



# **RICHMOND**

EST. **TEXAS** 1837

*Where History Meets Opportunity*

## **Planning & Zoning Commission Meeting**

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

**Monday, March 7, 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/81819171205?pwd=dU0xUW5Pb1FyVTIUY3p6N2RNRHNzQT09>

Meeting ID: 818 1917 1205

Passcode: 254297

One tap mobile

+13462487799,,81819171205#,,,,\*254297# US (Houston)

+16699006833,,81819171205#,,,,\*254297# US (San Jose)

Dial by your location

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Meeting ID: 818 1917 1205

Passcode: 254297

Find your local number: <https://us06web.zoom.us/j/81819171205>

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 February 7, 2022, regular meeting (a copy is enclosed).
- B2. Next Planning and Zoning Commission meeting is Monday, April 4, 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 – Market Center at Harvest Green – 7.423 acres of land – 1 Block – 0 Lots – 2 Reserves. The subject site is located at the southeast corner of Harlem Road and Harvest Home Dr intersection.

#### **Zoning Amendment and Associated Replat**

- 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.
- C2b. Consideration of the approval of a final report to City Commission on agenda item C2a., above.
- 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.

UDC Text Amendment

- 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;
- C4b. Consideration of the approval of a final report to City Commission on agenda item C4a., above.

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 April 4, 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, February 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, February 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  
David Randolph

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

Commissioner Kubelka introduced agenda A2, Recite the Pledge of Allegiance to the U. S. Flag and the Texas Flag. Pledge of Allegiance to the U.S. Flag and Texas Flag was recited.

Commissioner Kubelka introduced agenda A3, public comments, and asked if there were any public comments. Hearing no public comments, the agenda item was closed.

Commissioner Kubelka introduced agenda item B1., Review and approve minutes from the November 1, 2021, meeting. Commissioner Frederick moved to approve the minutes. The motion was seconded by Commissioner Randolph. 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, March 7<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 Land Plan – Wall Street Village – 49.5 acres of land – 150 Lots – 9 Reserves. The subject site is located along F.M. 2218 at Wall Street, south of Wal-Mart. There was no discussion. Commissioner Frederick moved to forward Staff’s recommendation of a conditional approval to the City Commission. The motion was seconded by Commissioner Randolph. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item C2., Review and recommendation of a final report to City Commission for a Preliminary Plat – Circle Oak Section 1 – 35.93 acres of land – 4 Blocks – 0 Lots – 5 Reserves. The subject site is located at the southwest corner of U.S. 59 and F.M. 762 intersection. Mr. Abraham generally discussed details of the proposed subdivision. He explained that the developer will be providing a Traffic Impact Analysis and drainage related studies. Commissioner Randolph asked how many units are proposed, to which, Mr. Abraham explained that a detailed plan has not be provided. Further, he mentioned that the proposed landuse allowance is based on an approved Development Agreement. Commissioner Randolph asked if the use takes account for schools, and Mr. Abraham explained school districts factor in proposed residential development for the capacity projections. Commissioner Randolph moved to forward Staff’s recommendation of conditional approval to the City Commission. The motion was seconded by Commissioner Frederick. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item C3., Review and recommendation of a final report to City Commission for a Final Plat – Veranda Section 35 – 17.40 acres of land – 3 Blocks – 90 Lots – 3 Reserves. The subject site is located within the Veranda Master Planned Community, and along Richmond Parkway and abuts the Huntington Senior Living that is currently under construction to the east. Mr. Abraham generally discussed details of the proposed final plat with a focus on lot counts and the non-traditional lot allowance and request for reduced setback for non-traditional lots. Additionally, Mr. Abraham clarified that only non-traditional lots are proposed to have a reduced setback. Commissioner Randolph 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 C4., Review and recommendation of a final report to City Commission for a request by the Fleming family to rename the section of 10th Street, which is part of the FM 762/ 10th Street extension and improvement project to Arizona Fleming Street. The referenced street section is located north of US 90A and extends to Clay Street. Mr. Abraham generally discussed the progress of the street renaming and he mentioned that Staff is working with Fort Bend County get details of the properties along the proposed 10<sup>th</sup> street. He also indicated that the item was discussed with City Commission. In response to Commissioner Martinez’s question, Mr. Abraham briefly explained the public comment received on the item. Mr. Abraham indicated that once written consent from impacted property owners is provided to Staff, the street renaming will be brought back to the Planning and Zoning Commission.

Commissioner Kubelka introduced agenda item C5., Review and recommendation of a final report to City Commission regarding a petition for inclusion of an approximate 234.872-acre tract of land in the City of Richmond Extraterritorial Jurisdiction (ETJ). The subject tract is proposed to be developed as a mixed-use development called Agrihood. An approximate 83 acres of the subject tract is currently within City of Richmond ETJ and the remainder is presently located wholly within Fort Bend County. The subject property is part of the Jane Wilkins Survey Abstract No. 96 and Jesse H. Cartwright Survey, Abstract No. 16 and is located between Harlem Road and Grand parkway, south of Owens Road. Mr. Abraham provided a background on the proposed Agrihood development and indicated that the applicant is in the process of creating a Municipal Utility District for the proposed development. He concluded that a portion of the property is within Richmond’s ETJ and that the applicant is requesting inclusion of the remainder as well. Mr. Smith and the Commission generally discussed the benefits of including the proposed site into Richmond’s ETJ. Commissioner Frederick moved to forward Staff’s

recommendation of approval to the City Commission. The motion was seconded by Commissioner Martinez. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item C6., Discussion on Unified Development Code allowance for restaurants within OT, Olde Town district. Mr. Abraham explained that Table 2.2.201 which provides specific standards pertaining to Conditional Uses and Limited Uses limits the allowance of restaurant to Buildings that existed on the effective date of the UDC. According to him, this meant that a vacant site within OT district cannot be developed as a restaurant. He explained that based on the goals for OT district which allows for a mix of uses, and the physical extent of the OT districts, staff is reviewing this restriction to see if it needs to be reconsidered. He concluded by requesting input from the Planning and Zoning Commission on this issue. Mr. Abraham and Commissioners discussed the issue and suggested that allowing restaurant uses within OT district as new development as well as redevelopment would be beneficial. Commissioners also noted that measures to offer protection to existing residential uses must also be considered. Commissioner Frederick emphasized that parking requirement within OT district must be reconsidered to ensure that development is not cost-prohibitive. She also noted that if parking requirement is significantly more than what is needed, it causes loss of green spaces within OT district further causes drainage related concerns. Mr. Abraham indicated that a proposed text amendment will be presented at the next regular meeting.

Commissioner Kubelka introduced agenda item C7., Development related staff update. Mr. Abraham provided an overview of development projects discussed at pre-application conferences and that are under review since the last regular meeting.

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

- Southeast Corner of Hwy 59 and FM 762 – Commercial & Multi-family
- 200 US 90A – Take Out Restaurant
- 1421 FM 359 – Urgent Care Facility/Medical Office

Projects under reviews discussed included the following proposed projects:

- 21555 Southwest Freeway – Tesla Showroom
- 1515 Preston Street – Gas Station, Washeteria and Convenient Store
- 821 E. Highway 90A – Office
- 1005 Fort Street – Parking for Art Studio
- 203 Sims Road – Antique Store

Commissioner Kubelka introduced agenda item C8., Excuse from attendance at regular Planning and Zoning Commission Meeting. Mr. Abraham noted that Commissioner Myska has requested to be excused from the meeting citing conflict work-related training. Commissioner Frederick moved to excuse Commissioner Myska's absence at the meeting. The motion was seconded by Commissioner Randolph. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item C9., Consider agenda item requests by Commissioners for March 7, 2022, regular meeting. Mr. Abraham mentioned he would like to schedule a sign trip as previously discussed. Commissioner Martinez would like to discuss the Veranda entrance at FM 762 and Wildwood Park Drive. Commissioner Kubelka suggested a possible discussion regarding the entrance/exits proposed for the George foundation development.

Commissioner Kubelka introduced agenda item C10., Adjournment. There being no further business to be brought before the Planning and Zoning Commission, Commissioner Kubelka adjourned the meeting at 5:53 p.m.

Approved:

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Katherine M. Graeber-Kubelka (Chair)



## PLANNING AND ZONING COMMISSION

### *Staff Report: Plat Application*

**Agenda Date:** Mar 7, 2022

**Agenda Item:** C1.

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**Plat Name:** Market Center at Harvest Green – Preliminary Plat

**Applicant:** Kyle Kacal | GBI Partners

**Project Description:** A subdivision of 7.423 acre tract of land located in the Jane Wilkins One League Grant, A-96, Fort Bend County, Texas.

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

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

**Project Planner:** Christian Togmus, Planner I

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### **Background/Review Notes**

- *The subject site is located at the northeastern corner of Harlem Road and John Sharp/Owens Rd intersection, directly east to James Bowie Middle School.*
- *The subject site is part of the Harvest Green Development.*
- *The proposed preliminary plat includes 0 lots, 2 reserves and 1 block and is located within the City of Richmond ETJ.*
- *The applicant met with staff in November 2021 to discuss a proposed retail center including two buildings and a fueling station with convenience store.*

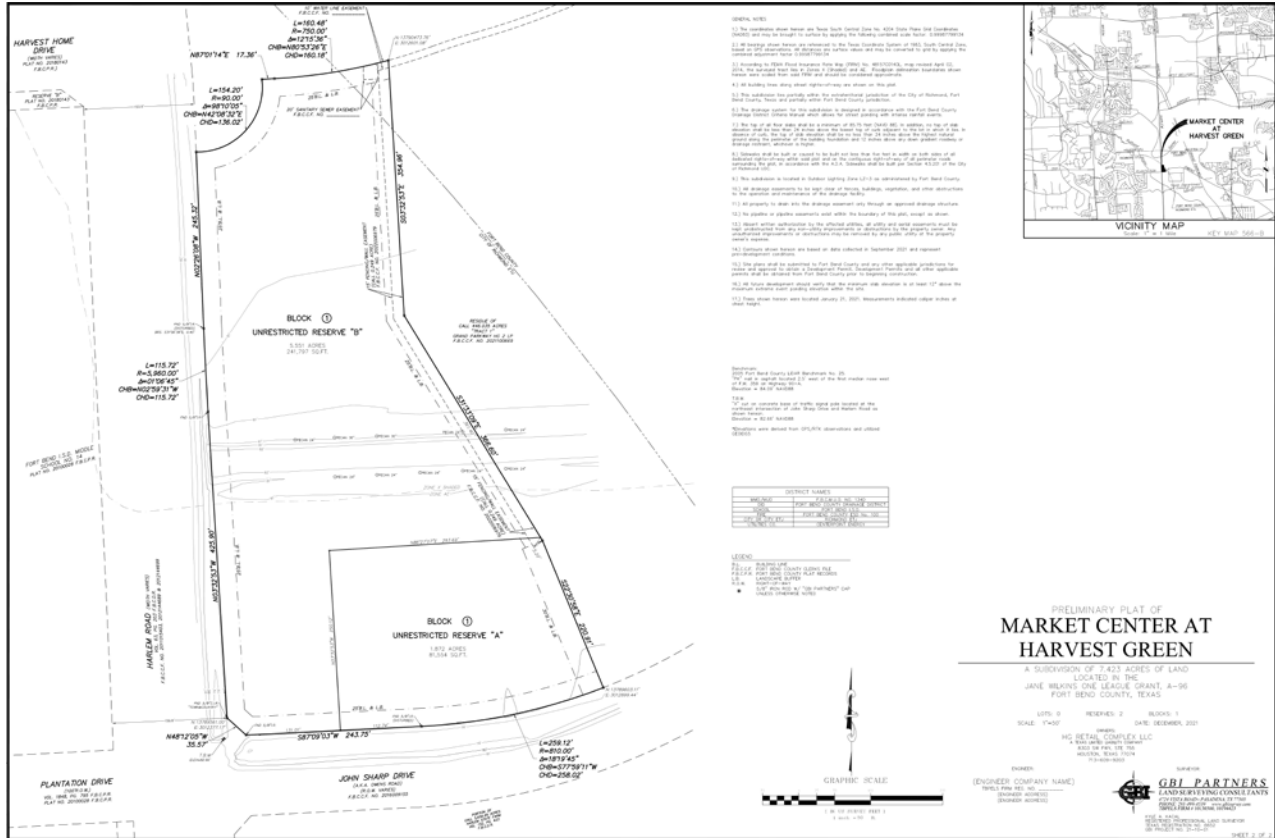
### **Staff Recommendation**

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

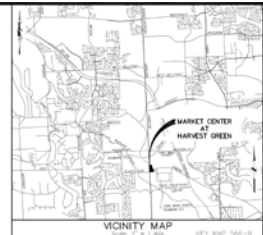
Comments to ensure accuracy, clarity and conformance to Section 6.3.502 of the UDC:

1. Remove signature blocks from the plat and update page number. (Signature blocks are required only on final plats)
2. Update the date on the preliminary plat to be March 2022
3. Note that water and sanitary connections are required to have Municipal Utility District approval, as well as a letter of availability from the Municipal Utility District. These letters will be required during Construction plan and final plat reviews.





- 1) This plat is subject to the provisions of the Texas Constitution, Article XVI, Section 50, and the laws of the State of Texas.
- 2) The plat is subject to the provisions of the Texas Constitution, Article XVI, Section 50, and the laws of the State of Texas.
- 3) The plat is subject to the provisions of the Texas Constitution, Article XVI, Section 50, and the laws of the State of Texas.
- 4) The plat is subject to the provisions of the Texas Constitution, Article XVI, Section 50, and the laws of the State of Texas.
- 5) The plat is subject to the provisions of the Texas Constitution, Article XVI, Section 50, and the laws of the State of Texas.
- 6) The plat is subject to the provisions of the Texas Constitution, Article XVI, Section 50, and the laws of the State of Texas.
- 7) The plat is subject to the provisions of the Texas Constitution, Article XVI, Section 50, and the laws of the State of Texas.
- 8) The plat is subject to the provisions of the Texas Constitution, Article XVI, Section 50, and the laws of the State of Texas.
- 9) The plat is subject to the provisions of the Texas Constitution, Article XVI, Section 50, and the laws of the State of Texas.
- 10) The plat is subject to the provisions of the Texas Constitution, Article XVI, Section 50, and the laws of the State of Texas.
- 11) The plat is subject to the provisions of the Texas Constitution, Article XVI, Section 50, and the laws of the State of Texas.
- 12) The plat is subject to the provisions of the Texas Constitution, Article XVI, Section 50, and the laws of the State of Texas.
- 13) The plat is subject to the provisions of the Texas Constitution, Article XVI, Section 50, and the laws of the State of Texas.
- 14) The plat is subject to the provisions of the Texas Constitution, Article XVI, Section 50, and the laws of the State of Texas.
- 15) The plat is subject to the provisions of the Texas Constitution, Article XVI, Section 50, and the laws of the State of Texas.
- 16) The plat is subject to the provisions of the Texas Constitution, Article XVI, Section 50, and the laws of the State of Texas.
- 17) The plat is subject to the provisions of the Texas Constitution, Article XVI, Section 50, and the laws of the State of Texas.
- 18) The plat is subject to the provisions of the Texas Constitution, Article XVI, Section 50, and the laws of the State of Texas.
- 19) The plat is subject to the provisions of the Texas Constitution, Article XVI, Section 50, and the laws of the State of Texas.
- 20) The plat is subject to the provisions of the Texas Constitution, Article XVI, Section 50, and the laws of the State of Texas.



Recorded in the Public Records of Fort Bend County, Texas, Book 10, Page 100.

Recorded in the Public Records of Fort Bend County, Texas, Book 10, Page 100.

SECTION	ACRES	RESERVED
1	1421	10/21
2	241.79	10/21

DATE: 03/07/2022  
TIME: 10:00 AM  
BY: [Signature]

**PRELIMINARY PLAT OF  
MARKET CENTER AT  
HARVEST GREEN**

A SUBDIVISION OF 2,423 ACRES OF LAND  
LOCATED IN THE  
JANE WILKINS ONE LEAGUE GRANT, A-96  
FORT BEND COUNTY, TEXAS

LOTS: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

SCALE: 1"=40'

DATE: SEPTEMBER 2021

ENGINEER: HIG BETAAL COMPLEX LLC  
10000 WEST LOOP SOUTH  
SUITE 1000  
HOUSTON, TEXAS 77055  
(713) 865-1000

DATE: 03/07/2022

BY: [Signature]

PROJECT: MARKET CENTER AT HARVEST GREEN

PREPARED BY: GBL PARTNERS  
LAND SURVEYING ENGINEERS AND ARCHITECTS  
10000 WEST LOOP SOUTH  
SUITE 1000  
HOUSTON, TEXAS 77055  
(713) 865-1000

STATE OF TEXAS §  
COUNTY OF FORT BEND §

We, HG Retail Complex LLC, a Texas limited liability company, acting by and through Arif Dilawar Maknoja, its Managing Member, owner hereinafter referred to as Owners of the 7.423 acre tract described in the above and foregoing map of MARKET CENTER AT HARVEST GREEN, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), 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 on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose 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 the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever 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 is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, We do hereby covenant and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, excessive vegetation and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, We do hereby dedicate to the public a strip of land twenty (20) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws and drainage ditches located in said subdivision, as easements for drainage purposes. Fort Bend County or any other governmental agency shall have the right to enter upon said easement at any time and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, We do hereby acknowledge the receipt of the "Orders for Regulation of Outdoor Lighting in the Unincorporated Areas of Fort Bend County, Texas", and do hereby covenant and agree and shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, the HG Retail Complex LLC, a Texas limited liability company, has caused these presents to be signed by Arif Maknoja, its Managing Member, thereunto authorized, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

HG Retail Complex LLC, a Texas limited liability company

By: \_\_\_\_\_  
Arif Dilawar Maknoja  
Managing Member

STATE OF TEXAS §  
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Arif Dilawar Maknoja, Managing Member of HG Retail Complex LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

\_\_\_\_\_  
Print Name

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

I, KYLE A. KACAL, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE. WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND. THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLES POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.



KYLE A. KACAL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6652

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

PROFESSIONAL ENGINEER NO. \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF FORT BEND §

This plat of Market Center at Harvest Green Subdivision approved by the City Manager of the City of Richmond, Texas.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

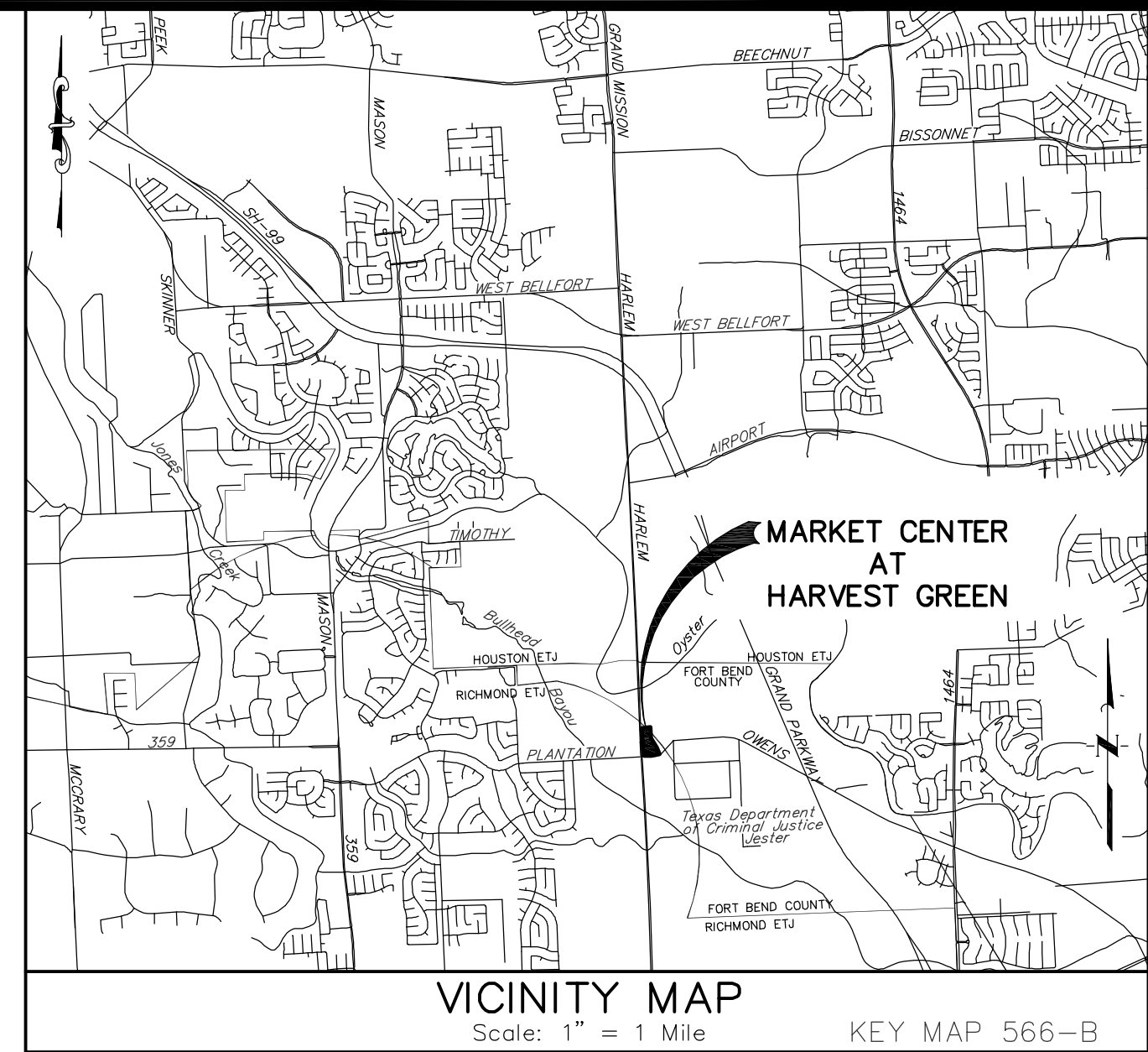
\_\_\_\_\_  
Terri Vela, City Manager

STATE OF TEXAS §  
COUNTY OF FORT BEND §

This plat of Market Center at Harvest Green Subdivision approved on \_\_\_\_\_ by the City of Richmond City Commission, and signed this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ 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.

Signed \_\_\_\_\_  
Rebecca Kennelly Haas, Mayor

Signed \_\_\_\_\_  
Laura Scariato, City Secretary



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 any other area or subdivision within the watershed.

J. Stacy Slawinski, P.E. Date  
Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Vincent M. Morales, Jr.  
Commissioner, Precinct 1

\_\_\_\_\_  
Grady Prestage  
Commissioner, Precinct 2

\_\_\_\_\_  
KP George  
County Judge

\_\_\_\_\_  
W.A. "Andy" Meyers  
Commissioner, Precinct 3

\_\_\_\_\_  
Ken DeMerchant  
Commissioner, Precinct 4

THE STATE OF TEXAS §  
COUNTY OF FORT BEND §

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for registration in my office on \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ in Plot 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  
Fort Bend County, Texas

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

# PRELIMINARY PLAT OF MARKET CENTER AT HARVEST GREEN

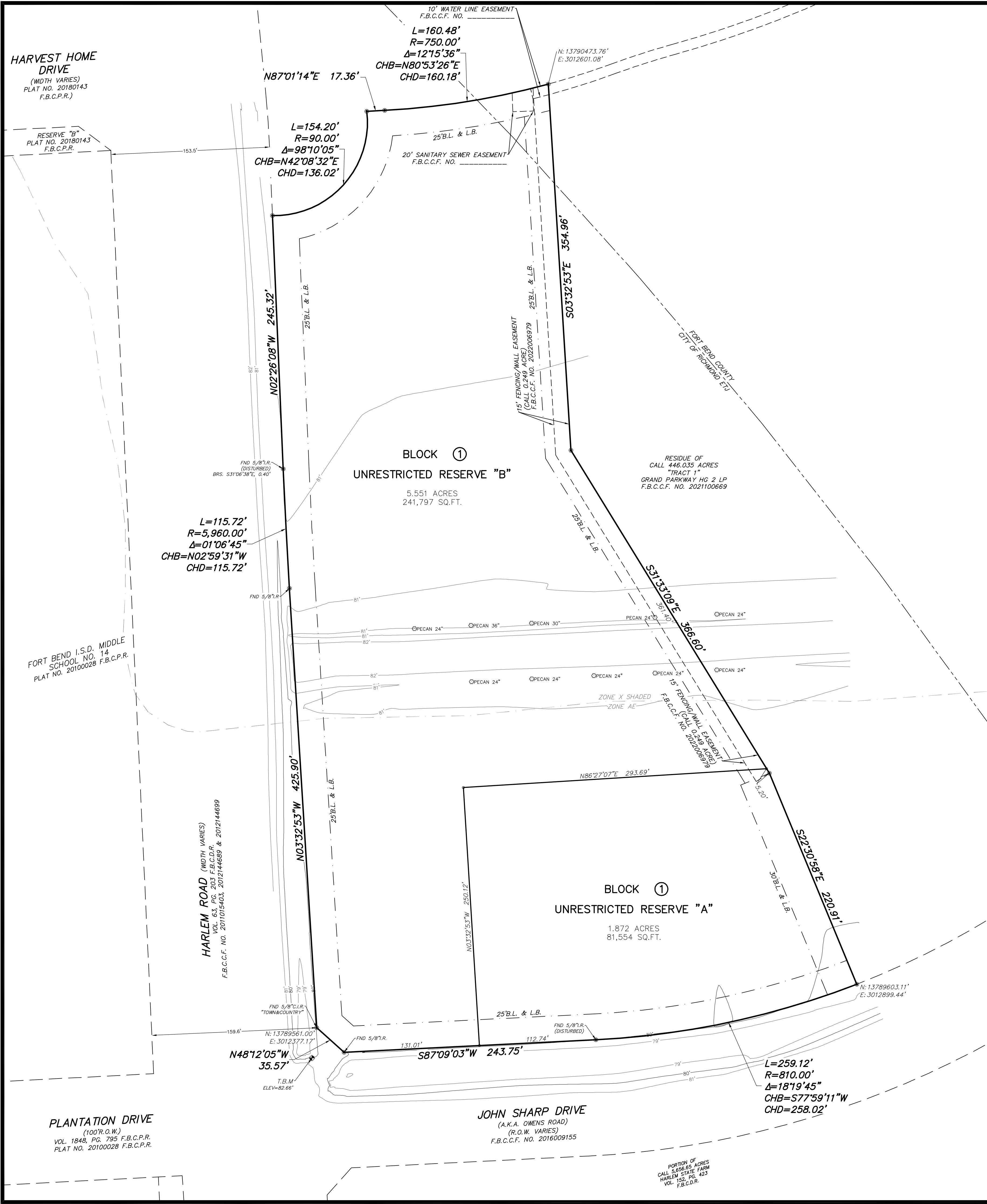
A SUBDIVISION OF 7.423 ACRES OF LAND  
LOCATED IN THE  
JANE WILKINS ONE LEAGUE GRANT, A-96  
FORT BEND COUNTY, TEXAS

LOTS: 0 RESERVES: 2 BLOCKS: 1  
SCALE: 1"=50' DATE: DECEMBER, 2021

OWNERS:  
HG RETAIL COMPLEX LLC  
A TEXAS LIMITED LIABILITY COMPANY  
8303 SW FWY, STE 755  
HOUSTON, TEXAS 77074  
713-609-9203

ENGINEER:  
(ENGINEER COMPANY NAME)  
TBPELS FIRM REG. NO. \_\_\_\_\_  
(ENGINEER ADDRESS)  
(ENGINEER ADDRESS)

SURVEYOR:  
  
**GPI PARTNERS**  
LAND SURVEYING CONSULTANTS  
4724 VISTA ROAD • PASADENA, TX 77505  
PHONE: 281-999-4539 www.gpi-survey.com  
TBPELS FIRM # 10130300, 10184427  
KYLE A. KACAL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6652  
GPI PROJECT NO. 21-10-01



- GENERAL NOTES
- 1.) The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99987799134
  - 2.) All bearings shown hereon are referenced to the Texas Coordinate System of 1983, South Central Zone, based on GPS observations. All distances are surface values and may be converted to grid by applying the combined adjustment factor 0.99987799134
  - 3.) According to FEMA Flood Insurance Rate Map (FIRM) No. 48157C0140L, map revised April 02, 2014, the surveyed tract lies in Zones X (Shaded) and AE. Floodplain delineation boundaries shown hereon were scaled from said FIRM and should be considered approximate.
  - 4.) All building lines along street rights-of-way are shown on this plat.
  - 5.) This subdivision lies partially within the extraterritorial jurisdiction of the City of Richmond, Fort Bend County, Texas and partially within Fort Bend County jurisdiction.
  - 6.) The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage District Criteria Manual which allows for street ponding with intense rainfall events.
  - 7.) The top of all floor slabs shall be a minimum of 85.75 feet (NAVD 88). 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 absence of curb, the top of slab elevation shall be no less than 24 inches above the highest natural ground along the perimeter of the building foundation and 12 inches above any down gradient roadway or drainage restraint, whichever is higher.
  - 8.) Sidewalks shall be built or caused to be built not less than five feet in width on both sides of all dedicated rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding the plat, in accordance with the A.D.A. Sidewalks shall be built per Section 4.3.201 of the City of Richmond UDC.
  - 9.) This subdivision is located in Outdoor Lighting Zone LZ-3 as administered by Fort Bend County.
  - 10.) All drainage easements to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility.
  - 11.) All property to drain into the drainage easement only through an approved drainage structure.
  - 12.) No pipeline or pipeline easements exist within the boundary of this plat, except as shown.
  - 13.) Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense.
  - 14.) Contours shown hereon are based on data collected in September 2021 and represent pre-development conditions.
  - 15.) Site plans shall be submitted to Fort Bend County and any other applicable jurisdictions 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.
  - 16.) All future development should verify that the minimum slab elevation is at least 12" above the maximum extreme event ponding elevation within the site.
  - 17.) Trees shown hereon were located January 21, 2021. Measurements indicated caliper inches at chest height.

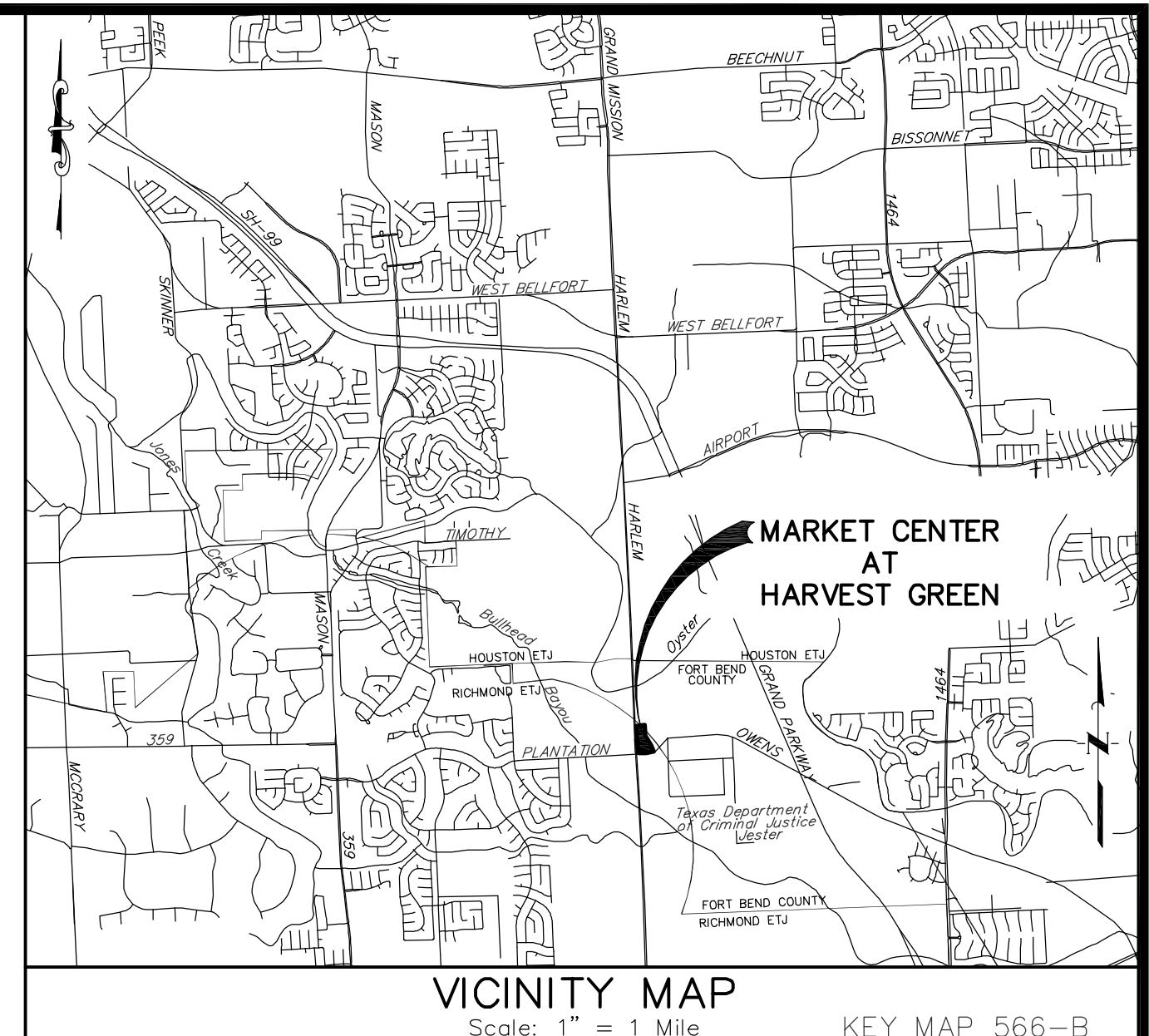
Benchmark:  
 2005 Fort Bend County LIDAR Benchmark No. 25.  
 "PK" nail in asphalt located 2.5' west of the first median nose west of F.M. 359 on Highway 90-A.  
 Elevation = 84.09' NAVD88

T.B.M.  
 "X" cut on concrete base of traffic signal pole located at the northeast intersection of John Sharp Drive and Harlem Road as shown hereon.  
 Elevation = 82.66' NAVD88

\*Elevations were derived from GPS/RTK observations and utilized GEOID03.

DISTRICT NAMES	
MMD/MUD	F.B.C.M.U.D. NO. 134D
SCHOOL	FORT BEND COUNTY DRAINAGE DISTRICT
FIRE	FORT BEND I.S.D.
CITY OR CITY ETJ	FORT BEND COUNTY FSD No. 100
UTILITIES CO.	RICHMOND ETJ
	CENTERPOINT ENERGY

- LEGEND
- B.L. BUILDING LINE
  - F.B.C.C.F. FORT BEND COUNTY CLERKS FILE
  - F.B.C.P.R. FORT BEND COUNTY PLAT RECORDS
  - L.B. LANDSCAPE BUFFER
  - R.O.W. RIGHT-OF-WAY
  - 5/8" IRON ROD W/ "GBI PARTNERS" CAP UNLESS OTHERWISE NOTED



# PRELIMINARY PLAT OF MARKET CENTER AT HARVEST GREEN

A SUBDIVISION OF 7.423 ACRES OF LAND  
 LOCATED IN THE  
 JANE WILKINS ONE LEAGUE GRANT, A-96  
 FORT BEND COUNTY, TEXAS

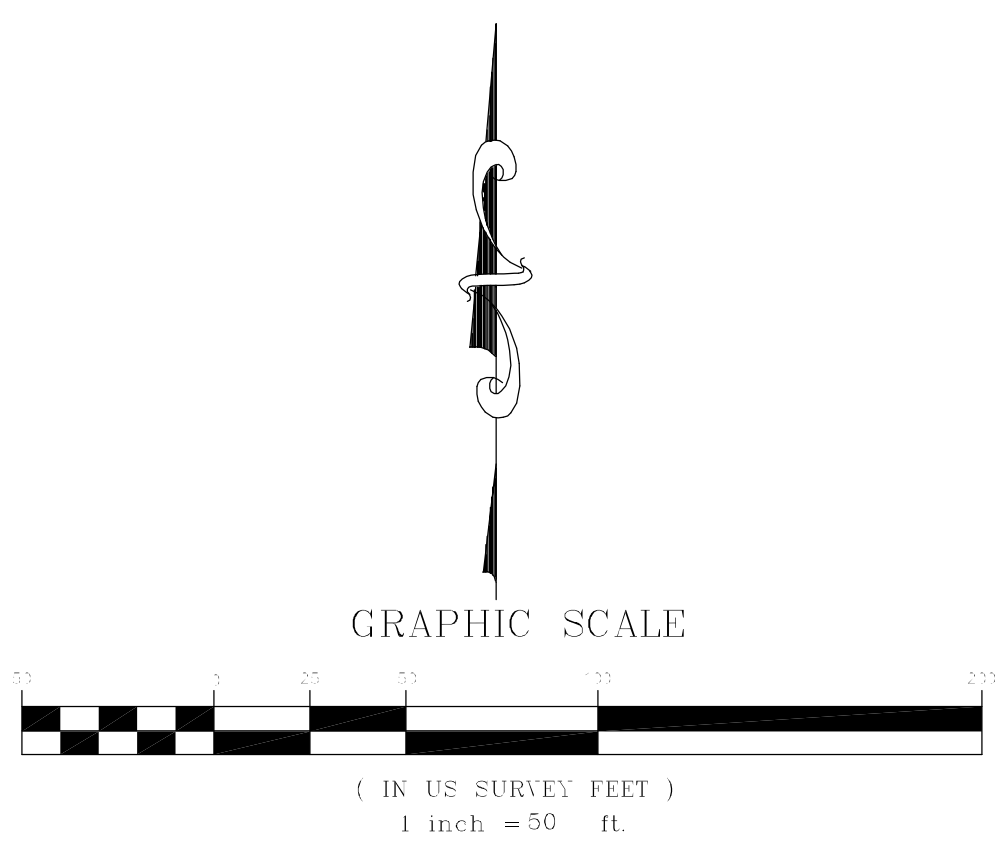
LOTS: 0 RESERVES: 2 BLOCKS: 1  
 SCALE: 1"=50' DATE: DECEMBER, 2021

OWNERS:  
 HG RETAIL COMPLEX LLC  
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 8303 SW FWY, STE 755  
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 713-609-9203

ENGINEER:  
 (ENGINEER COMPANY NAME)  
 (ENGINEER ADDRESS)  
 (ENGINEER ADDRESS)

SURVEYOR:  
**GBI PARTNERS**  
 LAND SURVEYING CONSULTANTS  
 4724 VISTA ROAD • PASADENA, TX 77505  
 PHONE: 281-499-4539 www.gbisurvey.com  
 TBPELS FIRM # 10130300, 10194423

KYLE A. KACAL  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 6652  
 GBI PROJECT NO. 21-10-01



PLANTATION DRIVE  
 (100'R.O.W.)  
 VOL. 1848, PG. 795 F.B.C.P.R.  
 PLAT NO. 20100028 F.B.C.P.R.

JOHN SHARP DRIVE  
 (A.K.A. OWENS ROAD)  
 (R.O.W. VARIES)  
 F.B.C.C.F. NO. 2016009155

PORTION OF  
 CALL 446.035 ACRES  
 HARLEM STATE FARM  
 VOL. 152, PG. 423  
 F.B.C.C.F.



**PLANNING AND ZONING COMMISSION**

*Staff Report: Rezoning*

**Agenda Date:** March 7, 2022

**Agenda Item:**

**Agenda Item Subject:** Rezoning

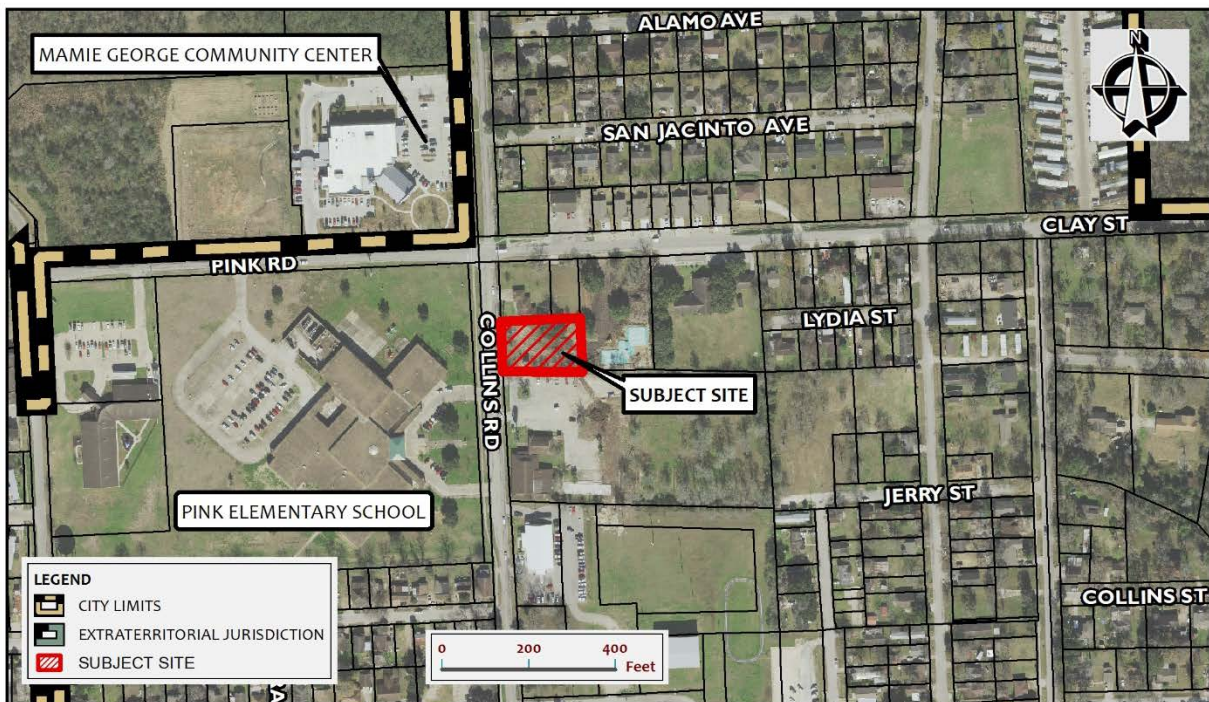
**Project Description:** Proposed rezoning of an approximate 0.499 acre tract of land from Suburban Commercial (SC) to General Residential (GR).

**Zoning Designation:** General Residential (GR)

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

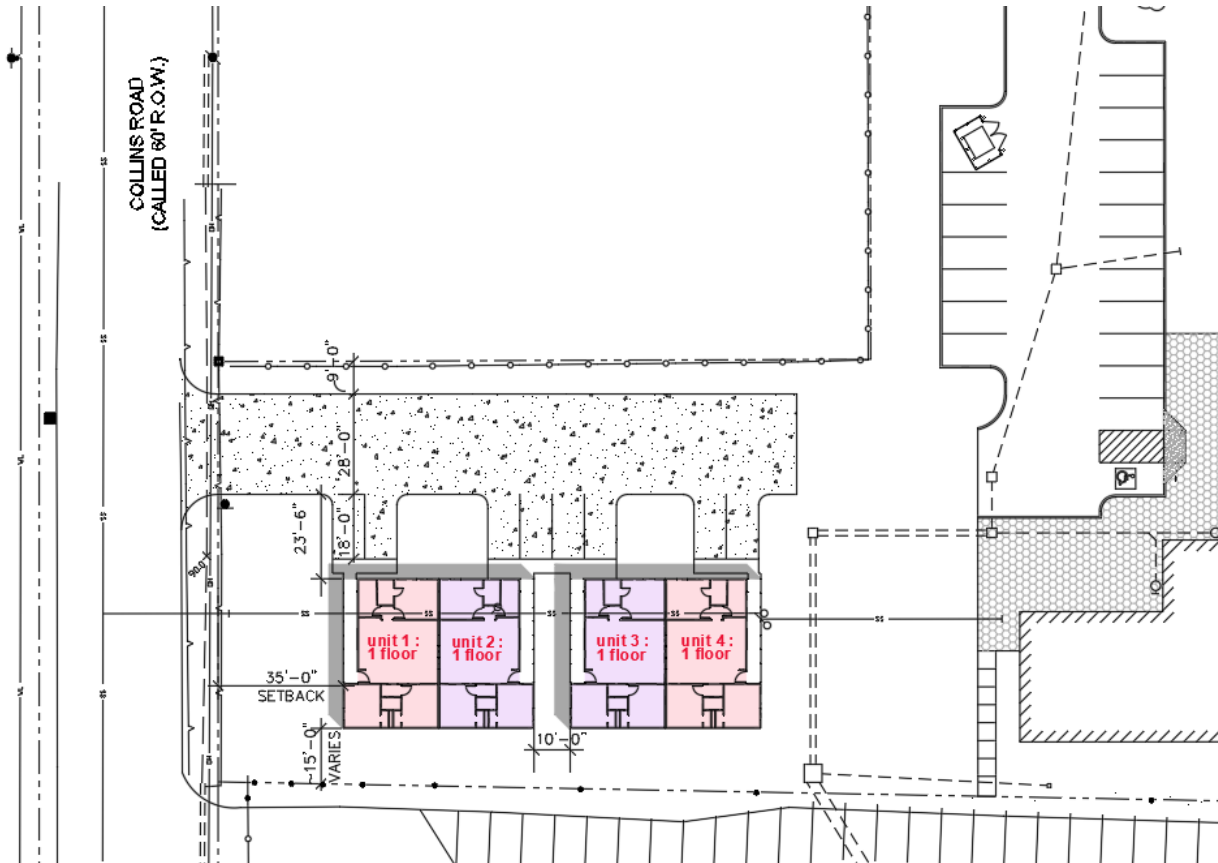
**OVERVIEW AND BACKGROUND**

This is a request to rezone an approximate 0.499 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 near the southeastern corner of Clay Street and Collins Road, directly east of Pink Elementary School. The subject site can be described as a 0.499 acre tract of land in the John T Edwards 1/4 League, Abstract 23, Fort Bend County, Texas.



The applicant is requesting this rezoning to be able to develop the subject site for two duplex building. The applicant is representing Abigail's Place, which is an organization focusing on providing emergency

housing for single moms and their families as they transition toward a permanent housing. Exhibit below shows the layout for the proposed duplex building. The applicant has also submitted a replat application to subdivide the property to create separate lots for the proposed duplexes.



*Future Land Use Plan Exhibit*

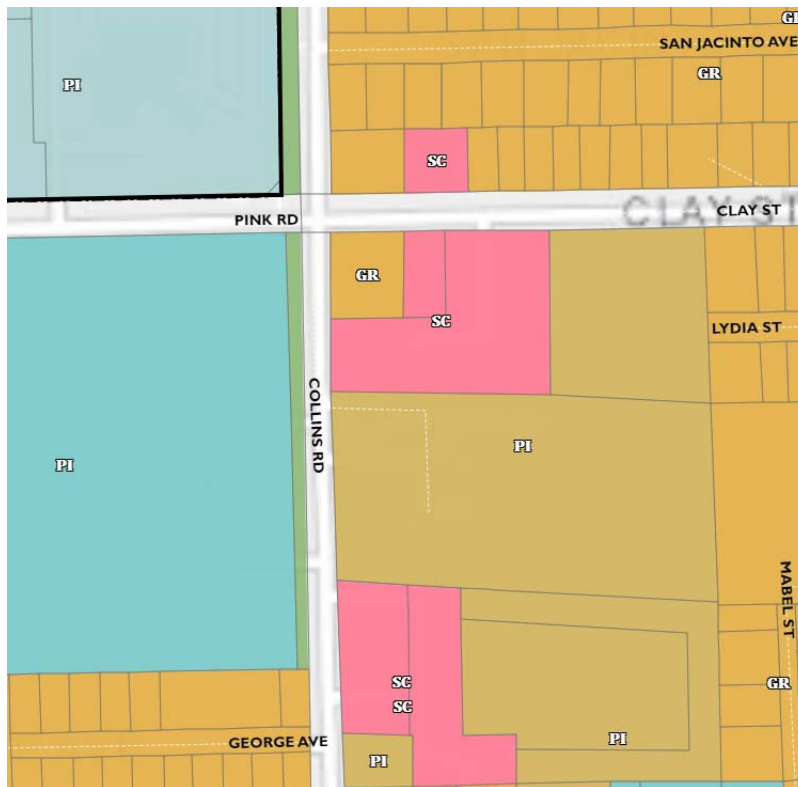
The following table details the surrounding land uses and zoning designation:

<b>Surrounding Property Zoning</b>	<p><b>North:</b> GR, General Residential  <b>South:</b> GR, General Residential  <b>East:</b> SC, Suburban Commercial  <b>West:</b> PI, Public/ Institutional</p>
<b>Surrounding Land Use</b>	<p><b>North:</b> Single-Family Residential  <b>South:</b> Church  <b>East:</b> Attack Poverty Community center  <b>West:</b> Schools (Public)</p>

Public hearing notice requirements for this proposed rezoning were met as of February 17, 2022. Staff has received no letter of support or opposition. (Copy of Public Hearing Notice on Pages 7 of 7).

**FUTURE LAND USE MAP**

The Future Landuse Plan identifies the subject site as SC, Suburban Corridor. Suburban Corridor designation is described as low-impact commercial development within or at the edge of appropriate neighborhood setting, such as key intersections or subdivision entrances. May include residential buildings converted to small-scale office or retail spaces along major corridors (exhibit below). The subject site is part of the Friends of North Richmond Community Center which was developed prior to the adoption of the Unified Development Code (UDC). The current SC designation on the Future Landuse Plan is based on the existing Attack Poverty facility at the time of adoption of the Future Land Use Plan.



*Future Land Use Plan Exhibit*

**ANALYSIS**

The following table provides a list of land uses that are permitted, limited, or conditional in the SC district:

<b>Suburban Commercial (SC)</b>		
<b><i>Permitted Uses</i></b>	<b><i>Limited Uses</i></b>	<b><i>Conditional Uses</i></b>
Single-Family Detached	Industrialized Housing	Child-Care Facility, Group Home
Child-Care Facility, Residential (foster home/agency foster home)	Manufactured Home	Child-Care Facility, Residential (other)
Standard Residential Neighborhood	Duplex	Home Business
Planned Residential	Child-Care, Family Home	Manufactured Home Park or

Neighborhood		Subdivision
Recreation Fitness, Outdo	Home Occupation	Schools, Private
Public Utilities	Place of Public Assembly (event facilities; meeting halls; fraternal organizations; places of worship)	Schools, Public
	Power Generation, Small-scale (Renewable; Noncombustible)	Golf Course/Club
	WTF, Attached	Recreation and Fitness, Indoor
	WTF, Freestanding Stealth	
	Garage Sales	
	Neighborhood Special Event	
	Model Home/On-Site Real Estate Office	
	Portable Storage Units	
	Temporary Construction Dumpster	

The following table provides a list of land uses that are permitted, limited, or conditional in the GR district:

<b>General Residential (GR)</b>		
<i>Permitted Uses</i>	<i>Limited Uses</i>	<i>Conditional Uses</i>
Single-Family Detached	Industrialized Housing	Child-Care Facility, Group Home
Child-Care Facility, Residential (foster home/agency foster home)	Manufactured Home	Child-Care Facility Residential (other)
Standard Residential Neighborhood	Duplex	Home Business
Planned Residential Neighborhood	Triplex	Manufactured Home Park or Subdivision
Recreation and Fitness, Outdoor	Child-Care, Family Home	Schools, Private
Public Utilities	Home Occupation	Schools, Public
	Place of Public Assembly (event facilities; meeting halls; fraternal organizations; places of worship)	Golf Course/Club
	Power Generations, Small-scale (Renewable; Noncombustible)	Recreation and Fitness, Indoor
	WTF, Attached	
	WTF, Freestanding Stealth	



Following key factors were considered in reviewing this proposed rezoning:

- The purpose of the General Residential (GR) district is to provide for the development, and sometimes preservation, of residential neighborhoods with auto-urban character. The subject site is in close proximity to existing residential area and the abutting properties are institutional uses.
- The adjoining parcels along Collins Rd are zoned GR, General Residential and therefore, the proposed rezoning does not create a conflict in terms of zoning designation. Additionally, even though the proposed use is residential, the proposed duplexes will be owned and operated by an institution. The need for this rezoning is to ensure that the proposed use is consistent with the zoning designation.
- The proposed rezoning is not in conformance with the Future Land Use Plan, hence the Future Land Use Plan needs to be amended if the proposed rezoning is approved. The current SC designation on the Future Landuse Plan is based on the existing Attack Poverty facility at the time of adoption of the Future Land Use Plan.

### **RECOMMENDATION**

Based on the above discussion, Staff recommends approval of this proposed rezoning of the subject site 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 an amendment thereto. Staff recommends forwarding a positive recommendation of approval to the City Commission.

### **SITE PICTURES**



Adjoining Attack Poverty facility





View of Subject Site from Collins Rd



View of Subject Site from Attack Poverty Community Center

**NOTICE OF PUBLIC HEARING**

**NOTICE OF PUBLIC HEARING**

**LOCATION/DATE:** The Planning and Zoning Commission of the City of Richmond will hold a public hearing on Monday, March 7, 2022, at the City Commission Meeting Room, 600 Morton Street, Richmond, Texas at 5:00 p.m.

**PURPOSE:** 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 Plan, to provide for an amendment thereto.

**SITE LOCATION:** The subject site is located along east side of Collins Road, near the southeast corner of Clay Street and Collins Rd intersection. The subject site is part of the Friends of North Richmond Community Center.

**SITE LEGAL DESCRIPTION:** An approximate 0.5 acre tract of land being a portion of Reserve A, Block 1, of The Neighborhood Resource Center, a subdivision recorded under Plat no. 2013088969 of the Official Public Records of Fort Bend County, Texas.

**FOR MORE INFORMATION:** Additional information and a map of the subject site are available for review at Richmond City Hall Annex, 600 Morton Street, Richmond, Texas, on Monday through Friday from 8:00 a.m. to 5:00 p.m. You may contact the City of Richmond Planning Department Office by email at [planning@richmondtx.gov](mailto:planning@richmondtx.gov) or by phone at (281) 342-0559.





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

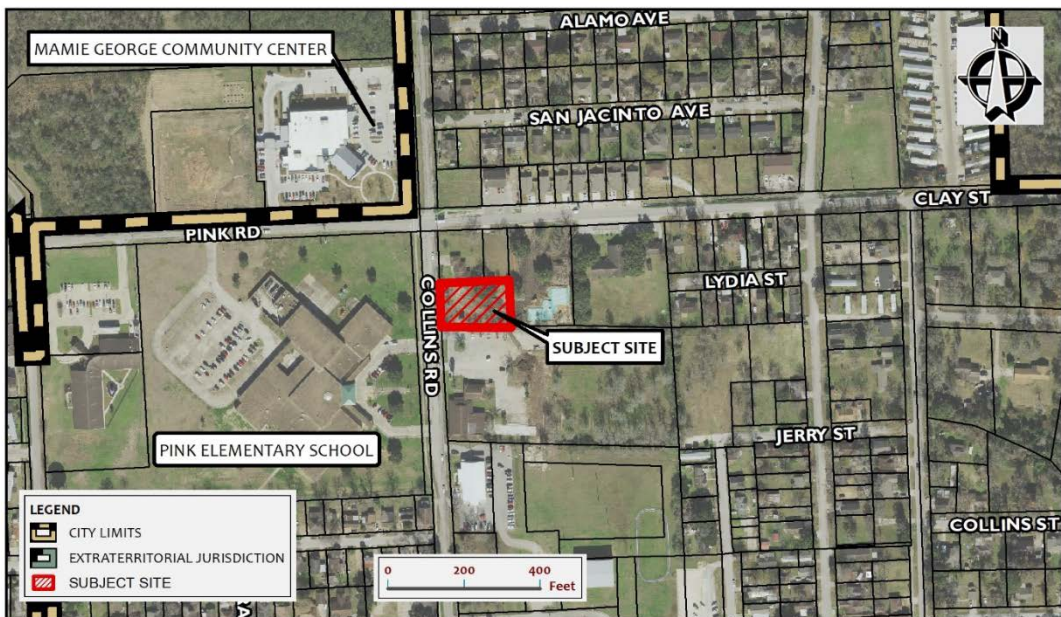
**Agenda Date:** March 7, 2022  
**Agenda Item:** C3.

**Plat Name:** The Neighborhood Center – Replat  
**Applicant:** Aaron Groff | Abigail’s Place  
**Project Description:** A subdivision of 1.50-acre tract of land located in the John T. Edwards ¼ League, A-23, Fort Bend County, Texas.  
**Zoning Designation:** SC, Suburban Commercial

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

**Background/Review Notes**

- *The subject site is located at 1305 Clay Street which is on the southeastern corner of Clay St and Collins Rd. (exhibit below)*
- *The subject site is part of the Friends of Richmond/Attack Poverty.*
- *The proposed replat subdivides an existing lot into four lots for Duplex and one lot for the existing attach poverty facility and a reserve to provide access for the proposed Duplexes.*
- *This replat is associated with the rezoning request included on the Agenda as the proposed is currently zoned SC, Suburban Commercial district and the proposed use being residential.*



- *The plat layout presented would require a plat variance pertaining to Lot size and front setback requirement for the proposed duplexes (Lot 3 and Lot4).*

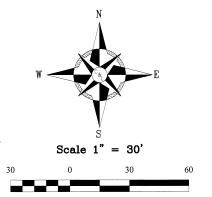
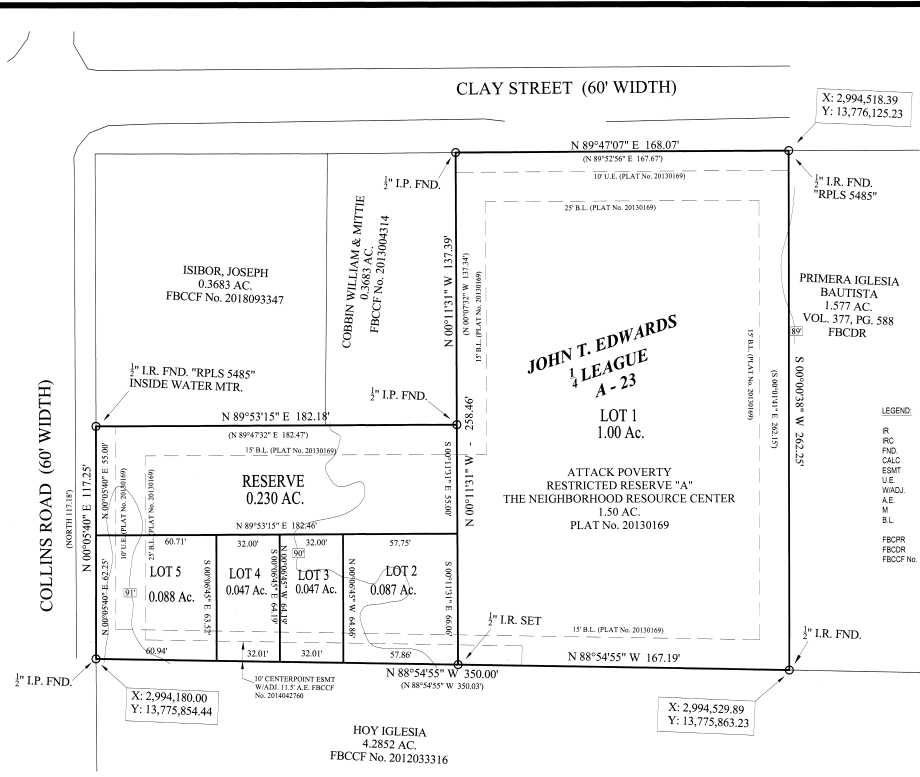
**Staff Recommendation**

**The application is missing certain key information referenced in the comments below. Some of the comments are significant. If the applicant can provide sufficient information and revised drawings and plat prior to the meeting to address all significant comments, staff can recommend Conditional Approval.**

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

1. Provide a minimum of 20' Drainage Easement for the existing storm drainage main lines shown in the civil plans. Storm lines that drain from adjacent properties cannot have the ownership and maintenance responsibility solely on the lot owner, unless the drainage is solely from the same lot. This shall be a private easement with maintenance responsibility on the landowners, similar to an HOA.
  - a. There shall also be a note on the plat that allows for the local jurisdiction to have access to the easement for maintenance, if necessary, with no obligation of the jurisdiction to perform any maintenance.
2. Move the reason for the replat to below the title of the plat.
3. Note #5 references for replat to below the title of the plat.
4. Add all lien holders to the face of the plat.
5. As previously commented, provide information on the restriction of "Restricted Reserve A" on the plat. What is it restricted to? Is it restricted to commercial use, residential use, drainage, utilities, open space, etc.?
6. Add all notes from the original plat and update any notes as necessary (i.e.: the minimum slab elevation shall follow current Fort Bend County Drainage District criteria for MSE, bearing references, flood plain data, and CPL info).
7. Add a note that references the restrictions listed in the CPL.
8. Provide a comment response letter that addresses all comments above. One was not provided with the second submittal.
9. Revise Vicinity map to accurately show the City of Richmond ETJ and City limit lines.
10. Identify the reserve with a letter. (eg. Reserve A)
11. Revise to indicate all setbacks for individual lots proposed for duplexes.
12. No plans have been provided to show the current location of the Sanitary sewer main line. Plans showing that the proposed duplexes are not proposed over the sanitary sewer main line is required.
13. Revise the plat layout to eliminate the need for a variance pertaining to lot size and front setback for the duplex lots. (Table 3.1.102B).





**LEGEND**

IR	IRON ROD
IRN	IRON ROD W/ CAP
PI	FOUND
CA	CALCULATED
ES	EASEMENT
UE	UTILITY EASEMENT
WADJ	WITH ADJACENT
AE	SEMIAL EASEMENT
M	MEASURED
BL	BUILDING LINE
FB	FORT BEND COUNTY PLAT RECORDS
FB	FORT BEND COUNTY DEED RECORDS
FB	FORT BEND COUNTY CLERK'S FILE NUMBER

STATE OF TEXAS §  
 COUNTY OF FORT BEND §

We, Attack Poverty, acting by and through Brandon Baca, Chief Executive Officer, and Pete Rigby, Board Chairman, hereinafter referred to as Owner of that 1.50 acre tract of land called The Neighborhood Resource Center Replat, do hereby make and establish the subdivision and development plat of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional seven and one-half feet (7' - 6") for sixteen feet (16' - 0") perimeter ground easement, from a plane sixteen feet (16' - 0") above ground level upward, located adjacent to both sides (only on one side if a perimeter easement) and adjoining public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted except on perimeter easements where it totals twenty-two and one-half feet (22' - 6") in width.

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

FURTHER, We do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structures under driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters (1-3/4) square feet (18" diameter).

FURTHER, We do hereby covenant and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, excessive vegetation and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, We do hereby acknowledge the receipt of the "Orders for Regulations of Outdoor Lighting in the Unincorporated Areas of Fort Bend County, Texas", and do hereby covenant and agree and shall comply with this order as adopted by the Fort Bend County Commissioners County on May \_\_, 20 \_\_, and any subsequent amendments.

FURTHER, Owner hereby certifies that this amending plat does not attempt to alter, amend, or remove any covenants or restrictions.

WITNESS My hand in the County of Fort Bend, Texas, this \_\_\_ day of \_\_\_\_, 2022.

Brandon Baca, Chief Executive Officer      Pete Rigby, Board Chairman

STATE OF TEXAS §  
 COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Brandon Baca & Pete Rigby known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_ day of \_\_\_\_, 2022.

Notary Public in and for  
 Fort Bend County, Texas

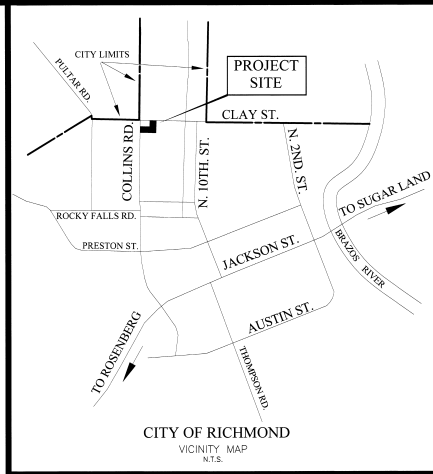
I, Herman M. Clay Jr., a professional Engineer registered in the State of Texas do hereby certify that this plat meets all requirements of the City of Richmond, Fort Bend County to the best of my knowledge.

*Herman M. Clay Jr.*  
 Herman M. Clay Jr.    2-21-2022  
 Texas Registration No. P.E. 27588

I, Herman M. Clay Jr., am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct, was prepared from an actual survey of the property made under my supervision on the ground and that all boundary corners, angles, points of curvature, and other points of reference have been marked with unmarked iron rods and a length of not less than two (2) feet, or as otherwise shown hereon.

*Herman M. Clay Jr.*  
 Herman M. Clay Jr.    2-21-2022  
 Texas Registration No. RPLS 2732

Reason for Replat: to subdivide property for development



STATE OF TEXAS §  
 COUNTY OF FORT BEND §

This Plat of The Neighborhood Resource Center Replat approved on \_\_\_\_\_, 2022 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.

Signed:      Rebecca Haas, Mayor      Laura Scarfato, City Secretary

STATE OF TEXAS §  
 COUNTY OF FORT BEND §

This Plat of The Neighborhood Resource Center Replat approved by the City Manager of the City of Richmond, Texas. This the \_\_\_\_\_, 2022.

Signed:      Terri Vela, City Manager

- SUBDIVISION NOTES:**
- NO VISIBLE EVIDENCE OF PIPELINES OR PIPELINE FACILITIES WAS FOUND WITHIN THE LIMITS OF THE SUBDIVISION.
  - THE PLAT LIES WHOLLY WITHIN THE BOUNDARIES OF LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE CITY OF RICHMOND AND FORT BEND COUNTY, TEXAS.
  - THIS PLAT WAS PREPARED TO MEET CITY OF RICHMOND REQUIREMENTS.
  - THE PROPERTY DEPICTED ON THIS PLAT LIES WITHIN THE JURISDICTION OF FORT BEND COUNTY LIGHTING ORDINANCE ZONE L23.
  - THIS PLAT WAS PREPARED RELYING ON A CITY PLANNING LETTER PROVIDED BY CAPITAL, TITLE OF TEXAS, LLC-PLANNING DATED SEPTEMBER 3, 2021 (PLAT No. 21-602697-5G). THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
  - THIS SUBDIVISION EMPLOYS A DRAINAGE SYSTEM WHICH IS INTENDED TO PROVIDE DRAINAGE FOR THE SUBDIVISION THAT IS SIMILAR TO THAT WHICH EXISTED UNDER PRE-DEVELOPMENT CONDITIONS. THIS DURING LARGE STORM EVENTS, PONDS OF WATER SHOULD BE EXPECTED TO OCCUR IN THE SUBDIVISION TO THE EXTENT IT MAY HAVE PRIOR TO DEVELOPMENT, BUT SHOULD NOT REMAIN FOR AN EXTENDED PERIOD OF TIME.
  - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR FORT BEND COUNTY, FORT BEND COUNTY FLOOD PLAIN MAP No. 48157C028L, DATED APRIL 2, 2014, THIS PROPERTY IS IN UNSHADED ZONE "X".
  - COORDINATES ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83).
  - ALL BEARINGS NOTED HEREON ARE BASED ON THE SOUTH LINE OF THIS TRACT RUNNING NORTH 88° 54' 55" WEST AS SHOWN ON THE RECORDED PLAT FOR THE NEIGHBORHOOD RESOURCE CENTER AS RECORDED PLAT No. 20130169.
  - THE BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE THE RECORDED BEARINGS AND DISTANCES AS SHOWN ON THE PLAT OF THE NEIGHBORHOOD RESOURCE CENTER REFERENCED IN NOTE # ABOVE. THE OTHER BEARINGS AND DISTANCES SHOWN WERE DETERMINED BY FIELD SURVEY AND CALCULATIONS PERFORMED BY CLAY & LEYENDECKER, INC. IN SEPTEMBER & OCTOBER OF 2021.

LAND USE	
LOT 1	EXISTING NON-PROFIT
LOT 2	RESIDENTIAL
LOT 3	RESIDENTIAL
LOT 4	RESIDENTIAL
LOT 5	RESIDENTIAL
RESERVE	ACCESS TO LOTS 2 THROUGH 5

**ENGINEER & SURVEYOR**  
 CLAY & LEYENDECKER, INC.  
 1350 AVENUE D  
 KATY, TEXAS 77493  
 (281) 391-0173

**PROPERTY OWNER**  
 ATTACK POVERTY  
 BRANDON BACA, CEO  
 3727 GREENBRIAR, SUITE 100  
 STAFFORD, TX. 77477  
 (281) 944-5323

**Clay & Leyendecker, Inc.**  
 Consulting Engineers & Surveyors

1350 Ave. D, Katy, Texas 77493 / (281) 391-0173  
 Texas Registered Engineering Firm F-2309 / Texas Land Surveying Firm No. 10044600

Scale :	1"=50'
Job No.:	21-120_Replat
Dwn. By :	BR
Date :	10-05-2021
Sheet Number	1 of 1



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

March 2022

The following table provides an overview of Planning Department activities from February 7, 2022 through March, 2022:

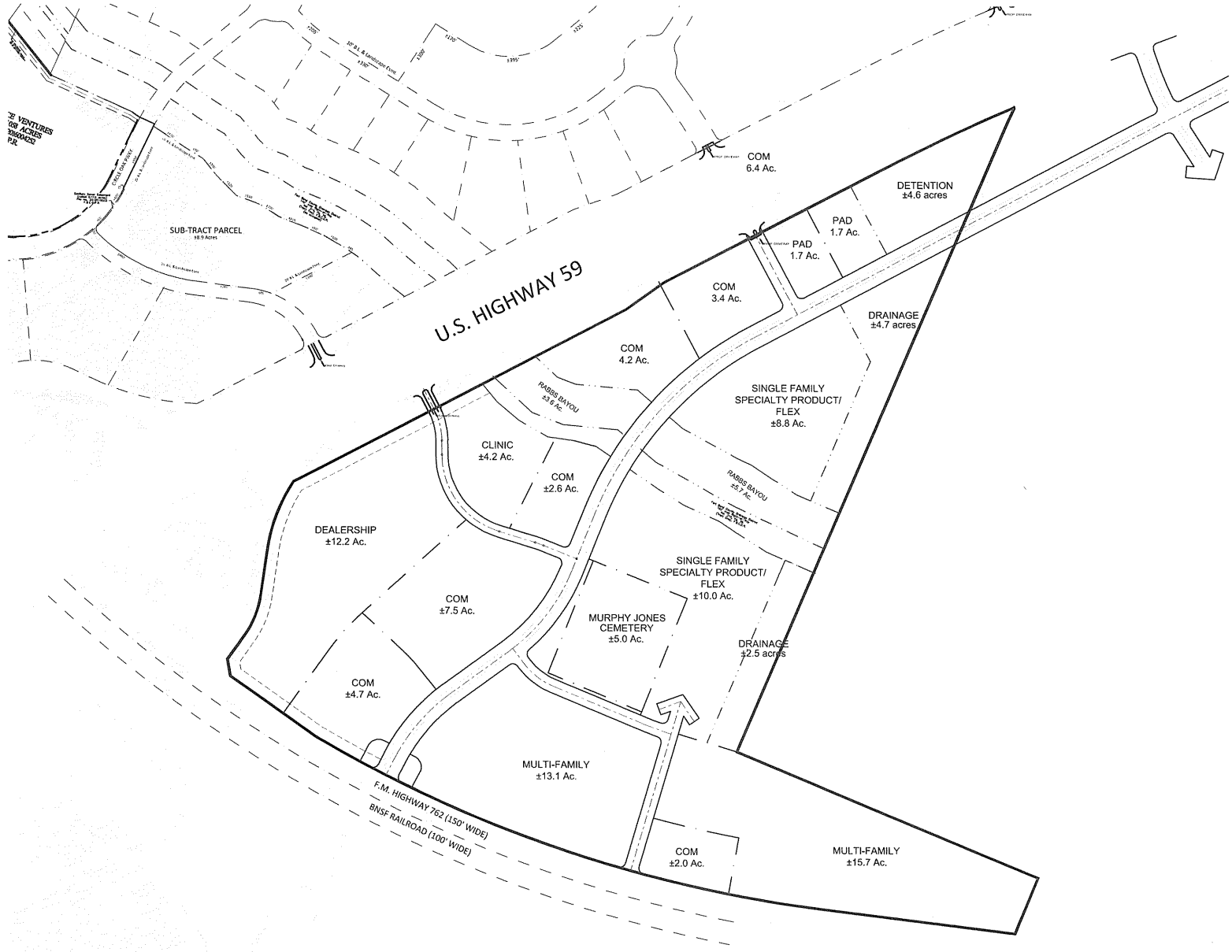
<b>PRE-APPLICATION CONFERENCES</b>		
<b>LOCATION</b>	<b>LAND USE</b>	<b>DESCRIPTION</b>
<ul style="list-style-type: none"> <li>▪ 5115 FM 359 (ETJ)</li> </ul>	Storage Facility Expansion	<ul style="list-style-type: none"> <li>▪ <i>The subject site is located on FM 359, west of Grace Community Bible Church. The concept plan and Development Agreement was approved in 2016. Staff met with the applicant to discuss the expansion of the storage facility by adding a covered storage building and an addition to the existing storage building. The meeting discussions focused on fire, detention, landscaping, and platting.</i></li> </ul>
<ul style="list-style-type: none"> <li>▪ 311 S. 11<sup>th</sup> St (GC/WFBMD)</li> </ul>	Used Car Sales/Car Rental	<ul style="list-style-type: none"> <li>▪ <i>The subject site is located at the eastern intersection of S. 11<sup>th</sup> Street and Jackson Street intersection. The site in question was previously occupied as various businesses, mainly known for being a previous Sonic location. Staff met with the applicant to discuss used car sales/car rental. Staff provided information regarding the need for sufficient customer parking in addition to spots for the for sale vehicles, fire access, and washing the vehicles offsite due to an Ordinance.</i></li> </ul>
<ul style="list-style-type: none"> <li>▪ 902 Richmond Pkwy (OT District)</li> </ul>	Private School/Youth Wellness Center	<ul style="list-style-type: none"> <li>▪ <i>The subject site is located along Richmond Parkway, west of Gonzalez Law Firm. Staff met with the applicant to discuss a proposed private school that would not add additional square footage, instead retrofitting rooms in the home to accommodate additional bathrooms, and offices. Staff provided information regarding additional parking will be needed, platting. Staff also mentioned the traffic concerns of the site's entrance/exit, and that a traffic study is highly likely to be needed. Staff also mentioned that the County has plans to widen Richmond Parkway.</i></li> </ul>
<ul style="list-style-type: none"> <li>▪ 308 Morton St (OT/HD Historic District)</li> </ul>	Bookstore w/ Cocktail Bar	<ul style="list-style-type: none"> <li>▪ <i>The subject site is located on Morton Street, in the Exchange Building. Staff met with the applicant to discuss a proposed bookstore with cocktail bar. Staff provided information regarding fire sprinklers as this could limit capacity, requiring a kitchen for serving alcohol, and no improvements on the exterior or interior are to be made.</i></li> </ul>

SITE DEVELOPMENT PLAN REVIEWS		
LOCATION	LAND USE	DESCRIPTION
<ul style="list-style-type: none"> <li>5131 Williams Way Blvd (ETJ)</li> </ul>	Territory at Williams Way (Apartment)	<ul style="list-style-type: none"> <li>The subject site is located along Williams Way and is located directly west of City of Richmond’s Wastewater Treatment Plant. Staff reviewed the 4<sup>th</sup> submittal of a proposed multifamily development.</li> </ul>
<ul style="list-style-type: none"> <li>21555 Southwest Freeway (ETJ)</li> </ul>	Tesla Showroom & Services	<ul style="list-style-type: none"> <li>The subject site is located within the Harvest Green development. Staff reviewed and approved their application for park related improvements.</li> </ul>
<ul style="list-style-type: none"> <li>1630 Pitts Road (ETJ)</li> </ul>	Austin Elementary School	<ul style="list-style-type: none"> <li>The subject site is located along Pitts Road and is Stephen F. Austin Elementary School. Staff reviewed the 2<sup>nd</sup> submittal of a proposed vestibule addition and an art classroom.</li> </ul>
<ul style="list-style-type: none"> <li>1500 Pultar Rd #300 (ETJ/WFBMD)</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 1<sup>st</sup> submittal for a proposed Welcome Center Plaza.</li> </ul>

*Note: Please see attached plans for (a) Veranda Entrance at FM 762 and (b) Access Currently discussed for the George Foundation Development.*

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





# Land Use Analysis

CONSTRAINTS	±33.2 Ac.
Roadways	±12.1 Ac.
Drainage Easements	±11.8 Ac.
Rabbs Bayou	±9.3 Ac.
COMMERCIAL	±49.1 Ac.
Commercial	±27.7 Ac.
Clinic	±4.2 Ac.
Dealership	±12.2 Ac.
Cemetery	±5.0 Ac.
RESIDENTIAL	±52.0 Ac.
Multi Family Residential	±28.8 Ac.
Specialty Product/ Flex	±18.8 Ac.
Open Space	±4.4 Ac.
TOTAL	±134.3 Ac.

a concept plan for  
**GEORGE RANCH**  
 CIRCLE OAK NORTH  
 BERRY TRACT  
 prepared for  
**THE GEORGE FOUNDATION**

PLANNER:



Planning & Landscape Architecture

Land & Master Planning  
 Land Use/Feasibility  
 Studies  
 Sustainable Design  
 Urban Design  
 Landscape Architecture

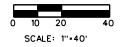
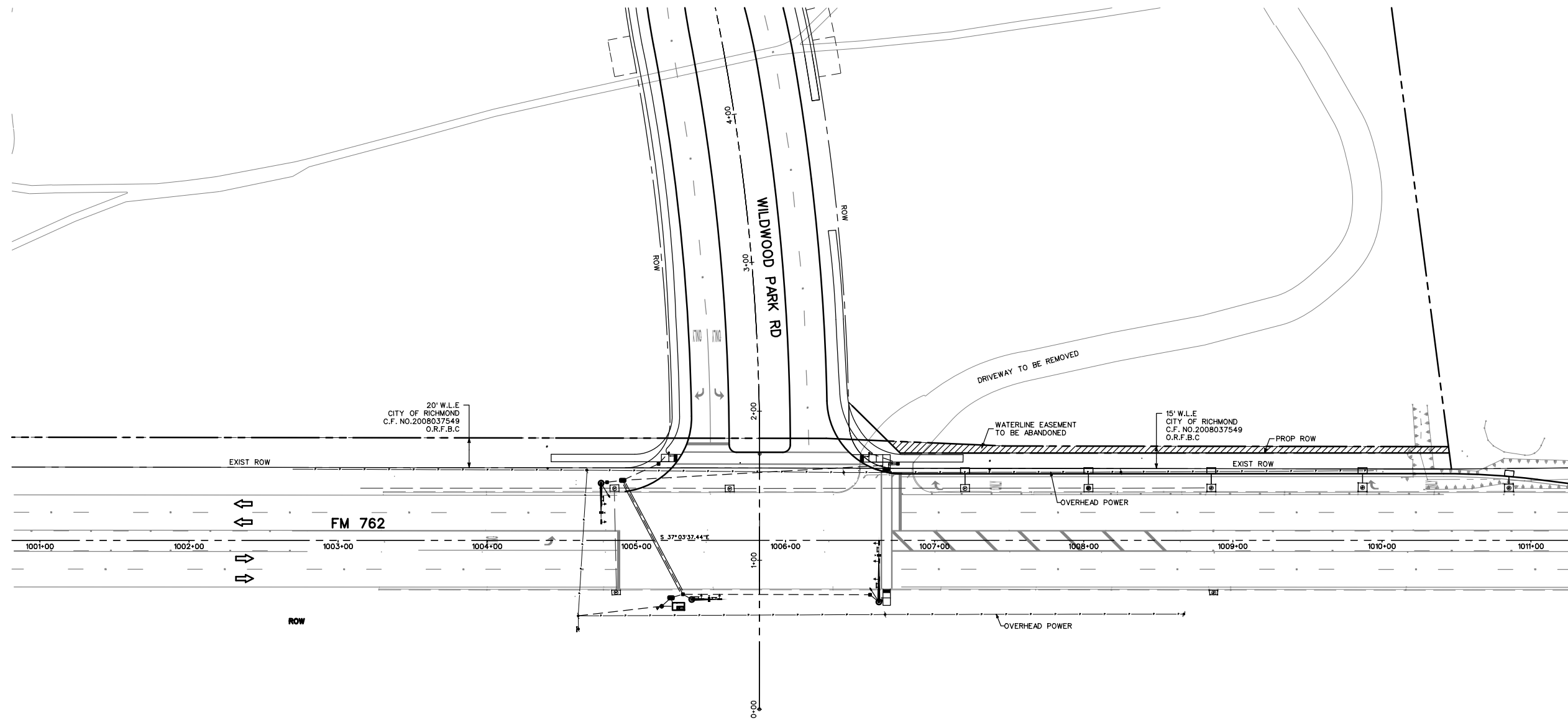
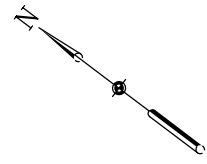
NORTH



LJAF 2150-15001 10.14.2021

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TSPS FIRM REG. No. 280  
TSPS FIRM REG. No. 100486

**FM 762 AT  
WILDWOOD PARK ROAD  
ROW LAYOUT**

JOB NO.: 2016100-762-00    DATE: 2/9/2022    EXHIBIT NO.: 1