



RICHMOND

EST. **TEXAS** 1837

Where History Meets Opportunity

Planning & Zoning Commission Meeting

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

Monday, May 2, 2022 at 5:00 P.M.

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

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

Join Zoom Meeting

<https://us06web.zoom.us/j/89130980506?pwd=THhMYkdoWEEdQQTNnRlpiQnlpQ1Bvdz09>

Meeting ID: 891 3098 0506

Passcode: 763053

One tap mobile

+13462487799,,89130980506#,,,,*763053# US (Houston)

+12532158782,,89130980506#,,,,*763053# US (Tacoma)

Dial by your location

+1 346 248 7799 US (Houston)

+1 253 215 8782 US (Tacoma)

+1 669 900 6833 US (San Jose)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Meeting ID: 891 3098 0506

Passcode: 763053

Find your local number: <https://us06web.zoom.us/j/89130980506?pwd=THhMYkdoWEEdQQTNnRlpiQnlpQ1Bvdz09>

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

AGENDA

- A1. Call to Order, Determine Quorum, Declare Meeting Open.
- A2. Recite the Pledge of Allegiance to the U. S. Flag and the Texas Flag.
- A3. Public comments. (Public comment is limited to a maximum of 3 minutes per item. Time may not be given to another speaker. No Deliberations with the Commission).

CONSENT AGENDA

- B1. Review and approve minutes from the April 4, 2022, regular meeting (a copy is enclosed).
- B2. Next Planning and Zoning Commission meeting is Monday, June 6, 2022, at 5:00 p.m.

REGULAR AGENDA

- C1. Discuss proposed rezoning and development of an approximate 4.5313-acre single-family residential rental community. The subject site is located along the North side of Richmond Parkway at the northeastern corner of Richmond Parkway and Golfview Drive intersection, abutting Liberty Center on the west side and Ayala Ct residential community on the east side. No action is needed.
- C2. Review and recommendation of a final report to the City Commission for a parking study required by *Section 4.2.103.B. Special study* of the Unified Development Code for proposed school at 902 Richmond Parkway.
- C3. Staff presentation: Overview of the Development Agreement approved for Agrihood/ Indigo Master Planned Community.
- C4. Development related staff update.
- C5. Excuse from attendance at regular Planning and Zoning Commission Meeting.
- C6. Consider agenda item requests by Commissioners for June 6, 2022, regular meeting.
- C7. 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, April 4, 2022, at 5:00 P.M.

The Planning and Zoning Commission for the City of Richmond, Texas met in a regular meeting on Monday, April 4, 2022 at 5:07 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; Christine Cappel, Public Works Administrative Manager; Terri Vela, City Manager; Gary Smith, City Attorney; Duane Whitehead, City Engineer; Rebecca Haas, Mayor; Barry Beard, Commissioner Position 2; Scott Fajkus, Building Official; and Jerry Jones, Economic Development Director.

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.

Mr. Abraham made a brief announcement provided some clarification regarding item C4, Proposed Preliminary Plat for Williams Ranch Business Park. He explained that there seems to be a perception that a decision on the proposed project was to be made by the Planning and Zoning Commission at this meeting, which he explained is not accurate. He explained that the Planning and Zoning Commission forwards a recommendation to the City Commission, and that the City Commission votes to make decision at the April 18, 2022 regular meeting.

Commissioner Kubelka introduced agenda A3, public comments, and asked if there were any public comments.

Mr. Mark Burke, residing at 3103 Lacewing Way, spoke regarding Agenda item C4. He prefaced his comments by citing his experience as a Texas Registered Professional Land Surveyor and a resident of Dell Webb. He expressed his concerns about the proposed Williams Ranch Business Park. He explained that the proposed site is inconsistent with the City's development goals and inconsistent with the adjoining residential uses. He said that a freight distribution center is not within the definition of general commercial

and that the proposed use contradicts City of Richmond's stated vision of premium development. He cited that the frequent trucks would create excessive noise, light and air pollution, and result in decreased property values for the surrounding properties and health issues for the residents. He explains as a Texas Land Surveyor he has seen good development in the right location and bad development in the wrong locations and explained that the proposed land use is an example of the wrong development for this specific area. He concluded that this proposed land use is not within the vision of the City of Richmond and is not consistent with the Commission's published future land use plan and stated that it should not be permitted.

George Hood, residing at 3131 Dandelion Drive, expressed his opposition to the proposed business park. He emphasized the negative impact on all residents' life, health, and property values resulting from the proposed development. He emphasized that both Commissions should consider rejecting the proposed business park. He indicated that the residents would feel like victims if the proposed development is approved. He requested that each of the Commissioners to reflect on what they would do if proposed development was located 50 feet from their own backyard.

Clifford Kelly, residing at 914 Hillcrest Drive, Del Webb Homeowner's Association Board Member, explained while not immediately affected by the development, the proposed development will negatively impact the community. He expressed traffic related concerns and explained that he couldn't imagine backing up to this proposed business park. He stated that they have seen increased traffic on FM 762 due to the general growth of Richmond. He indicated that the property owner should find a suitable alternative for this business and let this business go somewhere else. He explained that the residents are all for growth in Richmond and the community, but he doesn't believe that this is the type of growth that neighbors would like to see.

Ali Khan, 22531 Strathmore Drive, stated that he lives in Williams Ranch neighborhood at the corner of Andado Lane and Strathmore Drive. He expressed that he is most affected by this development due to proximity. He explained that his property will be touching the proposed development and indicated that he had just learned the development. He indicated that most of his neighbors are young professionals who are unable to attend the meeting due to their working hours. He cited that he used to own 18-wheelers and explained that idling of 18-wheelers result in reverberations and emissions. He expressed that he is really upset due to the health issues that the proposed business park would cause. He added that there are alternate locations where the proposed development will be a better fit and he concluded by emphasizing his opposition to the proposed Williams Ranch Business Park.

Norman Notle, residing at 3002 Lacewing Way, explained that his concerns were already mentioned and covered.

Mark Wilson, residing at 1718 Saxon Bend Trail, prefaced his comments by citing his experience as a builder and developer. He explained that the proposed development is an industrial complex irrespective of the appearance. He noted that traffic related impact is his major concern. He explained that he has owned 18-wheelers in the past and discussed issues such as ability of the feeder roads to handle the traffic, noise, and pollution. He gave examples suggesting how the 10-wheelers would park within other areas such as HED and Brazos Town Centers causing additional problems. He indicated that he understands that the agenda item is only a variance for the road, but he is vehemently opposed to the approval of the variance or development of the Williams Ranch Business Park until traffic studies are provided and given to the public for review.

Hearing no further public comments, the agenda item was closed.

Commissioner Kubelka introduced agenda item B1., Review and approve minutes from the March 7, 2022, meeting. Commissioner Frederick moved to approve the minutes. The motion was seconded by Commissioner Myska. 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, May 2, 2022 at 5:00 p.m.

C4a was moved and spoke about first due to the large audience interested in the agenda item.

Commissioner Kubelka introduced agenda item C4a., 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. Mr. Abraham identified the subject site and clarified that this was an application for a proposed Preliminary Plat with an associated 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.” Mr. Abraham asked Commissioner Kubelka if individuals attending via Zoom are allowed to make a comment, to which, she indicated that the Public Comment section is closed.

Mr. Abraham continued and specified that the reason for the variance is to waive the requirement to extend Andado Lane which is a street within Williams Ranch Residential Subdivision. He indicated that the subject site is proposed to be developed as an industrial distribution center and multi-family development. He explained that the subject site is located within Richmond ETJ, where the City does not regulate landuse but clarified that certain site development standards of the UDC would apply. He also mentioned that the subject site is identified as General Commercial on the adopted Future Land Use Plan but clarified that the Future Land Use Plan is not a Zoning Map and only serves as a guide for future growth and development. He added that the applicant has provided a conceptual site plan but conformance to development standards especially buffering between the subject site and existing residential development cannot be determined without a detailed site plan and landscape plans. He explained that he had received about 66 emails from residents expressing their concerns about this development. He continued by emphasizing that the state statute does not allow Cities to regulate or restrict landuse in the ETJ but also indicated that impact on traffic, drainage, and other site improvements will be reviewed prior to approval of a final plat. He added that a variance is also required from Fort Bend County for the approval of the plat as presented. He explained that if the variance is approved this development and plat can continue to the next stage, which is the Final Plat application. If the variance is not approved, the plat must be redone to meet the requirement, at which time the plat will be reviewed and presented to Commission. Mr. Abraham concluded with the recommendation that if the variance is approved, the proposed plat be approved with a condition that comments listed in the staff report are addressed.

The applicant, Christen Vestal, spoke and explained that the property is in the ETJ and not in the City limits and that zoning does not apply to this property. She explained that the City can only review the plat for subdivision related requirements. She also explained that the West Fort Bend Management District standards also apply to the proposed development. She explained that the proposed development is a Class A business park with offices and some warehouses and clarified that it is not an industrial park. She also commented that the existing residential neighborhoods have sufficient street connectivity.

Following general discussion about the plat application and the variance request, the Planning and Zoning Commission decided to adjourn to executive session for legal consultation at 6:02 p.m. as authorized by Texas Open Meetings Act. No action was taken at the executive session and was closed at 6:21 p.m.

Upon reconvening and resuming the regular meeting, Commissioner Kubelka introduced agenda item C4a., 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. Commissioner Myska moved to forward a recommendation to deny the requested variance to Section 4.5.102. B of the UDC and the proposed Williams Ranch Business Park Preliminary Plat to the City Commission. The motion was seconded by Commissioner Martinez. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item 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. Mr. Abraham explained that the general plan for Kingdom Heights was approved in 2016 and later updated in 2019. He explained the slight variation in the lot layout for the proposed section compared to the approved Concept Plan. He explained that in comparison to the Concept Plan, total number of lots have reduced from 169 to 159. Commissioner Myska moved to forward Staff's recommendation of conditional approval to the City Commission. The motion was seconded by Commissioner Martinez. 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 – 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. Mr. Abraham explained that the proposed plat is for a section within the master planned development formerly called Agrihood. He explained that the development is conceived as a high density, walkable community with housing choices of various sizes. He further added that a Development Agreement including variances to standards of the UDC was approved for the proposed development. Upon explaining the comments listed in the staff report, Mr. Abraham concluded by recommending conditional approval. Staff and Commissioners discussed the proposed plat with respect to the lot sizes, on-street parking, and tire tread analysis for the fire trucks. Commissioners expressed their general concerns regarding the overall density and smaller lot sizes. However, the Commissioners also noted that providing housing choices helps communities and that high density development should be designed appropriately to be successful. Mr. Abraham indicated that he could give a presentation on the provisions of the Development Agreement at the next regular meeting. Commissioner Myska moved to forward Staff's recommendation of conditional approval to the City Commission. The motion was seconded by Commissioner Frederick. Commissioner Randolph voted 'Nay,' Commissioner Martinez voted 'Aye'; Commissioner Frederick voted 'Aye'; Commissioner Myska voted 'Aye;' and Commissioner Kubelka voted 'Aye' and the motion passed.

Commissioner Kubelka introduced agenda item 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. Mr. Abraham explained that the concept plan was recently approved. He further explained that the proposed preliminary plat deviates from the approved concept plan with modifications to the street lot layout resulting in an additional lot. The Commission and staff generally discussed concerns and provisions pertaining to access to the proposed development. Commissioner Randolph

moved to forward Staff's recommendation of a conditional approval to the City Commission. The motion was seconded by Commissioner Frederick. Commissioner Myska voted 'Nay;' Commissioner Martinez voted 'Nay'; Commissioner Frederick voted 'Aye'; Commissioner Randolph voted 'Aye;' and Commissioner Kubelka voted 'Aye' and the motion passed.

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:

- 311 S. 11th Street (GC/WFBMD) – Medical Office/Clinic,
- FM 359 & Del Agua Drive (ETJ/WFBMD) – K8 Charter School
- Hwy 90A (GC/WFBMD) – Office/Warehouse
- FM 762 & cemetery Rd (ETJ/WFBMD) – Multi-family Development

Projects under reviews discussed included the following proposed projects:

- 4300 FM 723 (ETJ – Briscoe Junior High School
- 4400 FM 723 (ETJ) – Foster High School
- 4720 FM 359 (ETJ) – Foster Creek Vet Clinic (Parking and Detention Pond)
- 5115 FM 359 (ETJ) – Move-It Richmond
- 21555 SW Fwy (ETJ/WFBMD) – Tesla
- 1500 Pultar Rd #300 (ETJ) – Fort Bend Women's Center
- 1515 Preston – Blaschke's #2

Commissioner Kubelka introduced agenda item C3., 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 May 2, 2022, regular meeting. Commissioners requested an overview of the Development Agreement provisions pertaining to Agrihood master planned community. Commissioner Myska requested that traffic study for the Knile Center be discussed when available. There were no other items suggested.

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 7:27 p.m.

Approved:

Katherine M. Graeber-Kubelka (Chair)

PLANNING AND ZONING COMMISSION
Staff Report: Rezoning and Proposed Development Discussion

Agenda Date: May 2, 2022

Agenda Item: C1.

Agenda Item Subject: Applicant presentation and discussion.

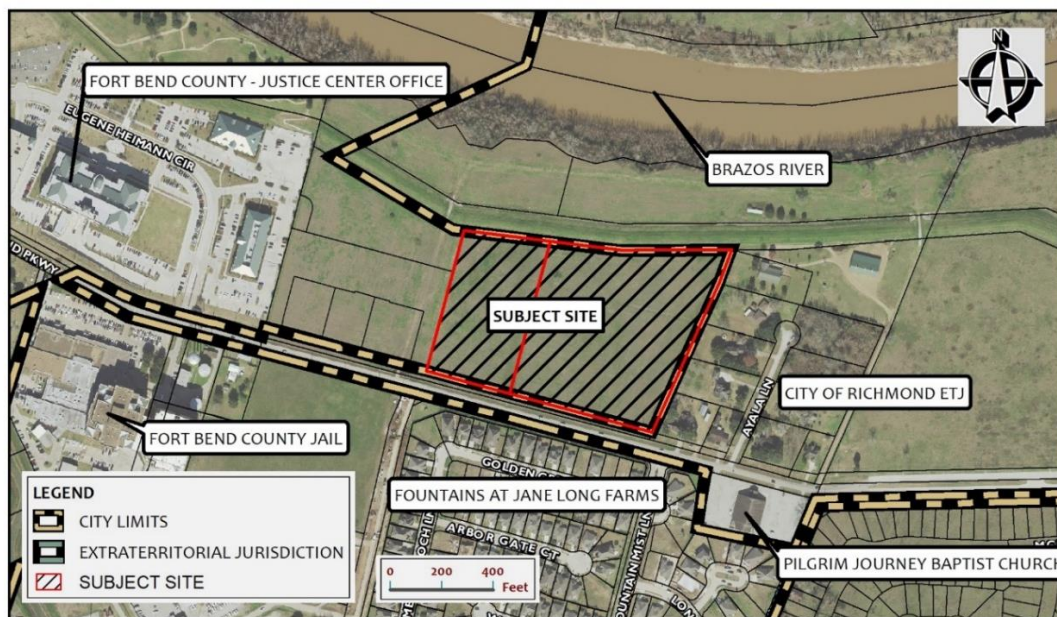
Project Description: Proposed rezoning of an approximate 14.3294-acre site from GC, General Commercial to GR, General Residential for single family rental community. **(NO ACTION NEEDED)**

Zoning Designation: GC, General Residential

Project Planner: Jose Abraham, Planning Director

OVERVIEW AND BACKGROUND

- This is an agenda request to discuss a rezoning application and associated development that will be presented for action at the June 2022 regular meeting. The applicant submitted the request on time to be considered at the May regular meeting, however, notice of public hearing was not sent out on time. Therefore, action on the application will be taken at the June 2022 regular meetings.
- The subject site is located along the North side of Richmond Parkway at 2055 Richmond Parkway, at the northeastern corner of Richmond Parkway and Golfview Drive intersection; with Jane Long Farms residential neighborhood to the south; residential lots on Ayala Court to the East; and Liberty Center to the West.





- The subject site is an approximate 4.5313-acre in the Jane H. Long League, Abstract No. 55, Fort Bend County, Texas; described in instrument number 2018068141 of Fort Bend County Deed Records and an approximate 9.7981-acre tract of land in the Jane H. Long League, Abstract No. 55, Fort Bend County, Texas; being a portion of land out of a 48.680 acre tract of land conveyed to Nathan C. Young and wife, Theresa Gay Young as recorded under Fort Bend County Clerk’s File No. 9642016.
- The applicant would like to provide some details regarding the proposed development for the site which is single-family rental community to have an opportunity to answer any questions and provide some details regarding this new real-estate asset class.
- The subject site was rezoned from GR, General Residential to GC, General Commercial in 2019 at the request of the property owner. Staff recommended approval of the zoning change. The Planning and Zoning Commission recommended to deny the requested Zoning change. City commission approved the requested zoning change based on which the Future Land Use Plan was amended to reflect the change. Therefore, currently the Future Land Use Plan designates the subject site as GC, General Commercial.
- The applicant has not provided any proposed plans but has provided a description of the proposed project and reference images of similar projects (attached).

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

DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development is a Class-A, gated, Single Family Residential (SFR) community of approximately 150 +/- homes. The houses will be detached, will be one or two stories and consist of several floorplans. Houses will have one, two or three bedrooms with attached as well as detached garage options. Every home will have a dedicated backyard with a privacy fence.

Exterior appearance of homes will feature pitched, shingled roofs and exterior finish may include a combination of brick, stone, stucco and siding/composite wood materials.

All homes will feature high-end interior finishes appropriate for a Class-A residential community. They will also incorporate a comprehensive technology package which may include home security, entry camera, monitoring, motion detectors, automated exterior and/or interior lighting, locks etc.

The community will also have several shared amenities such as, pool, clubhouse, barbeque grills, play area, dog park etc.

ILLUSTRATIVE PHOTOS OF COMPARABLE DEVELOPMENTS

(Reference: Zoning Application)

April 4, 2022

Excelsior Partners LLC



Avilla Heritage in Grand Prairie, TX. Homes (Above) and Community amenities. (Below)





Avilla: Private Fenced Backyards (Above) and interior (Below)





Avilla Community



Excelsior Partners LLC



Birdsong at Alamo Ranch, San Antonio, TX (Above and Below)





Birdsong Bedroom and Living Room





Birdsong, San Antonio, TX. – Common Amenities (Above) and Kitchen (Below)





Birdsong, San Antonio, TX - single family homes with private, attached garages and community clubhouse





Christopher Todd Communities, Phoenix, Arizona





Christopher Todd Communities, Phoenix, AZ – Pool (Above) and Private backyards (Below)





Leo at the West Fork, Conroe, TX





Leo at West Fork, Conroe, TX

PLANNING AND ZONING COMMISSION
Staff Report: Site Development Plan

Agenda Date: May 02, 2022

Agenda Item: C2.

Agenda Item Subject: Site Development Plan Application

Project Description: Request to approve Parking study for a proposed school at 902 Richmond Parkway based on a special study as required by Table 4.2.101B of the Unified Development Code (UDC).

Zoning Designation: OT, Olde Town

Project Planner: Jose Abraham, Planning Director

OVERVIEW AND BACKGROUND

This is a request to approve the parking requirements for a proposed school at 902 Richmond Parkway. The subject site is located along the west side of Richmond Parkway to the north of Richmond Parkway and Fannin St intersection. The subject site includes an existing residential building and accessory buildings (*Vicinity Map Below*).



Minimum parking requirement for certain uses such as schools and outdoor amusement must be approved by the City Commission based on recommendation from the Planning and Zoning Commission as per Section 4.2.101 of the UDC. The parameters of the parking study is provided in Section 4.2.103.B (below):

Special Studies. Some of the uses that are listed in the tables set out in Section [4.2.101, Required Parking Spaces](#), have nonlinear or widely varying parking demand characteristics. Accordingly, their parking requirements are listed in the table as "Special Study." Required parking for these uses shall be established by special study according to the standards of this Section. A special study shall also be required for any land use not listed in Section [4.2.101, Required Parking Spaces](#).

1. *Requirements.*

- a) The special study shall be conducted by a qualified transportation planner or traffic engineer at the applicant's expense.
- b) The special study shall provide:
 1. A peak parking analysis of at least five comparable uses.
 2. Documentation regarding the comparability of the referenced uses, including name, function, location, floor area, parking availability, access to transportation network (including vehicular or other if applicable), use restrictions, and other factors that could affect the parking demand.
2. *Approval of Special Study.* The City Commission upon recommendation of the Planning and Zoning Commission may rely upon the special study to determine the minimum parking requirements.

STAFF INPUT

- Proposed Knile center is 75 student private school for 1st to 12th Grade students with 12 to 14 staff members. The 75-student enrollment number is for total enrollment, with some students being on-site full time, some being hybrid (at home some days and in-person for other days) and some being home-schooled only with support from school-based staff. Information from the Head of School, Ms. Betsy de Vega, indicates that on a normal school day only 40-50 students of the 75 enrolled will be "on-campus" and pick-up times are flexible for students (not like typical public schools with set dismissal times).
- Aspects of Knile Center such as flexibility in attendance, smaller enrollment, and staggered pick-up and drop-off, make is slightly different from a regular school. However, note that enrollment data reflecting number of students per grade is not presented.
- The provided study (attached) does not include a peak parking analysis for five comparable use as required by Section 4.2.103.B. The study uses parking demand based on Institute of Transportation Engineers (ITE) Manual for Elementary and K-12 School. However, please note that the ITE manual for elementary schools use data from 5 different schools.

- The parking study uses average and 85th percentile peak demand data for Elementary schools as well as Private K-12 schools. The Elementary school data is based on one study site. Private K-12 data is based on school with significantly large enrollment, which would represent larger student population that drive to school.
- The study does not provide a peak parking demand for the existing Knile Center location.
- Please note the following information from the study (for 75 student):
 - ITE Average Peak Demand for Elementary: **0.17 Vehicles per student / 13 parking spaces**
 - ITE 85th Percentile Peak Demand for Elementary: **0.21 Vehicles per student / 16 parking spaces**
 - ITE Average Peak Demand for K-12 (Private): **0.39 Vehicles per student / 30 parking spaces**
 - Proposed parking ratio: **0.30 Vehicles per student / 23 parking spaces**
- Please note that this study is solely for establishing a parking requirement for the site. It does not include space for queueing for parent drop-off or pick-up operations. The details pertaining to queueing will be made part of a separate Traffic Impact Analysis which will be provided as a separately.
- City Engineer has reviewed the study and offered no objection since the data is nationally used in determining parking demand and the understanding that the proposed school is not specifically focused on 11th and 12th grade.

STAFF RECOMMENDATION

Based on the submitted parking study, staff recommends approval of the following parking requirements for the proposed school located at 902 Richmond Parkway:

- 0.30 Vehicles per student / 23 parking spaces

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

March 28, 2022

Mr. Jose Abraham
Planning Director
City of Richmond
600 Morton Street
Richmond, Texas 77469

through

Ms. Betsy De Vega
Head of School & Founder
KnILE Center, LLC
902 Richmond Pkwy
Richmond, Texas 77469

**RE: Parking Demand Analysis: Proposed Private School Development
The KnILE Center Private School; 902 Richmond Parkway, Richmond Texas**

Dear Mr. Abraham:

This letter report presents the analysis and findings of a Parking Demand Analysis performed by Voigt Associates, Inc. for the proposed KnILE Center Private School located at 902 Richmond Parkway. The 75-student school will be located in a repurposed single-family home structure on 2.99 acres of land in Richmond. Exhibit A1 (attached in Appendix A) shows the project location. The proposed site plan is shown as Exhibit A2 (attached). Exhibit A3 shows the site layout on an aerial background, with proposed access points noted.

The approach taken in this report is to use industry-standard references used across the United States (by numerous agencies) that are used to generate estimates parking demand, including peak hour parking demand at developments with similar characteristics as of the subject development. This approach uses the Institute of Transportation Engineers *Parking Generation Manual, 4th Edition*, and considers ITE Land Uses #536 (Private School (K-12)) and #520 (Elementary School) to determine peak parking demand.

The *Parking Generation* manual was used to determine the parking demand estimates documented in this study. As requested by staff, a separate traffic impact analysis of the school development is underway and will be documented in a separate report.

Parking Demand

A review of available parking generation information using the Institute of Transportation Engineers (ITE) *Parking Generation Manual (4th Edition)* was conducted to determine the adequacy of the proposed number of parking spaces for the site. The Parking

Voigt Associates, Inc.

Professional Traffic Engineers
Texas Registered Firm F-5333

Mr. Jose Abraham
March 28, 2022
Page 2

Generation Manual provides average and 85th percentile peak parking demand, in our case, per student enrollment at the school.

Two calculations of parking demand were made for this analysis:

- Average (50th percentile) weekday peak demand
- 85th Percentile weekday peak demand

Using Land Use #520 – Elementary School, with 75 students, the estimated parking demand is:

- Average peak demand: 0.17 vehicles per student, or 13 vehicles
- 85th Percentile peak demand: 0.21 vehicles per student, or 16 vehicles
- Range (peak demand of five study sites): 0.11-0.24 vehicles per student, or 8 to 18 vehicles.

Information for ITE Land Use #536 – Private School (K-12) is also available in the *Parking Generation* manual. However, the *Parking Generation* data is limited to one suburban school site with 375 students – much larger than the proposed KnILE school (which will have only 75 students). A K-12 private school with 375 students would also likely have a larger proportion of high school aged students who may drive and park instead of being dropped off and picked up, resulting in higher overall parking estimates due to student parking. Using the *Parking Generation* rates, but with 75 students, the estimated parking demand for Land Use #536 (K-12 private school) is:

- Average: 0.39 vehicles per student, or 30 vehicles.
- 85th Percentile: not available due to limited data (one study site)
- Range: not available due to limited data (one study site).

The KnILE school will serve grades 1 through 12, but with such a limited enrollment we would expect very few students to drive. In addition, the 75-student enrollment number is for *total* enrollment, with some students being on-site full time, some being hybrid (at home some days and in-person for other days) and some being home-schooled only with support from school-based staff. Information from the Head of School, Ms. Betsy de Vega, indicates that on a normal school day only 40-50 students of the 75 enrolled will be “on-campus” and pick-up times are flexible for students (not like typical public schools with set dismissal times).

The school will have between 12 and 14 staff members. If we assume that each staff member drives to work and a few (two or three) members of the 11th and 12th grades drive as expected, then the maximum parking demand would be 16 to 17 spaces for

Voigt Associates, Inc.

Professional Traffic Engineers
Texas Registered Firm F-5333

Mr. Jose Abraham
March 28, 2022
Page 3

most of the day. The current site plan shows designated parking spaces for 23 vehicles. This leaves six to seven excess spaces for visitors.

Based on expected maximum parking demand of 18 vehicles per ITE's *Parking Generation*, the site would have an excess of 5 spaces. This estimate does not include space for queueing for parent drop-off or pick-up operations but is solely for vehicles who park and whose drivers enter the school facility.

Voigt Associates appreciates the opportunity to assist you with this project. If you have any questions about the analysis or the results of this report, please feel free to contact me at 832-264-0429.

Sincerely,



Anthony Voigt, P.E., PTOE
Principal

Version 1.3

Attachments:

- Appendix A. Exhibits
- Appendix B. Parking Demand Data



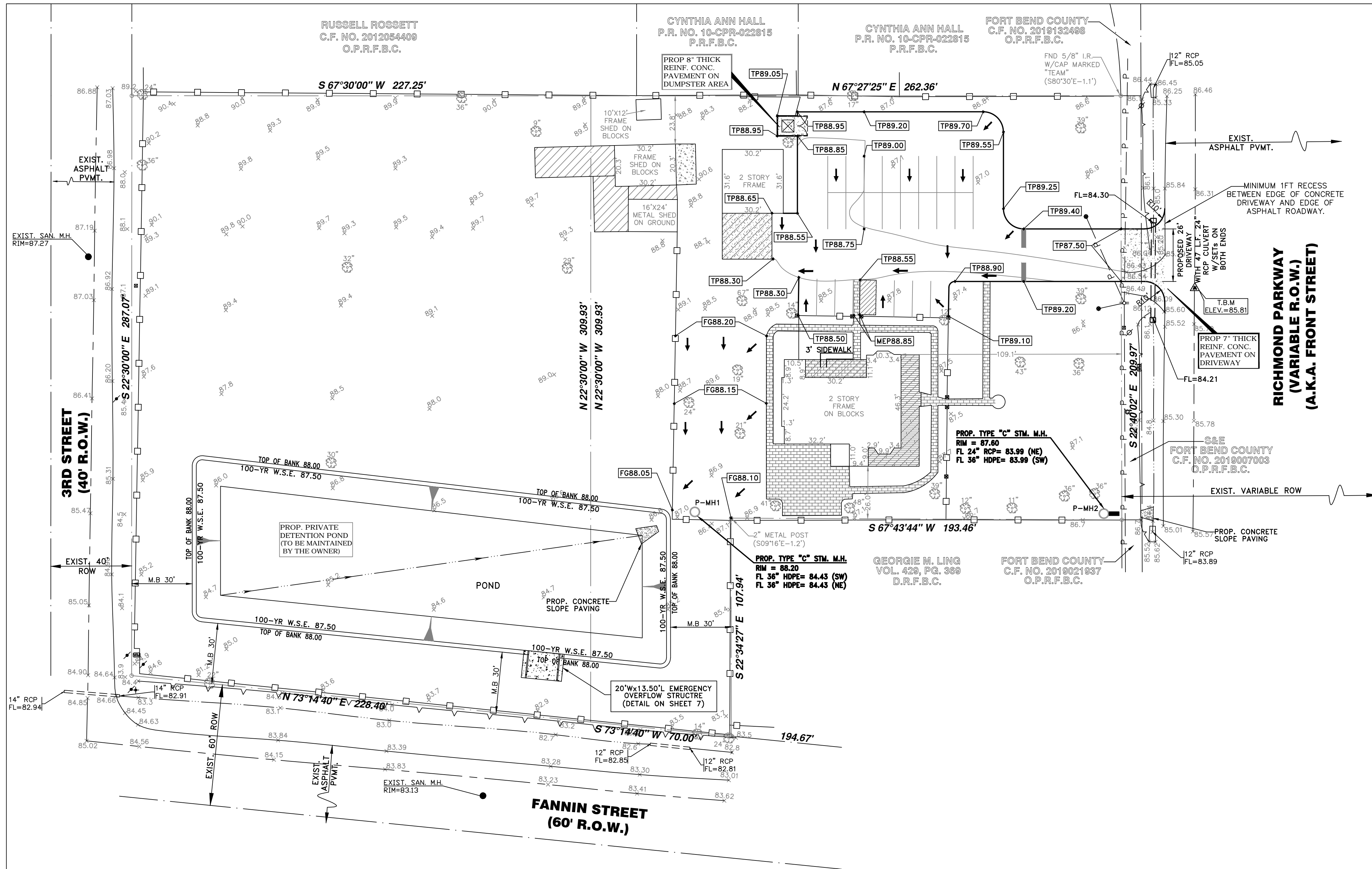
Appendix A. Exhibits

- Exhibit A1. Site Location Map
- Exhibit A2. Proposed Site Plan
- Exhibit A3. Proposed Site Plan on Aerial Background



Exhibit A1. Site Location Map.

North to top of page. Not to scale.



GRADING NOTES:

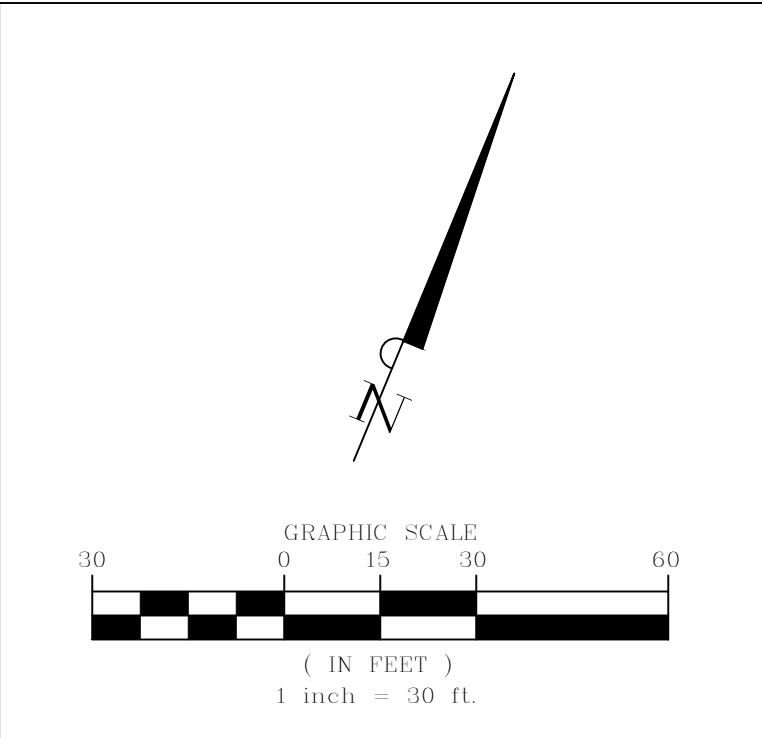
- ** CONTRACTOR SHALL MAINTAIN DRAINAGE DURING CONSTRUCTION AS TO NOT IMPACT ADJACENT / NEIGHBORING PROPERTIES.
- ** ANY AREAS OF GRASS WITHIN THE CITY'S RIGHT OF WAY WHICH ARE DISTURBED OR DUG UP DURING CONSTRUCTION SHALL BE REPLACED WITH ST. AUGUSTINE OR GRASSES WHICH MATCHED THE GRASS REMOVED.
- ** ANY DRAINAGE TO EXISTING ROADS, DRIVEWAYS, SIDEWALKS, OR OTHER APPURTENANCES WITHIN THE CITY'S RIGHT OF WAY SHALL BE SAID OUT, REMOVED AND REPLACED WITH MATERIALS EQUAL TO OR SUPERIOR MATERIAL, AND MUST BE INSTALLED TO CITY STANDARDS.
- ** ALL SURFACE ORGANIC, TOPSOIL AND UNSUITABLE MATERIAL SHALL BE STRIPPED FROM ALL PROPOSED BUILDING AND PAVING AREAS.
- ** ALL TREE-STUMPS THAT ARE TO BE REMOVED SHALL BE DONE THOROUGHLY BY REMOVING ALL THE ROOTS AND FILLING UP THE VOID WITH SELECT FILL AND COMPACTED PRIOR TO CONSTRUCTION.
- ** PROOF ROLL THE SUBGRADE TO DETECT ANY WET, SOFT OR PUMPING AREAS. TREAT THESE AREAS WITH DRYING/STABILIZING AGENTS AS NECESSARY OR REMOVE & REPLACE THEM WITH SELECT FILL.
- ** COMPACT THE SUBGRADE TO A MINIMUM OF 95% OF ITS DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR COMPACTION TEST (ASTM D 698).
- ** ADDITIONAL FILL MATERIAL WITHIN THE BUILDING AREA SHOULD BE SILTY OR SANDY CLAY HAVING A PLASTICITY INDEX (PI) OF 10 - 20 & A LIQUID LIMIT OF 25 OR MORE. SILL MATERIALS SHOULD BE PLACED IN 6 TO 8 INCH LIFTS & COMPACTED AT OPTIMUM MOISTURE CONTENT TO 98% OF THEIR MAXIMUM DRY DENSITY AS DETERMINED BY STANDARD PROCTOR COMPACTION TEST (ASTM D 698).

NOTES:

1. ANY PAVING INSTALLED OVER A UTILITY EASEMENT SHALL HAVE CONSTRUCTION JOINTS OR SAW CUTS ALONG THE ENTIRE EASEMENT LINE OF THE ENCROACHMENT AND TRAVERSE THE EASEMENT AT INTERVALS EQUAL TO OR LESS THAN 10 FOOT INCREMENTS.
2. ALL PROPOSED CURBS ARE 6" TYPICAL, U.N.O. ON PLANS. CONTRACTOR SHALL CONTACT ENGINEER/ARCHITECT IF CURB DEPTH EXCEEDS 6".
3. OVERHEAD AND UNDERGROUND UTILITIES MAY EXIST IN THE VICINITY OF THIS PROJECT. LOCATIONS SHOWN FOR EXISTING UTILITIES ARE APPROXIMATE AND OTHER UTILITIES MAY EXIST IN THE VICINITY OF THE PROJECT WHICH ARE NOT SHOWN ON THE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES IN THE VICINITY OF THE PROJECT, PRIOR TO BEGINNING CONSTRUCTION. IF ANY DISCREPANCIES EXIST, NOTIFY ENGINEER IMMEDIATELY.
4. CONDITION OF THE ROAD AND/OR RIGHT-OF-WAY, UPON COMPLETION OF JOB SHALL BE AS GOOD AS OR BETTER THAN PRIOR TO STARTING WORK.
5. EXISTING PRIVATE AND PUBLIC GREEN AREAS, UTILITIES, PAVEMENTS, CURBS, DRIVEWAYS AND SIDEWALKS DAMAGED OR REMOVED DURING CONSTRUCTION OR AS A RESULT OF CONSTRUCTION SHALL BE REPLACED TO CITY OF RICHMOND STANDARDS.

LEGEND

	PROPERTY LINE
	HIGH POINT (H.P.)
	DIRECTION OF FLOW
	STORM/SANITARY SEWER MANHOLE
	CATCH BASIN (C.B.)
	EXISTING GRADE ELEVATIONS
FL XX.XX	FLOW LINE ELEVATION
TG XX.XX	PROPOSED ELEVATION OF TOP OF GRATE OF INLET
F.B.C.M.R.	FORT BEND COUNTY MAP RECORDS
F.B.C.C.F.	FORT BEND COUNTY CLERK'S FILE
TC XX.XX	PROPOSED TOP OF CURB ELEVATION
TP XX.XX	PROPOSED TOP OF PAVEMENT ELEVATION
TW XX.XX	PROPOSED TOP OF SIDEWALK ELEVATION
FG XX.XX	PROPOSED FINISHED GRADE ELEVATION
CC XX.XX	PROPOSED CRUSHED CONCRETE ELEVATION
MEP XX.XX	MATCH EXISTING PAVEMENT

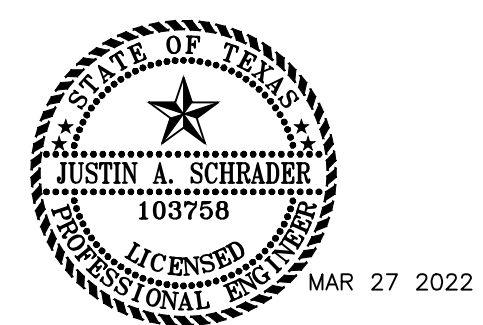


FLOODPLAIN INFORMATION:
THIS PROPERTY LIES OUTSIDE 500-YEAR FLOODPLAIN PER THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48157C0235-1L, WHICH BEARS AN EFFECTIVE DATE APRIL 02, 2014. ZONE "X-UNSHADED" DENOTES AREA OUTSIDE 500 YEAR FLOODPLAIN.

BENCHMARK NOTE ELEV. 100.60':
FLOODPLAIN REFERENCE MARK NUMBER HGCS2 69 IS A STEEL ROD LOCATED 9.8 METERS (32.0 FT) NORTH OF THE CENTERLINE OF AVE. D, 8.3 METERS (27.2 FT) WEST-SOUTHWEST OF THE SOUTHWEST CORNER OF THE MARY ERNEST HEADSTONE, 6.1 METERS (20.0 FT) SOUTHWEST OF THE SOUTHWEST CORNER OF THE JOHN AND MARTHA CLAY HEADSTONE AND 4.3 METERS (14.0 FT) WEST OF THE CENTER OF A TRACK ROAD. (NAVD 88, 2001 ADJUSTMENT)

TBM ELEV. 85.81':
MAG NAIL IN CENTERLINE OF RICHMOND PARKWAY CENTERED WITH THE FRONT PROPERTY LINE OF THE SUBJECT PROPERTY. AS SHOWN ON CIVIL PLANS.

LEGAL DESCRIPTION:
TRACT 1: A TRACT OF LAND CONTAINING 1.429 ACRES (62,262 SQUARE FEET) SITUATED IN THE JANE H. LONG LEAGUE, ABSTRACT 55, FORT BEND COUNTY, TEXAS, SAVE & EXCEPT 0.0482 ACRE CONVEYED UNTO FORT BEND COUNTY, AS RECORDED UNDER COUNTY CLERK FILE NO. 2019007003 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.
TRACT 2: A TRACT OF LAND CONTAINING 1.557 ACRES (67,834 SQUARE FEET) SITUATED IN THE JANE H. LONG LEAGUE, ABSTRACT 55, FORT BEND COUNTY, TEXAS.



NOTE:
IN CASE OF CONFLICT BETWEEN DETAILS SHOWN ON THIS SHEET AND FORT BEND COUNTY DESIGN STANDARDS, THE MORE STRINGENT SHALL APPLY.

DATE	REVISION

902 RICHMOND PARKWAY
RICHMOND, TEXAS 77469

**THE KNILE CENTER
PRIVATE SCHOOL**

**SITE PAVING &
GRADING PLAN**

PRO-E PROJECT NO.:	
SUBMITTED:	DESIGNED BY:
SCALE:	DRAWN BY:
DATE: MARCH, 2022	SHEET NO. 5 OF C15
SURVEYED BY: SURVEY 1, INC.	CITY DWG NO.:
F B NO.:	

KEYED PLAN NOTES:

***** CONTRACTOR SHALL REMOVE/RELOCATE ANY EXISTING OBSTRUCTIONS IN PROPOSED DRIVEWAY, BUILDING OR PARKING AREA AT NO ADDITIONAL COST TO THE OWNER.

NOTE:

EXCESS SOIL MATERIAL IS THE RESPONSIBILITY OF THE CONTRACTOR & IS TO BE DISPOSED OFFSITE RESPONSIBLY AT NO SEPARATE PAY.

CONSTRUCTION NOTE:

CONTRACTOR SHALL CONFIRM NO CONFLICTS BETWEEN EXISTING AND PROPOSED DRY/WET UTILITIES IN PUBLIC R.O.W., BEFORE STARTING SITE WORK CONSTRUCTION.

CONTRACTOR SHALL FIELD-VERIFY ALL EXISTING DIMENSIONS & CONDITIONS & SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES THAT MAY AFFECT THE WORK DESCRIBED HEREIN.

HYDROMULCH NOTE:

CONTRACTOR SHALL HYDROMULCH ALL NEWLY GRADED AREAS AND EXPOSED SOILS UPON PAVING COMPLETION.

NOTE:

CONTRACTOR SHALL ENSURE NO DISCHARGE OF STORM WATER ONTO ADJACENT PROPERTY.

ALL LINES MUST BE FIELD VERIFIED

CAUTION EXIST GAS FACILITIES IN AREA

RE: ARCHITECTURAL DWGS FOR ALL BUILDING AND SITE DIMENSIONS

IMPORTANT NOTE

PRIOR TO COMMENCING GRADING OR ON-SITE UTILITIES WORK, CONTRACTOR SHALL FIELD-VERIFY LOCATION & DEPTH OF ALL OFF-SITE UTILITIES TO ASCERTAIN THAT PROPOSED CONNECTIONS CAN BE MADE AS INDICATED IN THESE DRAWINGS. INFORM ENGINEER OF ANY DISCREPANCIES OR CONFLICTS THAT MAY IMPACT WORK DESCRIBED HEREIN.

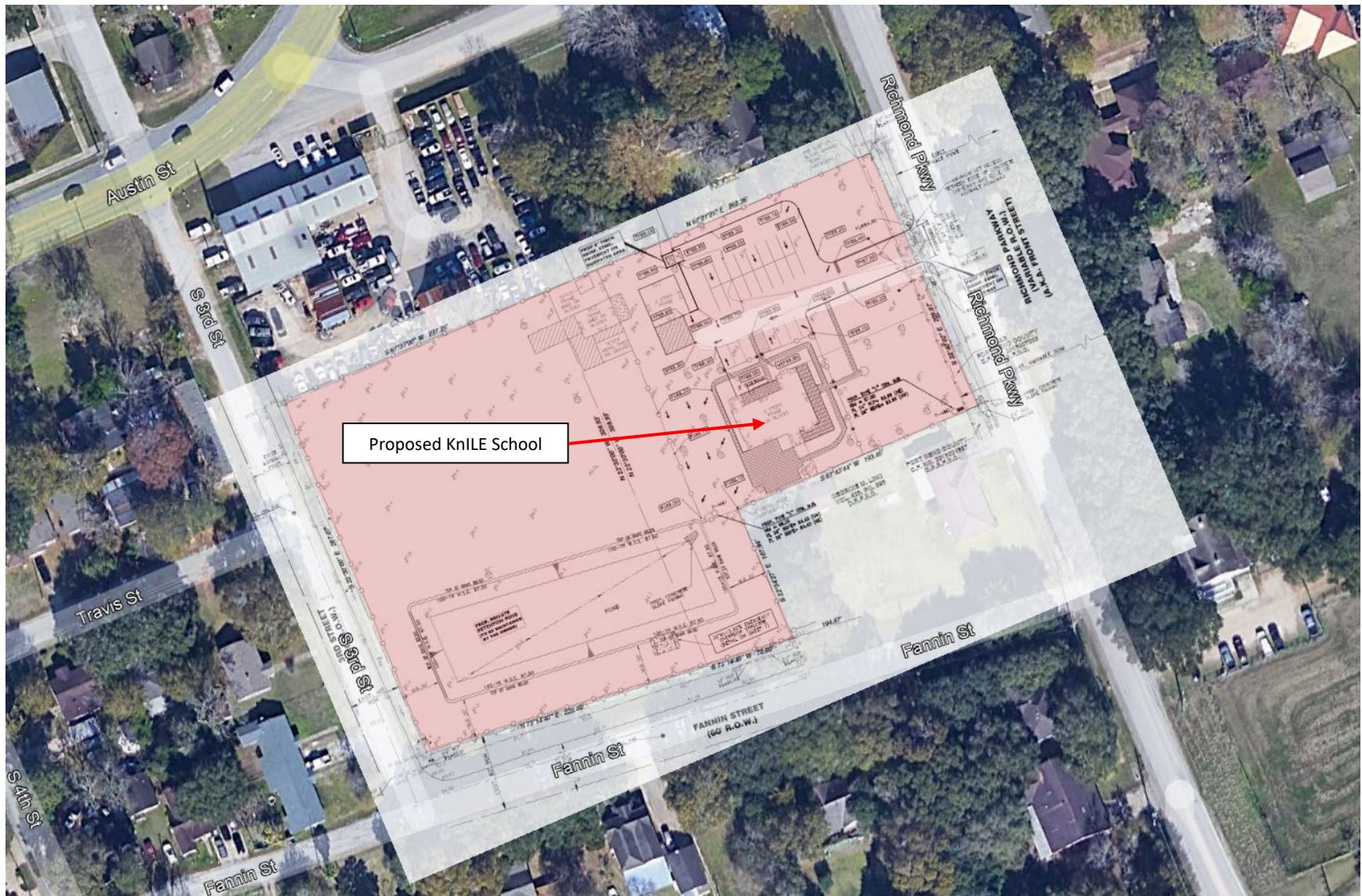


Exhibit A3. Proposed Site Plan on Aerial Background.

North to top of page. Not to scale.

Appendix B. Parking Demand Data

Land Use: 520 Elementary School

Description

Elementary schools typically serve students attending kindergarten through the fifth or sixth grade. Elementary schools are usually centrally located in residential communities in order to facilitate student access. This land use consists of schools where bus service is usually provided to students living beyond a specified distance from the school. Both public and private elementary schools are included in this land use. Middle school/junior high school (Land Use 522), high school (Land Use 530) and private school (K-12) (Land Use 536) are related uses.

Database Description

Factors that have been noted to affect parking demand were busing policies, the availability of adequate parent pick-up/drop-off zones and lack of adequate parking.

- Average parking supply ratio: 0.2 spaces per student (three study sites).

Parking demand data counts were submitted for periods between 7:00 a.m. and 7:00 p.m.

Caution should be exercised when using these ratios, as the parking demand data are intended to only include vehicles that are parked in designated spaces, NOT vehicles queued or backed up associated with pick up and drop off.

For all school uses, it is important to collect data on the size of the building and total number of students, faculty and employees in order to accurately measure parking demand for the site.

Additional parking demand observations should include evening hours and when special events occur at the site (for example, special programs or sports field usage). If available, the type of the event or number of sports fields in use should be documented.

To assist in future analysis of this land use, it is important to report information on the existence of school bus service and the percentage of students using bus service.

Study Sites/Years

Norman, OK (1992); Birmingham, AL (2007); Santa Barbara, CA (2007)

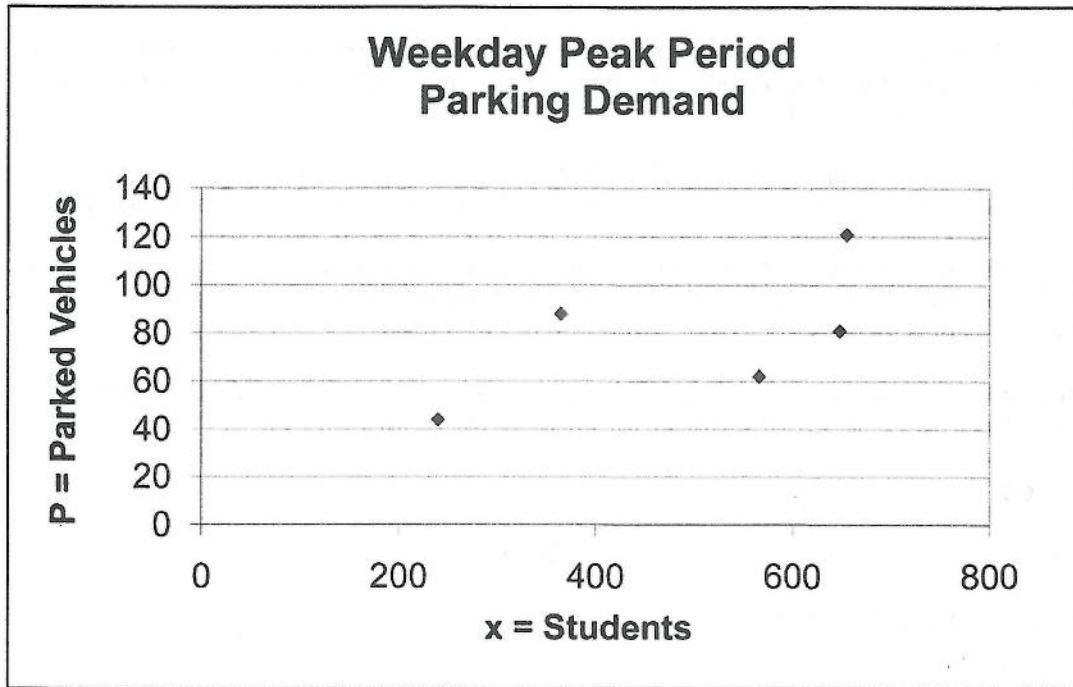
4th Edition Source Numbers

1015, 1109

Land Use: 520 Elementary School

Average Peak Period Parking Demand vs. Students On a: Weekday

Statistic	Peak Period Demand
Peak Period	8:00 a.m.–3:00 p.m.
Number of Study Sites	5
Average Size of Study Sites	495 students
Average Peak Period Parking Demand	0.17 vehicles per student
Standard Deviation	0.05
Coefficient of Variation	31%
Range	0.11–0.24 vehicles per student
85th Percentile	0.21 vehicles per student
33rd Percentile	0.14 vehicles per student



◆ Actual Data Points

Land Use: 536 Private School (K-12)

Description

Private schools in this land use category primarily serve students attending kindergarten through the 12th grade but may also include those beginning with pre-kindergarten classes. These schools may also offer extended care and day care. Students may travel a long distance to get to private schools. Elementary school (Land Use 520), middle school/junior high school (Land Use 522) and high school (Land Use 530) are related uses.

Database Description

Database consisted of one suburban study site.

- The school had 317 students.
- Average parking supply ratio: 0.4 vehicles per student.
- Average parking demand ratio: 0.39 vehicles per student.

Parking demand counts were submitted for the hours between 10:00 a.m. and 1:00 p.m. The peak period of parking demand occurred between 10:00 and 11:00 a.m.

For all school uses, it is important to collect data on the size of the building and total number of students, faculty and employees in order to accurately measure parking demand for the site.

Additional parking demand observations should include evening hours and when special events occur at the site (for example, special programs or sports field usage). If available, the type of the event or number of sports fields in use should be documented.

To assist in future analysis of this land use, it is important to report information on the existence of school bus service and the percentage of students using bus service.

Study Site/Years

Santa Barbara, CA (2004); Santa Barbara, CA (2005)

4th Edition Source Number

1015

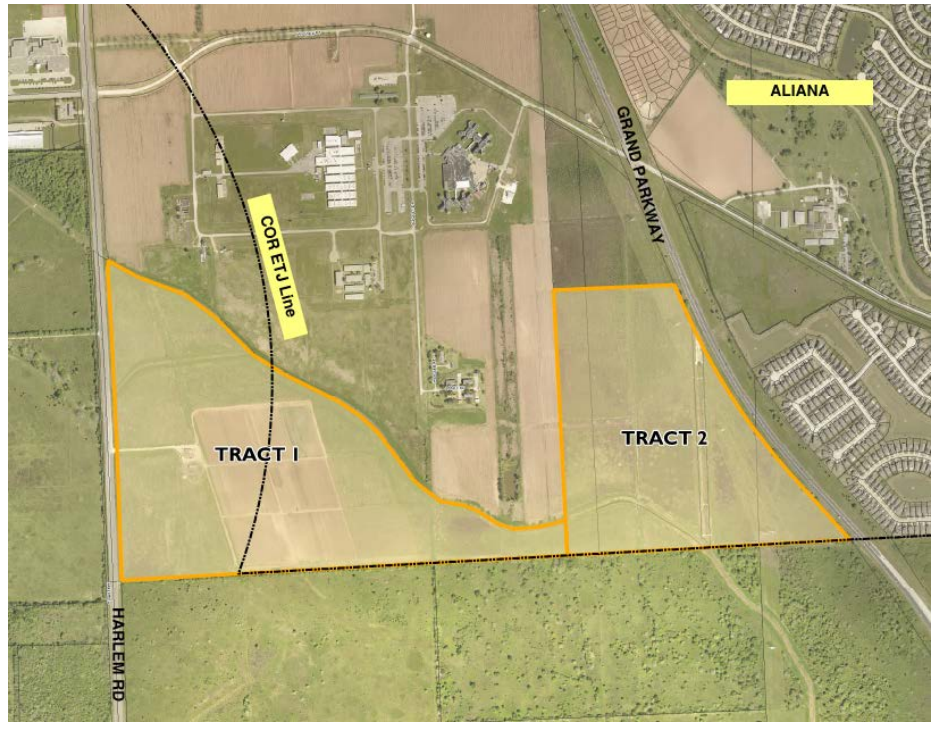
PLANNING AND ZONING COMMISSION
Final Report: AGRIFOOD Development Agreement

Agenda Date: May 2, 2022
Agenda Item: C3.

Agenda Item Subject: Agrihood Master Planned Community Development Agreement (DA).
Project Description: Variance from UDC standards allowed as part of the DA for proposed Agrihood Master Planned Community.
Zoning Designation: NA
Project Planner: Jose Abraham, Planning Director

OVERVIEW

The owners of a 234.872-acre tract located between Harlem Road and the Grand Parkway, in the vicinity of Owens Road are proposing and Master Planned Community with a concept based on walkability, agriculture, and compact development (Agrihood). Please note that only a portion of the site is within City of Richmond’s Extra Territorial Jurisdiction (ETJ). Please note that the Village Core with farm amenities and non-residential uses is proposed to be within the ETJ (Location map below).



The proposed development focusses on creating (a) housing choices that are more compact with reduced setbacks and rear alley access; (b) reliance on on-street parking; (c) trail network throughout the development; (d) emphasis on common open spaces rather than large individual backyards; (e) right-of way trees; (f) attached and detached housing; (g) housing units designed as clusters with common access; and (h) mix of commercial, residential & agricultural uses (*Please see concept graphical representation below*).



RICHMOND
EST. **TEXAS** 1837





RICHMOND
EST. **TEXAS** 1837

Staff Report to Planning and Zoning Commission
Agrihood DA
May 02, 2022





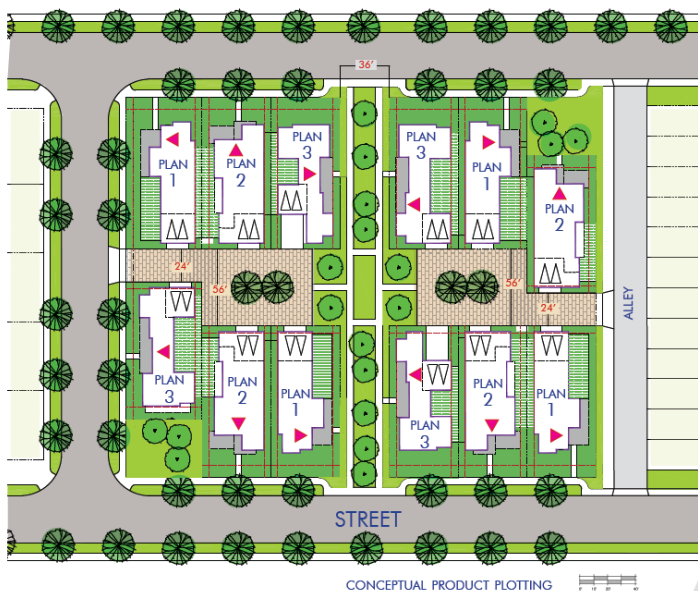
The approved DA for the proposed development includes provisions pertaining to Amendments to the Concept Plan, Platting and permitting requirements, ownership and maintenance of parks, and limitations on rental communities. The DA also provides design and construction standards. Residential and Non-residential UDC requirements are generally based on achieving auto-urban character that is widely accepted in the region. Since the proposed concept deviates from the general auto-urban character several variances is needed for the concept to materialize. Therefore, following variances from the UDC requirements were included in the DA:

COMPARISON OF PROPOSED VARIANCES

Proposed Variance	UDC Requirement
<p><u>Zoning and Landuse</u></p> <ul style="list-style-type: none"> • Allowing Nursery/ Greenhouse Wholesale, within specific areas as a permitted use. • Allowing Community Agriculture throughout the development as a permitted use. • Allowing Power generation (solar) on land that is 20 acres or less. (UDC allows the use but only if it is 10 acres or less) • Allow Alcoholic Beverage Sales within the MU – Town Center, regardless of proximity to residential uses. 	<p><u>Zoning and Landuse</u></p> <ul style="list-style-type: none"> • Nursery/Greenhouse Wholesale is defined as an enterprise that conducts the sale of plants grown on the premises. The terms also include, as an accessory use, the sale of a limited selection of items (e.g., soil, planters, pruners, mulch, lawn or patio furniture, garden accessories, etc., but not power equipment) that are directly related to the care and maintenance of landscapes. • Permitted only within Industrial District. • Alcohol sale allowed as a Limited Use within Mixed Use district as part of a mixed-use planned development where the building is located no less than 200 feet from any residential use.

Proposed Variance	UDC Requirement
<p><u>Density, Intensity, Lot, and Scale Standards</u></p> <ul style="list-style-type: none"> • Reduced Lot sizes for residential uses. (35 foot wide & 3,100 sq. ft. for detached and 16 foot & 800 sq. ft. wide for attached). • Reduced setback for residential and non-residential uses. (5-foot front, street side and rear setback) • Increased height allowance (45 feet) for Town houses and Live/ Work Units. • Allowance for Patio homes. (0-foot setback on one side and 10 foot between homes) • Density of 5 du/ acre 	<p><u>Density, Intensity, Lot, and Scale Standards</u></p> <ul style="list-style-type: none"> • Minimum lot size, 50 foot wide and 6000 sq. ft • Maximum height 35 feet. • Front setback – 25 feet, • Street Side - 15 feet • Rear side 15 feet • Interior side – 5 feet • Density of 4.28 du/ acre (5.28 allowed in OT, Olde Town district)

Proposed Variance	UDC Requirement
<p>Site Design</p> <ul style="list-style-type: none"> • Allow alley-loaded dwellings to front on to collector streets. • Allow lots to front on common open spaces, that take vehicular access from an alley that serves not more than 36 dwelling units. • Reduce extra width requirements for corner lots to 5 feet. • Offset requirement for building envelope at T-intersection to not apply. • Minimum Mix of Uses to be 15% non-residential based on acreage and to allow 50% of all multi-story commercial buildings must have more than one use (retail, office, residential, civic, etc.) with no single use accounting for more than 90% of the gross leasable floor space of these mixed buildings. • Allow Cottage with shared parking to 1.5 spaces per du. • Allow on-street parking to be counted towards parking requirement for non-residential uses. 	<p>Site Design</p> <ul style="list-style-type: none"> • Lots not allowed to front collector streets • Lots may front on common open spaces, provided that vehicular access is taken from an alley that serves not more than 12 dwelling units. • Extra 15 feet width requirement for corner lots. • Minimum 25 feet offset requirement for building envelope at T-intersection. • Twenty-five percent residential; • Twenty-five percent nonresidential; and • Twenty-five percent vertical mixed-use. • 2 spaces per du for Cottages. • On-street parking not counted towards parking requirements in Mixed Use district.



ALLEY COURT SFD 50 x 100		
	PROPOSED	UDC*
LOT SIZE	50 x 100	-
WIDTH (MIN.)	50'	50'
DEPTH	100'	120'
LOT AREA	5,000 sf	6,000 sf
DENSITY (NET):		
UNIT RANGE	2,300 sf - 3,100 sf	-
SETBACKS		
FRONT	9'	25'
REAR	5'	15'
SIDE	5'	5' / 15'
HEIGHT	1 & 2 story	35'
DRIVEWAY APRON	22'	-
PRIVATE YARDS	15' x 15' min.	-

* Table 3.1.102A Single-Family Detached Lot and Building Standards: Planned Residential Neighborhood (Planned General 2)

Example of Clustered Lot layout taking access from an alley (provided by the applicant)

Proposed Variance	UDC/ PIDM Requirement
<p><u>Street, Sidewalks, & Trail</u></p> <ul style="list-style-type: none"> • No radius requirement for property lines at intersections. • Reduced right-of-way width for Collector Street (60 feet) and Minor residential street (50 feet) • Allow Sidewalk to be located along property line. • Allow a curve, with a radius less than four hundred fifty feet (450'), to be less than three hundred feet (300') from a street or alley intersection. • Allow a curve with a radius less than four hundred fifty feet (450') • Amend to allow alley intersections to be approximately perpendicular at the intersection of the ROW lines. <p><u>Landscaping</u></p> <ul style="list-style-type: none"> • Exception that Interior Side Yards of less than 20 feet shall not be required to provide trees and Interior Side Yards of less than 5 feet shall not be required to provide shrubs. Also, allow Right-of-Way planting to be counted towards landscaping requirements. (non-residential) • Allow Right-of-way planting planted with 20 feet separation to be counted towards landscaping requirements. Please note specific species proposed to be prohibited to mitigate root system impacting street and utilities. (residential) 	<p><u>Street, Sidewalks, & Trail</u></p> <ul style="list-style-type: none"> • Property lines at street intersections to be rounded with a radius of 20 feet. • Minor Collector Street 60 feet and Minor Residential Street 60 feet. • Minimum 2 feet setback for sidewalk from property line. • Minimum 300 feet separation from street or alley. • Minimum radius 450 feet. • Intersection required to be perpendicular. <p><u>Landscaping</u></p> <ul style="list-style-type: none"> • 5 shrubs per 30 foot of yard length measure parallel to the building and one tree per 45 feet along the entire side yard length (non residential) • One large tree in the front yard for residential lots.

Proposed Variance	UDC/ PIDM Requirement
<p><u>OTHERS</u></p> <ul style="list-style-type: none"> • Allow principal buildings in a Cluster or Cottage typology to be placed perpendicular or sideways on an interior lot. • Amend minimum dimensions of a common open space to be not more than 1200’ long provided that the contiguous open space has a change in width every 400’ or less of at least 50 percent for no less than 50’. Allow Cluster and Cottage Typologies (max 6 units) to share a common walk with a minimum of 20’ between structures. • Gross Density Calculation method to allow amenitized water bodies to be included in the area that comprises the Base Site Area. Non-amenitized water bodies would still be excluded from inclusion in the Base Site Area. • ‘Community Agriculture’ to be defined as: means a private or public area of land that is used for the small-scale commercial (30 acres or less) or noncommercial cultivation of fruits, herbs, flowers, vegetables, ornamental plants, or the raising of animals, typically in conjunction with a farm stand or farmer’s market, community garden or other community events and programming. 	<p><u>OTHERS</u></p> <ul style="list-style-type: none"> • Front door required to face the street. • Where single-family detached or attached units are designed to face upon a common open space, the common open space shall be at least 40 feet wide and not more than 200 feet long, measured from the private or public street upon which the common open space must take access. Such common open spaces shall not include vehicular drives or driveways in front of the dwelling units. • Gross Density calculation does not consider including Water bodies to base site area. • Community Agriculture not defined in the UDC.

REFERENCES

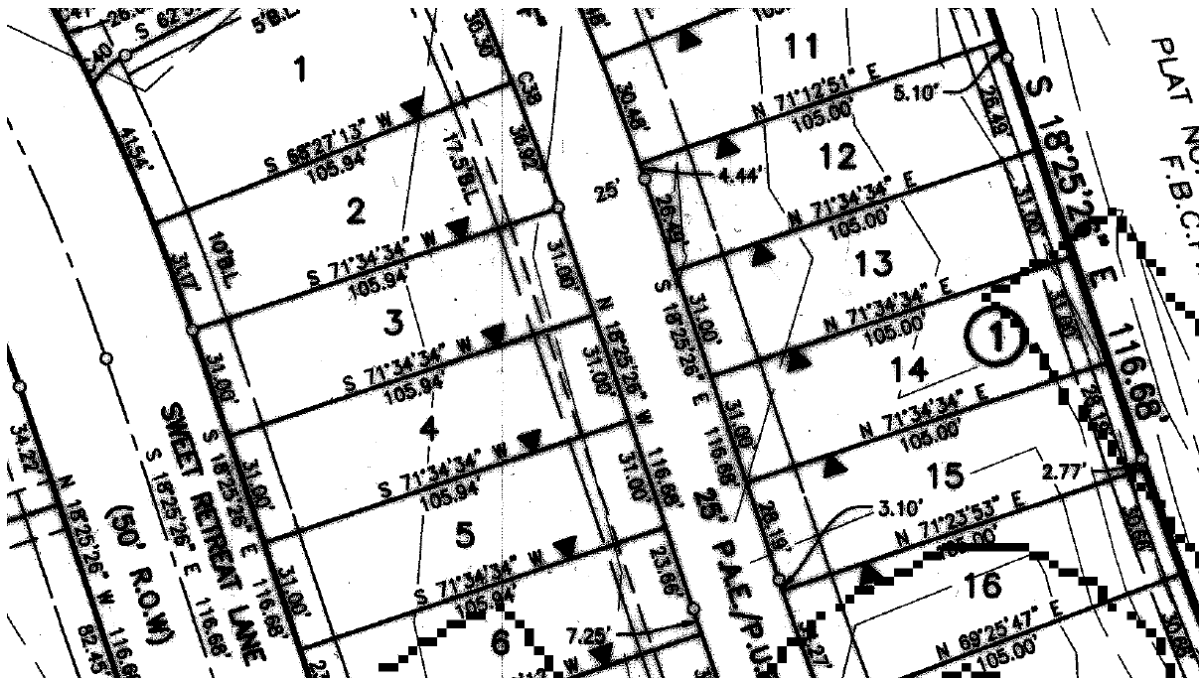
This section is intended to provide some visual reference pertaining to the above discussion especially with respect to lot sizes, set back, and right-of-way width. Staff reviewed few developments in the Sugar Land area to provide some reference to compact development and how lot sizes and setback were considered. Please note that this section intends only to provide a reference in terms of development outcome being proposed. The examples shown below may not be an exact representation of the proposed concept.

1) **ALLEY LOADED DETACHED SINGLE FAMILY** at Sweet Retreat Lane Sugar Land

RETREAT AT IMPERIAL (Images):

Front Setback: 10 foot | Rear Setback: 17.5 foot/ 14 feet | Lot Width: Avg 30 foot (105 foot long).





Notes:

- Retreat at Imperial is developed with 50 foot ROW and 10 foot front setback.
(Please note that the detached single family units for the proposed development would be patio home style)

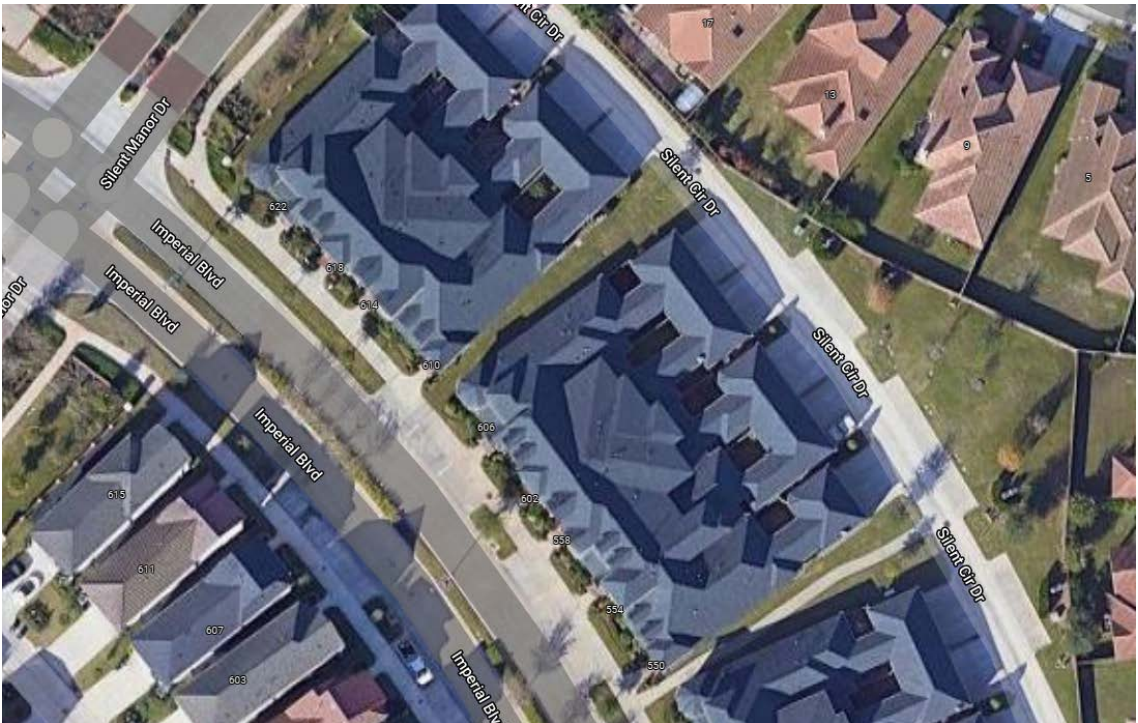
TABLE 3.1.102C - Development, Lot and Building Standards								
District and Neighborhood Type	Minimum						Maximum	
	Lot Dimension		Setbacks				Building Height	Percent of Total Units
	Area	Width	Front	Interior Side	Street Side	Rear		
Single-Family Detached								
Detached	3,100 sq. ft.	35'	5'	0' and 10' between structures	5'	5'	35'	-
Cottages	2,000 sq. ft.	35'	5'	0'	5'	5'	35'	20%

PROPOSED LOT SIZES AND SETBACK

2) ALLEY LOADED ATTACHED SINGLE FAMILY at IMPERIAL BLVD

SILENT MANOR AT IMPERIAL (Images):

Front Setback: 10 foot | Effective Rear Setback: 10 foot (alley part of the Lot) | Lot Width: Avg 30 foot (160 foot Long).



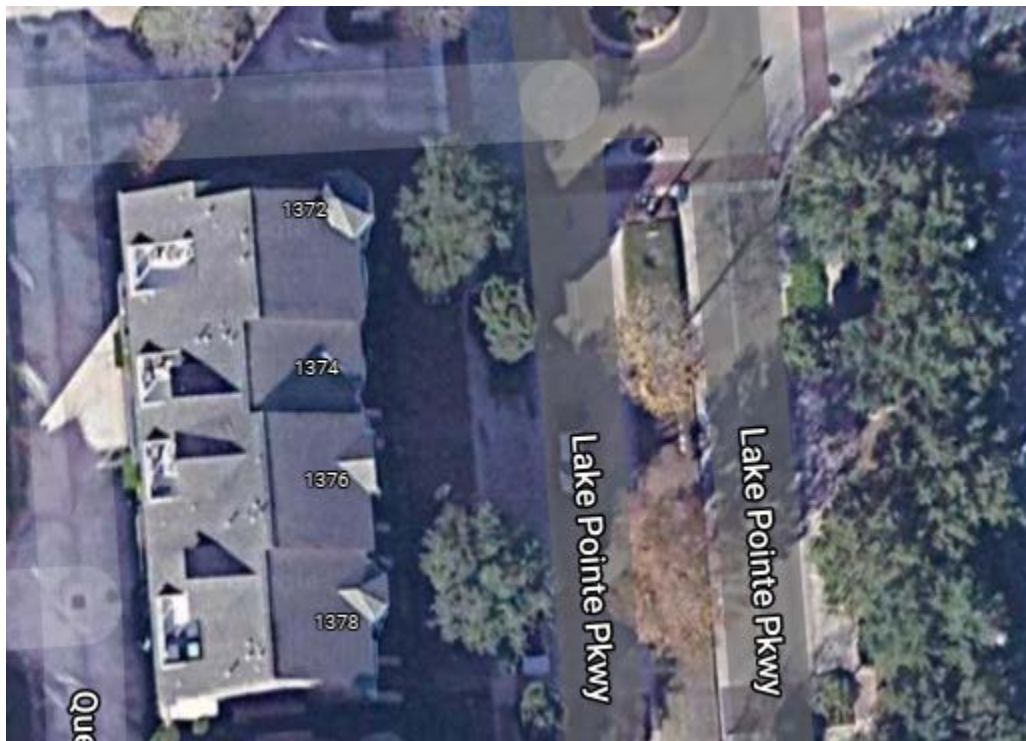


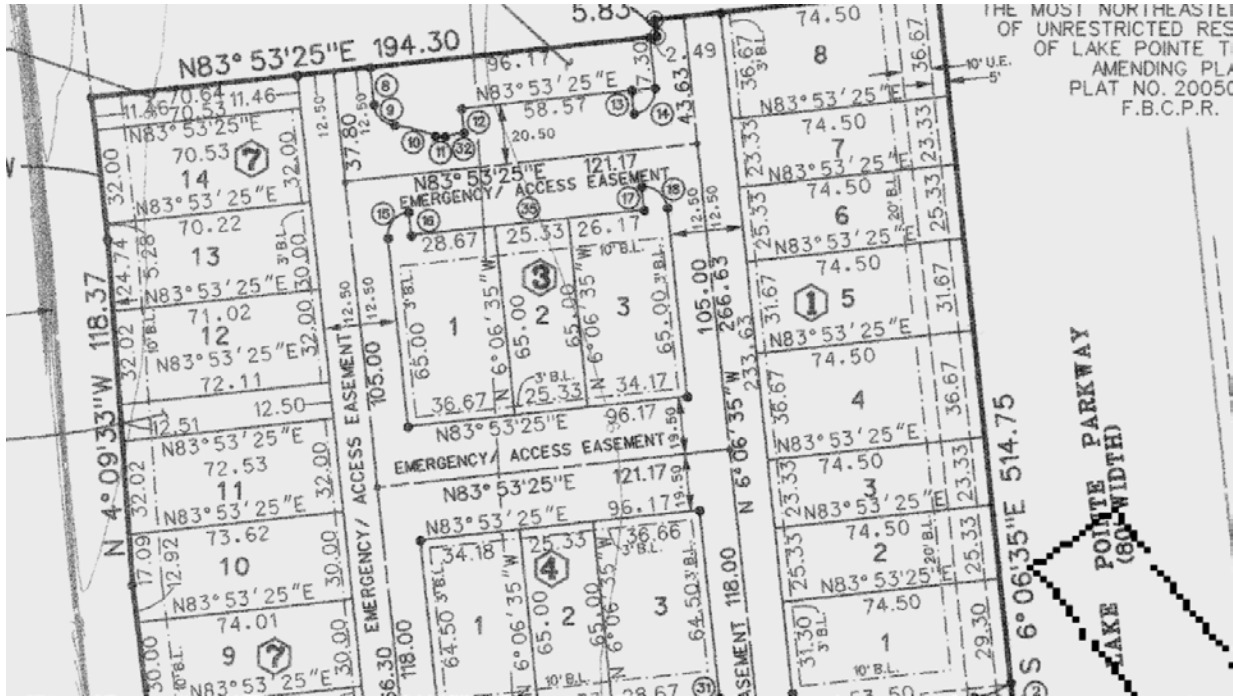
Single-Family Attached								
Townhouse	800 sq. ft for alley-loaded units	16'	5'	0'	5'	5'	45'	25%
Live-Work Units	800 sq. ft for alley-loaded units	16'	5'	0'	5'	5'	45'	10%
Duplex	1,600 sq. ft for alley-loaded units	45'	5'	0'	5'	5'	35'	20%
Triplex	800 sq. ft for alley-loaded units	16'	5'	0'	5'	5'	35'	10%

PROPOSED LOT SIZES AND SETBACK

3) ALLEY LOADED ATTACHED SINGLE FAMILY AT LAKE POINTE PARKWAY

LAKE POINTE SECTION 3 (Images): Front Setback: 20 feet | other setbacks: 3 feet and 10 feet | Lot Width: 25 - 30 foot.





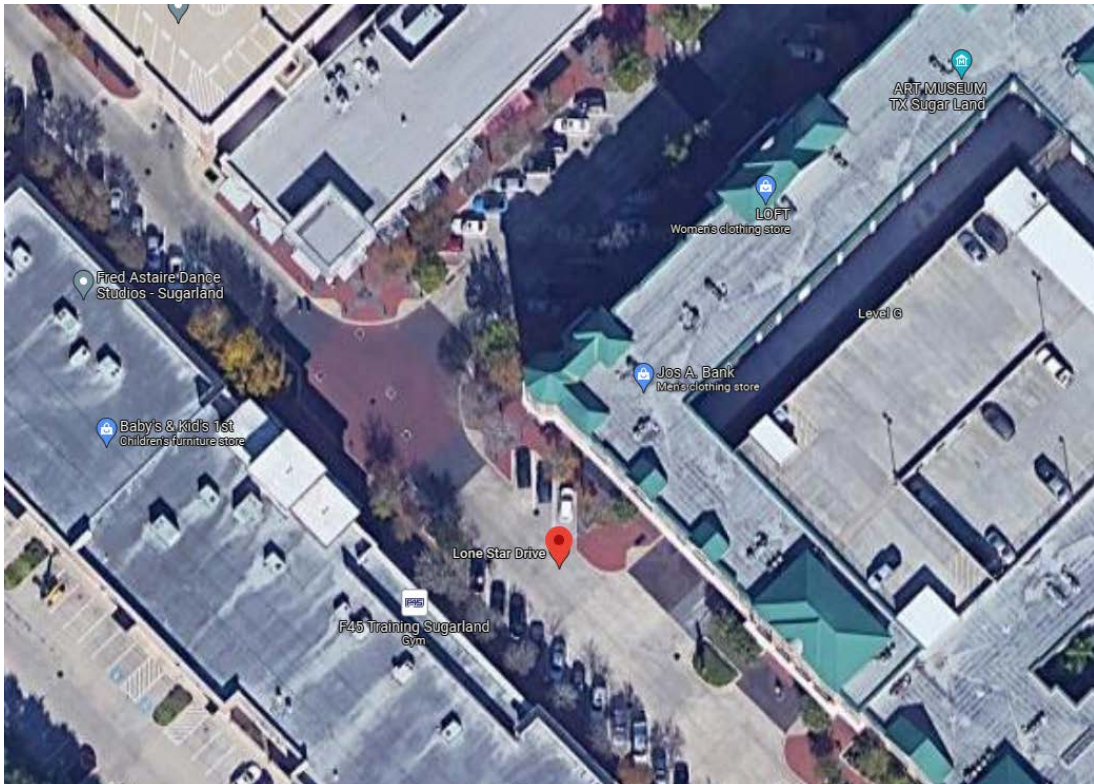
LAKE POINTE SECTION 3 (Plat):

Front Setback: 20 feet | other setbacks: 3 feet and 10 feet | Lot Width: 25 - 30 foot.

Single-Family Attached								
Townhouse	800 sq. ft for alley-loaded units	16'	5'	0'	5'	5'	45'	25%
Live-Work Units	800 sq. ft for alley-loaded units	16'	5'	0'	5'	5'	45'	10%
Duplex	1,600 sq. ft for alley-loaded units	45'	5'	0'	5'	5'	35'	20%
Triplex	800 sq. ft for alley-loaded units	16'	5'	0'	5'	5'	35'	10%

PROPOSED LOT SIZES AND SETBACK

4) SUGARLAND TOWN CENTER (Lone Star Drive)



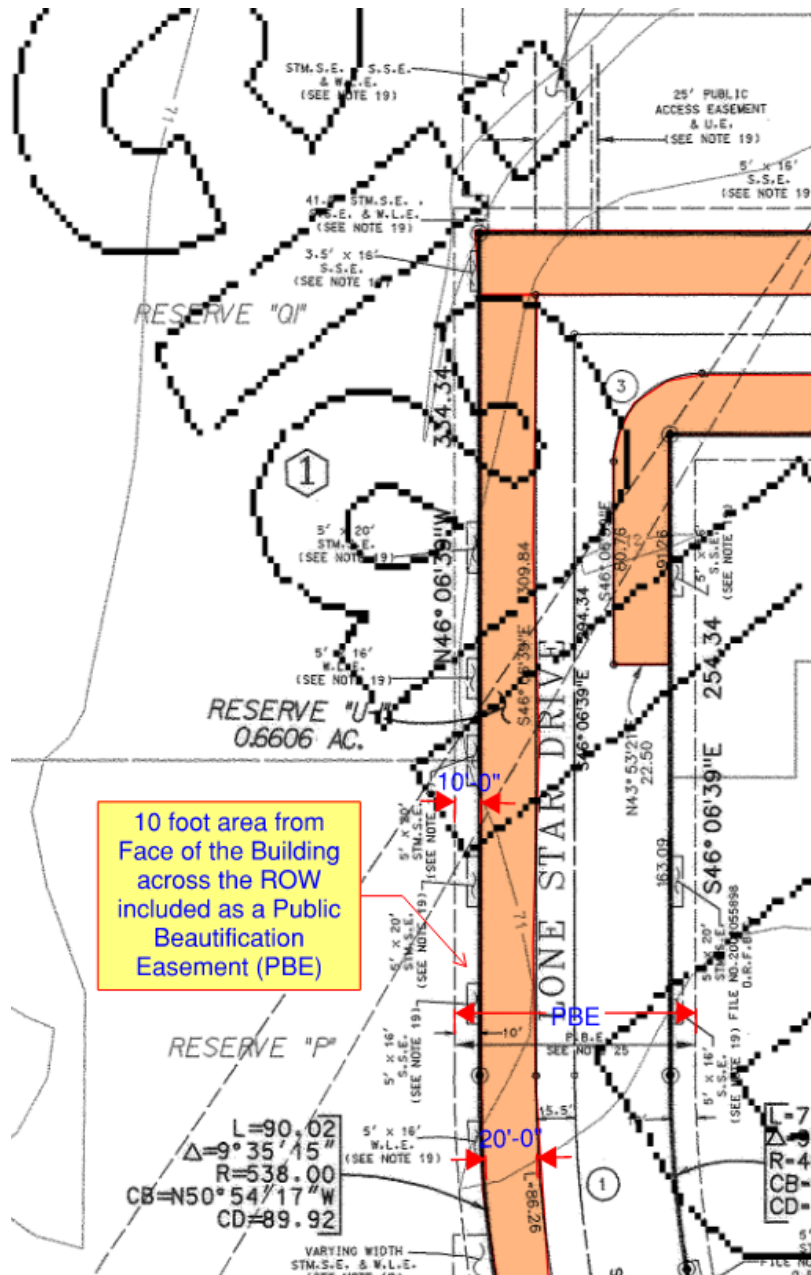
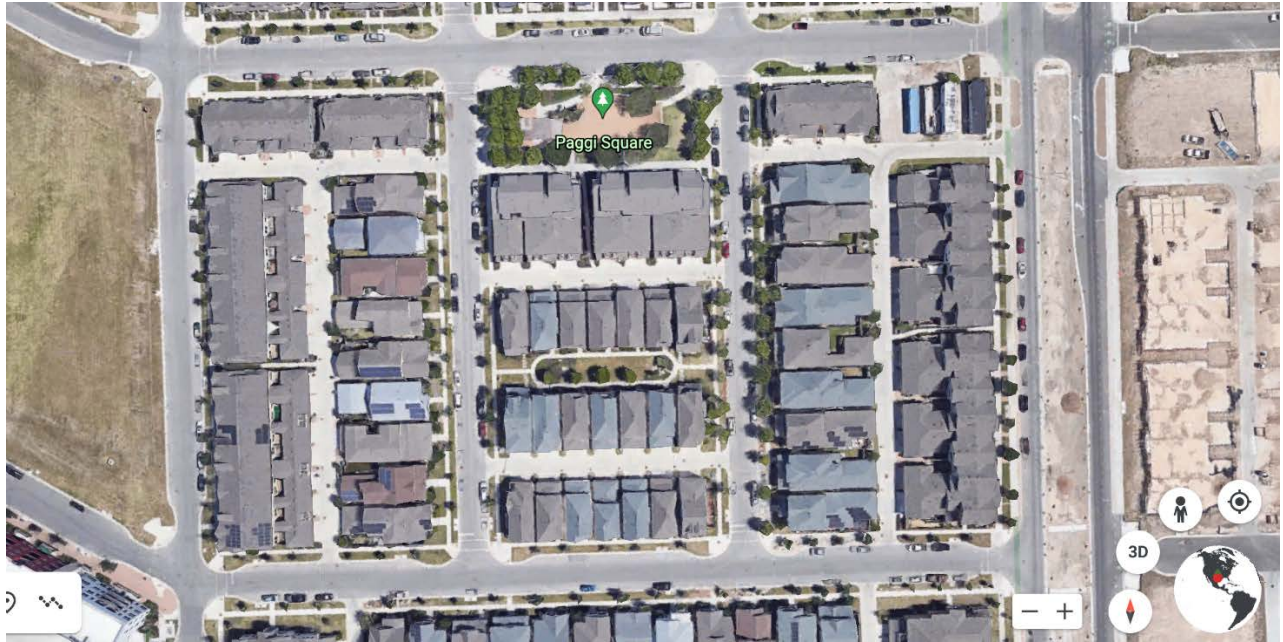


TABLE 3.1.201B - Non-Residential and Mixed-Use Setbacks					
Zoning District	Standard				
	Front	Interior Side	Street Side	Rear	Residential District Boundary
MU	Amend to 5'	Amend to 0'	Amend to 5'	Amend to 5'	Amend to 25'

PROPOSED NON-RESIDENTIAL SETBACK

5) OTHER EXAMPLES SIMILAR TO THE PROPOSED DEVELOPMENT WITH REDUCED SETBACKS
(Please note that even though these developments are similar to proposed Agrihood, there are instances where wider Rights of Way, larger setback, and lot sizes are considered)

- **MUELLER, AUSTIN TX**



Mueller Aerial View



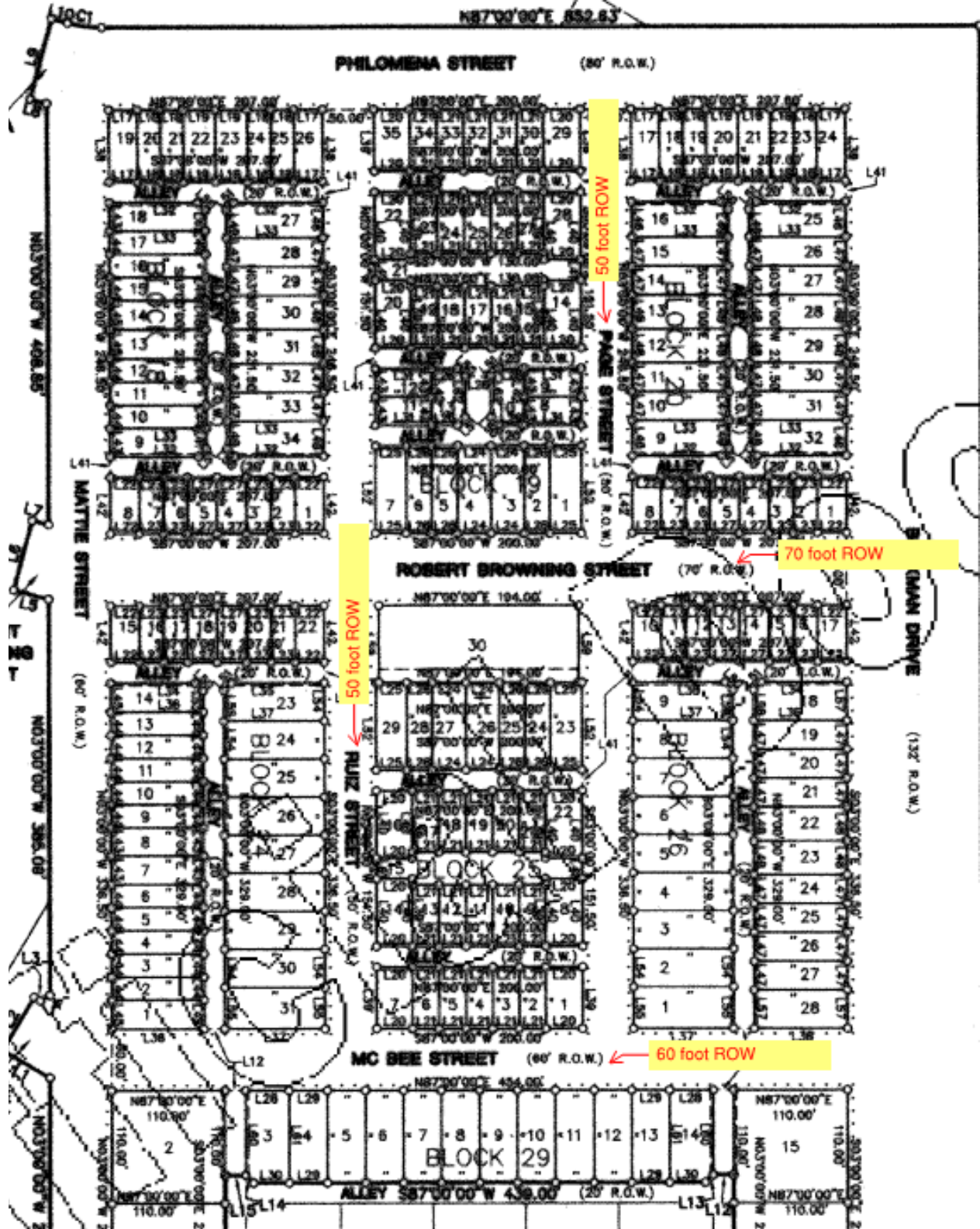
Mueller Street View



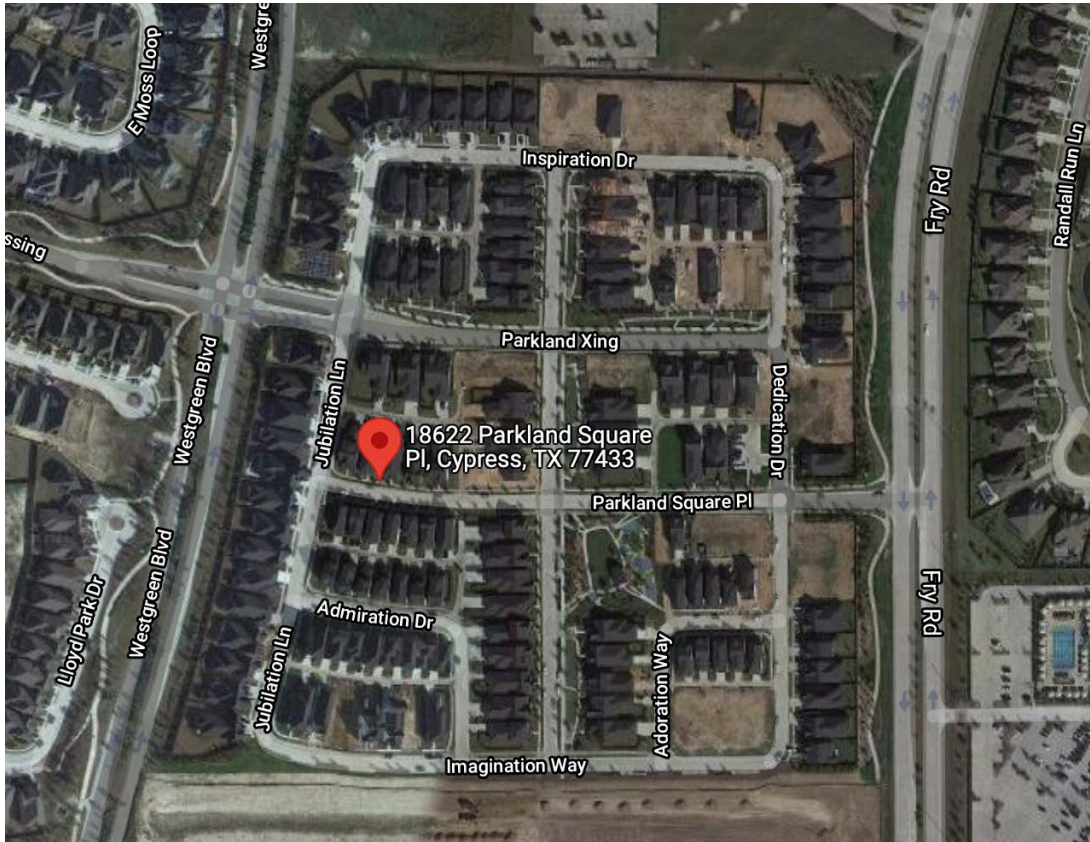
Mueller 50 foot ROW



Mueller 60 foot ROW



- **PARKLAND, CYPRESS TX**



Parkland Aerial View



Parkland Street View



Parkland Street View



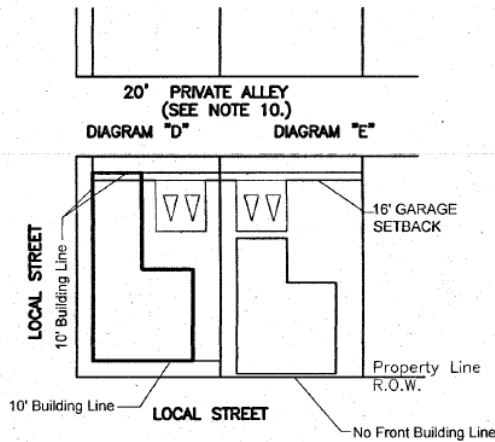
LOT SIZES LESS THAN 5000 S.F. – SUBURBAN AREA

LOT NO.	LOT AREA	LOT NO.	LOT AREA
Lot 1, Block 1	4816 S.F.	Lot 1, Block 3	4202 S.F.
Lot 2, Block 1	4130 S.F.	Lot 2, Block 3	3335 S.F.
Lot 8, Block 1	4153 S.F.	Lot 3, Block 3	3481 S.F.
Lot 9, Block 1	3314 S.F.	Lot 4, Block 3	3418 S.F.
Lot 10, Block 1	3318 S.F.	Lot 5, Block 3	3533 S.F.
Lot 11, Block 1	3314 S.F.	Lot 6, Block 3	4561 S.F.
Lot 12, Block 1	4005 S.F.	Lot 7, Block 3	3478 S.F.
Lot 13, Block 1	3812 S.F.	Lot 8, Block 3	3500 S.F.
Lot 14, Block 1	3093 S.F.	Lot 9, Block 3	3500 S.F.
Lot 15, Block 1	4027 S.F.	Lot 10, Block 3	3782 S.F.
Lot 6, Block 2	4111 S.F.		
Lot 7, Block 2	4213 S.F.		
Lot 8, Block 2	4969 S.F.		
Lot 9, Block 2	4130 S.F.		
Lot 10, Block 2	4237 S.F.		

COMPENSATING OPEN SPACE TABLE – SUBURBAN AREA

TOTAL NO. OF LOTS LESS THAN 5000 S.F.	25
TOTAL AREA OF LOTS LESS THAN 5000 S.F.	96,432 S.F.
AVERAGE LOT SIZE LESS THAN 5000 S.F.	3,857 S.F.
COMPENSATING OPEN SPACE REQUIRED PER LOT	400 S.F.
COMPENSATING OPEN SPACE REQUIRED	10,000 S.F.
TOTAL AREA OF COMPENSATING OPEN SPACE PROVIDED	23,758 S.F.

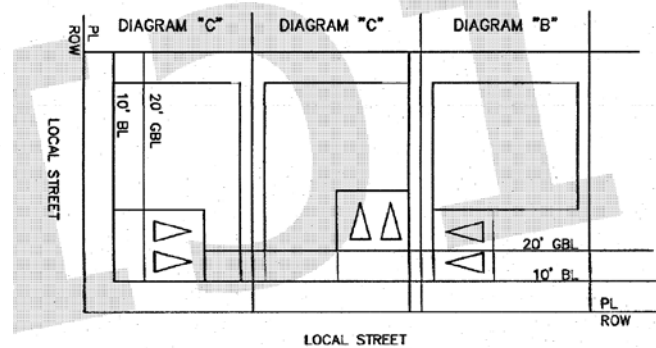
DIAGRAM 1
TYPICAL REDUCED BUILDING LINE ALLEY ACCESS
(SEE GENERAL NOTE 9)



LEGEND
GBL – GARAGE BUILDING LINE
SFR – SINGLE FAMILY RESIDENTIAL
BL – BUILDING LINE

DIAGRAM 1 APPLIES TO: LOTS 1–12 BLOCK 1
LOTS 1–12 BLOCK 2
LOTS 1–11 BLOCK 3
LOTS 1–9 BLOCK 4
LOTS 1–18 BLOCK 6
LOTS 1–15 BLOCK 7
LOTS 1–14 BLOCK 10
LOTS 1–16 BLOCK 11

DIAGRAM 2
TYPICAL LOT LAYOUT (10'BL/20' GBL)
(SEE GENERAL NOTE 11)



LEGEND
GBL – GARAGE BUILDING LINE
SFR – SINGLE FAMILY RESIDENTIAL
BL – BUILDING LINE

AS TO THE TYPICAL LOTS, ANY LOTS APPLICABLE TO DIAGRAM "B" WITH A 10' WLE SHALL HAVE A MINIMUM 15' BL / ANY LOTS WITH A 15' WLE SHALL HAVE A MINIMUM 20' BL.

DIAGRAM 2 APPLIES TO: LOTS 1–9 BLOCK 5
LOTS 1–14 BLOCK 8
LOTS 1–33 BLOCK 9



Rear Alley Street View

..... *End of Report*

CITY OF RICHMOND, TEXAS
UNIFIED DEVELOPMENT CODE

for Meristem Communities

October 27, 2021



Within is a review of the City of Richmond Unified Development Code (UDC) as well as the streets section of the Public Infrastructure Design Manual found at:

<http://online.encodeplus.com/regs/richmond-tx/index.aspx>

While we believe that the spirit of our proposed development is in line with the Richmond UDC, there are several items highlighted within pertaining to zoning, land use, development standards, residential development, and street sections in which we need alternative standards in order to achieve our concept of a connected, pedestrian oriented community with a wide diversity of home types.

The following edits have been organized according to the UDC and are identified as amendments, items to strike, or additions to the standards within the UDC.

TABLE OF CONTENTS

CHAPTER 2 | ZONING DISTRICTS AND LAND USES

ARTICLE 2.1 ZONING DISTRICTS

Division 2.1.100 Zoning Districts
2.2.101 Zoning Districts Established

ARTICLE 2.2 LAND USE

Division 2.2.100 Permitted, Limited, Conditional, and Temporary Uses
2.2.105 Agriculture, Industrial, Transportation, Utility and Communication Uses

Division 2.2.200 Limited and Conditional Use Standards
2.2.203 Commercial Limited and Conditional Use Standards
2.2.204 Industrial, Transportation, Utility, and Communication Limited and Conditional Use Standards

CHAPTER 3 | DENSITY, INTENSITY, LOT AND SCALE

ARTICLE 3.1 DENSITY, LOT AND SCALE STANDARDS

Division 3.1.100 Residential Density, Lot and Scale Standards
3.1.101 New Residential Use Standards

Division 3.1.200 Non-Residential and Mixed-Use Intensity, Lot and Scale Standards
3.1.201 Non-Residential and Mixed-Use Development Standards

CHAPTER 4 | SITE DESIGN

ARTICLE 4.1 SUBDIVISION DESIGN AND LAND DEVELOPMENT

Division 4.1.100 General Requirements for Development Design
4.1.101 Lots
4.1.102 Blocks

Division 4.1.200 Neighborhood Development Standards
4.1.203 Mixed Use Planned Development

ARTICLE 4.2 PARKING, LOADING, ACCESS, AND LIGHTING

Division 4.2.100 Parking and Loading
4.2.101 Required Parking Spaces
4.2.103 Alternatives or Modifications to Required Parking

ARTICLE 4.4 TREE PRESERVATION, BUFFERING, AND LANDSCAPING

Division 4.4.400 Landscaping
4.4.401 Development Landscaping
4.4.402 Residential Lot Landscaping

ARTICLE 4.5 STREETS, SIDEWALKS, AND TRAILS

Division 4.5.100 Streets
4.5.102 General Street Standards
Division 4.5.200 Sidewalks and Trails
4.5.201 Sidewalks

CHAPTER 5 | BUILDING AND STRUCTURES

ARTICLE 5.1 BUILDING DESIGN STANDARDS

Division 5.1.100 Residential Design Standards
5.1.101 Single-Family Detached and Attached Design Standards

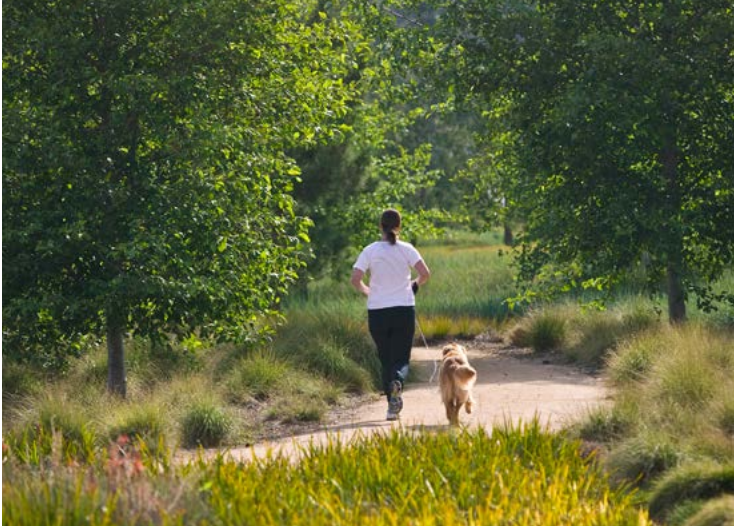
CHAPTER 7 | MEASUREMENTS AND WORDS

ARTICLE 7.1 MEASUREMENTS, WORD USAGE, AND DEFINITIONS

Division 7.1.100 Measurements
7.1.101 Density
Division 7.1.300 Definitions
7.3.100 Definitions

PUBLIC INFRASTRUCTURE DESIGN MANUAL

CHAPTER 11 ROADWAYS, SIDEWALKS & TRANSPORTATION DESIGN REQUIREMENTS



COMMUNITY PLANNING PRINCIPLES



Celebrate the **connection** of people to the land, food and each other.

Create a **walkable** public realm.

Incorporate architecture that encourages **relationships** to be forged.

Offer **innovative** and **diverse** housing choices that are uniquely embedded throughout the neighborhood.



Utilize the site's **natural** water resources as a valued amenity for the community.

Create a **vibrant** mixed-use core at the heart of the community.



Establish a **wellness**-driven community centered around healthy lifestyle choices.

Build **resiliency** into every facet of the community through thoughtful planning, diversity, redundancy, adaptability and authenticity.

CHAPTER 2 | ZONING DISTRICTS AND LAND USES

ARTICLE 2.1 ZONING DISTRICTS

Division 2.1.100 Zoning Districts

2.1.101 Zoning Districts Established

Table 2.1.101A:

- Amend to create three new overlay districts within the Mixed-Use zoning district; Mixed-Use - Agriculture, Mixed-Use - Town Center, and Mixed-Use - Neighborhood. All permitted uses of the Mixed-Use district shall apply to the new overlay districts, unless modified herein.

ARTICLE 2.2 LAND USE

Division 2.2.100 Permitted, Limited, Conditional, and Temporary Uses

2.2.105 Agriculture, Industrial, Transportation, Utility and Communication Uses

Table 2.2.105:

- Amend to allow Permitted (P) of Nursery/Greenhouse, Wholesale in MU - Agriculture and MU - Town Center overlay districts
- Add Permitted (P) use of Community Agriculture in all three MU overlay districts

Division 2.2.200 Limited and Conditional Use Standards

2.2.203 Commercial Limited and Conditional Use Standards

B. Standards (Table 2.2.203)

- Amend to allow Alcoholic Beverage Sales within the MU - Town Center, regardless of proximity to residential uses.

2.2.204 Industrial, Transportation, Utility, and Communication Limited and Conditional Use Standards

B. Standards (Table 2.2.204)

- Amend to allow Power Generation, Small-scale (Renewable; Non-combustible) in MU - Agriculture provided it is 20 acres or less in size and complies with Section 5.2.105.



CHAPTER 3 | DENSITY, INTENSITY, LOT AND SCALE STANDARDS

ARTICLE 3.1 DENSITY, INTENSITY, LOT, AND SCALE STANDARDS

Division 3.1.100 Residential Density, Lot and Scale Standards

3.1.100 Residential Density, Lot, and Scale Standard

- Replace Table 3.1.101 Residential Development Standards, Table 3.1.102A Single-Family Detached Lot and Building Standards, and Table 3.1.102B Single-Family Attached and Multi-Family Lot and Building Standards with Table 3.1.102C - Development, Lot and Building Standards below.
- Include clause that limits Maximum Gross Density to 5.

TABLE 3.1.102C - Development, Lot and Building Standards								
District and Neighborhood Type	Minimum						Maximum	
	Lot Dimension		Setbacks				Building Height	Percent of Total Units
	Area	Width	Front	Interior Side	Street Side	Rear		
Single-Family Detached								
Detached	3,100 sq. ft.	35'	5'	0' and 10' between structures	5'	5'	35'	At least 15% of Single Family Detached lots in the complete development will be a minimum of 5,000 sq. ft.
Cottages	2,000 sq. ft.	35'	5'	0'	5'	5'	35'	20%
Single-Family Attached								
Townhouse	800 sq. ft for alley-loaded units	16'	5'	0'	5'	5'	45'	25%
Live-Work Units	800 sq. ft for alley-loaded units	16'	5'	0'	5'	5'	45'	10%
Duplex	1,600 sq. ft for alley-loaded units	45'	5'	0'	5'	5'	35'	20%
Triplex	800 sq. ft for alley-loaded units	16'	5'	0'	5'	5'	35'	10%
Multi-Family								
Apartment	1,200 sq. ft	100'	10'	5'	10'	20'	45'	10%



Division 3.1.200 Non-Residential and Mixed-Use Intensity, Lot and Scale Standards

3.1.201 Non-residential and Mixed-Use Development Standards

D. Non-Residential and Mixed-Use Setbacks

TABLE 3.1.201B - Non-Residential and Mixed-Use Setbacks					
Zoning District	Standard				
	Front	Interior Side	Street Side	Rear	Residential District Boundary
MU	Amend to 5'	Amend to 0'	Amend to 5'	Amend to 5'	Amend to 25'



CHAPTER 4 | SITE DESIGN

ARTICLE 4.1 SUBDIVISION DESIGN AND LAND DEVELOPMENT

Division 4.1.100 General Requirements for Development Design

4.1.101 Lots

C. Access and Frontage

2. Residential Lots

- Amend to allow alley-loaded dwellings to front on to collector streets.
- Amend limit on the number of alley-loaded dwelling units facing onto a common open space that may be accessed from an alley to 36 units.

E. Corner Lots

- Amend extra width of corner lots to 5'

F. Orientation to T-Intersections

- Amend to exempt streets classified as 'Minor Residential' from the requirements of this section.

4.1.102 Blocks

B. Dimensions

2.a. Block Length

- Amend Minimum Block Length to 120'.

Division 4.1.200 Neighborhood Development Standards

4.1.203 Mixed Use Planned Development

C. Development Standards

3. Mix of Uses

- Clarify to calculate percentages based on acreage.
 - b. Amend to be 15% non-residential
 - c. Amend to be 50% of all multi-story commercial buildings must have more than one use (retail, office, residential, civic, etc.) with no single use accounting for more than 90% of the gross leasable floor space of these mixed buildings.

ARTICLE 4.2 PARKING, LOADING, ACCESS, AND LIGHTING

Division 4.2.100 Parking and Loading

4.2.101 Required Parking Spaces

D. Required Parking

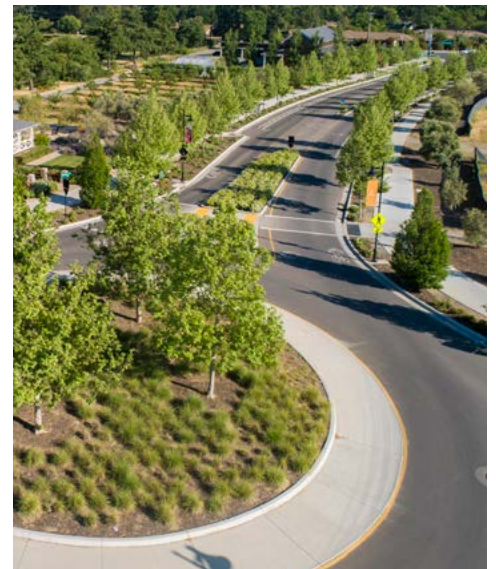
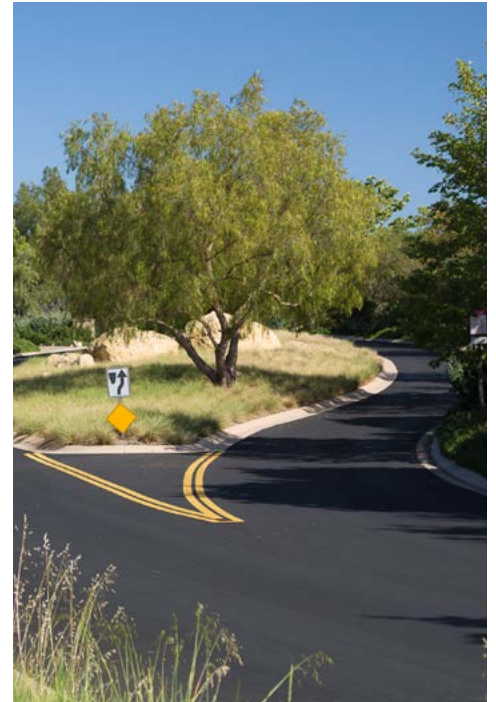
1. Residential and Commercial use of the Home (Table 4.2.101A)
 - Amend Cottage with shared parking to 1.5 spaces per du.

4.2.103 Alternatives or Modifications to Required Parking

C. Parking Credits and Reductions

2. On-Street and Public Lot Parking

- a. Add MU District to this section.



ARTICLE 4.4 TREE PRESERVATION, BUFFERING, AND LANDSCAPING

Division 4.4.400 Landscaping

4.4.401 Development Landscaping

C. Site Landscaping

2. Nonresidential, Mixed-Use, Multi-family, and Public Institutional Planting Requirements

b. Interior Side Yard

- Amend to add an exception that Interior Side Yards of less than 20 feet shall not be required to provide trees and Interior Side Yards of less than 5 feet shall not be required to provide shrubs.

d. Location of Provided Planting

- Amend to allow trees and other plantings within the street ROW, or on Municipal Utility District, Community Association, or Homeowners Association lots, to be used to fulfill the above requirements for the most proximate development.

4.4.402 Residential Lot Landscaping

B. Planting Location

- Amend to allow a street tree in the right of way to count, provided that large trees are not planted closer than 20' and the following species are prohibited:

- Carya illinoensis (Pecan)
- Quercus virginiana (Live Oak)
- Salix nigra (Black Willow)
- Taxodium distichum (Bald Cypress)

ARTICLE 4.5 STREETS, SIDEWALKS, AND TRAILS

Division 4.5.100 Streets

4.5.102 General Street Standards

B. Street Standards

- Right-of-Way and Pavement Widths (Table 4.5.102)

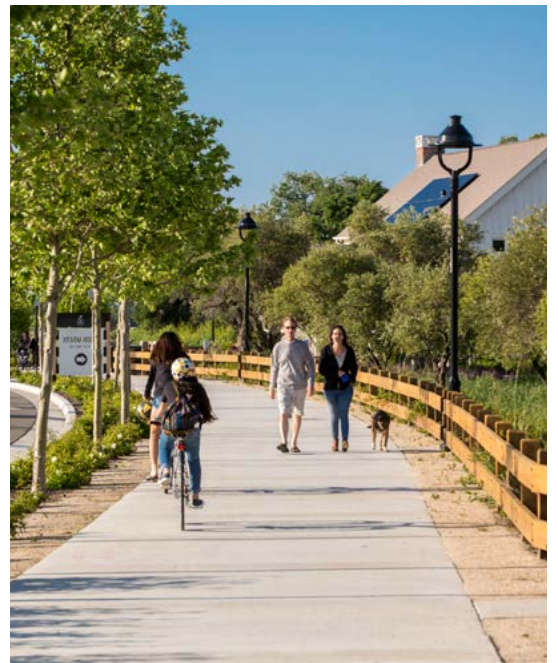
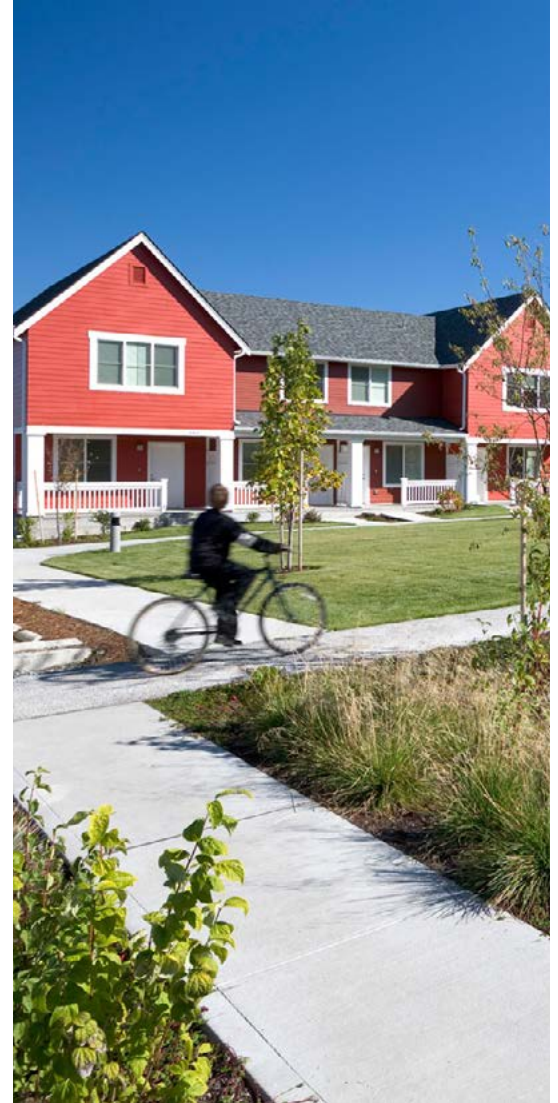
Classification	ROW Width Curb and Gutter	ROW Width Open Ditch	Pavement Width (Measured from Face to Face of Curb)
Collector	60' - 70'	70' - 80'	Amend to 38'
Minor Residential	Amend to 50'	70'	27'

Division 4.5.200 Sidewalks and Trails

4.5.201 Sidewalks

C. Location of Sidewalks

- Strike "Generally, the outer edge of the sidewalk shall be a minimum of two feet from private property lines." Allow sidewalks along property lines. Access for maintenance will be provided through HOA deed restrictions.



CHAPTER 5 | BUILDINGS & STRUCTURES

ARTICLE 5.1 BUILDING DESIGN STANDARDS

Division 5.1.100 Residential Design Standards

5.1.101 Single-Family Detached and Attached Design Standards

- A. Amend to allow principal buildings in a Cluster or Cottage typology to be placed perpendicular or sideways on an interior lot.
- B. Standards
 3. Amend minimum dimensions of a common open space to be not more than 1200' long, provided that the contiguous open space has a change in width every 400' or less of at least 50 percent for no less than 50'. Allow Cottage and "shared driveway" (maximum 6 unit clusters) typologies to share a common walk with a minimum of 20' between structures.

CHAPTER 7 | MEASUREMENTS AND WORDS

ARTICLE 7.1 MEASUREMENTS, WORD USAGE, AND DEFINITIONS

Division 7.1.100 Measurements

7.1.101 Density

B. Gross Density (Figure 7.1.101)

- Amend the Gross Density Calculation method to allow amenitized water bodies to be included in the area that comprises the Base Site Area. Non-amenitized water bodies would still be excluded from inclusion in the Base Site Area.

Division 7.1.300 Definitions

7.1.300 Definitions

- Add 'Community Agriculture' and define as: means a private or public area of land that is used for the small-scale commercial (30 acres or less) or noncommercial cultivation of fruits, herbs, flowers, vegetables, ornamental plants, or the raising of animals, typically in conjunction with a farm stand or farmer's market, community garden or other community events and programming.



PUBLIC INFRASTRUCTURE DESIGN MANUAL

CHAPTER 11 ROADWAYS, SIDEWALKS, & TRANSPORTATION DESIGN REQUIREMENTS

11.2 General Roadway Design

Criteria	Minor Collector	Local
Right-of-Way (ROW)	60' ROW	Amend to 50' ROW
Typical Pavement Width (Back to Back)	39' Back of Curb to Back of Curb	28' Back of Curb to Back of Curb
Min. Lane Width	Amend to 11' Travel Lane	Amend to 10' Travel Lane

11.3 Horizontal Curvature

- F. Amend to allow a curve, with a radius less than four hundred fifty feet (450'), to be less than three hundred feet (300') from a street or alley intersection provided it is reviewed and approved by a traffic engineer prior to construction.
- G. Amend to allow a curve with a radius less than four hundred fifty feet (450') provided it is reviewed and approved by a traffic engineer prior to construction.

11.8 Alley and Service Road Design

- E. Alley Intersections:
 - 2. Amend to allow alley intersections to be within 15° of perpendicular at the intersection of the ROW lines.





Meristem
Communities



C4. DEVELOPMENT UPDATES TO THE PLANNING AND ZONING COMMISSION

May 2022

The following table provides an overview of Planning Department activities from Apr 4, 2022 through Apr 29, 2022:

PRE-APPLICATION CONFERENCES		
LOCATION	LAND USE	DESCRIPTION
<ul style="list-style-type: none"> ▪ Richmond Pkwy & Golfview (GC) 	Single-family rental community (Rezoning)	<ul style="list-style-type: none"> ▪ <i>This project is included as a discussion item on the Agenda.</i>
<ul style="list-style-type: none"> ▪ 311 S. 11th St (GC/WFBMD) 	Restaurant	<ul style="list-style-type: none"> ▪ <i>The subject site is located at the eastern intersection of S. 11th 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 the possibility to use the existing building as a restaurant.</i>
<ul style="list-style-type: none"> ▪ 311 S. 11th St (GC/WFBMD) 	Medical Office/Clinic	<ul style="list-style-type: none"> ▪ <i>Staff met with the potential buyer of the subject site to discuss a proposed medical office. The meeting was attended by the potential buyer and the design team. This was a follow-up meeting with applicant presenting proposed plans.</i>
<ul style="list-style-type: none"> ▪ 210 Morton St (DN) 	Art Gallery	<ul style="list-style-type: none"> ▪ <i>The applicant met with staff to discuss the use of the building as Art Gallery and Studio. The proposed business intends to have a studio, exhibit area, and classroom. The applicant is trying to finalize the interior space programming and provide occupancy and parking provision related information.</i>
<ul style="list-style-type: none"> ▪ 4720 FM 359 (ETJ) 	Foster Creek Vet Clinic (Parking & Det. Pond)	<ul style="list-style-type: none"> ▪ <i>Planning Dept staff met with applicant to discuss review comments.</i>

SITE DEVELOPMENT PLAN REVIEWS		
LOCATION	LAND USE	DESCRIPTION
<ul style="list-style-type: none"> ▪ 203 Sims Road (ETJ) 	Antique Store	<ul style="list-style-type: none"> ▪ <i>The subject site is located on the west side of Sims Road at Hinson Street. Staff is reviewing their second submittal of a proposed antique store.</i>

<ul style="list-style-type: none"> ▪ 902 Richmond Pkwy (ETJ) 	<p>Knile Center Private School</p>	<ul style="list-style-type: none"> ▪ <i>The subject site is located west of Richmond Parkway and south of Austin Street. Staff is reviewing the first site development plan application for the proposed development. A parking study is included on the Agenda and TIA is underway.</i>
<ul style="list-style-type: none"> ▪ 3420 F.M. 723 (ETJ) 	<p>Plaza at 723 (Commercial & Retail)</p>	<ul style="list-style-type: none"> ▪ <i>The subject site is located along F.M. 723 and is directly west of the Kingdom Heights subdivision. The development includes two buildings that will be developed in phases. Staff reviewed the 2nd submittal of an approximately 8,900 square foot retail shopping center.</i>
<ul style="list-style-type: none"> ▪ 1420 F.M. 359 (SC District) 	<p>Site Improvements</p>	<ul style="list-style-type: none"> ▪ <i>The subject site is located on F.M. 359, north of Plantation Furniture store. Staff is reviewing 1st submittal for proposed site and drainage related improvements.</i>

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