Tel: 281-810-1422

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



**PLANNING AND ZONING COMMISSION**

*Staff Report: Plat Application*

**Agenda Date:** August 2, 2021

**Agenda Item:** C2.

**Plat Name:** Veranda Daycare Center – Short Form Final Plat

**Applicant:** Jorge De La Rosa | Costello Inc.

**Project Description:** A subdivision of 1.986-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

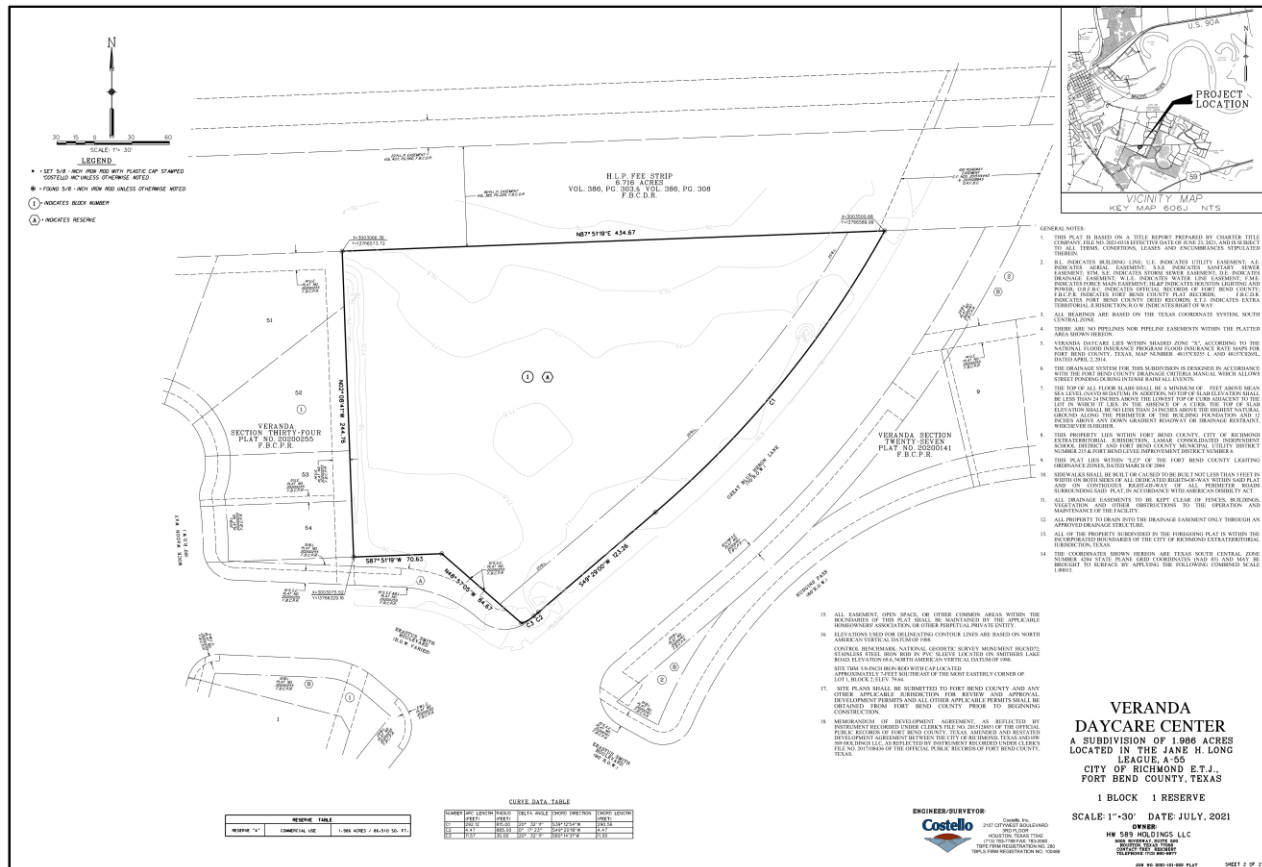
- The proposed plat is located along Great Blue Heron Lane within Veranda Residential Development which is governed by a Development Agreement between the City of Richmond and HW 589 Holdings LLC.
- The proposed plat includes a commercial reserve to allow a daycare center.
- The proposed short form final plat is in conformance with the approved General Plan for the Veranda Master Planned Community. A Preliminary Plat is not required.



**Staff Recommendation**

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

1. Provide Letter of no objection from CenterPoint Energy.
2. Provide no objection letters from Fort Bend County Drainage District.
3. Complete Plat Note Number 7 by providing a minimum slab elevation.
4. The previous comment to provide Fort Bend County Municipal Utility District No. 215 and Fort Bend County Levee Improvement District No. 6 approval is still not cleared. Letters of no objection for a preliminary plat do not mean no objection to the final plat. Have the letters revised and resubmit for approval.



STATE OF TEXAS  
COUNTY OF FORT BEND

WE, HW 589 HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH JOHNSON HW INVESTORS LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER, F.W. REICHERT III, VICE PRESIDENT, HEREINAFTER REFERRED TO AS THE OWNER OF THE 1.986 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF VERANDA DAYCARE CENTER, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT, AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREON EXPRESSED AND DO HEREBY BIND MYSELF, HEIRS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (116") FOR TEN FEET (100") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (76") FOR FOURTEEN FEET (140") PERIMETER GROUND EASEMENTS OR 5 FEET, SIX INCHES (56") FOR SIXTEEN FEET (160") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (160") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY-ONE FEET, SIX INCHES (216") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR THE PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (100") FOR TEN FEET (100") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (80") FOR FOURTEEN FEET (140") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (70") FOR SIXTEEN FEET (160") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (160") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING ALL PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (300") IN WIDTH.

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

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

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

WITNESS OUR HAND IN THE CITY OF RICHMOND, TEXAS  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

HW 589 HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY

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

BY: \_\_\_\_\_  
F.W. REICHERT III, VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF FORT BEND

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

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

NOTARY PUBLIC, STATE OF TEXAS

PRINT NAME

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

WE, TRUSTMARK NATIONAL BANK, OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS VERANDA DAYCARE CENTER, AGAINST THE PROPERTY DESCRIBED IN AN INSTRUMENT OF RECORD UNDER FORT BEND COUNTY CLERK'S FILE NUMBER(S) 201 9070327, 2019070328, 2019070329 AND 2019070330 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID PLAT AND SAID LIENS AND WE CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIENS AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

TRUSTMARK NATIONAL BANK

BY: \_\_\_\_\_  
BRUCE BARCLAY, SENIOR VICE PRESIDENT

THE STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRUCE BARCLAY, SENIOR VICE PRESIDENT, OF TRUSTMARK NATIONAL BANK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME

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

WE, THE HENDERSON-WESSENDORFF FOUNDATION, OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS VERANDA DAYCARE CENTER, AGAINST THE PROPERTY DESCRIBED IN AN INSTRUMENT OF RECORD UNDER FORT BEND COUNTY CLERK'S FILE NUMBER 201512886, OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID PLAT AND SAID LIEN AND WE CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

THE HENDERSON-WESSENDORFF FOUNDATION

BY: \_\_\_\_\_  
CHARLES P. McDONALD, PRESIDENT CEO

THE STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHARLES P. McDONALD, PRESIDENT CEO, OF THE HENDERSON-WESSENDORFF FOUNDATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME HE 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

PRINT NAME

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

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

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

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

GUY L. HUMPHREY, P.E.  
TEXAS REGISTRATION NO. 106072

STATE OF TEXAS  
COUNTY OF FORT BEND

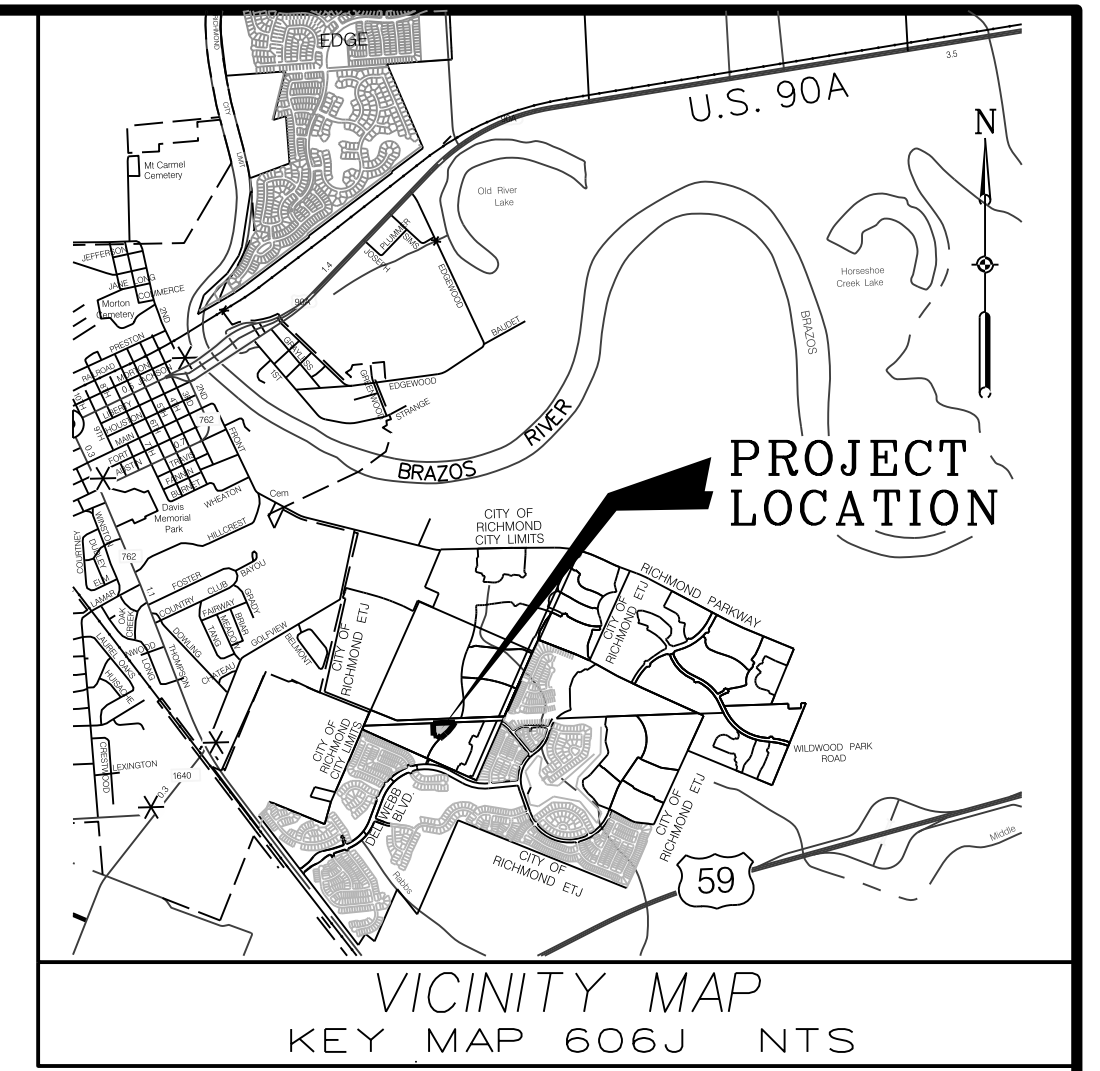
THIS PLAT OF VERANDA DAYCARE CENTER IS APPROVED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BY THE CITY OF RICHMOND CITY COMMISSION, AND SIGNED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021. PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID, NULL AND VOID, UNLESS THIS PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS, WITHIN SIX (6) MONTHS HEREAFTER.

REBECCA K. HAAS, MAYOR

LAURA SCARLATO, CITY SECRETARY

THIS PLAT OF VERANDA DAYCARE CENTER IS APPROVED BY THE CITY MANAGER OF THE CITY OF RICHMOND, TEXAS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

TERRI VELA, CITY MANAGER



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

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

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

VINCENT M. MORALES, JR.  
COMMISSIONER, PRECINCT 1

GRADY PRESTAGE  
COMMISSIONER, PRECINCT 2

KP GEORGE  
COUNTY JUDGE

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

KEN R. DeMERCHANT  
COMMISSIONER, PRECINCT 4

STATE OF TEXAS  
COUNTY OF FORT BEND

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

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

LAURA RICHARD  
CLERK OF THE COUNTY  
FORT BEND COUNTY, TEXAS

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

# VERANDA DAYCARE CENTER

A SUBDIVISION OF 1.986 ACRES  
LOCATED IN THE JANE H. LONG  
LEAGUE, A-55  
CITY OF RICHMOND E.T.J.,  
FORT BEND COUNTY, TEXAS

1 BLOCK 1 RESERVE

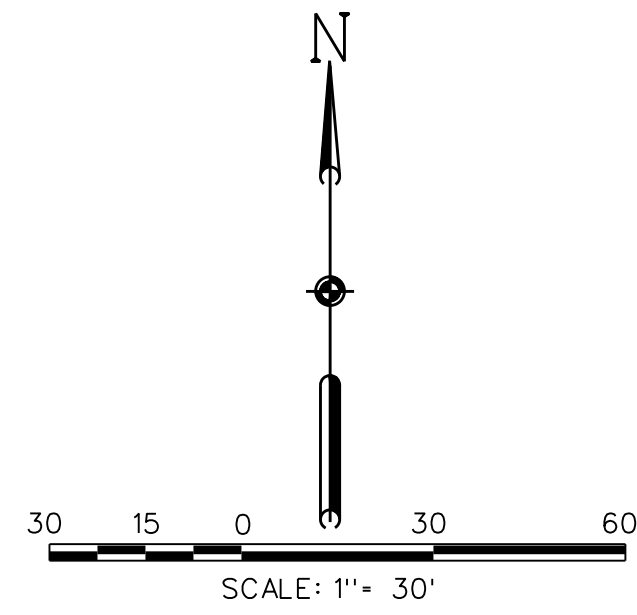
DATE: JULY, 2021

**OWNER:**  
HW 589 HOLDINGS LLC  
5005 RIVERWAY, SUITE 600  
HOUSTON, TEXAS 77066  
CONTACT: FRED REICHERT  
TELEPHONE: (713) 960-9977

ENGINEER/SURVEYOR:

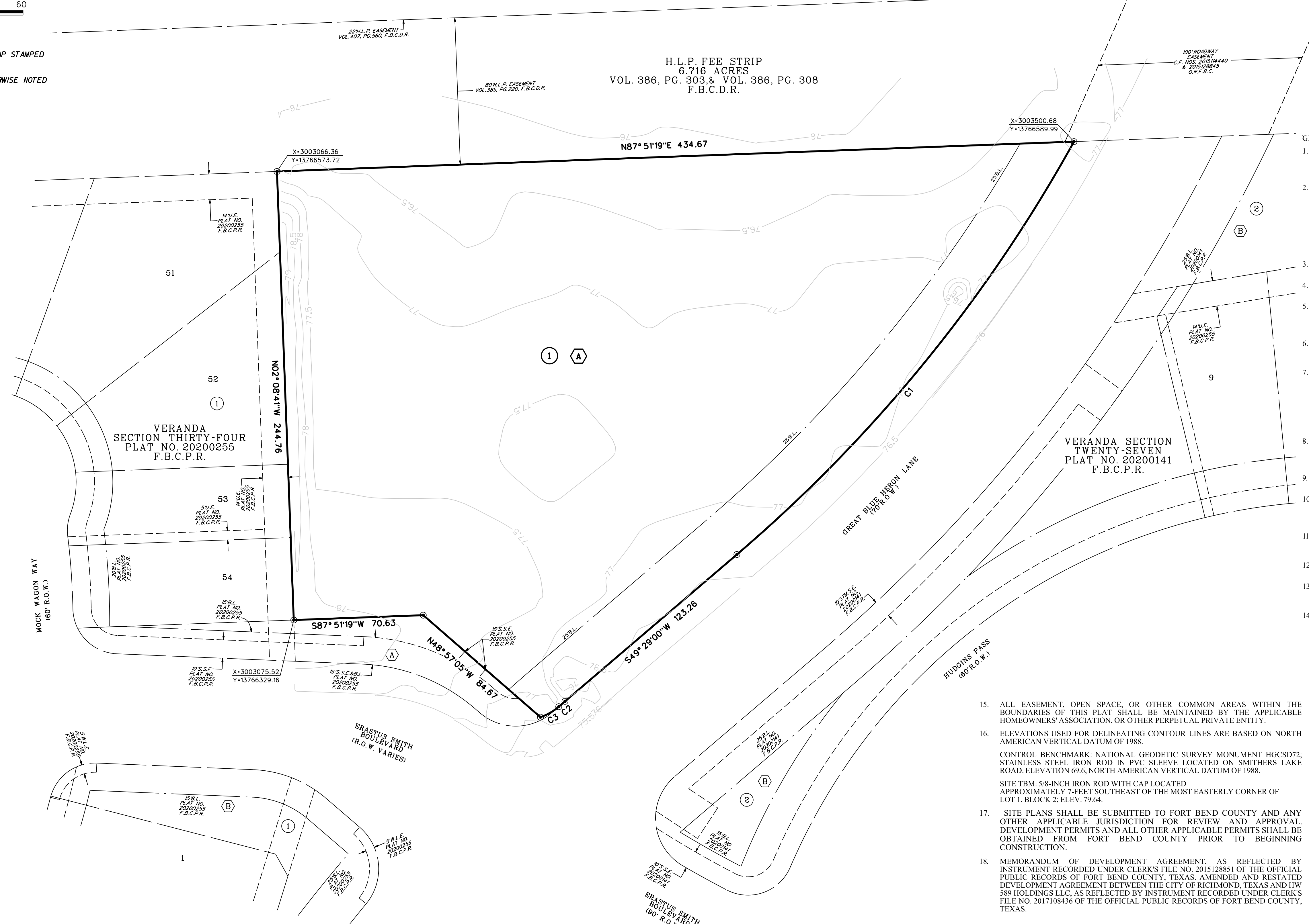
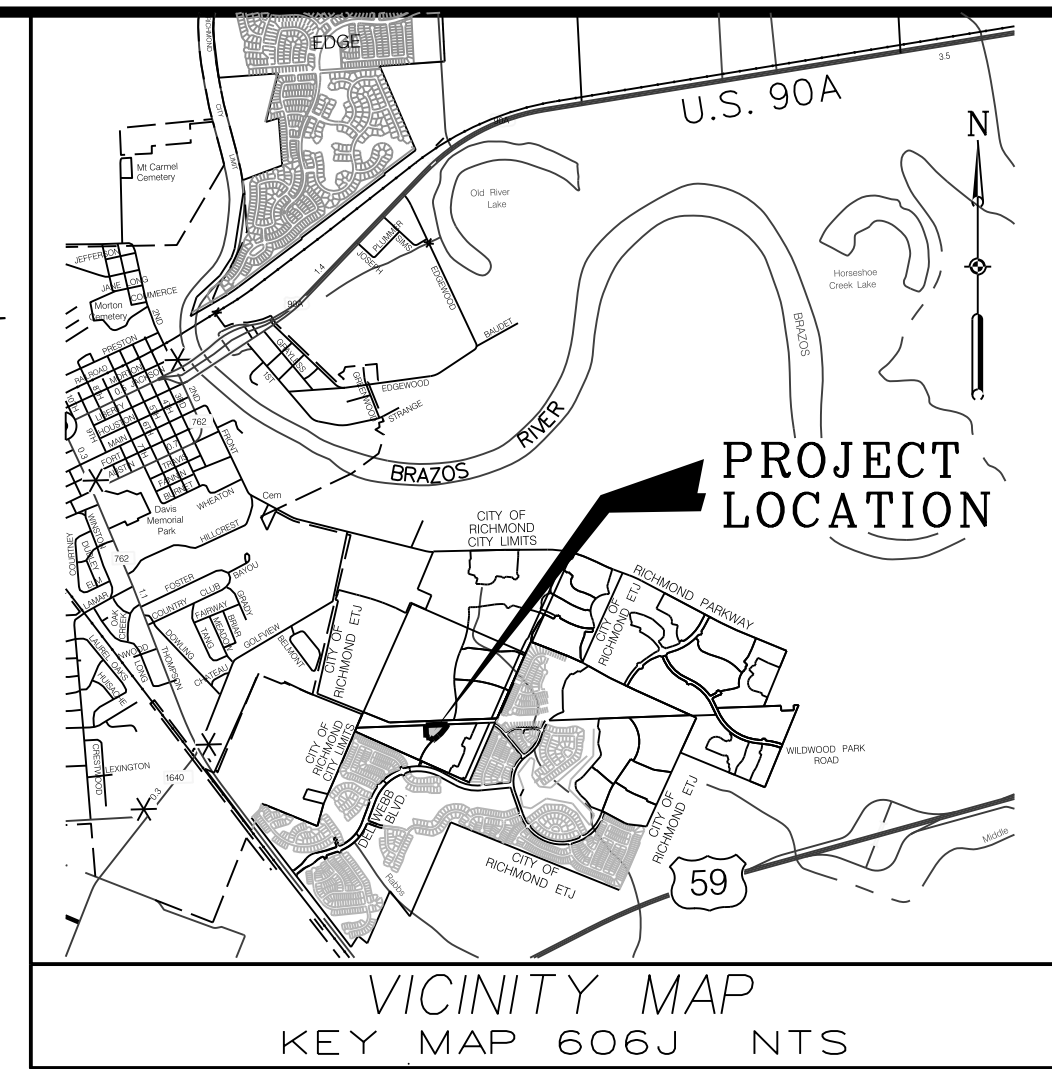


Costello, Inc.  
2107 CITYWEST BOULEVARD  
3RD FLOOR  
HOUSTON, TEXAS 77042  
(713) 783-7788 FAX: 783-3580  
TBPE FIRM REGISTRATION NO. 280  
TBPLS FIRM REGISTRATION NO. 100486



**LEGEND**

- SET 5/8 - INCH IRON ROD WITH PLASTIC CAP STAMPED 'COSTELLO INC' UNLESS OTHERWISE NOTED
- ⊙ FOUND 5/8 - INCH IRON ROD UNLESS OTHERWISE NOTED
- ① INDICATES BLOCK NUMBER
- Ⓐ INDICATES RESERVE



- GENERAL NOTES:
1. THIS PLAT IS BASED ON A TITLE REPORT PREPARED BY CHARTER TITLE COMPANY, FILE NO. 2021-0318 EFFECTIVE DATE OF JUNE 23, 2021, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
  2. B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; A.E. INDICATES AERIAL EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; S.T.M. S.E. INDICATES STORM SEWER EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; F.M.E. INDICATES FORCE MAIN EASEMENT; H.L.P. INDICATES HOUSTON LIGHTING AND POWER; O.R.F.B.C. INDICATES OFFICIAL RECORDS OF FORT BEND COUNTY; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS; E.T.J. INDICATES EXTRA TERRITORIAL JURISDICTION; R.O.W. INDICATES RIGHT OF WAY.
  3. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
  4. THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
  5. VERANDA DAYCARE LIES WITHIN SHADED ZONE "X" ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS FOR FORT BEND COUNTY, TEXAS, MAP NUMBER 48157C0255 L AND 48157C0265L, DATED APRIL 2, 2014.
  6. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
  7. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
  8. THIS PROPERTY LIES WITHIN FORT BEND COUNTY, CITY OF RICHMOND EXTRATERRITORIAL JURISDICTION, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT AND FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NUMBER 215 & FORT BEND LEVEE IMPROVEMENT DISTRICT NUMBER 6.
  9. THIS PLAT LIES WITHIN "LZ3" OF THE FORT BEND COUNTY LIGHTING ORDINANCE ZONES, DATED MARCH OF 2004.
  10. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH AMERICAN DISABILITY ACT.
  11. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE FACILITY.
  12. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
  13. ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF RICHMOND EXTRATERRITORIAL JURISDICTION, TEXAS.
  14. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1.00013.

15. ALL EASEMENT, OPEN SPACE, OR OTHER COMMON AREAS WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY THE APPLICABLE HOMEOWNERS' ASSOCIATION, OR OTHER PERPETUAL PRIVATE ENTITY.
16. ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.  
CONTROL BENCHMARK: NATIONAL GEODETIC SURVEY MONUMENT HGCS072; STAINLESS STEEL IRON ROD IN PVC SLEEVE LOCATED ON SMITHERS LAKE ROAD. ELEVATION 69.6, NORTH AMERICAN VERTICAL DATUM OF 1988.  
SITE TBM: 5/8-INCH IRON ROD WITH CAP LOCATED APPROXIMATELY 7-FEET SOUTHEAST OF THE MOST EASTERLY CORNER OF LOT 1, BLOCK 2; ELEV. 79.64.
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. MEMORANDUM OF DEVELOPMENT AGREEMENT, AS REFLECTED BY INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 2015128851 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS. AMENDED AND RESTATED DEVELOPMENT AGREEMENT BETWEEN THE CITY OF RICHMOND, TEXAS AND HW 589 HOLDINGS LLC, AS REFLECTED BY INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 2017108436 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.

**VERANDA  
DAYCARE CENTER**  
A SUBDIVISION OF 1.986 ACRES  
LOCATED IN THE JANE H. LONG  
LEAGUE, A-55  
CITY OF RICHMOND E.T.J.,  
FORT BEND COUNTY, TEXAS

1 BLOCK 1 RESERVE

SCALE: 1"=30' DATE: JULY, 2021

**OWNER:**  
HW 589 HOLDINGS LLC  
6006 RIVERWAY, SUITE 300  
HOUSTON, TEXAS 77056  
CONTACT: TREY REICHERT  
TELEPHONE: 713 960-9877

**ENGINEER/SURVEYOR:**  
**Costello**  
Costello, Inc.  
2107 CITYWEST BOULEVARD  
3RD FLOOR  
HOUSTON, TEXAS 77042  
(713) 785-7788 FAX 783-3580  
TBPE FIRM REGISTRATION NO. 280  
TBPLS FIRM REGISTRATION NO. 100486

**CURVE DATA TABLE**

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	292.12	815.00	20° 32' 11"	S39° 12' 54" W	290.56
C2	4.47	885.00	0° 17' 23"	S49° 20' 18" W	4.47
C3	11.57	30.00	20° 32' 11"	S60° 14' 31" W	11.50

RESERVE TABLE		
RESERVE "A"	COMMERCIAL USE	1.986 ACRES / 86,510 SQ. FT.

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

**Agenda Date:** August 2, 2021

**Agenda Item:** C3.

**Plat Name:** FM 723 Boat and RV Storage – Final Plat

**Applicant:** Ryan Moeckel | TEAM.

**Project Description:** A subdivision of 2.5049-acre tract of land located in the William Andrews Survey, Abstract No. 3, 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**

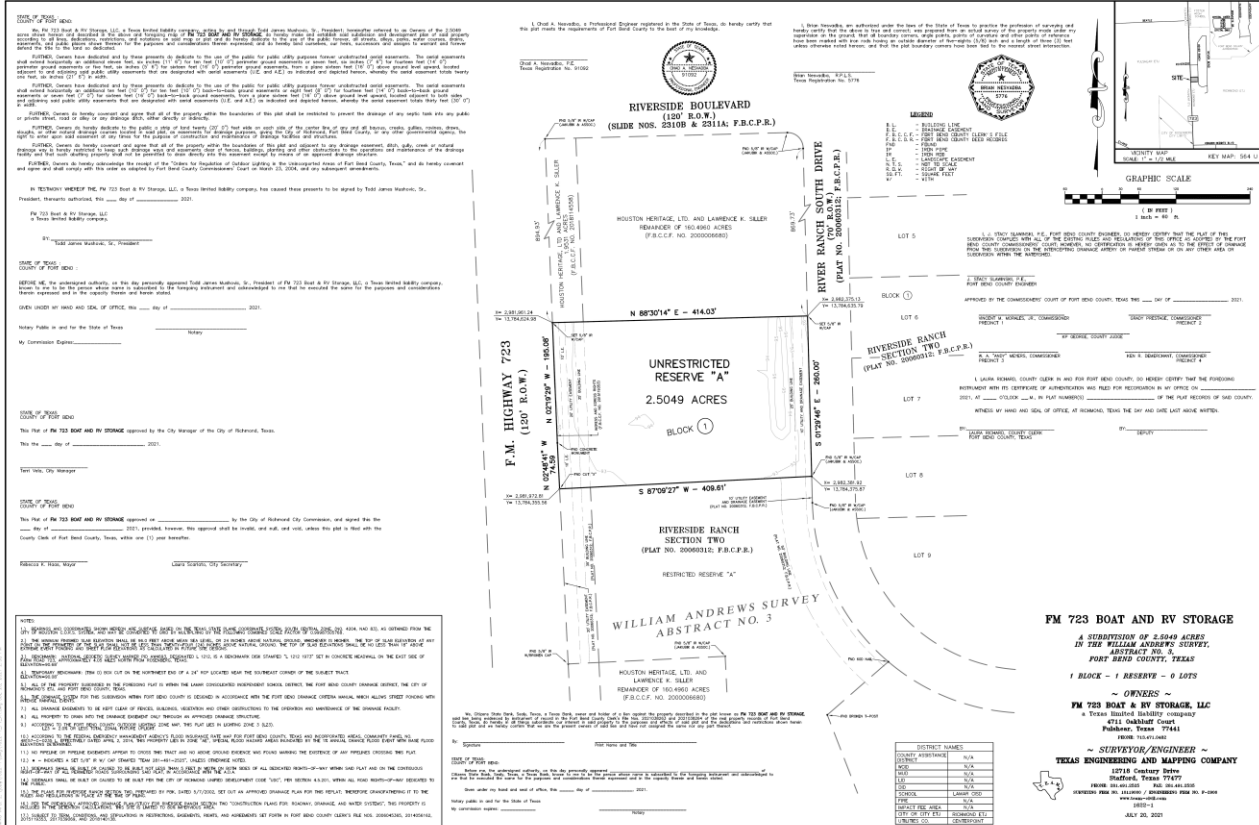
- *The subject site is located along the east side of FM 723 and west of River Ranch Residential subdivision.*
- *The subject site is proposed to be developed to include Boat and RV storage facility.*
- *The proposed plat will create one (1) block and one (1) reserve.*
- *The subject site is vested to development standards existing prior to the adoption of the Unified Development Code.*



**Staff Recommendation**

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

1. Please provide Fort Bend County Drainage District Approval of the plat showing the approved Minimum Slab Elevation.



**UNRESTRICTED RESERVE "A"**  
2,5049 ACRES  
BLOCK 1

**RIVERSIDE RANCH SECTION TWO**  
(PLAT NO. 20060310; F.B.C.P.R.)

**WILLIAM ANDREWS SURVEY ABSTRACT NO. 3**

**FM 723 BOAT AND RV STORAGE**  
A SUBDIVISION OF 2,5049 ACRES  
IN THE WILLIAM ANDREWS SURVEY,  
ABSTRACT NO. 3,  
FORT BEND COUNTY, TEXAS  
1 BLOCK - 1 RESERVE - 0 LOTS  
OWNERS -  
FM 723 BOAT & RV STORAGE, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
4711 Oaklawn Court  
Purkins, Texas 77461  
FORM NO. 713-07-0000  
SURVEYOR/ENGINEER -  
TEXAS ENGINEERING AND MAPPING COMPANY  
12718 Oaklawn Drive  
Springfield, Texas 77477  
PHONE (832) 451-0000 FAX (832) 451-0000  
WWW.TEXAS-EMAP.COM  
JULY 20, 2021

DISTRICT NAME	APPLICABLE
COMMERCIAL RESERVE	N/A
INDUSTRIAL	N/A
RESIDENTIAL	N/A
AGRICULTURAL	N/A
UNRESTRICTED RESERVE	YES
CONSERVATION	N/A
RECREATION	N/A
UTILITY	N/A
OTHER	N/A



STATE OF TEXAS :  
COUNTY OF FORT BEND:

We, FM 723 Boat & RV Storage, LLC, a Texas limited liability company, acting by and through Todd James Mushovic, Sr., President; hereinafter referred to as Owners of the 2.5049 acres shown hereon and described in the above and foregoing map of FM 723 BOAT AND RV STORAGE, do hereby make and establish said subdivision and development plan of said property according to all laws, dedications, restrictions, and notations on said map or plat and do hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

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

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

FURTHER, Owners do hereby dedicate to the public a strip of land twenty (20' 0") feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Richmond, Fort Bend County, or any other governmental agency, the right to enter upon said easement at any 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, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owners do hereby 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, FM 723 Boat & RV Storage, LLC, a Texas limited liability company, has caused these presents to be signed by Todd James Mushovic, Sr.,

President, thereunto authorized, this \_\_\_\_ day of \_\_\_\_\_ 2021.

FM 723 Boat & RV Storage, LLC  
a Texas limited liability company,

By: \_\_\_\_\_  
Todd James Mushovic, Sr., President

STATE OF TEXAS :  
COUNTY OF FORT BEND :

BEFORE ME, the undersigned authority, on this day personally appeared Todd James Mushovic, Sr., President of FM 723 Boat & RV Storage, LLC, a Texas limited liability company, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_ 2021.

Notary Public in and for the State of Texas \_\_\_\_\_  
Notary

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

STATE OF TEXAS  
COUNTY OF FORT BEND

This Plat of FM 723 BOAT AND RV STORAGE approved 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 FM 723 BOAT AND RV STORAGE 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 Scarlato, City Secretary \_\_\_\_\_

NOTES:

- 1. BEARINGS AND COORDINATES SHOWN HEREON ARE SURFACE, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NO. 4204, NAD 83), AS OBTAINED FROM THE CITY OF HOUSTON C.O.R.S. SYSTEM, AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.99987505768.
- 2. THE MINIMUM FINISHED SLAB ELEVATION SHALL BE 96.0 FEET ABOVE MEAN SEA LEVEL, OR 24 INCHES ABOVE NATURAL GROUND, WHICHEVER IS HIGHER. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN TWENTY-FOUR (24) INCHES ABOVE NATURAL GROUND. THE TOP OF SLAB ELEVATIONS SHALL BE NO LESS THAN 18" ABOVE EXTREME EVENT FLOODING AND SHEET FLOW ELEVATIONS AS CALCULATED IN FUTURE SITE DESIGNS.
- 3. BENCHMARK: NATIONAL GEODETIC SURVEY MARKER PID AW4693, DESIGNATED L 1212, IS A BENCHMARK DISK STAMPED "L 1212 1973" SET IN CONCRETE HEADWALL ON THE EAST SIDE OF FARM ROAD 723, APPROXIMATELY 4.05 MILES NORTH FROM ROSENBERG, TEXAS.
- 4. TEMPORARY BENCHMARK: (TBM D) BOX CUT ON THE NORTHWEST END OF A 24" RCP LOCATED NEAR THE SOUTHEAST CORNER OF THE SUBJECT TRACT. ELEVATION=90.08'
- 5. ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE FORT BEND COUNTY DRAINAGE DISTRICT, THE CITY OF RICHMOND'S ETJ, AND FORT BEND COUNTY, TEXAS.
- 6. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION WITHIN FORT BEND COUNTY IS DESIGNED IN ACCORDANCE WITH THE FORT BEND DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET FLOODING WITH INTENSE RAINFALL EVENTS.
- 7. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 8. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 9. ACCORDING TO THE FORT BEND COUNTY OUTDOOR LIGHTING ZONE MAP, THIS PLAT LIES IN LIGHTING ZONE 3 (LZ3). LZ3 = 2.0% OR LESS TOTAL ZONAL FIXTURE UPLIGHT.
- 10. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48127-C-0235-1, EFFECTIVELY DATED APRIL 2, 2014, THIS PROPERTY LIES IN ZONE "AE", SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD EVENT WITH BASE FLOOD ELEVATIONS DETERMINED.
- 11. NO PIPELINE OR PIPELINE EASEMENTS APPEAR TO CROSS THIS TRACT AND NO ABOVE GROUND EVIDENCE WAS FOUND MARKING THE EXISTENCE OF ANY PIPELINES CROSSING THIS PLAT.
- 12. \* - INDICATES A SET 5/8" IR W/ CAP STAMPED "TEAM 281-491-2525", UNLESS OTHERWISE NOTED.
- 13. 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.
- 14. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT PER THE CITY OF RICHMOND UNIFORM DEVELOPMENT CODE "UDC", PER SECTION 4.5.201, WITHIN ALL ROAD RIGHTS-OF-WAY DEDICATED TO THE PUBLIC.
- 15. THE PLANS FOR RIVERSIDE RANCH SECTION TWO, PREPARED BY PBK, DATED 5/7/2002, SET OUT AN APPROVED DRAINAGE PLAN FOR THIS REPLAT; THEREFORE GRANDFATHERING IT TO THE RULES AND REGULATIONS IN PLACE AT THE TIME OF FILING.
- 16. PER THE PREVIOUSLY APPROVED DRAINAGE PLAN/STUDY FOR RIVERSIDE RANCH SECTION TWO "CONSTRUCTION PLANS FOR: ROADWAY, DRAINAGE, AND WATER SYSTEMS", THIS PROPERTY IS INCLUDED IN THE DETENTION CALCULATIONS. THIS SITE IS LIMITED TO 80% IMPERVIOUS AREA.
- 17. SUBJECT TO TERM, CONDITIONS, AND STIPULATIONS IN RESTRICTIONS, EASEMENTS, RIGHTS, AND AGREEMENTS SET FORTH IN FORT BEND COUNTY CLERK'S FILE NOS. 2006045365, 2014056162, 2015119353, 2017039069, AND 2018140136.

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

Chad A. Nesvada, P.E.  
Texas Registration No. 91092



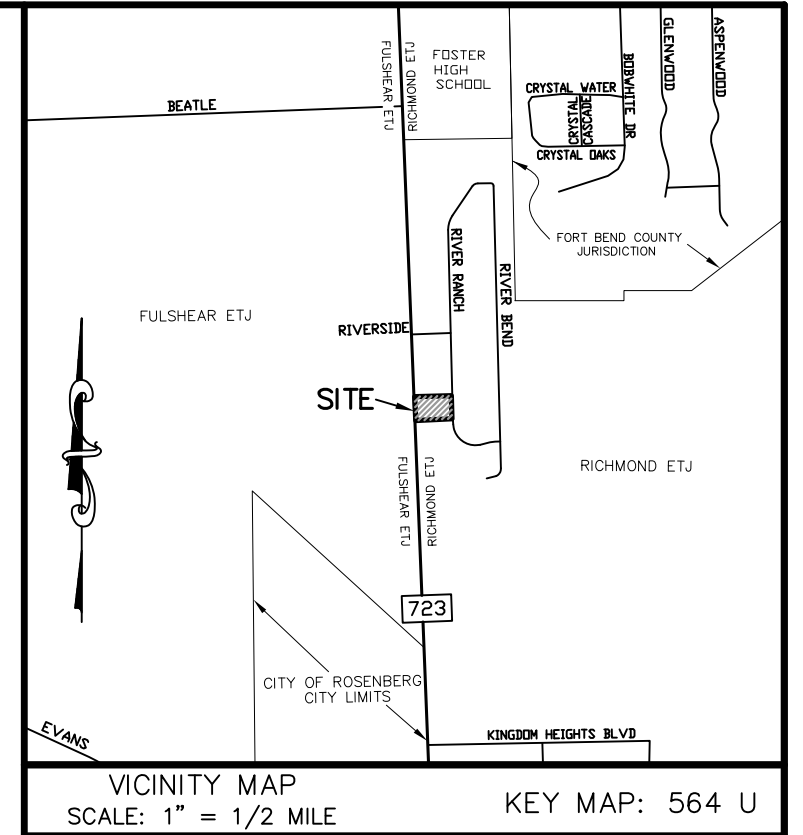
RIVERSIDE BOULEVARD  
(120' R.O.W.)  
(SLIDE NOS. 2310B & 2311A; F.B.C.P.R.)

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

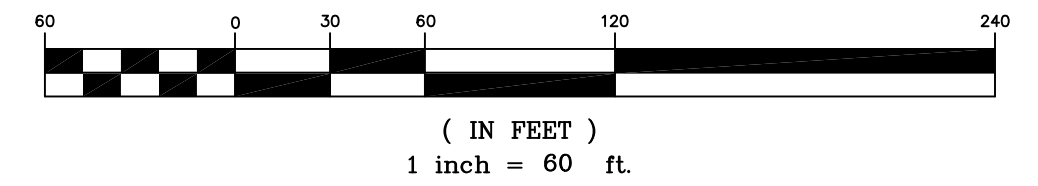


LEGEND

- B.L. - BUILDING LINE
- D.E. - DRAINAGE EASEMENT
- F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
- F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
- FND - FOUND
- IP - IRON PIPE
- IR - IRON ROD
- L.E. - LANDSCAPE EASEMENT
- N.T.S. - NOT TO SCALE
- R.O.W. - RIGHT OF WAY
- SQ. FT. - SQUARE FEET
- W/ - WITH



GRAPHIC SCALE



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

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

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

VINCENT M. MORALES, JR., COMMISSIONER  
PRECINCT 1

GRADY PRESTAGE, COMMISSIONER  
PRECINCT 2

KP GEORGE, COUNTY JUDGE

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

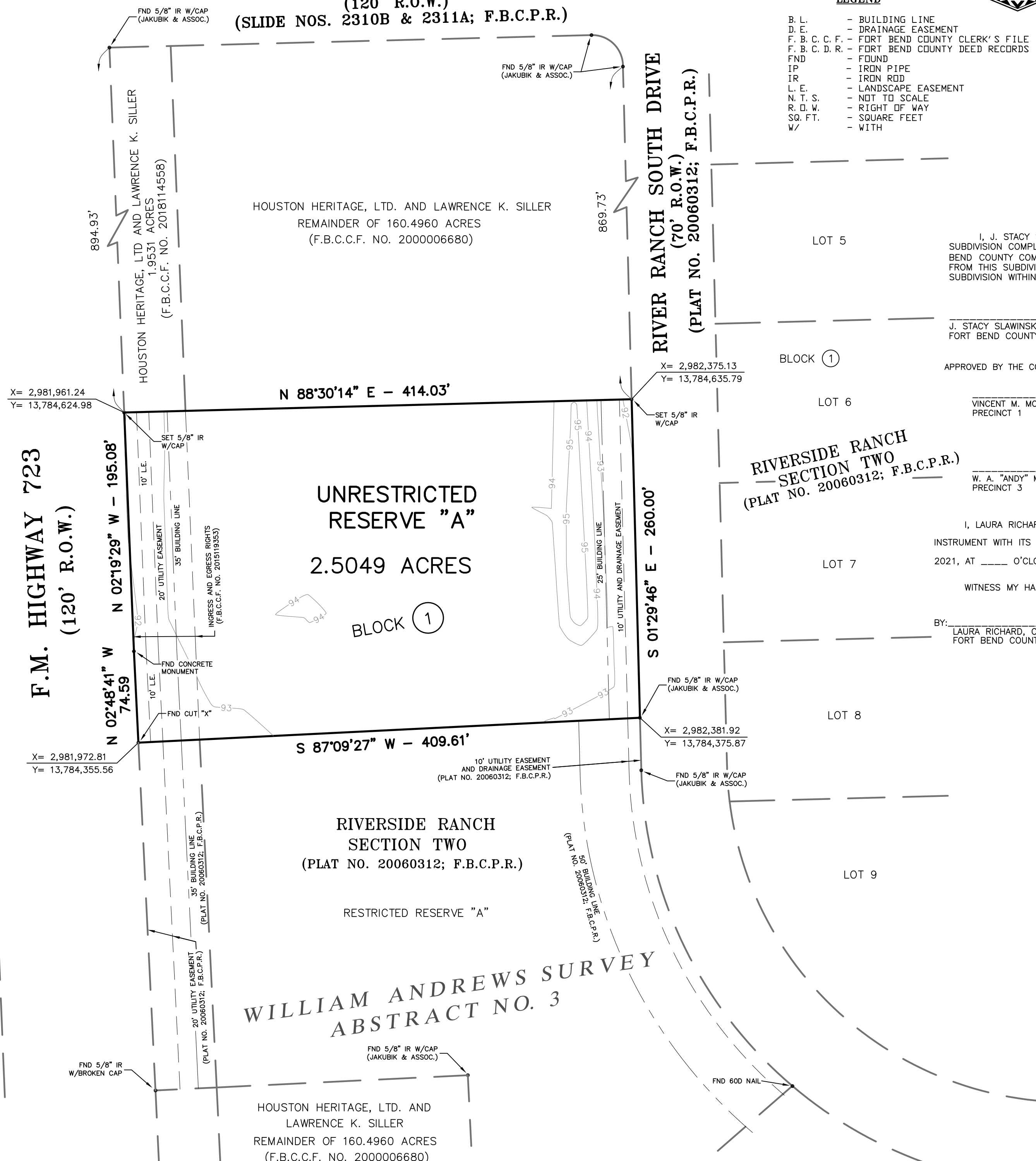
KEN R. DEMERCHANT, COMMISSIONER  
PRECINCT 4

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

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

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

By: \_\_\_\_\_  
DEPUTY



WILLIAM ANDREWS SURVEY  
ABSTRACT NO. 3

We, Citizens State Bank, Sealy, Texas, a Texas Bank, owner and holder of a lien against the property described in the plat known as FM 723 BOAT AND RV STORAGE, sold lien being evidenced by instrument of record in the Fort Bend County Clerk's File Nos. 2021038263 and 2021038264 of the real property records of Fort Bend County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

By: \_\_\_\_\_  
Signature \_\_\_\_\_ Print Name and Title \_\_\_\_\_

STATE OF TEXAS:  
COUNTY OF FORT BEND:

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ of Citizens State Bank, Sealy, Texas, a Texas Bank, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_ 2021.

Notary public in and for the State of Texas \_\_\_\_\_

My commission expires: \_\_\_\_\_ Notary

DISTRICT NAMES	
COUNTY ASSISTANCE	N/A
DISTRICT	N/A
WCID	N/A
MUD	N/A
LID	N/A
DID	N/A
SCHOOL	LAMAR CISD
FIRE	N/A
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	RICHMOND ETJ
UTILITIES CO.	CENTERPOINT

FM 723 BOAT AND RV STORAGE

A SUBDIVISION OF 2.5049 ACRES  
IN THE WILLIAM ANDREWS SURVEY,  
ABSTRACT NO. 3,  
FORT BEND COUNTY, TEXAS

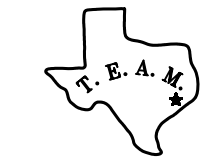
1 BLOCK - 1 RESERVE - 0 LOTS

~ OWNERS ~

FM 723 BOAT & RV STORAGE, LLC  
a Texas limited liability company  
4711 Oakbluff Court  
Fulshear, Texas 77441  
PHONE: 713.471.0482

~ SURVEYOR/ENGINEER ~  
TEXAS ENGINEERING AND MAPPING COMPANY

12718 Century Drive  
Stafford, Texas 77477  
PHONE: 281.491.2525 FAX: 281.491.2535  
SURVEYING FIRM NO. 10110000 / ENGINEERING FIRM NO. F-5906  
www.team-etm.com  
1622-1  
JULY 20, 2021



**PLANNING AND ZONING COMMISSION**  
*Staff Report: Conditional Use Permit*

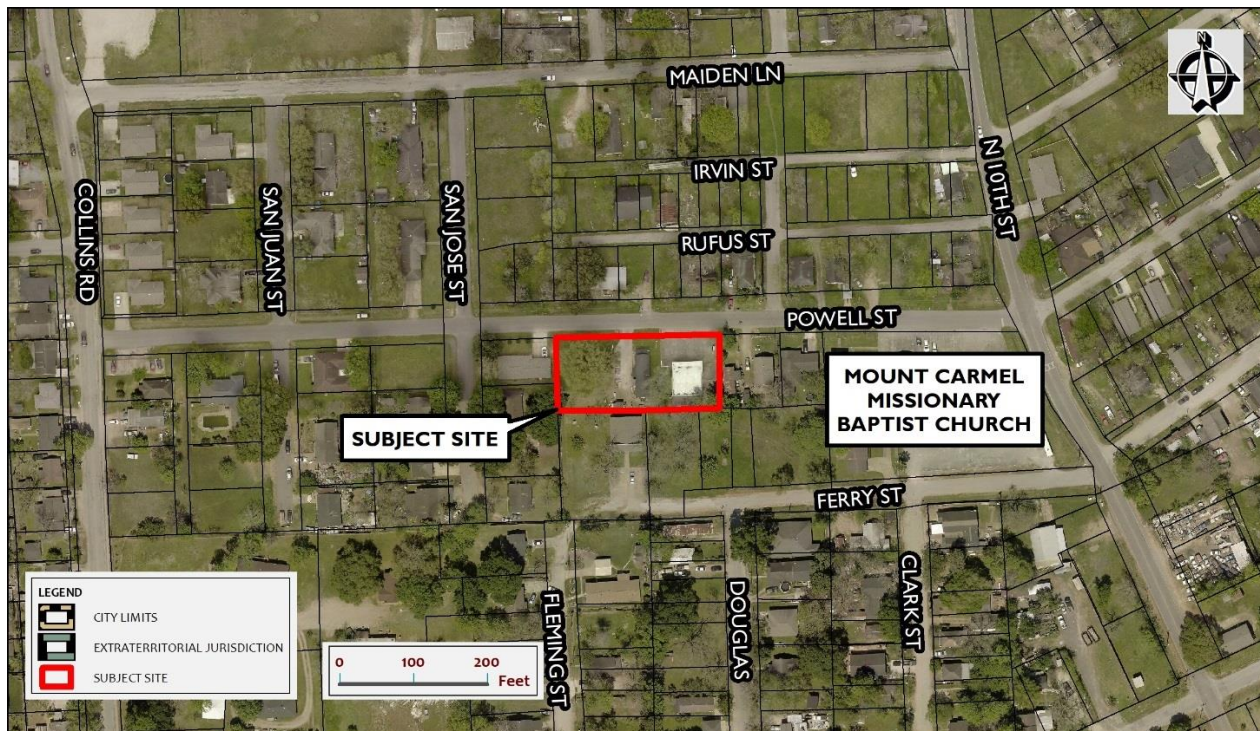
**Agenda Date:** August 2, 2021  
**Agenda Item:** C4a. and C4b.

**Agenda Item Subject:** Conditional Use Permit  
**Project Description:** Conditional Use Permit request to allow the operation of a counselling and training center at the subject site located at 1117 Powell Street; to revoke the existing Conditional Use Permit allowing a resale store; and to the extent the Conditional Use Permit deviates from the Future Land Use Plan of the Comprehensive Master Plan, to provide for an amendment thereto.  
**Zoning Designation:** General Residential (GR)

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

**BACKGROUND**

This is a request for a Conditional Use Permit (CUP) to allow the operation of a counselling and training center on a portion of the property located at 1117 Powell St (Vicinity Map Below). The subject site is zoned GR, General Residential and prohibits non-residential uses. The subject site can be described as 0.49 acre tract of land described as Block 2, Lot 2, (W 239' of N 149' less (20 x 149') of Bordens Addition Sec 1.





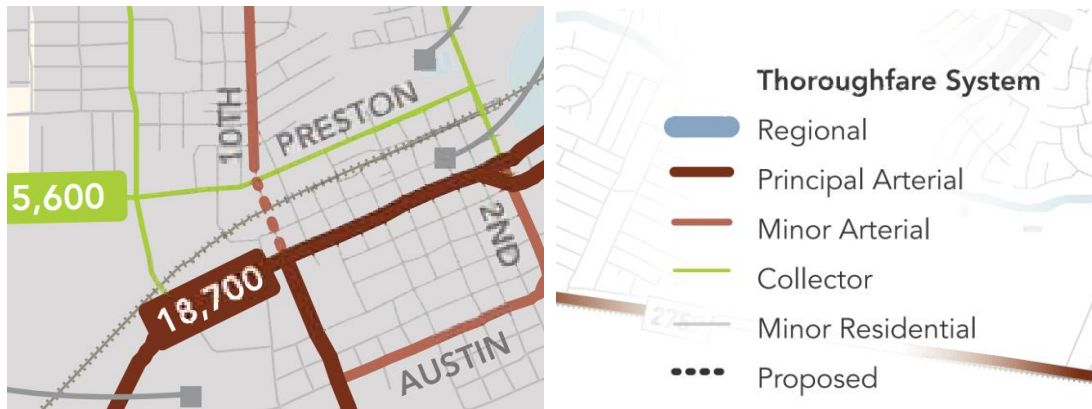
*Existing Non-residential Cinder Block Building front facade*



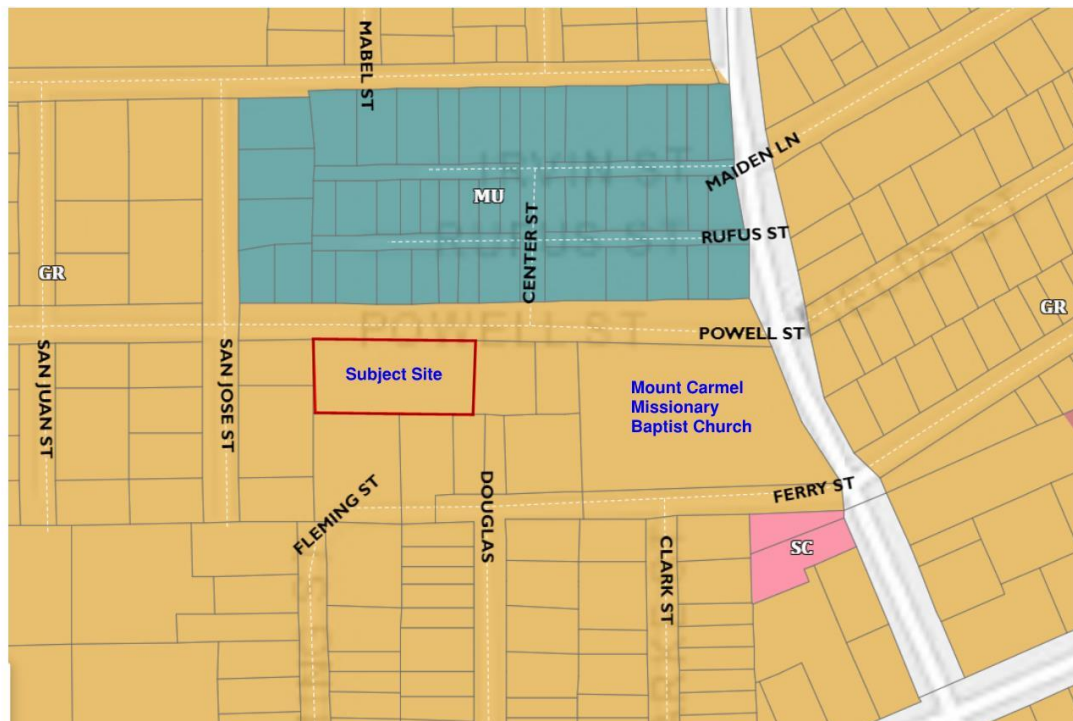
*Existing home with Two Dwelling Units.*

A portion of the subject site includes a residential building with two dwelling units and the remaining area includes a vacant non-residential building built in 1978. The existing non-residential building on the subject site was previously used as a store selling freshly made Tamales. Despite the commercial use of

the property prior to adoption of Zoning, the subject site was assigned GR, General Residential designation. Staff checked to see if the zoning designation on the map was erroneous but found it to be accurate through an archival research. At the time of zoning, existing commercial uses within residential areas that were located along arterial and collector streets were zoned Suburban Commercial (*a designation with standards to allow compatibility with residential uses*). The subject site is located along a minor residential street and the existing commercial building was unoccupied at the time of adoption of zoning. Due to its location along a Minor Residential Street the property was assigned a residential designation.



Major Thoroughfare Plan



Zoning Map

Property owner Mr. Vincent Ramos has not been able to operate his business at the location since 2015 and the building has been vacant. A Commercial Certificate of Occupancy certificate was issued in June 2015, to clean and prepare the building for a new owner. However, the ownership has not changed since 2015. Also, no Certificate of Occupancy for any business appears to have been issued since June 2015. According to the provisions of the UDC, the status of utility connections has no bearing on the non-conformity status of a landuse.

The Unified Development Code (UDC) acknowledges that in many instances minor nonconforming uses are integral parts of the City's fabric, that is, its character and function, so their continuing existence promotes the City's policy objective of protecting its neighborhoods. Based on this understanding, Section 6.1.108 allows Conversion of nonconforming uses to conforming uses through a CUP approval. However, according to Section 6.1.100.C.3., if a minor nonconforming use is discontinued for a period of six months, for any reason, it shall not be resumed unless an application for conversion to conforming use is made before the end of the six-month period. According to Mr. Ramos's recollection, when he met with staff at the time of adoption of Zoning, he was advised to keep his utility connections turned on in order to maintain the non-residential status of the property. Neither Mr. Ramos nor Staff can identify the source of that information. Mr. Ramos has maintained an active commercial utility account on 1117 Powell St since June 4, 2015. Property owner Mr. Ramos is requesting the approval of a CUP based on the provisions of Section 6.1.108 which allows Conversion of nonconforming uses to conforming uses. Mr. Ramos intends to lease the property to a business if a CUP is approved.

In March 2021, the City Commission approved a Conditional Use Permit for a proposed resale store at this location. Since then the operator of the proposed resale store has abandoned the proposal and Mr. Ramos is requesting to consider the proposed use of a Counselling and Training center. In talking to the proposed operator, the use will provide faith-based counselling and skill training to primarily individuals and occasionally to small groups. The operator has also indicated that the program would have a special focus on counselling and training for students. The organization is proposed to be family-run and will have minimal staffing needs. According to the operator, the organization is intended to be a non-profit corporation and will initially be self-funded, however, will subsequently seek grants and donations. The proposed use according to the operator will potentially include general spaces such as reception area, counselling rooms, and office space.

Public hearing notice requirements for this proposed CUP were met and a Copy of Public Hearing Notice is included on Page 13 of 13.

### **ANALYSIS**

Following key factors were considered in reviewing the requested CUP:

- The subject site is located within the older neighborhood on the north side of Richmond and the existing building was used for commercial purposes (at least) until 2012. This creates a unique situation of an existing cinder block building in fair condition that cannot be easily converted for residential use located within a predominantly residential neighborhood. Additionally, there are two nonresidential uses in close proximity to the subject site: A church building where Powell St intersects N. 10<sup>th</sup> St and a Tire shop where Powell St intersects Collins Rd.

- The UDC includes a provision that allows conversion of nonconformities. The purpose statement of Section 6.1.108 of the UDC is: *“In many instances, minor nonconforming uses are integral parts of the City's fabric, that is, its character and function, so their continuing existence promotes the City's policy objective of protecting its neighborhoods. In these instances, the classification ‘nonconformity’ and resulting restriction on investment may not be what the community desires. As such, the use may be made conforming pursuant to this Section in order to remove the potential stigma that may be associated with the ‘nonconforming’ designation.”*
- The subject site is not currently eligible to be converted to a conforming use through a CUP process since the non-conforming use has discontinued for more than six months. According to Mr. Ramos, he intended to maintain the non-residential status of the building and to achieve that, he did not disconnect utility services and has been paying utility bills since 2015. Even though the subject site is more conducive for a residential use according to zoning principles, conforming to the residential zoning designation by converting the existing building to a residence would be challenging in terms of building and fire codes. The subject site was eligible to request conversion to a conforming use in 2015 if Mr. Ramos has applied for a CUP within 6 months of the adoption of the UDC. In March 2021, the City Commission approved a Conditional Use Permit for a proposed resale store at this location.
- Mr. Ramos is requesting a CUP to allow a Counselling and Training Center. According to the operator of the proposed use will include at least 2 staff members and counselling for individuals and small groups by appointment. The subject site will have increased traffic if the CUP is approved, however negative impact is not anticipated if sufficient parking is provided on site.
- Comprehensive Plan Goal “D.4,” which focuses on setting aside a balance mix of residential, civic, and commercial land uses to meet the lifestyle needs of all residents and business owners guides staff's recommendation for the requested Conditional Use Permit. It appears that considering the unique factors involved, allowing a counselling and training center would align with the policy directions of the Comprehensive Master Plan and the intent of the UDC.

### **RECOMMENDATION**

Based on the above discussion, staff recommends

1. Revocation of the current Conditional Use Permit (CUP) allowing a resale store and
2. Approval of the proposed CUP to allow for a counselling and training center for a portion of the subject site located at 1117 Powell Street, which includes an existing non-residential building and associated parking area with the conditions listed below. Please note that the CUP does not apply to the remainder portion of the subject site which is currently used residentially.
  - This CUP allows no landuse other than a “Counselling and Training Center” focused on providing counselling and training to individuals and small groups by appointment. Counselling and Training Center shall not be construed to mean Place of Assembly or Place of Worship as defined by the UDC.
  - Minimum parking spaces required by the UDC for the allowed use shall be provided on-site and a parking plan shall be approved prior to occupying the building.
  - On-street parking by staff or patrons of the use is not permitted.

- Any consideration of shared parking with non-residential uses in close proximity shall be presented to the City staff for review and approval.
- Any significant changes, alterations, or repairs to the building or site shall conform to the current development standards for non-conforming site and buildings and OT, Olde Town district standards provided by the City of Richmond Unified Development Code, as applicable.
- Prior to establishing the use allowed by this CUP, a certificate of occupancy must be acquired by demonstrating conformance to all applicable Building and Fire Codes.

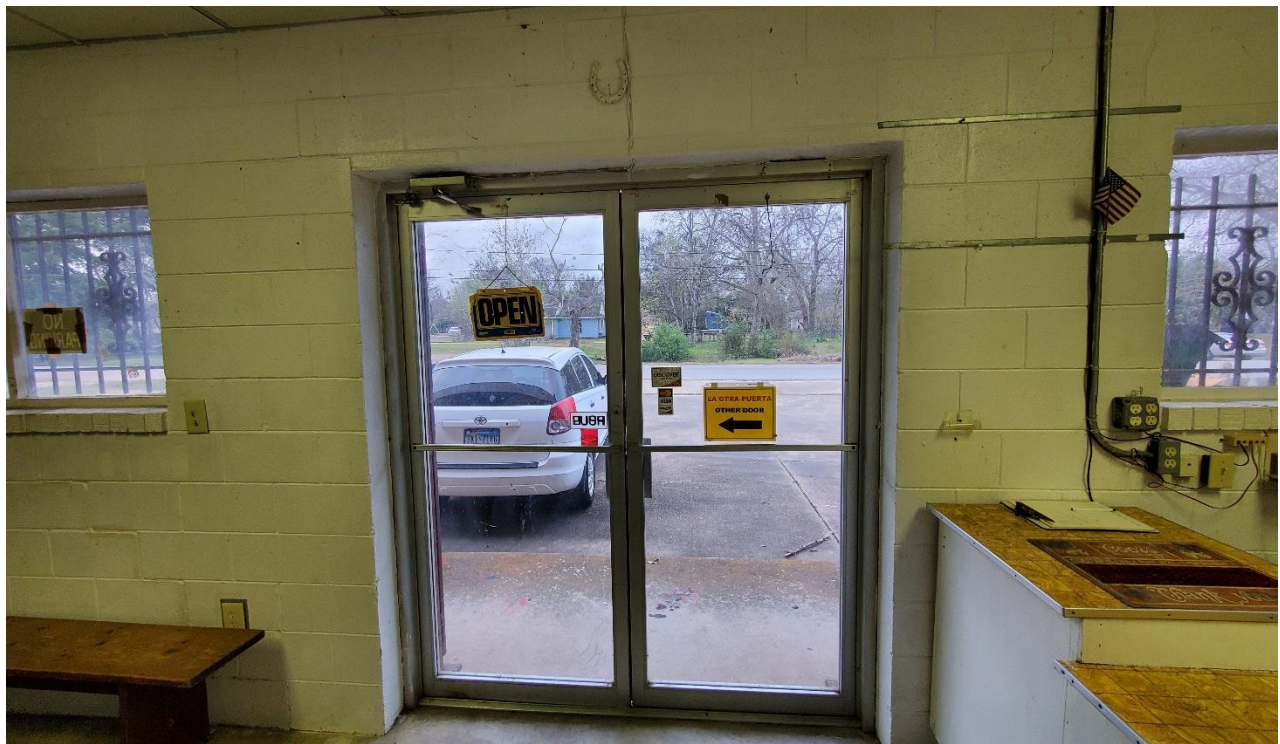
**SITE PICTURES**



*Street View, looking West from subject Site*



*Street View, looking East from subject Site*



*Building Interior*





*Building Interior*



*Building Exterior (Rear)*



*Building Exterior (Side)*



*Residences along Powell St.*



*Residence along Powell St.*



*Church at the intersection of Powell St and N. 10<sup>th</sup> Street*



*Tire Shop at the intersection of Powell St and Collins Street*

**NOTICE OF PUBLIC HEARING**

**NOTICE OF PUBLIC HEARING**

**LOCATION/ DATE:** The Planning and Zoning Commission of the City of Richmond will hold a public hearing on Monday, August 2, 2021, at 5:00 p.m. at the City Commission Meeting Room, 600 Morton Street, Richmond, Texas.

**PURPOSE:** To receive comments for or against a request by Vincent Ramos (owner of the subject site) for a Conditional Use Permit to allow the operation of a counselling and training center at the subject site located at 1117 Powell Street; to revoke the existing Conditional Use Permit allowing a resale store; and to the extent the Conditional Use Permit deviates from the Future Land Use Plan of the Comprehensive Master Plan, to provide for an amendment thereto.

**SITE LOCATION:** The subject site is located along the south side of Powell St at 1117 Powell Street. The existing building on the subject site was previously used as a store selling freshly made Tamales.

**SITE LEGAL DESCRIPTION:** A 0.49 acre tract of land described as Block 2, Lot 2, (W 239' of N 149' less (20 x 149') of Bordens Addition Sec 1.

**FOR MORE INFORMATION:** Additional information and a map of the subject site are available upon request for review. You may contact the City of Richmond Planning Department Office by email at [jabraham@richmondtx.gov](mailto:jabraham@richmondtx.gov) or by phone at 281-342-0559.





**C5. DEVELOPMENT UPDATES TO THE PLANNING AND ZONING COMMISSION**

July 2021

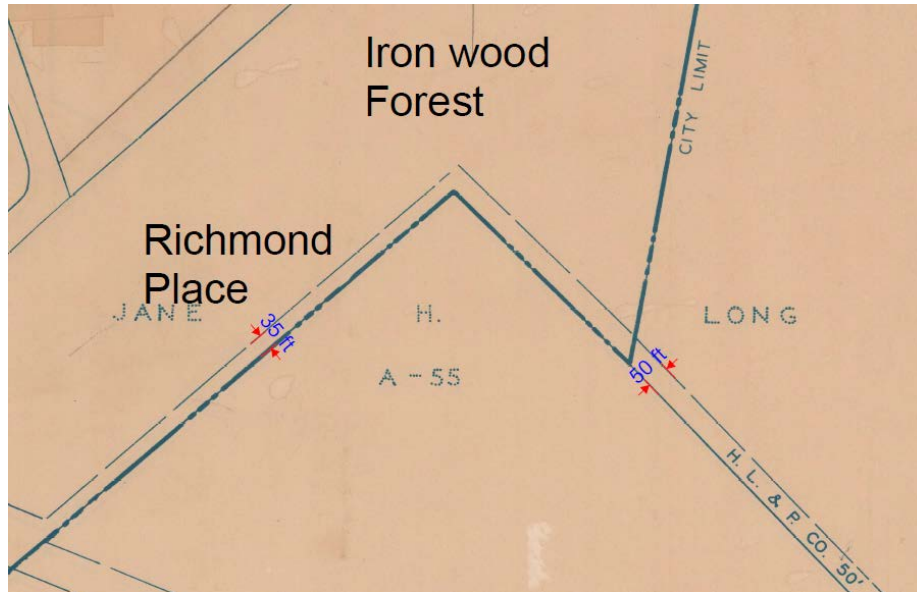
The following table provides an overview of Planning Department activities from July 6, 2021 through July 30, 2021:

<b>PRE-APPLICATION CONFERENCES</b>		
<b>LOCATION</b>	<b>LAND USE</b>	<b>DESCRIPTION</b>
<ul style="list-style-type: none"> <li>▪ Creektrail Lane and FM 359</li> </ul>	Office	<ul style="list-style-type: none"> <li>▪ Staff met with the design team to discuss a proposed office development at the northeast corner of FM 359 and Creektrail Lane.</li> <li>▪ The proposed development will be in two phases and a concept plan provided shows 3 two story buildings.</li> </ul>
<ul style="list-style-type: none"> <li>▪ Tract behind Liberty Center (GC)</li> </ul>	Place of Worship and Assembly	<ul style="list-style-type: none"> <li>▪ Staff met with the potential buyer of the site to answer planning and zoning related questions for the development of a proposed Islamic community center and place of worship.</li> <li>▪ No preliminary plans were discussed and another meeting with the design team is anticipated.</li> </ul>
<ul style="list-style-type: none"> <li>▪ Tract located to the west of Liberty Center (GC)</li> </ul>	Medical Offices	<ul style="list-style-type: none"> <li>▪ Staff met with the Engineer working on a potential project for the subject which would include medical offices.</li> <li>▪ The discussion was predominantly engineering, and utility related requirements and no preliminary plan or design was discussed.</li> </ul>

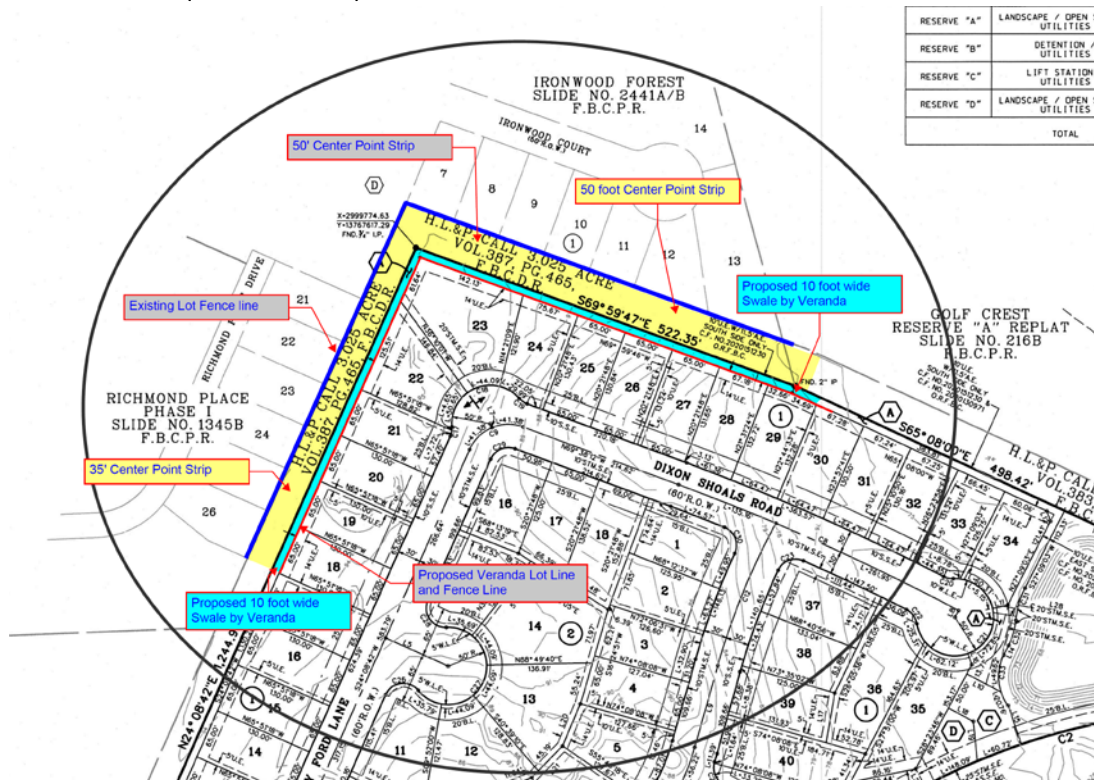
<b>SITE DEVELOPMENT PLAN REVIEWS</b>
<b>Site Development Plan reviews included resubmittals from previously discussed projects.</b>

**INFORMATION REGARDING HLP PROPERTY BETWEEN VERADNA AND ADJOINING RESIDENTIAL NEIGHBORHOODS**

- 1) The strip between the developments is owned by formerly Houston Light and Power Company now by CenterPoint Energy. Its commonly understood as an easement but is technically not an easement and is owned and maintained by Center Point Energy.
- 2) The width of the strip is 50 feet on east west axis and 35 feet on the north south axis.
- 3) Please see attached exhibit that shows proposed veranda fence for the section abutting the CenterPoint strip.
- 4) Veranda includes a 10 foot wide reserve between veranda lots and the CenterPoint strip for drainage purposes. (Drainage Plan attached)



- 5) Between the rear lot lines of existing neighborhoods and new veranda rear lot line, there will be:
- the Centerpoint strip (50 foot or 35 foot depending on the location) and a 10 foot strip with a swale on veranda property.
  - the veranda fence which would be on the rear lot line and the swale would be outside the fence (exhibit below).



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