



# **RICHMOND**

EST. **TEXAS** 1837

*Where History Meets Opportunity*

## **Planning & Zoning Commission Meeting**

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

**Monday, April 4, 2022 at 5:00 P.M.**

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<i>Position 1:</i>	<b><i>Katherine M. Graeber – Kubelka (Chair)</i></b>
<i>Position 2:</i>	<b><i>Juan Martinez</i></b>
<i>Position 3:</i>	<b><i>Aimee Frederick</i></b>
<i>Position 4:</i>	<b><i>David Randolph</i></b>
<i>Position 5:</i>	<b><i>Noell Myska (Vice Chair)</i></b>

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

### **Join Zoom Meeting Join Zoom Meeting**

<https://us06web.zoom.us/j/83954092269?pwd=bmpGVGpkcUdjU1lxcTM4THJ1cWV2QT09>

Meeting ID: 839 5409 2269

Passcode: 379476

One tap mobile

+13462487799,,83954092269#,,,,\*379476# US (Houston)

+16699006833,,83954092269#,,,,\*379476# US (San Jose)

Dial by your location

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

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+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

Meeting ID: 839 5409 2269

Passcode: 379476

Find your local number: <https://us06web.zoom.us/u/kebZYkPaWo>

A QUORUM OF THE CITY COMMISSION MAY BE PRESENT AT THIS MEETING.

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### **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 March 7, 2022, regular meeting (a copy is enclosed).
- B2. Next Planning and Zoning Commission meeting is Monday, May 2, 2022, at 5:00 p.m.

**REGULAR AGENDA**

*Plat Applications*

- C1. Review and recommendation of a final report to City Commission for a Preliminary Plat – Kingdom Heights Section Seven – 72.080 acres of land – 6 Blocks – 159 Lots – 4 Reserves. The subject site is a section within the Kingdom Heights Master Planned Community located along the east side of FM 723.
- C2. Review and recommendation of a final report to City Commission for a Preliminary Plat – Indigo Section 1 – 108.6 acres of land – 13 Blocks – 243 Lots – 29 Reserves. The subject site is a section within a proposed Master Planned Community located between Harlem Road and Grand Parkway, south of Owens Road.
- C3. Review and recommendation of a final report to City Commission for a Preliminary Plat – Wall Street Village – 45.131 acres of land – 4 Blocks – 151 Lots – 3 Reserves. The subject site is located at the southeastern portion of FM 2218 and Wall St intersection, south of Walmart.
- C4. Review and recommendation of a final report to City Commission for a Preliminary Plat – Williams Ranch Business Park – 73.295 acres of land – 1 Block – 0 Lots – 4 Reserves. The subject site is located along the north side of Highway 59 and to the south of Williams Ranch and east of Del Webb residential subdivisions.

*Other*

- C5. Development related staff update.
- C6. Excuse from attendance at regular Planning and Zoning Commission Meeting.

C7. Consider agenda item requests by Commissioners for May 2, 2022, regular meeting.

C8. Adjournment.

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



# **RICHMOND**

EST. **TEXAS** 1837

*Where History Meets Opportunity*

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

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

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

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The Planning and Zoning Commission for the City of Richmond, Texas met in a regular meeting on Monday, March 7, 2022 at 5:00 p.m. A quorum was present, with the following members in attendance:

Katherine M. Graeber-Kubelka (Chair)

Juan Martinez

Aimee Frederick

Noell Myska

David Randolph

Staff in attendance: Jose Abraham, Planning Director; Howard Christian, Assistant City Manager; Christian Togmus, Planner I; Christine Cappel, Public Works Administrative Manager; Terri Vela, City Manager and Gary Smith, City Attorney.

Commissioner Kubelka introduced agenda A2, Recite the Pledge of Allegiance to the U. S. Flag and the Texas Flag. 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 February 7, 2022, meeting. Commissioner Frederick moved to approve the minutes. The motion was seconded by Commissioner Martinez. 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, April 4<sup>th</sup> at 5:00 p.m.

Commissioner Kubelka introduced agenda item C1., Review and recommendation of a final report to City Commission for a Preliminary Plat – Market Center at Harvest Green – 7.423 acres of land – 1 Block – 0 Lots – 2 Reserves. The subject site is located at the northeast corner of Harlem Road and Harvest Home Dr intersection. Commissioner Martinez asked whether staff takes into consideration the surrounding businesses when a proposal is made to the City. Mr. Abraham explained the surrounding uses and its impact on the proposed businesses were discussed at the pre-application conference. He further added

that the applicant is proposing a retail center for which a formal Site Development Plan application has not been submitted. Commissioner Martinez sought clarification on whether development projects in the Extra Territorial Jurisdiction (ETJ) are reviewed and approved differently. Mr. Abraham explained that unlike for projects within City Limits, the Unified Development Code does not regulate land use or density within ETJ. He added that for projects within ETJ, staff reviews construction plans and issue site development approvals instead of building permits. Commissioner Myska moved to forward Staff's recommendation of a 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 C2a., Public hearing to receive comments for or against a request by Aaron Groff, representing Abigail's Place, to rezone an approximate 0.5-acre tract of land from Suburban Commercial (SC) 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 at 1305 Clay Street, along the east side of Collins Road, near the southeast corner of Clay Street and Collins Rd intersection and is part of the Friends of North Richmond Community Center site. Hearing no public comments, the agenda item was closed. Commissioner Myska moved to close the public hearing. Commissioner Martinez seconded the motion. The vote for the motion was unanimous. Mr. Abraham presented the staff report for the proposed rezoning and explained that the subject site is vacant and is part of the Attack Poverty community center facility. He further added that the applicant is proposing to develop the subject site for two duplex buildings, for which a rezoning is necessary since SC district prohibits residential use. Mr. Abraham concluded the staff report presentation by recommending approval of the proposed rezoning of the subject site from SC district to GR district.

Commissioner Kubelka introduced agenda item C2b., Consideration of the approval of a final report to City Commission on agenda item C2a., above. The applicant, Mr. Groff explained that he represents Abigail's Place, which is an organization that provides transitional housing for distressed single mothers. He indicated that the subject site will be purchased by Abigail's Place upon approval of the proposed rezoning and replat. Mr. Groff further added that Chesmar Homes is the builder for the proposed duplexes, and the purpose of these duplexes are to provide transitional housing for up to nine months. Commissioner Frederick inquired about responsibility of the property and to share why this project is important. In response, Mr. Groff indicated that Abigail's Place will own and maintain the property. He also noted that Fort Bend County generally has a shortage in affordable housing, which further affects availability of transitional housing for single mothers who are in need. The long-term transitional housing will be up to 9 months, and they are trying to expand the families' needs to help them get on their feet and back into contributing to society. Commissioner Myska asked about the development related requirements for duplexes. In response, Mr. Abraham explained that these requirements will be discussed as part of the next agenda item. 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 C3., Review and recommendation of a final report to City Commission for a Replat – Neighborhood Resource Center – 1.50 acres of land – 1 Blocks – 5 Lots – 1 Reserve. The subject site is located at 1305 Clay Street, along the east side of Collins Road, near the southeast corner of Clay Street and Collins Rd intersection and is part of the Friends of North Richmond Community Center. Mr. Abraham explained that the proposed replat subdivides one existing Reserve into four lots for the duplex, one lot for the existing Attack Poverty facility, and a reserve to provide access for the proposed duplex buildings. He clarified that the proposed replat is associated with a rezoning request considered as part of the previous agenda item. Mr. Abraham explained that one of the challenges is that

the lot size is slightly lower than the minimum required lot size. He added that as proposed, the lot layout does not meet the minimum setback requirements. The applicant, Mr. Abraham, and Commissioners generally discussed the proposed replat layout and outstanding comments. Commissioner Myska moved to forward a recommendation of conditional approval to the City Commission based on the comments provided by staff. The motion was seconded by Commissioner Martinez. 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 restaurants in OT, Olde Town. The specific sections to be amended could include 1. Table 2.2.104, Commercial Uses; 2. Section 2.2.203, Commercial Limited and Conditional Use Standards. Hearing no public comments, the agenda item was closed.

Commissioner Kubelka introduced agenda item C4b., Consideration of the approval of a final report to City Commission on agenda item C4a., above. Mr. Abraham explained that currently the UDC allows for restaurants in OT as a limited use, with a requirement that the building existed on the effective date of the UDC which eliminates the allowance of a new restaurant use in Olde Town District. It was previously discussed that restaurants are an essential element of a community's lifestyle needs and preferences. Staff is proposing that restaurants continue to be a limited use, however bufferyard design requirements to be added if the restaurant abuts a residential property. Mr. Abraham also specified that the proposed amendment includes language to waive the buffer yard requirement for existing restaurants and for situations where the adjoining commercial uses changes to residential. Mr. Abraham and Commissioners generally discussed parking concerns within the OT district. Commissioner Frederick moved to forward Staff's recommendation of approval to the City Commission. The motion was seconded by Commissioner Myska. 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 projects that are under review since the last regular meeting.

The pre-application projects discussed included the following proposed projects:

- 5115 FM 359 (ETJ) - Storage Facility Expansion,
- 311 S. 11<sup>th</sup> Street (GC/WFBMD) - Used Car Sales/Car Rental,
- 902 Richmond Parkway (OT District) - Private School/Youth Wellness Center, and
- 308 Morton Street (OT/HD Historical District) - Bookstore w/Cocktail Bar.

Projects under reviews discussed included the following proposed projects:

- 5131 Williams Way Boulevard (ETJ) - Territory at Williams Way (Apartment),
- 21555 Southwest Freeway (ETJ) – Tesla Showroom & Services,
- 1630 Pitts Road (ETJ) – Austin Elementary School, and
- 1500 Pultar Road #300 (ETJ/WFBMD) – Fort Bend Women's Center.

Commissioner Kubelka introduced agenda item C6., Excuse from attendance at regular Planning and Zoning Commission Meeting. No excuses were considered.

Commissioner Kubelka introduced agenda item C7., Consider agenda item requests by Commissioners for March 7, 2022, regular meeting. There were no items suggested.

There being no further business to be brought before the Planning and Zoning Commission, Commissioner Kubelka adjourned the meeting at 5:51 p.m.

Approved:

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Katherine M. Graeber-Kubelka (Chair)

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

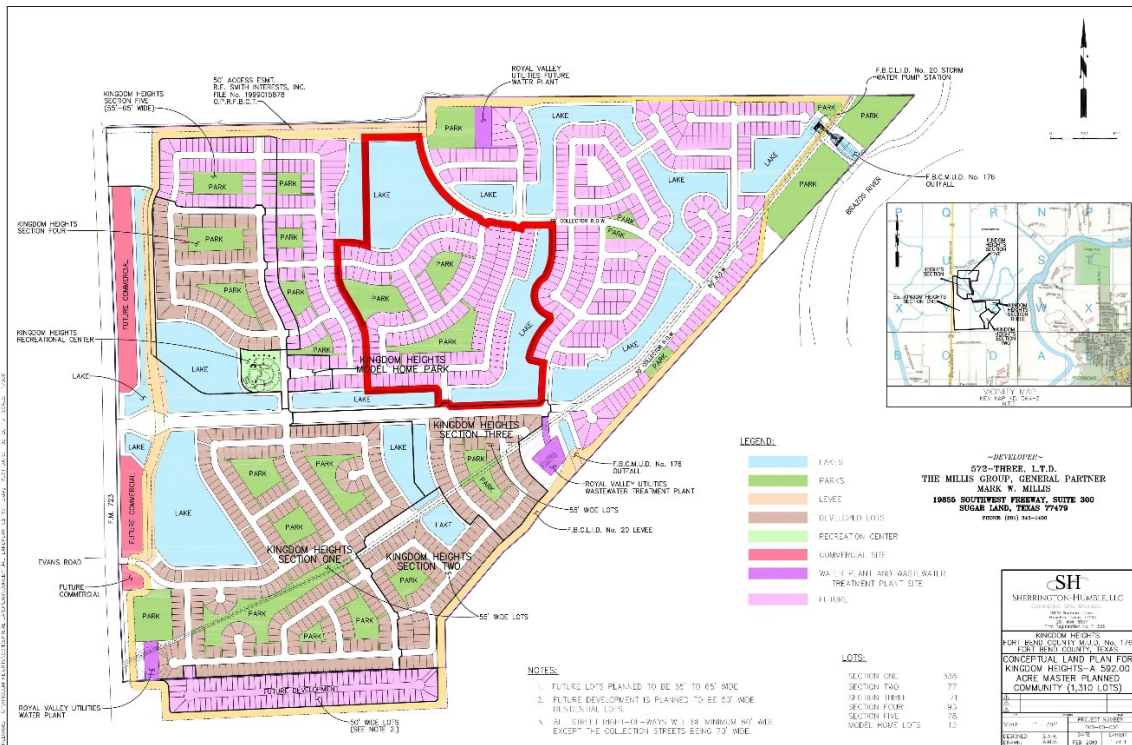
**Agenda Date:** April 4, 2022  
**Agenda Item:** C1.

**Plat Name:** Kingdom Heights Section Seven - Preliminary Plat  
**Applicant:** Ryan Moeckel | McKim and Creed  
**Project Description:** A subdivision of 72.080-acre tract of land located in the William Andrews League, A-3, and in the Samuel Isaacs League, A-35, Fort Bend County, Texas.  
**Zoning Designation:** NA / ETJ (Approved General Plan)

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

**Background/Review Notes**

- The proposed subdivision is located at the northeastern corner of Kingdom Heights Boulevard, and Leonetti Lane and is a section within the Kingdom Heights Master Planned Community located along the east side of FM 723.
- A General Plan (shown below) for Kingdom Heights was approved in 2016 and later updated in 2019.





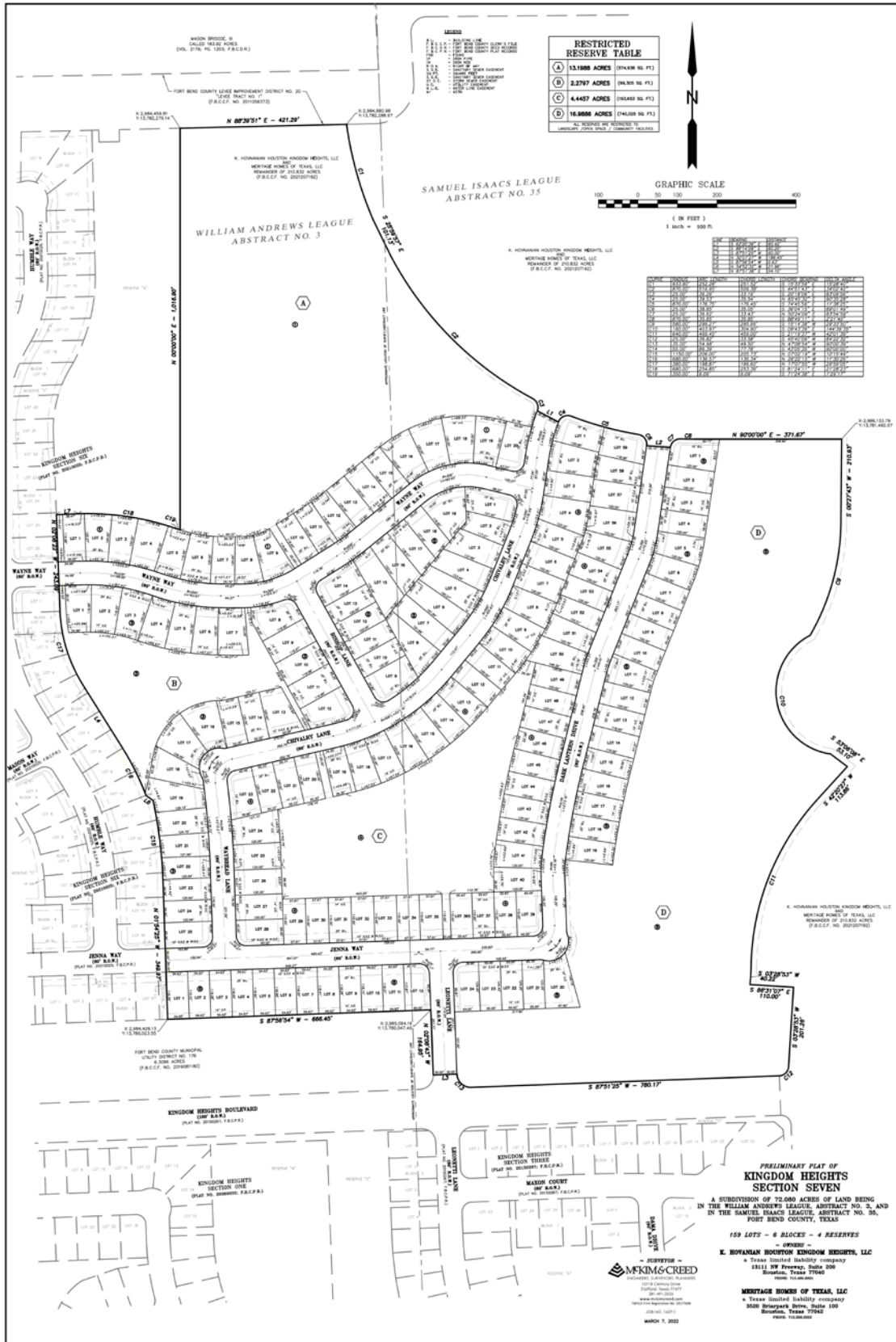
- *The proposed subdivision includes one (1) section, one hundred fifty-nine (159) lots, four (4) reserves in six (6) blocks with proposed 55' to 65' wide lots.*
- *The proposed preliminary plat deviates from the approved Land Plan in terms of total number of lots and acreage dedicated to lot and parks. Please see exhibit provided by the applicant comparing the approved Land Plan with the proposed Section Seven.*
- *In comparison, the proposed preliminary plat includes 159 lots and the approved Land Plan includes 169 lots within the area demarcated by Section Seven Preliminary Plat. Also, the area dedicated for lakes and parks acreage has increased from 34.79 acres to 36.77 acres, the acreage of lots decreased from 28.89 acres to 27.00 acres.*

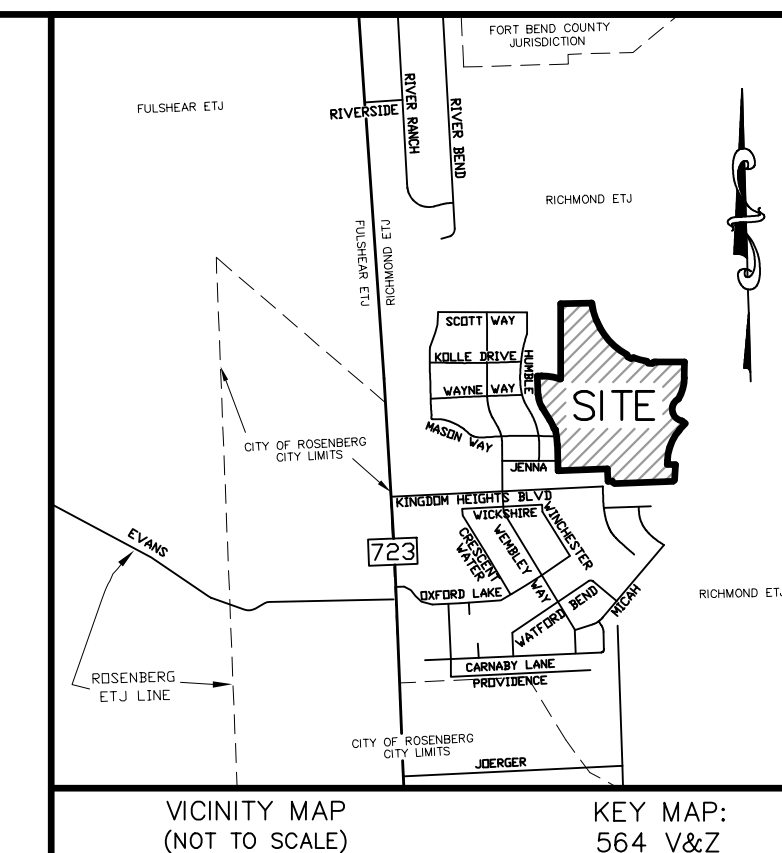
### **Staff Recommendation**

**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 outlines of wooded areas and the location, species, and size of any important individual trees (UDC 6.3.502.C.3.e).
2. Revise Lot layout to ensure all lots have a minimum of 55 feet width to conform to the approved Land/ Concept Plan. As proposed, certain lots have lot width less than 55 feet. (Lots along east side of Bishop Lane, Lot 10 Block 1 along Wayne Lane)





# PRELIMINARY PLAT OF KINGDOM HEIGHTS SECTION SEVEN

**NOTES:**

- 1.) BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON A NORTH LINE OF KINGDOM HEIGHTS SECTION ONE, ACCORDING TO THE MAP OR PLAT RECORDED UNDER PLAT NO. 20060032 OF THE FORT BEND COUNTY PLAT RECORDS, THE BEARING BEING SOUTH 87° 51' 25" WEST.
- 2.) THE MINIMUM SLAB ELEVATION SHALL BE \_\_\_\_\_ FEET ABOVE MEAN SEA LEVEL (NAVD '88 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12" ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- 3.) FORT BEND COUNTY MARKER NO. 374: A BRONZE DISK SET IN THE NORTHEAST CORNER OF A C-INLET LOCATED ON THE WEST SIDE OF WEMBLEY WAY APPROXIMATELY 165 FEET NORTH OF KINGDOM HEIGHTS BOULEVARD. ELEVATION = 89.99' (NAVD '88)
- 4.) ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WHOLLY WITHIN THE LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 176, FORT BEND COUNTY LEEVEE IMPROVEMENT DISTRICT 20, THE CITY OF RICHMOND'S EXTRA TERRITORIAL JURISDICTION, AND FORT BEND COUNTY, TEXAS.
- 5.) THE DRAINAGE SYSTEM FOR THIS SUBDIVISION WITHIN FORT BEND COUNTY IS DESIGNED IN ACCORDANCE WITH THE FORT BEND DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- 6.) ALL INTERNAL DRAINAGE DITCHES, DETENTION LAKES, AND PARK AREAS SHALL BE MAINTAINED BY EITHER FORT BEND COUNTY MUD NO. 176, FORT BEND COUNTY LID NO. 20, OR KINGDOM HEIGHTS HOMEOWNERS ASSOCIATION, INC.
- 7.) ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 8.) ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 9.) SIDEWALKS TO BE BUILT OR CAUSED TO BE BUILT (NOT LESS THAN 5 FEET IN WIDTH) ON BOTH SIDES OF ALL DEDICATED RIGHT-OF-WAYS WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE AMERICAN DISABILITIES ACT (A.D.A.).
- 10.) 5 FEET BUILDING SETBACK LINES ON ALL SIDE PROPERTY LINES.
- 11.) A MINIMUM OF 10 FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- 12.) 15 FEET BUILDING SETBACKS LINES ON ALL REAR PROPERTY LINES.
- 13.) THIS PLAT LIES IN FORT BEND COUNTY LIGHTING ZONE 3 (LZ3).
- 14.) 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, THE LIMITS OF THIS TRACT LIE PARTIALLY WITHIN SHADED ZONE "X", AN AREA DETERMINED TO BE OF THE 500-YEAR FLOOD, AN AREA OF THE 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM THE 100-YEAR FLOOD AND PARTIALLY WITHIN ZONE "AE", SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD EVENT WITH BASE FLOOD ELEVATIONS DETERMINED.
- 15.) 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, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
- 16.) \* - INDICATES A SET 5/8" IRON ROD WITH CAP STAMPED: "MCKIM & CREED", UNLESS OTHERWISE NOTED.
- 17.) THERE ARE NO KNOWN PIPELINES OR ABOVE GROUND EVIDENCE THAT PIPELINES CROSS THIS TRACT.
- 18.) MAINTENANCE OF RESTRICTED RESERVES "A", "B", "C", AND "D" (DEDICATED HEREON) SHALL BE THE RESPONSIBILITY OF EITHER FORT BEND COUNTY MUD NO. 176, FORT BEND COUNTY LID NO. 20, OR KINGDOM HEIGHTS HOMEOWNER ASSOCIATION, INC; HOWEVER, FORT BEND COUNTY RESERVES THE RIGHT TO MAINTAIN THE RESTRICTED RESERVES, IF NECESSARY.
- 19.) SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT PER SECTION 4.5.201 OF THE CITY OF RICHMOND UNIFIED DEVELOPMENT CODE "UDC" WITHIN ALL ROAD RIGHTS-OF-WAY DEDICATED TO THE PUBLIC.
- 20.) ALL LOTS WILL MEET THE MINIMUM 55 FOOT LOT WIDTH AND 6,000 S.F. AREA REQUIREMENT AND ARE IN COMPLIANCE WITH THE APPROVED CONCEPT PLAN.
- 21.) SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTIONS FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.

## PRELIMINARY PLAT OF KINGDOM HEIGHTS SECTION SEVEN

A SUBDIVISION OF 72.080 ACRES OF LAND BEING  
IN THE WILLIAM ANDREWS LEAGUE, ABSTRACT NO. 3, AND  
IN THE SAMUEL ISAACS LEAGUE, ABSTRACT NO. 35,  
FORT BEND COUNTY, TEXAS

159 LOTS - 6 BLOCKS - 4 RESERVES

~ OWNERS ~

**K. HOVANIAN HOUSTON KINGDOM HEIGHTS, LLC**  
a Texas limited liability company  
13111 NW Freeway, Suite 200  
Houston, Texas 77040  
PHONE: 713.460.8201

**MERITAGE HOMES OF TEXAS, LLC**  
a Texas limited liability company  
3520 Briarpark Drive, Suite 100  
Houston, Texas 77042  
PHONE: 713.358.0352

~ SURVEYOR ~  
**MCKIM & CREED**  
ENGINEERS, SURVEYORS, PLANNERS  
12718 Century Drive  
Stafford, Texas 77477  
281.491.2525  
www.mckimcreed.com  
TBPELS Firm Registration No. 10177600

JOB NO. 1657-1

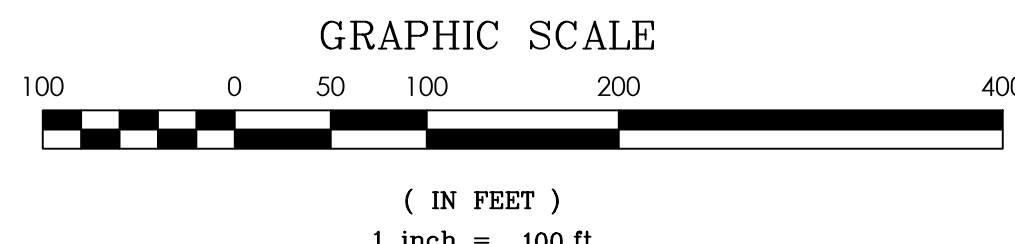
MARCH 23, 2022

MASON BRISCOE, III  
CALLED 183.92 ACRES  
(VOL. 2179; PG. 1203; F.B.C.D.R.)

FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 20  
"LEVEE TRACT NO. 1"  
(F.B.C.F. NO. 2011056373)

- LEGEND**
- B.L. - BUILDING LINE
  - F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
  - F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
  - F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
  - F.B.C.F. - FORT BEND COUNTY FILE
  - F.P. - FOUNDRY
  - I.P. - IRON PIPE
  - R.P. - RIGHT OF WAY
  - R.D.W. - RIGHT OF WAY
  - S.F. - SQUARE FEET
  - S.F.E. - SANITARY SEWER EASEMENT
  - S.S.E. - STORM SEWER EASEMENT
  - U.E. - UTILITY EASEMENT
  - W.L.E. - WATER LINE EASEMENT
  - W. - WITH

RESTRICTED RESERVE TABLE		
A	13.1988 ACRES (574,938 SQ. FT.)	RESTRICTED TO DETENTION & DRAINAGE
B	2.2797 ACRES (99,305 SQ. FT.)	RESTRICTED TO LANDSCAPE & OPEN SPACE
C	4.4457 ACRES (193,653 SQ. FT.)	RESTRICTED TO LANDSCAPE & OPEN SPACE
D	16.9886 ACRES (740,025 SQ. FT.)	RESTRICTED TO DETENTION & DRAINAGE

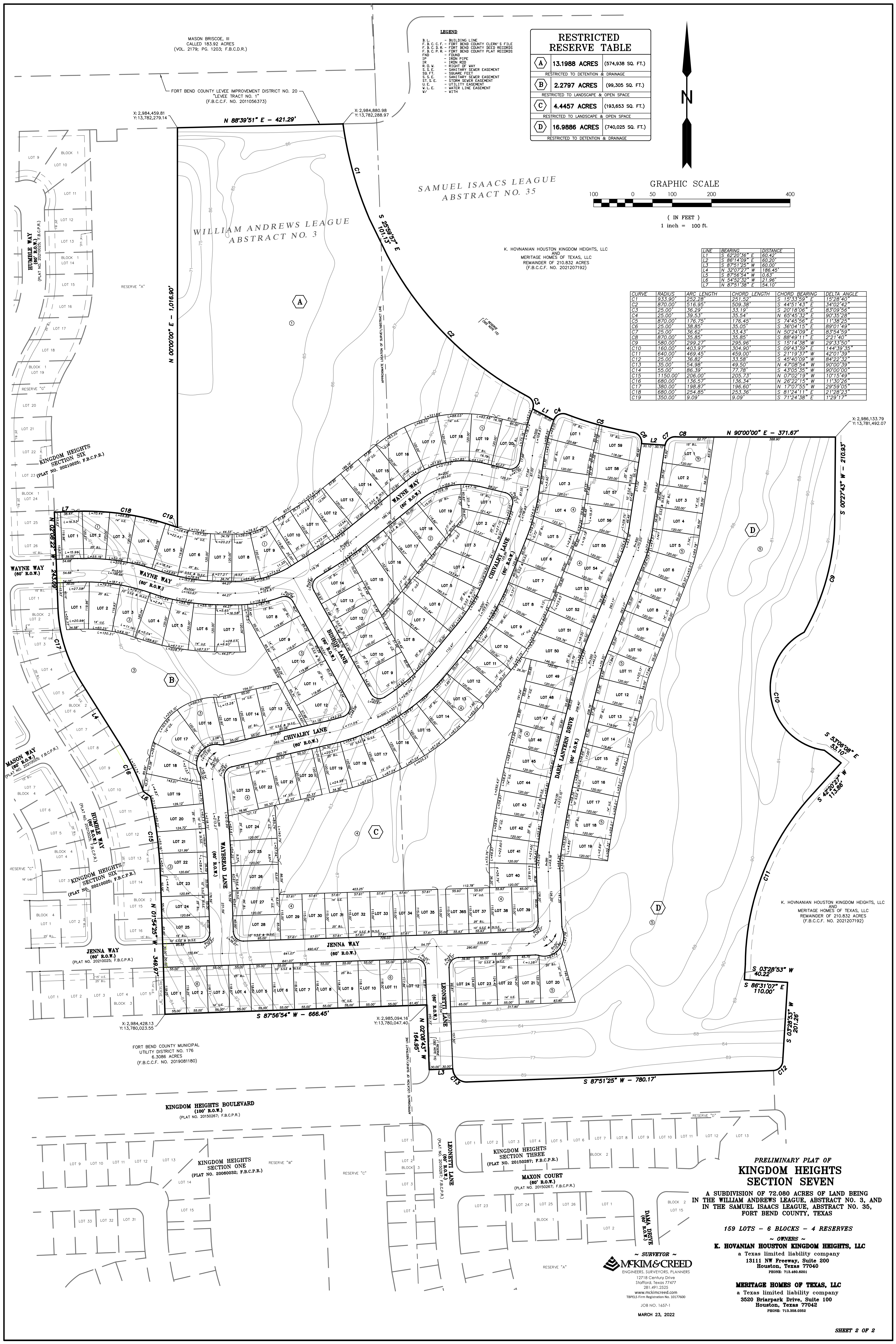


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	833.00'	252.28'	251.52'	S 15°33'59" E	15°28'40"
C2	870.00'	516.95'	509.38'	S 44°51'43" E	34°02'42"
C3	25.00'	36.29'	33.19'	S 20°18'06" E	8°30'56"
C4	25.00'	39.53'	35.94'	N 65°45'32" E	9°35'28"
C5	870.00'	1176.75'	1176.45'	S 74°45'56" E	11°38'25"
C6	25.00'	38.85'	35.05'	S 36°04'15" E	8°01'49"
C7	25.00'	36.62'	33.43'	N 50°24'09" E	8°54'59"
C8	870.00'	135.83'	135.85'	N 89°49'11" E	2°21'40"
C9	1500.00'	299.27'	299.96'	S 15°14'58" W	29°33'50"
C10	160.00'	403.97'	304.90'	S 09°43'59" E	144°39'35"
C11	640.00'	469.45'	459.00'	S 21°19'37" W	42°01'39"
C12	25.00'	36.82'	33.58'	S 45°40'09" W	84°22'53"
C13	35.00'	54.98'	49.50'	N 47°08'54" W	90°00'39"
C14	55.00'	86.39'	77.78'	S 43°05'35" W	90°00'00"
C15	1150.00'	206.00'	205.73'	N 07°02'19" W	10°15'49"
C16	680.00'	136.57'	136.34'	N 28°22'15" W	11°30'26"
C17	380.00'	198.87'	196.60'	N 17°07'55" W	29°59'05"
C18	680.00'	254.85'	253.36'	S 81°24'11" E	21°28'23"
C19	350.00'	9.09'	9.09'	S 71°24'38" E	1°29'17"

K. HOVNANIAN HOUSTON KINGDOM HEIGHTS, LLC  
MERITAGE HOMES OF TEXAS, LLC  
REMAINDER OF 210.832 ACRES  
(F.B.C.F. NO. 2021207192)

WILLIAM ANDREWS LEAGUE  
ABSTRACT NO. 3

SAMUEL ISAACS LEAGUE  
ABSTRACT NO. 35



K. HOVNANIAN HOUSTON KINGDOM HEIGHTS, LLC  
AND  
MERITAGE HOMES OF TEXAS, LLC  
REMAINDER OF 210.832 ACRES  
(F.B.C.F. NO. 2021207192)

**PRELIMINARY PLAT OF  
KINGDOM HEIGHTS  
SECTION SEVEN**

A SUBDIVISION OF 72.080 ACRES OF LAND BEING  
IN THE WILLIAM ANDREWS LEAGUE, ABSTRACT NO. 3, AND  
IN THE SAMUEL ISAACS LEAGUE, ABSTRACT NO. 35,  
FORT BEND COUNTY, TEXAS

159 LOTS - 6 BLOCKS - 4 RESERVES  
- OWNERS -

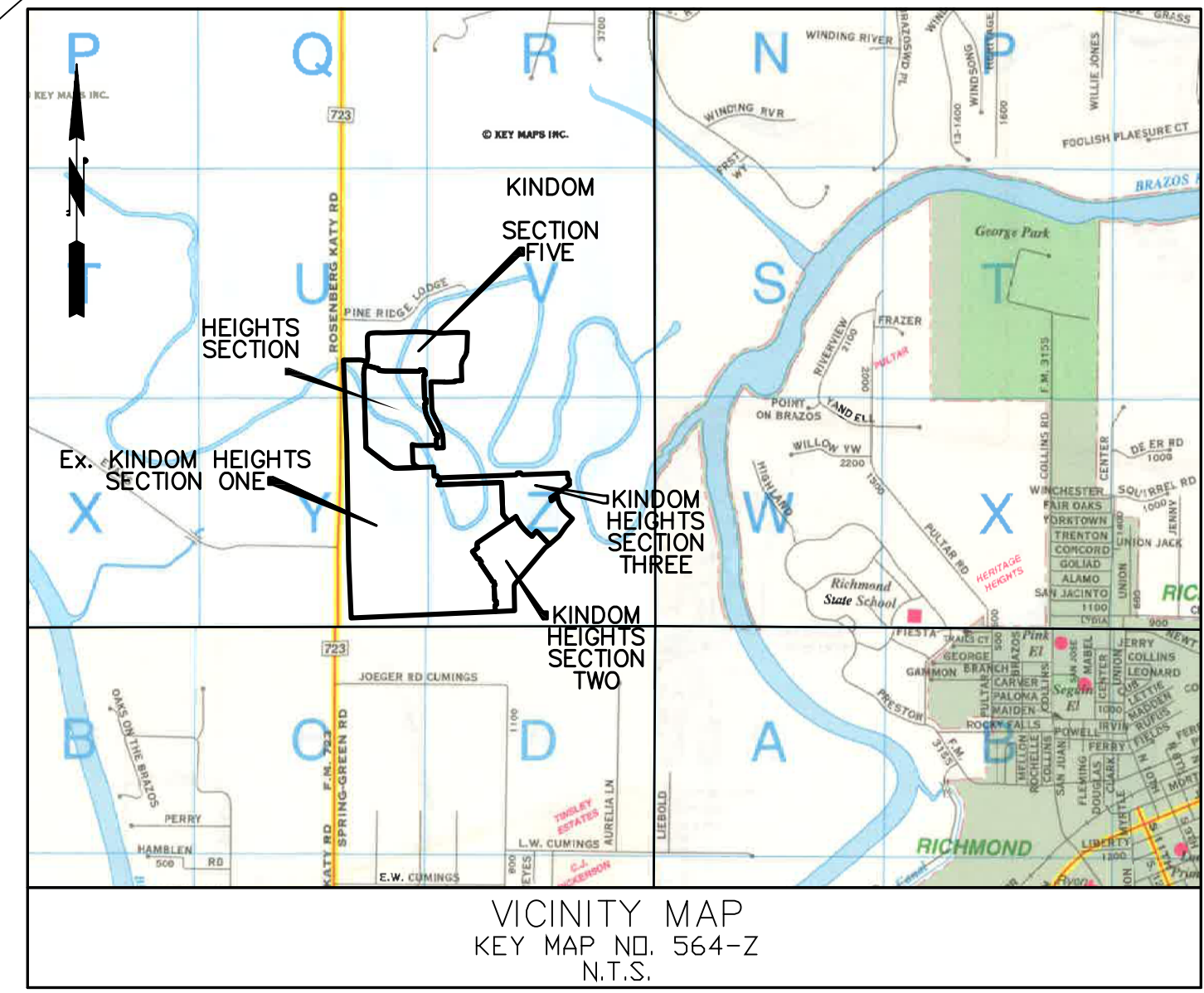
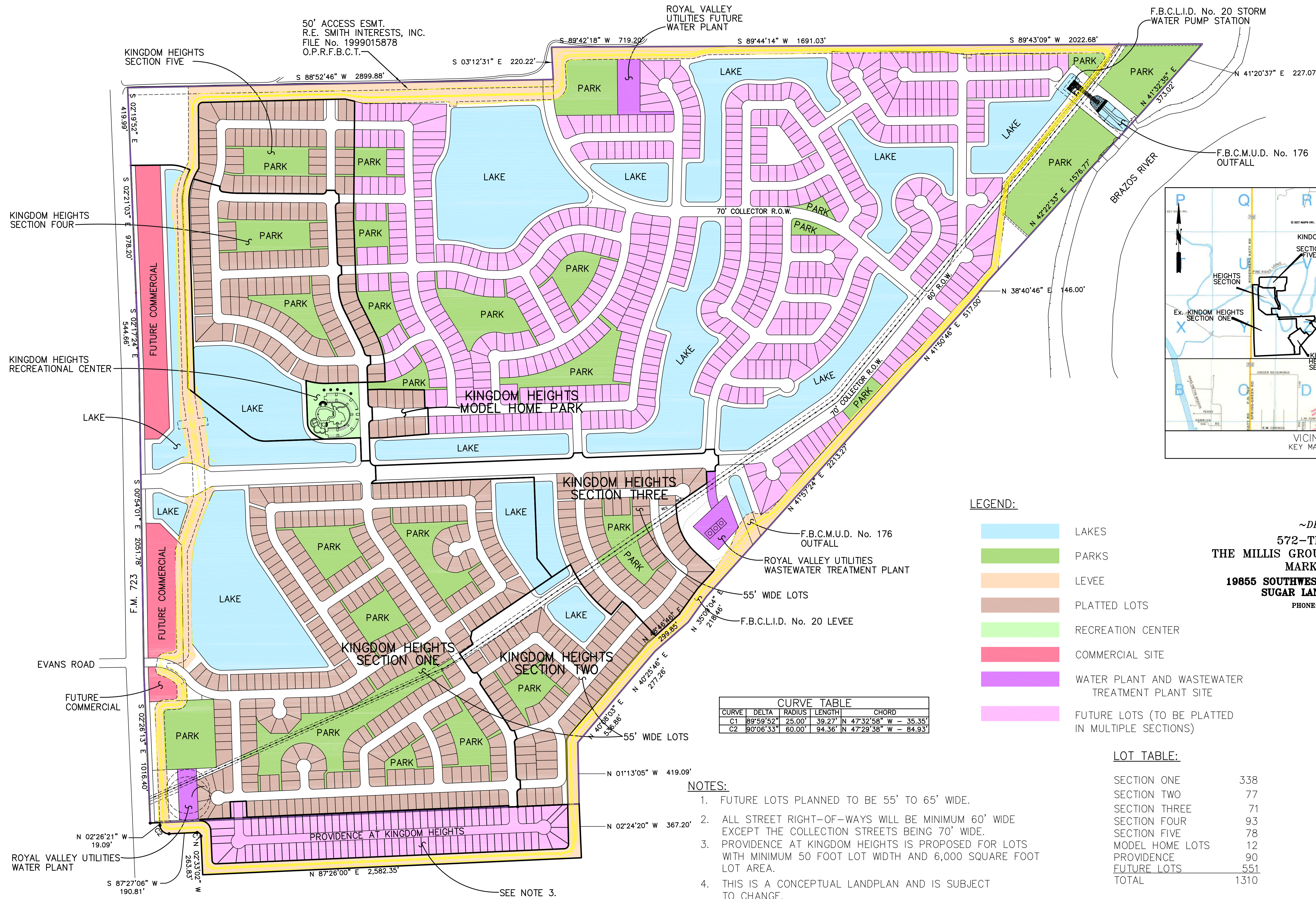
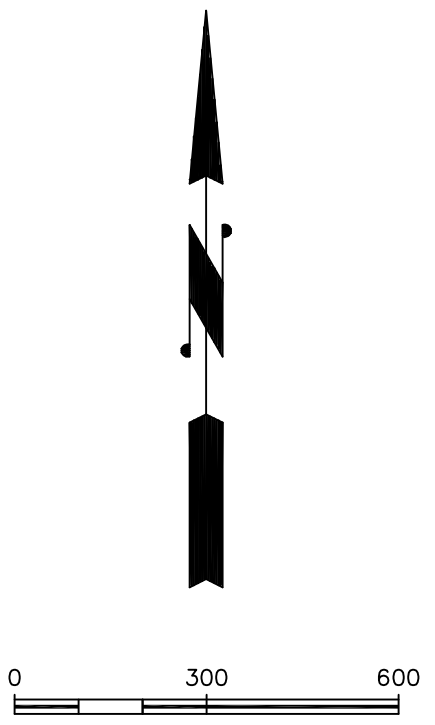
**K. HOVNANIAN HOUSTON KINGDOM HEIGHTS, LLC**  
a Texas limited liability company  
13111 NW Freeway, Suite 200  
Houston, Texas 77042  
PHONE: 713.460.6201

**MCKIM & CREED**  
ENGINEERS, SURVEYORS, PLANNERS  
12718 Century Drive  
Stafford, Texas 77477  
281.491.2325  
www.mckimcreed.com  
TSPS Registration No. 3037650

**MERITAGE HOMES OF TEXAS, LLC**  
a Texas limited liability company  
3520 Briarpark Drive, Suite 100  
Houston, Texas 77042  
PHONE: 713.358.0352

JOB NO. 1657-1  
MARCH 23, 2022

FILENAME: G:\KINGDOM HEIGHTS\CONCEPTUAL LANDPLAN\CONCEPTUAL LANDPLAN\_02-15-19.dwg PLOT DATE: 02-20-19 SCALE: 1/300



**LEGEND:**

- LAKES
- PARKS
- LEVEE
- PLATTED LOTS
- RECREATION CENTER
- COMMERCIAL SITE
- WATER PLANT AND WASTEWATER TREATMENT PLANT SITE
- FUTURE LOTS (TO BE PLATTED IN MULTIPLE SECTIONS)

~DEVELOPER~  
**572-THREE, L.T.D.**  
**THE MILLIS GROUP, GENERAL PARTNER**  
**MARK W. MILLIS**  
**19855 SOUTHWEST FREEWAY, SUITE 300**  
**SUGAR LAND, TEXAS 77479**  
 PHONE: (281) 343-1400

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	89°59'52"	25.00'	39.27'	N 47°32'58" W - 35.35'
C2	90°06'33"	60.00'	94.36'	N 47°29'38" W - 84.93'

**LOT TABLE:**

SECTION ONE	338
SECTION TWO	77
SECTION THREE	71
SECTION FOUR	93
SECTION FIVE	78
MODEL HOME LOTS	12
PROVIDENCE	90
FUTURE LOTS	551
<b>TOTAL</b>	<b>1310</b>

- NOTES:**
- FUTURE LOTS PLANNED TO BE 55' TO 65' WIDE.
  - ALL STREET RIGHT-OF-WAYS WILL BE MINIMUM 60' WIDE EXCEPT THE COLLECTION STREETS BEING 70' WIDE.
  - PROVIDENCE AT KINGDOM HEIGHTS IS PROPOSED FOR LOTS WITH MINIMUM 50 FOOT LOT WIDTH AND 6,000 SQUARE FOOT LOT AREA.
  - THIS IS A CONCEPTUAL LANDPLAN AND IS SUBJECT TO CHANGE.

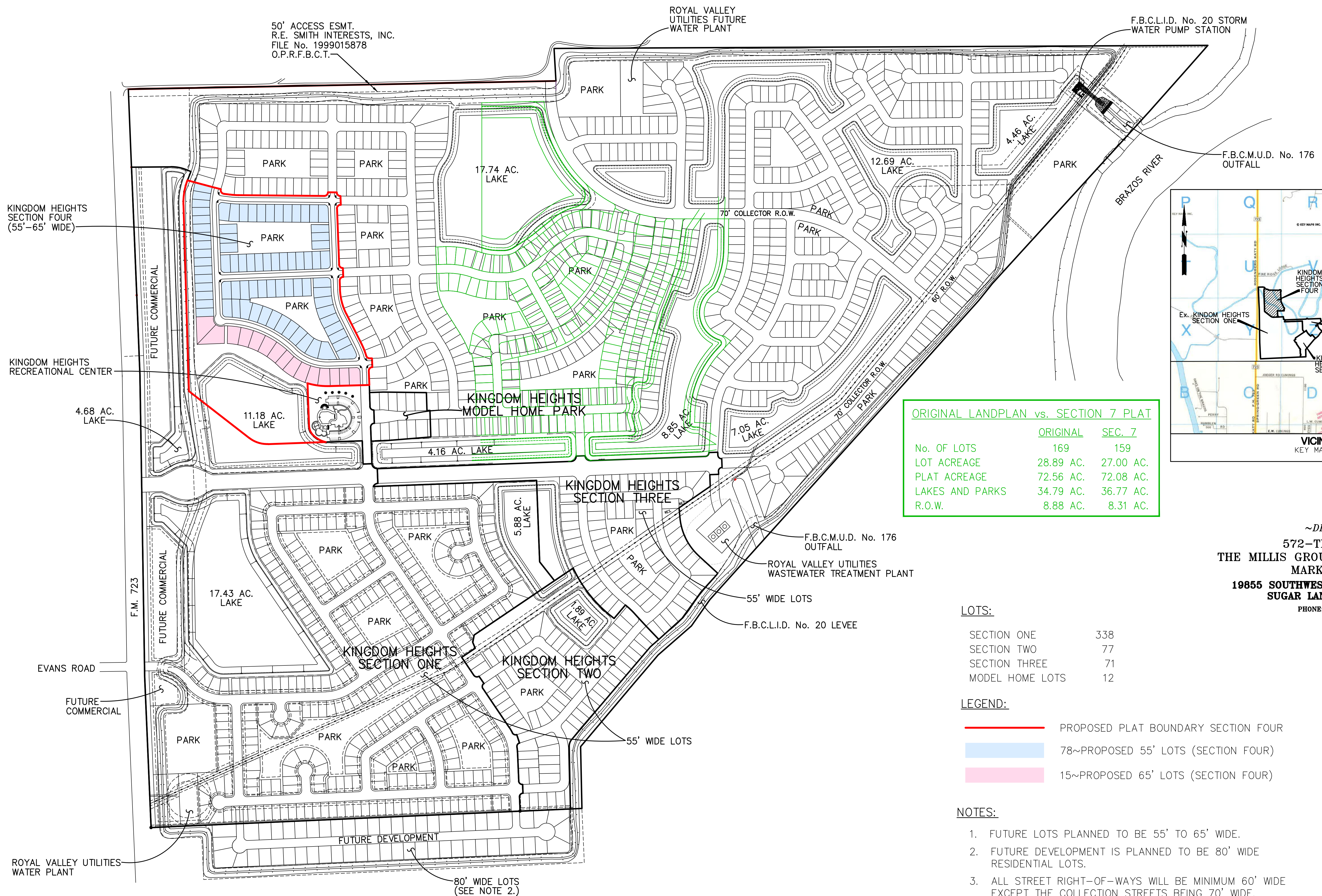
**SH**  
**SHERRINGTON-HUMBLE, LLC**  
 CONSULTING CIVIL ENGINEERS  
 9829 Whithorn Drive  
 Houston, Texas 77095  
 281-656-8837  
 Firm Registration No. F-525

**KINGDOM HEIGHTS SUBDIVISION**

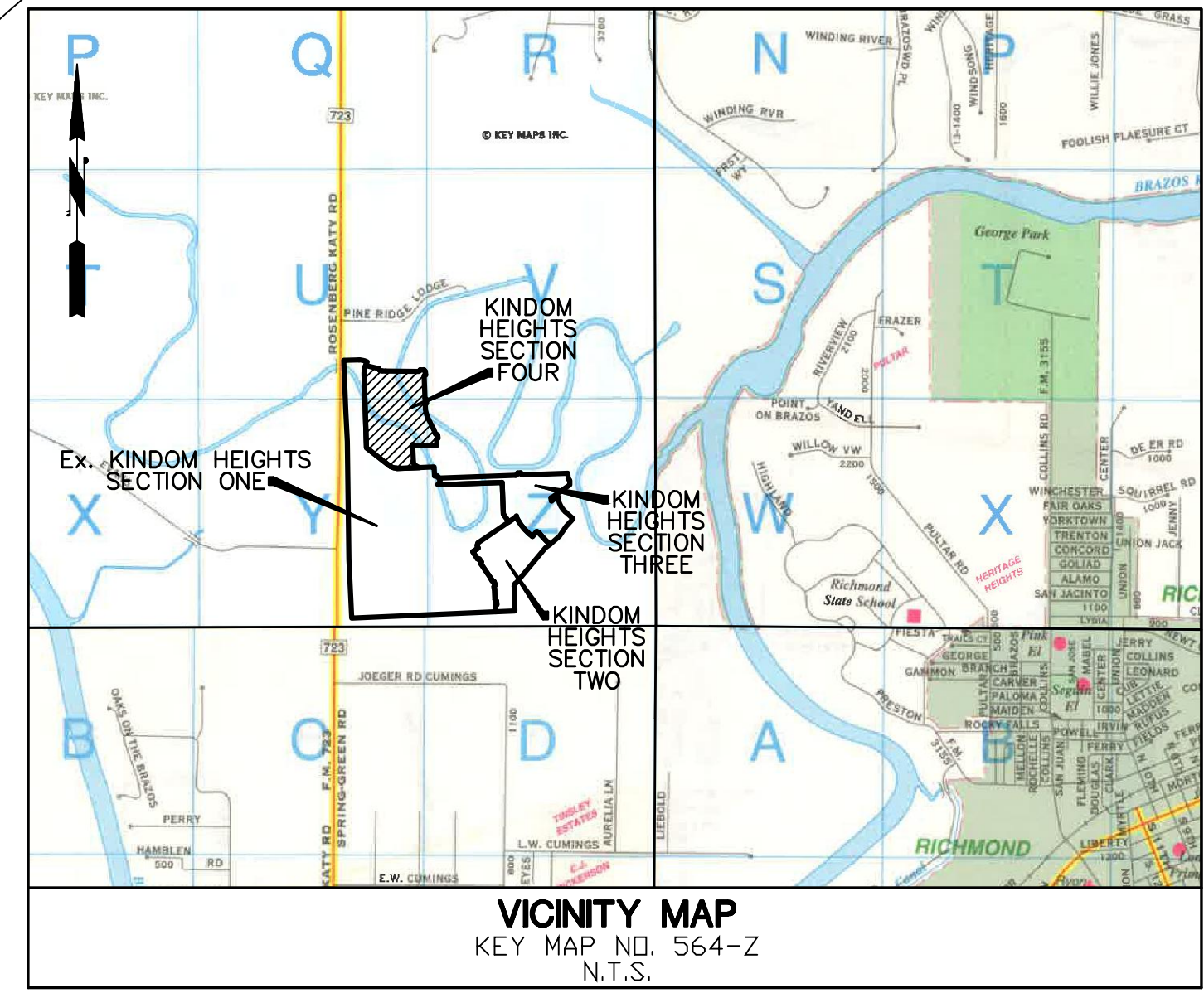
**CONCEPTUAL LAND PLAN FOR A 594.6 ACRE TRACT OF LAND IN THE WILLIAMS LEAGUE, ABSTRACT No. 3 AND IN THE SAMUELS ISAACS LEAGUE, ABSTRACT No. 35, FORT BEND COUNTY, TEXAS**

PROJECT NUMBER	
000-00-000	
DESIGNED:	DATE
S.A.H.	SEPT. 2019
DRAWN:	EXHIBIT
K.D.M.	1 of 1

FILENAME: G:\KINGDOM HEIGHTS\CONCEPTUAL LANDPLAN\CONCEPTUAL LANDPLAN\_03-09-16.dwg PLOT DATE: 07-20-16 SCALE: 1/300



ORIGINAL LANDPLAN vs. SECTION 7 PLAT		
	ORIGINAL	SEC. 7
No. OF LOTS	169	159
LOT ACREAGE	28.89 AC.	27.00 AC.
PLAT ACREAGE	72.56 AC.	72.08 AC.
LAKES AND PARKS	34.79 AC.	36.77 AC.
R.O.W.	8.88 AC.	8.31 AC.



~DEVELOPER~  
**572-THREE, L.T.D.**  
**THE MILLIS GROUP, GENERAL PARTNER**  
**MARK W. MILLIS**  
**19855 SOUTHWEST FREEWAY, SUITE 300**  
**SUGAR LAND, TEXAS 77479**  
 PHONE: (281) 343-1400

**LOTS:**

SECTION ONE	338
SECTION TWO	77
SECTION THREE	71
MODEL HOME LOTS	12

**LEGEND:**

	PROPOSED PLAT BOUNDARY SECTION FOUR
	78~PROPOSED 55' LOTS (SECTION FOUR)
	15~PROPOSED 65' LOTS (SECTION FOUR)

- NOTES:**
1. FUTURE LOTS PLANNED TO BE 55' TO 65' WIDE.
  2. FUTURE DEVELOPMENT IS PLANNED TO BE 80' WIDE RESIDENTIAL LOTS.
  3. ALL STREET RIGHT-OF-WAYS WILL BE MINIMUM 60' WIDE EXCEPT THE COLLECTION STREETS BEING 70' WIDE.

**Sherrington, Inc.**  
 Consulting Civil Engineer  
 14870 Skinner Road  
 Cypress, Texas 77429  
 281-758-1531  
 Firm Registration No. F-525

KINGDOM HEIGHTS  
 FORT BEND COUNTY M.U.D. No. 176  
 FORT BEND COUNTY, TEXAS

CONCEPTUAL LAND PLAN FOR  
 KINGDOM HEIGHTS-A 592.00  
 ACRE MASTER PLANNED  
 COMMUNITY (1,285 LOTS)

BY	REVISIONS	DATE

SCALE:	PROJECT NUMBER
1" = 300'	000-00-000

DESIGNED:	DATE	EXHIBIT
S.A.H.	JULY 2016	1 of 1

DRAWN:	DATE	EXHIBIT
A.M.B.	JULY 2016	1 of 1

**PLANNING AND ZONING COMMISSION**

*Staff Report: Plat Application*

**Agenda Date:** April 4, 2022

**Agenda Item:** C2.

**Plat Name:** Indigo Section 1 - Preliminary Plat

**Applicant:** Jennifer Carline/Merrett Huddleston | Elevation Land Solutions

**Project Description:** A subdivision of 45.74-acre tract of land located out of the Jane Wilkins Survey, A-96, Fort Bend County, Texas.

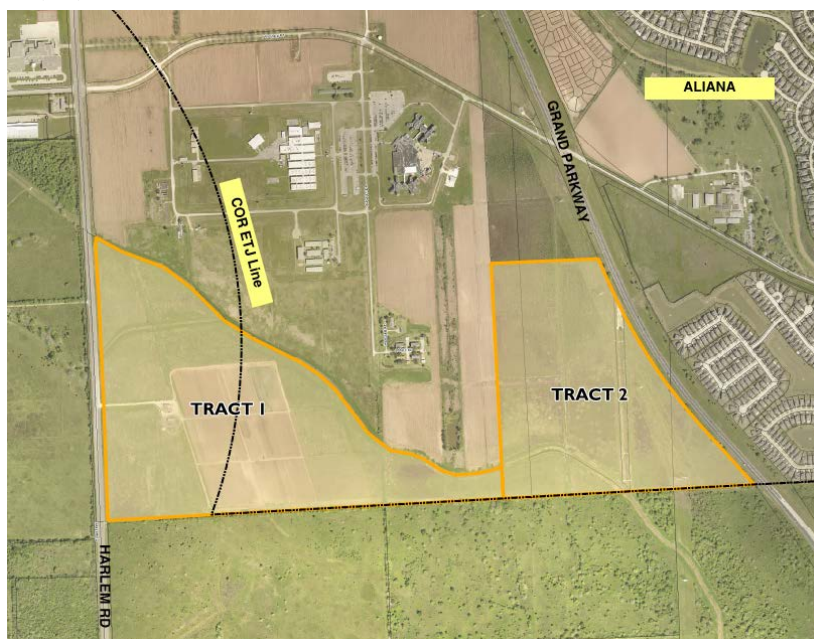
**Zoning Designation:** NA / ETJ (Development Agreement)

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

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

**Background/Review Notes**

- The proposed subdivision is located at 1300 Harlem Road which is on the northeastern portion of John Sharp Drive and Harlem Road.
- The subject site is being developed as a Master Planned Community (Vicinity Map below) called Indigo (Previously Agrihood) with a concept based on walkability, agriculture, and compact development. A Development Agreement which allowed for modified development standards for the proposed development was approved in November 2021.
- The proposed preliminary plat includes two hundred and forty-three (243) lots, twenty-nine (29) reserves in thirteen (13) blocks.

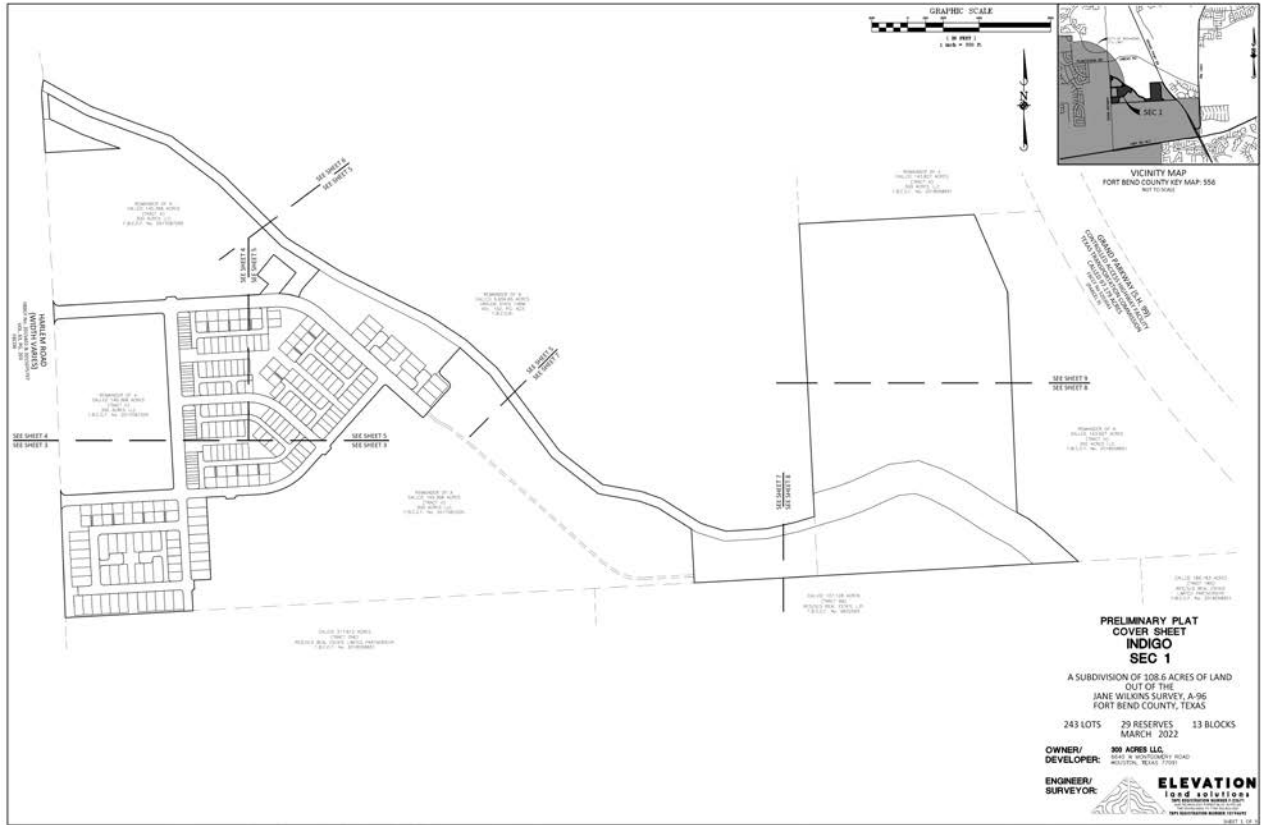


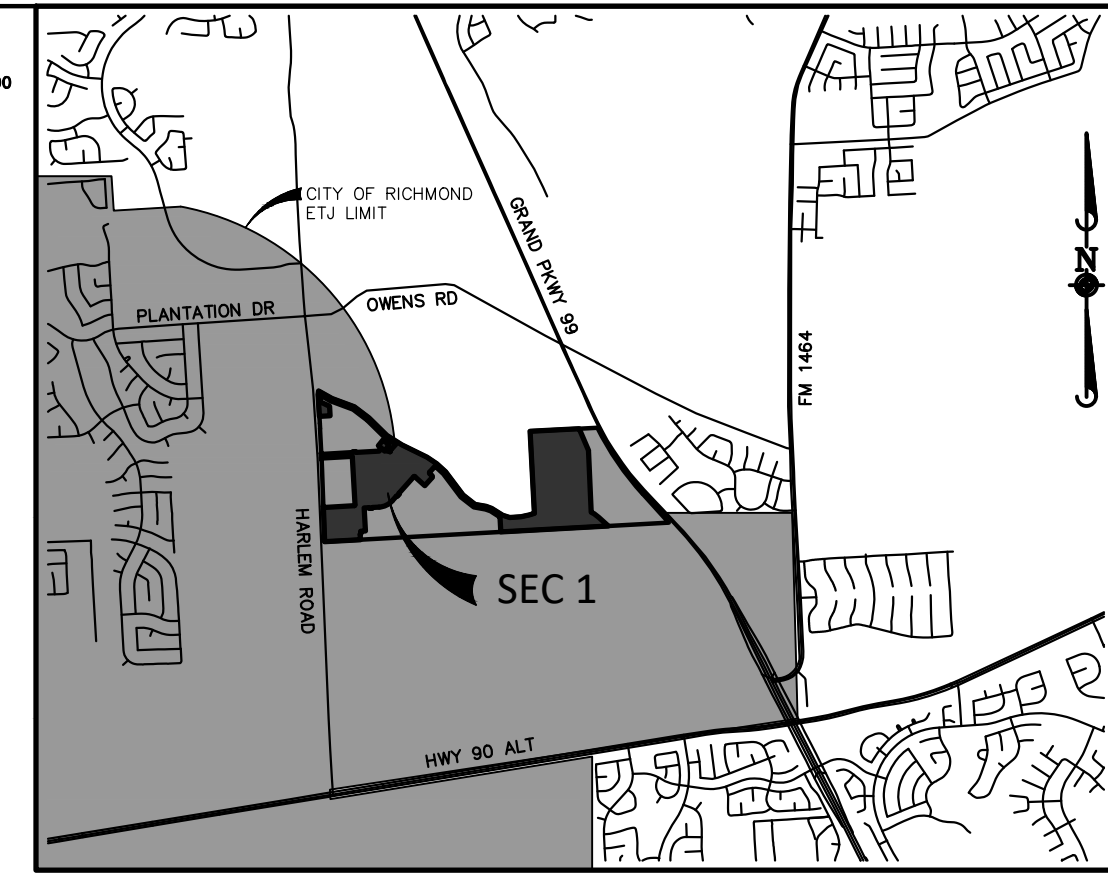
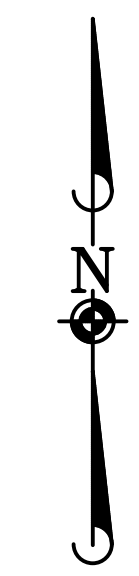
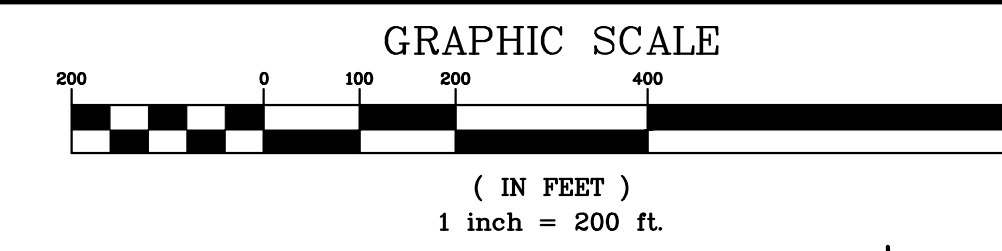
**Staff Recommendation**

**CONDITIONAL APPROVAL:** Staff recommends approval of this Preliminary Plat conditioned upon addressing the comments listed below based on the provisions of City of Richmond UDC, Public Infrastructure Design Manual, and the approved Development Agreement for the proposed development:

1. Provide Fort Bend County Drainage District approval of the drainage study.
2. As previously commented, this plat does not cover the same areas as what was proposed in the Excavation and Mass Grading plans. This comment may not directly impact the Section 1 Plat, but it will have an impact on the overall project and could have an indirect impact on this plat. If this plat is not revised to include the entire acreage, the Excavation and Mass Grading plans will have to change. Even temporary drainage will need to be through an approved drainage system, which must be on platted property, or in a dedicated easement. Fill on the remainder of the property is allowed, provided all requirements are met (i.e. mitigation for fill in the floodplain, tree survey & preservation plans, permits, etc.) but items that any portion of the platted property rely on (i.e. drainage or utilities through the remainder of the property) will need to be contained in the platted area, or a temporary easement provided for on this plat.
  - a. A temporary easement will not be granted for permanent features, such as a street that is part of the overall plan, or the water and wastewater plant sites.
3. Provide utility easements adjacent to the public right-of-way wherever utilities are inside and within 5' from the right-of-way. Easements shall be in 5' increments. If the utility is within the right of way, but not at least 5' from the right-of-way, provide a minimum of 5' wide easement for that utility or utilities. Reference Infrastructure Design Manual (IDM) sections 5.6, 6.6 & 7.5 for more information.
  - a. No utility can be placed outside the right-of-way without an exclusive easement.
4. Label easements shown on the plat.
  - a. Utilities do not need to be shown on the preliminary plat (although it was very helpful for review). The One-Line plans should cover that. The previous comment about utilities and drainage facilities to serve each lot needing to be included in the plat was a reference to the water plant, wastewater plant, detention pond and any needed easements to connect the section to those services (i.e. drainage ditch easement across a future section).
5. It is recommended to label any reserves similar to block numbers, utilizing a hexagon symbol or similar and place them in enough areas to clearly identify the reserve. Add a legend for block number labels and reserve labels.
  - a. Reserve A is labeled near Loam Lane and Harlem Road, but there is part of Reserve A between Lots 28 & 29 of Block 1 that looks like a lot number was skipped. The Block 1 label should be accompanied by a Reserve A label.
6. Per the IDM Section 11.15, public streets shall not dead-end without a cul-de-sac. Kindred Way will need to be revised on the west end to include a cul-de-sac.
7. Per the IDM section 11.8, alleys in residential districts shall have a minimum of 25' of right-of-way.
8. Provide an access easement for the water plant (Reserve Q).
9. Explain the "ROW/Drainage Easement" label and verify that this should be either a Right-Of-Way or an easement, likely not both.
10. Please revise per City of Richmond Fire Marshal, the Emergency Vehicle Analysis does not suffice. Within the study, the emergency vehicle is shown having to drive within the "street parking" areas.
11. **NOTE:** Please provide density calculation at the final plat stage as platting progresses.







REMAINDER OF A  
CALLED 145.368 ACRES  
(TRACT III)  
300 ACRES LLC  
F.B.C.C.F. No. 2017087205

SEE SHEET 6  
SEE SHEET 5

SEE SHEET 4  
SEE SHEET 5

REMAINDER OF A  
CALLED 5,656.65 ACRES  
HARLEM STATE FARM  
VOL. 152, PG. 423  
F.B.C.D.R.

SEE SHEET 5  
SEE SHEET 7

REMAINDER OF A  
CALLED 143.827 ACRES  
(TRACT IV)  
300 ACRES LLC  
F.B.C.C.F. No. 2018058651

VICINITY MAP  
FORT BEND COUNTY KEY MAP: 556  
NOT TO SCALE

GRAND PARKWAY (S.H. 99)  
CONTROLLED ACCESS HIGHWAY FACILITY  
CALLED 97,179 ACRES  
[PART 9]  
[PART 9]

HARLEM ROAD  
(WIDTH VARIES)  
FBGCF No. 2015402 & 2015075797  
VOL. 63 PG. 203  
FBGDR

REMAINDER OF A  
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(TRACT III)  
300 ACRES LLC  
F.B.C.C.F. No. 2017087205

SEE SHEET 4  
SEE SHEET 3

SEE SHEET 5  
SEE SHEET 3

SEE SHEET 9  
SEE SHEET 8

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REMAINDER OF A  
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300 ACRES LLC  
F.B.C.C.F. No. 2017087205

SEE SHEET 7  
SEE SHEET 8

CALLED 107.128 ACRES  
(TRACT 9B)  
RES/VLS REAL ESTATE L.P.  
F.B.C.C.F. No. 9632563

CALLED 186.183 ACRES  
(TRACT TWO)  
RES/VLS REAL ESTATE  
LIMITED PARTNERSHIP  
F.B.C.C.F. No. 2018058651

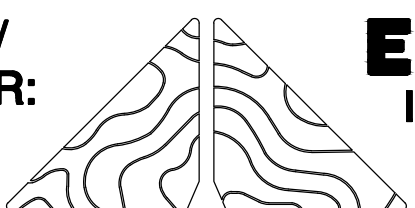
CALLLED 317.812 ACRES  
(TRACT ONE)  
RES/VLS REAL ESTATE LIMITED PARTNERSHIP  
F.B.C.C.F. No. 2018058651

**PRELIMINARY PLAT  
COVER SHEET  
INDIGO  
SEC 1**

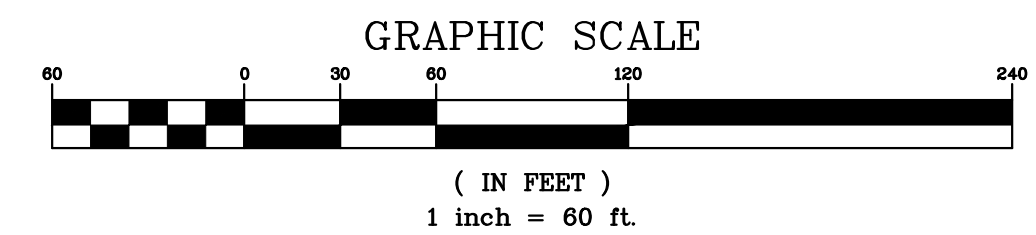
A SUBDIVISION OF 108.6 ACRES OF LAND  
OUT OF THE  
JANE WILKINS SURVEY, A-96  
FORT BEND COUNTY, TEXAS

243 LOTS    29 RESERVES    13 BLOCKS  
MARCH 2022

**OWNER/  
DEVELOPER:** 300 ACRES LLC,  
6640 W MONTGOMERY ROAD  
HOUSTON, TEXAS 77091

**ENGINEER/  
SURVEYOR:**  **ELEVATION**  
land solutions  
TBPB REGISTRATION NUMBER F-22671  
2445 TECHNOLOGY FOREST BLVD, SUITE 200  
THE WOODLANDS, TX 77381 832-825-2200  
TBPB REGISTRATION NUMBER 10194692



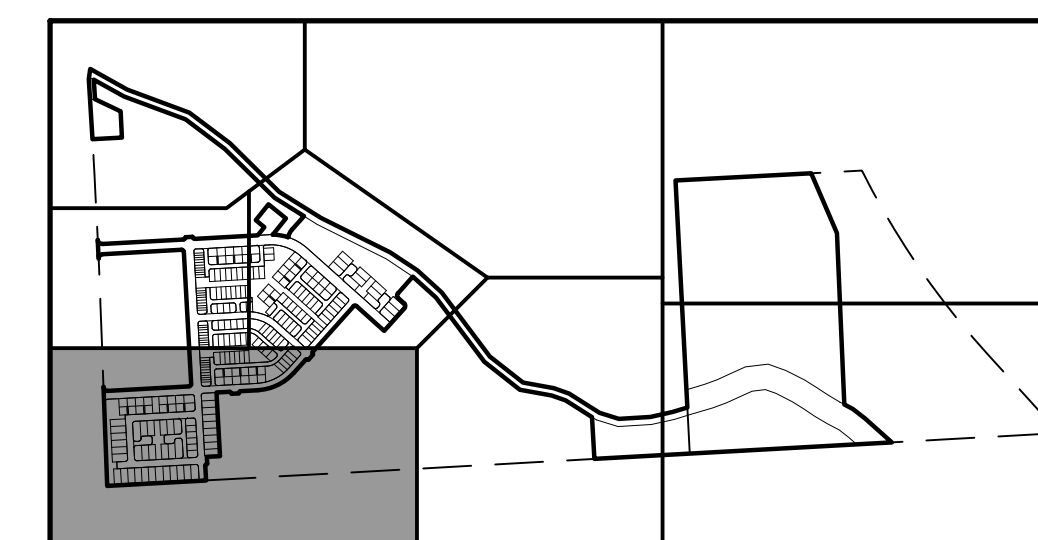


**ABBREVIATIONS**

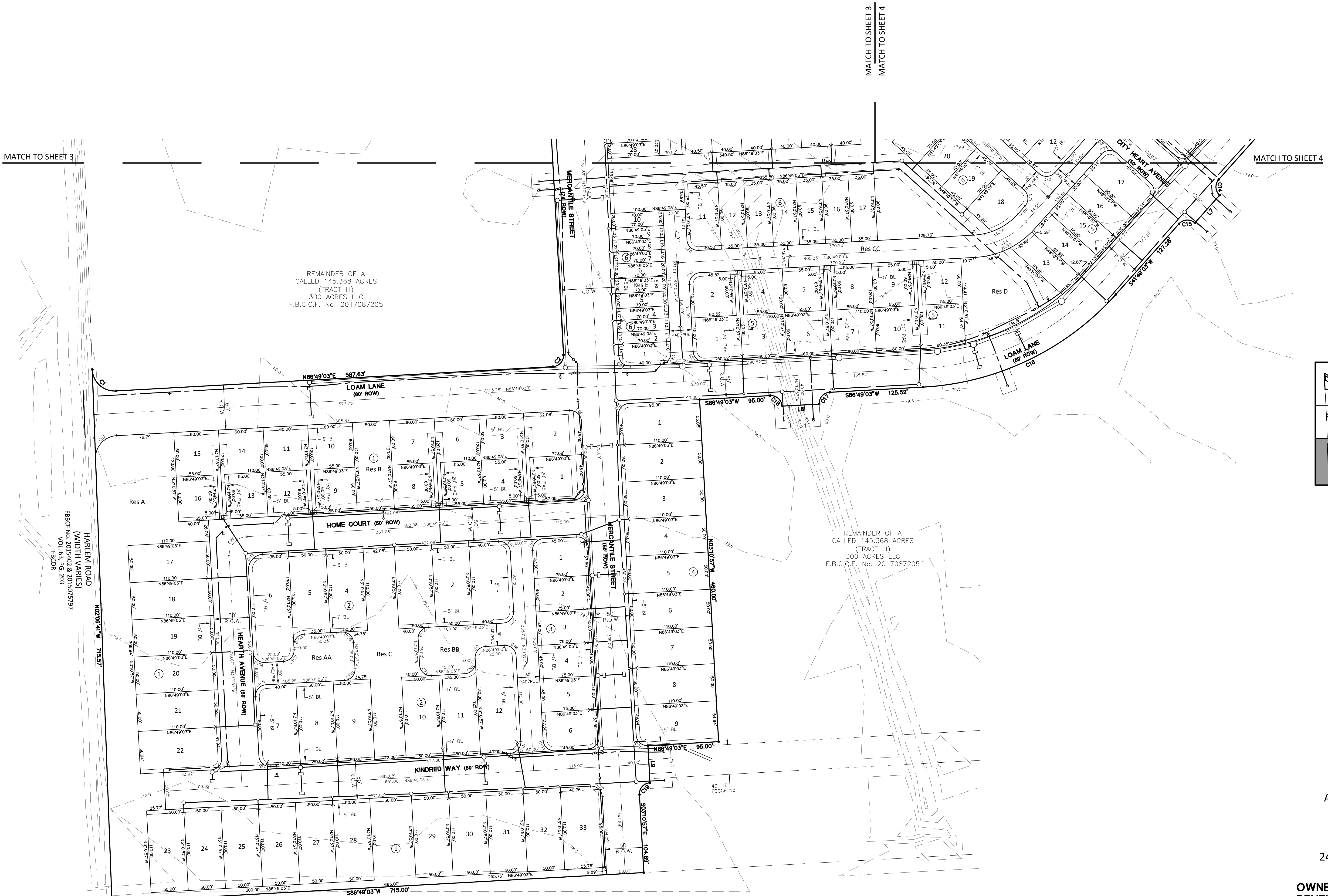
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○	IRON PIPE TO BE SET WITH CAP STAMPED "ELS"
—	STREET NAME CHANGE

**UTILITY LEGEND**

---	UTILITY EASEMENT
---	STORM SEWER (24" & LESS)
---	STORM SEWER (GREATER THAN 24")
---	SANITARY SEWER
---	WATER LINE
○	SANITARY MANHOLE
○	STORM SEWER MANHOLE
○	SANITARY STACK
○	AREA INLET
○	CURB INLET
○	GATE VALVE & BOX
○	FLUSH VALVE/FIRE HYDRANT
○	BLOW-OFF & BOX
○	WATER SERVICE WYE
○	SANITARY SERVICE WYE



MAP KEY



MATCH TO SHEET 3

MATCH TO SHEET 3  
MATCH TO SHEET 4

MATCH TO SHEET 4

REMAINDER OF A  
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(TRACT III)  
300 ACRES LLC  
F.B.C.C.F. No. 2017087205

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HARLEM ROAD  
(WIDTH VARIES)  
FBBCF No. 2015402 & 2015075797  
VOL. 63, PG. 409  
FILED 1/26/20

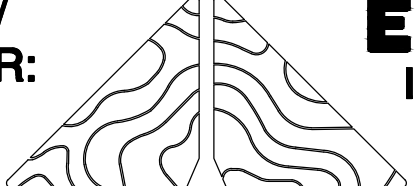
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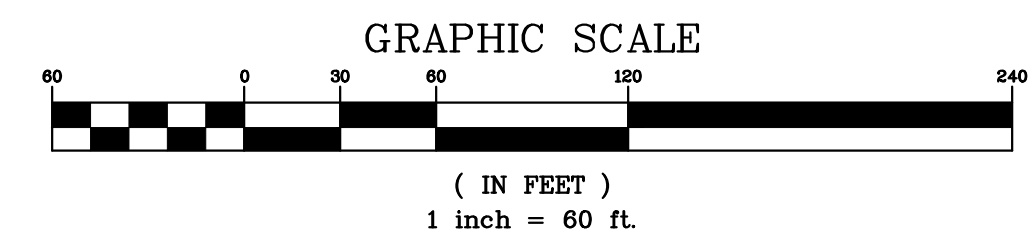
**PRELIMINARY PLAT  
INDIGO  
SEC 1**

A SUBDIVISION OF 108.6 ACRES OF LAND  
OUT OF THE  
JANE WILKINS SURVEY, A-96  
FORT BEND COUNTY, TEXAS

243 LOTS      29 RESERVES      13 BLOCKS  
MARCH 2022

**OWNER/  
DEVELOPER:** 300 ACRES LLC,  
6640 W MONTGOMERY ROAD  
HOUSTON, TEXAS 77091

**ENGINEER/  
SURVEYOR:**  **ELEVATION**  
land solutions  
TBPB REGISTRATION NUMBER F-22671  
2445 TECHNOLOGY FOREST BLVD, SUITE 200  
THE WOODLANDS, TX 77381 832-823-2200  
TBPB REGISTRATION NUMBER 10194692

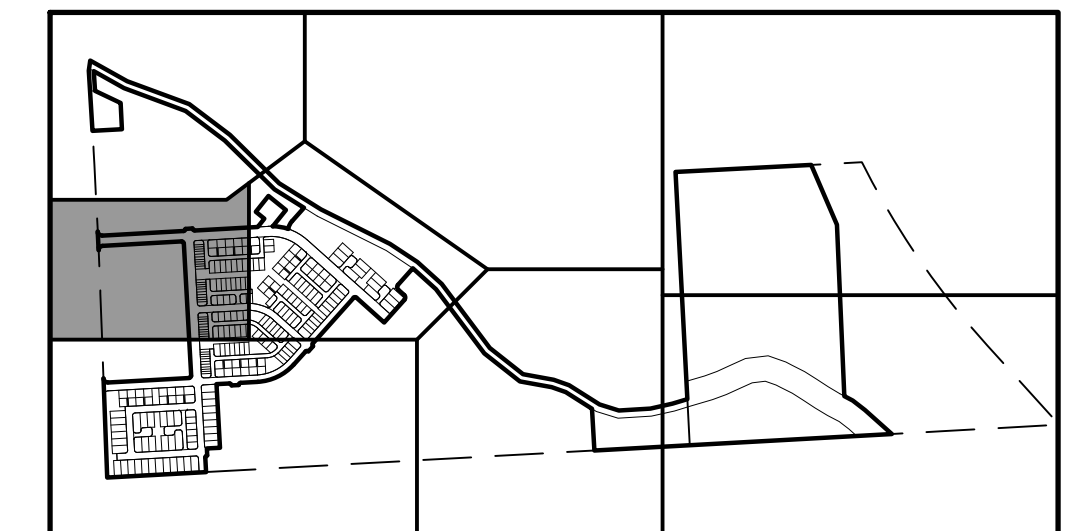


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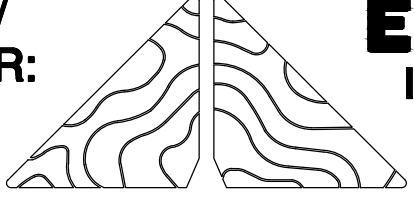
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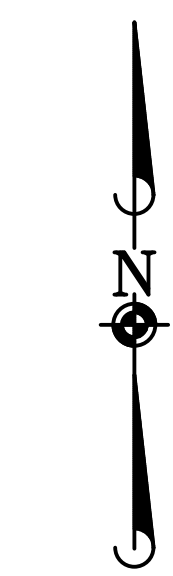
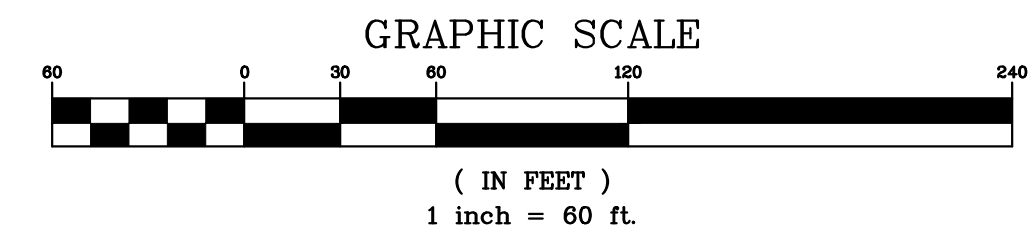
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THE WOODLANDS, TX 77381 832-822-2200  
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MAP KEY

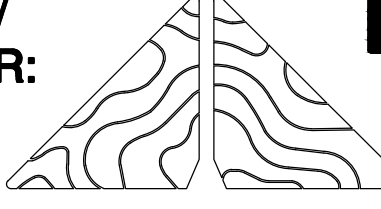


**PRELIMINARY PLAT  
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SEC 1**

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FORT BEND COUNTY, TEXAS

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MARCH 2022

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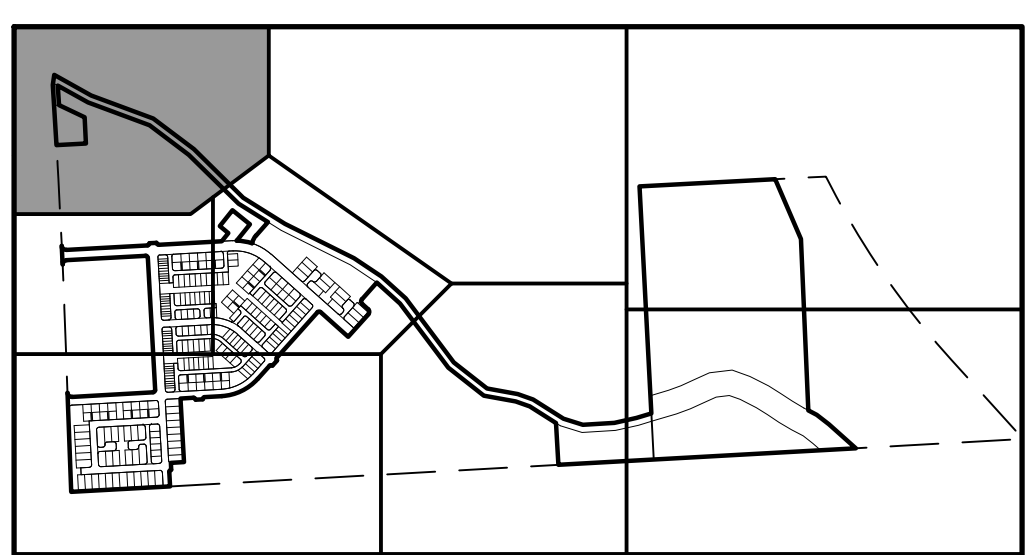
( IN FEET )  
1 inch = 60 ft.

**ABBREVIATIONS**

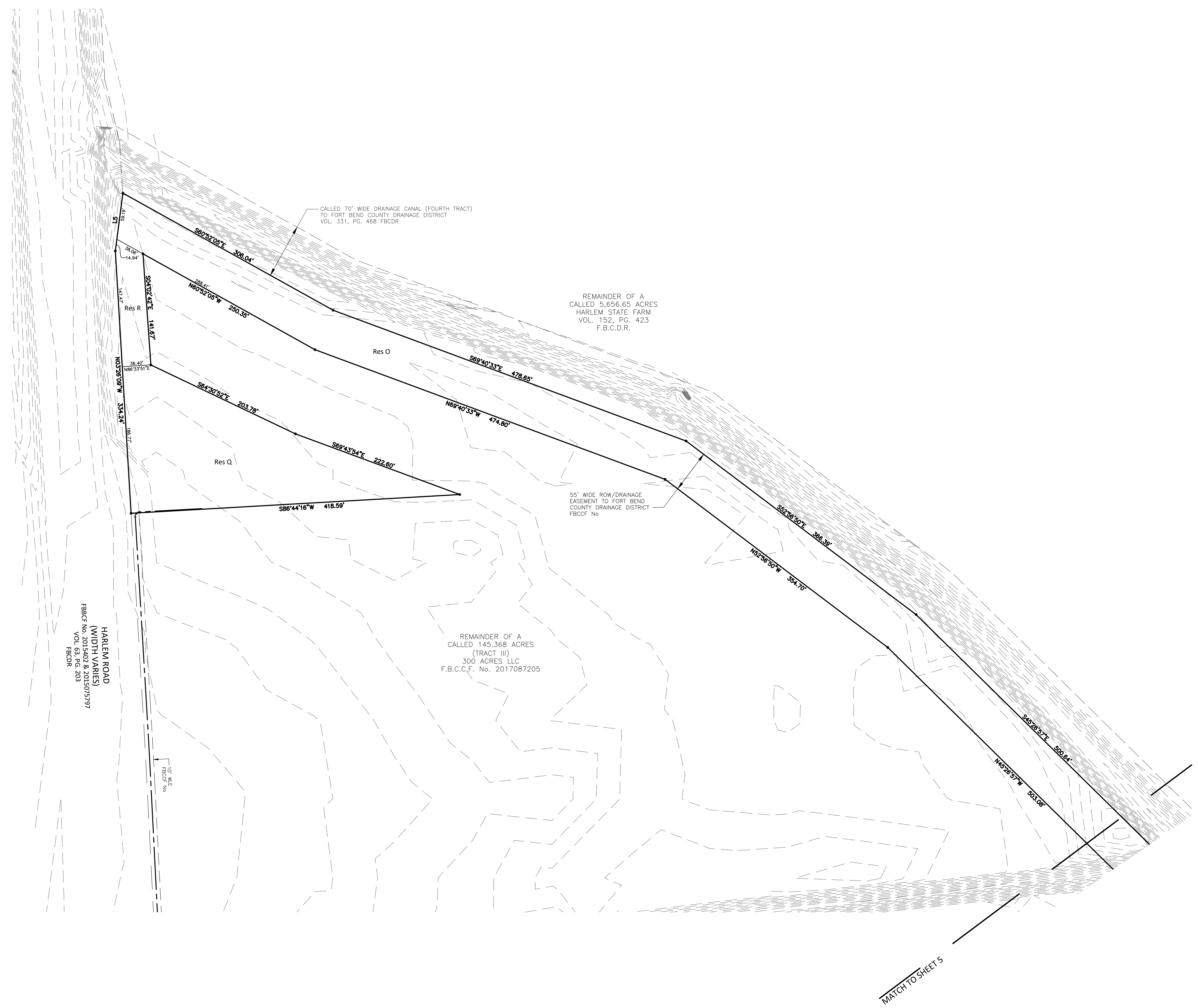
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VOL, PG, =	VOLUME, PAGE
FND=	FOUND
IP=	IRON PIPE
○	IRON PIPE TO BE SET WITH CAP STAMPED "ELS"
—	STREET NAME CHANGE

**UTILITY LEGEND**

---	UTILITY EASEMENT
---	STORM SEWER (24" & LESS)
---	STORM SEWER (GREATER THAN 24")
---	SANITARY SEWER
---	WATERLINE
○	SANITARY MANHOLE
○	STORM SEWER MANHOLE
○	SANITARY STACK
□	AREA INLET
□	CURB INLET
□	GATE VALVE & BOX
□	FLUSH VALVE/FIRE HYDRANT
□	BLOW-OFF & BOX
□	WATER SERVICE WYE
□	SANITARY SERVICE WYE



MAP KEY



HARLEM ROAD  
(WIDTH VARIES)  
FBCF No. 2015402 & 2015075797  
VOL 85, PG 283  
FBCDR

REMAINDER OF A  
CALLED 145.368 ACRES  
(TRACT III)  
300 ACRES LLC  
F.B.C.C.F. No. 2017087205

REMAINDER OF A  
CALLED 5,656.65 ACRES  
HARLEM STATE FARM  
VOL. 152, PG. 423  
F.B.C.D.R.

CALLED 70' WIDE DRAINAGE CANAL (FOURTH TRACT)  
TO FORT BEND COUNTY DRAINAGE DISTRICT  
VOL. 331, PG. 468 FBCDR

55' WIDE ROW/DRAINAGE  
EASEMENT TO FORT BEND  
COUNTY DRAINAGE DISTRICT  
FBCDF No

MATCH TO SHEET 5

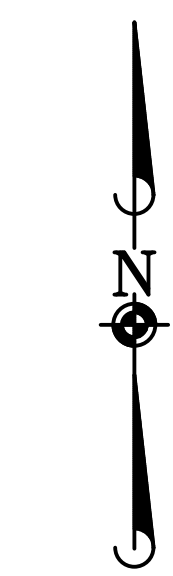
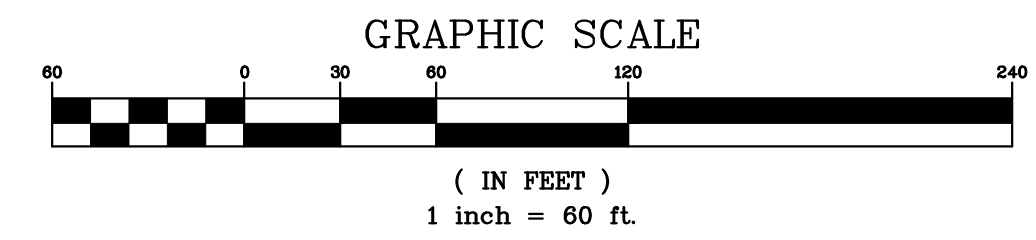
**PRELIMINARY PLAT  
INDIGO  
SEC 1**

A SUBDIVISION OF 108.6 ACRES OF LAND  
OUT OF THE  
JANE WILKINS SURVEY, A-96  
FORT BEND COUNTY, TEXAS

243 LOTS      29 RESERVES      13 BLOCKS  
MARCH 2022

**OWNER/  
DEVELOPER:** 300 ACRES LLC,  
6640 W MONTGOMERY ROAD  
HOUSTON, TEXAS 77091

**ENGINEER/  
SURVEYOR:**  **ELEVATION**  
land solutions  
TBP REGISTRATION NUMBER F-22671  
2445 TECHNOLOGY FOREST BLVD, SUITE 200  
THE WOODLANDS, TX 77381 832-825-2200  
TBP REGISTRATION NUMBER 10194692

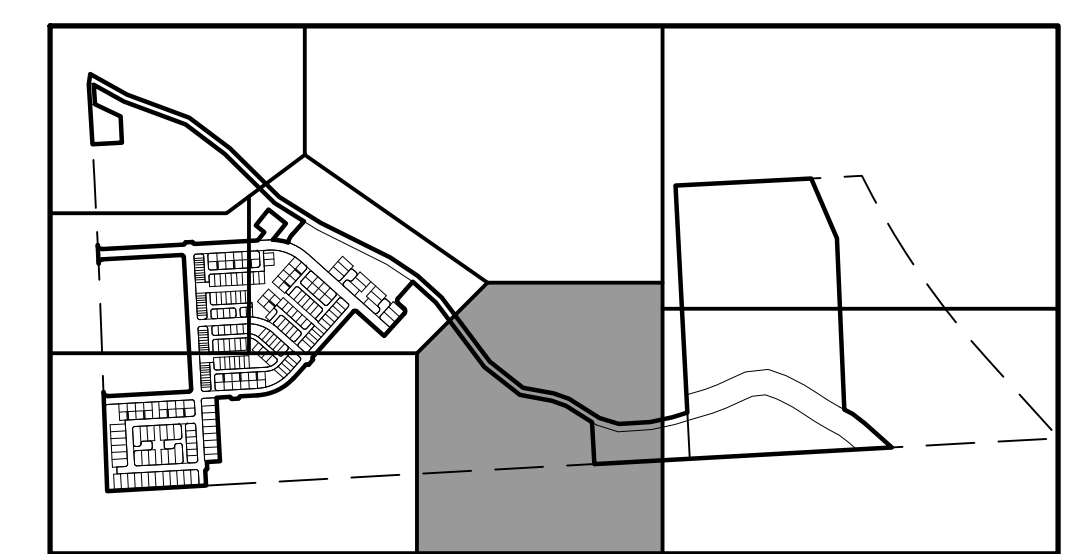


**ABBREVIATIONS**

AE=	AERIAL EASEMENT
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SSE=	SANITARY SEWER EASEMENT
STM SE=	STORM SEWER EASEMENT
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**UTILITY LEGEND**

UTILITY EASEMENT	---
STORM SEWER (24" & LESS)	---
STORM SEWER (GREATER THAN 24")	---
SANITARY SEWER	---
WATERLINE	---
SANITARY MANHOLE	○
STORM SEWER MANHOLE	○
SANITARY STACK	□
AREA INLET	□
CURB INLET	□
GATE VALVE & BOX	□
FLUSH VALVE/FIRE HYDRANT	□
BLOW-OFF & BOX	□
WATER SERVICE WYE	□
SANITARY SERVICE WYE	□



MAP KEY



REMAINDER OF A  
CALLED 5,656.65 ACRES  
HARLEM STATE FARM  
VOL. 152, PG. 423  
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CALLED 70' WIDE DRAINAGE CANAL (FOURTH TRACT)  
TO FORT BEND COUNTY DRAINAGE DISTRICT  
VOL. 331, PG. 468 FBCDR

REMAINDER OF A  
CALLED 145.368 ACRES  
(TRACT III)  
300 ACRES LLC  
F.B.C.C.F. No. 2017087205

CALLED 107.128 ACRES  
(TRACT 9B)  
RES/VLS REAL ESTATE L.P.  
F.B.C.C.F. No. 9632563

CALLLED 317.812 ACRES  
(TRACT ONE)  
RES/VLS REAL ESTATE LIMITED PARTNERSHIP  
F.B.C.C.F. No. 2018058651

**PRELIMINARY PLAT  
INDIGO  
SEC 1**

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HOUSTON, TEXAS 77091

**ENGINEER/  
SURVEYOR:**







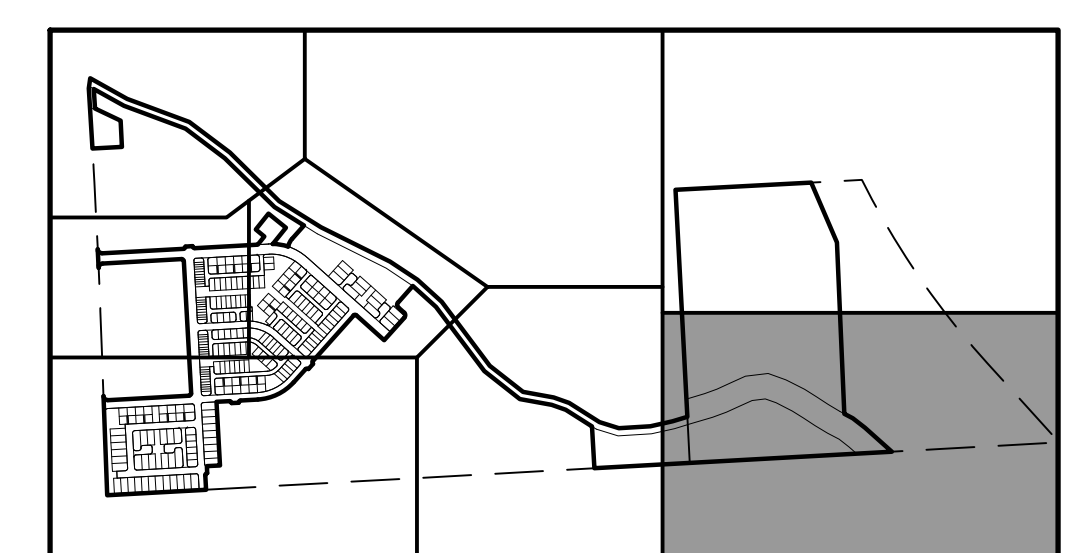
1 inch = 60 ft.

**ABBREVIATIONS**

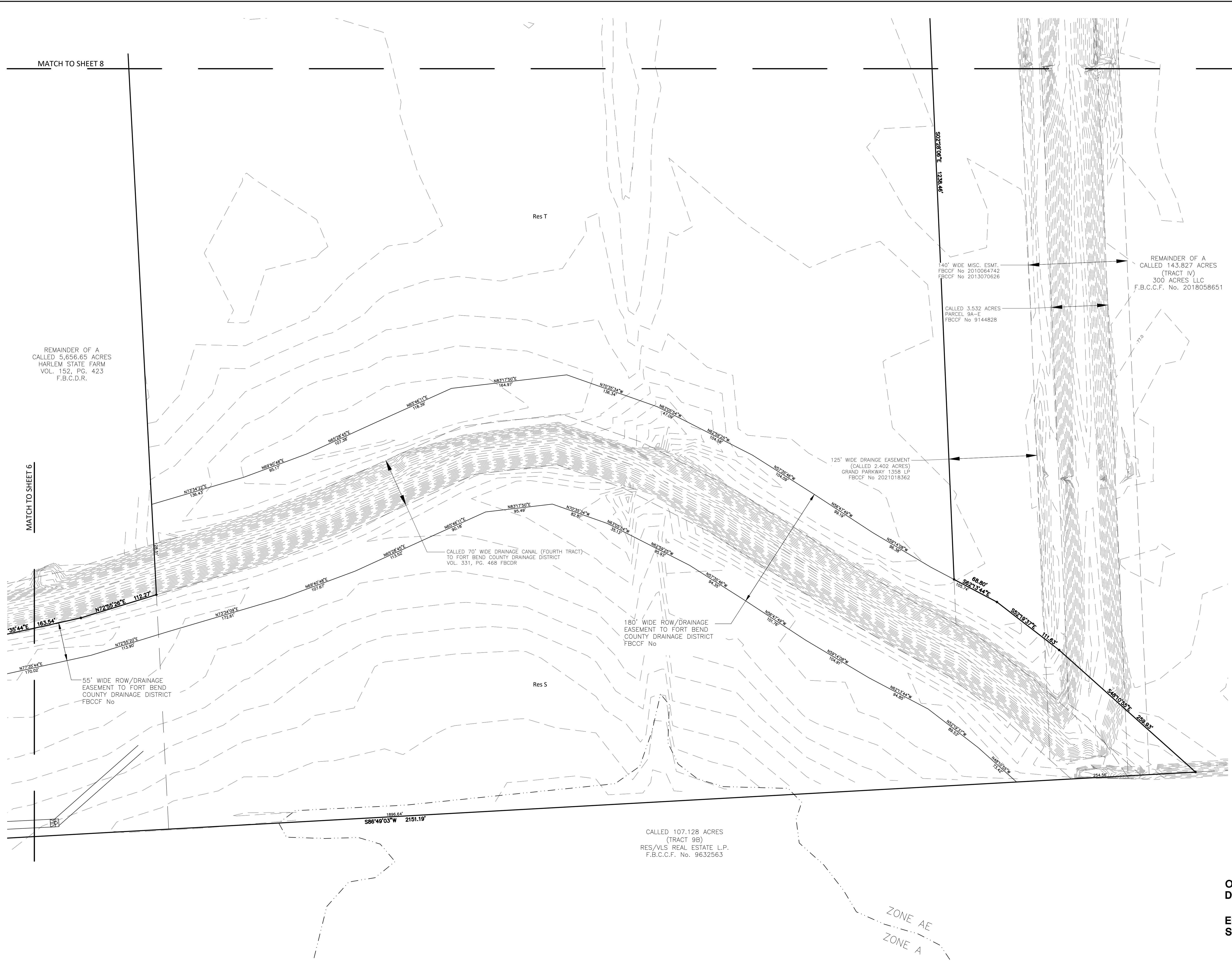
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MAP KEY



MATCH TO SHEET 8

MATCH TO SHEET 6

REMAINDER OF A CALLED 5,656.65 ACRES HARLEM STATE FARM VOL. 152, PG. 423 F.B.C.D.R.

55' WIDE ROW/DRAINAGE EASEMENT TO FORT BEND COUNTY DRAINAGE DISTRICT FBCCF No

CALLED 70' WIDE DRAINAGE CANAL (FOURTH TRACT) TO FORT BEND COUNTY DRAINAGE DISTRICT VOL. 331, PG. 468 FBCDR

125' WIDE DRAINAGE EASEMENT (CALLED 2,402 ACRES) GRAND PARKWAY 1355 LP FBCCF No 2021018362

180' WIDE ROW/DRAINAGE EASEMENT TO FORT BEND COUNTY DRAINAGE DISTRICT FBCCF No

CALLED 107.128 ACRES (TRACT 9B) RES/VLS REAL ESTATE L.P. F.B.C.C.F. No. 9632563

**PRELIMINARY PLAT  
INDIGO  
SEC 1**

A SUBDIVISION OF 108.6 ACRES OF LAND  
OUT OF THE  
JANE WILKINS SURVEY, A-96  
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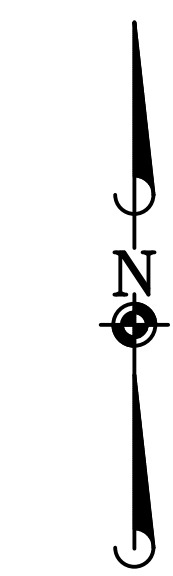
243 LOTS    29 RESERVES    13 BLOCKS  
MARCH 2022

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DEVELOPER:** 300 ACRES LLC,  
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**ENGINEER/  
SURVEYOR:**  **ELEVATION**  
land solutions  
TBP REGISTRATION NUMBER F-22671  
2445 TECHNOLOGY FOREST BLVD, SUITE 200  
THE WOODLANDS, TX 77381 832-823-2200  
TBP REGISTRATION NUMBER 10194692



( IN FEET )  
1 inch = 60 ft.

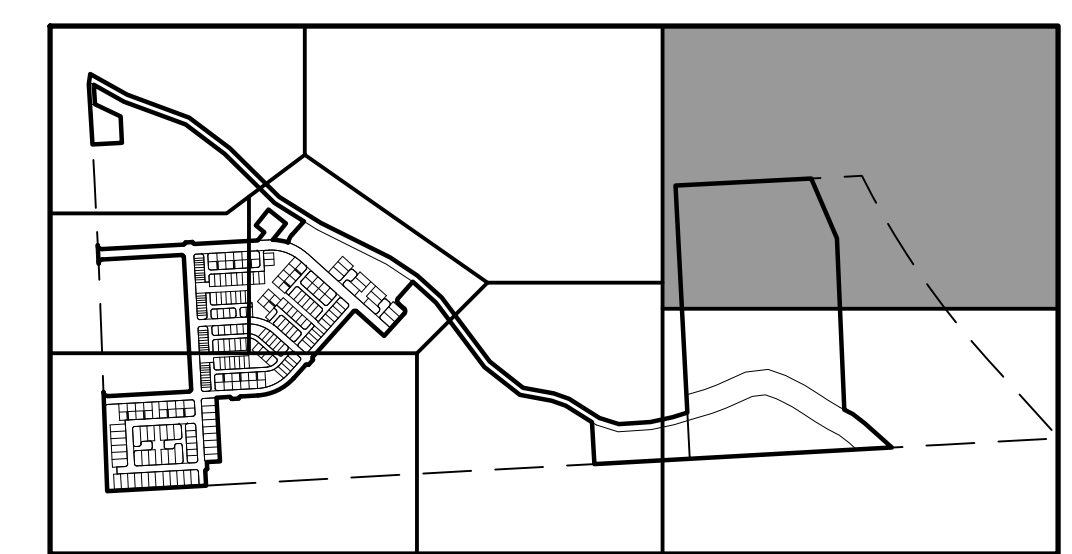


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MAP KEY



**PRELIMINARY PLAT  
INDIGO  
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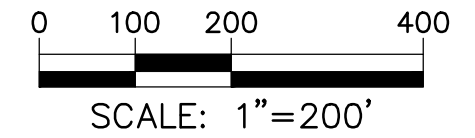
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**ENGINEER/  
SURVEYOR:**

**ELEVATION  
land solutions**  
TBPE REGISTRATION NUMBER F-22671  
2445 TECHNOLOGY FOREST BLVD, SUITE 200  
THE WOODLANDS, TX 77381 832-825-2200  
TBPS REGISTRATION NUMBER 10194692

MATCH TO SHEET 7



SINGLE FAMILY ATTACHED

TOWNHOMES 38  
DUPLEX 30

---

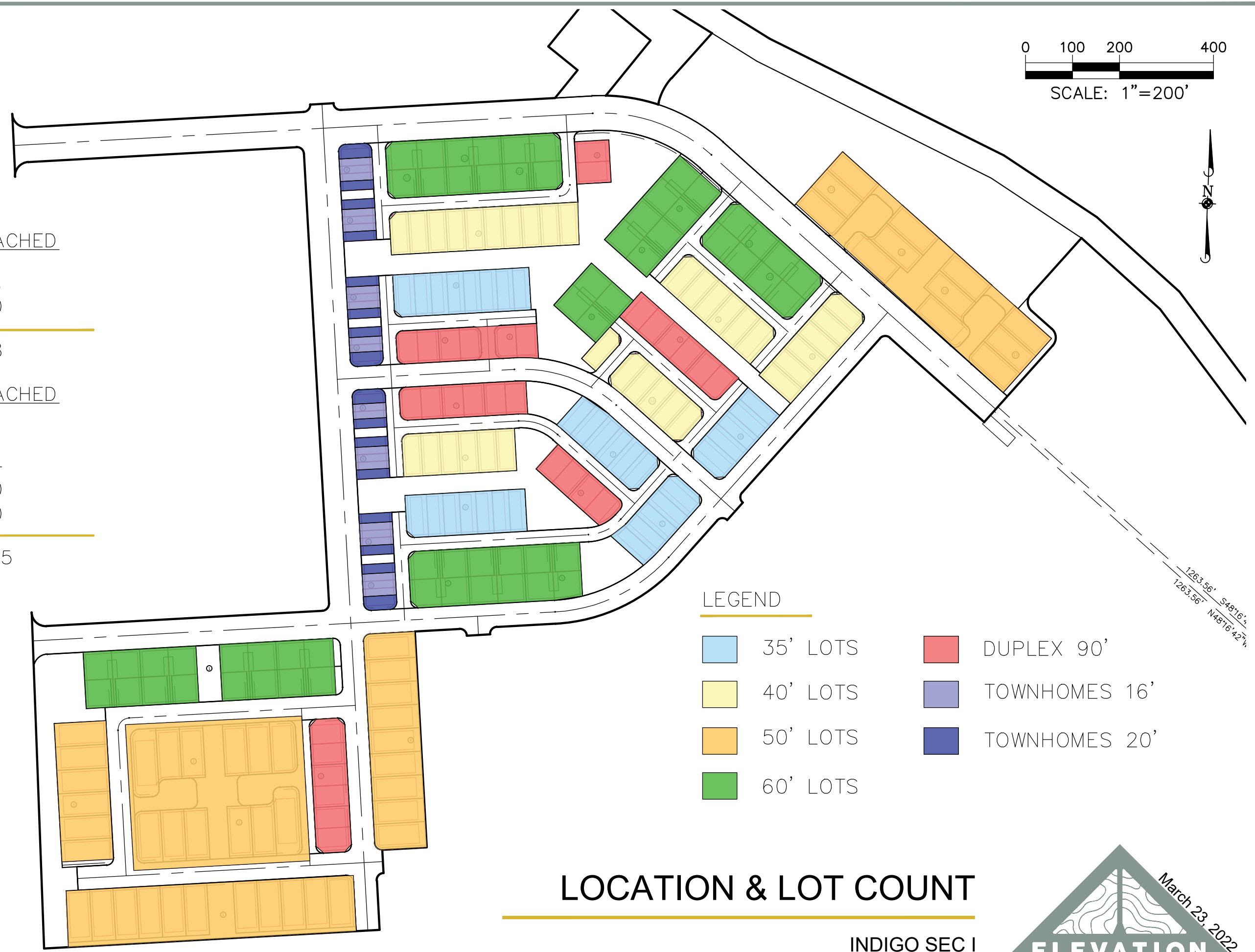
TOTAL 68

SINGLE FAMILY DETACHED

35' LOTS 31  
40' LOTS 34  
50' LOTS 50  
60' LOTS 60

---

TOTAL 175



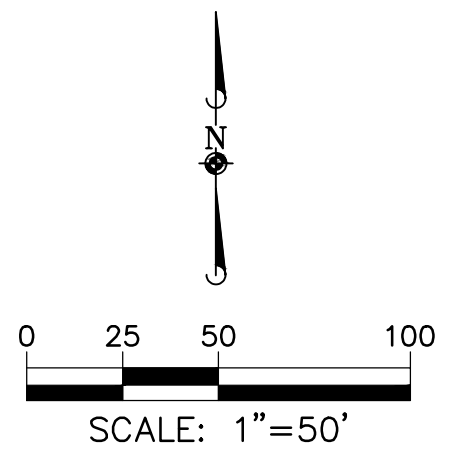
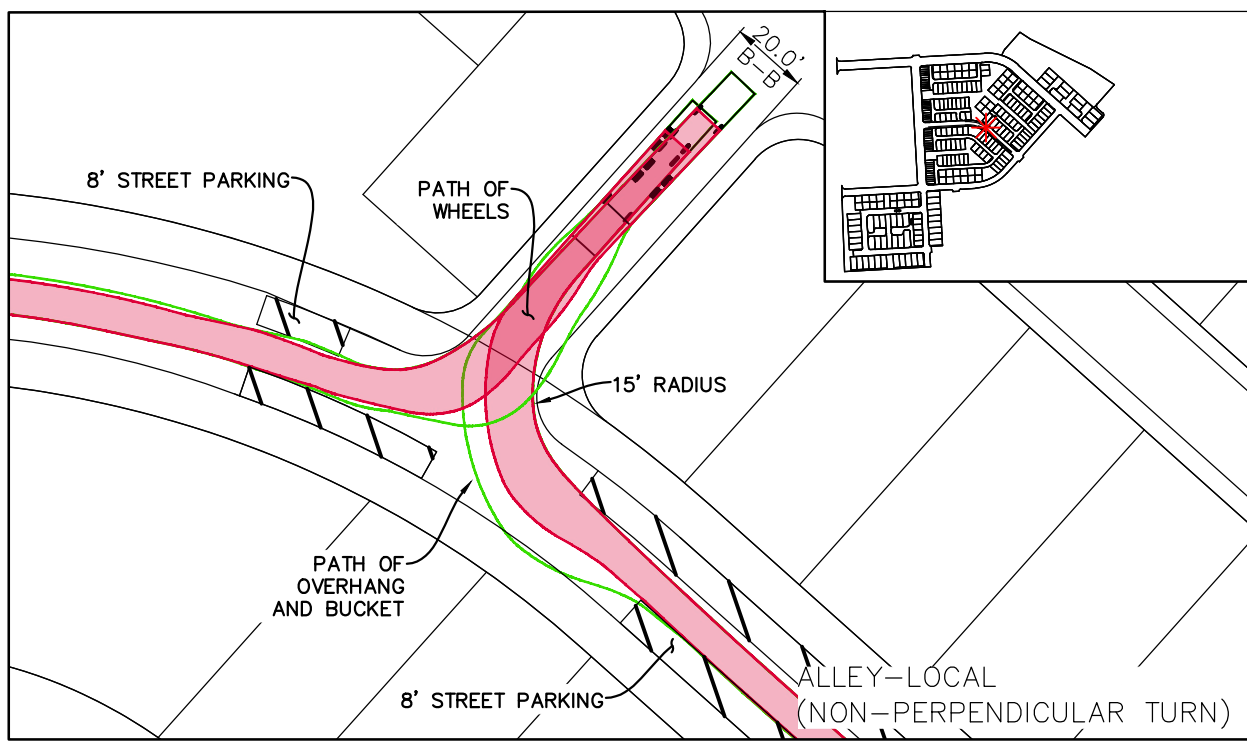
LEGEND

- 35' LOTS
- 40' LOTS
- 50' LOTS
- 60' LOTS
- DUPLEX 90'
- TOWNHOMES 16'
- TOWNHOMES 20'

**LOCATION & LOT COUNT**

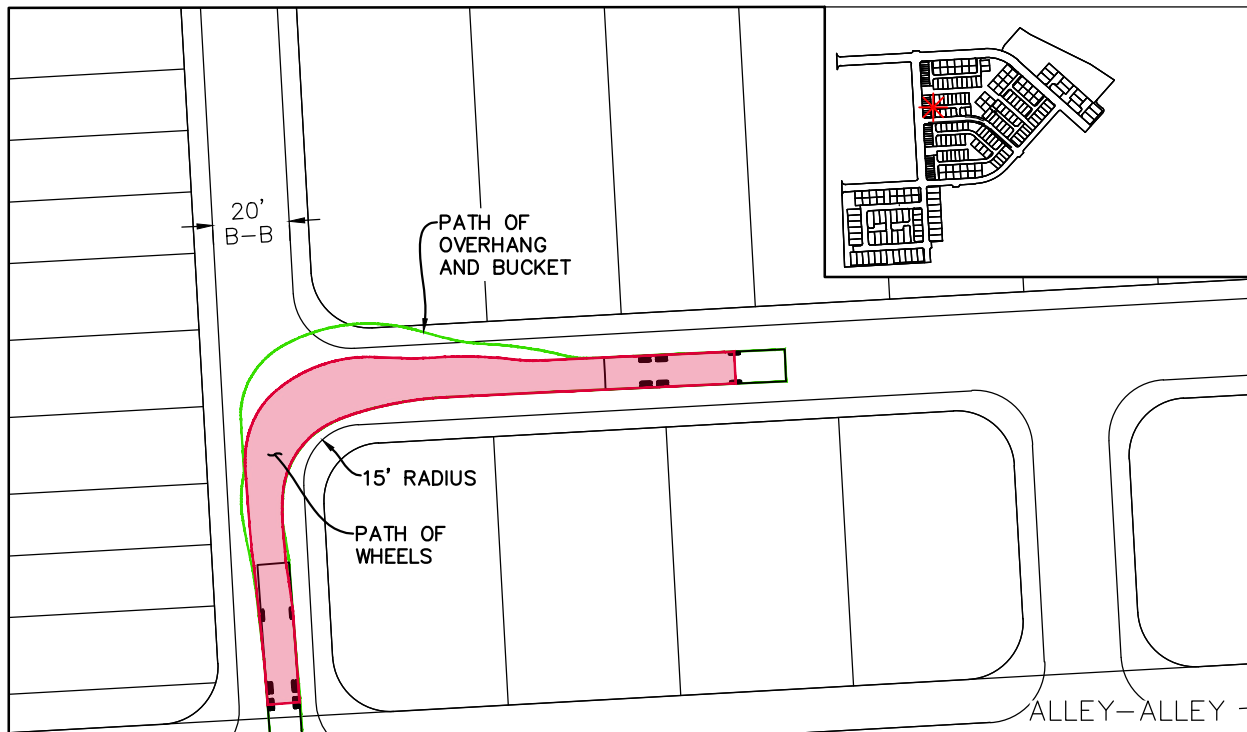
INDIGO SEC I



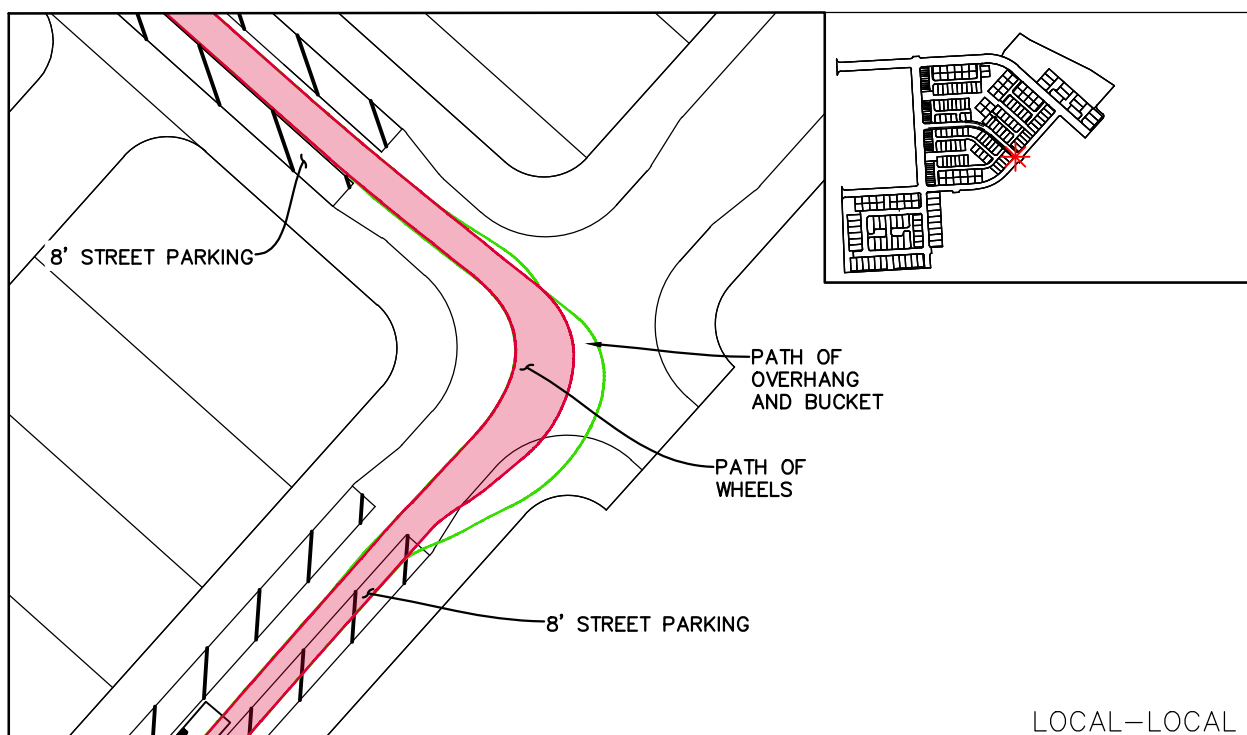
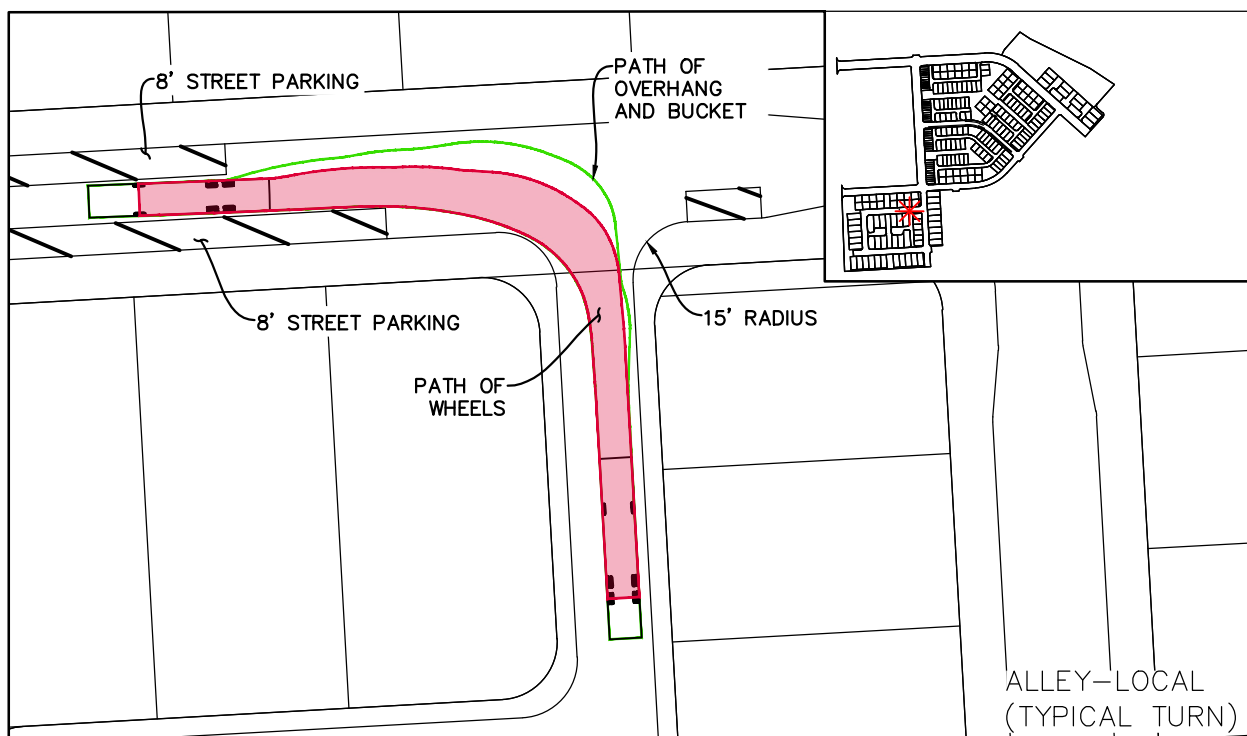
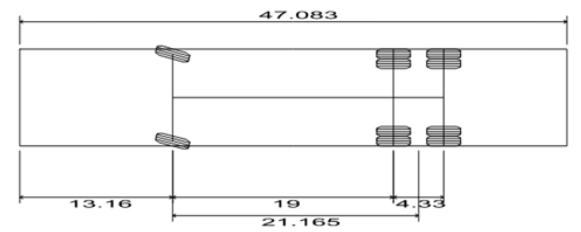


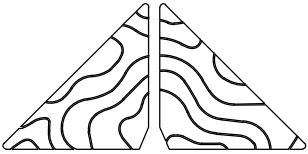
LEGEND

- FRONT TIRE TRACKING
- FRONT BUCKET TRACKING



Vehicle Dimensions (ft)





**ELEVATION**  
land solutions  
TBPE REGISTRATION NUMBER F-22671  
2445 TECHNOLOGY FOREST BLVD, SUITE 200  
THE WOODLANDS, TX 77381 832-823-2200

DATE	REVISION	APP.

**EMERGENCY VEHICLE  
ANALYSIS FOR  
INDIGO DEVELOPMENT**

3/23/2022 10:45:40 AM P:\610.103.Richmond\_Aarhhood\_V2022.03.22\_Aarhhood\_Tire\_Tread\_Study\_Exhibit.dwg 11x17

**PLANNING AND ZONING COMMISSION**

*Staff Report: Plat Application*

**Agenda Date:** April 4, 2022

**Agenda Item:** C3.

**Plat Name:** Wall Street Village – Preliminary Plat

**Applicant:** John Camarillo | Miller Survey Group.

**Project Description:** A subdivision of 30.8509-acre tract of land located in the Jane H. Long League, A-55, Fort Bend County, Texas.

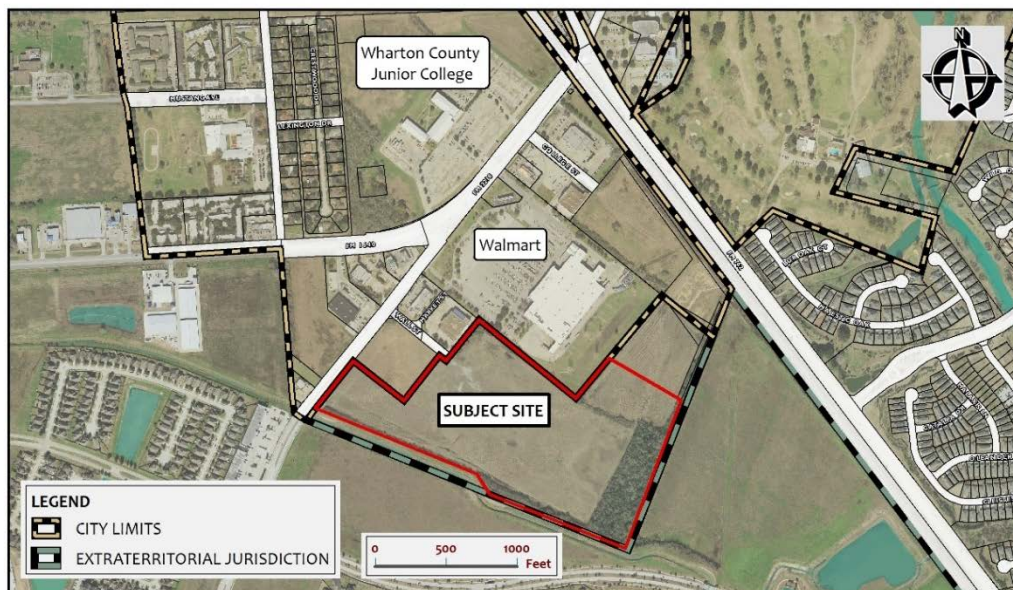
**Zoning Designation:** Wall Street Village (Development Agreement)

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

**Project Planner:** Jose Abraham, Planning Director  
Christian Togmus, Planner I

**Background/Review Notes**

- *The proposed subdivision is located along F.M. 2218 at Wall Street, south of Wal-Mart. (Map below)*
- *The proposed subdivision is to be developed by Meritage Homes as part of a Development Agreement with the City of Richmond.*
- *The proposed preliminary plat includes one (1) section, one hundred fifty-one (151) lots, three (3) reserves, and four (4) blocks with proposed lots to be minimum 50' wide*
- *This subject site is proposed to be developed as a single section and is required to apply for a Final plat prior to starting construction.*



- The proposed subdivision is required to comply with development standards of the UDC.
- The proposed preliminary plat deviates from the approved concept plan with modification to the street lot layout resulting in an additional lot (exhibit attached).

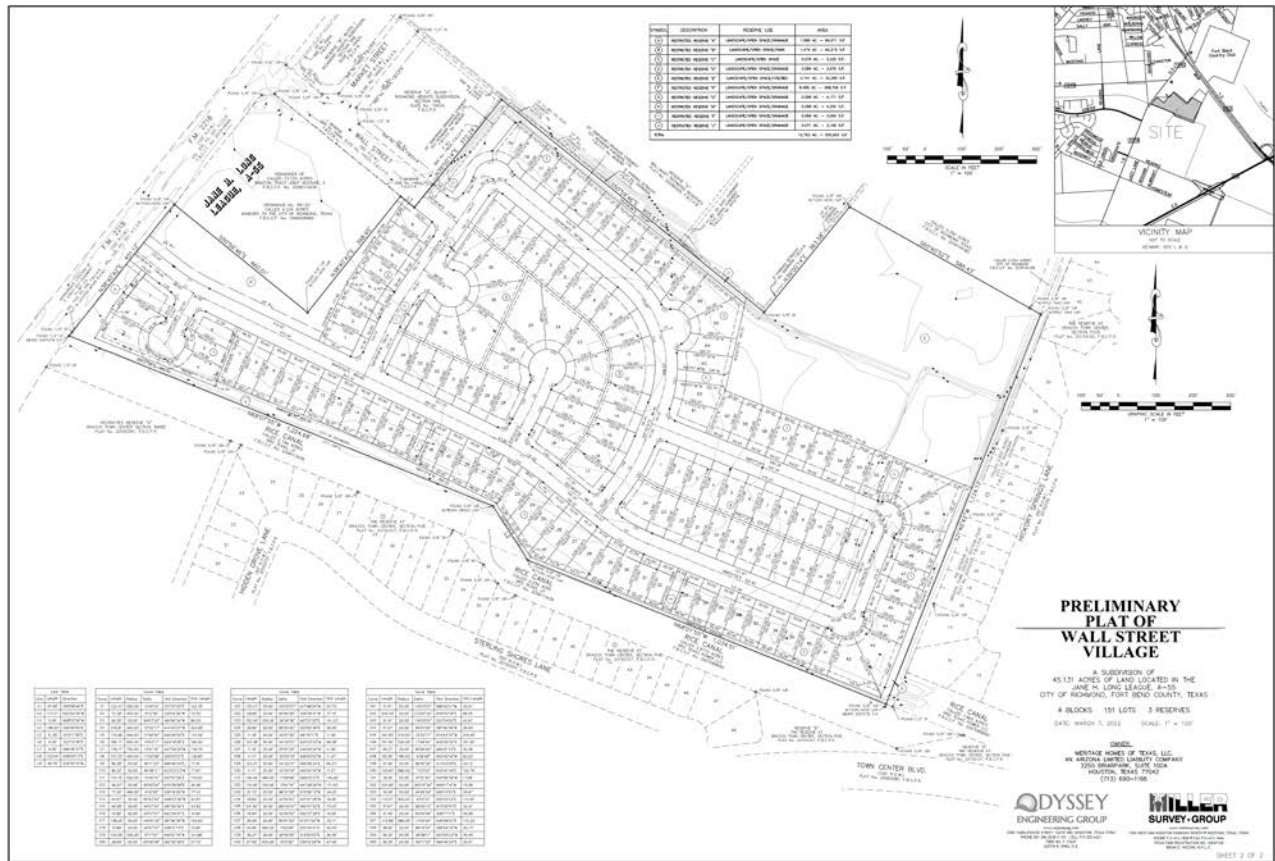
**Staff Recommendation**

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

1. Revise the proposed plat to achieve a minimum lot frontage of 50 feet for all proposed lots that are not cul-de-sac lots. As proposed several lots have minimum frontage less than the minimum required 50-foot width. (Section 4.1.101.C.1 of the UDC)

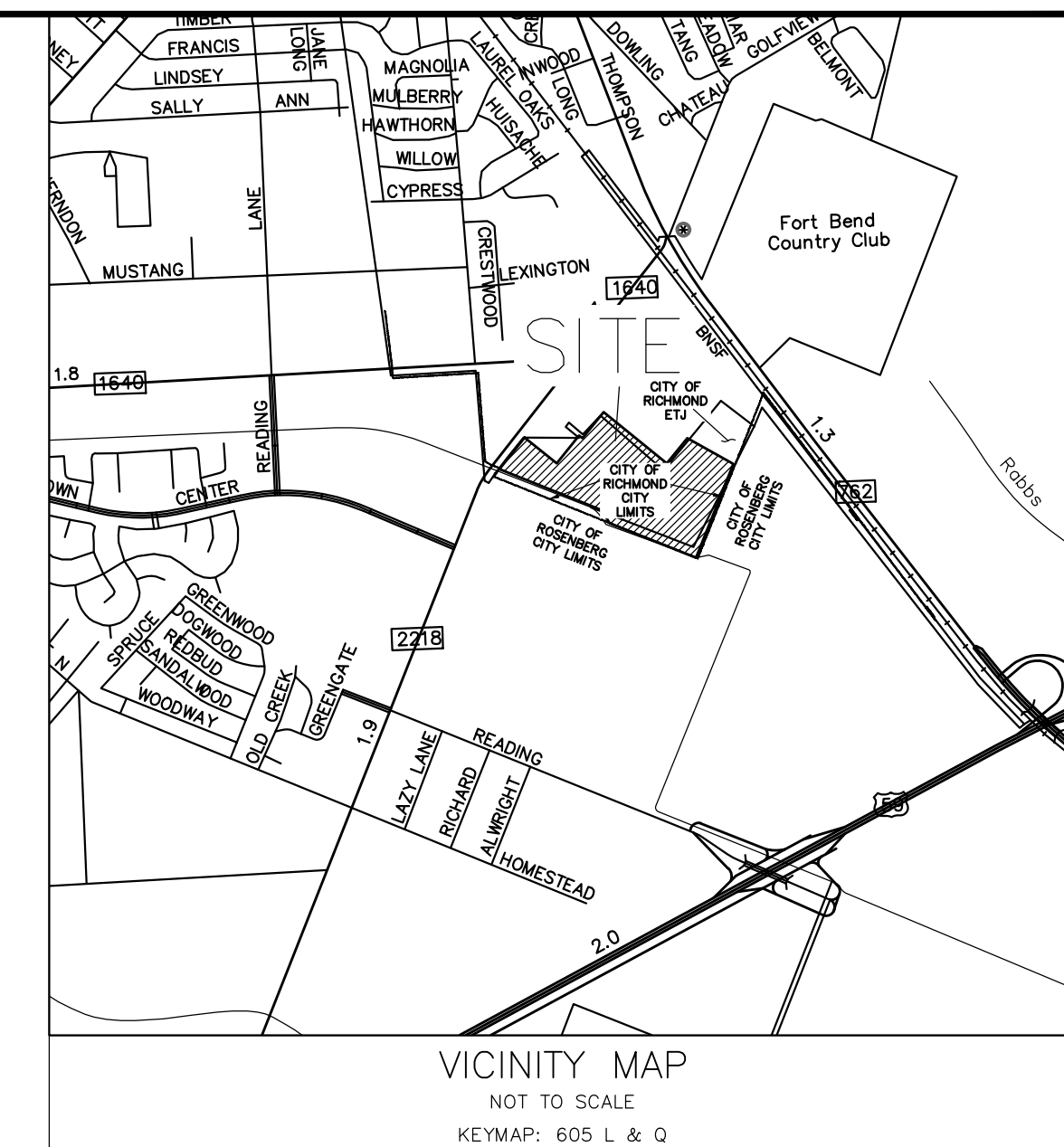
**Comments to ensure accuracy, clarity and conformance to Section 6.3.502 of the UDC:**

2. Provide a draft copy of the deed restriction referenced in plat note #12.
3. Revise plat to provide proposed street names.
4. Provide a revised design for the on-site fill plan to see if the future detention basin soil can be used.



GENERAL NOTE:

- "1" RES." INDICATES ONE FOOT RESERVE. DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACRES TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS ASSIGNS, OR SUCCESSORS.
- ALL LOTS SHALL HAVE A MINIMUM 5-FOOT SIDEYARD SETBACK.
- NO PIPELINE OR PIPELINE EASEMENTS EXIST WITHIN THE BOUNDARIES OF THIS PLAT, EXCEPT AS SHOWN.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 99.6 FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GRADE.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP No. 48157C0245L, REVISED DATE OF 04/02/2014, THE SURVEYED PROPERTY LIES WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- ALL COORDINATES AND BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE No. 4204, NORTH AMERICAN DATUM OF 1983 (NAD83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES ARE SURFACE COORDINATES. TO CONVERT TO GRID MULTIPLY THE AVERAGE COMBINED SCALE FACTOR: 0.999870142539.
- THIS PROPERTY LIES WITHIN LIGHTING ZONE LZ3 ACCORDING TO THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING" OF FORT BEND COUNTY.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THIS PLAT LIES WHOLLY WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF RICHMOND, FORT BEND COUNTY, AND THE LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
- ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NAVD 1988. PROJECT BENCHMARK: FORT BEND COUNTY MARKER No. 435 BEING A BRONZE DISK IN CONCRETE ON THE FACE OF A CURB ON THE NORTHEASTELY NOSE OF MEDIAN AT THE INTERSECTION OF WILDWOOD PARK ROAD AND McEACHIN VALLEY TRAIL AND 480' NORTHEAST OF THE CENTERLINE OF THE INTERSECTION OF WILDWOOD PARK ROAD AND F.M. 762. ELEVATION = 92.88' NAVD88
- RESTRICTED RESERVES "A", "B", "C", "D", "E", "F", "G", "H", "I", "J" ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, TO BE ESTABLISHED BY DEED RESTRICTIONS AND COVENANTS.
- ALL SIDEWALKS SHALL BE BUILT PER SECTION 4.5.201 OF THE CITY OF RICHMOND U.D.C.
- A 10' BUFFERYARD BETWEEN PROPERTIES IS PROVIDED BASED ON SECTION 4.4.301 FROM THE CITY OF RICHMOND U.D.C. A 5' MASONRY WALL WILL BE PROVIDED TO MEET THE REQUIREMENTS OF SECTION 4.4.301 OF THE CITY OF RICHMOND U.D.C.
- LOT INFORMATION: TOTAL NUMBER OF LOTS = 151  
TYPICAL LOT SIZE: 50' X 120'



LEGEND

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- B.L. = BUILDING LINE
- D.E. = DRAINAGE EASEMENT
- ESM.T. = EASEMENT
- F.C. = FILM CODE
- 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
- NO. = NUMBER
- R = RADIUS
- R.O.W. = RIGHT-OF-WAY
- S.S.E. = SANITARY SEWER EASEMENT
- STM.S.E. = STORM SEWER EASEMENT
- U.E. = UTILITY EASEMENT
- W.L.E. = WATER LINE EASEMENT
- X = EASTING COORDINATE
- Y = NORTHING COORDINATE
- ① = BLOCK NUMBER
- = FOUND 3/4" IRON ROD WITH "MSG" CAP
- = SET 5/8" IRON ROD WITH "MSG" CAP

LOT AREAS		LOT AREAS		LOT AREAS		LOT AREAS	
BLOCK-LOT	SQ. FT.	BLOCK-LOT	SQ. FT.	BLOCK-LOT	SQ. FT.	BLOCK-LOT	SQ. FT.
B1-L1	8906	B1-L21	6471	B1-L41	6021	B1-L61	7632
B1-L2	7626	B1-L22	6533	B1-L42	11751	B1-L62	7091
B1-L3	10632	B1-L23	7020	B1-L43	11278	B1-L63	7165
B1-L4	8305	B1-L24	7474	B1-L44	6368	B1-L64	6901
B1-L5	6234	B1-L25	8221	B1-L45	6250	B1-L65	10602
B1-L6	7884	B1-L26	8537	B1-L46	6250	B1-L66	8722
B1-L7	8913	B1-L27	7842	B1-L47	6250	B1-L67	6918
B1-L8	7453	B1-L28	7582	B1-L48	6250	B1-L68	6622
B1-L9	7287	B1-L29	6837	B1-L49	6939	B1-L69	6129
B1-L10	7121	B1-L30	6478	B1-L50	13129	B1-L70	6201
B1-L11	6955	B1-L31	6034	B1-L51	10690	B1-L71	6000
B1-L12	6789	B1-L32	6000	B1-L52	6752	B1-L72	6000
B1-L13	6623	B1-L33	6000	B1-L53	6752	B1-L73	6000
B1-L14	6457	B1-L34	6000	B1-L54	6752	B1-L74	6000
B1-L15	6291	B1-L35	6000	B1-L55	6752	B1-L75	6000
B1-L16	6210	B1-L36	6000	B1-L56	6752	B1-L76	6000
B1-L17	6215	B1-L37	6000	B1-L57	6752	B1-L77	6000
B1-L18	6223	B1-L38	6000	B1-L58	6752	B1-L78	6004
B1-L19	6228	B1-L39	6000	B1-L59	6752	B1-L79	6411
B1-L20	6232	B1-L40	6000	B1-L60	6875	B2-L1	7397

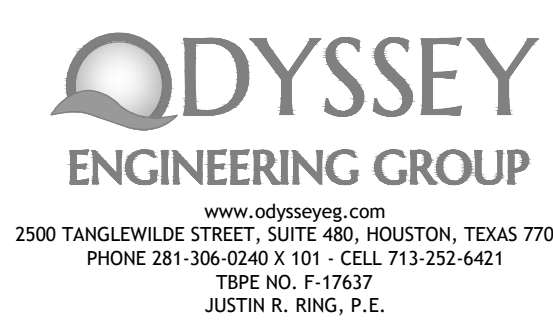
LOT AREAS		LOT AREAS		LOT AREAS		LOT AREAS	
BLOCK-LOT	SQ. FT.	BLOCK-LOT	SQ. FT.	BLOCK-LOT	SQ. FT.	BLOCK-LOT	SQ. FT.
B2-L2	6000	B3-L14	6000	B3-L34	5993	B4-L14	6190
B2-L3	6299	B3-L15	6651	B3-L35	6412	B4-L15	6175
B2-L4	6443	B3-L16	6942	B3-L36	10013	B4-L16	6161
B2-L5	6000	B3-L17	9412	B3-L37	12837	B4-L17	6146
B2-L6	6000	B3-L18	7824	B3-L38	9857	B4-L18	6132
B2-L7	6000	B3-L19	6836	B3-L39	10672	B4-L19	6117
B2-L8	7344	B3-L20	7003	B3-L40	7357	B4-L20	6103
B3-L1	6485	B3-L21	6177	B4-L1	7479	B4-L21	6088
B3-L2	6000	B3-L22	8608	B4-L2	6213	B4-L22	6074
B3-L3	6000	B3-L23	8691	B4-L3	6213	B4-L23	6057
B3-L4	6000	B3-L24	11195	B4-L4	6213	B4-L24	9690
B3-L5	6000	B3-L25	14987	B4-L5	6213		
B3-L6	6000	B3-L26	7117	B4-L6	6213		
B3-L7	6000	B3-L27	7591	B4-L7	6213		
B3-L8	6000	B3-L28	7534	B4-L8	6213		
B3-L9	7424	B3-L29	6000	B4-L9	6213		
B3-L10	7636	B3-L30	6000	B4-L10	6213		
B3-L11	7636	B3-L31	6000	B4-L11	6213		
B3-L12	7616	B3-L32	6000	B4-L12	7268		
B3-L13	6486	B3-L33	6000	B4-L13	7267		

# PRELIMINARY PLAT OF WALL STREET VILLAGE

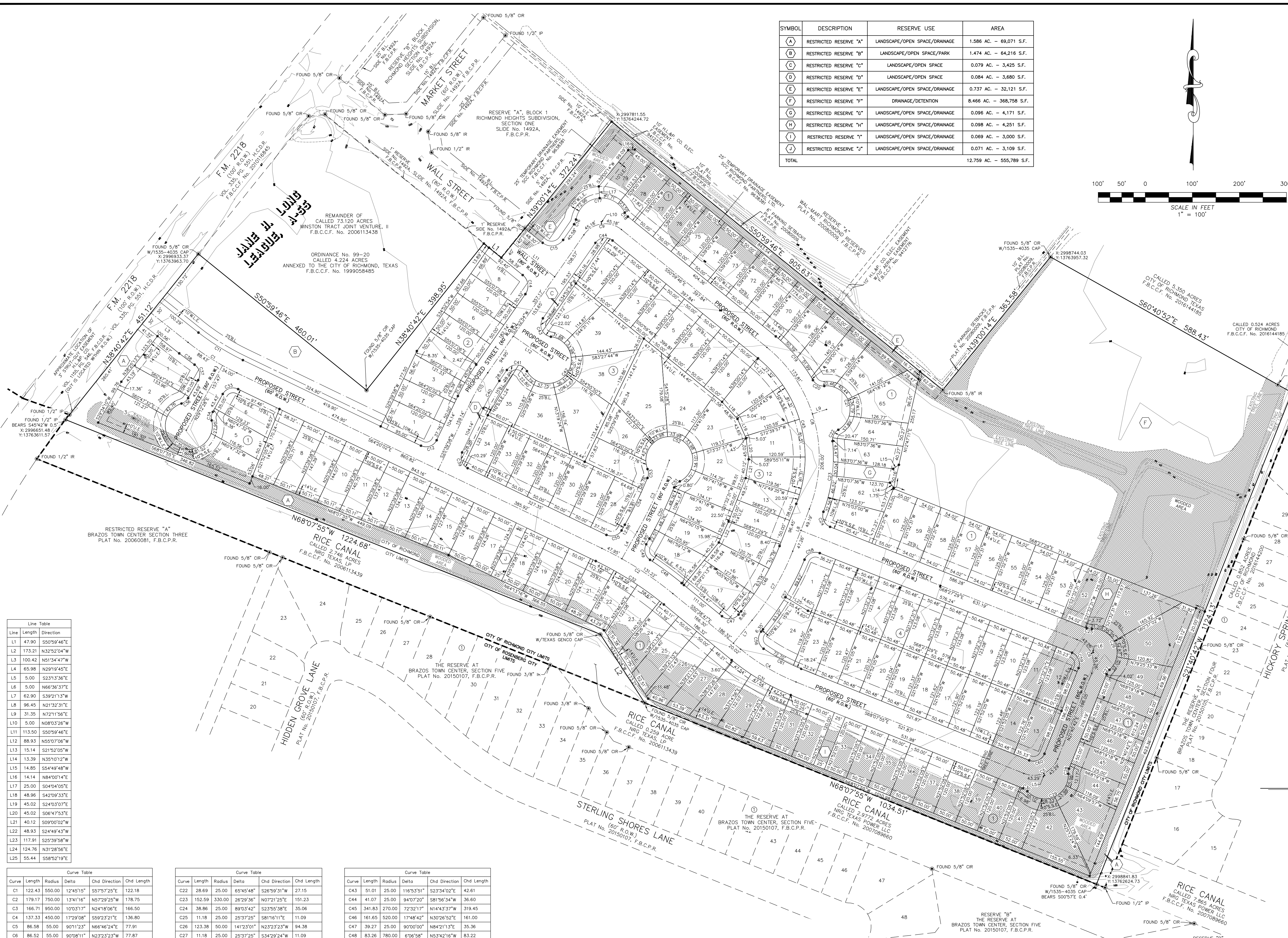
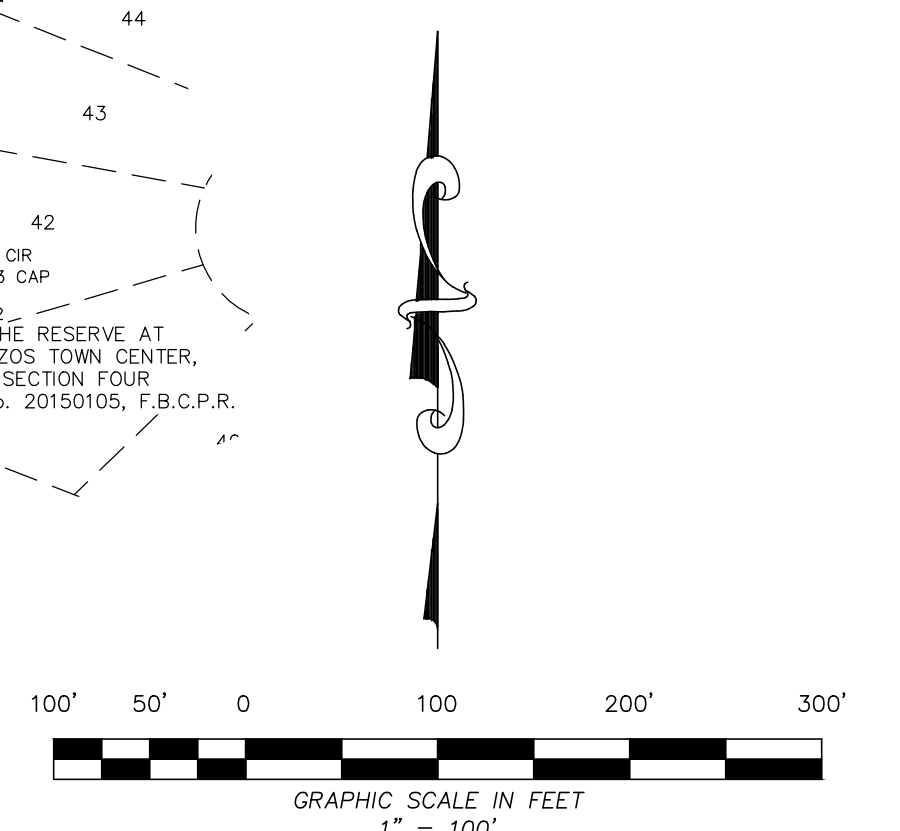
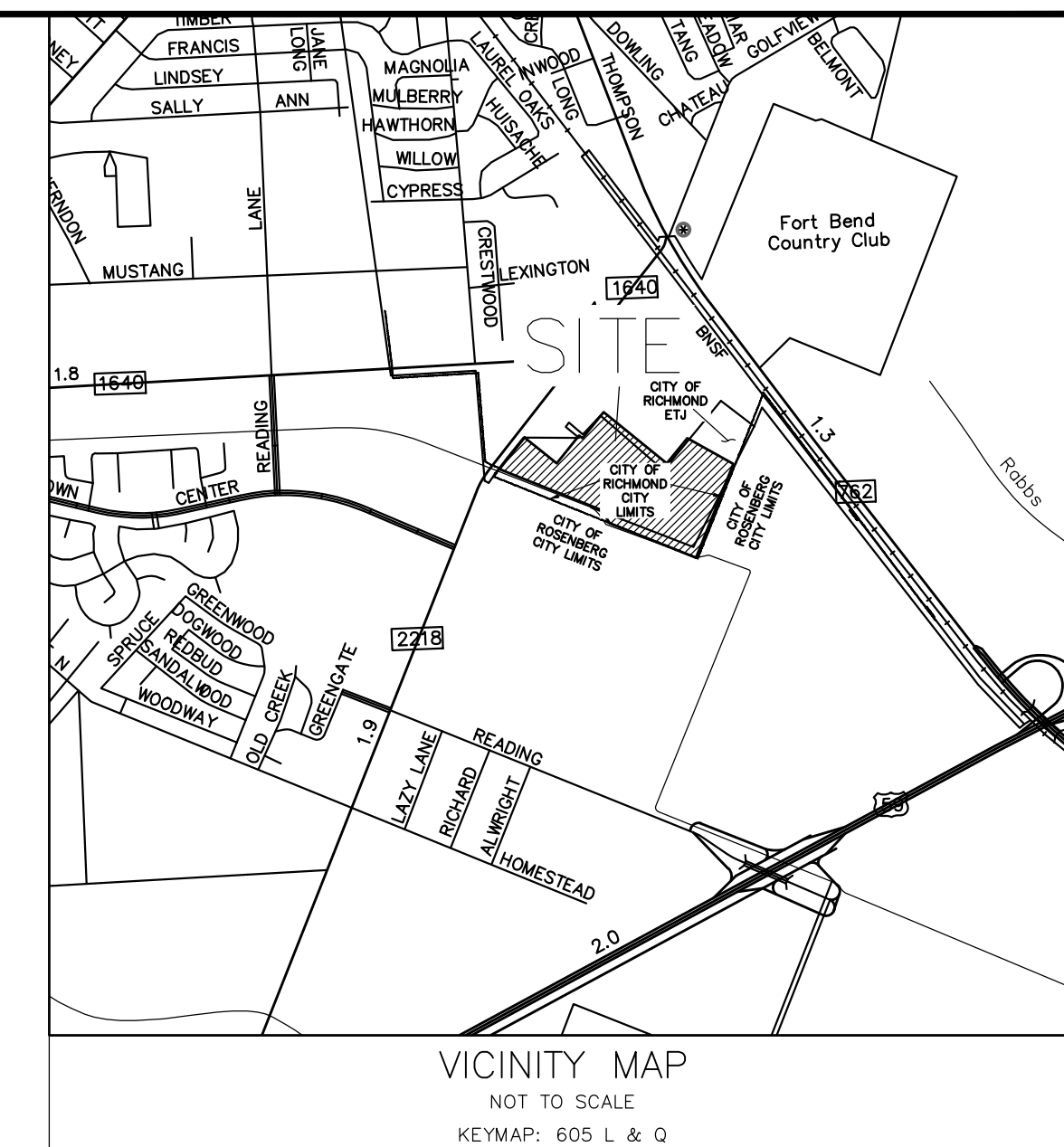
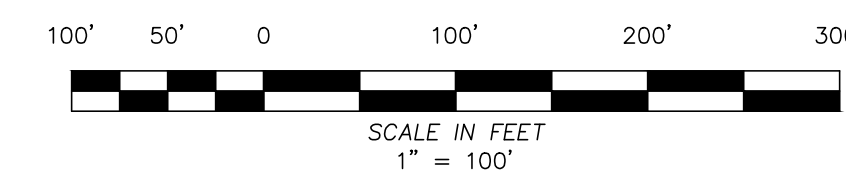
A SUBDIVISION OF  
45.131 ACRES OF LAND LOCATED IN THE  
JANE H. LONG LEAGUE, A-55  
CITY OF RICHMOND, FORT BEND COUNTY, TEXAS

4 BLOCKS 151 LOTS 3 RESERVES  
DATE: MARCH 23, 2022 SCALE: 1" = 100'

OWNER:  
MERITAGE HOMES OF TEXAS, LLC,  
AN ARIZONA LIMITED LIABILITY COMPANY  
3250 BRIARPARK, SUITE 100A  
HOUSTON, TEXAS 77042  
(713) 690-1166



SYMBOL	DESCRIPTION	RESERVE USE	AREA
(A)	RESTRICTED RESERVE "A"	LANDSCAPE/OPEN SPACE/DRAINAGE	1.586 AC. - 69,071 S.F.
(B)	RESTRICTED RESERVE "B"	LANDSCAPE/OPEN SPACE/PARK	1.474 AC. - 64,216 S.F.
(C)	RESTRICTED RESERVE "C"	LANDSCAPE/OPEN SPACE	0.079 AC. - 3,425 S.F.
(D)	RESTRICTED RESERVE "D"	LANDSCAPE/OPEN SPACE	0.084 AC. - 3,680 S.F.
(E)	RESTRICTED RESERVE "E"	LANDSCAPE/OPEN SPACE/DRAINAGE	0.737 AC. - 32,121 S.F.
(F)	RESTRICTED RESERVE "F"	DRAINAGE/DETENTION	8.466 AC. - 368,758 S.F.
(G)	RESTRICTED RESERVE "G"	LANDSCAPE/OPEN SPACE/DRAINAGE	0.096 AC. - 4,171 S.F.
(H)	RESTRICTED RESERVE "H"	LANDSCAPE/OPEN SPACE/DRAINAGE	0.098 AC. - 4,251 S.F.
(I)	RESTRICTED RESERVE "I"	LANDSCAPE/OPEN SPACE/DRAINAGE	0.099 AC. - 4,300 S.F.
(J)	RESTRICTED RESERVE "J"	LANDSCAPE/OPEN SPACE/DRAINAGE	0.071 AC. - 3,109 S.F.
TOTAL			12.759 AC. - 555,789 S.F.



Line Table

Line	Length	Direction
L1	47.90	S50°59'46"E
L2	173.21	N32°52'04"W
L3	100.42	N51°34'47"W
L4	65.98	N29°19'45"E
L5	5.00	S23°13'36"E
L6	5.00	N66°36'37"E
L7	62.90	S39°21'13"W
L8	96.45	N21°32'31"E
L9	31.35	N72°11'56"E
L10	5.00	N08°03'28"W
L11	113.50	S50°59'46"E
L12	88.93	N55°07'06"W
L13	15.14	S21°52'05"W
L14	13.39	N35°01'12"W
L15	14.85	S54°49'48"W
L16	14.14	N84°00'14"E
L17	25.00	S04°04'05"E
L18	48.96	S42°09'33"E
L19	45.02	S24°03'07"E
L20	45.02	S06°47'53"E
L21	40.12	S09°00'02"W
L22	48.93	S24°49'43"W
L23	117.91	S25°39'58"W
L24	124.76	N31°28'56"E
L25	55.44	S58°52'19"E

Curve Table

Curve	Length	Radius	Delta	Chd Direction	Chd Length
C1	122.43	550.00	124°51'51"	S57°57'25"E	122.18
C2	179.17	750.00	134°11'16"	N57°29'25"W	178.75
C3	166.71	950.00	100°31'17"	N24°18'06"E	166.50
C4	137.33	450.00	172°08'58"	S59°23'21"E	136.80
C5	86.58	55.00	90°11'23"	N66°46'24"E	77.91
C6	86.52	55.00	90°08'11"	N23°23'23"W	77.87
C7	170.98	550.00	174°48'42"	N30°26'52"E	170.29
C8	379.81	300.00	72°32'17"	N14°43'37"W	354.95
C9	90.35	55.00	94°07'20"	S81°56'34"W	80.53
C10	72.38	450.00	91°25'56"	S30°16'26"W	72.30
C11	115.75	520.00	124°51'51"	S57°57'25"E	115.52
C12	39.27	25.00	90°00'00"	N07°39'58"E	35.36
C13	77.20	480.00	91°25'56"	S30°16'26"W	77.12
C14	44.97	30.00	85°52'40"	N08°03'28"W	40.87
C15	49.28	30.00	94°07'20"	S81°56'34"W	43.92
C16	10.89	25.00	24°57'07"	N22°24'21"E	10.80
C17	138.25	55.00	144°31'33"	S81°56'34"W	104.62
C18	10.89	25.00	24°57'07"	S38°51'13"E	10.80
C19	122.59	330.00	217°01"	N40°21'15"W	121.88
C20	28.69	25.00	65°45'48"	S62°35'39"E	27.15
C21	135.57	50.00	155°20'57"	N17°48'04"W	97.70

Curve Table

Curve	Length	Radius	Delta	Chd Direction	Chd Length
C22	28.69	25.00	65°45'48"	S26°59'31"W	27.15
C23	152.59	330.00	26°29'36"	N07°21'25"E	151.23
C24	38.86	25.00	89°03'42"	S23°53'38"E	35.06
C25	11.18	25.00	25°37'25"	S81°16'11"E	11.09
C26	123.38	50.00	141°23'01"	N23°23'23"W	94.38
C27	11.18	25.00	25°37'25"	S34°29'24"W	11.09
C28	11.17	25.00	25°35'19"	S08°53'03"W	11.07
C29	123.37	50.00	141°22'01"	N66°46'24"E	94.37
C30	11.17	25.00	25°35'19"	N55°20'16"W	11.07
C31	146.49	480.00	172°08'58"	S59°23'21"E	145.92
C32	172.00	720.00	134°11'16"	N57°29'25"W	171.60
C33	37.72	25.00	86°27'29"	S72°26'13"W	34.25
C34	18.69	25.00	42°50'00"	S07°47'28"W	18.26
C35	231.84	50.00	265°40'01"	S60°47'32"E	73.33
C36	18.69	25.00	42°50'00"	N50°37'28"E	18.26
C37	36.99	25.00	84°47'03"	N13°11'03"W	33.71
C38	40.46	580.00	35°49'48"	S53°34'41"E	40.45
C39	39.27	25.00	90°00'00"	S19°20'02"E	35.36
C40	67.55	420.00	91°25'56"	S30°16'26"W	67.48
C41	51.01	25.00	116°53'51"	N86°40'11"W	42.61
C42	204.03	50.00	233°47'42"	N34°52'54"E	89.18

Curve Table

Curve	Length	Radius	Delta	Chd Direction	Chd Length
C43	51.01	25.00	116°53'51"	S23°34'02"E	42.61
C44	41.07	25.00	94°07'20"	S81°56'34"W	36.60
C45	341.83	270.00	72°32'17"	N14°43'37"W	319.45
C46	161.65	520.00	174°48'42"	N30°26'52"E	161.00
C47	39.27	25.00	90°00'00"	N84°21'13"E	35.36
C48	83.26	780.00	63°56'58"	N53°42'16"W	83.22
C49	37.56	25.00	86°05'30"	S13°43'00"E	34.13
C50	120.83	980.00	70°32'52"	N25°47'49"E	120.76
C51	18.05	25.00	41°21'34"	S42°56'39"W	17.66
C52	231.80	50.00	265°37'20"	N89°11'14"W	73.36
C53	19.39	25.00	44°26'29"	N00°13'21"E	18.91
C54	110.57	920.00	63°51'07"	S25°53'10"E	110.50
C55	37.67	25.00	86°20'13"	N72°29'51"E	34.21
C56	41.49	25.00	95°04'48"	S08°11'11"E	36.89
C57	172.89	580.00	170°44'44"	N30°48'51"E	172.25
C58	38.95	25.00	89°16'02"	S66°54'30"W	35.13
C59	39.33	25.00	90°08'11"	N23°23'23"W	35.40
C60	39.35	25.00	90°11'23"	N66°46'24"E	35.41
C61	90.94	420.00	122°42'07"	S61°55'45"E	90.76

# PRELIMINARY PLAT OF WALL STREET VILLAGE

A SUBDIVISION OF 45.131 ACRES OF LAND LOCATED IN THE JANE H. LONG LEAGUE, A-55 CITY OF RICHMOND, FORT BEND COUNTY, TEXAS

4 BLOCKS 151 LOTS 10 RESERVES  
DATE: MARCH 23, 2022 SCALE: 1" = 100'

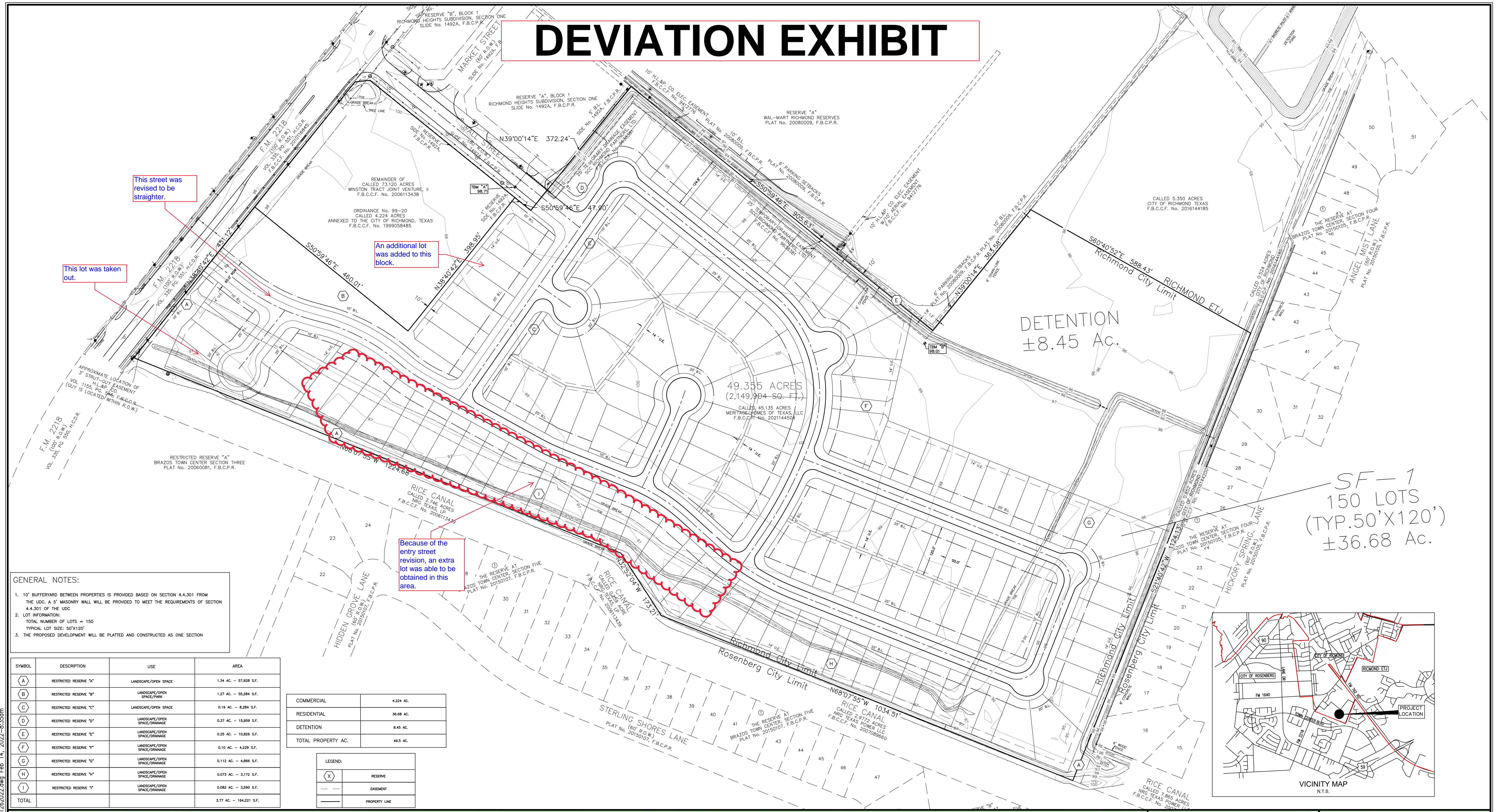
OWNER:  
MERITAGE HOMES OF TEXAS, LLC,  
AN ARIZONA LIMITED LIABILITY COMPANY  
3250 BRIARPARK, SUITE 100A  
HOUSTON, TEXAS 77042  
(713) 690-1166

www.odysseyeng.com  
2500 TANGLEWILDE STREET, SUITE 480, HOUSTON, TEXAS 77063  
PHONE 281-306-0240 X 101 • CELL 713-252-6421  
TPE NO. F-17637  
JUSTIN R. RING, P.E.

www.millersurvey.com  
1760 WEST SAN HOUSTON PARKWAY NORTH • HOUSTON, TEXAS 77043  
PHONE 713-413-1900 • FAX 713-413-1944  
TEXAS FIRM REGISTRATION NO. 10047100  
BRIAN E. WILSON, R.P.L.S.



# DEVIATION EXHIBIT



**GENERAL NOTES:**

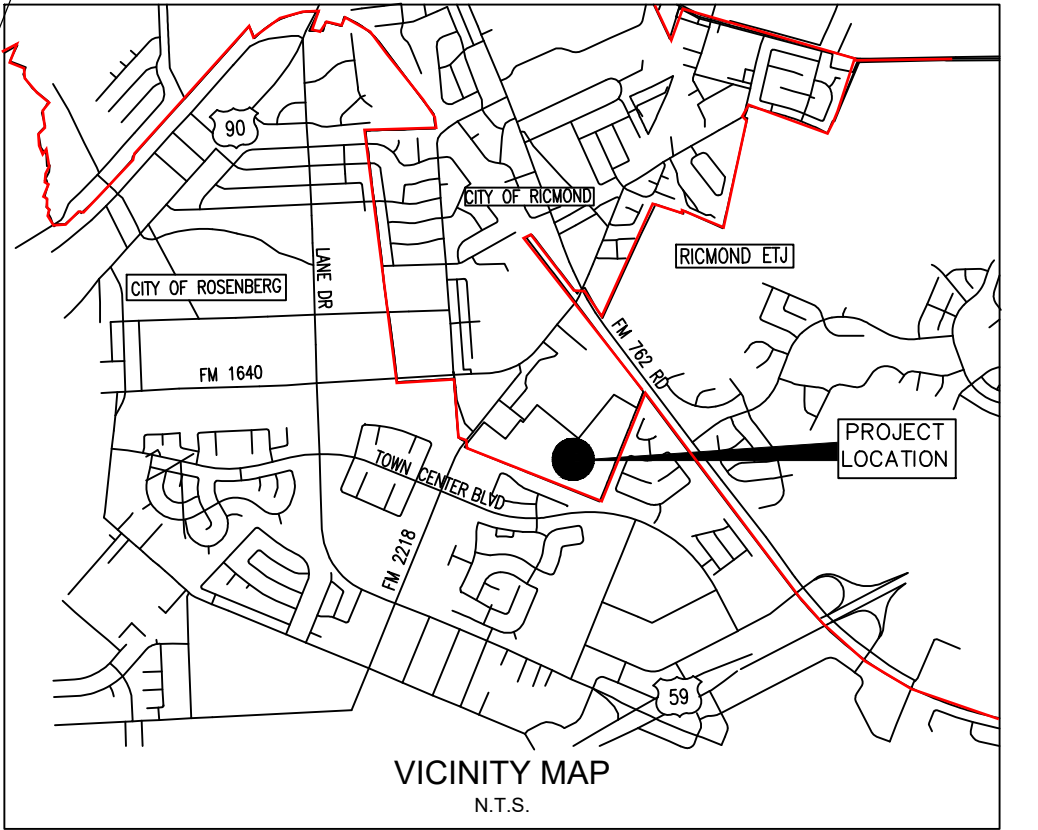
- 10' BUFFERYARD BETWEEN PROPERTIES IS PROVIDED BASED ON SECTION 4.4.301 FROM THE UDC. A 5' MASONRY WALL WILL BE PROVIDED TO MEET THE REQUIREMENTS OF SECTION 4.4.301 OF THE UDC.
- LOT INFORMATION:  
TOTAL NUMBER OF LOTS = 150  
TYPICAL LOT SIZE: 50'X120'
- THE PROPOSED DEVELOPMENT WILL BE PLATTED AND CONSTRUCTED AS ONE SECTION

SYMBOL	DESCRIPTION	USE	AREA
A	RESTRICTED RESERVE "A"	LANDSCAPE/OPEN SPACE	1.34 AC. - 97,808 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.

COMMERCIAL	4,224 AC.
RESIDENTIAL	36.68 AC.
DETENTION	8.45 AC.
<b>TOTAL PROPERTY AC.</b>	<b>49.5 AC.</b>

**LEGEND:**

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



## LEGAL DESCRIPTION

0055 JANE LONG, TRACT 64(Pt)

## MERITAGE HOMES

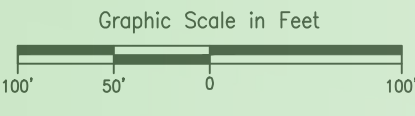
24275 KATY FREEWAY, STE 200 KATY, TEXAS 77494 TEL: 281-810-1422



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.

FEBRUARY 2022



# WALL STREET VILLAGE LAND PLAN/CONCEPT

C:\20-026-01\Survey\Plat\Concept\_Plan\_LandPlan\_01262022.dwg, Feb. 14, 2022 - 8:35am



## PLANNING AND ZONING COMMISSION

### *Staff Report: Plat Application*

**Agenda Date:** April 4, 2022

**Agenda Item:** C4.

---

**Plat Name:** Williams Ranch Business Park – Preliminary Plat

**Applicant:** Ryan Moeckel | McKim & Creed

**Project Description:** A subdivision of 63.899 tract of land located in the Jane H. Long League, A-55, Fort Bend County, Texas.

**Zoning Designation:** NA / ETJ

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

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

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### **Background/Review Notes**

- *The subject site is located along the north side of US 59 and to the south of Williams Ranch and east of Del Webb residential subdivisions. The subject site is part of the Williams Ranch Municipal Utility District No. 1.*
- *The proposed Preliminary Plat includes four (4) reserves, zero (0) lots, in one (1) block.*
- *The subject site is proposed to be developed as an industrial distribution center and multi-family development. (Conceptual site plan attached).*
- *The applicant has submitted a request for variance to Section 4.5.102. B of the UDC which requires “Wherever streets have been dedicated or platted on abutting properties for extension into or through a proposed subdivision, then those streets shall be incorporated into the street layout of the proposed subdivision.” The reason for the variance to waive the requirement of extending Andado Lane which is a street within Williams Ranch Residential Subdivision.*
- *The subject site abuts two existing residential neighborhoods, namely, Del Webb and Williams Ranch.*

### **Points to Consider**

1. Based on general planning principles, a high intensity land use such as the proposed industrial distribution center can negatively impact the abutting residential neighborhoods. Please note that Williams Ranch was developed with Andado Lane stubbed out to connect to a residential section on the subject site.
2. The Future Land Use Plan adopted as part of the Comprehensive Plan designates the subject site as General Commercial which focuses on retail, entertainment, office, restaurants, and other service uses.
3. Extension of Andado Lane which is a residential street to go through an industrial distribution center may result in traffic related concerns for the abutting residential neighborhood. At the same time, offsite connectivity provides traffic related benefits.

4. Please note that Andado Lane is a Fort Bend County Street, thereby, requires approval from Fort Bend County Commissioners Court also regarding the extension or granting of a variance to not extend the street.
5. The subject site is located within Richmond ETJ, where the City does not regulate Land use. However, certain site development standards of the UDC would apply to all properties within the ETJ. The applicant has provided a conceptual plan for the site, however, conformance to development standards especially buffering between the subject site and existing residential development cannot be determined without detailed site plan and landscape plans.
6. PLEASE NOTE THAT THE APPROVAL OF THE PROPOSED PLAT IS CONTINGENT UPON APPROVAL OF THE REQUESTED VARIANCE TO ALLOW THE TERMINATION OF ANDADO LANE.

### ***Staff Recommendation***

**CONDITIONAL APPROVAL IF REQUESTED VARIANCE IS APPROVED:** Staff recommends approval of this Preliminary Plat conditioned upon addressing the comments listed below:

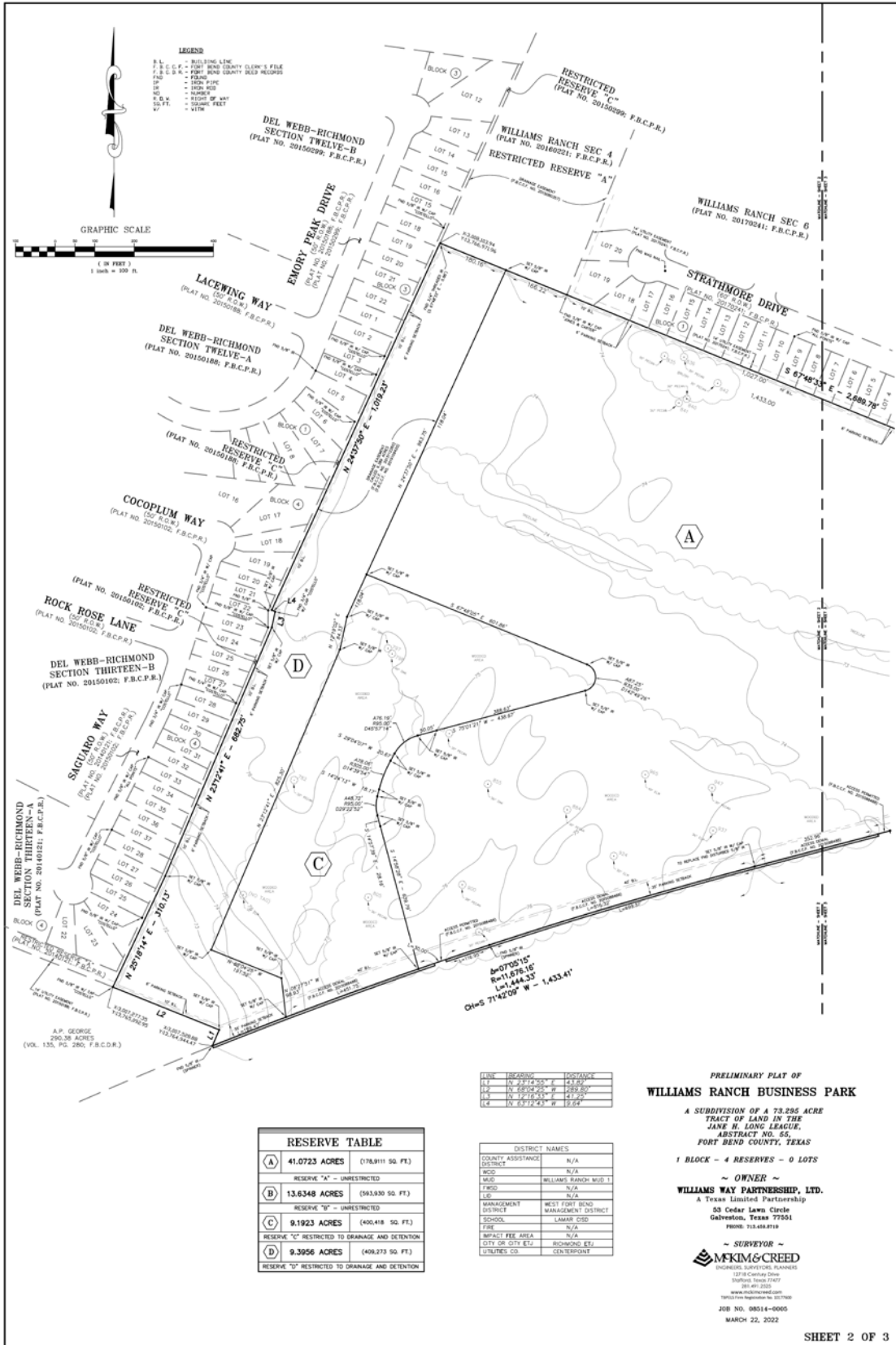
1. Revise to indicate UDC setback requirements for Industrial uses as provided in Table 3.1.201B. (Front – 25'; Interior Side – 20'; Rear: 40').

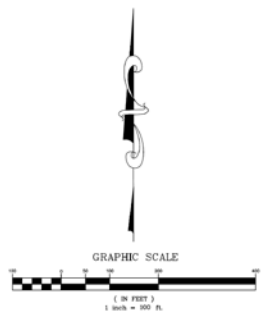
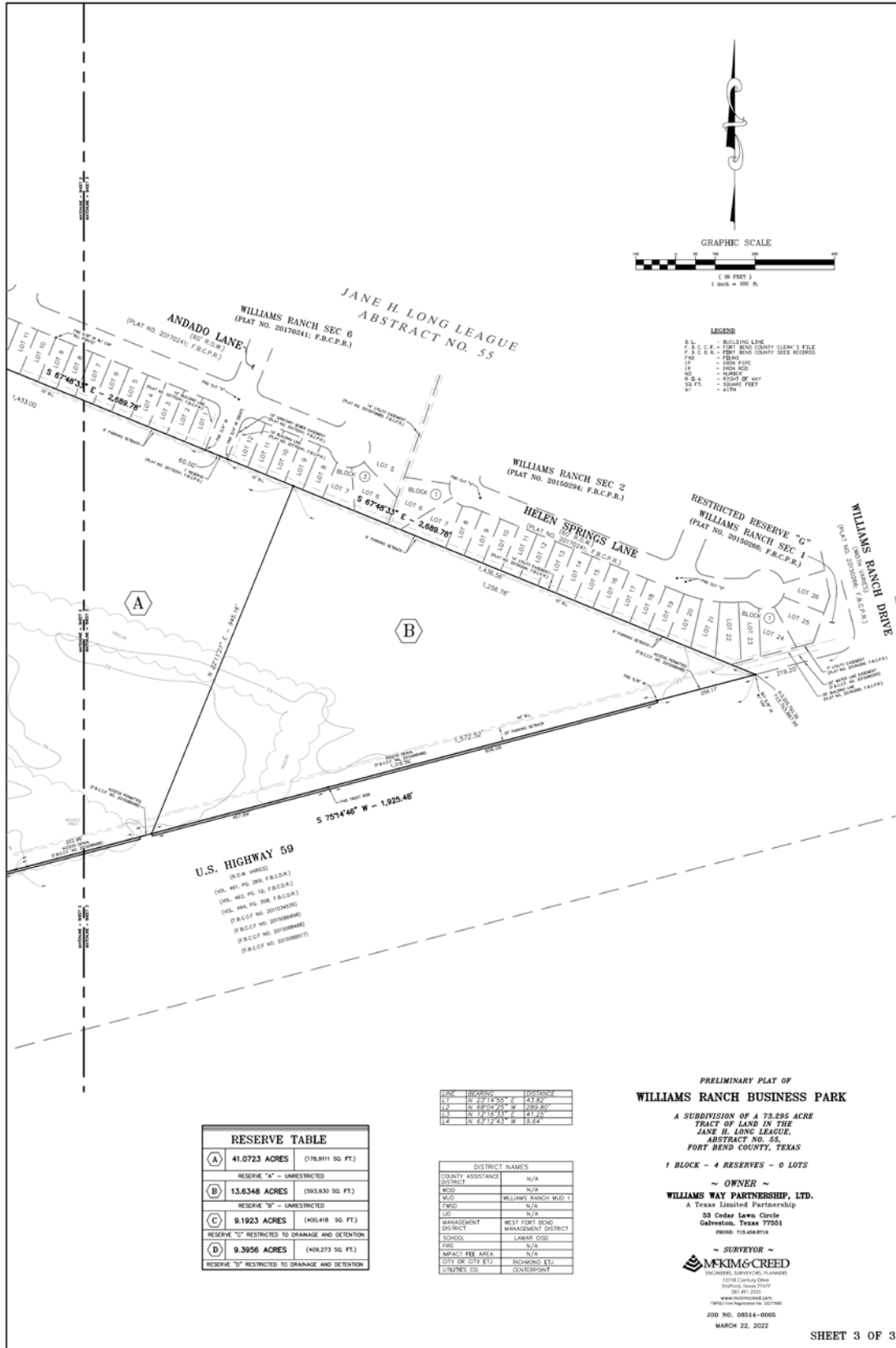
*Comments to ensure accuracy, clarity and conformance to Section 6.3.502 of the UDC:*

2. The Municipal Utility District (MUD) availability letter is incorrect. Per the City of Richmond's records, Williams Ranch Municipal Utility District No. 1 has 254 connections currently in use. That would mean only 246 connections are available, not 250. The MUD will need to contact the Public Works Department for records clarification and revise the availability letter accordingly.
3. The no objection to the preliminary plat does not relieve the applicant of the requirements of the Final Plat and the previous comments regarding the Traffic Impact Analysis, TxDOT approval, Detention calculations and relevant information needed to determine the appropriate size of the restricted drainage and detention reserve, minimum slab elevation analysis, and Fort Bend County Drainage District approvals.
4. **Please note** that the WFBMD permit application for Heritage Tree removal permit will be presented to the WFBMD Board for approval and is separate from this plat application. Also note that UDC tree preservation and replacement requirements will be considered as part of the Site Development Plan review process.

**DISAPPROVED IF REQUESTED VARIANCE IS DENIED:** Staff recommends disapproval of this Preliminary Plat if the requested variance is not granted.

1. If the variance is not approved, provide a response submittal with the preliminary plat revised to show the extension of Andado Lane.





**LEGEND**

- B.L. - BUILDING LINE
- F.B.C.F. - FORT BEND COUNTY CLERK'S FILE
- F.B.C.R. - FORT BEND COUNTY DEED RECORDS
- FD - FLOOD
- IR - IRRIGATION
- IS - IRRIGATION SYSTEM
- IS - IRRIGATION SYSTEM
- R.O.S. - RIGHT OF WAY
- SS.F. - SURFACE FEET
- W - WITH

RESERVE TABLE	
<b>A</b>	41.0723 ACRES (178,911 SQ. FT.) RESERVE "A" - UNRESTRICTED
<b>B</b>	13.6348 ACRES (583,830 SQ. FT.) RESERVE "B" - UNRESTRICTED
<b>C</b>	9.1923 ACRES (400,418 SQ. FT.) RESERVE "C" RESTRICTED TO DRAINAGE AND DETENTION
<b>D</b>	9.3956 ACRES (409,273 SQ. FT.) RESERVE "D" RESTRICTED TO DRAINAGE AND DETENTION

LINE	BEARING	DISTANCE
1	N 2°12'55" E	43.82
2	N 88°20'50" W	159.87
3	S 77°12'31" E	47.25
4	S 83°17'43" W	19.24

DISTRICT NAMES	
COUNTY ASSISTANCE DISTRICT	N/A
WCD	N/A
WCD	WILLIAMS RANCH MUD 1
FWGD	N/A
LD	N/A
MANAGEMENT DISTRICT	BEST FORT BEND MANAGEMENT DISTRICT
SCHOOL	LEAHN COS
FIRE	N/A
IMPACT FEE AREA	N/A
CITY OF CITY ETZ	RICHMOND ETZ
UTILITIES CO.	CENTROPOINT

PRELIMINARY PLAT OF  
**WILLIAMS RANCH BUSINESS PARK**  
A SUBDIVISION OF A 73.295 ACRE TRACT OF LAND IN THE JANE H. LONG LEAGUE, ABSTRACT NO. 55, FORT BEND COUNTY, TEXAS  
1 BLOCK - 4 RESERVES - 0 LOTS  
~ OWNER ~  
**WILLIAMS WAY PARTNERSHIP, LTD.**  
A Texas Limited Partnership  
53 Cedar Lawn Circle  
Galveston, Texas 77551  
PHONE: 713.668.8119  
~ SURVEYOR ~  
**MKIM & CREED**  
INCORPORATED, SURVEYORS, PLANNERS  
12718 Century Drive  
Houston, Texas 77057  
361.981.2200  
www.mkimandcreed.com  
19912-0000-0000-0000-0000  
JOB NO. 08514-0005  
MARCH 22, 2022



## VARIANCE REQUEST

March 23, 2022

To: The City of Richmond, TX  
c/o Mr. Jose Abraham, Planning Director  
600 Morton Street  
Richmond, Texas 77469

From: Vigavi Realty

Regarding: Variance Request for Williams Ranch Business Park.

Mayor, City Commissioners, and P&Z Board Members:

Attached to this Variance Request, please find the proposed plat of Williams Ranch Business Park and a proposed Site Plan for the property.

This Request for Variance pertains to Chapter 4 of the Unified Development Code, Section 4.5.102.B.2 Offsite Connectivity, which states: “Wherever streets have been dedicated or platted on abutting properties for extension into or through a proposed subdivision, then those streets shall be incorporated into the street layout of the proposed subdivision.”

Williams Ranch Section 6 dedicated a stub-street, Andado Lane, that currently terminates at the northeasterly boundary of the proposed Williams Ranch Business Park. We believe this was originally planned in contemplation of a potential 2<sup>nd</sup> phase (or continuation) of the single-family residential development onto the subject tract where our Williams Ranch Business Park is planned. Since single-family residential is no longer a viable or intended use of this site, we are requesting a Variance from the Unified Development Code for this street NOT to be extended into Williams Ranch Business Park for the following reasons:

1. The extension of Andado Lane will provide the access of 18-wheeler truck traffic to route through Williams Ranch neighborhood. If Andado Lane is extended, the closest route to a major intersection and underpass to go north on 59 would be through the Williams Ranch neighborhood at Williams Way Blvd and Hwy 59.
2. We believe the residents of Williams Ranch will be outraged by truck traffic being able to pass through their neighborhood, homes and parks. The children in the neighborhood will be subjected to 18-wheeler traffic which creates a major safety concern within a residential community planned development.

3. A connection between this business park will create a negative impact for the homeowners in Williams Ranch by encouraging traffic from this business park to navigate through Williams Ranch neighborhood to the Richmond Parkway/Southwest Freeway intersection to “short-cut” the longer route to the north-bound lanes of the Southwest Freeway. In addition, it would also allow larger vehicles from the business park to enter the residential neighborhood.
4. The stub-street for Andado Lane was created for connectivity to a future second phase of Williams Ranch neighborhood, a single-family residential section which was never completed and will never exist. KB Homes did not pursue the second phase of the development or purchase the land associated with the potential “second phase” leaving the Andado Lane in its current state.
5. Since the residential sections of Williams Ranch has great connectivity to the Southwest Freeway, Williams Ranch Drive, and Richmond Parkway, along with internal connectivity, this connection point has little increased value for the residence and negatively impacts the homeowners creating a hardship.
6. Granting this variance request will provide a significant buffer between these residential homeowners and the Business Park which is a paramount goal for the City and County to maintain the residence privacy, peacefulness and safety standards.
7. Under Section 6.3.409(B) of the UDC, the Board (the “Board”) may authorize variances that will not be contrary to the spirit of the UDC; are consistent with the interests of public health, safety, and welfare; and where there is substantial justice for the applicant and owners, as well as the residents of surrounding properties. The “spirit” or purpose of the variance process is to provide relief from UDC requirements in cases where strict application would create an unnecessary hardship by preventing the use and development of land in a reasonable manner that is otherwise allowed under the UDC. This variance request certainly meets the spirit of requesting the variance to meet the goals and standards of the UDC.

Vigavi asks that the City Commission and Planning & Zoning Board please consider the unique circumstances of this proposed development in relation to the surrounding land uses and approve this variance request.

Respectfully submitted:

Vigavi Realty

---

Christen Vestal, MBA

STATE OF TEXAS :  
COUNTY OF FORT BEND:

We, Williams Way Partnership, Ltd., a Texas Limited Partnership, acting by and through Joan W. McLeod, as its sole General Partner; hereinafter referred to as Owners of the 73.295 acres shown hereon and described in the above and foregoing map of WILLIAMS RANCH BUSINESS PARK, 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 adapted by Fort Bend County Commissioners' Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF THE, Williams Way Partnership, Ltd., a Texas Limited Partnership, has caused these presents to be signed by

Joan McLeod, as its sole General Partner, thereunto authorized, this \_\_\_\_ day of \_\_\_\_\_, 2022.

Williams Way Partnership, Ltd.  
a Texas Limited Partnership

BY: \_\_\_\_\_  
Joan W. McLeod, as its sole General Partner

STATE OF TEXAS :  
COUNTY OF FORT BEND :

BEFORE ME, the undersigned authority, on this day personally appeared Joan W. McLeod, sole General Partner of Williams Way Partnership, Ltd., a Texas Limited Partnership, 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 \_\_\_\_\_, 2022.

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

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

STATE OF TEXAS  
COUNTY OF FORT BEND

This Plat of WILLIAMS RANCH BUSINESS PARK approved by the City Manager of the City of Richmond, Texas.

This the \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Terri Vela, City Manager

STATE OF TEXAS  
COUNTY OF FORT BEND

This Plat of WILLIAMS RANCH BUSINESS PARK approved on \_\_\_\_\_ by the City of Richmond City Commission, and signed this the \_\_\_\_ day of \_\_\_\_\_, 2022, provided, however, this approval shall be invalid, and null, and void, unless this plat is filed with the County Clerk of Fort Bend County, Texas, within one (1) year hereafter.

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

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

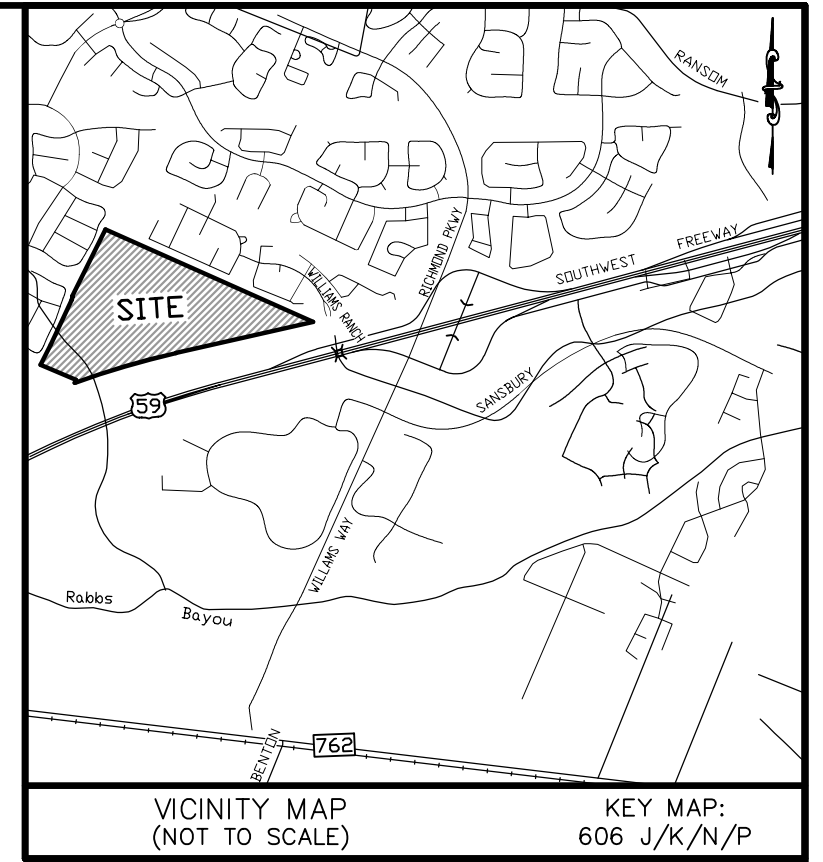
I, Walter K. Bogardus, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets the requirements of Fort Bend County to the best of my knowledge.

\_\_\_\_\_  
Walter K. Bogardus, P.E.  
Texas Registration No. 119534



I, Robert Chris Kelly, 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 accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown, all boundary corners, angle points, points of curvature and other points of reference have been marked with iron rods having an outside diameter of five-eighths (5/8) inch and a length of three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

\_\_\_\_\_  
Robert Chris Kelly, R.P.L.S.  
Texas Registration No. 6833



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

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

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

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.

\_\_\_\_\_  
LAURA RICHARD, COUNTY CLERK  
FORT BEND COUNTY, TEXAS

\_\_\_\_\_  
DEPUTY

- NOTES:
- 1.) BEARINGS AND COORDINATES SHOWN HEREON ARE SURFACE, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NO. 4204, NAD 83), AS OBTAINED FROM THE CITY OF HOUSTON C.O.R.S. SYSTEM, AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.99987312465.
  - 2.) THE MINIMUM FINISHED SLAB ELEVATION SHALL BE \_\_\_\_ FEET ABOVE MEAN SEA LEVEL, OR 18 INCHES ABOVE NATURAL GROUND, WHICHEVER IS HIGHER. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND. THE TOP OF SLAB ELEVATIONS SHALL BE NO LESS THAN 12" ABOVE EXTREME EVENT PONDING AND SHEET FLOW ELEVATIONS AS CALCULATED IN FUTURE SITE DESIGNS.
  - 3.) BENCHMARK: ELEVATIONS ARE BASED ON GPS OBSERVATIONS IN THE FIELD USING NGS C.O.R.S. (NAVD '88, GEOID 12A)
  - 4.) ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE FORT BEND COUNTY DRAINAGE DISTRICT, THE CITY OF RICHMOND'S EXTRA TERRITORIAL JURISDICTION, WILLIAMS RANCH MUD NO 1, AND FORT BEND COUNTY, TEXAS.
  - 5.) THE DRAINAGE SYSTEM FOR THIS SUBDIVISION WITHIN FORT BEND COUNTY IS DESIGNED IN ACCORDANCE WITH THE FORT BEND DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
  - 6.) ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
  - 7.) ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
  - 8.) ACCORDING TO THE FORT BEND COUNTY OUTDOOR LIGHTING ZONE MAP, THIS PLAT LIES IN LIGHTING ZONE 3 (LZ3).
  - 9.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48157-C-0265 1 EFFECTIVELY DATED APRIL 2, 2014, THIS PROPERTY LIES IN SHADED ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
  - 10.) NO ABOVE GROUND EVIDENCE WAS FOUND MARKING THE EXISTENCE OF ANY PIPELINES CROSSING THIS PLAT.
  - 11.) ● -- INDICATES A SET 5/8" IR W/ CAP STAMPED "MCKIM&CREED", UNLESS OTHERWISE NOTED.
  - 12.) SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
  - 13.) SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT PER THE CITY OF RICHMOND UNIFIED DEVELOPMENT CODE "UDC", PER SECTION 4.3.201, WITHIN ALL ROAD RIGHTS-OF-WAY DEDICATED TO THE PUBLIC.
  - 14.) SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMIT. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
  - 15.) SUBJECT PROPERTY TO CONFORM TO CITY OF RICHMOND UNIFIED DEVELOPMENT CODE SECTION 4.4.300 FOR LANDSCAPE BUFFERING.
  - 16.) PER THE CITY OF RICHMOND'S UNIFIED DEVELOPMENT CODE, A 35 FOOT PARKING SETBACK SHALL BE ALONG HIGHWAY 59 AND A 6 FOOT PARKING SETBACK SHALL BE ALONG ALL OTHER SIDE/REAR BOUNDARY LINES OF THIS TRACT.

**PRELIMINARY PLAT OF  
WILLIAMS RANCH BUSINESS PARK**

**A SUBDIVISION OF A 73.295 ACRE  
TRACT OF LAND IN THE  
JANE H. LONG LEAGUE,  
ABSTRACT NO. 55,  
FORT BEND COUNTY, TEXAS**

**1 BLOCK - 4 RESERVES - 0 LOTS**

**~ OWNER ~**

**WILLIAMS WAY PARTNERSHIP, LTD.**  
A Texas Limited Partnership

53 Cedar Lawn Circle  
Galveston, Texas 77551  
PHONE: 713.459.8719

**~ SURVEYOR ~**

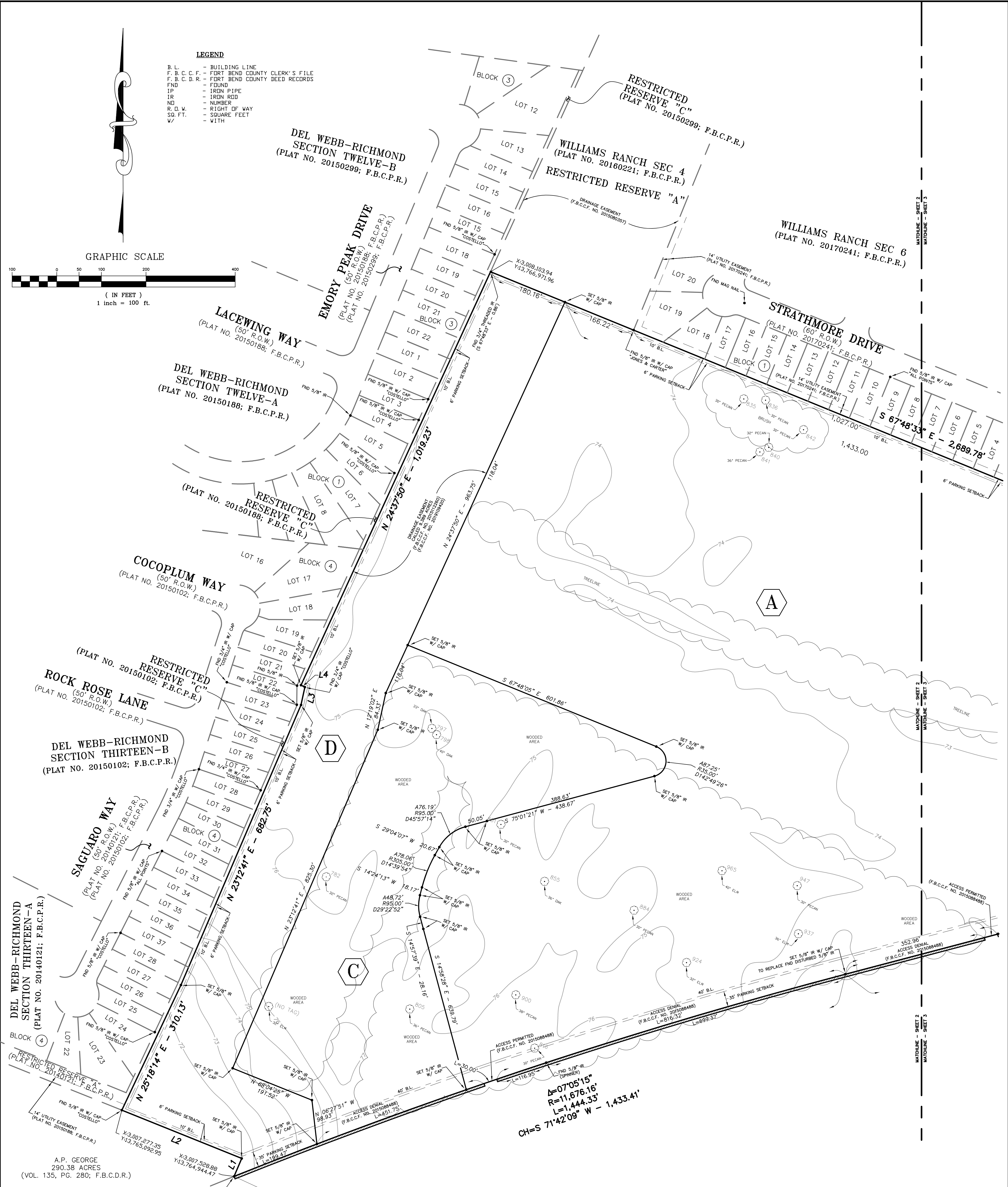
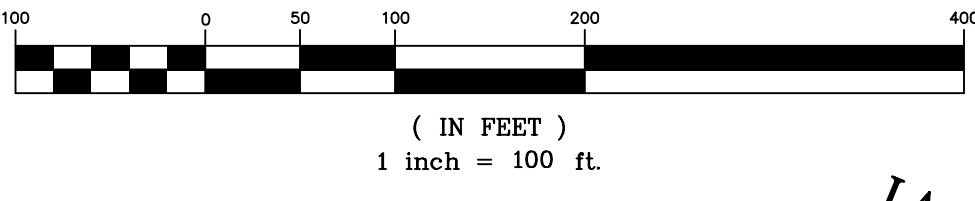
**MCKIM & CREED**  
ENGINEERS, SURVEYORS, PLANNERS  
12718 Century Drive  
Stafford, Texas 77477  
281.491.2525  
www.mckimcreed.com  
TBPELS Firm Registration No. 10177600

JOB NO. 08514-5  
MARCH 22, 2022



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

GRAPHIC SCALE



LINE	BEARING	DISTANCE
L1	N 23°14'55" E	43.82'
L2	N 68°04'25" W	289.80'
L3	N 12°16'33" E	41.25'
L4	N 63°12'43" W	9.64'

RESERVE TABLE		
<b>A</b>	<b>41.0723 ACRES</b>	(178,9111 SQ. FT.)
RESERVE "A" - UNRESTRICTED		
<b>B</b>	<b>13.6348 ACRES</b>	(593,930 SQ. FT.)
RESERVE "B" - UNRESTRICTED		
<b>C</b>	<b>9.1923 ACRES</b>	(400,418 SQ. FT.)
RESERVE "C" RESTRICTED TO DRAINAGE AND DETENTION		
<b>D</b>	<b>9.3956 ACRES</b>	(409,273 SQ. FT.)
RESERVE "D" RESTRICTED TO DRAINAGE AND DETENTION		

DISTRICT NAMES	
COUNTY ASSISTANCE	N/A
DISTRICT	N/A
WCID	N/A
MUD	WILLIAMS RANCH MUD 1
FWSD	N/A
LID	N/A
MANAGEMENT DISTRICT	WEST FORT BEND MANAGEMENT DISTRICT
SCHOOL	LAMAR CISD
FIRE	N/A
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	RICHMOND ETJ
UTILITIES CO.	CENTERPOINT

**PRELIMINARY PLAT OF WILLIAMS RANCH BUSINESS PARK**

A SUBDIVISION OF A 73.295 ACRE TRACT OF LAND IN THE JANE H. LONG LEAGUE, ABSTRACT NO. 55, FORT BEND COUNTY, TEXAS

1 BLOCK - 4 RESERVES - 0 LOTS

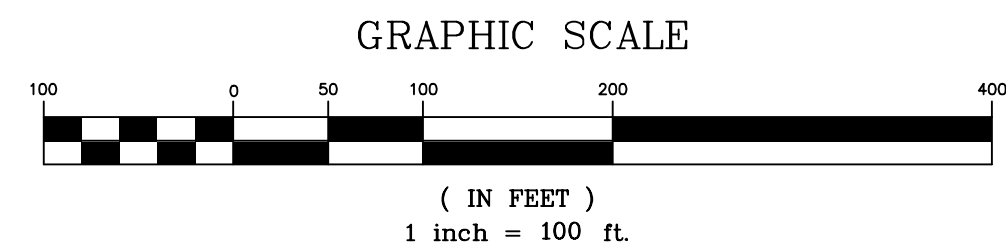
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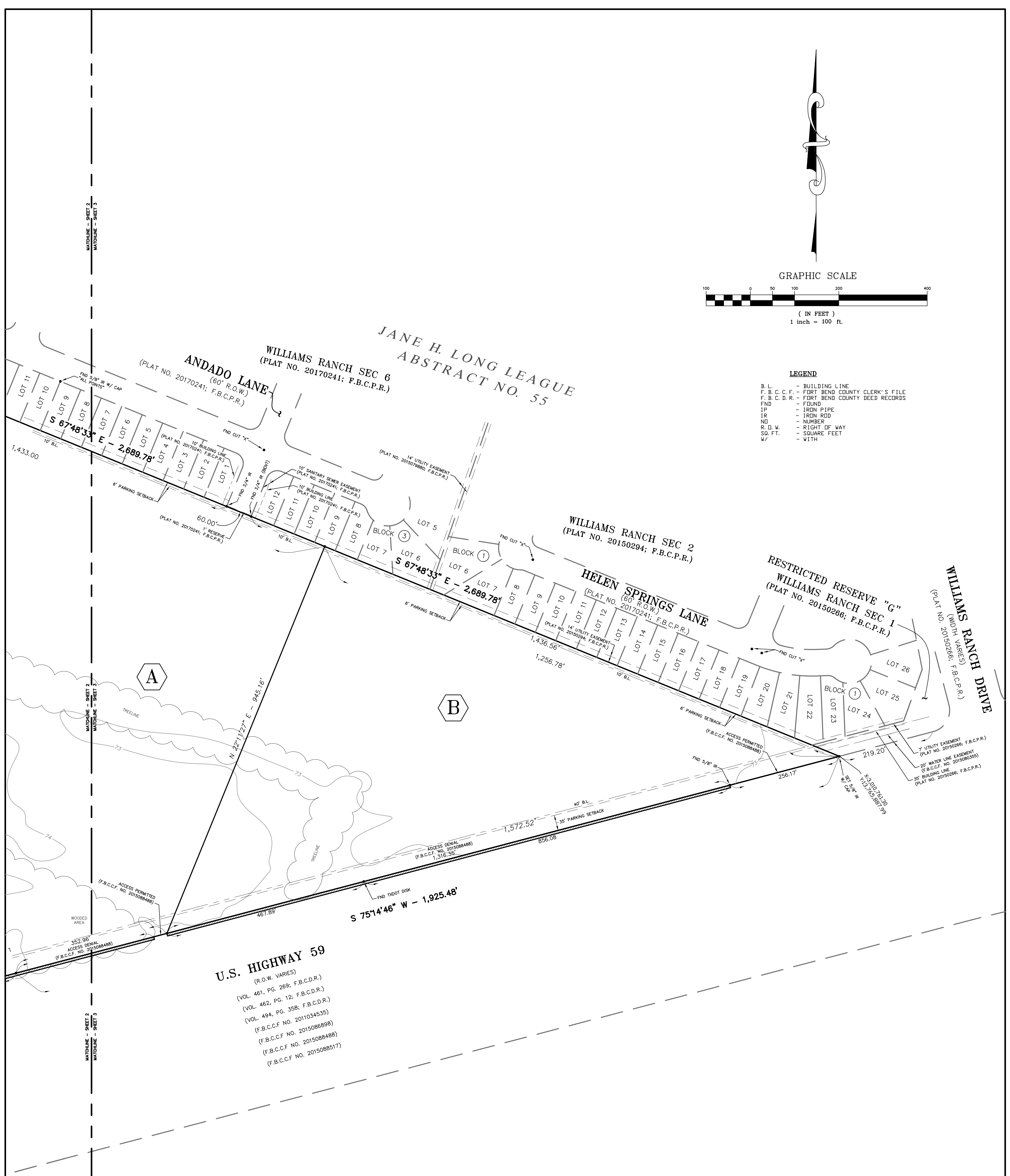
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JOB NO. 08514-0005  
MARCH 22, 2022



**LEGEND**

- B.L. - BUILDING LINE
- F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
- F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
- FND - FOUND
- IP - IRON PIPE
- IR - IRON ROD
- NO - NUMBER
- R.O.W. - RIGHT OF WAY
- SQ. FT. - SQUARE FEET
- W/ - WITH



**U.S. HIGHWAY 59**  
 (R.O.W. VARIES)  
 (VOL. 461, PG. 269; F.B.C.D.R.)  
 (VOL. 462, PG. 12; F.B.C.D.R.)  
 (VOL. 494, PG. 358; F.B.C.D.R.)  
 (F.B.C.C.F. NO. 2011034535)  
 (F.B.C.C.F. NO. 2015086898)  
 (F.B.C.C.F. NO. 2015088486)  
 (F.B.C.C.F. NO. 2015088517)

LINE	BEARING	DISTANCE
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DISTRICT NAMES	
COUNTY ASSISTANCE DISTRICT	N/A
WCID	N/A
MUD	WILLIAMS RANCH MUD 1
FWSD	N/A
LID	N/A
MANAGEMENT DISTRICT	WEST FORT BEND MANAGEMENT DISTRICT
SCHOOL	LAMAR CISD
FIRE	N/A
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	RICHMOND ETJ
UTILITIES CO.	CENTERPOINT

**PRELIMINARY PLAT OF  
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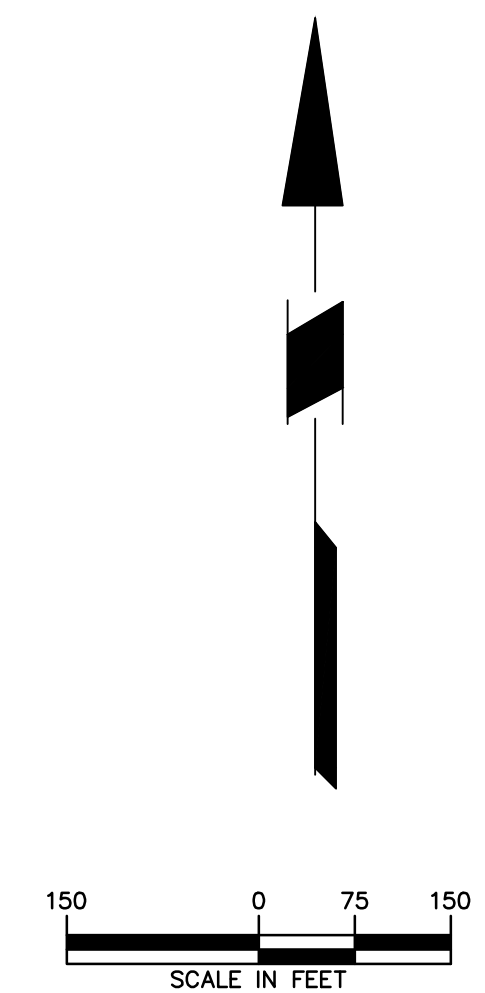
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JOB NO. 08514-0005  
 MARCH 22, 2022



**NOTES:**

- NO DRY UTILITIES (GAS, DATA AND ELECTRIC) ARE SHOWN ARE THIS TIME. ELECTRICAL TRANSFORMER REQUIREMENT TBD.
- STORM WATER DETENTION VOLUME REQUIREMENT IS PRELIMINARY AND MUST BE CONFIRMED DURING DETAILED DESIGN.
- REQUIREMENT FOR FIRE WATER STORAGE TANK IS UNKNOWN AT THIS TIME.
- AN EARTHWORK ANALYSIS WILL NEED TO BE COMPLETED TO CONFIRM WHETHER IMPORT OR EXPORT IS REQUIRED FOR THE SITE.
- TOTAL BUILDING SF = ±637,600 SF  
TOTAL PROPERTY SF = ±2,601,187 SF  
BUILDING COVERAGE = 25% OF PROPERTY



Date	Description	No.
REVISIONS		
SIGNATURE		DATE SIGNED
PROFESSIONAL XXXXXXXXX STATE LIC. No. XXXXX		
<b>LANGAN</b> Langan Engineering and Environmental Services, Inc. 17220 Katy Freeway, First Floor, Suite 125 Houston, TX 77094 T: 281.675.7900 F: 281.675.7901 www.langan.com		

Project  
**WILLIAMS RANCH**

**FORT BEND TX**  
Drawing Title  
**CIVIL SCHEMATIC**

Project No. <b>HOU200098</b>	Drawing No. <b>CP101</b>
Date <b>01/04/2020</b>	Sheet 1 of 1
Drawn By <b>VSRC</b>	
Checked By <b>BB</b>	

PROJECT NO. #####



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

April 2022

The following table provides an overview of Planning Department activities from Mar 4, 2022 through April, 2022:

<b>PRE-APPLICATION CONFERENCES</b>		
<b>LOCATION</b>	<b>LAND USE</b>	<b>DESCRIPTION</b>
<ul style="list-style-type: none"> <li>▪ 311 S. 11<sup>th</sup> St (GC/WFBMD)</li> </ul>	Medical Office/Clinic	<ul style="list-style-type: none"> <li>▪ Staff met with the potential buyer of the subject site to discuss a proposed medical office. The subject site was previously occupied by various businesses but was originally a Sonic fast-food restaurant. The applicant intends to remodel and expand the existing building for a Doctor's office. The meeting was attended by the potential buyer and the design team.</li> </ul>
<ul style="list-style-type: none"> <li>▪ FM 359 &amp; Del Agua Dr (ETJ/WFBMD)</li> </ul>	K-8 Charter School	<ul style="list-style-type: none"> <li>▪ Staff met with design team for a proposed K-8 Charter School located at the southeast corner of FM 359 and Del Aqua Dr. The property is not part of any Utility District. Staff provided them input regarding utility availability and requirements of the UDC. The applicant indicated that they have been in correspondence with Pecan Grove MUD regarding utility services. Staff explained that the possibility for annexing into the City Limits for City utility services must be considered prior to proceeding with development related applications.</li> </ul>
<ul style="list-style-type: none"> <li>▪ Hwy 90A (GC/WFBMD)</li> </ul>	Office/Warehouse	<ul style="list-style-type: none"> <li>▪ The subject site abuts Pennywise located at 501 E US90A to the northeast. The applicant discussed developing the site for a proposed 54,250 sq. ft office warehouse facility with associated site improvements. Staff provided information regarding UDC standards and requirements that applies to the subject site. The proposed landuse is permitted at the subject site which is zoned GC, General Commercial.</li> </ul>
<ul style="list-style-type: none"> <li>▪ FM 762 &amp; Cemetery Rd (Future Sansbury Blvd) (ETJ/WFBMD)</li> </ul>	Multi-family Development	<ul style="list-style-type: none"> <li>▪ The subject site is part of the George Foundation property located at the southeastern corner of FM 762 and Cemetery Rd (future Sansbury Blvd) and is part of the Circle Oak Master Plan development. Staff met with the applicants to discuss a proposed +/- 348-unit multifamily apartment development. Staff discussed the general review, approval and construction requirements and processes.</li> </ul>

SITE DEVELOPMENT PLAN REVIEWS		
LOCATION	LAND USE	DESCRIPTION
<ul style="list-style-type: none"> <li>4300 FM 723 (ETJ)</li> </ul>	Briscoe Junior High School	<ul style="list-style-type: none"> <li>The subject site is located at 4300 FM 723 located directly next to Foster High School. Staff reviewed the 1<sup>st</sup> submittal of a proposed orchestra addition (includes storage and office areas).</li> </ul>
<ul style="list-style-type: none"> <li>4400 FM 723 (ETJ)</li> </ul>	Foster High School	<ul style="list-style-type: none"> <li>The subject site is located at 4400 FM 723 located directly next to Briscoe Junior High School. Staff reviewed the 1<sup>st</sup> submittal of a proposed orchestra addition (includes storage and office areas).</li> </ul>
<ul style="list-style-type: none"> <li>4720 FM 359 (ETJ)</li> </ul>	Foster Creek Vet Clinic (Parking & Det. Pond)	<ul style="list-style-type: none"> <li>The subject site is located at 4720 FM 359 and is the Foster Creek Vet Clinic. Staff reviewed the 1<sup>st</sup> submittal of a proposed parking and pond expansion to account for additional mitigation and increase in small amounts of impervious cover.</li> </ul>
<ul style="list-style-type: none"> <li>5115 FM 359 (ETJ)</li> </ul>	Move-It Richmond	<ul style="list-style-type: none"> <li>The subject site is located at 5115 FM 359 and is part of the Move-It Richmond facility. Staff reviewed the 1<sup>st</sup> submittal for a proposed 2 building addition, with one covered structure for parking.</li> </ul>
<ul style="list-style-type: none"> <li>21555 Southwest Fwy (ETJ/WFBMD)</li> </ul>	Tesla	<ul style="list-style-type: none"> <li>The subject site is located along Highway 59, directly east of CarMax. Staff reviewed and approved the 4<sup>th</sup> submittal of an automotive showroom and service center for Tesla. The development includes one building of approximately 88,000 square feet and associated site improvements.</li> </ul>
<ul style="list-style-type: none"> <li>1500 Pultar Rd #300 (ETJ)</li> </ul>	Fort Bend Women's Center	<ul style="list-style-type: none"> <li>The subject site is located on Pultar Rd and is part of the Fort Bend County Women's Center. Staff reviewed the 2<sup>nd</sup> submittal for a proposed Welcome Center Plaza.</li> </ul>
<ul style="list-style-type: none"> <li>1515 Preston</li> </ul>	Blaschke's #2	<ul style="list-style-type: none"> <li>The subject site is located on the northwest corner of Preston St and Collins Rd. Staff is reviewing their 3<sup>rd</sup> submittal for a proposed gas station and convenient store.</li> </ul>

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