



RICHMOND

EST. **TEXAS** 1837

Where History Meets Opportunity

Planning & Zoning Commission Meeting

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

Monday, January 3, 2022 at 5:00 P.M.

| | |
|--------------------|--|
| <i>Position 1:</i> | <i>Katherine M. Graeber – Kubelka</i> |
| <i>Position 2:</i> | <i>Juan Martinez</i> |
| <i>Position 3:</i> | <i>Aimee Frederick</i> |
| <i>Position 4:</i> | <i>David Randolph</i> |
| <i>Position 5:</i> | <i>Noell Myska</i> |

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

Join Zoom Meeting

<https://us06web.zoom.us/j/89411201401?pwd=S3p4SFJ3anZjMnhCMzZFbE1YNnI6Zz09>

Meeting ID: 894 1120 1401

Passcode: 006648

One tap mobile

+13462487799,,89411201401#,,,,*006648# US (Houston)

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Dial by your location

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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).
- A4. Swearing in newly appointed Planning and Zoning Commissioners:
- Juan Martinez (Position 2)
 - David Randolph (Position 4)
- A5. Elect Planning and Zoning Commission Chair and Vice-Chair.

CONSENT AGENDA

- B1. Review and approve minutes from the December 6, 2021, regular meeting (a copy is enclosed).
- B2. Next Planning and Zoning Commission meeting is Monday, February 7, 2022, 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-Six Phase II – 46.94 acres of land – 1 Block – 20 Lots – 8 Reserves. The subject site is a section within Veranda Master Planned Community.
- C2. Review and recommendation of a final report to City Commission for an Amending Plat – OSP NW 359 Reserve “A” – 4.3164 acres of land – 1 Block – 0 Lots – 1 Reserve. The subject site is located on the west side of Mason Rd and south of Richmond Fire Station 3.
- C3a. Public hearing to receive comments for or against a request by Ryan Moeckel on behalf of Terrence Martin, to replat an approximate 0.212 acre tract of land being a portion of Lot No. 7 in Block 3 of Winston Terrace, a subdivision recorded in Vol. 237 Page 535 of the Fort Bend County Plat Records.
- C3b. Review and recommendation of a final report to City Commission for a Replat - Winston Terrace Section One Partial Replat of Lot 7, Block 3 – 0.212 acres of land – 1 Block – 1 Lot – 0 Reserves. The subject site is located along Burnet Street within Winston Terrace residential subdivision.

Street renaming

- C4a. Public hearing to receive comments for or against a request by the Fleming family to rename the section of 10th Street, which is part of the FM 762/ 10th Street extension and improvement project to Arizona Fleming Street. The referenced street section is located north of US 90A and extends to Clay Street.
- C4b. Consideration of the approval of a final report to City Commission for Agenda Item C4a., above.

Other

- C5. Development related staff update.
- C6. Recognize and appreciate the service of former Planning and Zoning Commissioners Ernest Hogue and Melissa Schultz.
- C7. Excuse from attendance at regular Planning and Zoning Commission Meeting.
- C8. Consider agenda item requests by Commissioners for February 7, 2022, 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

Zoom Teleconferencing Meeting Room

Monday, December 6, 2021, at 5:00 P.M.

The Planning and Zoning Commission for the City of Richmond, Texas met in a regular meeting on Monday, December 6, 2021, at 5:00 p.m. A quorum was present, with the following members in attendance:

Katherine M. Graeber-Kubelka (Chair)
Noell Myska
Ernest Hogue
Aimee Frederick

Staff in attendance: Jose Abraham, Planning Director; Howard Christian, Assistant City Manager; Christian Togmus, Planner I; Christine Cappel, Public Works Administrative 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. Pledge of Allegiance to the U.S. Flag and Texas Flag was recited.

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 November 1, 2021, meeting. Commissioner Myska noted that the meeting date on the first page was inaccurate and needs revision. Commissioner Frederick moved to approve the minutes with the noted revision. The motion was seconded by Commissioner Hogue. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item B2., stating that the next Planning and Zoning Commission meeting would be on Monday, January 3rd at 5:00 p.m.

Commissioner Kubelka introduced agenda item C1., Public hearing to receive comments for or against a request by Meritage Homes to rezone an approximate 45.135 acre tract of land from Business Park (BP) to General Residential (GR) and to the extent the rezoning deviates from the Future Land Use Plan of the Comprehensive Master Plan, to provide for an amendment thereto. The subject site is located along F.M. 2218 at Wall Street, south of Wal-Mart. Mr. Abraham explained that the property was recently annexed and that the proposed rezoning results from the UDC requirement pertaining to zoning designation of annexation. Commissioner Hogue asked if the applicant is the same builder who developed the subdivision located to the east of the subject site. Mr. Abraham indicated that staff was

not sure about that. Commissioner Myska stated that due to the limited access, addition of 160 homes at the location is not a wise decision. She further stated that 50-foot-wide lots would not enhance the tax base. Mr. Abraham explained that the proposed residential subdivision will be developed to meet the minimum standards of the Unified Development Code (UDC) and that a Traffic Impact Analysis is required prior to approval of plat applications. Hearing no public comments, the agenda item was closed.

Commissioner Kubelka introduced agenda item C1b., Consideration of the approval of a final report to City Commission on agenda item C1a., above. Commissioner Hogue moved to forward Staff's recommendation of approval to the City Commission. The motion was seconded by Commissioner Frederick. The vote for the motion was not unanimous. Commissioner Hogue, Commissioner Frederick, and Commissioner Kubelka voted "Yay". Commissioner Myska voted "Nay."

Commissioner Kubelka introduced agenda item C2a., Public hearing to receive comments for or against a request by NewQuest Properties to rezone an approximate 1.7709 acre tract of land from Suburban Residential (SR) to General Commercial (GC) and to the extent the rezoning deviates from the Future Land Use Plan of the Comprehensive Master Plan, to provide for an amendment thereto. The subject site is located at the northern corner of F.M. 762 (Thompson Road) and Circle Oak Parkway intersection. Mr. Benjamin Svoboda residing at 3255 Persimmon Grove expressed his concerns about general traffic in the area, building construction noise, potential noise, flooding, and light pollution from the development. Mr. Abraham explained that the need for the rezoning arises from the recent annexation of the property. He indicated that at the time of annexation, the property is assigned a zoning designation based on the Future Land Use Plan which is later rezoned if needed. He also explained that the commercial project which is under construction was reviewed and approved upon conformance to development standards of the UDC. He assured that Mr. Svoboda's concerns will be discussed with the developer and shall also be noted at the time inspections. Staff and Commissioners generally discussed the development and general issues relating to the development. Hearing no further public comments, the agenda item was closed.

Commissioner Kubelka introduced agenda item C2b., Consideration of the approval of a final report to a City Commission on agenda item C2a., above. Commissioner Hogue moved to forward Staff's recommendation of approval to the City Commission. The motion was seconded by Commissioner Frederick. Commissioner Myska abstained from voting. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item C3a., Public hearing to receive comments for or against text amendments to the Unified Development Code, to include certain changes to fence regulations. The specific sections to be amended includes: 1. Section 5.2.101, Fences and Walls; 2. Section 6.3.311, Fence Permit; and 3. Chapter 7, Measurements and Words. Mr. Abraham explained that the proposed amendment is based on insight gained through development plan review experiences since the adoption of the UDC. He indicated that the proposed amendment would facilitate a clearer understanding of the regulation and allow more effective administration and enforcement of the regulations. Mr. Abraham provided the details of the proposed amendment from the report and concluded the presentation. Hearing no public comments, the agenda item was closed.

Commissioner Kubelka introduced agenda item C3b., Consideration of the approval of a final report to City Commission on Agenda Item C3a., above. Commissioner Myska moved to forward Staff's recommendation to the City Commission. The motion was seconded by Commissioner Hogue. 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 include certain changes to parking requirements and standards. Mr. Abraham explained that the proposed amendment would include language to consider existing angled on-street parking spaces to on-street parking allowance for non-residential uses and include language to allow construction of parking spaces for non-residential uses within right-of-way upon approval by City Commission and meeting specific requirements. Staff and Commissioners generally discussed the parking related issues within OT, Olde Town district and the proposed amendment. 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. Commissioner Myska moved to forward Staff's recommendation to the City Commission. The motion was seconded by Commissioner Hogue. Commissioner Frederick abstained from voting. 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 projects discussed included the following proposed projects:

- Private School at 902 Richmond Parkway;
- Fuel Station at NE Corner at Harlem; and
- Vehicle Sale/Services at US 59 on the East side of Carmax.

Projects under reviews discussed included the following proposed projects:

- General Commercial at 2117 Lamar Drive;
- Event Facilities at 715 Edgewood Drive;
- Adding streetlights at the Richmond Mobile Home Park;
- Office Warehouses at 139 F.M. 359;
- Fort Bend Commissary at 729 F.M. 359; and
- New elementary school within the Veranda development

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

Commissioner Kubelka introduced agenda item C7., Discuss Planning and Zoning Snippet provided by staff. Mr. Abraham generally discussed the snippet which provided information on signs exempted from permitting.

Commissioner Kubelka introduced agenda item C8., Consider agenda item requests by Commissioners for January 3, 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 5:55 p.m.

Approved:

Katherine M. Graeber-Kubelka (Chair)

PLANNING AND ZONING COMMISSION

Staff Report: Plat Application

Agenda Date: January 3, 2022

Agenda Item: C1.

Plat Name: Veranda Section Thirty-Six Phase II – Final Plat

Applicant: Jorge L De La Rosa, Sr | Costello Inc.

Project Description: A subdivision of 46.94 acre tract of land located in the Jane H. Long League, A-55, Fort Bend County, Texas.

Zoning Designation: MU, Mixed-Use District (Development Agreement)

Reviewers: City of Richmond Development Review Committee (DRC)

Project Planner: Jose Abraham, Planning Director

Background/Review Notes

- The proposed plat is located within Veranda Residential Development which is governed by a Development Agreement between the City of Richmond and HW 589 Holdings, LLC. This subdivision is located within the former country club tract, along the southeast side of Wildwood Park Rd.
- The proposed subdivision is a portion of the approved Veranda Section 36 Preliminary Plat which included 58 Lots that are minimum 70’ wide Lots in 2 blocks and reserves for detention ponds and drainage.
- The proposed subdivision includes 20 lots, 1 Block, and 8 Reserves. This section includes large detention reserves that serve the overall development.



Staff Recommendation

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

- Provide copies of paid 2021 tax certificates (Section 6.3.503.C.3.s).



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 46.94 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF VERANDA SECTION THIRTY-SIX PHASE II, 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 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 (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-SIX PHASE II 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:

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 _____, 2020.

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-SIX PHASE II, 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: _____
PHILLIP BRACE, SENIOR VICE PRESIDENT

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PHILLIP BRACE, 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:

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

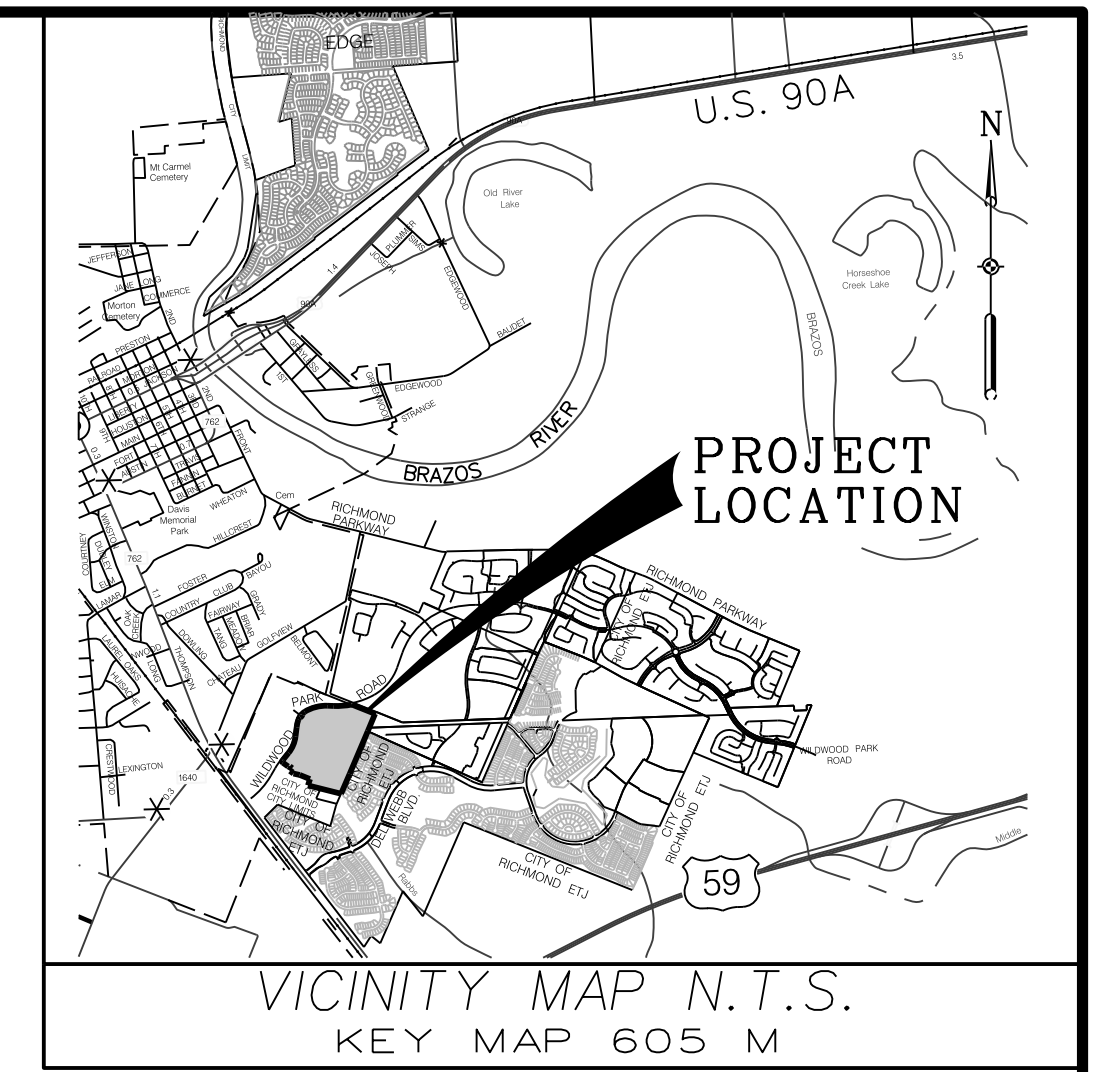
THIS PLAT OF VERANDA SECTION THIRTY-SIX PHASE II IS APPROVED ON THIS _____ DAY OF _____, 2021, BY THE CITY OF RICHMOND CITY COMMISSION, AND SIGNED THIS THE _____ DAY OF _____, 2021. PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID, NULL AND VOID, UNLESS THIS PLAT IS FILED WITH THE COUNTY CLERK OF FORT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

REBECCA K. HAAS, MAYOR

LAURA SCARLATO, CITY SECRETARY

THIS PLAT OF VERANDA SECTION THIRTY-SIX PHASE II IS APPROVED BY THE CITY MANAGER OF THE CITY OF RICHMOND, TEXAS THIS _____ DAY OF _____, 2021.

TERRI VELA, CITY MANAGER



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-SIX PHASE II

A SUBDIVISION OF 46.94 ACRES
LOCATED IN THE JANE H. LONG
LEAGUE, A-55
CITY OF RICHMOND
FORT BEND COUNTY, TEXAS

20 LOTS 1 BLOCKS 8 RESERVES

DATE: DECEMBER, 2021

OWNERS:

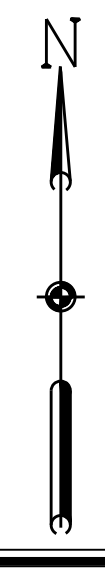
FORT BEND COUNTY LEVEE
IMPROVEMENT DISTRICT NO. 6
GARY POCHYLA, PRESIDENT
C/O
ALLEN BOONE HUMPHRIES ROBINSON, LLP
3200 SOUTHWEST FREEWAY, SUITE 2600
HOUSTON, TEXAS 77057
713) 860-8414

HW 589 HOLDINGS LLC
5005 RIVERWAY, SUITE 500
HOUSTON, TEXAS 77056
CONTACT: TREV REICHERT
TELEPHONE: (713) 860-9977

ENGINEER/SURVEYOR:



Costello, Inc.
2107 CITYWEST BOULEVARD
3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3680
TPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486



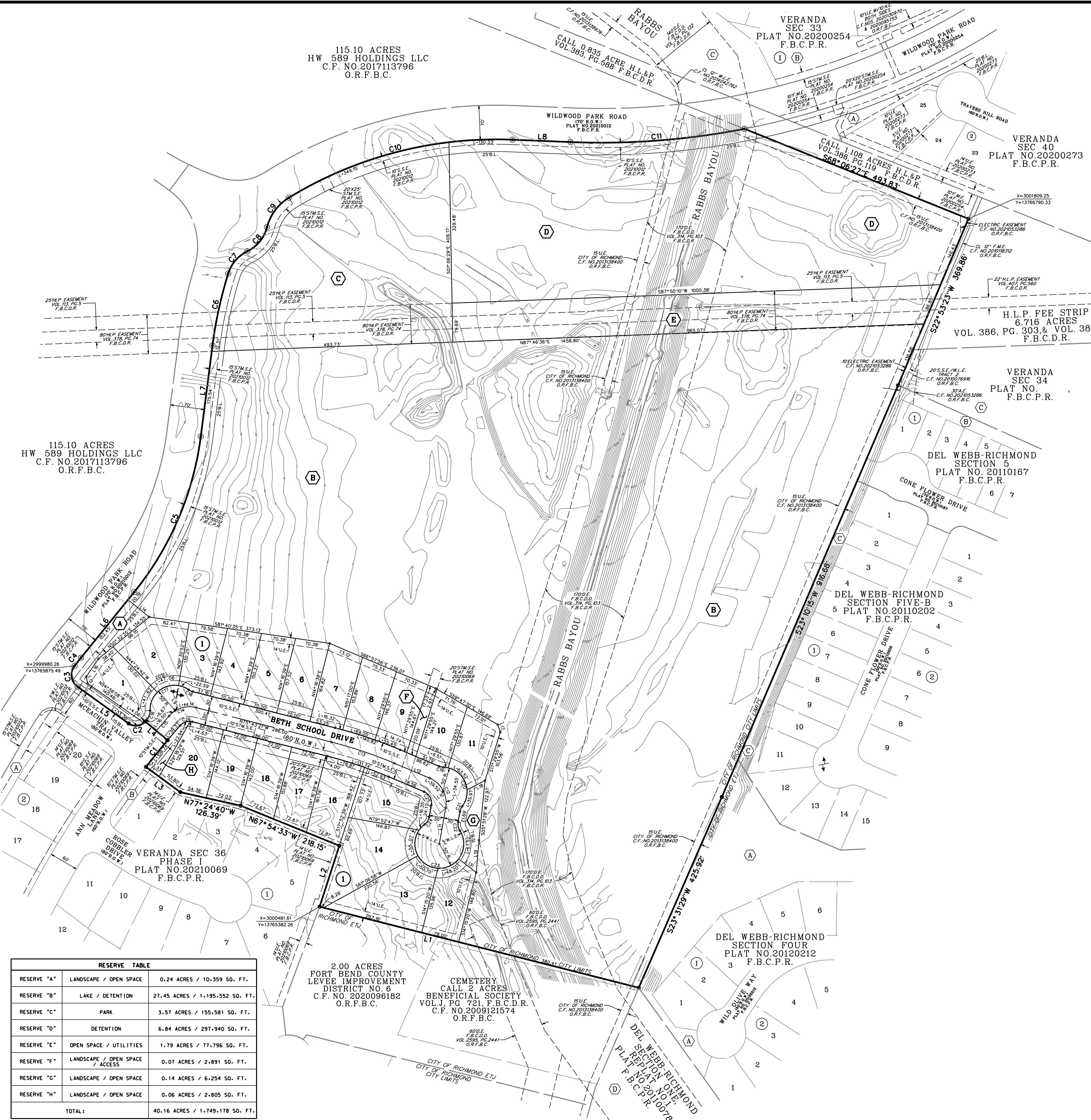
LEGEND

- 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
- A - INDICATES RESERVE
- +— INDICATES STREET NAME BREAK

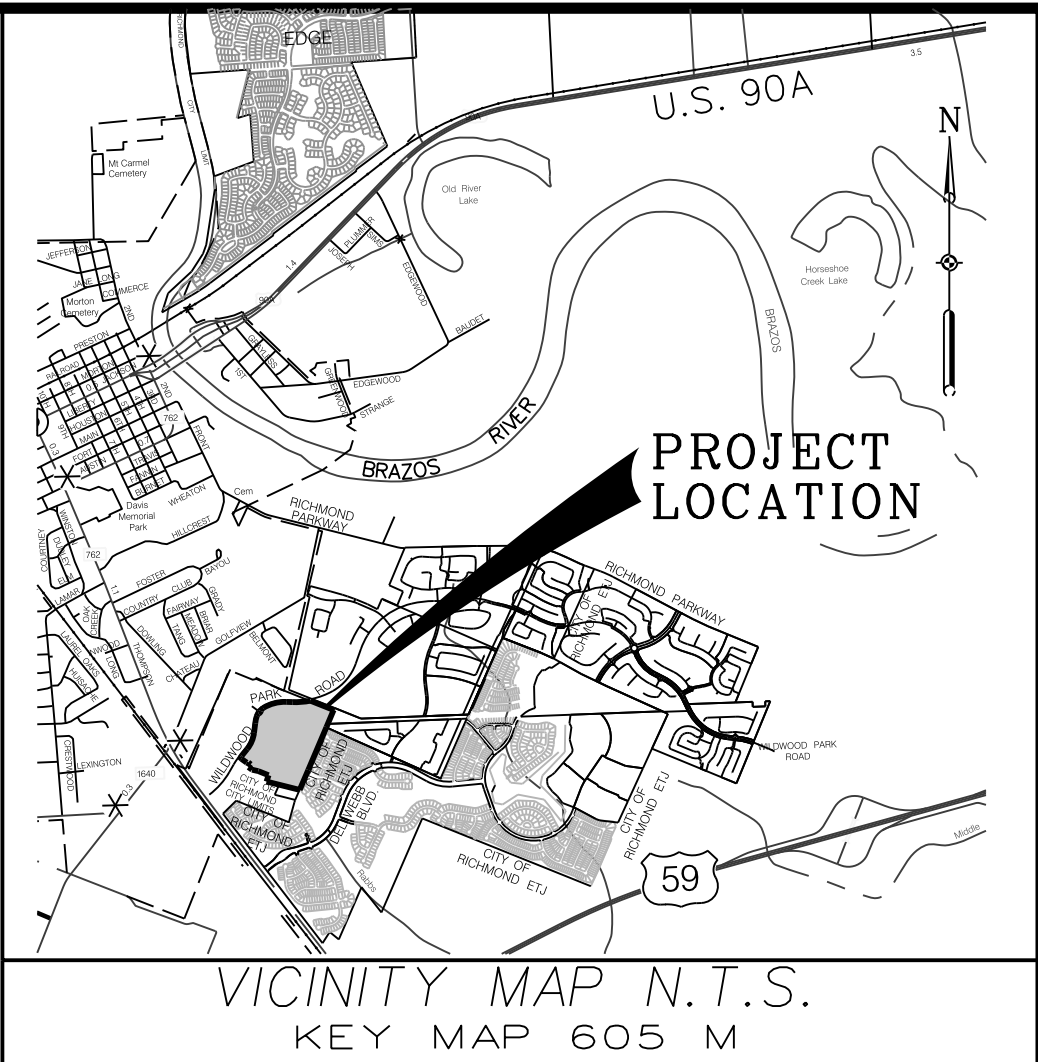
GENERAL NOTES:

- THIS PLAT IS BASED ON A TITLE REPORT PREPARED BY CHARTER TITLE COMPANY, FILE NO. 2001-0606 EFFECTIVE DATE OF NOVEMBER 24, 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.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; C.F. NO. INDICATES CLERK'S FILE NUMBER; VOL., PG. INDICATES VOLUME AND PAGE AND F.M.E. INDICATES FORCE MAIN EASEMENT.
- 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-SIX PHASE II LIES WITHIN SHADED ZONE "X" ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS FOR FORT BEND COUNTY, TEXAS, MAP NUMBER 48157C0245 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 85.75 FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM). IN ADDITION, NO TOP OF SLAB SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES.
- 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, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT AND 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 RIGHTS-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, TEXAS.
- 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.
- 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 HGS072; 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 110-FEET SOUTH OF THE CENTERLINE OF PULLIN MARKET DRIVE AND 23-FEET NORTHEAST OF THE CENTERLINE OF MOCK WAGON WAY; ELEV. 76.64.
- A MINIMUM DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- A ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITIONS OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED BY A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERE TO SHALL REVERT AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.

115.10 ACRES
HW 589 HOLDINGS LLC
C.F. NO. 2017113796
O.R.F.B.C.



| RESERVE "A" | LANDSCAPE / OPEN SPACE | 0.24 ACRES / 10,359 SQ. FT. |
|---------------|---------------------------------|--|
| RESERVE "B" | LAKE / DETENTION | 27.45 ACRES / 1,195,552 SQ. FT. |
| RESERVE "C" | PARK | 3.57 ACRES / 155,581 SQ. FT. |
| RESERVE "D" | DETENTION | 6.84 ACRES / 297,940 SQ. FT. |
| RESERVE "E" | OPEN SPACE / UTILITIES | 1.79 ACRES / 77,796 SQ. FT. |
| RESERVE "F" | LANDSCAPE / OPEN SPACE / ACCESS | 0.07 ACRES / 2,891 SQ. FT. |
| RESERVE "G" | LANDSCAPE / OPEN SPACE | 0.14 ACRES / 6,254 SQ. FT. |
| RESERVE "H" | LANDSCAPE / OPEN SPACE | 0.06 ACRES / 2,805 SQ. FT. |
| TOTAL: | | 40.16 ACRES / 1,749,178 SQ. FT. |



CURVE DATA TABLE

| NUMBER | ARC LENGTH (FEET) | RADIUS (FEET) | DELTA ANGLE | CHORD DIRECTION | CHORD LENGTH (FEET) |
|--------|-------------------|---------------|--------------|-----------------|---------------------|
| C1 | 70.37 | 1970.00 | 2° 2' 48" | N38° 55' 59" E | 70.36 |
| C2 | 37.45 | 25.00 | 85° 49' 6" | S82° 51' 55" W | 34.04 |
| C3 | 48.38 | 30.00 | 92° 2' 47" | N09° 01' 38" W | 43.30 |
| C4 | 21.16 | 1465.00 | 0° 49' 39" | N38° 35' 05" E | 21.16 |
| C5 | 350.91 | 635.00 | 31° 39' 45" | N23° 10' 01" E | 346.46 |
| C6 | 151.13 | 865.00 | 10° 0' 38" | N12° 20' 28" E | 150.94 |
| C7 | 61.56 | 75.50 | 46° 42' 54" | N40° 42' 14" E | 59.87 |
| C8 | 65.55 | 75.80 | 49° 32' 49" | N39° 07' 16" E | 63.53 |
| C9 | 77.36 | 100.50 | 44° 6' 13" | N36° 33' 59" E | 75.46 |
| C10 | 479.48 | 815.00 | 33° 42' 29" | N75° 28' 20" E | 472.59 |
| C11 | 357.79 | 1535.00 | 13° 21' 17" | N85° 38' 55" E | 356.98 |
| C12 | 74.07 | 55.00 | 77° 10' 1" | N28° 27' 47" W | 68.60 |
| C13 | 136.28 | 900.00 | 8° 40' 33" | N71° 23' 04" W | 136.15 |
| C14 | 60.64 | 55.00 | 63° 10' 35" | S72° 41' 22" W | 57.62 |
| C15 | 39.97 | 2000.00 | 1° 8' 42" | S40° 31' 43" W | 39.97 |
| C16 | 18.43 | 25.00 | 42° 14' 47" | N19° 01' 17" E | 18.02 |
| C17 | 111.26 | 50.00 | 127° 29' 54" | N61° 38' 50" E | 89.69 |
| C18 | 9.21 | 25.00 | 21° 2' 7" | S65° 09' 47" E | 9.16 |
| C19 | 9.18 | 25.00 | 21° 2' 22" | S77° 33' 59" E | 9.13 |
| C20 | 109.01 | 50.00 | 124° 54' 41" | S25° 37' 49" W | 88.67 |
| C21 | 11.65 | 25.00 | 26° 42' 17" | S23° 28' 22" W | 11.55 |
| C22 | 18.69 | 25.00 | 42° 50' 0" | S11° 17' 47" E | 18.26 |
| C23 | 231.84 | 50.00 | 265° 40' 1" | N70° 52' 47" W | 73.33 |
| C24 | 18.69 | 25.00 | 42° 50' 0" | N31° 32' 14" E | 18.26 |
| C25 | 33.67 | 25.00 | 77° 10' 1" | N28° 27' 47" W | 31.18 |
| C26 | 27.57 | 25.00 | 63° 10' 35" | S72° 41' 22" W | 26.19 |

LINE DATA TABLE

| NUMBER | DIRECTION | DISTANCE (FEET) |
|--------|----------------|-----------------|
| L1 | N75° 44' 40" W | 673.93 |
| L2 | N17° 54' 34" E | 131.18 |
| L3 | N53° 38' 42" W | 87.13 |
| L4 | N50° 02' 38" W | 60.00 |
| L5 | N54° 13' 32" W | 128.72 |
| L6 | N38° 59' 54" E | 172.64 |
| L7 | N07° 20' 09" E | 187.85 |
| L8 | S87° 40' 26" E | 118.83 |
| L9 | N31° 42' 20" W | 2.62 |
| L10 | S64° 07' 51" W | 1.86 |
| L11 | N10° 07' 31" E | 75.16 |
| L12 | N67° 02' 48" W | 78.56 |
| L13 | S52° 13' 02" E | 45.70 |
| L14 | S51° 00' 06" E | 56.00 |
| L15 | N10° 17' 24" W | 14.23 |
| L16 | N34° 21' 20" E | 44.05 |
| L17 | S18° 29' 59" E | 16.60 |
| L18 | S62° 47' 11" W | 41.55 |
| L19 | S04° 45' 48" W | 66.20 |

VERANDA SECTION THIRTY-SIX PHASE II
A SUBDIVISION OF 46.94 ACRES LOCATED IN THE JANE H. LONG LEAGUE, A-55 CITY OF RICHMOND FORT BEND COUNTY, TEXAS
20 LOTS 1 BLOCKS 8 RESERVES
SCALE: 1"=100' DATE: DECEMBER, 2021

OWNERS:
HW 589 HOLDINGS LLC
6005 RIVERWAY, SUITE 500
HOUSTON, TEXAS 77068
CONTACT: TROY BRISCHITT
TELEPHONE: (713) 980-9977
AND
FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 6
GARY POOHY
3800 SOUTHWEST FREEWAY, SUITE 2000
HOUSTON, TEXAS 77067
(713) 980-8414

ENGINEER/SURVEYOR:
Costello, Inc.
2107 CITYWEST BOULEVARD
3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBP# FIRM REGISTRATION NO. 280
TBL# FIRM REGISTRATION NO. 100496



PLANNING AND ZONING COMMISSION

Staff Report: Plat Application

Agenda Date: January 3, 2022
Agenda Item: C2.

Plat Name: OSP NW 359 Reserve “A” – Amending Plat
Applicant: Steven Meadows | KM Surveying, LLC
Project Description: A subdivision of 4.3164 acres being out of the residue of a called 119.34 acre tract of land located in the Randall Jones League, A-42, Fort Bend County, Texas.
Zoning Designation: GC (General Commercial)

Reviewers: City of Richmond Development Review Committee (DRC)
Project Planner: Christian Togmus, Planner I

Background/Review Notes

- *The subject site is located on the west side of Mason Rd and south of Richmond Fire Station 3 site.*
- *The subject site is zoned GC, General Commercial and allows for commercial uses.*
- *A final plat for the subject was approved in February 2021.*
- *A Site Development Plan and permits were approved for the construction of a hardware store on this subject site.*
- *The applicant is requesting for an amending plat. Amending Plat means a replat addressing minor changes, correction of clerical errors, or limited modifications affecting a limited number of property owners or lots. Plat amendments do not require notice to adjacent property owners or a public hearing and can be approved administratively.*

Staff Recommendation

APPROVAL: Staff recommends approval of this amending plat.

ORDER OF PLAN
COUNTY OF FORT BEND

The undersigned County Clerk do hereby certify that all of the following conditions have been met in accordance with the provisions of the Texas Uniform Act on Subdivisions, Chapter 253, Texas Government Code, and the provisions of the Texas Subdivided Land Act, Chapter 251, Texas Government Code, and the provisions of the Texas Subdivided Land Act, Chapter 251, Texas Government Code, and the provisions of the Texas Subdivided Land Act, Chapter 251, Texas Government Code.

DISTRICT ADJUDICATED

| RESERVE TABLE | ACRES/SQ. FT. | TYPE |
|---------------|---------------|----------------------|
| RESERVE "A" | 4.3164 ACRES | COMMERCIAL, USE ONLY |

LEGEND

- RESERVE "A"
- RESERVE "B"
- RESERVE "C"
- RESERVE "D"
- RESERVE "E"
- RESERVE "F"
- RESERVE "G"
- RESERVE "H"
- RESERVE "I"
- RESERVE "J"
- RESERVE "K"
- RESERVE "L"
- RESERVE "M"
- RESERVE "N"
- RESERVE "O"
- RESERVE "P"
- RESERVE "Q"
- RESERVE "R"
- RESERVE "S"
- RESERVE "T"
- RESERVE "U"
- RESERVE "V"
- RESERVE "W"
- RESERVE "X"
- RESERVE "Y"
- RESERVE "Z"


REASON FOR AMENDMENT: TO CHANGE NOTE 2 TO SET MINIMUM SLAB ELEVATION TO 89.0 FEET

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

0 LOTS 1 RESERVE 1 BLOCK
DECEMBER 2021

ODYSSEY ENGINEERING GROUP
3902 REEF ROAD - SUITE C-100
HOUSTON, TEXAS 77058
TEL: 281-513-1111

KM Surveying, LLC
3902 REEF ROAD - SUITE C-100
HOUSTON, TEXAS 77058
TEL: 281-513-1111



The diagram shows a large rectangular tract of land divided into several smaller lots. Lot numbers 1 through 10 are visible. The tract is bounded by various roads and easements. A north arrow is located in the upper right corner of the diagram. The diagram also shows the location of the tract within the larger context of the surrounding area.

ORDER OF PLAN
COUNTY OF FORT BEND

The undersigned County Clerk do hereby certify that all of the following conditions have been met in accordance with the provisions of the Texas Uniform Act on Subdivisions, Chapter 253, Texas Government Code, and the provisions of the Texas Subdivided Land Act, Chapter 251, Texas Government Code, and the provisions of the Texas Subdivided Land Act, Chapter 251, Texas Government Code.

DISTRICT ADJUDICATED

| RESERVE TABLE | ACRES/SQ. FT. | TYPE |
|---------------|---------------|----------------------|
| RESERVE "A" | 4.3164 ACRES | COMMERCIAL, USE ONLY |

LEGEND

- RESERVE "A"
- RESERVE "B"
- RESERVE "C"
- RESERVE "D"
- RESERVE "E"
- RESERVE "F"
- RESERVE "G"
- RESERVE "H"
- RESERVE "I"
- RESERVE "J"
- RESERVE "K"
- RESERVE "L"
- RESERVE "M"
- RESERVE "N"
- RESERVE "O"
- RESERVE "P"
- RESERVE "Q"
- RESERVE "R"
- RESERVE "S"
- RESERVE "T"
- RESERVE "U"
- RESERVE "V"
- RESERVE "W"
- RESERVE "X"
- RESERVE "Y"
- RESERVE "Z"

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0 LOTS 1 RESERVE 1 BLOCK
DECEMBER 2021

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3902 REEF ROAD - SUITE C-100
HOUSTON, TEXAS 77058
TEL: 281-513-1111

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HOUSTON, TEXAS 77058
TEL: 281-513-1111

STATE OF TEXAS
COUNTY OF FORT BEND

We, Michael W. Powers, President being an officer of POWERS HARDWARE HOLDINGS II, INC., hereinafter referred to as owner of the 4.3164 acre tract described in the above and foregoing map of OSP NW 359 RESERVE "A", do hereby make and establish said subdivision 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 to the land so dedicated.

FURTHER, Owner has dedicated and by these presents does 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, Owner has dedicated and by these presents does 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 easement or seven feet (7'0") for sixteen feet (16'0") 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, Owner does hereby covenant and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, excess 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, Owner does 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.

In testimony whereof, POWERS HARDWARE HOLDINGS II, INC., caused these presents to be signed by president Michael W. Powers, and its common seal hereunto affixed this 8th day of March, 2021.

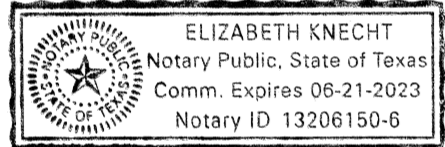
By: Michael W. Powers
Michael W. Powers, President

STATE OF TEXAS
COUNTY OF FORT BEND

Before me, the undersigned authority, on this day personally appeared Michael W. Powers, president 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 set out, and as the act and deed of said corporation.

Given under my hand and seal of office, this 8th day of March, 2021

By: Elizabeth Knecht
Notary Public for the State of Texas



We, Prosperity Bank, owner and holder of a lien against the property, described on plat known as OSP NW 359 RESERVE "A", against the property described by instrument of record under Fort Bend County Clerk's File Number 2021018449, of the Official Public Records of Fort Bend County, Texas, do hereby in all things subordinate to said plat said lien and we hereby in all things subordinate to said plat said lien and we hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

By: Shannon Marshall, A.V.P.

STATE OF TEXAS
COUNTY OF FORT BEND

Before me, the undersigned authority, on this day personally appeared Justin R. Ring, P.E., known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said corporation.

Given under my hand and seal of office, this 9th day

By: Justin R. Ring
Notary Public for the State of Texas



This Plat of OSP NW 359, RESERVE "A" is approved by the City Manager of the City of Richmond, Texas, this 25 day of March, 2021.

By: Terri Velle
Terri Velle, City Manager

This Plat of OSP NW 359, RESERVE "A" approved on March 25, 2021 by the City of Richmond Commission and signed this 25 day of March, 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, after one year hereafter.

By: Rebecca K. Haas
Rebecca K. Haas, Mayor

By: Laura Segriato, City Secretary

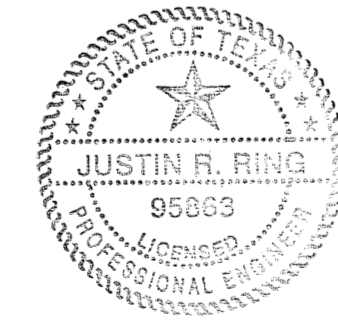
| DISTRICT NAMES | |
|----------------|--|
| SCHOOL | : Lamar Consolidated Independent School District |
| DRAINAGE | : Fort Bend County Drainage District |
| CITY | : City of Richmond |
| UTILITIES | : CenterPoint Energy |
| OTHER | : West Fort Bend Management District |
| FIRE | : City of Richmond |

GENERAL NOTES:

- The basis of bearings shown hereon is referenced to the Texas Coordinate System, NAD83, South Central Zone (TXSC 4204) based on National Geodetic Survey Monumentation; based on GPS measurements.
- The top of all floor slabs shall be a minimum of 91.5 feet above mean sea level (NAVD88 datum). In addition, no top of slab elevation shall be less than 24 inches above the lowest top of curb adjacent to the lot in which it lies. In the absence of a curb, the top of slab elevation shall be no less than 24 inches above the highest natural ground along the perimeter of the building foundation and 12 inches above any down gradient roadway or drainage restraint, whichever is higher.
- The top of slab elevation at any point on the perimeter of the slab shall not be less than 24-inches above natural ground.
- Benchmark:
Disk stamped L 805 Resat 1983 set in top of conc. monument located along the south right-of-way of F.M. 359, approx. 2.210 feet west of F.M. 723 in an electric transmission line easement.
EL=94.56 feet NAVD88
Temporary Benchmark:
TBM: 1/2" iron rod set in concrete on the west side of Farmer Rd. (aka Mason Rd), approx. 200 feet from the southeast corner of the City of Richmond Fire Station in the center of an esplanade median in Farmer Road.
EL=83.59 feet NAVD 88
- According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Fort Bend County, Texas, Map No. 48157CD140 L dated April 2, 2014 the subject tract appears to be within Zone "AE"; defined as special flood hazard areas inundated by 1% annual chance flood event with base flood elevations (BFE) determined. BFE = 87 feet
- This property lies within the Lamar Consolidated Independent School District, the City of Richmond and Fort Bend County.
- There are no existing pipelines or pipeline easement within this subdivision.
- Sidewalks shall be built in compliance with City of Richmond Unified Development Code Section 4.5.201, Sidewalks.
- This plat is located in Fort Bend County Lighting Zone LZ3.
- All property to drain into the drainage easement only through an approved drainage structure.
- All drainage easement shall be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
- The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding with intense rainfall events.
- Minimum building setbacks shall be provided on all sides as required by Section 3.1.201 of the City of Richmond Unified Development Code as amended.
- Easements and other recorded information shown hereon are as per City Planning Letter prepared by Select Title, File No. CS022015217 dated March 1, 2021. No further research for easements or encumbrances was performed by KM Surveying, LLC.
- Tract is subject to restrictive covenants recorded under Fort Bend County Clerk's File No(s). 2005088053, 2012038880 & 2021018449 of the Official Public Records.

I, Justin R. Ring, P.E., 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.

By: Justin R. Ring 3/5/21
Justin R. Ring, P.E.
Texas Registration No. 95683



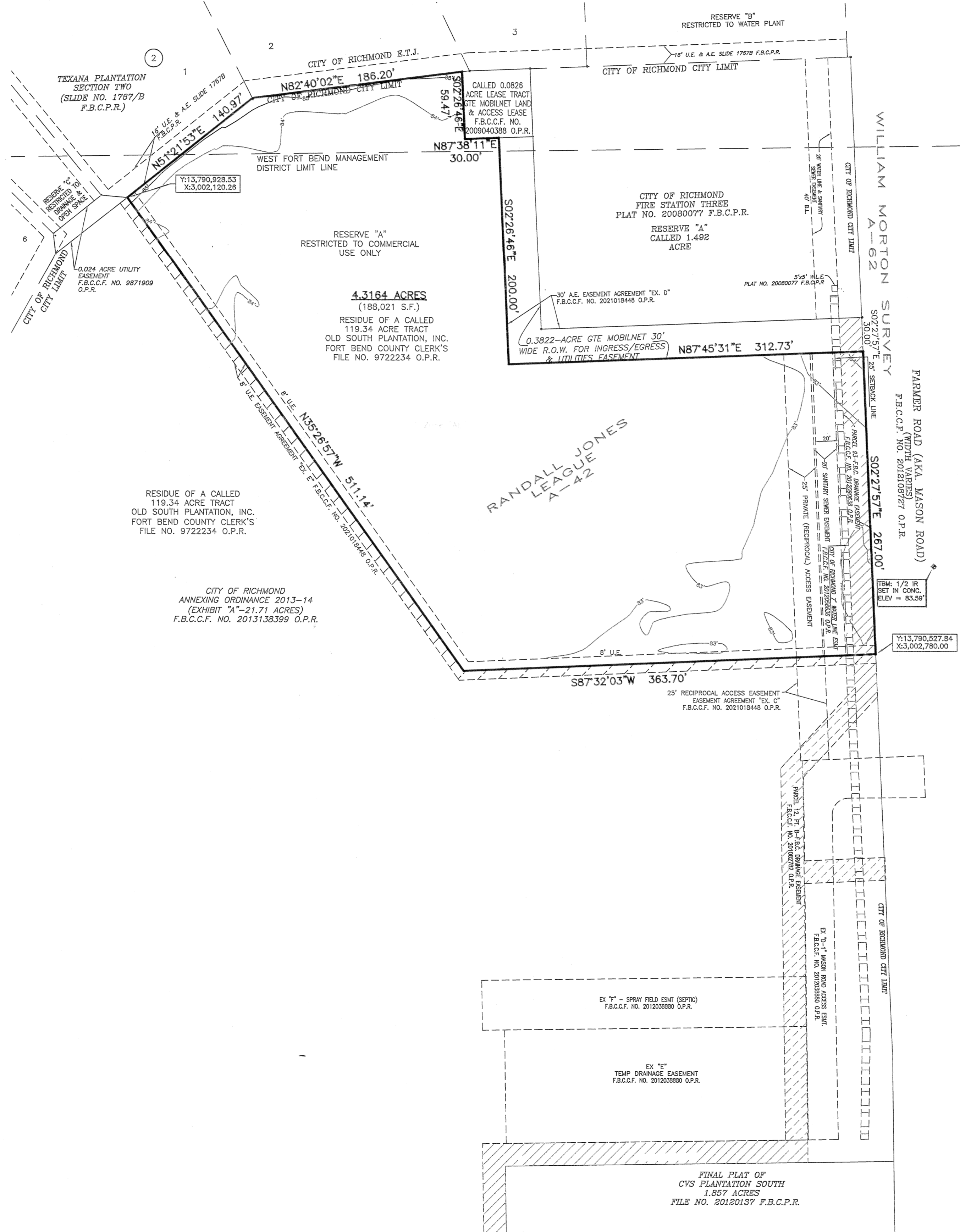
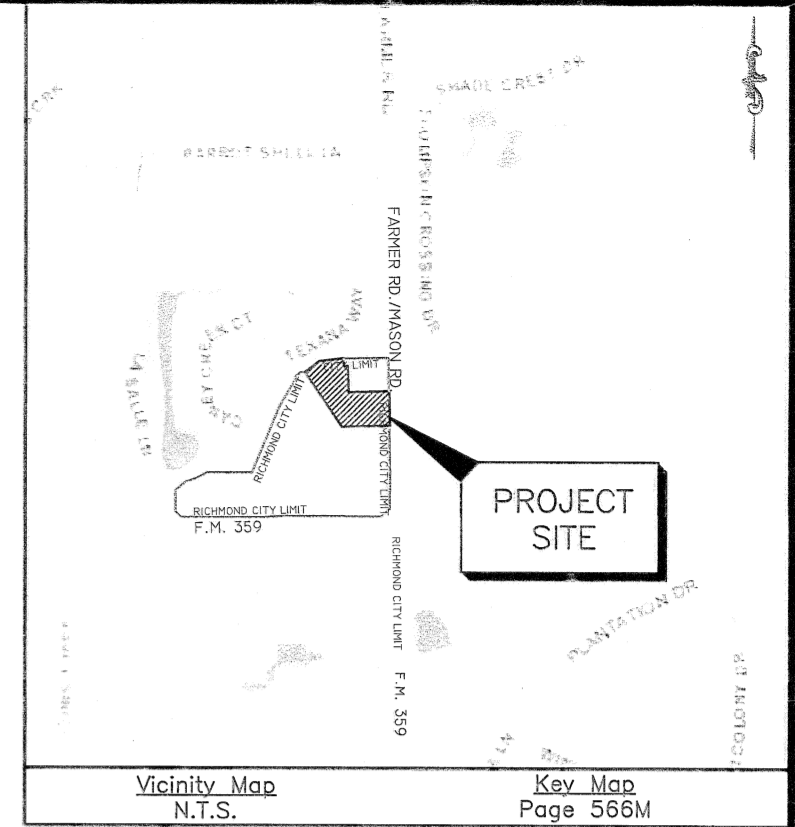
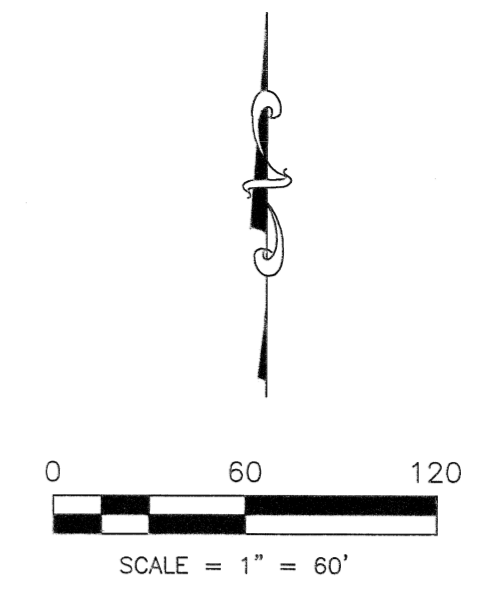
I, Kevin Drew McRae am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct, was prepared from an actual survey of the property made under my supervision on the ground and that all boundary corners, angles points of curvature and other points of reference have been marked with iron pipes and a length of not less than three (3) feet.

By: Kevin Drew McRae 3/5/21
Kevin Drew McRae, R.P.L.S.
Texas Registration No. 5485



| RESERVE TABLE | ACRES/SQ. FT. | TYPE |
|---------------|-----------------|---------------------|
| RESERVE "A" | 4.31164/188,021 | COMMERCIAL USE ONLY |

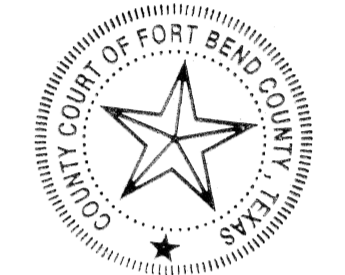
- LEGEND
- AE ACCESS EASEMENT
 - UE UTILITY EASEMENT
 - ESMIT EASEMENT
 - FND FOUND
 - IR/IP IRON ROD/IRON PIPE
 - W.L.E. WATER LINE EASEMENT
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - F.B.C.C.F. NO. FORT BEND COUNTY CLERK'S FILE NUMBER
 - F.B.C.C.P.R. FORT BEND COUNTY PLAT RECORDS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



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 March 31, 2021, at 10:59 o'clock A.m. in plat number 20210051 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.

By: Laura Richard
Laura Richard, County Clerk
Fort Bend County, Texas



By: Reene Michulka
Deputy

4 PGS 2021050314

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

By: Laura Richard
Laura Richard, County Clerk
Fort Bend County, Texas
March 31, 2021 10:59:26 AM
FEE: \$195.00 TD1 20210051

OSP NW 359 RESERVE "A"

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

0 LOTS | RESERVE | BLOCK

FEBRUARY, 2021

OWNER

POWERS HARDWARE HOLDINGS II, INC.
1095 BROD ROAD, ALLYTON, TX 78935
979-732-5224

ODYSSEY
ENGINEERING GROUP
2500 TANGLEWILDE STREET, SUITE 480
HOUSTON, TEXAS 77063
281-306-0240
TPE No. F-17637

KM Surveying, LLC
3902 REESE ROAD - SUITE C-100
ROSENBERG, TEXAS 77471
713-234-6527
www.kmsurveying.com

PLANNING AND ZONING COMMISSION
Staff Report: Plat Application

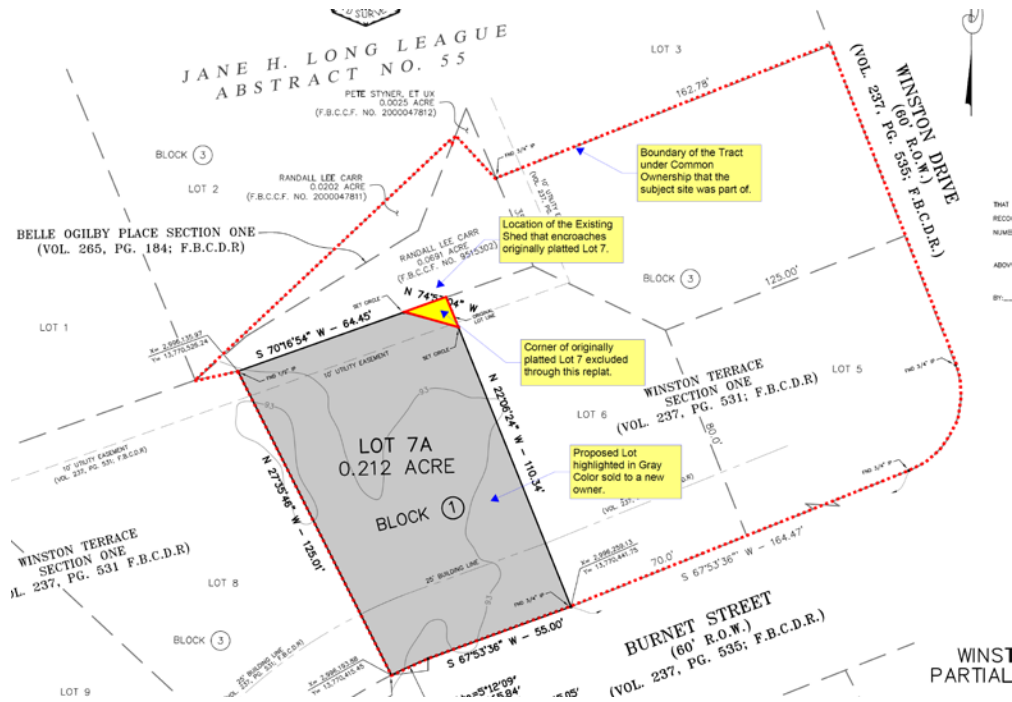
Agenda Date: January 3, 2022
Agenda Item: C3a. & C3b.

Plat Name: Winston Terrace Sec 1 Lot 7, Block 3 - Replat
Applicant: Ryan Moeckel | McKim and Creed
Project Description: A subdivision of 0.212 acres being a replat of the remainder of Lot 7, Block 3 Winston Terrace Section One located in the Jane H. Long League, A-55, Fort Bend County, Texas.
Zoning Designation: General Residential (GR)

Reviewers: City of Richmond Development Review Committee (DRC)
Project Planner: Christian Togmus, Planner I

Background/Review Notes

- The subject site is part of the property located at 1000 Winston Drive which is part of Winston Terrace residential subdivision. The subject site is the third lot to the west from the northern corner of Winston Drive and Burnet Street intersection.
- The subject site which was recently sold to a new owner was part of a larger tract that combined multiple lots from Winston Terrace Subdivision (exhibit below).

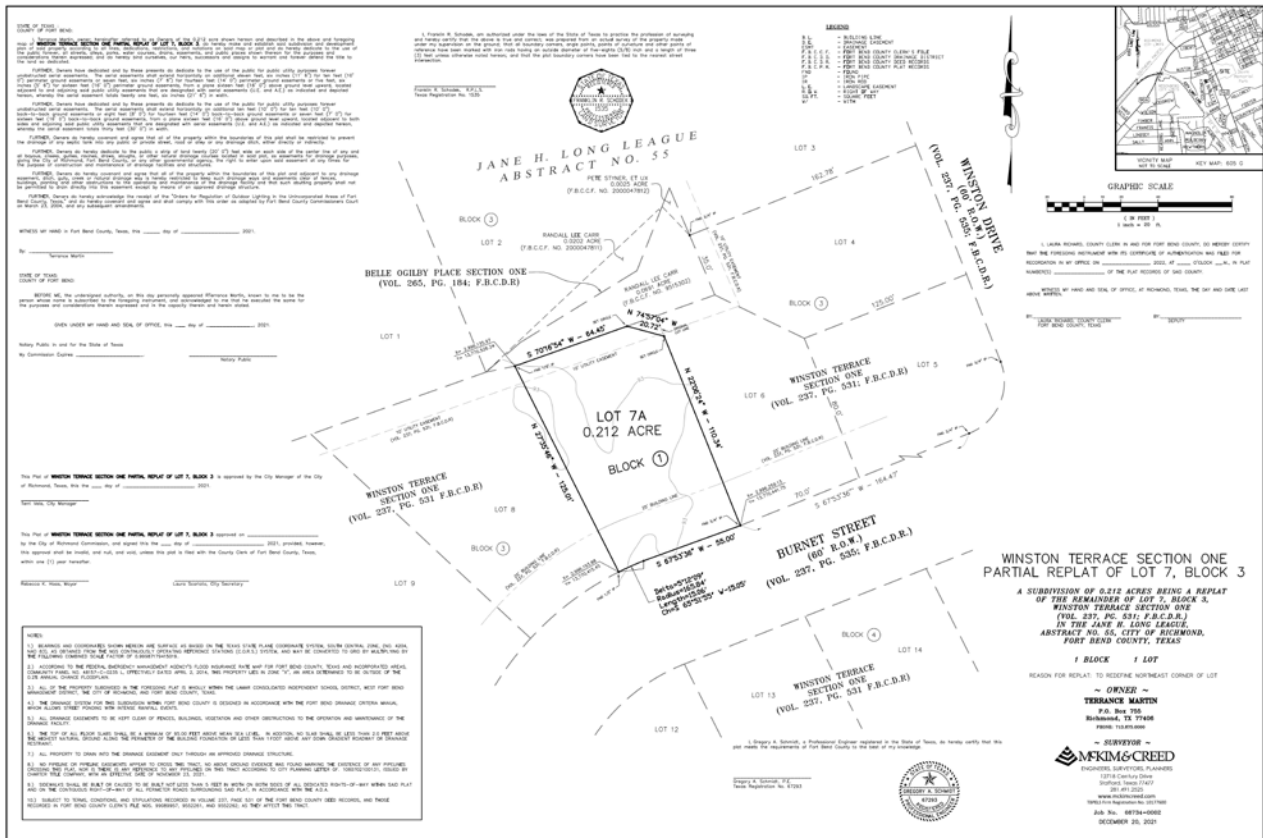


- The subject site includes most of the originally platted Lot 7, however, a portion at the northeast corner was excluded due to the location of an existing accessory building. The purpose of this replat is to reconfigure Lot 7 to exclude the portion encroached by the accessory building.

Staff Recommendation

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

1. Provide copies of paid 2021 tax certificates.
2. Provide metes & bounds description of the plat. This is very important to identify the limits are correct and cannot be approved without this as it may trigger other changes.



STATE OF TEXAS :
COUNTY OF FORT BEND:

I, Terrance Martin, owner; hereinafter referred to as Owners of the 0.212 acre shown hereon and described in the above and foregoing map of WINSTON TERRACE SECTION ONE PARTIAL REPLAT OF LOT 7, BLOCK 3, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said map or plat and do hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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

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

FURTHER, Owners do hereby 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.

WITNESS MY HAND in Fort Bend County, Texas, this ____ day of _____, 2021.

By: _____
Terrance Martin

STATE OF TEXAS:
COUNTY OF FORT BEND:

BEFORE ME, the undersigned authority, on this day personally appeared RTerrance Martin, 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 Public

This Plat of WINSTON TERRACE SECTION ONE PARTIAL REPLAT OF LOT 7, BLOCK 3 is approved by the City Manager of the City of Richmond, Texas, this the ____ day of _____, 2021.

Terri Vela, City Manager

This Plat of WINSTON TERRACE SECTION ONE PARTIAL REPLAT OF LOT 7, BLOCK 3 approved on _____ by the City of Richmond 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

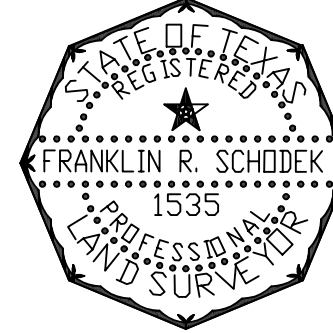
Laura Scarioto, City Secretary

NOTES:

- 1.) BEARINGS AND COORDINATES SHOWN HEREON ARE SURFACE AS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NO. 4204, NAD 83), AS OBTAINED FROM THE NGS CONTINUOUSLY OPERATING REFERENCE STATIONS (C.O.R.S.) SYSTEM, AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.99987179415019.
- 2.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48157-C-0235 L, EFFECTIVELY DATED APRIL 2, 2014, THIS PROPERTY LIES IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 3.) ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WHOLLY WITHIN THE LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, WEST FORT BEND MANAGEMENT DISTRICT, THE CITY OF RICHMOND, AND FORT BEND COUNTY, TEXAS.
- 4.) 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.
- 5.) ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 6.) THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 95.00 FEET ABOVE MEAN SEA LEVEL. IN ADDITION, NO SLAB SHALL BE LESS THAN 2.0 FEET ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION OR LESS THAN 1 FOOT ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT.
- 7.) ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 8.) NO PIPELINE OR PIPELINE EASEMENTS APPEAR TO CROSS THIS TRACT, NO ABOVE GROUND EVIDENCE WAS FOUND MARKING THE EXISTENCE OF ANY PIPELINES CROSSING THIS PLAT, NOR IS THERE IS ANY REFERENCE TO ANY PIPELINES ON THIS TRACT ACCORDING TO CITY PLANNING LETTER GF. 1060702100131, ISSUED BY CHARTER TITLE COMPANY, WITH AN EFFECTIVE DATE OF NOVEMBER 23, 2021.
- 9.) SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
- 10.) SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS RECORDED IN VOLUME 237, PAGE 531 OF THE FORT BEND COUNTY DEED RECORDS, AND THOSE RECORDED IN FORT BEND COUNTY CLERK'S FILE NOS. 99089957, 9552261, AND 9552262; AS THEY AFFECT THIS TRACT.

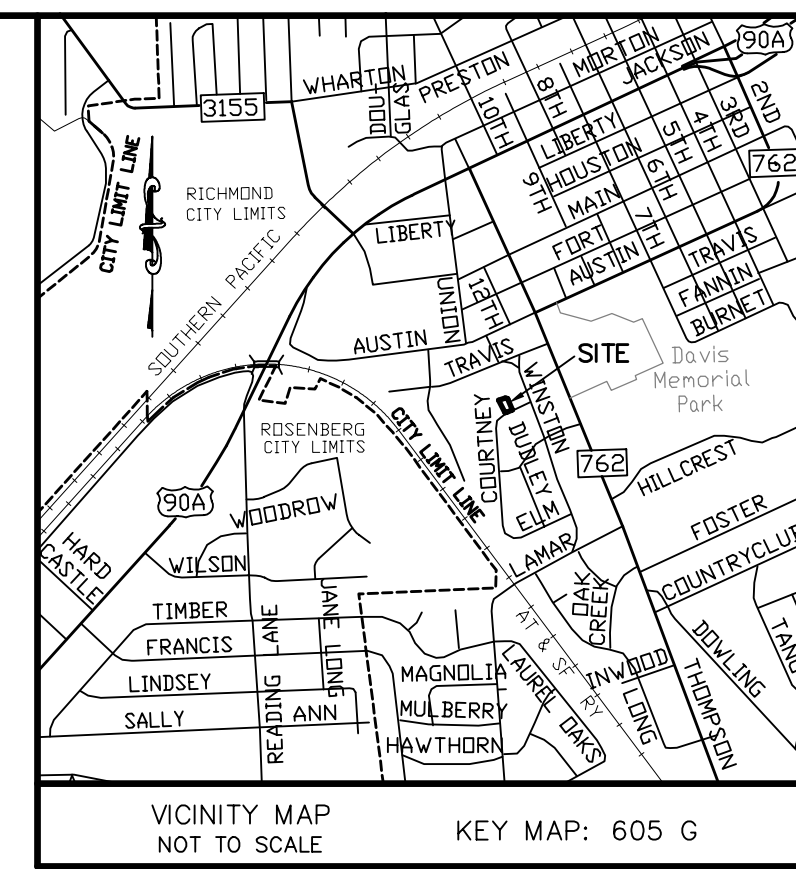
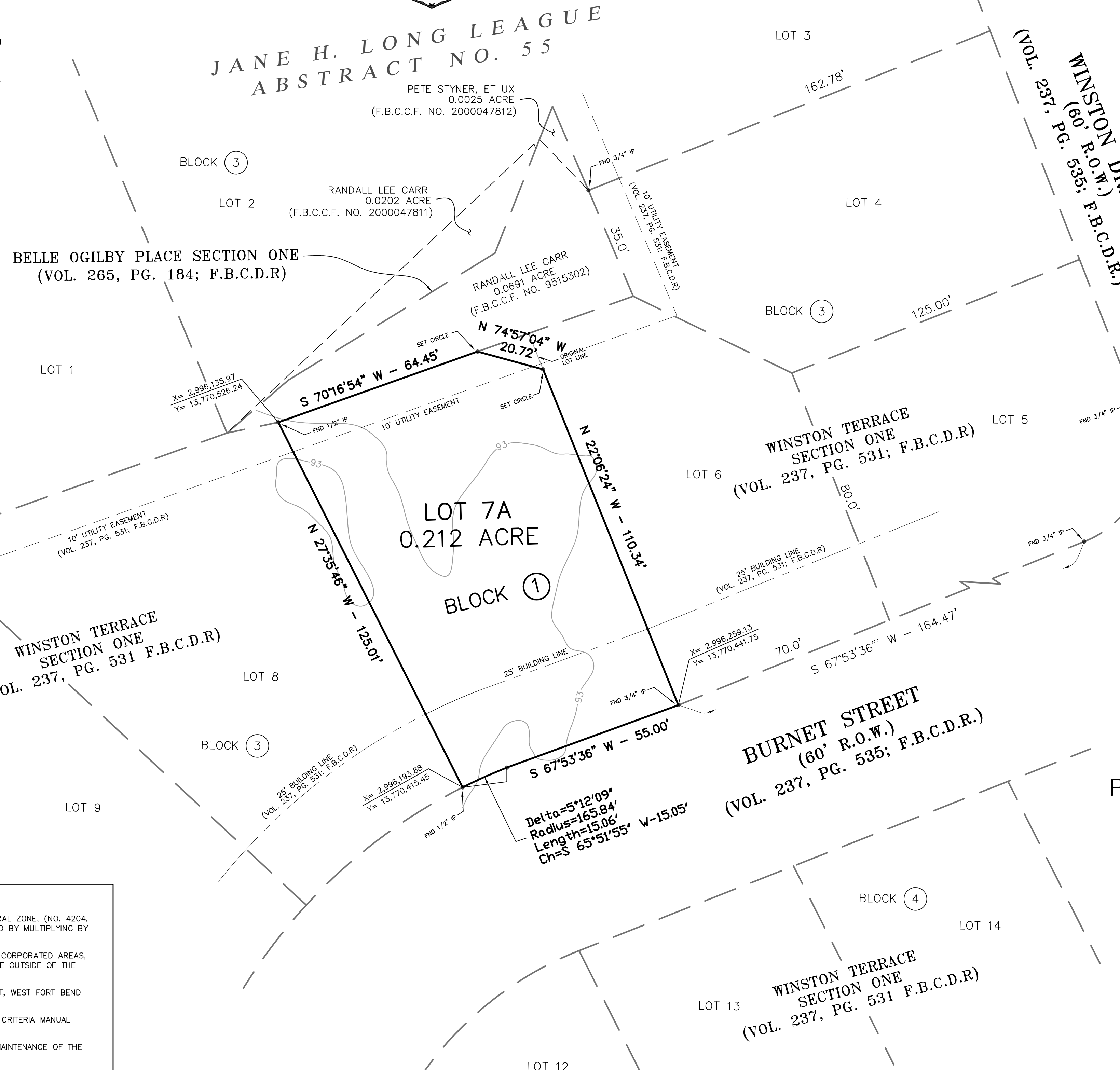
I, Franklin R. Schodek, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, 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.

Franklin R. Schodek, R.P.L.S.
Texas Registration No. 1535

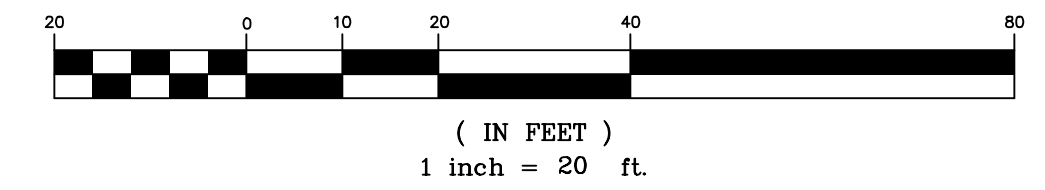


LEGEND

- B.L. - BUILDING LINE
- D.E. - DRAINAGE EASEMENT
- ESMT - EASEMENT
- F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
- F.B.C.D.D. - FORT BEND COUNTY DRAINAGE DISTRICT
- F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
- F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
- FND - FOUND
- IP - IRON PIPE
- IR - IRON ROD
- L.E. - LANDSCAPE EASEMENT
- R.O.W. - RIGHT OF WAY
- SQ. FT. - SQUARE FEET
- W/ - WITH



GRAPHIC SCALE



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 _____, 2022, 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

WINSTON TERRACE SECTION ONE
PARTIAL REPLAT OF LOT 7, BLOCK 3

A SUBDIVISION OF 0.212 ACRES BEING A REPLAT OF THE REMAINDER OF LOT 7, BLOCK 3, WINSTON TERRACE SECTION ONE (VOL. 237, PG. 531; F.B.C.D.R.) IN THE JANE H. LONG LEAGUE, ABSTRACT NO. 55, CITY OF RICHMOND, FORT BEND COUNTY, TEXAS

1 BLOCK 1 LOT

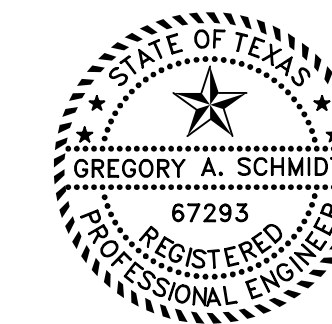
REASON FOR REPLAT: TO REDEFINE NORTHEAST CORNER OF LOT

~ OWNER ~
TERRANCE MARTIN
P.O. Box 755
Richmond, TX 77406
PHONE: 713.875.0000

~ SURVEYOR ~
MCKIM & CREED
ENGINEERS, SURVEYORS, PLANNERS
12718 Century Drive
Stafford, Texas 77477
281.491.2525
www.mckimcreed.com
TPELS Firm Registration No. 1017960
Job No. 08734-0002
DECEMBER 20, 2021

I, Gregory A. Schmidt, 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.

Gregory A. Schmidt, P.E.
Texas Registration No. 67293



PLANNING AND ZONING COMMISSION

Staff Report: Street Renaming – Arizona Fleming St

Agenda Date: October 01, 2018

Agenda Item: C4a. & C4b.

Agenda Subject: Street renaming – Arizona Fleming St

Applicant: The Fleming Family

Project Description: Renaming of the section of 10th Street which is part of the FM 762/ 10th Street extension and improvement project to Arizona Fleming Street. The referenced street section is located north of US 90A and extends to Clay Street.

Zoning Designation: NA / Street Right-Of-Way

Project Planner: Jose Abraham, Planning Director

Summary

A request has been received from the Fleming family to rename the section of 10th Street which is part of the FM 762/ 10th Street extension and improvement project to Arizona Fleming Street. The referenced street section is located north of US 90A and extends to Clay Street (Exhibit below). The request letter is attached to the report. The letter includes additional requests; however, this agenda item is only considering the street renaming request.



The proposed street name is after Arizona Fleming who is a well-known historical figure, especially for Fort Bend County. Arizona Fleming (1884 - 1976) was a small business owner from Richmond and is known and recognized for her contributions to fight for political equality of African-Americans in Fort Bend County. In 1994, Arizona Fleming Elementary School was opened in Fort Bend Independent School District.

The FM 762/ 10th Street extension and improvement project is a collaborative project between Fort Bend County and City of Richmond. The section of the street proposed for renaming is located within the City of Richmond City Limits.

Key Points to Consider

- The proposed street renaming is not anticipated to cause any negative impact to the area along the subject street or to the community at large.
- The proposed street renaming is generally consistent with the Ordinance No. 2016-19 which provides Park, Facility, and Street Naming Policy. However, please note that written consent from the owners of two-thirds of the linear frontage along the street, as required by the policy has not been provided.
- A public hearing is scheduled at the Planning and Zoning Commission as well as City Commission regular meeting and has been advertised in Fort Bend Herald.
- Property acquisition necessary for the street improvement is underway and since the project is still in the planning stage, identifying property owners who constitute two-thirds of the linear frontage along the street may be challenging currently.
- Staff has no received any positive or negative response to the advertised public hearing notices.

Recommendation

Staff offers no objection to the proposed renaming. However, would like to bring to the Planning and Zoning Commission’s attention that written consent from the owners of two-thirds of the linear frontage along the street, as required by the policy has not been provided. If a recommendation of approval is considered, input from property owners along the subject street section would be beneficial.

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

October 24, 2021

To the City Officials of Richmond,

The purpose of this letter is to request acknowledgement of one of Richmond's greatest citizens, Ms. Arizona Fleming. Ms. Fleming's commitment to progress showed Richmond citizens that community is more than belonging to something; it's about doing something together that makes belonging matter. Ms. Fleming represents the very best of Richmond and deserves to be regarded accordingly.

It is the hope of the community, that Ms. Fleming's life be honored in the following ways:

- Tenth Street renamed Arizona Fleming Street;
- The erection of a sign on Clay Road, that identifies Ms. Fleming's final resting place; and
- The funeral home that Ms. Fleming operated, restored and preserved as a historical site.

These acts will preserve Ms. Fleming's legacy and prevent her contributions from being lost to time.

It has been said "I can fight only for something that I love. I can love only what I respect. And in order to respect a thing, I must at least have some knowledge of it." It is the hope of the community, that our leaders join us in preserving Ms. Fleming's legacy and ensure the knowledge of her contributions are not forgotten, but acknowledged for generations to come.

Sincerely,

The Fleming Family

Carolyn Fields - 281.633-1234

Mittie Cobbin - 713-591-6435

Citizens Interested in Preserving Her Legacy

FLEMING, COLORED, OWNER THE FORT BEND FRATERNAL UNDERTAKING COMPANY RATES OF THE BEST FUNERAL DIRECTORS FOR THE COLORED RACE HAS IN HER PART OF TEXAS.

ment, Careful Drivers and a Service That is Appreciated When You Need to Call Favorite Colored Undertaker, Attest and Point Out Patrons and Friends of Arizona Fleming; it May be and is Stated

It is Esteemed by Both White and Colored, Arizona Says She Likes to Have a Part in the Life and Progress of Native Community, Where She Makes her Home and Conducts Her Business

Both White and Colored as a Scam. Fleming Says her Career as an Undertaker is a Success. Leslie Woods, Being her Driver, She Announces

The Fort Bend fraternal undertaking company, of which she is the owner, is a success story. Fleming, a colored woman, has built up a business that is well known and respected in the community. She has a fleet of cars and a driver, Leslie Woods, and she is well known for her service to the colored race.

Fleming is a native of Arizona and she has lived in the state for many years. She has a strong sense of community and she is always ready to help those in need. Her business is a testament to her hard work and dedication.

She has a number of patrons and friends who have helped her in her business. They have seen her through difficult times and they have seen her succeed. Her business is a source of pride for her and for the community.

Fleming is a woman of many talents. She is a businesswoman, a community leader, and a caring individual. Her business is a reflection of her values and her commitment to her community.

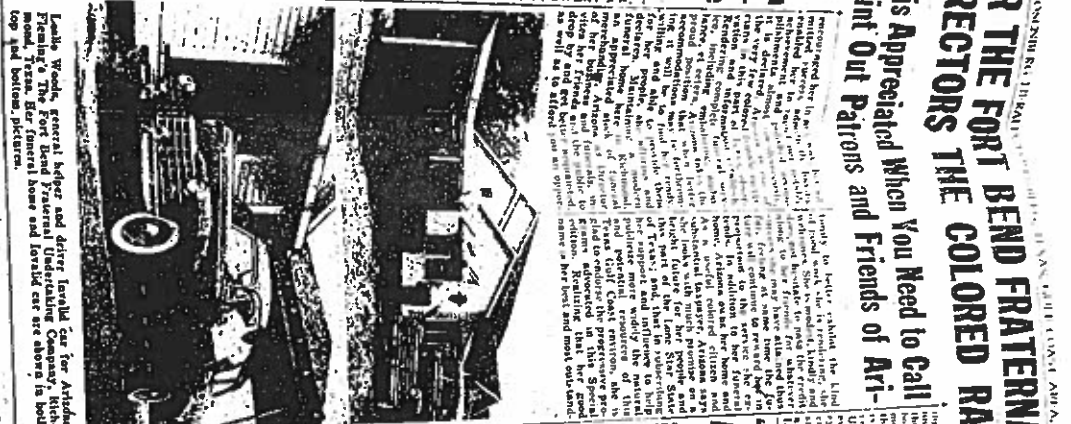
She is a woman who has made a difference in the lives of many people. Her business is a source of hope and inspiration for those who are struggling. Her story is a testament to the power of hard work and determination.

Fleming is a woman who has overcome many challenges. She has faced adversity and she has emerged stronger. Her business is a testament to her resilience and her ability to overcome adversity.

She is a woman who has made a difference in the lives of many people. Her business is a source of hope and inspiration for those who are struggling. Her story is a testament to the power of hard work and determination.

Fleming is a woman who has made a difference in the lives of many people. Her business is a source of hope and inspiration for those who are struggling. Her story is a testament to the power of hard work and determination.

Fleming is a woman who has made a difference in the lives of many people. Her business is a source of hope and inspiration for those who are struggling. Her story is a testament to the power of hard work and determination.



Leslie Woods, general helper and driver, is standing next to the Ford car for Arizona Fleming. The car is a vintage model from the 1930s. The woman is wearing a dark dress and a hat. The background is a simple outdoor setting.



Arizona Fleming, colored, owner of the Fort Bend Fraternal Undertaking Company, is standing in front of her building. The building has a sign that says 'FLEMING'. The woman is wearing a dark dress and a hat. The background is a simple outdoor setting.

TO MEY SANFORD, JR., 55, COLORED, GROCERY AND MEAT MARKET, PHONE 6, RICHMOND, FORT BEND COUNTY, TEXAS. HE HAS MADE A SUCCESS OF HIS OWN BUSINESS

TO MEY SANFORD, JR., 55, COLORED, GROCERY AND MEAT MARKET, PHONE 6, RICHMOND, FORT BEND COUNTY, TEXAS. HE HAS MADE A SUCCESS OF HIS OWN BUSINESS

Arizona Fleming

Her Mortuary then

Her Home

IN MEMORY OF ARIZONA FLEMING



One of Fort Bend's newest elementary schools has been named in honor of the late Arizona Fleming, recognizing her fight to demand political equality for African-Americans in Fort Bend County.

Born in the segregated society of South Texas in 1898, Fleming attended the all-black schools in Richmond and received her college training at Guadalupe College, an all-black college in Seguin. On her return from college, she served as a bookkeeper for a laundry in Houston and was a leading seamstress in the Fort Bend community.

But it was not her sewing skills that won Fleming fame. Elected in 1927 to be the secretary-manager of the newly established Fort Bend Undertaking Company, Fleming soon became the sole owner of the funeral home. She was looked upon as a business genius and a credit to Fort Bend's African-American community because of her business acumen and financial independence.

Those skills Fleming honed in business were eventually used to wage a battle for voting rights that was eventually appealed to the nation's highest court. One of the most forthright business leaders of the day, Fleming spearheaded a challenge of Fort Bend County's Jay Bird Democratic Association, the deeply-entrenched county political party that supported "white primary rule" controlled primaries in Fort Bend County. Fleming, joined by Willie Melton, challenged the white only voting and filed a lawsuit that was eventually appealed to the Supreme Court in 1953 and won the black citizens of Fort Bend County the right to vote in the county's Democratic primary.

Most of Fleming's fortune was spent fighting her case, leaving her virtually penniless at her death in 1976. Arizona Fleming's life, however, offers a rich chapter in Fort Bend history.

Final Resting Place
Niece, husband, 2 sisters

AUDREY SAYLES
1915 — 1976

SARAH FLEMING
1896 — 1965

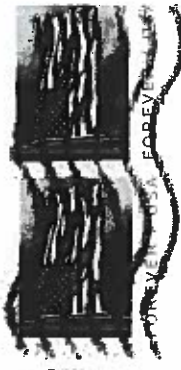
ARIZONA FLEMING
1895 — 1976

E. C. DANIEL
1898 — 1966

MATTIE DUVALL
1974



1210 Preston
Mortuary today



U.S. POSTAGE PAID
 FCM LETTER
 RICHMOND, TX
 77469
 NOV 02 21
 AMOUNT
\$3.17
 R2305K139488-30

NORTH HC
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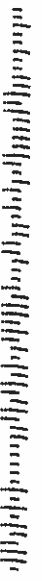
7018 0360 0000 4596 2520

Carolyn Fields
 5322 Riverwood Dr
 Richmond TX 77469-2638



*The City Officials of Richmond
 600 Moxton Street
 Richmond, Texas 77469*

77469-300500





ORDINANCE NO. 2016-19

AN ORDINANCE OF THE CITY OF RICHMOND, TEXAS, ADOPTING A NEW ARTICLE III "PARK, FACILITY AND STREET NAMING POLICY," OF CHAPTER 1 "GENERAL PROVISIONS," OF THE RICHMOND CODE TO ESTABLISH A POLICY AND PROCEDURE FOR NAMING AND RENAMING PARKS, FACILITIES AND STREETS; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, citizens make requests to name a park, facility or street for a person or event; and

WHEREAS, the City Commission deemed it in the public interest to establish a policy and procedures to be followed in naming City parks, facilities and streets; and

WHEREAS, the City Commission desired that the policy be codified and available for citizen review and application; Now, Therefore,

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF RICHMOND, TEXAS:

Section 1. That the findings and recitations in the preamble to this ordinance are found to be true and correct.

Section 2. That Article III "Park, facility and street naming policy," of Chapter 1 "General Provisions," of the Code of Ordinances, City of Richmond, Texas is hereby created to read as follows:

"Chapter 1

GENERAL PROVISIONS

. . . .

Article III -- Park, Facility, Street Naming Policy

Section 1-70. Preamble

- (a) The naming or renaming of a park, facility or street is sometimes emotionally evocative since assigning a name is a powerful and permanent identity for a public place and/or facility.
- (b) Naming/renaming a park, facility or street often requires significant resources for changing names on signs, maps and literature.
- (c) Name changes can be a source of confusion to the public.
- (d) The purpose of this policy is to provide guidance to those that have an interest in the naming or renaming of the City's parks, facilities and streets.

Section 1-71. Organizations affected

This policy affects the Parks and Recreation Committee, the Richmond Historical Commission, the Planning & Zoning Commission and the City Commission.

Section 1-72. Policy

- (a) It is the policy of the City of Richmond to reserve the name or renaming of parks, facilities and streets for circumstances that will best serve the interest of the city and ensure a worthy and enduring legacy.
- (b) Names for parks, facilities and streets should be chosen from the following categories:
 1. **Historic Events, People, Places.** The history of a major event, place or person may play an important role in the naming or renaming of a park, facility or street as the community may wish to preserve and honor the history of Richmond, its founders, other historical figures, its heritage, local landmarks and prominent geographical locations, and natural and geological features through such naming.
 2. **Outstanding Individuals.** Richmond has benefited, through its evolution, from the contributions made by many outstanding individuals. This category is intended to acknowledge the sustained contributions that have been made by such individuals to the city.
 3. **Major Gifts/Donors.** Over the years, the city has benefited from the generosity of some of its residents, businesses, and foundations. On occasion, the significance of such donations may warrant consideration being given to requests from either the donor or another party to acknowledge such a gift by naming a park, facility or street.

(c) Significant portions of an otherwise named park or facility may be named, such as a fountain, playfield, pavilion, or room.

Section 1-73. Definitions

- (a) "Donation" means a donation of property, goods, or money generally with no expectation of return.
- (b) "Naming" means the action by the City Commission assigning a permanent name to a given park, facility or street.
- (c) "Parks" means all traditionally designed parks, gardens, natural open spaces, and specialized parks under the stewardship of Richmond Parks and Recreation.
- (d) "Facility" means major structures such as City Hall, fire stations, police stations, other facilities from which city employees work or store equipment and materials to perform municipal tasks; pavilions, sports courts and fields, fountains, and playgrounds.
- (e) "Street" means roads, highways, bridges and other transportation facilities subject to the authority of the city to provide a name.

Section 1-74. Responsibilities

- (a) Upon receipt of a request to name or rename of park or facility, upon the establishment of a park or facility; or upon receipt of a request to rename a street, the city manager shall provide the information received to the director of public works, the assistant director of public works, the parks director, the historic preservation officer and the planning director for their review and recommendation related to the request.
- (b) After review by staff, the request, with accompanying documentation and staff recommendation, shall be forwarded to the Parks and Recreation Committee and the Richmond Historical Commission for reviews and recommendations related to the naming or renaming of a park or facility.
- (c) In the case of a request for renaming a street, after review by staff, the request with the accompanying documentation and staff recommendation shall be forwarded to the Planning and Zoning Commission for review and recommendation.
- (d) In the case of a request to name or rename a park or facility, after review and recommendation by the Parks and Recreation Committee and the Richmond Historical Commission, the request with the accompanying documentation and recommendations from staff, Parks and Recreation and Richmond Historical Commission shall be forwarded to the Planning and Zoning Commission.
- (e) Upon review and recommendation by the Planning and Zoning Commission, the request with the accompanying documentation and the recommendations of Parks

and Recreation Committee and Richmond Historical Commission, if applicable, Planning and Zoning Commission and staff shall be forwarded to the City Commission for final consideration and action.

Section 1-75. Guiding Principles

(a) General principles

1. In considering proposals for the naming or renaming of a park, facility or street, the following general principles will be taken into account either collectively or individually.
2. When naming a new park or facility, the proposed name should:
 - A. Engender a strong positive image.
 - B. Be appropriate having regard to the park's or facility's location and/or history.
 - C. Have historical, cultural or social significance for future generations.
 - D. Commemorate places, people or events that are of continued importance to the city, region, state and/or nation.
 - E. Have symbolic value that transcends its ordinary meaning or use and enhances the character and identity of the park and/or facility.
 - F. Have broad public support.
 - G. Shall not result in the undue commercialization of the park or facility if it accompanies a corporate gift.

(b) Renaming a park and/or facility. Proposals to rename a park, facility or street, whether for a major gift or community request are not encouraged. Likewise, names that have become widely accepted by the community should not be abandoned unless there are compelling reasons and strong public sentiment from the broader community for doing so. Historical or community used place names should be preserved wherever possible.

A. Naming/renaming for Outstanding Individuals

- (1) Naming or renaming a park, facility or street for an Outstanding Individual is encouraged only for those who have been deceased for at least three years (this provision can be waived at City Commission's directive) and where that person's significance and good reputation have been accepted in the City's, State's and/or Nation's history.

B. In considering the naming/renaming of a park, facility or street for a deceased person, priority should be given to those who made a sustained and lasting contribution to the following:

- (1) Richmond
- (2) Fort Bend County
- (3) Texas
- (4) The Nation

C. The naming of a park, facility or street after a person who lost her/his life due to war or a tragic event should be considered only after the shock of such event has lessened within the community.

(c) Naming/renaming for Historic Event, People and Place. When a park, facility or street is associated with or located near an event, people or place of historic, cultural or social significance, consideration will be given to naming that park, facility or street after such event, people or place. In considering such proposal, the relationship of the event, person or place to the park, facility or street must be demonstrated through research and documentation.

(d) Naming for Major Donations

1. From time to time, a significant donation may be made to the city that will add considerable value to the city's park and recreation system. On such occasions, recognition of this donation by naming a new park and/or facility in honor of or at the request of the donor will be considered.
 - A. As a guideline, the threshold for considering the naming of a park and/or facility will include one or more of the following:
 - (1) Land for the majority of the park or facility was deeded to the city.
 - (2) Contribution of a minimum of 60% of the capital construction costs associated with developing the park or facility.
 - (3) Provision of a minimum 20-year endowment for the continued maintenance and/or programming of the park or facility.
 - B. Donors seeking naming rights for major donations with respect to an individual will be encouraged to follow the principles that apply to naming a park, facility or street for an Outstanding Individual. Exceptions to this will be considered on their own merits. Richmond reserves the right to rename any park, facility for street if the person for whom it is named is later found to be disreputable or subsequently acts in a disreputable way.

(e) Other considerations

- 1 To minimize confusion, parks will not be subdivided for the purpose of naming unless there are readily identifiable physical divisions such as roadways or waterways. Naming of specific major recreational facilities within parks will be permitted; under these such circumstances such names should be different to the park name to avoid user confusion.
- 2 All signs that indicate the name of a park or facility shall comply with the city's graphic and design standards. Specialized naming signage is not permitted.

(f) Naming text. The naming text must assist in communicating the type of development and use intended for the park or facility. The following terms will be applied as part of the naming process:

1. "Park" applies to all parks that have been or will be developed primarily for recreational purposes. Such parks usually involve a high degree of landscape and recreational facility development.
2. "Nature Park" applies to all parks where the primary purpose is the conservation of the natural environment. Such parks generally will have little or no development.

Section 1-76. Procedures

(a) These procedures and guidelines have been established to ensure that the naming or renaming of park, facilities and streets is approached in a consistent manner.

(b) Request for naming/renaming of parks, facilities and streets.

1. Each request for the naming or renaming of a park, facility or street shall be made in writing to the city manager, 402 Morton Street, Richmond, Texas.
2. Each request should contain the following minimum information:
 - A. The proposed name
 - B. Reasons for the proposed name
 - C. Written documentation indicating community support for the proposed name
 - D. Description/map showing location and boundaries of the park or the facility
 - E. If renaming, justification for changing an established name
 - F. If proposing naming a park, facility or street for an Outstanding Individual, include documentation of that person's significance and good reputation in the city's, county's, state's or nation's history

G. If renaming a street, written consent from the owners of two-thirds of the linear frontage along the street.

(c) Assessing and approving naming/renaming requests.

1. Upon receipt of a naming request, the relevant neighborhood association(s) shall be advised and their comments on the request will be invited.

2 The local neighborhood association will be notified of all naming/renaming requests. Each request will then be considered by city staff representing Parks and Recreation, Public Works, Planning and Administration. This committee shall:

- A. Review the proposed request for its adherence to these policies and guidelines.
- B. Ensure that supporting information has been authenticated, particularly when an individual's name is proposed.
- C. Take into consideration the comments of the relevant neighborhood associations.

3. The committee will present its recommendation to the Parks and Recreation Committee, as applicable; then to Planning and Zoning Commission; and to City Commission. The staff committee, Parks and Recreation Committee and the Planning and Zoning Commission shall each make their recommendation on the request and all recommendations, along with neighborhood association comments shall be forwarded to the City Commission with the original request.

4. The Planning and Zoning Commission will hold a public hearing on each request to name/rename a park, facility or street. All persons are invited to appear at the public hearing and present written and/or oral comments related to the requested naming/renaming.

5. City Commission will make the final decision on each request to name/rename a park, facility or street.

(d) Communicating naming/renaming decisions. The city communication officer will communicate the City Commission decision relating to the request to name or rename a park, facility or street.”


Section 3. Severability. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a

court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional,; and the City Commission of the City of Richmond, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 4. *Repeal.* Any ordinance or other part of any other ordinance in conflict herewith shall be and is hereby repealed only to the extent of such conflict.

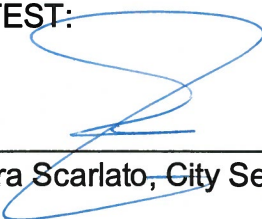
Section 5. *Effective date.* This ordinance shall be effective from and after its approval and adoption.

PASSED AND APPROVED on this the 26th day of July, 2016.



Evalyn Moore, Mayor

ATTEST:



Laura Scarlato, City Secretary

APPROVED AS TO FORM:



Gary W. Smith, City Attorney



C5. DEVELOPMENT UPDATES TO THE PLANNING AND ZONING COMMISSION

January 2022

The following table provides an overview of Planning Department activities from December 2, 2021 through December 29, 2021:

| PRE-APPLICATION CONFERENCES | | |
|---|---|--|
| LOCATION | LAND USE | DESCRIPTION |
| <ul style="list-style-type: none"> ▪ 101 South 3rd Street (DN District) | To be determined | <ul style="list-style-type: none"> ▪ <i>The subject site is located on the southeast corner of Calhoun Street and South 3rd Street, directly across the street of Lone Star Saloon. The owner intends to make improvements to the building and had started work without permit. Staff discussed the permitting process and that any proposed exterior work must be approved by the Richmond Historical Commission. A use for the building is yet to be determined.</i> |
| <ul style="list-style-type: none"> ▪ 605 Mabel Street (PI District) | Existing School | <ul style="list-style-type: none"> ▪ <i>The subject site is Juan Seguin Early Childhood Center. Staff met with the applicant to discuss proposed addition of a vestibule connecting to the existing building and adding a pick-up/drop-off lane in front of the building.</i> |
| <ul style="list-style-type: none"> ▪ 1630 Pitts Road (ETJ) | Existing School | <ul style="list-style-type: none"> ▪ <i>The subject site is Stephen F. Austin Elementary, within the Pecan Groves subdivision. Staff met with the applicant to discuss a proposed addition of a vestibule and art classroom connecting to the existing building.</i> |
| <ul style="list-style-type: none"> ▪ Wall Street Village (GR District) | New Residential Subdivision | <ul style="list-style-type: none"> ▪ <i>The subject site is located along F.M. 2218 at Wall Street, south of Wal-Mart. Staff met with the applicant to discuss a proposed residential subdivision including 50' by 120' lots. The subject site was recently annexed into the City limits.</i> |
| <ul style="list-style-type: none"> ▪ 1006 F.M. 359 (ETJ) | Warehousing and Logistics | <ul style="list-style-type: none"> ▪ <i>The subject site is located along F.M. 359, directly north of Ameristar Roofing & Restoration. Staff met with the applicant to discuss a proposed office and warehousing development. A Concept plan provided did not conform to the UDC requirements and input was provided.</i> |
| <ul style="list-style-type: none"> ▪ Southwest Freeway (ETJ) | Industrial Distribution Center and Multi-Family | <ul style="list-style-type: none"> ▪ <i>The subject site is located along Highway 59 to the south of Williams Ranch and east of Del Webb residential subdivisions. Staff met with the applicant to discuss a proposed office warehouse and apartments development. Staff discussed the concerns of the Municipal Utility District's (MUD) capacity to service the proposed uses.</i> |

| SITE DEVELOPMENT PLAN REVIEWS | | |
|---|---|---|
| LOCATION | LAND USE | DESCRIPTION |
| <ul style="list-style-type: none"> 21555 Southwest Freeway (ETJ) | Tesla Showroom | <ul style="list-style-type: none"> The subject site is located along Highway 59, directly east of CarMax. Staff is in the process of reviewing their first submittal of a Tesla showroom and service center. |
| <ul style="list-style-type: none"> 1515 Preston Street (IN) | Gas Station, washeteria. and Convenient Store | <ul style="list-style-type: none"> The subject site is located on the southwest corner of Preston Street and Collins Road. Staff is reviewing their second submittal of a proposed fueling station, Convenient store and washeteria. |
| <ul style="list-style-type: none"> 821 E. Highway 90A (GC/WFBMD) | Office | <ul style="list-style-type: none"> The subject site is located at the old Sears building. Staff is reviewing their second submittal of a proposed counseling center. The scope of work includes interior build-out and parking are improvements at the rear of the building. |
| <ul style="list-style-type: none"> 1005 Fort Street (OT) | Parking for Art Studio | <ul style="list-style-type: none"> The subject site is located on the southwest corner of Fort Street and South 10th Street, directly west of Long Elementary School. The site includes a home, which the applicant intends to convert into an art studio. The scope of work includes addition of parking spaces for the proposed art Studio. |
| <ul style="list-style-type: none"> 203 Sims Road (ETJ) | Antique Store | <ul style="list-style-type: none"> The subject site is located on the west side of Sims Road at Hinson Street. Staff is reviewing their first submittal of a proposed antique store. |

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