



# 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, November 1, 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/87872551080?pwd=WjBSZU4ybWRuUE1uUmhzVDU4eE10dz09>

**Meeting ID:** 878 7255 1080

**Passcode:** 841704

One tap mobile

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Meeting ID: 878 7255 1080

Passcode: 841704

Find your local number: <https://us06web.zoom.us/j/87872551080?pwd=WjBSZU4ybWRuUE1uUmhzVDU4eE10dz09>

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 October 4, 2021, regular meeting (a copy is enclosed).
- B2. Next Planning and Zoning Commission meeting is Monday, December 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 – DPEG Williams Way Multifamily Plat – 15.89 acres of land – 1 Block – 0 Lots – 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.
- C2. Review and recommendation of a final report to City Commission for a Final Plat – Harlem Road Park – 12.82 acres of land – 1 Block – 0 Lots – 2 Reserves. The subject site is an existing Fort Bend County park located on the west side of Harlem Road.
- C3a. Public hearing to receive comments for or against a request by Ryan Moeckel on behalf of Blasdel Farmhouse LLC, to replat as part of a Final Plat an approximate 4.4019 acre tract of land being all of Lots 8, 9, and 10 of Edgewood Annex No. 3 recorded in Vol. 252 Page 335 of the Fort Bend County Deed Records.
- C3b. Review and recommendation of a final report to City Commission for a Final Plat – Blasdel Farmhouse – 4.40 acres of land – 1 Block – 0 Lots – 1 Reserve. The subject site is located on the northeast corner of Edgewood Drive and Baudet Drive.

#### Other

- C4. Development related staff update.
- C5. Discuss potential amendment to fence regulations.
- 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 December 6, 2021 regular meeting.
- C9. Introducing Christian Togmus, Planner I.
- C10. Adjournment.

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



# RICHMOND

EST. **TEXAS** 1837

*Where History Meets Opportunity*

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

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

Monday, October 4, 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, October 4, 2021, at 5:00 p.m. A quorum was present, with the following members in attendance:

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

Staff in attendance: Jose Abraham, Planning Director; Oanh Nguyen, Planner II, Lori Bownds, Building Official; Howard Christian, Assistant City Manager 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 September 7, 2021, meeting. Commissioner Hogue 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, November 1, 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 Thirty-Five – 17.4 acres of land – 3 Blocks – 90 Lots – 3 Reserves. The subject site is a section within Veranda Master Planned Community located along the north side of Richmond Parkway. Mr. Abraham explained that the site is located on the north side of Richmond Parkway and east of the Huntington senior living facility site. The plat includes a subdivision of a minimum of 37 lots that are 50' wide and 53 lots that are 40' wide. The Veranda Development Agreement allows 25% of the total number of lots to be non-traditional, and this section is included. Mr. Abraham concluded with Staff's recommendation of approval to the City Commission. Commissioner Hogue abstained from any discussion and voting. A quorum was not available and no recommendation was made by the Planning and Zoning Commission.

Commissioner Kubelka introduced agenda item C2., Review and recommendation of a final report to City Commission for a Final Plat – Veranda Section Forty-One – 25.81 acres of land – 2 Blocks – 47 Lots – 3 Reserves. The subject site is a section within Veranda Master Planned Community. Mr. Abraham explained that the site is located on the east side of Great Blue Heron Lane across from the proposed School site in Veranda. The plat includes a subdivision of 47 lots that are a minimum of 55' wide and includes drainage reserves in 2 blocks. The proposed preliminary plat is in conformance with the approved General Plan for the Veranda Master Planned Community. Mr. Abraham concluded by recommending approval with conditions listed in the report. Commissioner Hogue abstained from any discussion and voting. A quorum was not available and no recommendation was made by the Planning and Zoning Commission.

Commissioner Kubelka introduced agenda item C3., Review and recommendation of a final report to City Commission for a proposed amendment to the Concept Plan for Harvest Green– 1,686.4+ acres of land out of the William Morton Survey, A-62 and Jane Wilkins Survey, A-96. The proposed expansion includes additional acreage extending from the current eastern boundary to Grand Parkway. Ms. Nguyen explained that the applicant is amending the existing approved Concept Plan, which is approximately 1042 acres of land, by adding approximately 644 acres of land. The amendment to the concept plan includes an extension from the east side of the current concept plan to Grand Parkway. The proposed preliminary plat applications of Harvest Home Drive Street Dedication and Harvest Green Section Forty-One included on the agenda are located within this proposed expansion of Harvest Green development. Ms. Nguyen concluded with Staff's recommendation of approval to the City Commission. Commissioner Hogue abstained from any discussion and voting. A quorum was not available and no recommendation was made by the Planning and Zoning Commission.

Commissioner Kubelka introduced agenda item C4., Review and recommendation of a final report to City Commission for a Preliminary Plat – Harvest Home Drive Street Dedication – 9.4 acres of land – 1 Block – 0 Lots – 1 Reserve. The subject site is a section within the amendment of the Harvest Green development. Ms. Nguyen explained that the site is located on the east side of Harlem Road within the Harvest Green expansion. The proposed subdivision is an extension of Harvest Home Drive which is located on the west side of Harlem Drive. The plat includes zero lots, one reserve, in one block; however, only approximately one acre of the land is situated in the City of Richmond ETJ. Ms. Nguyen concluded with Staff's recommendation of approval to the City Commission. Commissioner Hogue abstained from any discussion and voting. A quorum was not available and no recommendation was made by the Planning and Zoning Commission.

Commissioner Kubelka introduced agenda item C5., Review and recommendation of a final report to City Commission for Preliminary Plat – Harvest Home Section Forty-One – 14.8 acres of land – 2 Blocks – 63 Lots – 3 Reserves. The subject site is a section within the proposed Harvest Green expansion. Ms. Nguyen explained that the site is located on the east side of Harlem Road and south of the proposed Harvest Home Drive street extension, within the proposed Harvest Green expansion. The plat includes 63 lots that are a minimum of 55' wide, 3 reserves, in 2 blocks. Ms. Nguyen concluded with Staff's recommendation of approval to the City Commission. Commissioner Hogue abstained from any discussion and voting. A quorum was not available and no recommendation was made by the Planning and Zoning Commission.

Commissioner Kubelka introduced agenda item C6., Staff update to discuss potential annexation of:

- a) An approximate 1.7709 acre tract; located at the northern corner of Circle Oak Parkway and FM 762 intersection and south of Del Webb residential neighborhood (Old Dr. Thompson property).

- b) An approximate 45.135 acre tract which is currently vacant, located south of Walmart and the intersection of FM 2218 and Wall St.

Mr. Abraham explained that the 1.7709 acre tract is a proposed retail center that is under construction. He added that the subject site is designated as SR, Suburban Residential on the Future Land use Plan and if annexed, rezoning to GC, General Commercial will be required. He also discussed the 45.135 acre tract which is proposed to be developed as a single-family residential neighborhood by Meritage Homes. According to him, the subject site is designated as BP, Business Park on the Future Landuse Plan and if annexed, rezoning to GR, General Residential will be required.

Commissioner Kubelka introduced agenda item C7., 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 projects discussed included the following proposed projects:

- Art Studio at 105 Fort Street;
- General Residential at 410 Riveredge Drive;
- Restaurant at 103 South 3<sup>rd</sup> Street; and
- Office Condos or Single-Family Attached at 902 Richmond Parkway.

Projects under reviews discussed included the following proposed projects:

- Retail Center at 4120 Richmond Parkway;
- Anchor Bend Church at 1400 FM 2218;
- Ace Hardware at 11818 Mason Road.

Commissioner Kubelka introduced agenda item C8., Excuse from attendance at regular Planning and Zoning Commission Meeting. Mr. Abraham noted that Commissioner Frederick and Commissioner Myska have requested to be excused from the meeting citing health and travel reasons. Commissioner Hogue moved to excuse Commissioner Frederick and Commissioner Myska absence at the meeting. The motion was seconded by Commissioner Schultz. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item C9., Discuss Planning and Zoning Snippet provided by staff. Mr. Abraham made a presentation regarding Signage.

Commissioner Kubelka introduced agenda item C10., Consider agenda item requests by Commissioners for October 4, 2021 regular meeting. No suggestions were made.

There being no further business to be brought before the Planning and Zoning Commission, Commissioner Kubelka adjourned the meeting at 5:30 p.m.

Approved:

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Katherine M. Graeber-Kubelka (Chair)

**PLANNING AND ZONING COMMISSION**

*Staff Report: Plat Application*

**Agenda Date:** November 1, 2021

**Agenda Item:** C1

**Plat Name:** DPEG Williams Way Multifamily Plat, Final Plat

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

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

**Zoning Designation:** NA / ETJ

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

**Project Planner:** Oanh Nguyen, Planner II

**Background/Review Notes**

- The subject site is located south of US 59, along the east side of Williams Way. The subject site abuts the City of Richmond Wastewater treatment plant at its southeast corner (Vicinity Map below).
- The preliminary plat was approved with conditions at City Commission’s meeting in June 2021 and since then the conditions were met.
- The proposed final plat includes zero (0) lots, three (3) reserves in one (1) block.
- Staff is currently reviewing a site development plan application for a multifamily development proposed for this site.



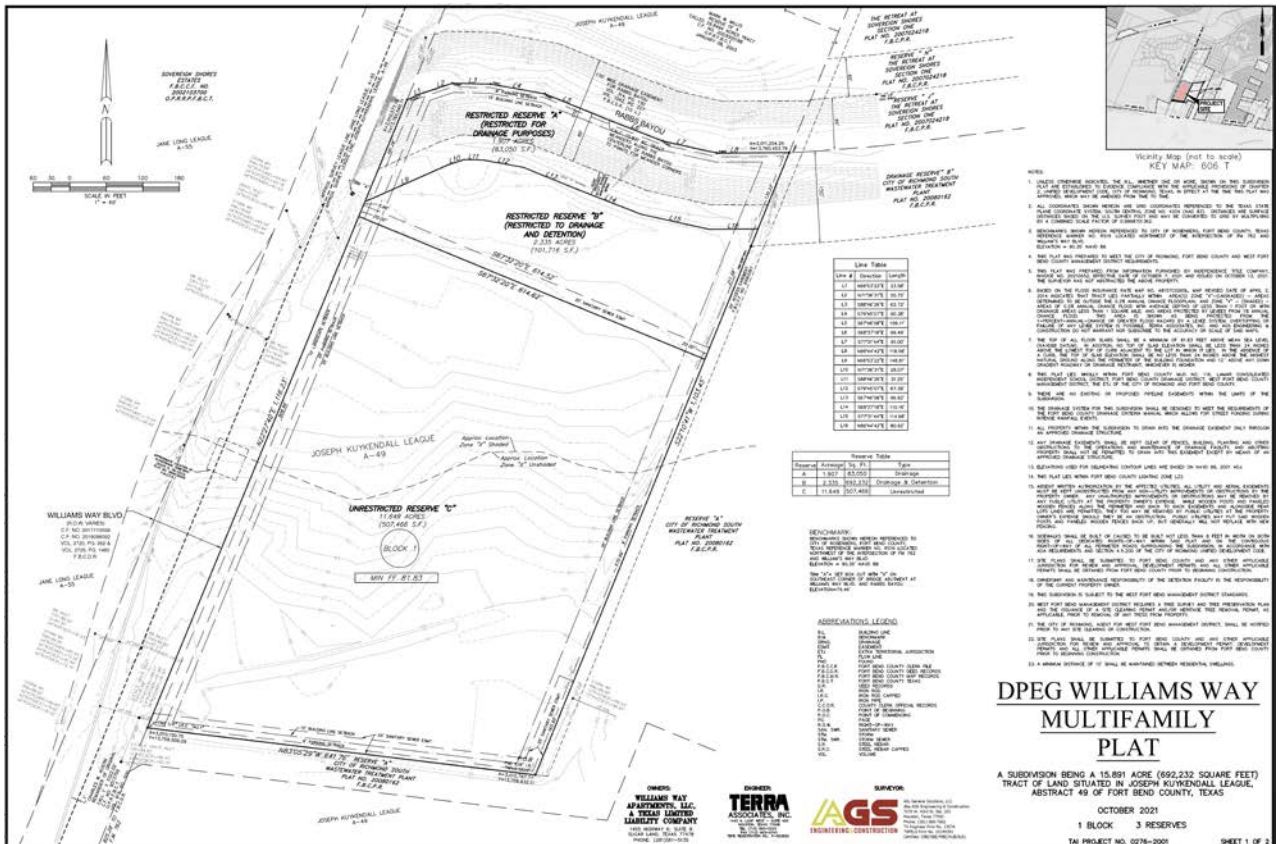


**Staff Recommendation**

**CONDITIONAL APPROVAL:** Staff recommends approval of this final plat conditioned upon addressing the comment(s) listed below:

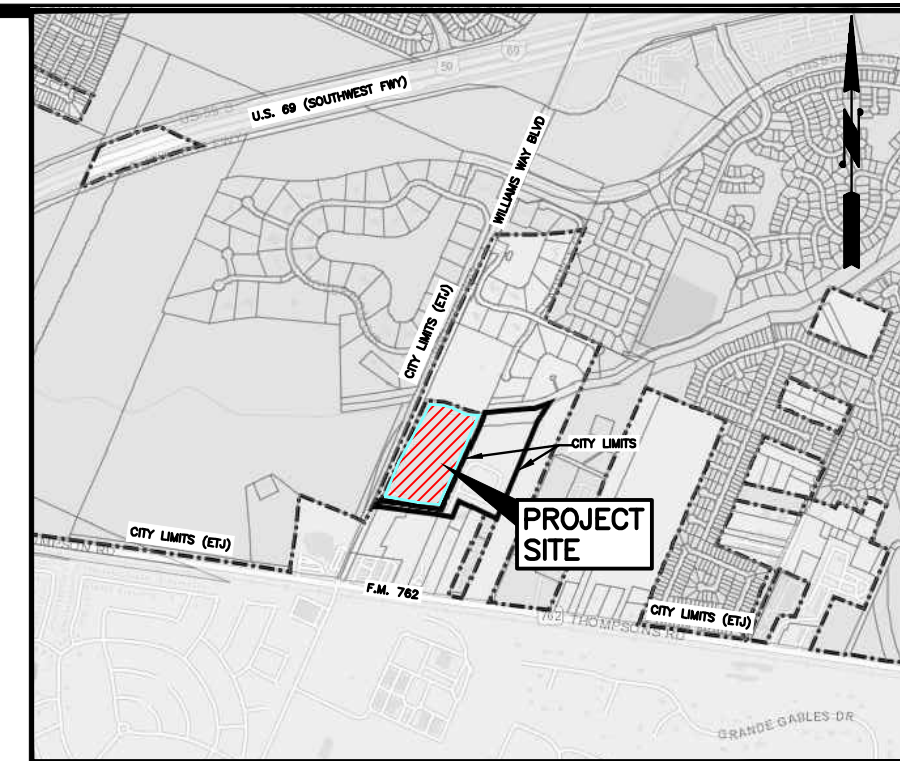
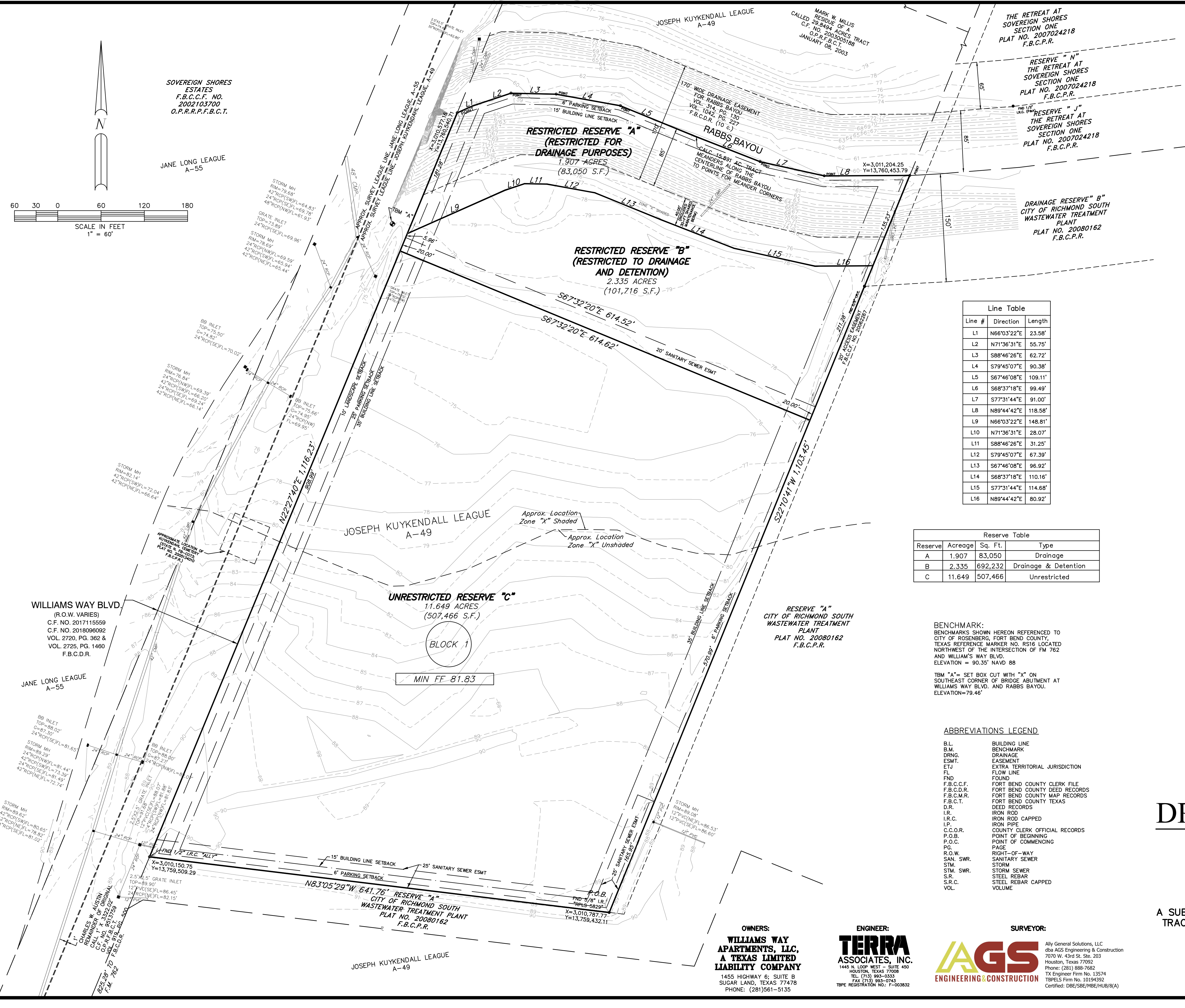
Comments to ensure accuracy and clarity and conformance to Section 6.3.503 of the UDC:

1. Please provide documentation that the subject site has been annexed into Fort Bend County MUD No. 116.
2. The square footage indicated on the City Planning Letter (CPL) Legal Description and Exhibit “A” does not match. Please revise to be consistent and accurate, and resubmit an updated CPL.





F:\Clients\0276-Dhanoi Private Equity Group\0276-2001 Williams Way\Drawings\Survey\Plot\JPEG\WilliamsWay\_Plot.dwg Oct 19, 2021 - 3:34pm Terra Associates Inc., dbuckson



- NOTES:
- UNLESS OTHERWISE INDICATED, THE B.L., WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 2, UNIFIED DEVELOPMENT CODE, CITY OF RICHMOND, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
  - ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO. 4204 (NAD 83). DISTANCES ARE SURFACE DISTANCES BASED ON THE U.S. SURVEY FOOT AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9998701362.
  - BENCHMARKS SHOWN HEREON REFERENCED TO CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS REFERENCE MARKER NO. RS16 LOCATED NORTHWEST OF THE INTERSECTION OF FM 762 AND WILLIAM'S WAY BLVD. ELEVATION = 90.35' NAVD 88
  - THIS PLAT WAS PREPARED TO MEET THE CITY OF RICHMOND, FORT BEND COUNTY AND WEST FORT BEND COUNTY MANAGEMENT DISTRICT REQUIREMENTS.
  - THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY INDEPENDENCE TITLE COMPANY, INVOICE NO. 20210552, EFFECTIVE DATE OF OCTOBER 7, 2021 AND ISSUED ON OCTOBER 13, 2021. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
  - BASED ON THE FLOOD INSURANCE RATE MAP NO. 48157C0265L, MAP REVISED DATE OF APRIL 2, 2014 INDICATES THAT TRACT LIES PARTIALLY WITHIN AREA(S) ZONE "X" (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; AND ZONE "X" (SHADED) AREAS OF 0.2% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1-PERCENT ANNUAL CHANCE OF GREATER FLOOD HAZARD BY A LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE. TERRA ASSOCIATES, INC. AND AGS ENGINEERING & CONSTRUCTION DO NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
  - THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 81.83 FEET ABOVE MEAN SEA LEVEL (NAVD88 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND AROUND THE PERIMETER OF THE BUILDING FOUNDATION AND 12" ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
  - THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUD NO. 116, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, WEST FORT BEND COUNTY MANAGEMENT DISTRICT, THE ETJ OF THE CITY OF RICHMOND AND FORT BEND COUNTY.
  - THERE ARE NO EXISTING OR PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
  - THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS FOR STREET PONDING DURING INTENSE RAINFALL EVENTS.
  - ALL PROPERTY WITHIN THE SUBDIVISION TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
  - ANY DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDING, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF DRAINAGE FACILITY, AND ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.
  - ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NAVD 88, 2001 ADJ.
  - THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ZONE LZ2.
  - ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
  - SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 8 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING THE SUBDIVISION, IN ACCORDANCE WITH ADA REQUIREMENTS AND SECTION 4.5.200 OF THE CITY OF RICHMOND UNIFIED DEVELOPMENT CODE.
  - 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.
  - OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DETENTION FACILITY IS THE RESPONSIBILITY OF THE CURRENT PROPERTY OWNER.
  - THIS SUBDIVISION IS SUBJECT TO THE WEST FORT BEND MANAGEMENT DISTRICT STANDARDS.
  - WEST FORT BEND MANAGEMENT DISTRICT REQUIRES A TREE SURVEY AND TREE PRESERVATION PLAN AND THE ISSUANCE OF A SITE CLEARING PERMIT AND/OR HERITAGE TREE REMOVAL PERMIT, AS APPLICABLE, PRIOR TO REMOVAL OF ANY TREES FROM PROPERTY.
  - THE CITY OF RICHMOND, AGENT FOR WEST FORT BEND MANAGEMENT DISTRICT, SHALL BE NOTIFIED PRIOR TO ANY SITE CLEARING OR CONSTRUCTION.
  - SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMIT. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
  - A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.

Line Table

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

Reserve Table

Reserve	Acres	Sq. Ft.	Type
A	1.907	83,050	Drainage
B	2.335	692,232	Drainage & Detention
C	11.649	507,466	Unrestricted

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

TBM "A" = SET BOX CUT WITH "X" ON SOUTHEAST CORNER OF BRIDGE ABUTMENT AT WILLIAMS WAY BLVD. AND RABB'S BAYOU. ELEVATION=79.46'

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

# DPEG WILLIAMS WAY MULTIFAMILY PLAT

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

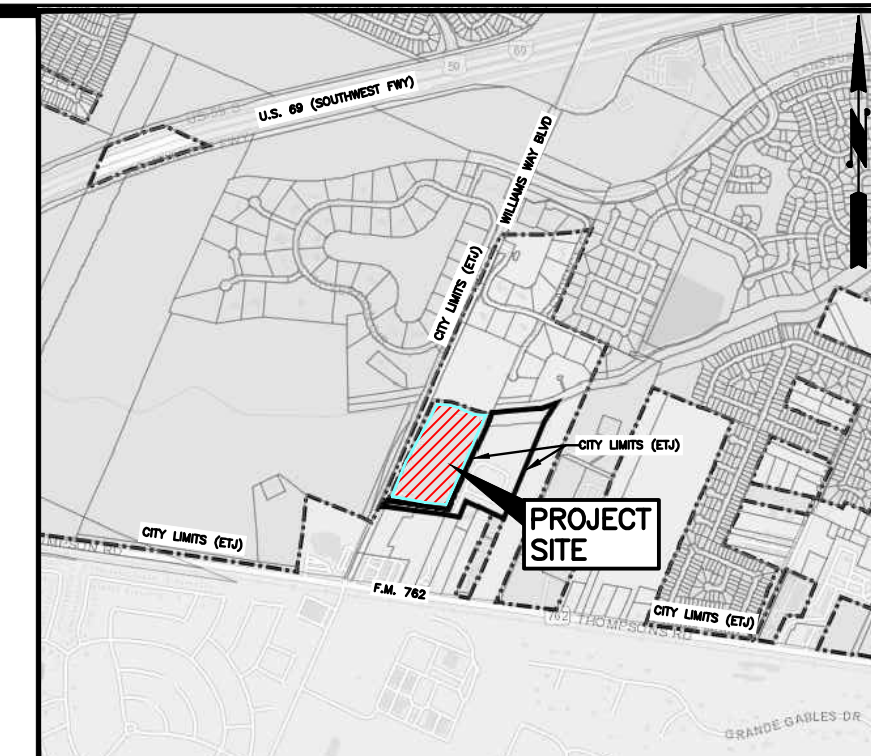
OCTOBER 2021

1 BLOCK 3 RESERVES

TAI PROJECT NO. 0276-2001

SHEET 1 OF 2





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

STATE OF TEXAS  
COUNTY OF FORT BEND

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

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

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

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

FURTHER, WE DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

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

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

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

WILLIAMS WAY APARTMENTS, LLC  
A TEXAS LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
NADYRSHAH H. DHANANI, MANAGER NURALI WADHWANI, MEMBER

STATE OF TEXAS  
COUNTY OF FORT BEND

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

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

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

I, KEVIN POLASEK, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY, TO THE BEST OF MY KNOWLEDGE.

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

STATE OF TEXAS  
COUNTY OF FORT BEND

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

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

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

STATE OF TEXAS  
COUNTY OF FORT BEND

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

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
REBECCA K. HAAS, MAYOR LAURA SCARLATO, CITY SECRETARY

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

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

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

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

GRADY PRESTAGE,  
COMMISSIONER, PRECINCT 2

KP GEORGE,  
COUNTY JUDGE

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

KEN DEMERCHANT,  
COMMISSIONER, PRECINCT 4

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

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

COUNTY CLERK FORT BEND COUNTY, TEXAS

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

# DPEG WILLIAMS WAY MULTIFAMILY PLAT

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

OCTOBER 2021

1 BLOCK 3 RESERVES

TAI PROJECT NO. 0276-2001

SHEET 2 OF 2

OWNERS:  
**WILLIAMS WAY  
APARTMENTS, LLC,  
A TEXAS LIMITED  
LIABILITY COMPANY**  
1455 HIGHWAY 6, SUITE B  
SUGAR LAND, TEXAS 77478  
PHONE: (281)561-5135

ENGINEER:  
**TERRA  
ASSOCIATES, INC.**  
1445 N. LOOP WEST - SUITE 450  
HOUSTON, TEXAS 77008  
TEL. (713) 993-0333  
FAX (713) 993-0743  
TBPCE REGISTRATION NO.: F-003832

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

**PLANNING AND ZONING COMMISSION**

*Staff Report: Plat Application*

**Agenda Date:** November 1, 2021

**Agenda Item:** C2.

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**Plat Name:** Harlem Road Park – Final Plat

**Applicant:** Chad Shook | Weisser Engineering and Surveying

**Project Description:** A subdivision of 12.816 acres situated in the William Morton 1 1/2 League, Abstract 62, Fort Bend County, Texas.

**Zoning Designation:** NA / ETJ

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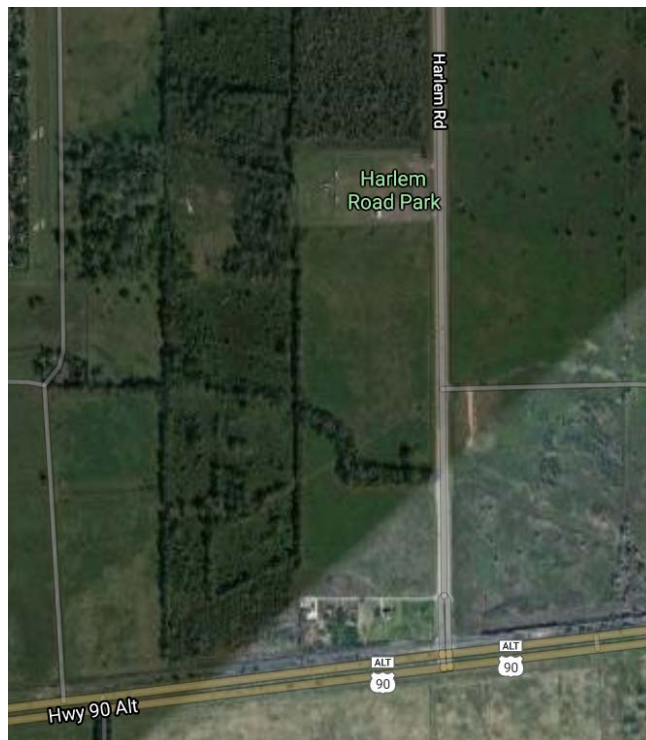
**Reviewers:** City of Richmond Development Review Committee (DRC)

**Project Planner:** Oanh Nguyen, Planner II

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**Background/Review Notes**

- *The subject site is located on the west side of Harlem Road and north of Highway 90A and owned by Fort Bend County. See exhibit below.*
- *The preliminary plat was approved with conditions at City Commission’s meeting in July 2021 and since then the conditions were met.*
- *The proposed final plat includes zero (0) lots, two (2) reserves in one (1) block.*



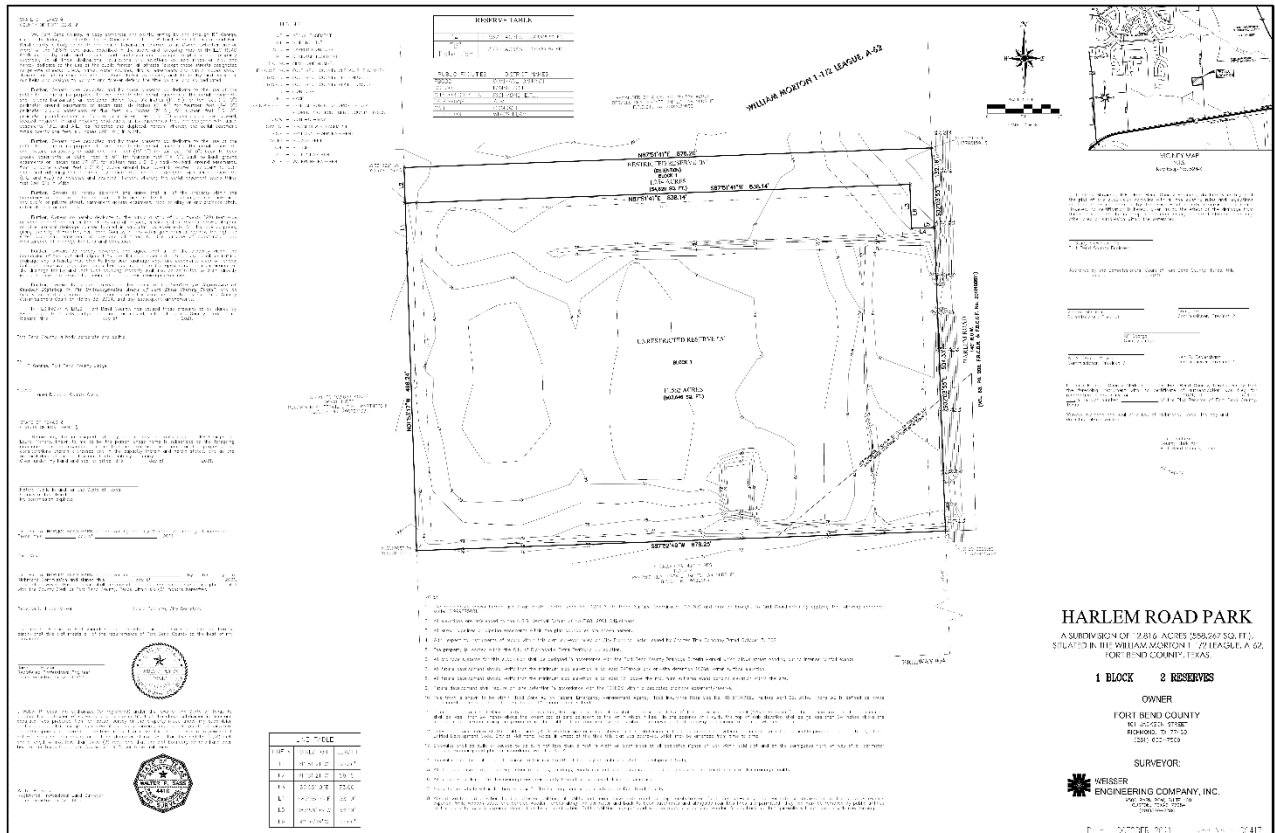


**Staff Recommendation**

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

Comments to ensure accuracy and clarity and conformance to Section 6.3.503 of the UDC:

1. Please revise to ensure that the acreage and square footage on the City Planning Letter (CPL) is accurately reflected on the reserve table, plat, and title block. The CPL indicates 11.562 acres (503,646 square foot) as depicted for Reserve “A” and 1.254 acres (54,621 square foot) as depicted for Reserve “B”.
2. Revise to remove references to City of Houston within the Owner’s acknowledgement and any other area on the plat, if applicable.
3. Please revise the City of Richmond Signature Block to read as provided in Section 6.3.503.C.3.u.2 of the UDC.
4. Please add FBDCM to the Legend.
5. Please provide a letter of no objection from Centerpoint Energy and Comcast.
6. Revise note number 4 to match the actual date of the City Planning Letter (CPL). This note has been updated, but again does not match the updated CPL.



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 12.816-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 obstructing 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.

Fort Bend County, a body corporate and politic

By: \_\_\_\_\_  
KP George, Fort Bend County Judge

Attest: \_\_\_\_\_  
Laura Richard, County Clerk

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: \_\_\_\_\_

This Plat of HARLEM ROAD PARK is approved by the City Manager of the City of Richmond, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

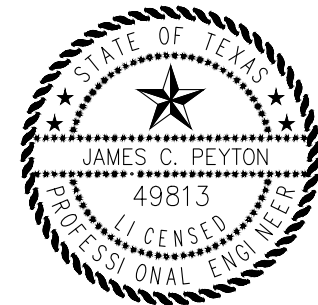
Terri Vela

This Plat of HARLEM ROAD PARK is approved on \_\_\_\_\_ by the City of Richmond Commission and signed this \_\_\_\_\_ day of \_\_\_\_\_, 2021, provided, however, this approval shall be invalid, and null and void, unless this plat is filed with the County Clerk of Fort Bend County, Texas within six (6) months hereafter.

Rebecca K. Haas, Mayor  
Laura Scarlato, City Secretary

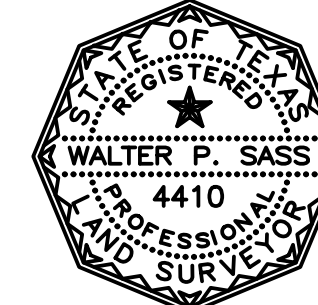
I, James C. Peyton, a Professional Engineer registered in the State of Texas do hereby certify that this plat meets all of the requirements of Fort Bend County to the best of my knowledge.

James C. Peyton  
Registered Professional Engineer  
Texas Registration No. 49813



I, Walter P. Sass, am authorized (or 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 accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plot boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

Walter P. Sass  
Registered Professional Land Surveyor  
Texas Registration No. 4410



LEGEND

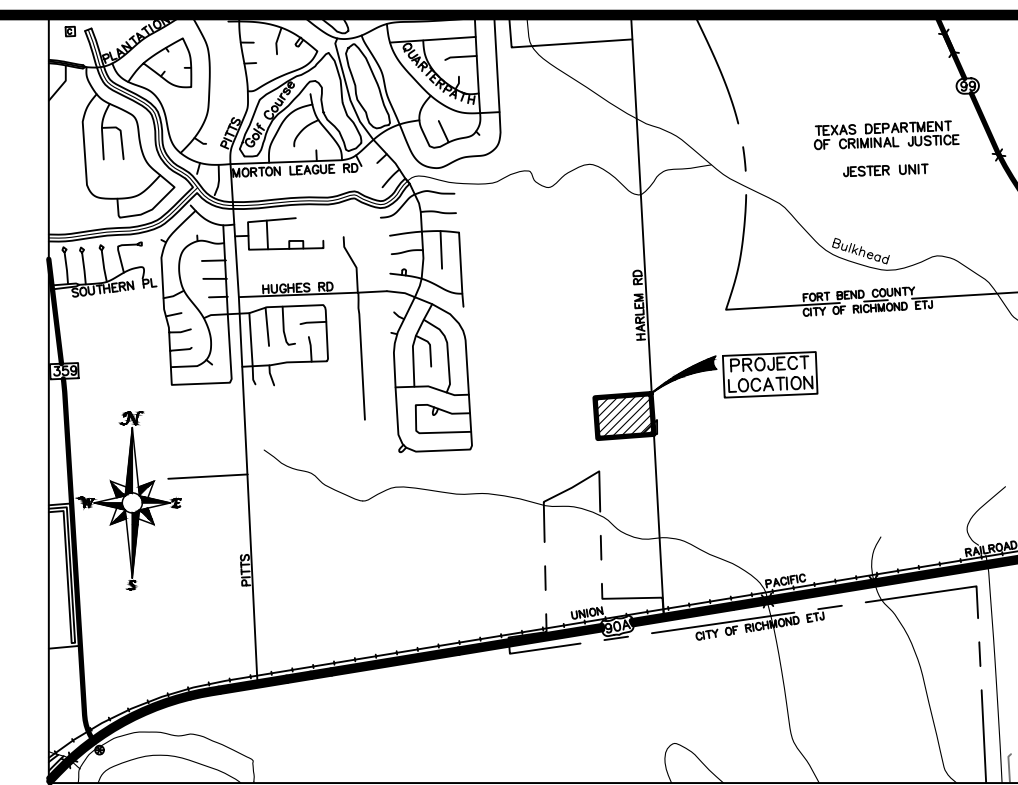
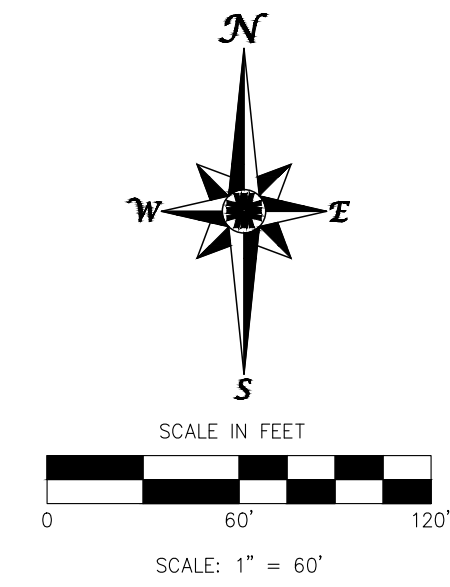
- A.E. - AERIAL EASEMENT
- B.L. - BUILDING LINE
- C.I.R. - CAPPED IRON ROD
- D.E. - DRAINAGE EASEMENT
- F.C. NO. - FILM CODE NUMBER
- F.B.C.C.F. NO. - FORT BEND COUNTY CLERKS FILE NUMBER
- F.B.C.D.R. - FORT BEND COUNTY DEED RECORD
- F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
- I.R. - IRON ROD
- PG. - 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

RESERVE TABLE		
"A"	11.5621 ACRES	(503,646 SQ. FT.)
"B"	1.2539 ACRES	(54,620 SQ. FT.)

PUBLIC FACILITIES	DISTRICT NAMES
FBCCD	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

WILLIAM MORTON 1-1/2 LEAGUE, A-62



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

I, J. Stacy Slowinski, P.E., Fort Bend County Engineer, do hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this office as adopted by the Fort Bend County Commissioners' Court. However, no certification is hereby given as to the effect of the drainage from this subdivision on the intercepting drainage artery or parent stream or on any other area or subdivision within the watershed.

J. Stacy Slowinski, P.E.  
Fort Bend County Engineer

Approved by the Commissioners' Court of Fort Bend County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Vicent Morales, 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

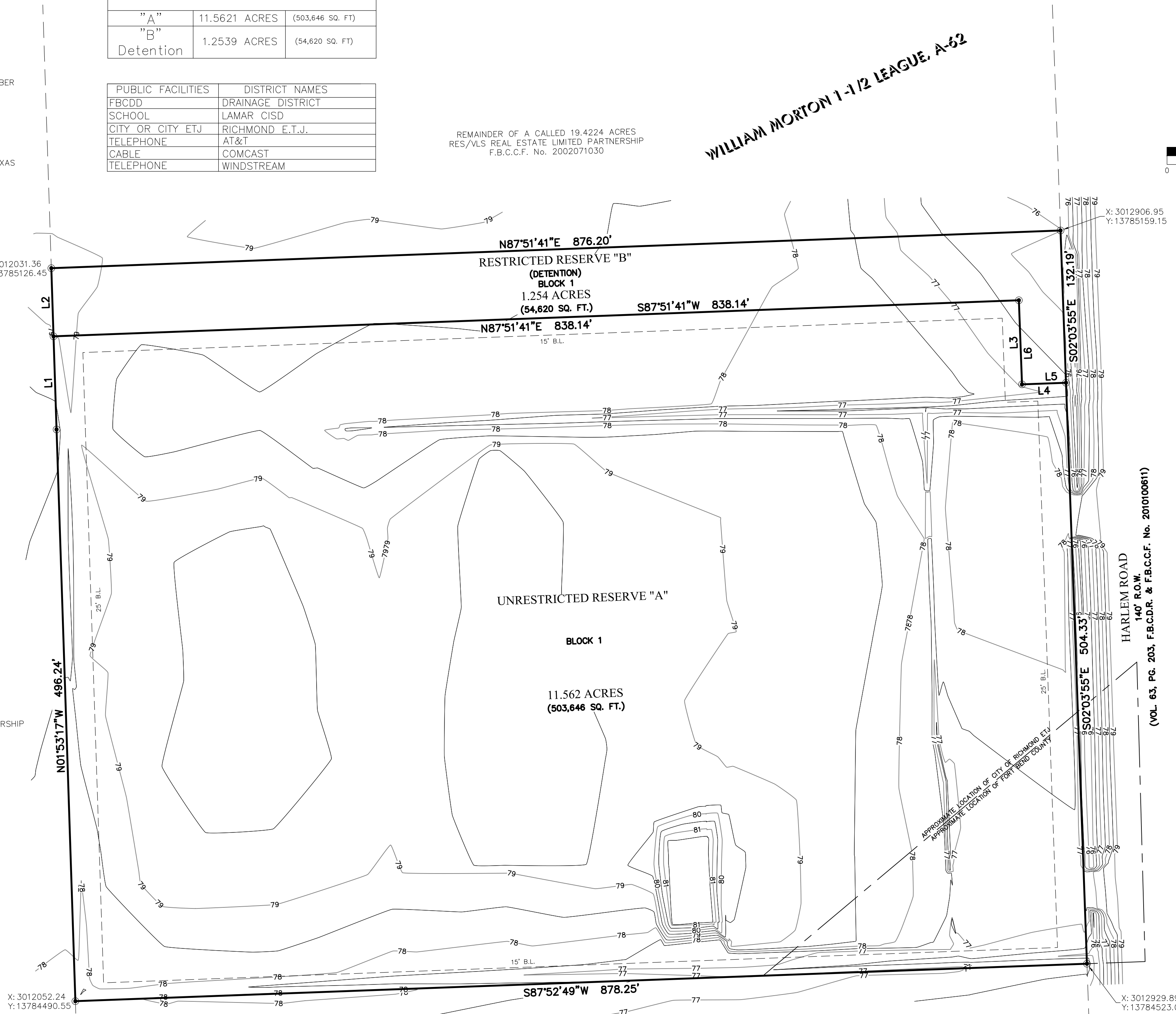
I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on \_\_\_\_\_, 2021, at \_\_\_\_\_ o'clock \_\_\_\_\_ PM in plot number \_\_\_\_\_ of the Plat Records of Fort Bend County, Texas.

Witness my hand and seal of office, at Richmond, Texas. The day and date last above written.

Laura Richard  
County Clerk for  
Fort Bend County, Texas

By: \_\_\_\_\_  
Deputy

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



X: 3012052.24  
Y: 13784490.55

X: 3012929.89  
Y: 13784523.04

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

NOTES:

- 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.
- All elevations are referenced to the N.G.S. Vertical Datum of NAVD88, 2001 Adjustment.
- All known pipelines or pipeline easements within the plat boundaries are shown hereon.
- With respect to instruments of record within this plat, surveyor relied on City Planning Letter issued by Charter Title Company Dated October 5, 2021.
- The property is located within the City of Richmond's Extra Territorial Jurisdiction.
- All drainage systems for this subdivision shall be designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding during intense rainfall events.
- All future development should verify that the minimum slab elevation is at least 24" above any on-site detention 100Yr. water surface elevation.
- All future development should verify that the minimum slab elevation is at least 12" above the maximum extreme event ponding elevation within the site.
- Future development shall require on-site detention in accordance with the FBCCDM within a dedicated drainage easement/reserve.
- 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.
- In accordance with Fort Bend County's determination, the top of all floor slabs shall be minimum of 83.00' 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.
- 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.
- 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.
- Sidewalks shall be built in conformance to Section 4.5.201 of the City of Richmond Unified Development Code.
- All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operations and maintenance of the drainage facility.
- All property to drain into the drainage easements only through an approved drainage structure.
- Property lies wholly within lighting zone # 3. The Lighting zone is administered by Fort Bend County.
- 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.

LINE #	DIRECTION	LENGTH
L1	N1°51'21"W	80.86'
L2	N1°51'21"W	59.15'
L3	S2°08'19"E	73.00'
L4	N87°56'05"E	38.19'
L5	S87°56'05"W	38.19'
L6	N2°08'19"W	73.00'

# HARLEM ROAD PARK

A SUBDIVISION OF 12.816 ACRES (558,267 SQ. FT.),  
SITUATED IN THE WILLIAM MORTON 1-1/2 LEAGUE, A-62,  
FORT BEND COUNTY, TEXAS.

1 BLOCK 2 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

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

**Agenda Date:** November 1, 2021  
**Agenda Item:** C3a & b.

**Plat Name:** Blasdel Farmhouse – Final Plat  
**Applicant:** Ryan Moeckel | TEAM  
**Project Description:** A subdivision of 4.4019 acre tract of land being all of lots 8-10, Edgewood Addition Annex No. 3.  
**Zoning Designation:** NA / ETJ

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

**Background/Review Notes**

- The proposed subdivision is located at 715 Edgewood Drive, the northeast corner of Edgewood Drive and Baudet Lane.
- The subject site is located in the City of Richmond’s ETJ. This plat includes a replat that combines all the existing lots to create one (1) reserve in one (1) block. A public hearing is required for the approval of this plat.
- The site is proposed to be developed as an event center and a preliminary plat for the subject site was approved in September 2021. Staff is reviewing a site development plan application.



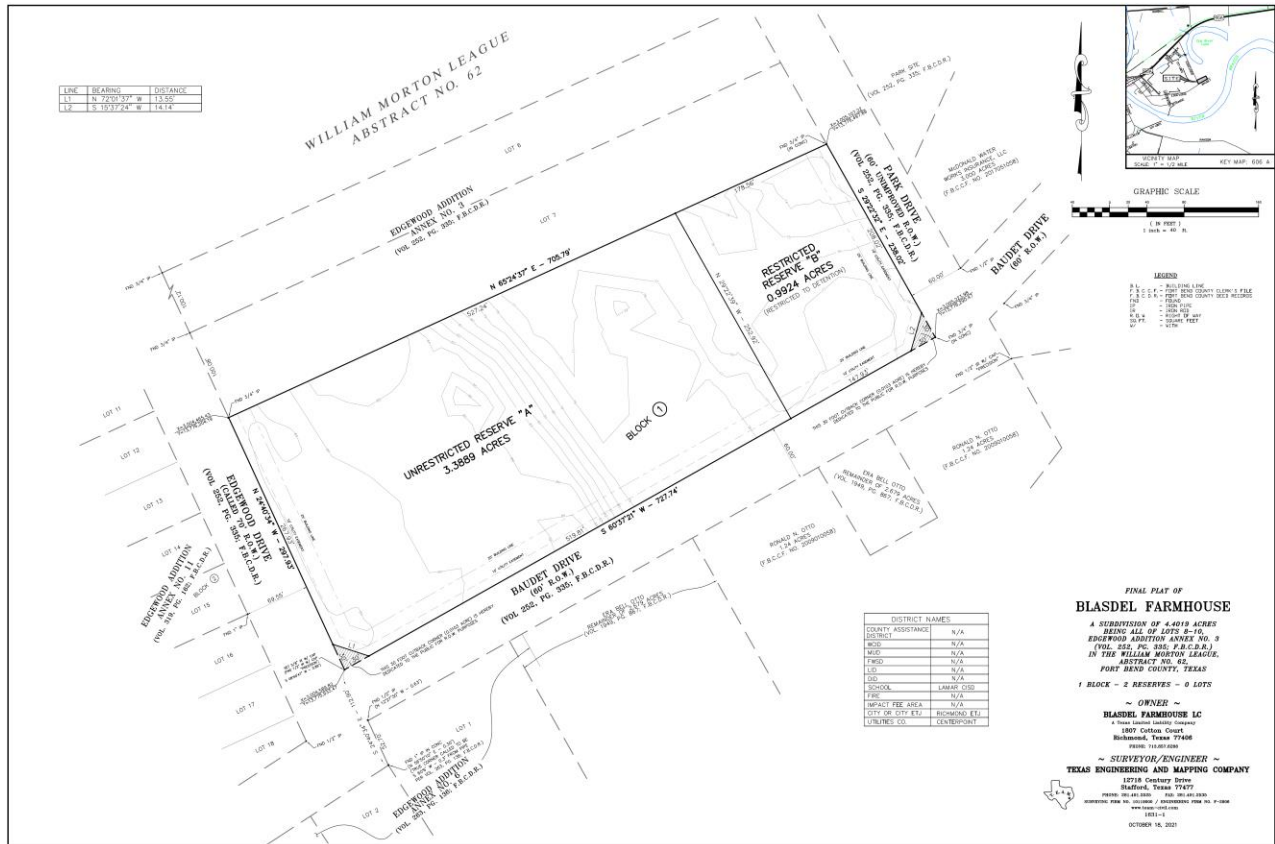


**Staff Recommendation**

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

Comments to ensure accuracy and clarity and conformance to Section 6.3.503 of the UDC:

1. Please revise the plat to include information necessary to complete Note #4.
2. Informational: Final plats are not required to include “Final plat of” within the title block.





STATE OF TEXAS :  
COUNTY OF FORT BEND:

We, Blasdel Farmhouse LC, a Texas limited liability company acting by and through David Schroeder, Manager; hereinafter referred to as Owners of the 4.4019 acres shown hereon and described in the above and foregoing map of **BLASDEL FARMHOUSE**, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said map or plat and do hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unabstracted 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 unabstracted 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 obutting 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 of 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, Blasdel Farmhouse LC, a Texas limited liability company, has caused these presents to be signed by David Schroeder, Manager, thereunto authorized, this \_\_\_\_ day of \_\_\_\_\_, 2021.

Blasdel Farmhouse LC  
a Texas limited liability company,

BY: \_\_\_\_\_  
David Schroeder, Manager

STATE OF TEXAS :  
COUNTY OF FORT BEND :

BEFORE ME, the undersigned authority, on this day personally appeared David Schroeder, Manager of Blasdel Farmhouse LC, 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 **BLASDEL FARMHOUSE** 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

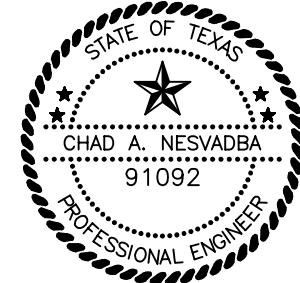
This Plat of **BLASDEL FARMHOUSE** approved on \_\_\_\_\_ by the City of Richmond City Commission, and signed this the \_\_\_\_ day of \_\_\_\_\_, 2021, provided, however, this approval shall be invalid, and null, and void, unless this plat is filed with the County Clerk of Fort Bend County, Texas, within one (1) year hereafter.

\_\_\_\_\_  
Rebecca K. Hoas, Mayor

\_\_\_\_\_  
Laura Scarlato, City Secretary

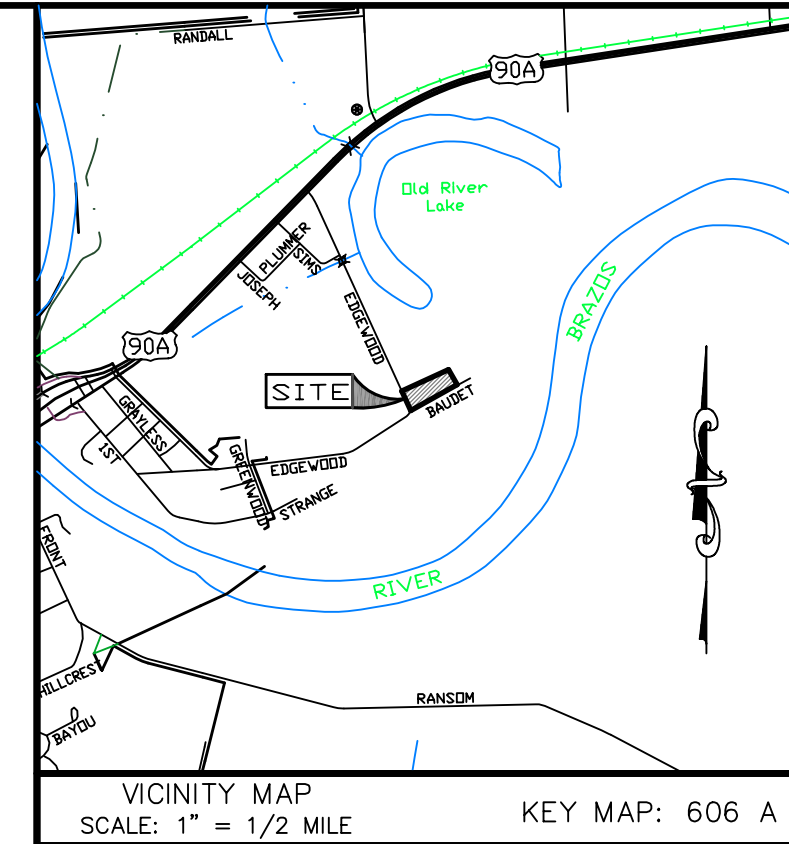
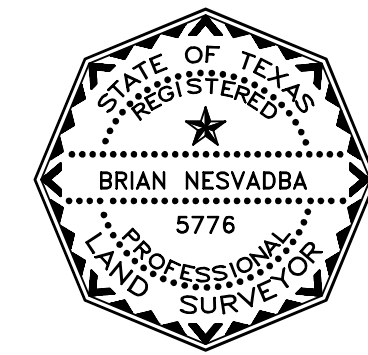
I, Chad A. Nesvadba, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets the requirements of Fort Bend County to the best of my knowledge.

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



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

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



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

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 0.99987312465.
- 2.) THE MINIMUM FINISHED SLAB ELEVATION SHALL BE \_\_\_\_\_ FEET ABOVE MEAN SEA LEVEL, OR 18 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 EIGHTEEN (18) INCHES ABOVE NATURAL GROUND. THE TOP OF SLAB ELEVATIONS SHALL BE NO LESS THAN 12" ABOVE EXTREME EVENT PONDING AND SHEET FLOW ELEVATIONS AS CALCULATED IN FUTURE SITE DESIGNS.
- 3.) BENCHMARK: ELEVATIONS ARE BASED ON GPS OBSERVATIONS IN THE FIELD USING NGS C.O.R.S. (NAVD '88, GEOID 12A)
- 4.) 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 EXTRA TERRITORIAL JURISDICTION, AND FORT BEND COUNTY, TEXAS.
- 5.) THE DRAINAGE SYSTEM FOR THIS SUBDIVISION WITHIN FORT BEND COUNTY IS DESIGNED IN ACCORDANCE WITH THE FORT BEND DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- 6.) ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 7.) ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 8.) 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.
- 9.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48157-C-02506 EFFECTIVELY DATED APRIL 2, 2014, THIS PROPERTY LIES PARTIALLY IN SHADED ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, LIES PARTIALLY IN ZONE "AE", SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD EVENT WITH BASE FLOOD ELEVATIONS DETERMINED, AND ALSO LIES PARTIALLY IN THE FLOODWAY AREA IN ZONE "AE".
- 10.) 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.
- 11.) • - INDICATES A SET 5/8" IR W/ CAP STAMPED "TEAM 281-491-2525", UNLESS OTHERWISE NOTED.
- 12.) 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.
- 13.) SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT PER THE CITY OF RICHMOND UNIFIED DEVELOPMENT CODE "UDC", PER SECTION 4.5.201, WITHIN ALL ROAD RIGHTS-OF-WAY DEDICATED TO THE PUBLIC.
- 14.) SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMIT, DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.

**FINAL PLAT OF  
BLASDEL FARMHOUSE**

**A SUBDIVISION OF 4.4019 ACRES  
BEING ALL OF LOTS 8-10,  
EDGEWOOD ADDITION ANNEX NO. 3  
(VOL. 252, PG. 335; F.B.C.D.R.)  
IN THE WILLIAM MORTON LEAGUE,  
ABSTRACT NO. 62,  
FORT BEND COUNTY, TEXAS**

**1 BLOCK - 2 RESERVES - 0 LOTS**

~ OWNER ~

**BLASDEL FARMHOUSE LC**  
A Texas Limited Liability Company  
1807 Cotton Court  
Richmond, Texas 77406  
PHONE: 713.857.6266

~ SURVEYOR/ENGINEER ~  
**TEXAS ENGINEERING AND MAPPING COMPANY**

12718 Century Drive  
Stafford, Texas 77477  
PHONE: 281.491.2525 FAX: 281.491.2535  
SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. F-2906  
www.team-civil.com  
1631-1  
OCTOBER 18, 2021





LINE	BEARING	DISTANCE
L1	N 72°01'37" W	13.55'
L2	S 15°37'24" W	14.14'

WILLIAM MORTON LEAGUE  
ABSTRACT NO. 62

EDGEWOOD ADDITION  
ANNEX NO. 3  
(VOL. 252, PG. 335; F.B.C.D.R.)

PARK SITE  
(VOL. 252, PG. 335; F.B.C.D.R.)

(60' PARK DRIVE  
UNIMPOUND R.O.W.)  
(VOL. 252, PG. 335; F.B.C.D.R.)  
S 29°22'32" E - 238.02'

MCDONALD WATER  
WORKS INSURANCE, LLC  
3.000 ACRES  
(F.B.C.C.F. NO. 2017051058)

RESTRICTED  
RESERVE "B"  
0.9924 ACRES  
(RESTRICTED TO DETENTION)

BAUDET DRIVE  
(60' R.O.W.)

UNRESTRICTED RESERVE "A"  
3.3889 ACRES

BLOCK ①

EDGEWOOD DRIVE  
(CALLED 70' R.O.W.)  
(VOL. 252, PG. 335; F.B.C.D.R.)

EDGEWOOD ADDITION  
ANNEX NO. 11  
BLOCK ②  
(VOL. 319, PG. 162; F.B.C.D.R.)

BAUDET DRIVE  
(60' R.O.W.)  
(VOL. 252, PG. 335; F.B.C.D.R.)

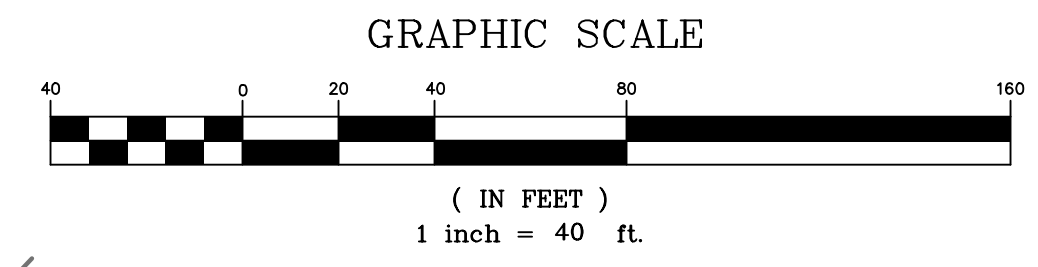
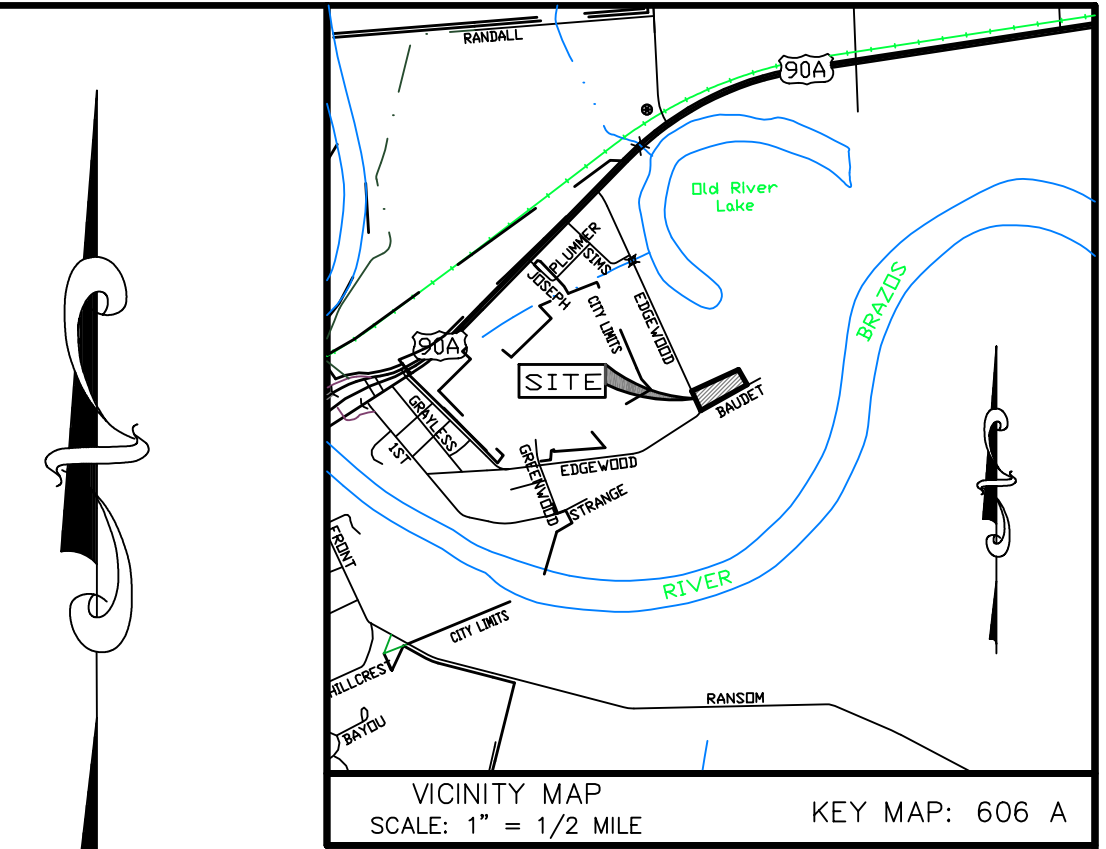
RONALD N. OTTO  
1.24 ACRES  
(F.B.C.C.F. NO. 2009010058)

RONALD N. OTTO  
1.24 ACRES  
(F.B.C.C.F. NO. 2009010058)

ERA BELL OTTO  
REMAINDER OF 2.679 ACRES  
(VOL. 1949, PG. 867; F.B.C.D.R.)

ERA BELL OTTO  
REMAINDER OF 2.679 ACRES  
(VOL. 1949, PG. 867; F.B.C.D.R.)

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



- LEGEND**
- B.L. - BUILDING LINE
  - F. B. C. C. F. - FORT BEND COUNTY CLERK'S FILE
  - F. B. C. D. R. - FORT BEND COUNTY DEED RECORDS
  - FND - FOUND
  - IP - IRON PIPE
  - IR - IRON ROD
  - R. O. W. - RIGHT OF WAY
  - SQ. FT. - SQUARE FEET
  - W/ - WITH

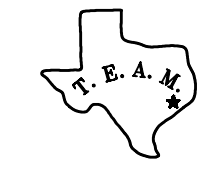
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1 BLOCK - 2 RESERVES - 0 LOTS

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## C4. DEVELOPMENT UPDATES TO THE PLANNING AND ZONING COMMISSION

November 2021

The following table provides an overview of Planning Department activities from October 1, 2021 through October 28, 2021:

<b>PRE-APPLICATION CONFERENCES</b>		
<b>LOCATION</b>	<b>LAND USE</b>	<b>DESCRIPTION</b>
<ul style="list-style-type: none"> <li>▪ Kingdom Heights (ETJ)</li> </ul>	General Residential	<ul style="list-style-type: none"> <li>▪ Staff met with representatives of Meritage Homes to discuss future sections within the neighborhood. Meritage Homes is considering purchasing the remaining areas within Kingdom Heights and possibly amending the existing Concept Plan.</li> </ul>
<ul style="list-style-type: none"> <li>▪ 2100 Meadow Lane (GR)</li> </ul>	General Residential	<ul style="list-style-type: none"> <li>▪ The subject property lies within Country Club Estates. Staff met with potential buyer of property proposing to establish a community home defined by the Texas Human Resources Code, Chapter 123. Staff provided permitting and fire information that the potential buyer will need to submit to the city.</li> </ul>
<ul style="list-style-type: none"> <li>▪ 512 7<sup>th</sup> Street (OT)</li> </ul>	Office	<ul style="list-style-type: none"> <li>▪ The subject property is Linebarger Law Firm. Staff met with applicant and design team to discuss the potential expansion of the existing structure and site improvements to be made. Staff provided information regarding development of the addition and site improvements.</li> </ul>
<ul style="list-style-type: none"> <li>▪ 610 Liberty Street (OT)</li> </ul>	Retail/Office	<ul style="list-style-type: none"> <li>▪ The subject property is located directly behind Blockhouse Coffee &amp; Kitchen. Staff met with applicant and design team to discuss a proposed development of a multitenant building. Staff provided information regarding development, parking, and detention.</li> </ul>
<ul style="list-style-type: none"> <li>▪ 117, 119, &amp; 203 Sims Road (ETJ)</li> </ul>	Retail	<ul style="list-style-type: none"> <li>▪ The subject property is located behind Xtreme Guns &amp; Ammo. Staff met with the property owner to discuss the development of an antique warehouse. Applicant will provide staff with square footage of the buildings on the property to calculate parking, then staff will provide information to proceed with their development.</li> </ul>
<ul style="list-style-type: none"> <li>▪ 1421 Great Blue Heron Lane (ETJ)</li> </ul>	Daycare	<ul style="list-style-type: none"> <li>▪ The subject property is located within the Veranda development, adjacent to Section 34, directly north of the Del Webb development. Staff met with potential buyers and their architect to discuss the development of a Montessori. Staff discussed development standards in detail.</li> </ul>

<ul style="list-style-type: none"> <li>303 Austin Street (OT)</li> </ul>	General Office	<ul style="list-style-type: none"> <li>The subject property lies between South 4<sup>th</sup> Street and South 3<sup>rd</sup> Street. Staff met with the applicant to discuss a proposal of developing a bail bonds or an attorney office. Staff provided basic information regarding planning, permitting, and drainage due to insufficient information for Staff to review prior to meeting.</li> </ul>
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<b>SITE DEVELOPMENT PLAN REVIEWS</b>		
LOCATION	LAND USE	DESCRIPTION
<ul style="list-style-type: none"> <li>1515 Preston Street (IN)</li> </ul>	Vehicle Gas/Fueling Station	<ul style="list-style-type: none"> <li>The subject site is located on the northwest corner of Preston St and Collins Rd. Staff is reviewing their first submittal.</li> </ul>
<ul style="list-style-type: none"> <li>24225 Wildwood Park Road (ETJ)</li> </ul>	Dog Park	<ul style="list-style-type: none"> <li>The subject site is located within the Veranda development along Wildwood Park Road and is a 2.7 acre dog park.</li> <li>Site development plans have been approved.</li> </ul>
<ul style="list-style-type: none"> <li>5131 Williams Way Blvd (ETJ)</li> </ul>	Multi-family	<ul style="list-style-type: none"> <li>The subject site is located south of US 59, along the east side of Williams Way. The property abuts the City of Richmond Wastewater treatment plant at its southeast corner. The project includes a total of 294 units.</li> <li>A final plat is included on this agenda. (DPEG Multi-family)</li> <li>Staff is reviewing the second submittal.</li> </ul>

<b>NEW STAFF MEMBER</b>
<p align="center"><b>Christian Togmus – Planner I</b></p> <p align="center">Christian brings experience from public side of City Planning and adds great value to City of Richmond Planning Team.</p>

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



**PLANNING AND ZONING COMMISSION**

*Staff Report: UDC Text Amendment Discussion*

**Agenda Date:** November 1, 2021

**Agenda Item:** C5

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**Agenda Item Subject:** Unified Development Code (UDC) Text Amendment

**Project Description:** To discuss potential amendment to fence regulations to be presented at the December meeting (**No Action required**).

**Zoning Designation:** NA

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

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**OVERVIEW**

Staff would like to discuss and seek input from the Planning and Zoning Commission regarding amending the Fence regulations in the UDC. The proposed amendment is intended to address the following issues:

- 1) Providing clarity on fence permit requirement.
- 2) Rearranging the fence regulation section for ease of understanding and clarity.
- 3) Providing clarity regarding fence regulations pertaining to street side yards in residential districts.
- 4) Providing clarity regarding fence materials allowed within residential districts.
- 5) Considering restrictions on fencing for vacant residential and non-residential properties.

**FENCE REGULATIONS**

Following Section of the UDC provide fence regulations and requirements:

**Sec. 6.3.311 Fence Permit**

- A. **Generally.** Fence permits are those that may be used to authorize the construction, reconstruction, substantial improvement, and repair of fences or walls that abut or are within direct view of public right-of-way.
- B. **Required.** A fence permit is required when any of the following activities are involved:
  1. Any part of the fence or wall is replaced with different materials or colors (*e.g.*, wood is replaced with masonry, new fence or fence segment is stained or painted, etc.); or
  2. The fence or wall is reconfigured in any way; or
  3. The height of the fence or wall is increased or decreased; or
  4. Construction of a gate to access a driveway along the front or street side of the property; or
  5. The height of the fence is eight feet or greater.
- C. **Decision Criteria.** The Building Official may issue a fence permit upon approval of the Code Official and upon a finding that the proposed fence or wall complies with Section 5.2.101, Fences and Walls, and other applicable sections of this UDC.

### Sec. 5.2.101 Fences and Walls

- A. **Application.** The requirements of this Section apply to fences and walls on residential lots and all fences and walls with a height above average grade of 30 inches or more in nonresidential and mixed-use districts. All fences and walls shall not adversely affect the public health, safety, and welfare of the City and shall conform to all applicable building code requirements.
- B. **Height.**
1. *Residential Districts.*
    - a. **Front and Street Side Yard.** The maximum height of a fence or wall within a required front or street side yard setback shall be 42 inches at the front property line, with the exception of steel tubular and wrought iron fences, in which case, the maximum height of the fence shall be six feet.
    - b. **Interior Side and Rear Yard.** The maximum height for any fence or wall within a required interior side or rear yard shall be seven feet. The fence may taper from the front building setback line to the front property line at an angle required to meet the 42 inch height requirement.
  2. *Nonresidential and Mixed-Use Districts.* No fence or wall shall exceed the following heights, unless required by Division 4.4.300, Buffering:
    - a. **Front and Street Side Yards:**
      1. In the SC district: Six feet.
      2. In the IN district: Six feet.
      3. All other nonresidential and mixed-use districts: Not permitted in front yards; six feet in street side yards.
    - b. **Side and Rear Yards:**
      1. In the IN district: Eight feet.
      2. All other nonresidential and mixed-use districts:
        - a. Generally: Six feet.
        - b. Side or rear yard abutting the IN district: Eight feet.
- C. **Setbacks.**
1. Sidewalks: One foot.
  2. Intersection of street lot lines: 20 feet.
  3. Alleys: Three feet.
- D. **Design.**
1. All fences that are located in a front or street side yards (but not those facing alleys) shall be constructed of the materials set out in Subsection F., below.
  2. In the IN district, fences in interior side and rear yards may be constructed of chain link, with or without slats, provided they meet the standards set out in Division 4.4.300, Buffering.
  3. Open picket fences that are located in front or street side yards that are not also outdoor storage areas shall be designed such that a minimum of 40 percent of the fence is transparent.

**E. Orientation.**

1. The finished side of all fences shall face outward (posts and supports faced inward to the lot) toward adjacent right-of-way (see Figure 5.2.101, *Fence Orientation*).
2. All fences and walls shall not materially damage the adjacent property by obstructing the view, shutting out the sunlight or hindering ventilation.

**Figure 5.2.101  
Fence Orientation**

**Fence Orientation Not-Allowed**



**Fence Orientation Allowed**





**F. Materials.**

1. *All Uses.*

- a. Materials shall be durable and in character for the use of development it is serving (e.g., residential fencing shall be of a material commonly made and sold for residential fencing or wall construction uses). Materials shall include weather resistant wood species, split rail, wood treated with U.S. Environmental Protection Agency approved preservatives, painted wood, ornamental iron or powder-coated aluminum, brick, stone, and masonry.
- b. Chain link fences (without slats) are only permitted in interior side and rear yards that do not abut nor are visible from the street right-of-way.
- c. Scrap lumber, plywood, tree branches, tree trunks, sheet metal, plastic, fiberglass sheets, barbed wire, spikes, nails, other sharp metal points or instruments on tops or sides, welded wire, agricultural fencing, and chicken wire are not permitted.
- d. Portions of community fencing around residential subdivisions that abut a street classified as regional or arterial on the major thoroughfare plan shall be a masonry wall not exceeding six feet in height.

2. *Nonresidential and Mixed-Use.*

- a. Barbed wire cradles facing inward toward the property may be placed on top of fences enclosing public utility buildings or wherever the Code Official finds that such are necessary to address security interest.
  - b. Chain link fences shall be coated with vinyl or other durable non-metallic coating, and are permitted as follows:
    1. Industrial uses. In any yard that is not visible from an arterial or collector street, or highway, right-of-way or existing, abutting non-industrial use; and
    2. All other nonresidential and mixed-uses. Only in interior side and rear yards that are not also street yards.
  - c. The use or placement of slats in chain link fences is permitted only in interior side and rear yards that are not also street side yards. This does not apply to outdoor storage yards, which is subject to the standards set out in Section 5.2.104, Outdoor Storage and Displays of Merchandise.
  - d. Fences within street side yards or located between the front yard and the principal building and not serving the purpose of screening of outdoor storage as set out in Section 5.2.104, Outdoor Storage and Displays of Merchandise; shall be decorative wrought iron or steel tubular fence.
- G. **Exceptions.** Fences and walls erected upon public or private school property or public parks and playgrounds can be constructed to a height of eight feet or greater by the Zoning Board of Adjustment to preserve public welfare.
- H. **Location Restriction and Drainage.**
1. No fence or wall shall be built on any lot or tract outside the surveyed lot lines.

2. No fence or wall shall be built by a private party on public land without the specific prior approval of the public entity. Removal of any such fence or wall is at the expense of the private party.
3. Fences and walls shall avoid limiting or obstructing the flow of water in natural drainage courses, or drainageways created within easements.

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