



RICHMOND

EST. **TEXAS** 1837

Where History Meets Opportunity

Planning & Zoning Commission Meeting

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

Monday, February 7, 2022 at 5:00 P.M.

<i>Position 1:</i>	<i>Katherine M. Graeber – Kubelka (Chair)</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 (Vice Chair)</i>

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

Join Zoom Meeting

<https://us06web.zoom.us/j/89449401226?pwd=STROMVRSMU8zRFp1LzU5ZGFaa0ttUT09>

Meeting ID: 894 4940 1226

Passcode: 763984

One tap mobile

+13462487799,,89449401226#,,,,*763984# US (Houston)

+12532158782,,89449401226#,,,,*763984# US (Tacoma)

Dial by your location

+1 346 248 7799 US (Houston)

+1 253 215 8782 US (Tacoma)

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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).

CONSENT AGENDA

- B1. Review and approve minutes from the January 3, 2022, regular meeting (a copy is enclosed).
- B2. Next Planning and Zoning Commission meeting is Monday, March 7, 2022, at 5:00 p.m.

REGULAR AGENDA

Plat Applications

- C1. Review and recommendation of a final report to City Commission for a Land Plan – Wall Street Village – 49.5 acres of land – 150 Lots – 9 Reserves. The subject site is located along F.M. 2218 at Wall Street, south of Wal-Mart.
- C2. Review and recommendation of a final report to City Commission for a Preliminary Plat – Circle Oak Section 1 – 35.93 acres of land – 4 Blocks – 0 Lots – 5 Reserves. The subject site is located at the southwest corner of U.S. 59 and F.M. 762 intersection.
- C3. Review and recommendation of a final report to City Commission for a Final Plat – Veranda Section 35 – 17.40 acres of land – 3 Blocks – 90 Lots – 3 Reserves. The subject site is located within the Veranda Master Planned Community, and along Richmond Parkway and abuts the Huntington Senior Living that is currently under construction to the east.

Street renaming

- C4. Review and recommendation of a final report to City Commission for 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.

Petition for inclusion into ETJ

- C5. Review and recommendation of a final report to City Commission regarding a petition for inclusion of an approximate 234.872 acre tract of land in the City of Richmond extraterritorial jurisdiction (ETJ). The subject tract is proposed to be developed as a mixed use development called Agrihood. An approximate 83 acres of the subject tract is currently within City of Richmond ETJ and the

remainder is presently located wholly within Fort Bend County. The subject property is part of the Jane Wilkins Survey Abstract No. 96 and Jesse H. Cartwright Survey, Abstract No. 16 and is located between Harlem Road and Grand parkway, south of Owens Road.

Other

- C6. Discussion on Unified Development Code allowance for restaurants within OT, Olde Town district.
- C7. Development related staff update.
- C8. Excuse from attendance at regular Planning and Zoning Commission Meeting.
- C9. Consider agenda item requests by Commissioners for March 7, 2022, regular meeting.
- C10. Adjournment.

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



RICHMOND

EST. **TEXAS** 1837

Where History Meets Opportunity

Planning & Zoning Commission Meeting Minutes

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

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

The Planning and Zoning Commission for the City of Richmond, Texas met in a regular meeting on Monday, January 3, 2022, at 5:00 p.m. A quorum was present, with the following members in attendance:

Katherine M. Graeber-Kubelka
Juan Martinez
Aimee Frederick
David Randolph
Noell Myska

Staff in attendance: Jose Abraham, Planning Director; Christian Togmus, Planner I; Lori Bownds, Building Official; and Gary Smith, City Attorney.

Commissioner Kubelka introduced agenda A2, Recite the Pledge of Allegiance to the U. S. Flag and the Texas Flag. 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. Former Commissioner Hogue shared a brief statement expressing appreciation for the opportunity to serve on the Planning and Zoning Commission. Hearing no further public comments, the agenda item was closed.

Commissioner Kubelka introduced agenda A4, Swearing in all Planning & Zoning Commissioners. All Commissioners were sworn in by Laura Scarlato, City Secretary.

Commissioner Kubelka introduced agenda A5, to elect both Planning and Zoning Commission Chair and Vice-Chair. Commissioner Myska moved to elect Commissioner Kubelka as Chair. Commissioner Frederick seconded the Motion. The vote for the motion was unanimous. Commissioner Frederick moved to elect Commission Myska as Vice Chair. Commissioner Kubelka seconded the Motion. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item B1., Review and approve minutes from the December 6, 2021, meeting. Commissioner Myska moved to approve the minutes. The motion was seconded by Commissioner Frederick. 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, February 7 at 5:00 p.m.

Commissioner Kubelka introduced agenda item C1., Consideration of the approval of a final report to City Commission for a Final Plat – Veranda Section Thirty-Six Phase II – 46.94 acres of land – 1 Block – 8 Reserves. The subject site is a section within Veranda Master Planned Community. Mr. Abraham generally discussed details of the proposed Section including lot details. In response to Commissioner Myska’s question, Mr. Abraham clarified the location of the detention area and the abutting cemetery. Commissioner Martinez requested information about the Veranda entrance and exit onto FM 762, to which Mr. Abraham noted the request and concluded by stating staff’s recommendation of conditional approval based on comments listed in the report.

Commissioner Kubelka introduced agenda item C2., Consideration of the approval 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. Mr. Abraham indicated that the reason for the proposed amending plat is to rectify an error in Note 2, and changes the minimum slab elevation from 91.5 feet to 89 feet. Mr. Abraham concluded by stating staff’s recommendation of approval for the proposed amending plat. Commissioner Myska moved to forward Staff’s recommendation of approval to the City Commission. The motion was seconded by Commissioner Frederick. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item 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. Mr. Abraham explained in his presentation that the reason for the replat is to exclude a small portion of the existing lot which has an existing accessory structure. Hearing no further public comments, the agenda item was closed.

Commissioner Kubelka introduced agenda item C3b., Consideration of the approval of a final report to a 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. Staff recommended approval conditioned upon the specific comments listed in the report. Commissioner Myska moved to forward Staff’s recommendation of conditional approval to the City Commission. The motion was seconded by Commissioner Frederick. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item 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. Mr. Abraham provided details of the proposed street renaming and explained the historical significance of Arizona Fleming. He also explained that even though the proposed renaming is generally consistent with the Ordinance No. 2016-19 which provides Park, Facility, and Street Naming Policy, written consent from the owners of two-thirds of the linear frontage along the street has not been provided. Further, he explained that the issue of acquiring land and determining ownership along 10th street due to the street improvements that are ongoing. Mr. Abraham presented a public comment letter from Mr. Robert J. Haas residing at 1716 Magnolia Lane. The letter appreciated the idea of memorializing Arizona Fleming, however, suggested that the Commission consider other possible ways primarily due to potential confusion caused by existing Fleming Street and also a potential name change if the street becomes a Texas Department of

Transportation Road. Commissioner Myska expressed her concerns about renaming a street which is part of an ongoing project and highlighted emergency services related concerns caused by existing Fleming Street. Hearing no further public comments, the agenda item was closed.

Commissioner Kubelka introduced agenda item C4b., Consideration of the approval of a final report to City Commission for Agenda Item C4a., above. Commissioner Myska moved to postpone the item until additional information about the status of the project can be provided. The motion was seconded by Commissioner Martinez. 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:

- Improvements to building at 101 South 3rd Street
- Addition of building/vestibule to 605 Mabel Street
- Addition of classroom/vestibule to 1630 Pitts Road
- New Residential Subdivision at FM 2218 at Wall Street
- Warehouse at 1006 FM 359
- Industrial Distribution and Multi Family at Southwest Freeway (along Highway 59 to the south of Williams Ranch and east of Del Webb residential subdivisions); Commissioner Myska voiced her concerns over the traffic, apartments already in the area.
- Tesla Showroom at 21555 Southwest Freeway
- Gas Station/Washeteria/Convenience Store at 1515 Preston Street
- Office at 821 E. Highway 90A
- Parking for Art Studio at 1005 Fort Street
- Antique Store at 203 Sims Road

Commissioner Kubelka introduced agenda item C6., Recognize and appreciate the service of former Planning and Zoning Commissioners Ernest Hogue & Melissa Schultz. All Commissioners shared their personal memories and offered appreciation for their service. Mr. Abraham expressed staff's appreciation for both former Commissioners and briefly shared their valuable help and support.

Commissioner Kubelka introduced agenda item C7., Excuse from attendance at regular Planning and Zoning Commission Meeting. No excuses from attendance was considered.

Commissioner Kubelka introduced agenda item C8., Consider agenda item requests by Commissioners for January 3, 2022 regular meeting. Commissioner Kubelka requested a ride-along to see the various types of signs throughout Richmond. Mr. Abraham explained that in the future, snippets will include specific topics based on the recommendation by the Commissioners.

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: February 7, 2021

Agenda Item: C1.

Plat Name: Wall Street Village – Land Plan

Applicant: Brice Stanford | Odyssey Engineering Group

Project Description: A subdivision of 49.50 acre tract of land located in the Jane H. Long League, A-55, Fort Bend County, Texas.

Zoning Designation: GR, General Residential (Development Agreement)

Reviewers: City of Richmond Development Review Committee (DRC)

Project Planner: Oanh Nguyen, Planner II

Background/Review Notes

- *The proposed subdivision is located along F.M. 2218 at Wall Street, south of Wal-Mart.*
- *The proposed land plan includes 150 residential lots and nine (9) reserves restricted landscape, open space or drainage use, and right-of-way dedication.*
- *The proposed subdivision will be developed by Meritage Homes under a development agreement with the City of Richmond. The proposed subdivision is required to meet all requirements of the Richmond Unified Development Code.*

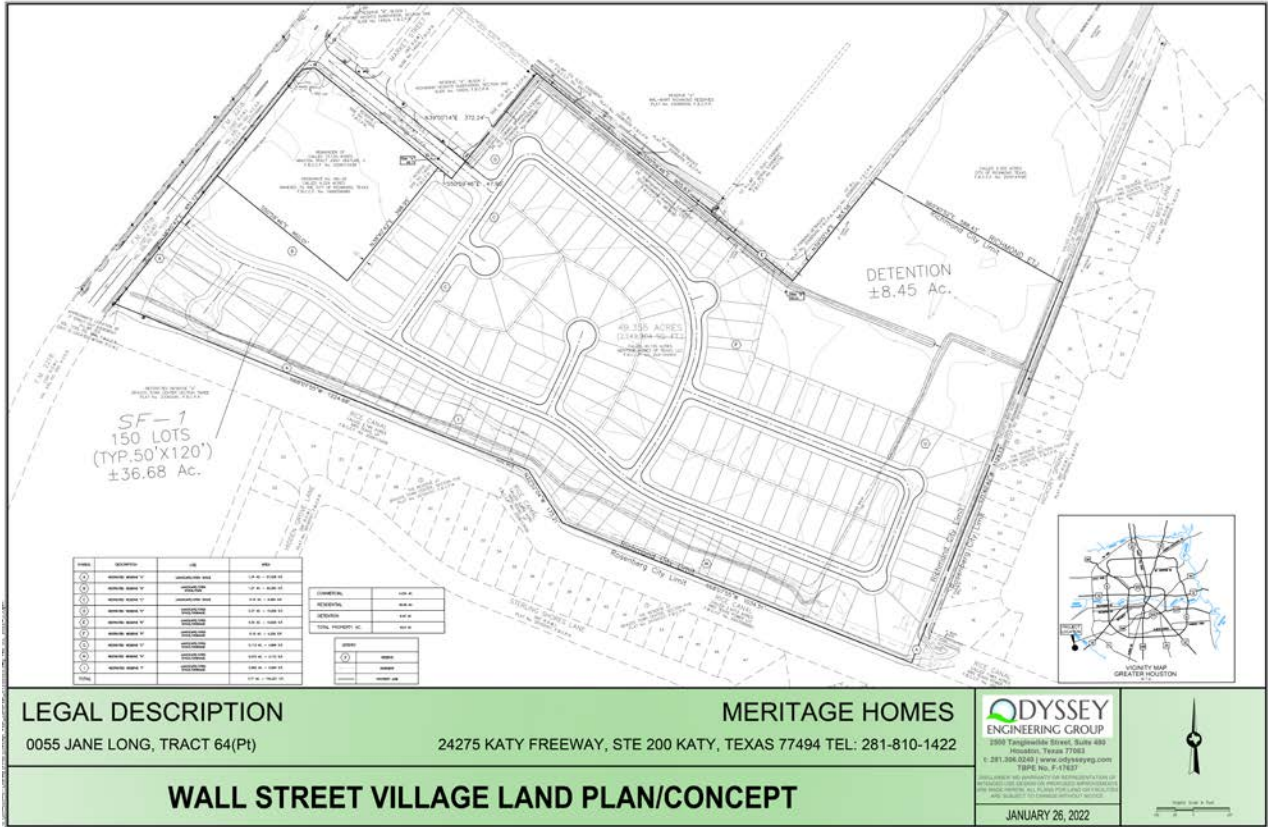
Staff Recommendation

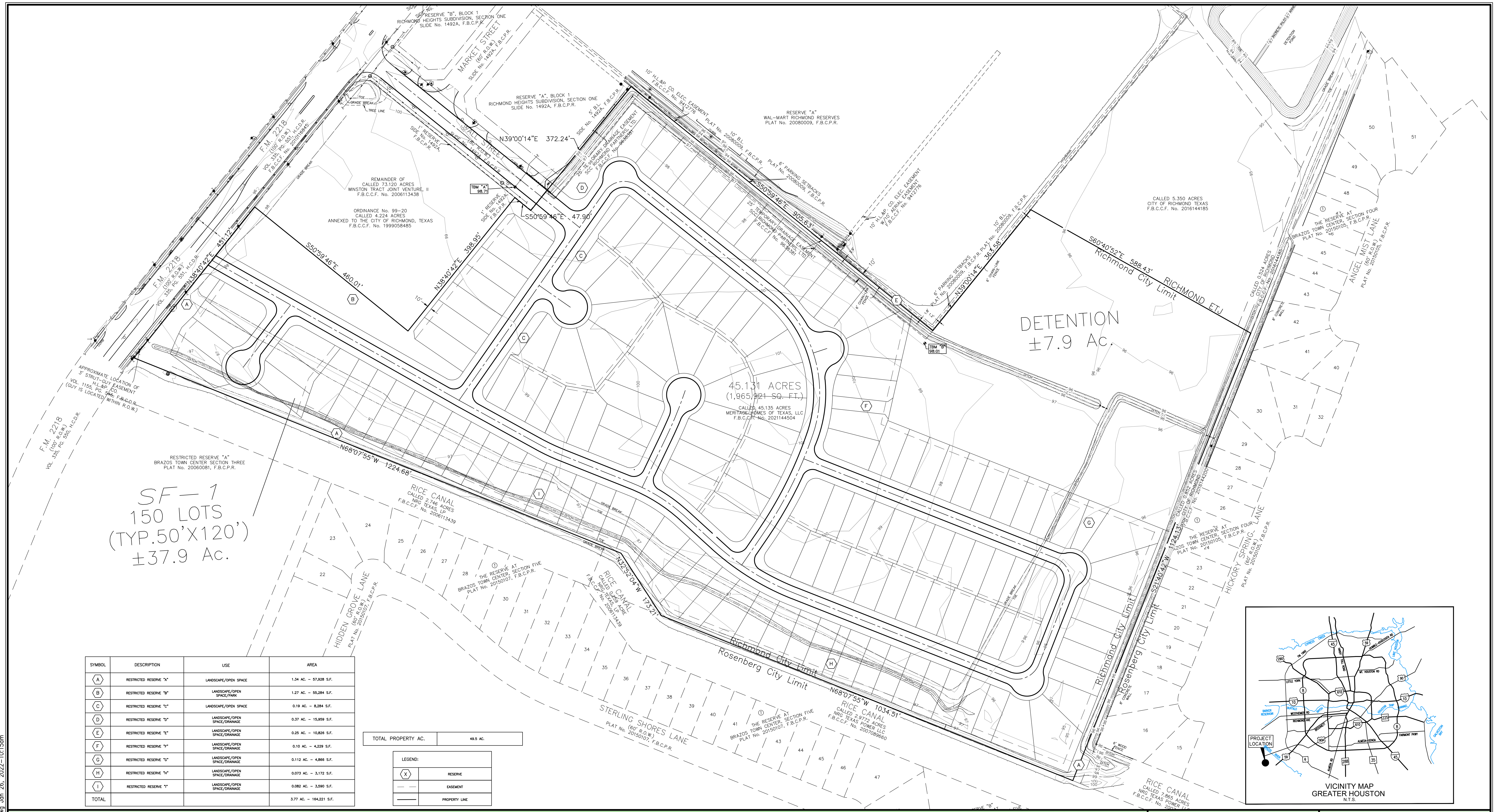
CONDITIONAL APPROVAL: Staff recommends approval of this Land Plan conditioned upon addressing the comments listed below:

1. Provide general note indicating conformance to buffer requirement of Section 4.4.301 of the UDC.
2. Revise new street connection to F.M. 2218 to intersect at a 90-degree angle as required by Section 11.5 of the Public Infrastructure Design Manual.

Comments to ensure accuracy, clarity and conformance to Section 6.3.501 of the UDC:

1. Provide general notes describing total number of lots, typical lot dimensions, and that the proposed development will be platted and constructed as one section.
2. Provide a more detailed vicinity map that shows the City of Richmond and City of Rosenberg city limits and ETJ line.
3. Provide typical right-of-way width on land plan.
4. Label easements drawn on internal lots, typical lot dimensions, and building lines.





SYMBOL	DESCRIPTION	USE	AREA
(A)	RESTRICTED RESERVE "A"	LANDSCAPE/OPEN SPACE	1.34 AC. - 57,928 S.F.
(B)	RESTRICTED RESERVE "B"	LANDSCAPE/OPEN SPACE/PARK	1.27 AC. - 55,284 S.F.
(C)	RESTRICTED RESERVE "C"	LANDSCAPE/OPEN SPACE	0.19 AC. - 8,284 S.F.
(D)	RESTRICTED RESERVE "D"	LANDSCAPE/OPEN SPACE/DRAINAGE	0.37 AC. - 15,959 S.F.
(E)	RESTRICTED RESERVE "E"	LANDSCAPE/OPEN SPACE/DRAINAGE	0.25 AC. - 10,826 S.F.
(F)	RESTRICTED RESERVE "F"	LANDSCAPE/OPEN SPACE/DRAINAGE	0.10 AC. - 4,229 S.F.
(G)	RESTRICTED RESERVE "G"	LANDSCAPE/OPEN SPACE/DRAINAGE	0.112 AC. - 4,866 S.F.
(H)	RESTRICTED RESERVE "H"	LANDSCAPE/OPEN SPACE/DRAINAGE	0.073 AC. - 3,172 S.F.
(I)	RESTRICTED RESERVE "I"	LANDSCAPE/OPEN SPACE/DRAINAGE	0.082 AC. - 3,590 S.F.
TOTAL			3.77 AC. - 164,221 S.F.

TOTAL PROPERTY AC. 49.5 AC.

LEGEND:	
(X)	RESERVE
---	EASEMENT
---	PROPERTY LINE

LEGAL DESCRIPTION

0055 JANE LONG, TRACT 64(Pt)

MERITAGE HOMES

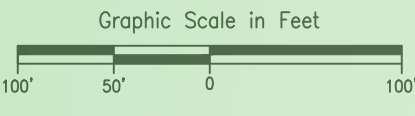
24275 KATY FREEWAY, STE 200 KATY, TEXAS 77494 TEL: 281-810-1422

WALL STREET VILLAGE LAND PLAN/CONCEPT



2500 Tanglewilde Street, Suite 480
Houston, Texas 77063
t: 281.306.0240 | www.odysseyeg.com
TBPE No. F-17637

DISCLAIMER: NO WARRANTY OR REPRESENTATION OF INTENDED USE DESIGN OR PROPOSED IMPROVEMENTS ARE MADE HEREIN. ALL PLANS FOR LAND OR FACILITIES ARE SUBJECT TO CHANGE WITHOUT NOTICE.



JANUARY 26, 2022

O:\20-026-01\Survey\Prct\Concept_Plan_LESS LOT.dwg Jan 26, 2022-10:15am



PLANNING AND ZONING COMMISSION

Staff Report: Plat Application

Agenda Date: February 7, 2022

Agenda Item: C2.

Plat Name: Circle Oak Section 1

Applicant: Geoff Freeman | LJA Engineering, Inc.

Project Description: A subdivision of 35.928 acre tract of land situated in the Jane H. Long Survey, Abstract 55, the Robert Handy Survey, Abstract 187 and the William Lusk Survey, Abstract 276, Fort Bend County, Texas.

Zoning Designation: NA / ETJ (Development Agreement)

Reviewers: City of Richmond Development Review Committee (DRC)

Project Planner: Oanh Nguyen, Planner II

Background/Review Notes

- *The proposed subdivision is located on the southwest corner of U.S. 59 and F.M. 762 within the George Foundation/Berry Tract development.*
- *The proposed preliminary plat includes of zero (0) lots, five (5) reserves, in four (4) blocks.*
- *The proposed preliminary plat includes one (1) reserve restricted to multifamily use, two (2) reserves restricted to commercial use, two (2) reserves restricted to landscape/open space uses, and two (2) right-of-way dedication.*

Staff Recommendation

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

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

1. Provide MUD annexation letters from MUD 144 and MUD 207.
2. Provide a Traffic Impact Analysis (TIA) for review and approval from TxDOT and City of Richmond.
3. Based on aerial views, there is a drainage ditch that is existing and drains into TxDOT right-of-way. Show any recorded easements associated with this existing ditch on the plat. If no easement is recorded, provide how drainage will be addressed.
4. Show the drainage right-of-way easement for Rabbs Bayou up to Highway 59.
5. Show easements associated with public utilities.
6. When the 60' Fort Bend County road easement is abandoned, how will access to the cemetery be provided?



- LEGEND
- 01. RECORD PLAT/LOT
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**PRELIMINARY PLAT OF
CIRCLE OAK SECTION 1**

A SUBDIVISION OF 35,928 ACRES OF LAND SITUATED IN THE
ANE, 24, LAND SURVEY, ABSTRACT 20, THE ROBERT BERRY
SURVEY, ABSTRACT 187 AND THE WILLIAM LOUIS SURVEY,
ABSTRACT 276, FORT BEND COUNTY, TEXAS.

0 LOTS 9 RESERVES (37,824 ACRES) 4 BLOCKS
JANUARY 26, 2022 JOB NO. 2091-11002

DRAWN BY:
THE GEORGE FOUNDATION
A TEXAS LIMITED LIABILITY
ROGER ADAMSON, CHIEF EXECUTIVE OFFICER
270 WARDEN STREET, HOUSTON, TEXAS 77069
PHONE 281.342.8108

ENGINEER:
LJA Engineering, Inc.
LJA, 2001 Fidelity, Suite 1000
Dallas, Texas 75201
Phone 214.342.8108
Fax 214.342.8109

SURVEYOR:
LJA Surveying, Inc.
LJA, 2001 Fidelity, Suite 1000
Dallas, Texas 75201
Phone 214.342.8108
Fax 214.342.8109

SHEET 2 OF 2

STATE OF TEXAS
COUNTY OF FORT BEND

WE, THE GEORGE FOUNDATION, A TEXAS CHARITABLE TRUST, ACTING BY AND THROUGH ROGER ADAMSON, CHIEF EXECUTIVE OFFICER, BEING AN OFFICER OF THE GEORGE FOUNDATION, A TEXAS CHARITABLE TRUST, OWNERS OF THE 35.928 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF CIRCLE OAK SECTION 1, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE 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, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSERVED 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 PURPOSE FOREVER UNOBSERVED 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 THREE (30'0") IN WIDTH.

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

FURTHER, 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 AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES, FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES 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 SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF CIRCLE OAK SECTION 1 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND 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 AMENDMENT.

IN TESTIMONY WHEREOF, THE GEORGE FOUNDATION, A TEXAS CHARITABLE TRUST, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROGER ADAMSON, ITS CHIEF EXECUTIVE OFFICER, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2022.

THE GEORGE FOUNDATION,
A TEXAS CHARITABLE TRUST

BY: _____
ROGER ADAMSON, CHIEF EXECUTIVE OFFICER

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROGER ADAMSON, CHIEF EXECUTIVE OFFICER OF THE GEORGE FOUNDATION, A TEXAS CHARITABLE TRUST, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

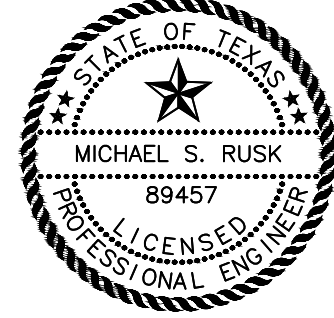
THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, GARY D. NUTTER, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND 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 (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTHS (5/8) INCH WITH PLASTIC CAP MARKED "LJA SURVEY" AND A LENGTH OF NOT LESS THAN THREE (3) FEET (SEE NOTE 6).

GARY D. NUTTER, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5659

I, MICHAEL S. RUSK, 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.



MICHAEL S. RUSK, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 89457

STATE OF TEXAS
COUNTY OF FORT BEND

THIS PLAT OF CIRCLE OAK SECTION 1 APPROVED ON _____ BY THE CITY OF RICHMOND CITY COMMISSION AND SIGNED THIS THE _____ DAY OF _____,

2022 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 ONE (1) YEAR HEREAFTER.

EVALYN W. MOORE, MAYOR

LAURA SCARLATO, SECRETARY

THIS PLAT OF CIRCLE OAK SECTION 1 APPROVED BY THE CITY MANAGER OF THE CITY OF RICHMOND, TEXAS

THIS _____ DAY OF _____, 2022.

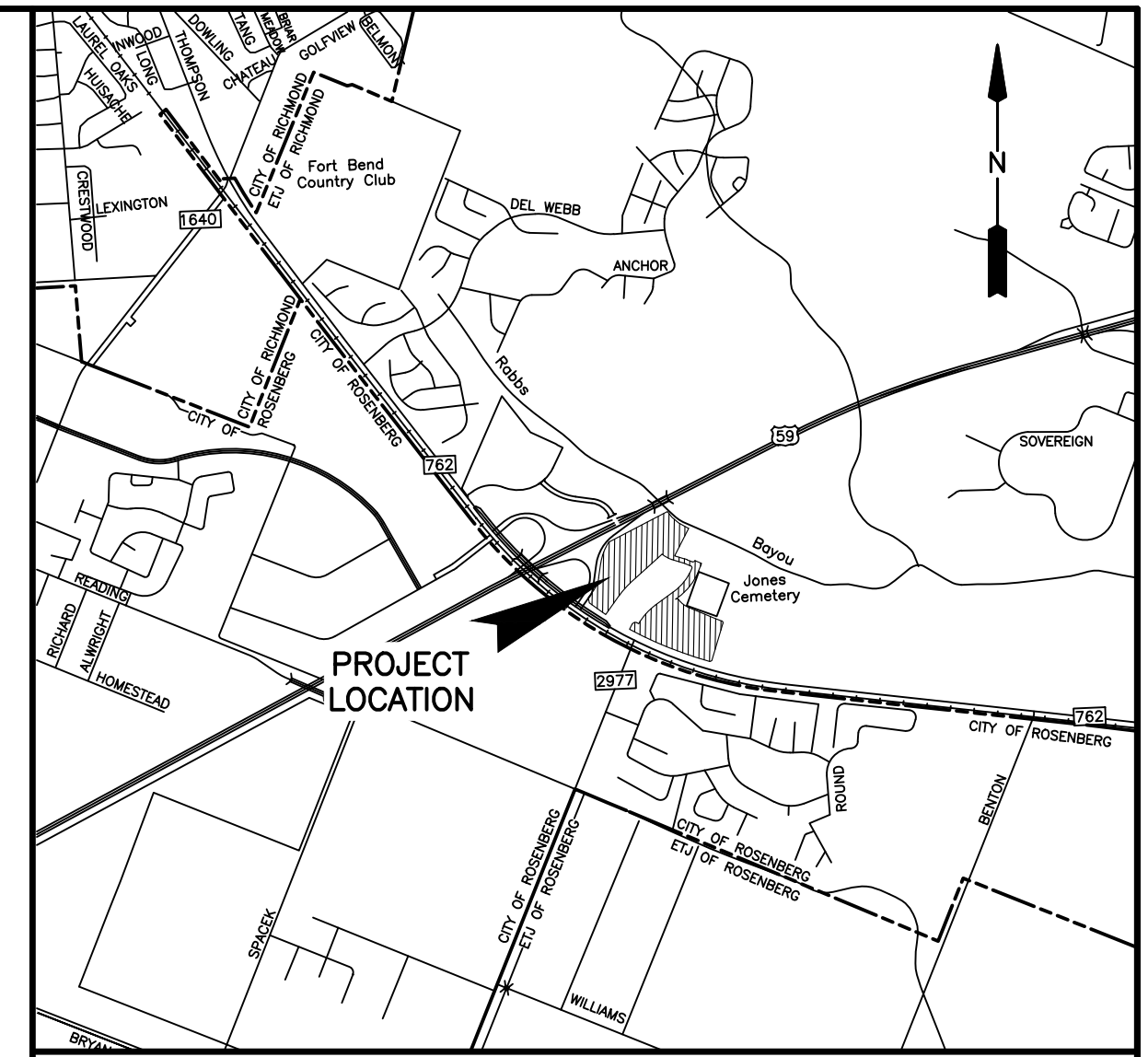
TERRI VELA, CITY MANAGER

LINE	BEARING	DISTANCE
L1	N 09°38'17" W	74.13'
L2	N 35°17'15" E	127.95'
L3	S 38°53'23" E	100.40'
L4	S 49°44'31" E	123.14'
L5	S 60°39'44" E	146.17'
L6	S 82°12'22" E	12.70'
L7	S 73°03'14" E	141.51'
L8	S 68°05'26" E	73.94'
L9	S 68°05'26" E	100.00'
L10	S 21°54'34" W	115.25'
L11	S 53°50'05" W	39.84'
L12	N 27°15'43" E	78.08'
L13	S 62°44'17" E	26.19'
L14	N 68°05'26" W	73.92'
L15	N 73°03'14" W	161.63'
L16	S 00°26'13" E	61.75'
L17	S 27°15'43" W	83.18'
L18	S 37°28'30" E	50.00'

CURVE	RADIUS	DELTA	ARC	CHORD	BEARING	CHORD
C1	400.00'	27°00'39"	188.57'	N 21°40'41"	E	186.83'
C2	720.00'	28°26'07"	319.63'	N 20°59'04"	E	317.01'
C3	480.00'	4°57'47"	41.58'	S 70°34'20"	E	41.57'
C4	30.00'	90°00'00"	47.12'	N 66°54'34"	E	42.43'
C5	850.00'	31°55'31"	473.62'	S 37°52'19"	W	467.52'
C6	30.00'	89°43'09"	46.98'	S 81°18'20"	E	42.32'
C7	330.00'	31°07'54"	179.31'	S 52°00'42"	E	177.11'
C8	1230.00'	3°23'20"	72.75'	S 69°16'19"	E	72.74'
C9	25.00'	87°29'18"	38.17'	S 27°13'20"	E	34.57'
C10	30.00'	89°18'30"	46.76'	S 61°10'34"	W	42.17'
C11	5678.34'	12°06'29"	1199.98'	N 68°06'56"	W	1197.75'
C12	50.00'	90°00'00"	78.54'	N 72°15'43"	E	70.71'
C13	850.00'	23°32'17"	349.19'	N 42°03'56"	E	346.74'
C14	750.00'	31°32'51"	412.96'	N 38°03'39"	E	407.76'
C15	30.00'	90°22'40"	47.32'	N 22°54'06"	W	42.57'
C16	420.00'	4°57'47"	36.38'	S 70°34'20"	W	36.37'
C17	380.00'	23°47'26"	157.78'	N 61°09'31"	W	156.65'
C18	1000.00'	12°32'09"	218.79'	S 41°39'33"	W	218.35'
C19	300.00'	27°06'27"	141.94'	S 13°59'26"	E	140.62'
C20	350.00'	72°37'01"	443.59'	S 36°44'43"	E	414.49'
C21	450.00'	4°57'47"	38.98'	S 70°34'20"	E	38.97'
C22	800.00'	31°55'31"	445.76'	S 37°52'19"	W	440.02'
C23	800.00'	26°34'22"	371.02'	S 40°32'54"	W	367.71'

NOTES:

- ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.9998701.
- BENCHMARK: ALUMINUM DISK STAMPED TXDOT LOCATED AT THE NORTHERLY CORNER OF THE INTERSECTION OF THE SOUTHWEST BOUND FRONTAGE ROAD OF HWY 59 AND FM 762. THE POINT IS LOCATED +/-33' NORTHWEST FROM THE EDGE OF PAVEMENT OF THE ABOVE MENTIONED FRONTAGE ROAD AND +/-80' NORTHEAST OF THE NORTHEASTERLY EDGE OF PAVEMENT OF FM 762.
ELEV. = 93.53' NAVD88(GEIOD03)
- THIS PLAT WAS PREPARED TO MEET THE CITY OF RICHMOND AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, FILE NO. 2022-xxxx DATED _____, THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO.S 144 & 207, FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 6, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, WEST FORT BEND MANAGEMENT DISTRICT, LAMAR CONSOLIDATED I.S.D., THE ETJ OF THE CITY OF RICHMOND AND FORT BEND COUNTY.
- FIVE-EIGHTHS (5/8) INCH IRON RODS WITH PLASTIC CAP MARKED "LJA SURVEY" AND THREE (3) FEET IN LENGTH WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
- IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48157C0265L, REVISED DATE APRIL 2, 2014, PROPERTY LIES PARTIALLY WITHIN SHADED ZONE "X" AND UNSHADED ZONE "X". LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- THERE ARE NO NATURAL GAS PIPELINES NOR NATURAL GAS PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DETENTION FACILITY IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 207.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 6- 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 ADA REQUIREMENTS AND SECTION 4.5.201 OF THE CITY OF RICHMOND UNIFIED DEVELOPMENT CODE.
- THIS PLAT LIES WITHIN LIGHTING ZONE 3, WHICH IS CREATED AND ADMINISTERED BY FORT BEND COUNTY, TEXAS.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- ONE-FOOT RESERVE DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, THEIR HEIRS, ASSIGNS OR SUCCESSORS.
- ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88, 2001 ADJUSTMENT.
- PARKING AND LANDSCAPE SETBACKS WITHIN INDIVIDUAL RESERVES MUST MEET THE REQUIREMENTS OF SECTION II OF THE DEVELOPMENT STANDARDS WITHIN THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF RICHMOND, THE GEORGE FOUNDATION AND BERRY PLACE VENTURES, LP, AS RECORDED IN F.B.C.C.F. No. 2016108865.
- PUBLIC RIGHT-OF-WAY:
SANSBURY BOULEVARD = 3.070 ACRES (133,737 SQ.FT.)
COMMERCIAL ROAD = 1.334 ACRES (58,122 SQ.FT.)
TOTAL = 4.404 ACRES (191,859 SQ.FT.)



VICINITY MAP
SCALE: 1"= 1/2 MILE

KEY MAP NO. 605R,V / 606N,S

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

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

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS,

THIS _____ DAY OF _____, 2022.

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

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

KF GEORGE
COUNTY JUDGE

W. A. (ANDY) MEYERS
PRECINCT 3, COUNTY COMMISSIONER

KEN R. DEMERCHANT
PRECINCT 4, COUNTY COMMISSIONER

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 _____, 2022 AT _____ O'CLOCK _____M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

PRELIMINARY PLAT OF CIRCLE OAK SECTION 1

A SUBDIVISION OF 35.928 ACRES OF LAND SITUATED IN THE JANE H. LONG SURVEY, ABSTRACT 55, THE ROBERT HANDY SURVEY, ABSTRACT 187 AND THE WILLIAM LUSK SURVEY, ABSTRACT 276, FORT BEND COUNTY, TEXAS.

0 LOTS 5 RESERVES (31.524 ACRES) 4 BLOCKS

JANUARY 26, 2022 JOB NO. 2051-2102C

OWNERS:
THE GEORGE FOUNDATION
A TEXAS CHARITABLE TRUST
ROGER ADAMSON, CHIEF EXECUTIVE OFFICER
310 MORTON STREET, RICHMOND, TEXAS 77469
PHONE 281.342.6109

ENGINEER:
LJA Engineering, Inc.
1904 W. Grand Parkway North Phone 713.953.5200
Suite 100 Fax 713.953.5026
Katy, Texas 77449 FRN-F-1386

SURVEYOR:
LJA Surveying, Inc.
3600 W Sam Houston Parkway S Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 T.B.P.L.S. Firm No. 10194382

PLANNING AND ZONING COMMISSION

Staff Report: Plat Application

Agenda Date: February 7, 2022

Agenda Item: C3.

Plat Name: Veranda Section 35 – Final Plat

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

Project Description: A subdivision of 17.40-acre tract of land located in the Jane H. Long League, A-55, Fort Bend County, Texas.

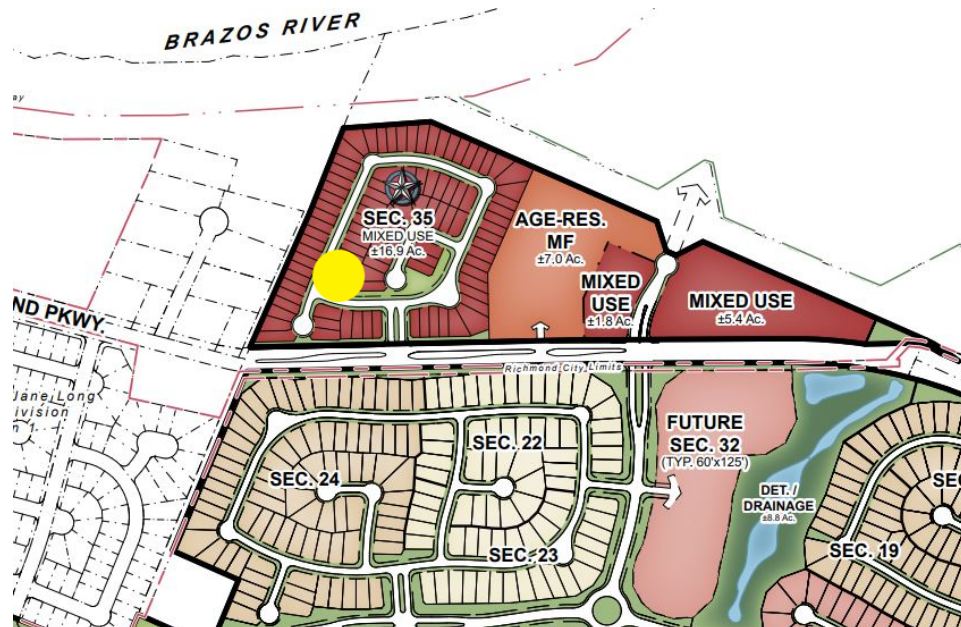
Zoning Designation: MU, Mixed-Use District (Development Agreement)

Reviewers: City of Richmond Development Review Committee (DRC)

Project Planner: Christian Togmus, Planner I

Background/Review Notes

- The subject site is located within Veranda Master Planned Community which is governed by a Development Agreement between the City of Richmond and HW 589 Holdings, LLC. This subdivision is located along Richmond Parkway and abuts the Huntington Senior Living that is currently under construction to the east (Vicinity map below).



- The proposed subdivision includes 3 blocks, 90 lots and 3 reserves.
- The proposed subdivision includes lots that represent non-traditional products allowed under a Development Agreement and does not exceed the total 25% non-traditional product allowance.

- The proposed subdivision conforms to the approved Veranda Section 35 Preliminary Plat which included 90 lots with 43 lots that are minimum 50 foot wide and 6000 square feet and 47 lots that represent non-traditional lots.
- Similar to previously approved sections, the proposed subdivision includes non-traditional lots with a variance request to allow for reduced building line of 20 feet and 22.5 feet for garages.

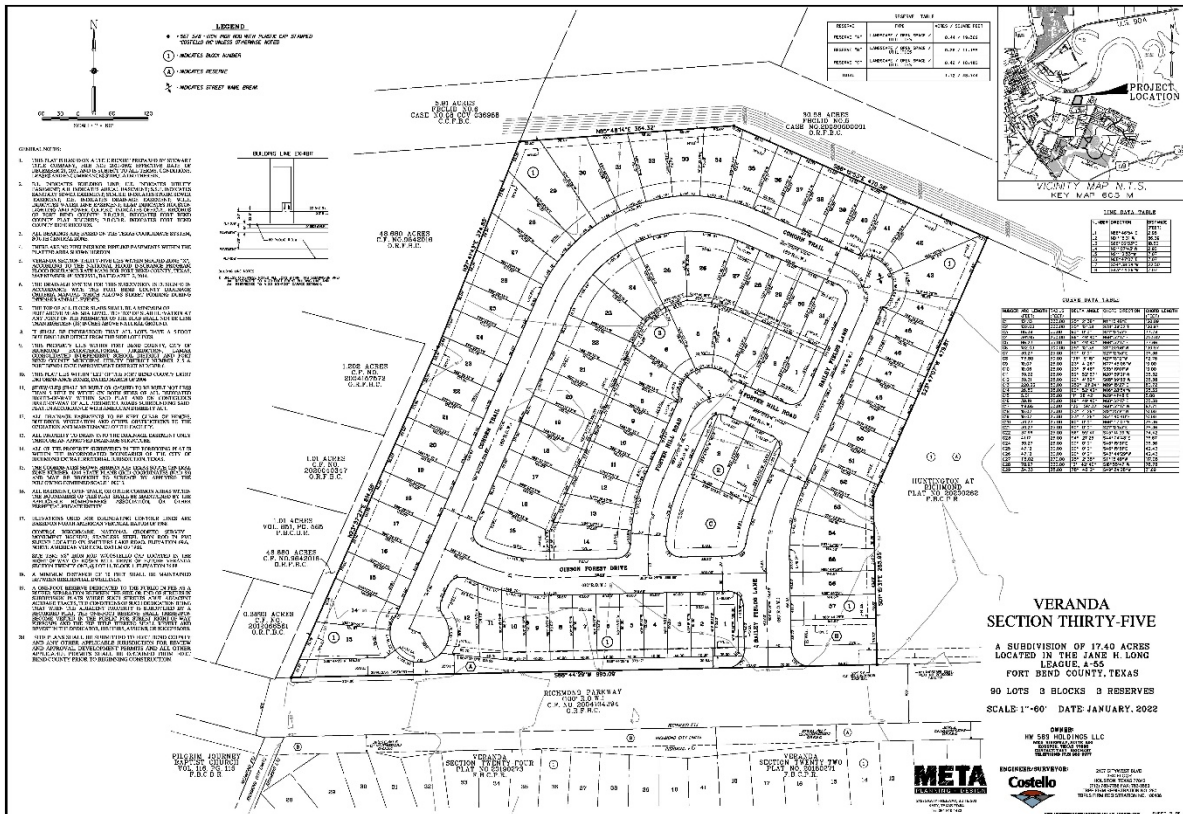
Staff Recommendation

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

1. Provide a copy of paid 2021 tax certificates. (Section 6.3.503.C.3.s of the UDC)
2. Show all easements that are shown in the construction plans on the final plat. (Section 6.3.503.C.3.k of the UDC)
3. Provide letters of no objection from Fort Bend County Levee Improvement District No. 6, Fort Bend Municipal Utility District No. 215, Fort Bend County Drainage District, Comcast, and CenterPoint Energy. (Sec. 1.4.g of the P.I.D.M).

Comments to ensure accuracy, clarity and conformance to Section 20.1.207 of the Interim Regulation:

4. Please revise Note #7 to provide the minimum slab elevation.
5. Revise emergency access easement width and details to meet Fort Bend County adopted standards or provide a letter of no objection from the Fort Bend County Fire Marshal’s office.



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, HERINAFTER REFERRED TO AS THE OWNER OF THE 17.40 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF VERANDA SECTION THIRTY-FIVE, 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, WATERS 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 ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, WE DO HEREBY CERTIFY THAT WE, HW 589 HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF VERANDA SECTION TWENTY-FOUR 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 _____, 2022.

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 _____, 2022.

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-FIVE, AGAINST THE PROPERTY DESCRIBED IN AN INSTRUMENT OF RECORD UNDER FORT BEND COUNTY CLERK'S FILE NUMBERS 2015128852, 2015128853, 2015128854 AND 2015128855, 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: _____

PRINT NAME AND TITLE

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME

MY COMMISSION EXPIRES: _____

WE, THE HENDERSON-WESSENDORFF FOUNDATION, OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS VERANDA SECTION THIRTY-FIVE, AGAINST THE PROPERTY DESCRIBED IN AN INSTRUMENT OF RECORD UNDER FORT BEND COUNTY CLERK'S FILE NUMBER 2015128857, OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID PLAT AND SAID LIEN AND WE CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

THE HENDERSON-WESSENDORFF FOUNDATION

BY: _____

PRINT NAME AND TITLE

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY

OF _____, 2022.

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. 1066072

STATE OF TEXAS
COUNTY OF FORT BEND

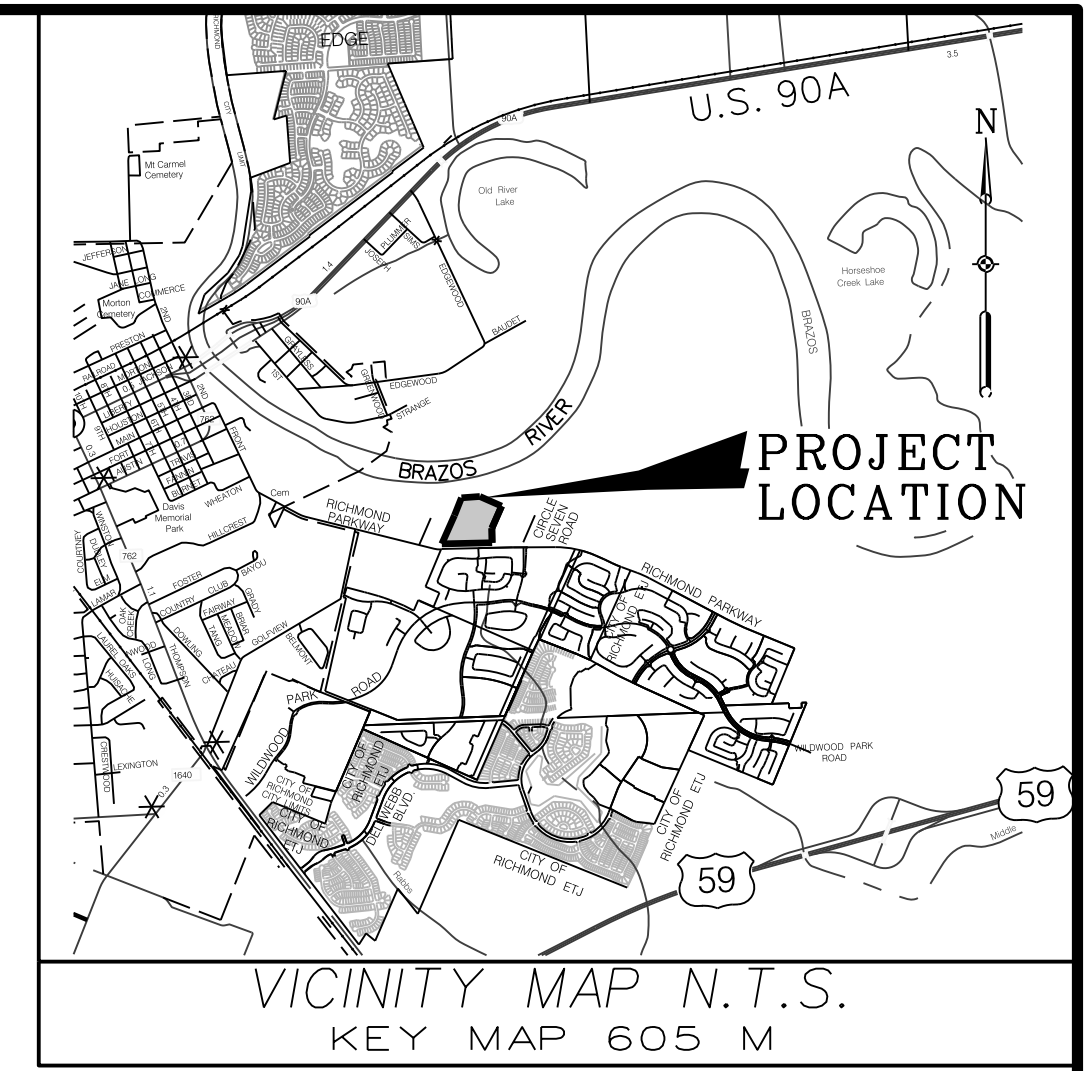
THIS PLAT OF VERANDA SECTION THIRTY-FIVE IS APPROVED ON THIS _____ DAY OF _____, 2022, BY THE CITY OF RICHMOND CITY COMMISSION, AND SIGNED THIS THE _____ DAY OF _____, 2022. PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID, NULL AND VOID, UNLESS THIS PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS, WITHIN SIX (6) MONTHS HEREAFTER.

REBECCA K. HAAS, MAYOR

LAURA SCARLATO, CITY SECRETARY

THIS PLAT OF VERANDA SECTION THIRTY-FIVE IS APPROVED BY THE CITY MANAGER OF THE CITY OF RICHMOND, TEXAS THIS _____ DAY OF _____, 2022.

TERRI VELA, CITY MANAGER



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

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

APPROVED BY THE COMMISSIONER'S COURT OF FORT BEND COUNTY, TEXAS
THIS _____ DAY OF _____, 2022.

VINCENT M. MORALES, JR.
COMMISSIONER, PRECINCT 1

GRADY PRESTAGE
COMMISSIONER, PRECINCT 2

KP GEORGE
COUNTY JUDGE

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

KEN R. DEMERCHANT
COMMISSIONER, PRECINCT 4

STATE OF TEXAS
COUNTY OF FORT BEND

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2022, 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-FIVE

A SUBDIVISION OF 17.40 ACRES
LOCATED IN THE JANE H. LONG
LEAGUE, A-55
FORT BEND COUNTY, TEXAS

90 LOTS 3 BLOCKS 3 RESERVES

DATE: JANUARY, 2022

OWNER:
HW 589 HOLDINGS LLC
6005 RIVERWAY, SUITE 500
HOUSTON, TEXAS 77068
CONTACT: TERRY REICHERT
TELEPHONE: (713) 960-9977



24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77454
Tel: 281-610-4422

ENGINEER/SURVEYOR:



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

PLANNING AND ZONING COMMISSION

Staff Report: Street Renaming – Arizona Fleming St

Agenda Date: February 7, 2022

Agenda Item: C4.

Agenda Subject: Street renaming – Arizona Fleming Parkway

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 Parkway. 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.

This request was discussed at the January, 2022 regular meeting after a public hearing and the Commission decided to discuss the request when additional information on the status of the 10th Street project can be provided. A public hearing was also held at the January, 2022 regular City Commission meeting and staff provided an update to the City Commission.



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. Since the project requires acquisition of properties along the existing right-of-way, it is difficult for the applicant to get the required consent without an exact list of property owners after the acquisition is complete.
- Property acquisition necessary for the street improvement project is underway and Staff is working with Fort Bend County to get information regarding the properties being impacted so that they can get the necessary written consent from owners impacted by the proposed street renaming. We are awaiting a response from Fort Bend County at the time of finalizing this report.
- Fort Bend County has indicated that if a street renaming is considered, finalizing the name sooner than later is beneficial.
- There is an existing street called Fleming Street within Richmond City Limits. Staff is reviewing whether the proposed street renaming will require renaming Front Street and how to address the similarity in both names.
- A public comment letter discussed at the January, 2022 regular meeting is attached.

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. Staff recommends that the item be considered after the applicant has provided written consent from impacted property owners as required by the adopted policy.

-----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

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

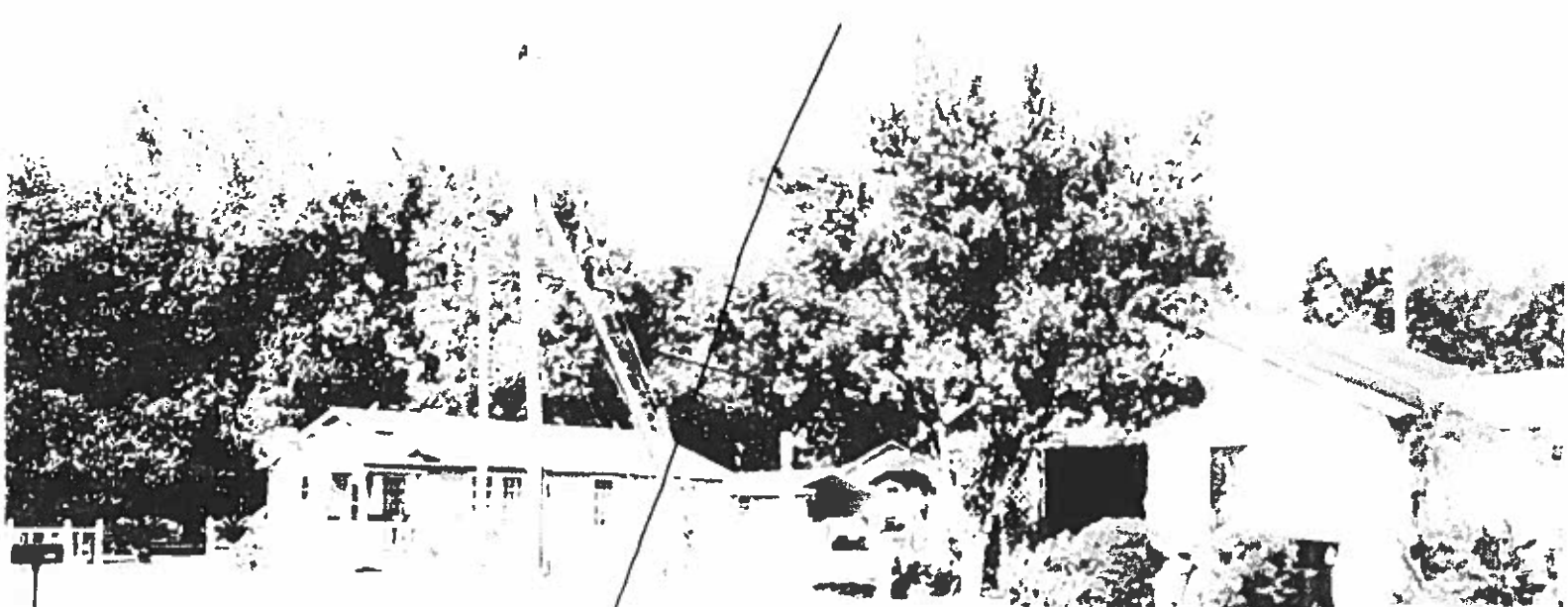
AUDREY SAYLES
1915 — 1976

SARAH FLEMING
1896 — 1965

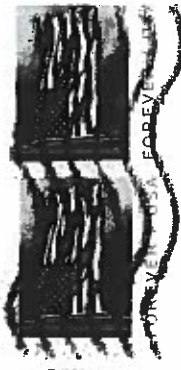
ARIZONA FLEMING
1895 — 1976

E. C. DANIEL
1898 — 1966

MATTIE DUVALL
1974



1210 Preston
Mortuary today



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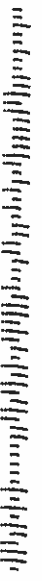
7018 0360 0000 4596 2520

Carolyn Fields
 5322 Riverwood Dr
 Richmond TX 77469-2638



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

77469-300500



January 3, 2022

To the City of Richmond Planning & Zoning Commission

RE: Agenda Item 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.

First and foremost, I agree that making a memorial to Arizona Fleming, is long overdue and imperative that our community find some way to memorialize her and her brave actions in turning around the effects of the Jim Crow laws here locally. I am just not sure to name another street in her name would be prudent at this time.

In my over 40 years serving as a firefighter, EMT, & police officer in this City I witnessed confusion and delayed responses due to street name recognition problems. Please note that we already have a Fleming Street that originates near where Arizona's home and mortuary was located.

Other examples of erroneous street names in our city may be found with a Collins Road and a Collins Street; a George Avenue and a George Street; similar sounding street names such as Fort and Fourth Streets. Emergency services personnel are keenly aware of these types of problems but the general public cannot be expected to know every little quirk in the street system. I can tell you personally it is terrifying to respond not knowing exactly which location a call may be due to these problems. Let's not repeat that please.

In addition, the street in which the request is made has not been finalized as to route and adjacent property ownership cannot be predicted at this time. Furthermore, there is a possibility this new roadway may become a TxDOT roadway with possible designation changes in the future. For these reasons alone I believe it is premature to be attempting to rename this street at this time.

As I stated before I am not opposed to memorializing Ms. Fleming, but please consider that giving an affirmative message at this time is premature at best and a promise that may not be able to be upheld at a later date.

Therefore, I respectfully ask that the Planning & Zoning Commission not act on this at this time and withhold any recommendations to the City Commission.

Lastly, I do not bring this request empty handed. There may be some options that may be better suited for this memorial and willing to discuss these at a later time.

Respectfully Submitted,

Robert J. Haas
1716 Magnolia Lane
Richmond, TX 77469
rjh5258@gmail.com

PLANNING AND ZONING COMMISSION

Final Report: Petition for ETJ inclusion

Agenda Date: February 7, 2022

Agenda Item: C5.

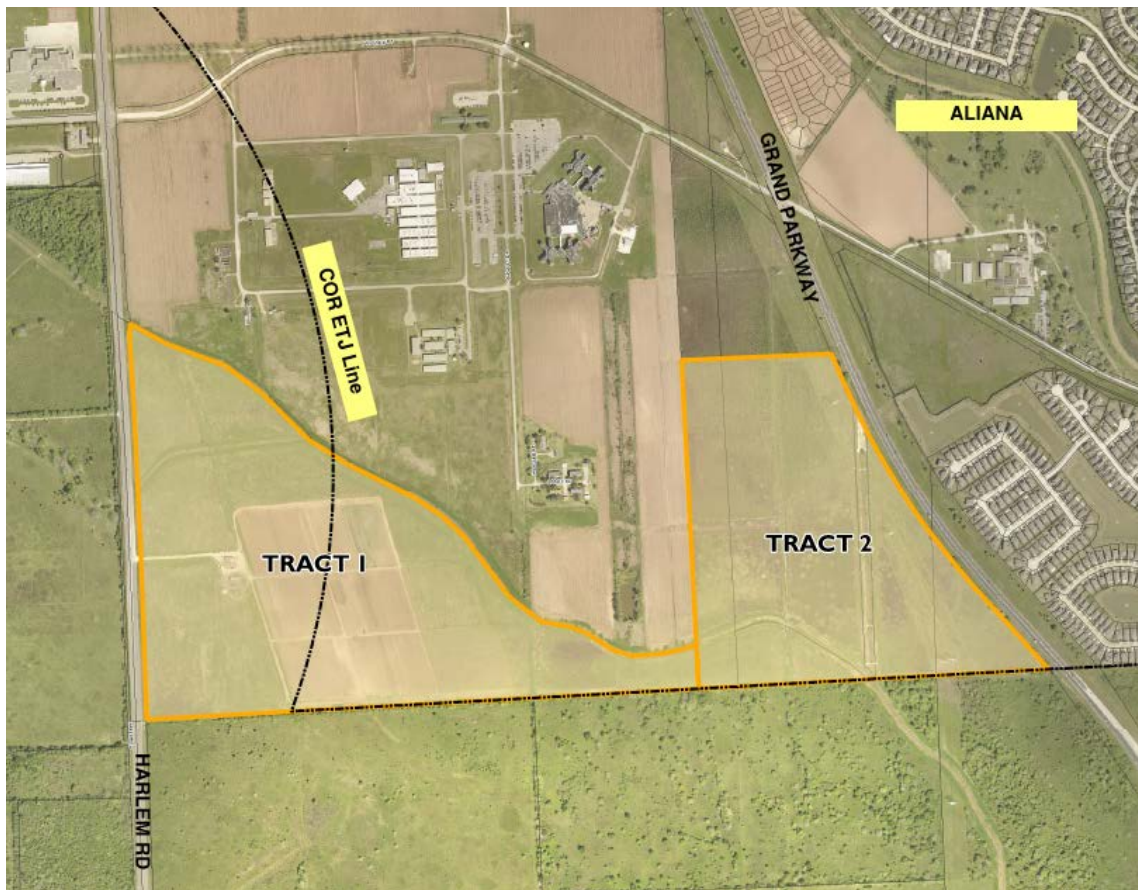
Agenda Item Subject: Petition for inclusion in the City of Richmond extraterritorial jurisdiction (ETJ)

Zoning Designation: NA

Project Planner: Jose Abraham, Planning Director

OVERVIEW

This is an agenda request to consider a petition for inclusion in the City of Richmond extraterritorial jurisdiction (ETJ) of an approximate 234.872 acre tract of land. An approximate 83 acres within this tract is already part of the City of Richmond ETJ and the remaining portion is located wholly within Fort Bend County (Vicinity Map below). The subject site is located between Harlem Road and Grand parkway, south of Owens Road. **Please see attached copy of the petition from the applicant.**



The subject site is being developed as a Master Planned Community called Agrihood with a concept based on walkability, agriculture, and compact development. A Development Agreement for the proposed development was approved in November 2021. The applicant is in the process of creating a Municipal Utility District for the proposed development.





This request for inclusion in the City of Richmond ETJ conforms to the 2014 Comprehensive Master Plan Goal "A" which recommends voluntary annexations and ETJ agreements.

RECOMMENDATION

Staff recommends that the Planning and Zoning Commission forward a positive recommendation of approval to the City Commission for this petition for inclusion in the City of Richmond ETJ of this approximate 234.872-acre subject site.

PETITION REQUESTING EXPANSION AND EXTENSION
OF EXTRATERRITORIAL JURISDICTION

TO THE HONORABLE MAYOR AND CITY COMMISSION OF THE CITY OF
RICHMOND, TEXAS:

300 ACRES, LLC, a Texas limited liability company, the owner of all of the territory described in the exhibit attached hereto as **Exhibit A** and incorporated herein for all purposes (the "Territory"), hereby petitions and requests the City of Richmond, Texas (the "City"), to expand and extend the City's extraterritorial jurisdiction to include all of the Territory pursuant to the Development Agreement between the Petitioner and the City, and would show the following:

I.

Petitioner is the sole owner of title to all of the land within the Territory, as shown by the tax rolls of Fort Bend County, Texas.

II.

The Territory is contiguous to the existing extraterritorial jurisdiction of the City and is not within the extraterritorial jurisdiction of any other municipality.

III.

This petition and request is made pursuant to the provisions of Section 42.022(b), Texas Local Government Code.

IV.

Petitioner believes that it will be in the best interests of Petitioner and the City, and will benefit the Territory and the City, if the City extends and expands its extraterritorial jurisdiction to include all of the Territory.

WHEREFORE, Petitioner prays that this petition be properly filed, as provided by law, and that it be heard by the City and that the City duly pass and adopt an ordinance extending and expanding the City's extraterritorial jurisdiction to include all of the Territory not presently in the City's existing extraterritorial jurisdiction.

[EXECUTION PAGES FOLLOW]

RESPECTFULLY EXECUTED this ____ day of _____, 2022.

300 ACRES, LLC
a Texas limited liability company

By: The Edible Group, LLC
Its: Sole Member

By: _____
Clayton S. Garrett, President

STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on the ____ day of _____, 2022, by Clayton S. Garrett, President of The Edible Group, LLC, a Texas limited liability company, and sole member of 300 Acres, LLC, a Texas limited liability company, on behalf of said companies.

Notary Public, State of Texas

(NOTARY SEAL)

Exhibit A

Legal Description of the Territory

PLANNING AND ZONING COMMISSION
Staff Update: Restaurant Allowance in OT district.

Agenda Date: February 7, 2022

Agenda Item: C6.

Agenda Item Subject: Discussion on restaurant landuse allowance in OT, Olde Town district.
NO ACTION FROM THE PLANNING AND ZONING COMMISSION IS REQUIRED ON THIS AGENDA ITEM.

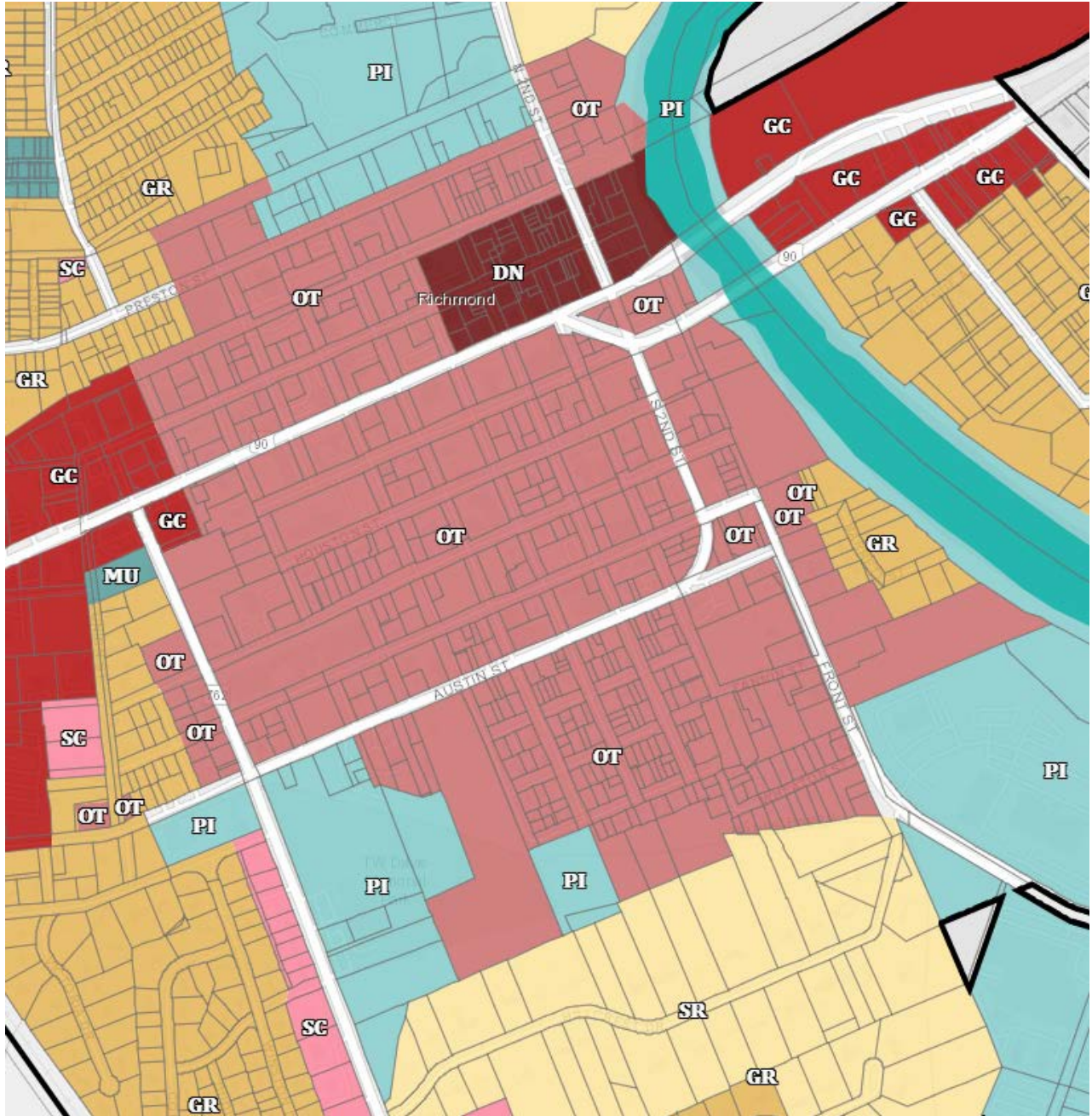
Presenter: Jose Abraham, Planning Director

SUMMARY

Restaurants are allowed with OT, Olde Town district as a Limited Use as per Table 2.2.104 of the UDC. **Limited Use** means *“a use that is allowed in a zoning district, subject to special standards that mitigate its impact on the environment or other uses in the district or that prevent a concentration of the use in a particular area. In some cases, the special standards may prohibit the use from being developed on every property in a district.”*

Table 2.2.201 which provides specific standards pertaining to Conditional Uses and Limited Uses limits the allowance of restaurant to Buildings that existed on the effective date of the UDC. This means that a vacant site within OT district cannot be developed as a restaurant.

Table 2.2.203 Commercial Limited and Conditional Use Standards				
Use	District	Location	Design	Other
Restaurant	OT	N/A	N/A	The building existed on the effective date of this UDC.
	MU	As part of a planned development in the MU district.		N/A
	PI	N/A	1. Permitted as part of an accessory use to a principal use which serves employees and patrons. 2. Does not have signage that is visible from a street that is collector or greater capacity. 3. Has a floor area of less than 5,000 square feet.	
	RV	As part of a recreational vehicle park	1. Does not have signage that is visible from a street that is collector or greater capacity. 2. Has a floor area of less than 3,000 square feet.	



Extent of the OT district

Based on the goals for OT districts which allows for a mix of uses, and the physical extent of the OT districts, staff is reviewing this restriction to see if it needs to be reconsidered. Therefore, staff is requesting input from the Planning and Zoning Commission on this issue.



C7. DEVELOPMENT UPDATES TO THE PLANNING AND ZONING COMMISSION

February 2022

The following table provides an overview of Planning Department activities from December 30, 2021 through February 2, 2022:

PRE-APPLICATION CONFERENCES		
LOCATION	LAND USE	DESCRIPTION
<ul style="list-style-type: none"> ▪ Southeast Corner of Highway 59 and F.M. 762 (ETJ) 	Commercial & Multi-Family	<ul style="list-style-type: none"> ▪ <i>The subject site is located directly east of Brazos Town Center. The concept plan and Development Agreement was approved in 2016. Staff met with the applicant to discuss the proposed commercial development and multi-family developments on the tracts that have frontage on F.M. 762. The meeting discussions focused on water, sewer, drainage, paving, and detention.</i>
<ul style="list-style-type: none"> ▪ 200 US 90A (OT District / Historic District) 	Take-Out Restaurant	<ul style="list-style-type: none"> ▪ <i>The subject site is located within the triangle located at Jackson Street, U.S. 90A, and Richmond Parkway. The site in question was previously occupied as a bail bonds office, next to Don Hecker Attorney at Law office. Staff met with the applicant to discuss proposed take-out restaurant. Staff provided information regarding parking, building permits, and health information.</i>
<ul style="list-style-type: none"> ▪ 1421 F.M. 359 (SC District) 	Urgent Care Facility / Medical Office	<ul style="list-style-type: none"> ▪ <i>The subject site is located on F.M. 359, north of Plantation Furniture store. Staff met with the applicant to discuss proposed an urgent care facility that involves adding square footage to the existing building. Staff provided information regarding additional parking may be needed, building permits, drainage, fire. Staff also mentioned the safety concerns of the site's outdoor storage, and the proposed addition is relatively close to one of the existing accessory buildings.</i>

SITE DEVELOPMENT PLAN REVIEWS		
LOCATION	LAND USE	DESCRIPTION
<ul style="list-style-type: none"> ▪ 3520 F.M. 723 (ETJ) 	Riverside Ranch (Commercial)	<ul style="list-style-type: none"> ▪ <i>The subject site is located on the east side of F.M. 723, North of Entouch Systems building, and South of Britannia Soccer Park. Staff reviewed the 3rd submittal of the proposal of two 26,000 square foot buildings with associated parking and landscaping for retail sales and service type use.</i>

<ul style="list-style-type: none"> 1011 E. Highway 90A (GC / WFBMD) 	Office Warehouse Facility	<ul style="list-style-type: none"> The subject site is located west of O'Reilly Auto Parts and north of East Highway 90A. Staff has reviewed the 5th submittal of a proposed 14,000 square foot office/warehouse building.
<ul style="list-style-type: none"> 1630 Pitts Road (ETJ) 	Austin Elementary School	<ul style="list-style-type: none"> The subject site is located along Pitts Road and is Stephen F. Austin Elementary School. Staff reviewed the 1st submittal of a proposed vestibule addition and an art classroom.
<ul style="list-style-type: none"> 605 Mabel (PI District) 	Seguin Early Childhood Center	<ul style="list-style-type: none"> The subject site is located along Mabel Street and is directly east of Richmond City Park. Staff reviewed the 1st submittal of a proposed vestibule addition and a drop-off/pick-up lane located in front of the building.
<ul style="list-style-type: none"> 3420 F.M. 723 (ETJ) 	Plaza at 723 (Commercial & Retail)	<ul style="list-style-type: none"> The subject site is located along F.M. 723 and is directly west of the Kingdom Heights subdivision. The development includes two buildings that will be developed in phases. Staff reviewed the 1st submittal of an approximately 8,900 square foot retail shopping center.
<ul style="list-style-type: none"> 511 Main Street (OT District) 	First Baptist Church	<ul style="list-style-type: none"> The subject site is located on the southeast corner of Main Street and South 6th Street, south of First Baptist Church Richmond. Staff reviewed the 1st submittal for a proposed carport.
<ul style="list-style-type: none"> 5131 Williams Way Blvd (ETJ) 	Territory at Williams Way (Apartment)	<ul style="list-style-type: none"> The subject site is located along Williams Way and is located directly west of City of Richmond's Wastewater Treatment Plant. Staff reviewed the 2nd submittal of a proposed multifamily development.
<ul style="list-style-type: none"> 2117 Lamar Drive (SC District) 	Frida Corn / Nail Salon	<ul style="list-style-type: none"> The subject is located on the northeast corner of F.M. 1640 and Lamar Drive. Staff reviewed and approved the applicant's revision to an approved plan and exterior lighting.
<ul style="list-style-type: none"> 21555 Southwest Freeway (ETJ) 	Tesla Showroom & Services	<ul style="list-style-type: none"> The subject site is located along Highway 59, directly east of CarMax. Staff reviewed the 2nd submittal of an automotive showroom and service center for Tesla. The development includes one building of approximately 88,000 square feet.
<ul style="list-style-type: none"> 907 ½ Country Fields Drive (ETJ) 	Harvest Green Farmstead Fields	<ul style="list-style-type: none"> The subject site is located within the Harvest Green development. Staff reviewed and approved their application for park related improvements.

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