



RICHMOND

EST. **TEXAS** 1837

Where History Meets Opportunity

Planning & Zoning Commission Meeting

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

Tuesday, September 6, 2022, at 5:00 P.M.

Position 1: Katherine M. Graeber – Kubelka (Chair)

Position 2: Juan Martinez

Position 3: Aimee Frederick

Position 4: David Randolph

Position 5: Noell Myska (Vice Chair)

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

Join Zoom Meeting

<https://us06web.zoom.us/j/86597029159?pwd=WHlIQWxsdTk0SmsrbTY1dkMvb1ZKZz09>

Meeting ID: 865 9702 9159

Passcode: 895903

One tap mobile

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+1 564 217 2000 US

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+1 929 205 6099 US (New York)

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+1 309 205 3325 US

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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 August 1, 2022, regular meeting (a copy is enclosed).
- B2. Next Planning and Zoning Commission meeting is Monday, October 3, 2022, at 5:00 p.m.

REGULAR AGENDA

Plat Applications

- C1. Review and recommendation of a final report to City Commission for a Final Plat – Harvest Green Section Forty-One – 14.8 acres of land – 2 Blocks – 63 Lots – 3 Reserves. The subject site is part of the Harvest Green General Plan and it is located east of Harlem Drive and south of the proposed Harvest Home Drive Street Dedication and Reserves Sec 3.
- C2. Review and recommendation of a final report to City Commission for a Short Form Final Plat – Harvest Home Drive Street Dedication Sec 3 – 9.858 acres of land – 1 Block – 0 Lots – 3 Reserves. The subject site is a section within the Harvest Green General Plan located on the east side of Harlem Road and south of Oyster Creek.
- C3. Review and recommendation of a final report to City Commission for a Replat – Morton Cemetery Section 8 – 0.069 acres of land – 9 Blocks – 60 Lots – 0 Reserves. The subject site is located at 403 North 2nd Street, south of Jane Long Street and north of Commerce Street.
- C4. Review and recommendation of a final report to City Commission for a Short Form Final Plat – Plantation Plaza – 3.9949 acres of land – 1 Blocks – 0 Lots – 1 Reserve. The subject site is located at 1421 FM 359 street along the western side of FM 359.

Rezoning

- C5a. Public hearing to receive comments for or against a request by Mario E. Lanza, of M Lanza Engineering, PLLC, representing Elite Line Properties LLC to rezone an approximate 10.00-acre tract of land from General Residential (GR) to Suburban Commercial (SC) and to the extent the rezoning deviates from the Future Land Use Plan of the Comprehensive Plan, to provide for an amendment thereto. The subject site is located at 1006 FM 359, on the east side of FM 359 between Del Aqua Drive and Rio Vista Drive intersections along FM 359.
- C5b. Consideration of the approval of a final report to City Commission on agenda item C5a., above.
- C6a. Public hearing to receive comments for or against a request by Kyle Molitor, of Kimley-Horn & Associates, Inc., representing property owner Charles Klein to rezone an approximate 22.00 -acre tract of land from General Residential (GR) to Suburban Commercial (SC) and to the extent the rezoning deviates from the Future Land Use Plan of the Comprehensive Plan, to provide for an amendment thereto. The subject site is located at 1006 FM 359, on the east side of FM 359 between Del Aqua Drive and Rio Vista Drive intersections along FM 359.
- C6b. Consideration of the approval of a final report to City Commission on agenda item C6a., above.

Other

- C7. Discuss Single Family Rental Community and Multifamily Development.
- C8. Development related staff update.
- C9. Excuse from attendance at regular Planning and Zoning Commission Meeting.
- C10. Consider agenda item requests by Commissioners for October 3, 2022, regular meeting.
- C11. 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, August 1, at 5:00 P.M.

The Planning and Zoning Commission for the City of Richmond, Texas met in a regular meeting on Monday, August 1, 2022, at 5:00 p.m. A quorum was present, with the following members in attendance:

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

Staff in attendance: Mason Garcia, Planning Director; Helen Landaverde, Planner II; Howard Christian, Assistant City Manager; Christine Cappel, Administrative Manager; Terri Vela, City Manager and Gary Smith, City Attorney.

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

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

Commissioner Kubelka introduced agenda item B1., Review and approve minutes from the July 5, 2022, meeting. Commissioner Myska commented that she was not in attendance at the last meeting, and she had a comment. She explained that in other communities, there are limits on how many rental communities can be located in a certain section and she explained how this can be balanced for Richmond. Commissioner Myska moved to approve the minutes. The motion was seconded by Commissioner Martinez. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item B2., stating that the next Planning and Zoning Commission meeting would be on Tuesday, September 6, 2022, at 5:00 p.m.

The City Commission welcomed Mason Garcia, the new Planning Director for the City of Richmond.

Commissioner Kubelka introduced agenda item C1., Review and recommendation of a final report to City Commission for a Final Plat – Circle Oak Section 1 – 36.136 acres of land – 4 Block – 0 Lots – 4 Reserves. The subject site is located on the southwest corner of U.S. 59 and F.M. 762 within the George

Foundation/Berry Tract development. Mr. Garcia explained that the final plat has seven (7) reserves vs the four (4) that were in the report. Commissioner Myska asked what was included in the neighborhood. Mr. Garcia explained that there will be two (2) reserves that will contain commercial, and thirteen (13) acres will be multi-family. He concluded by recommending approval with conditions listed in the report. Commissioner Myska moved to forward Staff's recommendation of a 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 – Circle Oak Street Dedication 1 – 0.936 acre of land – 0 Blocks – 0 Lots – 0 Reserves. The subject site is located on the southwest corner of U.S. 59 and F.M. 762 within the George Foundation/Berry Tract development. Mr. Garcia recommended approval with conditions listed in the report. Commissioner Myska 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 C3., Review and recommendation of a final report to City Commission for a Final Plat – Indigo Section 1 – 108.5 acres of land – 13 Blocks – 243 Lots – 29 Reserves. The subject site is a section within the Indigo Master Planned Community located between Harlem Road and Grand Parkway, south of Owens Road. Commissioner Myska asked why the City was allowing the smaller lots. Mr. Garcia explained that this was part of the Development Agreement. Commissioner Myska also inquired about the parking, and Mr. Garcia explained that this will be shown in the Site Plan once submitted. Mr. Garcia recommended approval with conditions listed in the report. Commissioner Frederick moved to forward Staff's recommendation of a 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 C4a., Review and recommendation of a final report to City Commission for a Final Plat – Indigo Village Core – 12.79 acres of land – 1 Block – 0 Lots – 1 Reserve. The subject site is a section within the Indigo Master Planned Community located between Harlem Road and Grand Parkway, south of Owens Road. Mr. Garcia recommended approval with conditions listed in the report. Commissioner Myska 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 C5., Review and recommendation of a final report to City Commission for a Short Form Final Plat – Knile Center – 2.9866 acres of land – 1 Blocks – 0 Lots – 2 Reserves. The subject site is located at 902 Richmond Parkway in the Olde Town (OT) District. Commissioner Myska asked what they are asking for in the Short Form Final Plat. Mr. Garcia explained that they are combining to make two (2) reserves. Mr. Garcia recommended approval with conditions listed in the report. Commissioner Myska 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 Martinez voted nay.

Commissioner Kubelka introduced agenda item C6., Review and recommendation of a final report to City Commission for an Amending Plat – Mandola Farms Section 2 – 1.964 acres of land – 1 Blocks – 1 Lots – 1 Reserves. The subject site is located the south side of U.S. Highway 90A and bounded by Hennessey Road, Edgewood Drive, and Damon Street. Mr. Garcia explained that the proposed amending plat is to relocate a portion of Restricted Reserve "A" and Lot 7, Block 1. Mr. Garcia recommended Staff's recommendation

for approval. Commissioner Myska moved to forward Staff's recommendation of approval to the City Commission. The motion was seconded by Commissioner Randolph.

Commissioner Kubelka introduced agenda item C7., Review and recommendation of a final report to City Commission for a Final Plat – Market Center at Harvest Green – 7.423 acres of land – 1 Blocks – 0 Lots – 2 Reserves. 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. Mr. Garcia recommended approval with conditions listed in the report. Commissioner Martinez moved to forward Staff's recommendation of a conditional approval to the City Commission. The motion was seconded by Commissioner Myska. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item C8., Review and recommendation of a final report to City Commission for a replat – Abigail's Place Neighborhood Resource Center – 1.50 acres of land – 1 Block – 5 Lots – 1 Reserve, and a plat variance to deviate from the minimum required 15-foot rear setback as provided in Table 3.1.102B of the Unified Development Code. Mr. Garcia explained that lots 3, 4, and 5 do not meet the minimum standards of 15 feet. The applicant is requesting a plat variance to the rear setback requirement for the proposed duplexes on Lots 3, 4 and 5. He further explained that the proposed replat subdivides an existing lot into four lots for Duplexes and one lot for the existing attach poverty facility and a reserve to provide access for the proposed Duplexes. Mayor Aaron Groff explained that in the rear is a CenterPoint easement, and that there will be a landscape buffer. He further explained that as a result of adjusting the width of the private street as well as parking a little too far back, the buffer had to be moved and he explained that there is a current fence in place. Mr. Garcia recommended Staff's recommendation for approval. Commissioner Myska moved to forward Staff's recommendation of approval to the City Commission. The motion was seconded by Commissioner Myska.

Commissioner Kubelka introduced agenda item C9., Development related staff update.

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

- US90A Westbound near Brazos River (GC) – Warehouse for clothing retail (Fashion and Fascinating Merchandise LLC)
- 1212 FM 2218 (GC) – Car Wash (Honeybadger Houston, LLC)
- 812 6th Street (OT) – Residential development of three (3) homes/townhomes

Projects under review discussed included the following proposed projects:

- SE Corner FM 762 and Cemetery Road ((ETJ/Development Agreement – George Foundation/WFBMD)

Commissioner Kubelka introduced agenda item C10., Discussion of joint public hearing, Planning and Zoning Commission and City Commission, for the rezoning of The Edge at Richmond Parkway, item C7, on August 15, 2022. Mr. Garcia explained that the P&Z Commission will be meeting with the City Commission regarding this public hearing.

Commissioner Kubelka introduced agenda item C11., Consider agenda item requests by Commissioners for the August 1, 2022, regular meeting. None were presented.

Commissioner Kubelka introduced agenda item C12., Adjournment. There being no further business to be brought before the Planning and Zoning Commission, Commissioner Kubelka adjourned the meeting at 7:11 p.m.

Approved:

Katherine M. Graeber-Kubelka (Chair)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, GRAND PARKWAY HG 2 LP, A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH JERRY ULKE, VICE PRESIDENT, BEING AN OFFICER OF GRAND PARKWAY HG 2 LP, A TEXAS LIMITED PARTNERSHIP, HERINAFTER REFERRED TO AS OWNER OF THE 14.782 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF HARVEST GREEN SECTION 41, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION 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 DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

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, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20' 0") FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, DRAINS, DRAWS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF HARVEST GREEN SECTION 41, WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

FURTHER, OWNERS DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS", AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS' COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY WHEREOF, THE GRAND PARKWAY HG 2 LP, A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JERRY ULKE, ITS VICE PRESIDENT, THEREUNTO AUTHORIZED THIS _____ DAY OF _____, 2022.

GRAND PARKWAY HG 2 LP
A TEXAS LIMITED PARTNERSHIP

BY: _____
JERRY ULKE, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JERRY ULKE, VICE PRESIDENT OF GRAND PARKWAY HG 2 LP, A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID PARTNERSHIP.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

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, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A 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, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6652

I, PHILLIP KANE MUDD, 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.

PHILLIP KANE MUDD, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 130524

STATE OF TEXAS
COUNTY OF FORT BEND

THIS PLAT OF HARVEST GREEN SECTION 41 APPROVED ON _____ DAY OF _____, 2022 BY THE CITY OF RICHMOND CITY COMMISSION AND SIGNED THIS THE _____ DAY OF _____, 2022 PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID, NULL AND VOID, UNLESS THIS PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS, WITHIN ONE (1) YEAR HEREAFTER.

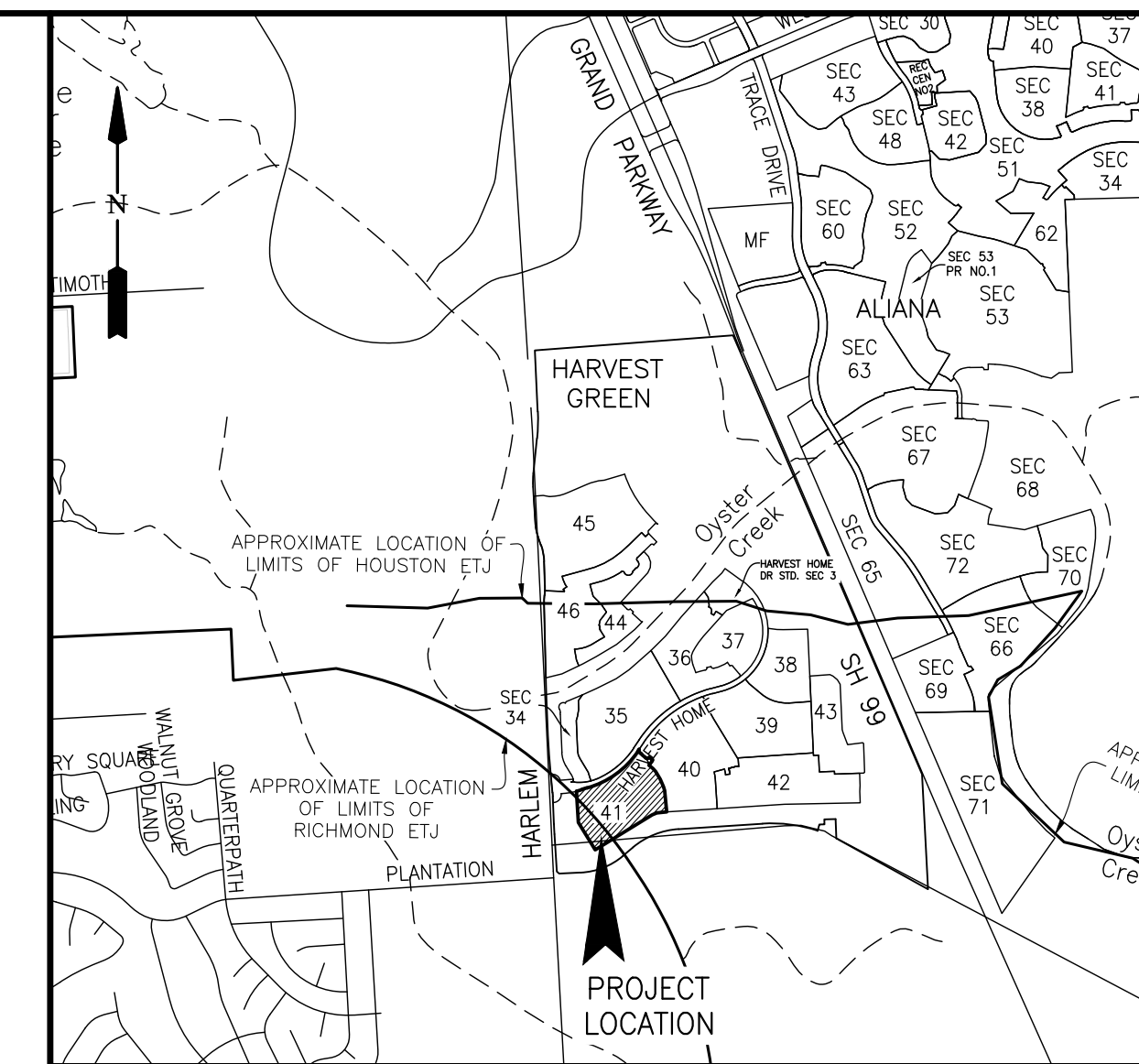
REBECCA K. HAAS, MAYOR

_____, SECRETARY

THIS PLAT OF HARVEST GREEN SECTION 41 APPROVED BY THE CITY MANAGER OF THE CITY OF RICHMOND, TEXAS

THIS _____ DAY OF _____, 2022.

TERRI VELA, CITY MANAGER



VICINITY MAP
SCALE: 1" = 2,000'
KEY MAP NO. 566L

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

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

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

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

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE
COUNTY JUDGE

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

KEN R. DEMERCHANT
PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDED IN MY OFFICE ON _____, 2022 AT _____ O'CLOCK _____ M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

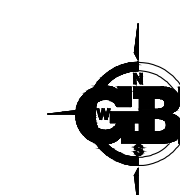
BY: _____
DEPUTY

HARVEST GREEN SECTION 41

A SUBDIVISION OF 14.782 ACRES OF LAND SITUATED IN THE
JANE WILKINS ONE LEAGUE GRANT, ABSTRACT 96,
FORT BEND COUNTY, TEXAS.

63 LOTS 3 RESERVES (0.502 ACRES) 2 BLOCKS
AUGUST 25, 2022 JOB NO. 2659-2141C.304

OWNER:
GRAND PARKWAY HG 2 LP
A TEXAS LIMITED PARTNERSHIP
JERRY ULKE, VICE PRESIDENT
5005 RIVERWAY DRIVE, SUITE 500, HOUSTON, TEXAS 77056
PH: (713) 960-9977



SURVEYOR:
GPI PARTNERS
LAND SURVEYING CONSULTANTS
4784 VESTA ROAD - PASADENA, TX 77066
PHONE: 817-498-4889 • GBSurvey@GPIsurvey.com
TSPSLS FIRM #10130800 • www.GPIsurvey.com

ENGINEER:
LJA Engineering, Inc.
3600 W Sam Houston Parkway S Phone 713.953.5200
Suite 600 Fax 713.953.5026
Houston, Texas 77042 FRN - F-1386

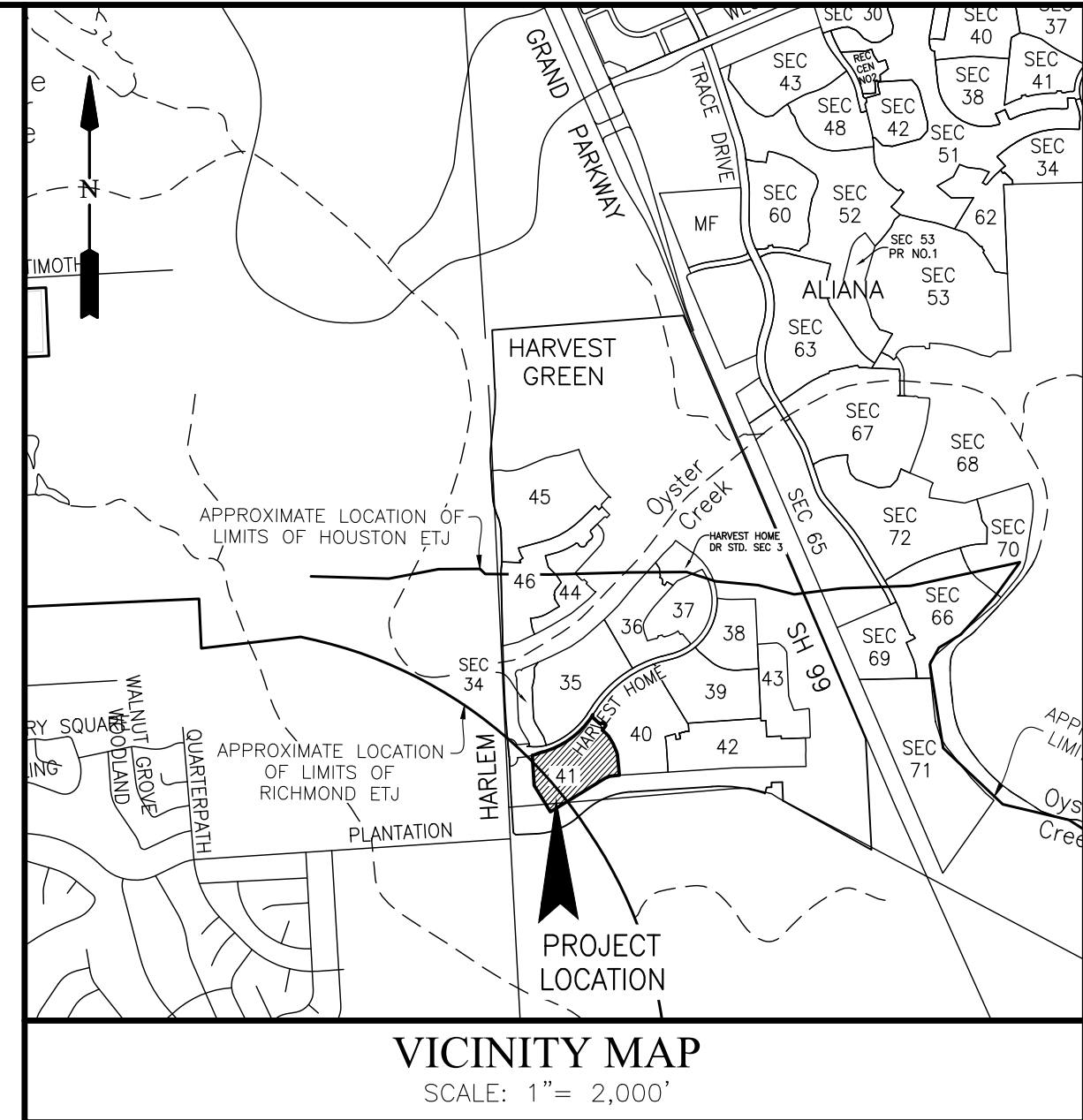
NOTES:

- 1. BENCHMARK: ALL ELEVATIONS ARE BASED ON 2014 FORT BEND COUNTY LIDAR BENCHMARK NO. 470 TNRS GCP 08 BEING A 80D NAIL SET SOUTH OF GRAVEL DRIVE LOCATED ON THE EAST SIDE OF HARLEM ROAD...
2. CONCEPT PLAN FOR HARVEST GREEN WAS APPROVED BY PLANNING AND ZONING COMMISSION OF THE CITY OF RICHMOND ON OCTOBER 4, 2021.
3. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, BASED ON GPS OBSERVATIONS...
4. 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.
5. CONTOUR LINES SHOWN HEREON REPRESENT PRE-DEVELOPMENT CONDITIONS AND REFERENCED TO BENCHMARK DESCRIBED HEREON.
6. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 84.95 FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM) (2001 ADJ.) (GEOID 12A).
7. THIS PLAN WAS PREPARED TO MEET THE CITY OF RICHMOND AND FORT BEND COUNTY REQUIREMENTS.
8. THIS PLAN LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 134D, FORT BEND COUNTY SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND ISD, FORT BEND COUNTY, AND PARTIALLY WITHIN THE CITY OF RICHMOND ETJ.
9. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) NOS. 48157C0140L, MAP REVISED APRIL 2, 2014, AND LETTER OF MAP REVISION BASED ON FIRM (LOMR-R), CASE NO. 22-06-2203A, DATED JULY 21, 2022, THE SURVEYED TRACT LIES IN ZONES X (UNSHADED) AND X (SHADED). FLOODPLAIN BOUNDARY LINES SHOWN HEREON WERE SCALED AND GRAPHICALLY DEPICTED BASED ON SAID FIRMS AND SHOULD BE CONSIDERED APPROXIMATE.
10. THERE ARE NO PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.

- 11. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
12. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
13. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
14. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
15. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DETENTION FACILITY IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 134D.
16. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAN AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
17. THIS PLAT LIES WITHIN LIGHTING ZONE 3.
18. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
19. 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.
20. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
21. LIENHOLDER'S ACKNOWLEDGEMENT THIS PLAT IS SUBORDINATED BY: WOODFOREST NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS RECORDED IN FILE NO. OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.

CALLED 446.035 ACRES (TRACT 1) GRAND PARKWAY HG 2 LP F.N. 2021100669 F.B.C.O.P.R.

CALLED 446.035 ACRES (TRACT 1) GRAND PARKWAY HG 2 LP F.N. 2021100669 F.B.C.O.P.R.



KEY MAP NO. 566L

DISTRICT NAMES table with columns for County Assistance District, MUD, LID, DID, School, Fire, Impact Fee Area, City or City ETJ, and Utilities CO. The table lists Fort Bend MUD 134D, FBC Drainage District, Fort Bend ISD, Fort Bend County, and Fort Bend County.

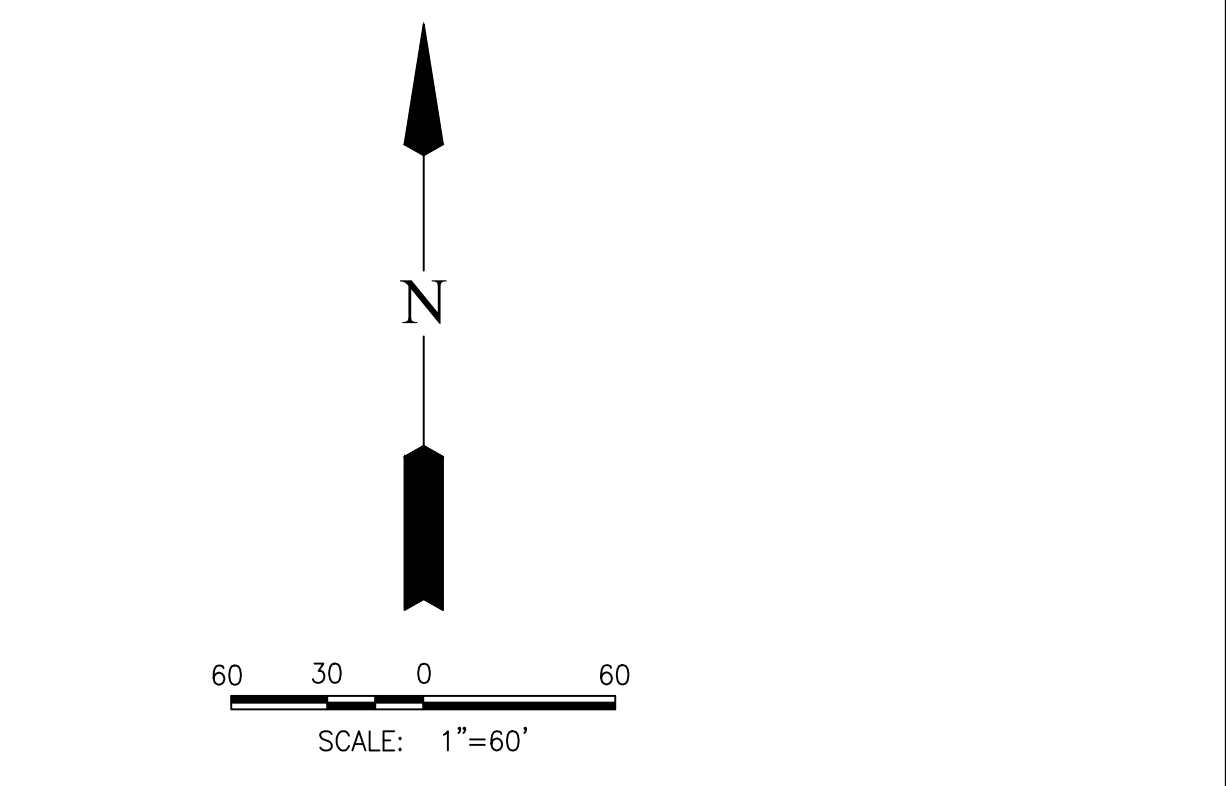
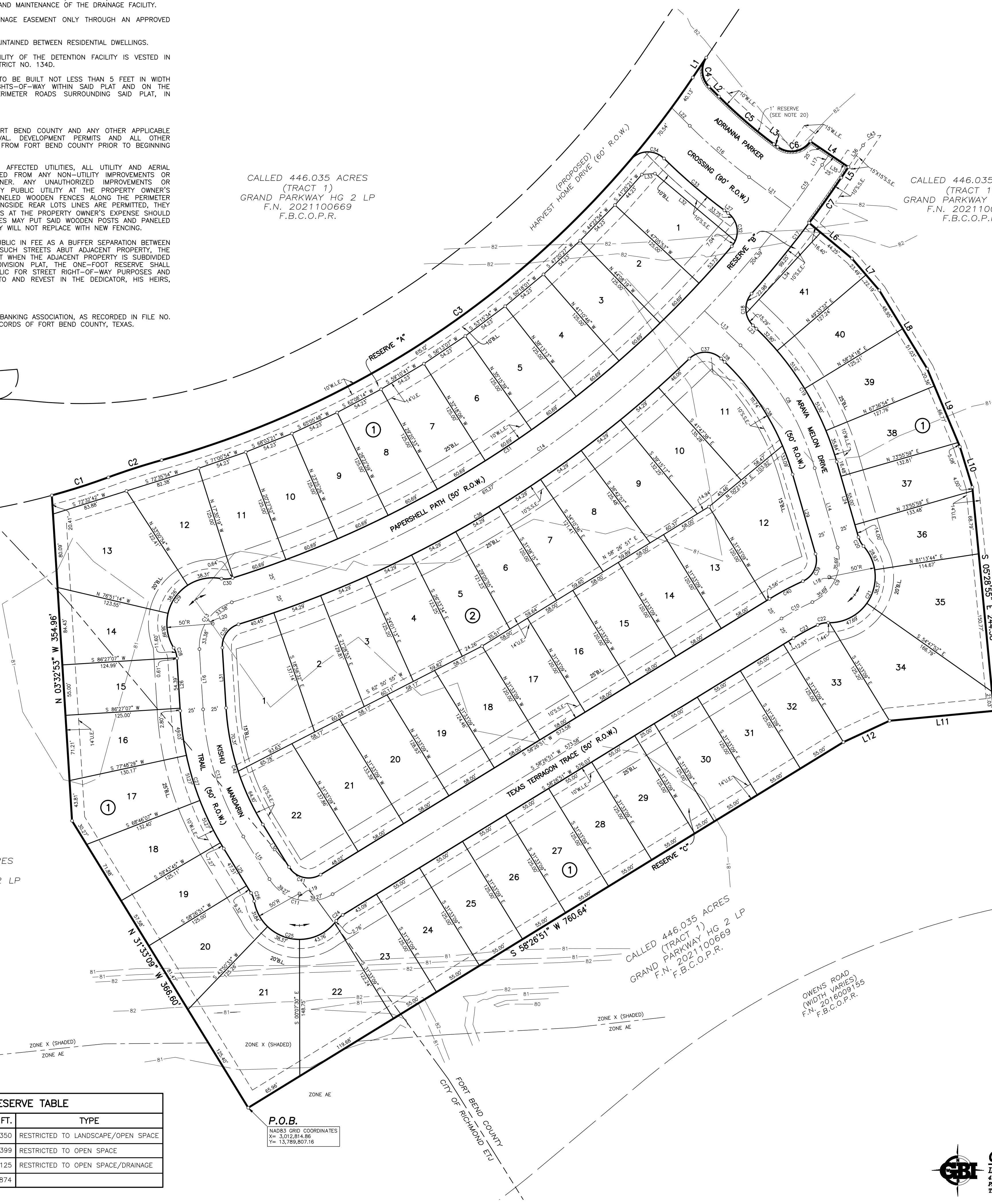
CURVE TABLE with columns for CURVE, RADIUS, DELTA, ARC, CHORD BEARING, and CHORD. It lists curves C1 through C42 with their respective geometric data.

LINE TABLE with columns for LINE, BEARING, and DISTANCE. It lists lines L1 through L36 with their respective bearings and distances.

RESERVE TABLE with columns for RESERVE, ACREAGE, SQ.FT., and TYPE. It lists reserves A, B, and C, which are restricted to landscape/open space, open space, and open space/drainage respectively.

CALLED 446.035 ACRES (TRACT 1) GRAND PARKWAY HG 2 LP F.N. 2021100669 F.B.C.O.P.R.

CALLED 446.035 ACRES (TRACT 1) GRAND PARKWAY HG 2 LP F.N. 2021100669 F.B.C.O.P.R.

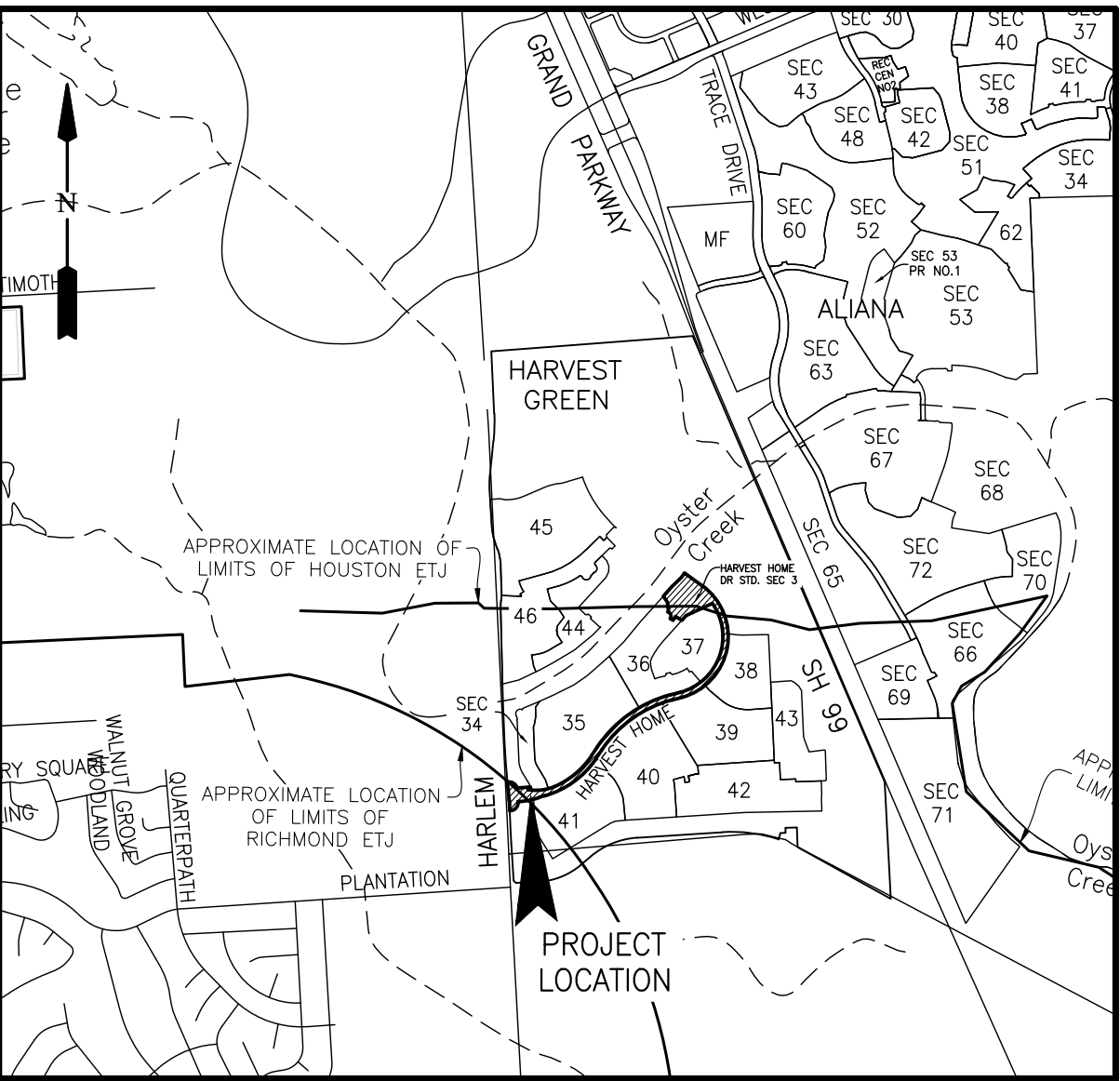


LEGEND
B.L. INDICATES BUILDING LINE
U.E. INDICATES UTILITY EASEMENT
D.E. INDICATES DRAINAGE EASEMENT
W.L.E. INDICATES WATER LINE EASEMENT
S.S.E. INDICATES SANITARY SEWER EASEMENT
S.T.M.S.E. INDICATES STORM SEWER EASEMENT
F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
F.N. INDICATES FILE NUMBER
INDICATES STREET NAME CHANGE
R.O.W. INDICATES RIGHT-OF-WAY
P.O.B. INDICATES POINT OF BEGINNING

HARVEST GREEN SECTION 41
A SUBDIVISION OF 14.782 ACRES OF LAND SITUATED IN THE JANE WILKINS ONE LEAGUE GRANT, ABSTRACT 96, FORT BEND COUNTY, TEXAS.
63 LOTS 3 RESERVES (0.502 ACRES) 2 BLOCKS
AUGUST 25, 2022 JOB NO. 2659-2141C.304
OWNER: GRAND PARKWAY HG 2 LP A TEXAS LIMITED PARTNERSHIP
JERRY ULKE, VICE PRESIDENT
5005 RIVERWAY DRIVE, SUITE 500, HOUSTON, TEXAS 77056
PH: (713) 960-9977

SURVEYOR: GBI PARTNERS LAND SURVEYING CONSULTANTS
ENGINEER: LJA Engineering, Inc.
3600 W Sam Houston Parkway S, Suite 600, Houston, Texas 77042
Phone 713.953.5200, Fax 713.953.5026, FRN - F-1386

Date/Time = Wed, 31 Aug 2022 = 11:20am
Path/Name = I:\Produk\PLATTING\2659\PROJECT\Harvest Green_Sec_41.dwg
PLOT CHECK: SUR
DIR:
CAD:



VICINITY MAP
SCALE: 1" = 2,000'

KEY MAP NO. 566L/M

STATE OF TEXAS
COUNTY OF FORT BEND

WE, GRAND PARKWAY HG 2 LP, A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH JERRY ULKE, VICE PRESIDENT, BEING AN OFFICER OF GRAND PARKWAY HG 2 LP, A TEXAS LIMITED PARTNERSHIP, HEREINAFTER REFERRED TO AS OWNER OF THE 9.858 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF HARVEST HOME DRIVE STREET DEDICATION AND RESERVES SEC 3, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION 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 (I.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 (I.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, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20' 0") FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAINS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF HARVEST HOME DRIVE STREET DEDICATION AND RESERVES SEC 3 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

FURTHER, OWNERS DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS", AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS' COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY WHEREOF, THE GRAND PARKWAY HG 2 LP, A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JERRY ULKE, ITS VICE PRESIDENT, THEREUNTO AUTHORIZED THIS _____ DAY OF _____, 2022.

GRAND PARKWAY HG 2 LP
A TEXAS LIMITED PARTNERSHIP

BY: _____
JERRY ULKE, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JERRY ULKE, VICE PRESIDENT OF GRAND PARKWAY HG 2 LP, A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID PARTNERSHIP.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, KYLE A. KACAL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLES POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT FERROUS METAL) PIPES OR RODS 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, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6652

I, PHILLIP KANE MUDD, 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.

PHILLIP KANE MUDD, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 130524

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF HARVEST HOME DRIVE STREET DEDICATION AND RESERVES SEC 3 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2022.

BY: _____
MARTHA L. STEIN, CHAIR
OR M. SONNY GARZA, VICE-CHAIR

BY: _____
MARGARET WALLACE BROWN, AICP, CNU-A
SECRETARY

STATE OF TEXAS
COUNTY OF FORT BEND

THIS PLAT OF HARVEST HOME DRIVE STREET DEDICATION AND RESERVES SEC 3 APPROVED ON IS THIS _____ DAY OF _____, 2022, BY THE CITY OF RICHMOND CITY COMMISSION AND SIGNED THIS _____ DAY OF _____, 2022, PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID, NULL AND VOID, UNLESS THIS PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS, WITHIN ONE (1) YEAR HEREAFTER.

BY: _____
REBECCA K. HAAS, MAYOR

BY: _____
SECRETARY

THIS PLAT OF HARVEST HOME DRIVE STREET DEDICATION AND RESERVES SEC 3 APPROVED BY THE CITY MANAGER OF THE CITY OF RICHMOND, TEXAS

THIS _____ DAY OF _____, 2022.

BY: _____
TERRI VELA, CITY MANAGER

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

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

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

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

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE
COUNTY JUDGE

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

KEN R. DEMERCHANT
PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2022 AT _____ O'CLOCK _____ M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

HARVEST HOME DRIVE STREET DEDICATION AND RESERVES SEC 3

A SUBDIVISION OF 9.858 ACRES OF LAND SITUATED IN THE
JANE WILKINS ONE LEAGUE GRANT SURVEY, ABSTRACT 96,
CITY OF RICHMOND, CITY OF HOUSTON, FORT BEND COUNTY, TEXAS.

0 LOTS 3 RESERVE (3.756 ACRES) 1 BLOCK
AUGUST 25, 2022 JOB NO. 2659-2103C.304

OWNERS:
GRAND PARKWAY HG 2 LP
A TEXAS LIMITED PARTNERSHIP
JERRY ULKE, VICE PRESIDENT
5005 RIVERWAY, SUITE 500, HOUSTON, TEXAS 77056
PH: (713) 960-9977



SURVEYOR:
GPI PARTNERS
LAND SURVEYING CONSULTANTS
4784 VESTA ROAD - PASADENA, TX 77066
PHONE: 817-498-4589 - GBSurvey@GPIsurvey.com
TSPSLS FIRM #10130000 - www.GPIsurvey.com

ENGINEER:
LJA Engineering, Inc.
3600 W Sam Houston Parkway S
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386



PLANNING AND ZONING COMMISSION

Staff Report: Plat Application

Agenda Date: September 6, 2022

Agenda Item: C3.

Plat Name: Morton Cemetery Section 8 – Replat

Applicant: Franklin R. Schodek | Morton Cemetery Association

Project Description: A subdivision of 0.069 -acre tract of land located in the William Morton League, A-63, Fort Bend County, Texas.

Zoning Designation: PI, Public/Institutional

Reviewers: City of Richmond Development Review Committee (DRC)

Project Planner: Helen Landaverde, Planner II

Background/Review Notes

- *The proposed subdivision is located at 403 North 2nd Street, south of Jane Long Street and north of Commerce Street.*
- *The applicant is proposing to replat the subject property without vacating preceding plat for the purpose of renumbering the existing 60 spaces.*
- *The proposed replat will not create additional lot or reduce the number of lots in this subdivision.*
- *Morton Cemetery Section 8 – Replat consists of 60 spaces in nine (9) blocks.*

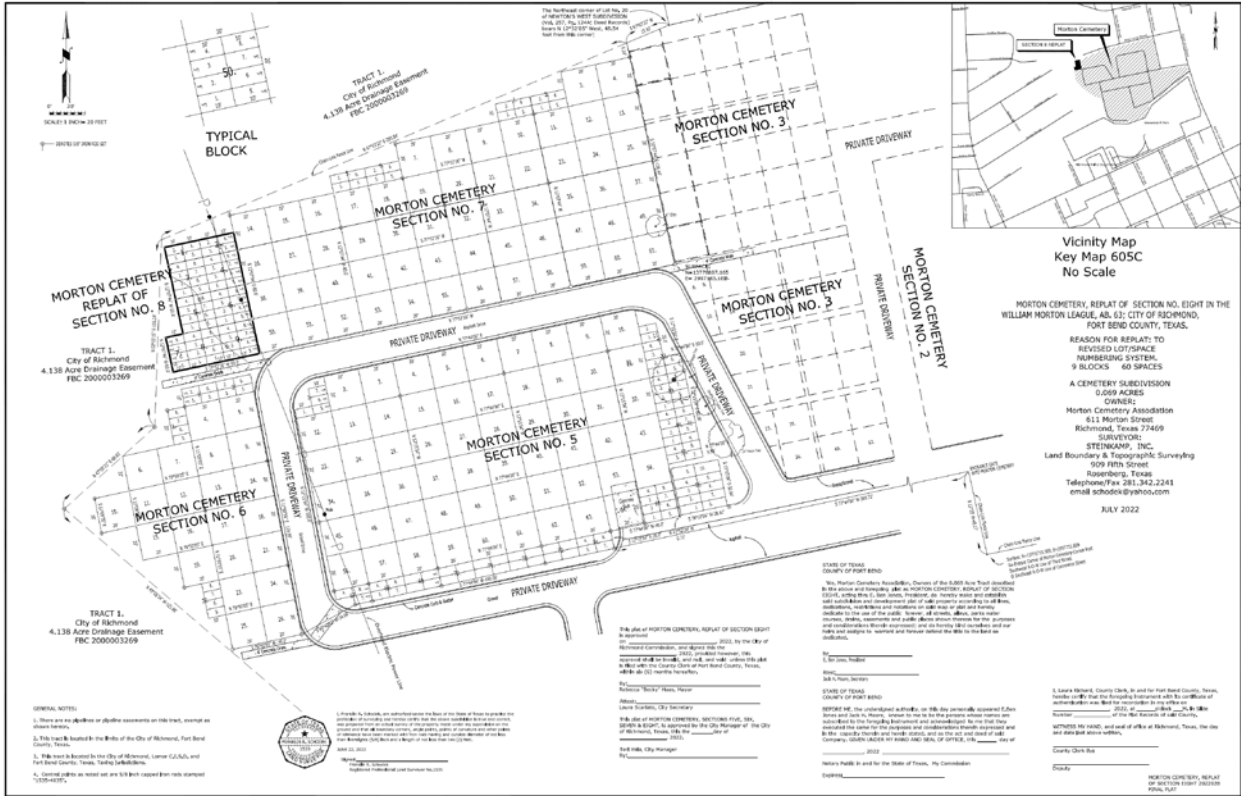
Staff Recommendation

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

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

Comments to ensure accuracy, clarity and conformance to Section 6.3.502/6.3.503 of the UDC:

1. Provide Letter of No Objection from Lamar CISD.



GENERAL NOTES:

- There are no adjacent or adjacent easements on this tract, except as shown herein.
- This plat is based on the books of the City of Richmond, Fort Bend County, Texas.
- This tract is located in the City of Richmond, Lower GAAU, and Fort Bend County, Texas, being subdivided.
- Original plat(s) are noted on and all back copies have been stamped 1000-45757.



I, Stensgaard, Inc., do hereby certify that the above plat is a true and correct copy of the original plat as recorded in the public records of the County of Fort Bend, Texas, and that the same is a true and correct copy of the original plat as recorded in the public records of the County of Fort Bend, Texas.

This plat of MORTON CEMETERY, REPLAT OF SECTION EIGHT is submitted to the Planning and Zoning Commission, City of Richmond, Texas, for approval and adoption. The plat is submitted to the City Manager of the City of Richmond, Texas, for approval and adoption.

STATE OF TEXAS
COUNTY OF FORT BEND

I, Stensgaard, Inc., do hereby certify that the above plat is a true and correct copy of the original plat as recorded in the public records of the County of Fort Bend, Texas, and that the same is a true and correct copy of the original plat as recorded in the public records of the County of Fort Bend, Texas.

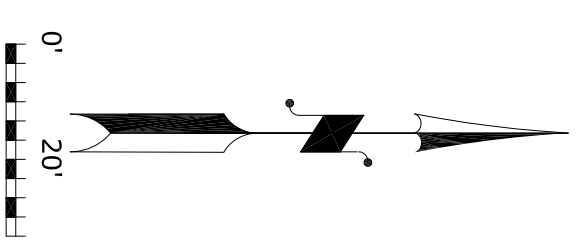
Vicinity Map
Key Map 605C
No Scale

MORTON CEMETERY, REPLAT OF SECTION NO. EIGHT IN THE WILLIAM MORTON LEAGUE, AS. 63; CITY OF RICHMOND, FORT BEND COUNTY, TEXAS.

REASON FOR REPLAT: TO REVISED LOT/FACILITY NUMBERING SYSTEM, 9 BLOCKS, 450 SPACES.

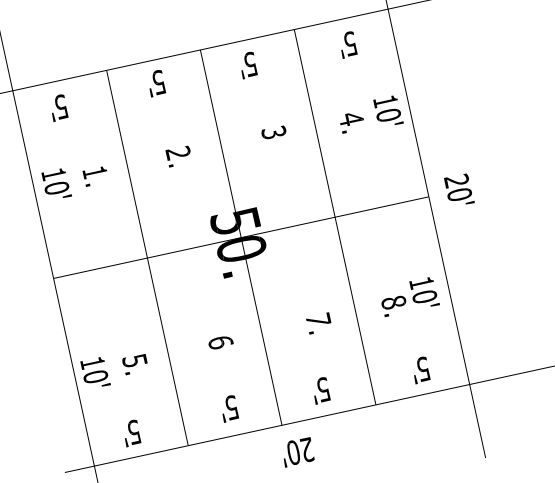
A CEMETERY SUBDIVISION
0.069 ACRES
OWNER: Morton Cemetery Association
611 Morton Street
Richmond, Texas 77469
SURVEYOR: STENSGAARD, INC.
Land Boundary & Topographic Surveying
609 Fifth Street
Rosenberg, Texas
Telephone/Fax 281.342.2241
email stensgaard@stns.com

JULY 2022



SCALE: 1 INCH = 20 FEET

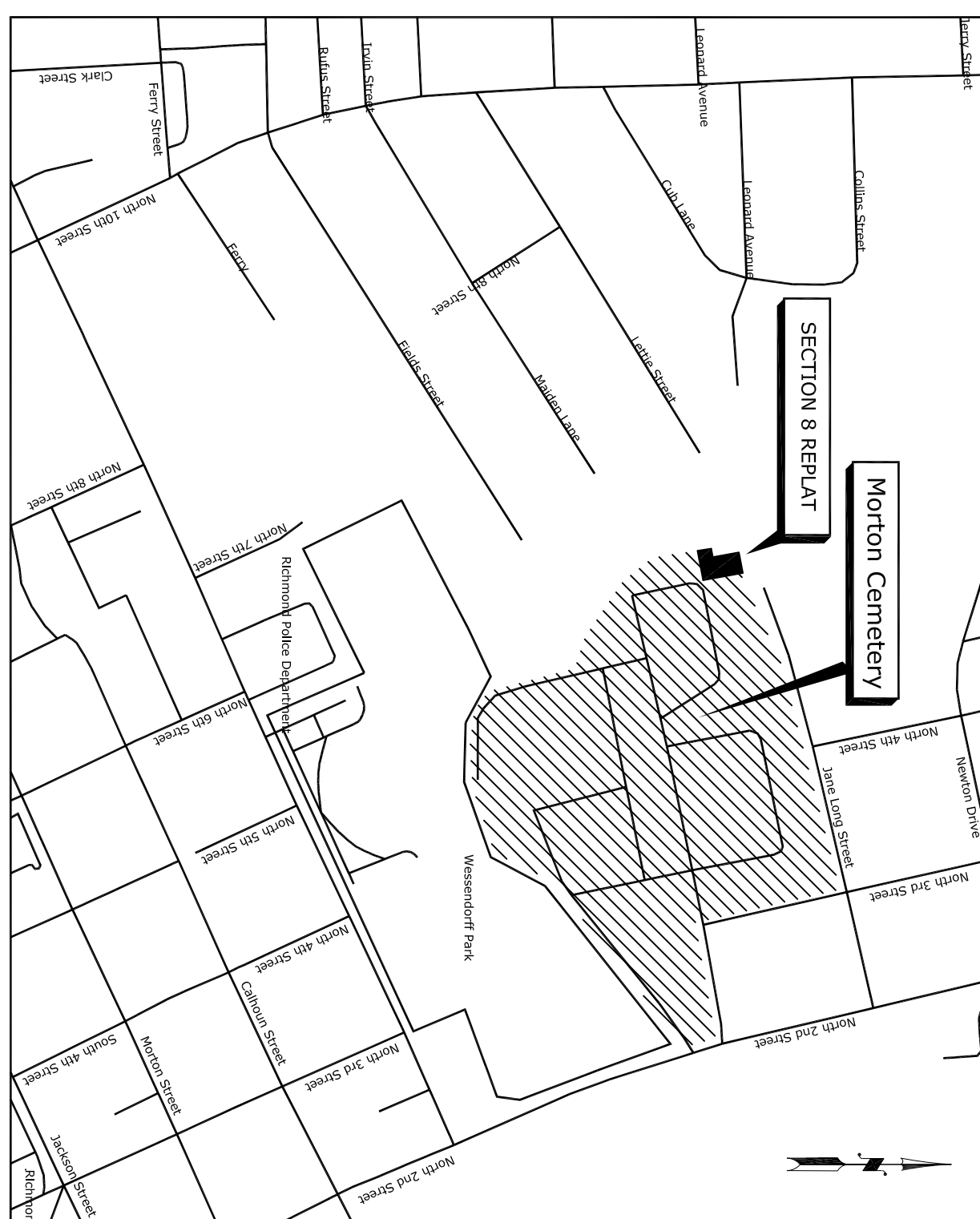
○ DENOTES 5/8" IRON ROD SET



TRACT 1.
City of Richmond
FBC 200003269

TYPICAL
BLOCK

The Northeast corner of Lot No. 20
of NEWTON'S WEST SUBDIVISION
(Vol. 237, Pgs. 1244, Deed Records)
 Bears N 12°52'03" West, 48.54
 feet from this corner.



Vicinity Map
Key Map 605C
No Scale

MORTON CEMETERY, REPLAT OF SECTION NO. EIGHT IN THE
WILLIAM MORTON LEAGUE, AB. 63; CITY OF RICHMOND,
FORT BEND COUNTY, TEXAS.

REASON FOR REPLAT: TO
REVISED LOT/SPACE
NUMBERING SYSTEM,
9 BLOCKS 60 SPACES
A CEMETERY SUBDIVISION
0.069 ACRES
OWNER:
Morton Cemetery Association
611 Morton Street
Richmond, Texas 77469
SURVEYOR:
STEINKAMP, INC.
Land Boundary & Topographic Surveying
909 Fifth Street
Rosenberg, Texas
Telephone/Fax 281.342.2241
email schodek@yahoo.com
JULY 2022

TRACT 1.
City of Richmond
4.138 Acre Drainage Easement
FBC 200003269

MORTON CEMETERY
REPLAT OF
SECTION NO. 8

TRACT 1.
City of Richmond
4.138 Acre Drainage Easement
FBC 200003269

MORTON CEMETERY
SECTION NO. 6

MORTON CEMETERY
SECTION NO. 3

MORTON CEMETERY
SECTION NO. 2

MORTON CEMETERY
SECTION NO. 5

MORTON CEMETERY
SECTION NO. 7

TRACT 1.
City of Richmond
4.138 Acre Drainage Easement
FBC 200003269

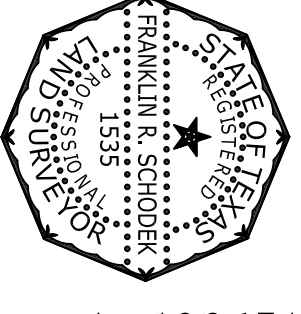
MORTON CEMETERY
SECTION NO. 6

TRACT 1.
City of Richmond
4.138 Acre Drainage Easement
FBC 200003269

MORTON CEMETERY
SECTION NO. 6

GENERAL NOTES:

- 1. There are no pipelines or pipeline easements on this tract, exempt as shown hereon.
- 2. This tract is located in the limits of the City of Richmond, Fort Bend County, Texas.
- 3. This tract is located in the City of Richmond, Lamar C.I.S.D. and Fort Bend County, Texas, Taxing Jurisdictions.
- 4. Control points as noted set are 5/8 inch capped from rods stamped "1535-4035".



I, Franklin R. Schodek, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct, and that all boundary corners, angles, points, points of curvature and other points of reference have been marked with iron rods having an outside diameter of not less than five-eighths (5/8) inch and a length of not less than two (2) feet.
JUNE 22, 2022
Signed: Franklin R. Schodek
Registered Professional Land Surveyor No. 1535

This plat of MORTON CEMETERY, REPLAT OF SECTION EIGHT is approved
on _____ 2022, by the City of Richmond 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 six (6) months hereafter.
By: _____
Rebecca Beckey, Haas, Mayor
Attest:
Lauri Scarlato, City Secretary

This plat of MORTON CEMETERY, SECTIONS FIVE, SIX, SEVEN & EIGHT, is approved by the City Manager of the City of Richmond, Texas, this the _____ day of _____, 2022.
Teri Vela, City Manager

STATE OF TEXAS
COUNTY OF FORT BEND

We, Morton Cemetery Association, Owners of the 0.069 Acre Tract described in the above and foregoing plat as MORTON CEMETERY, REPLAT OF SECTION EIGHT, acting thru E. Ben Jones, President, do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions and notations on said map or plat, and hereby dedicate to the use of the public forever, all streets, alleys, parks water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed, and do hereby bind ourselves and our heirs and assigns to warrant and forever defend the title to the land so dedicated.
By: _____
E. Ben Jones, President
Attest:
Jack H. Moore, Secretary

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared E. Ben Jones and Jack H. Moore, 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 therein expressed and in the capacity therein and herein stated, and as the act and deed of said Company, GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2022.
Notary Public in and for the State of Texas, My Commission Expires: _____

The Northeast corner of Lot No. 20 of NEWTON'S WEST SUBDIVISION (Vol. 257, Pg. 124A; Deed Records) bears N 12°32'05" West, 48.54 feet from this corner;

TRACT 1.
City of Richmond
4.138 Acre Drainage Easement
FBC 2000003269

MORTON CEMETERY
SECTION NO. 8

TRACT 1.
City of Richmond
4.138 Acre Drainage Easement
FBC 2000003269

MORTON CEMETERY
SECTION NO. 6

TRACT 1.
City of Richmond
4.138 Acre Drainage Easement
FBC 2000003269

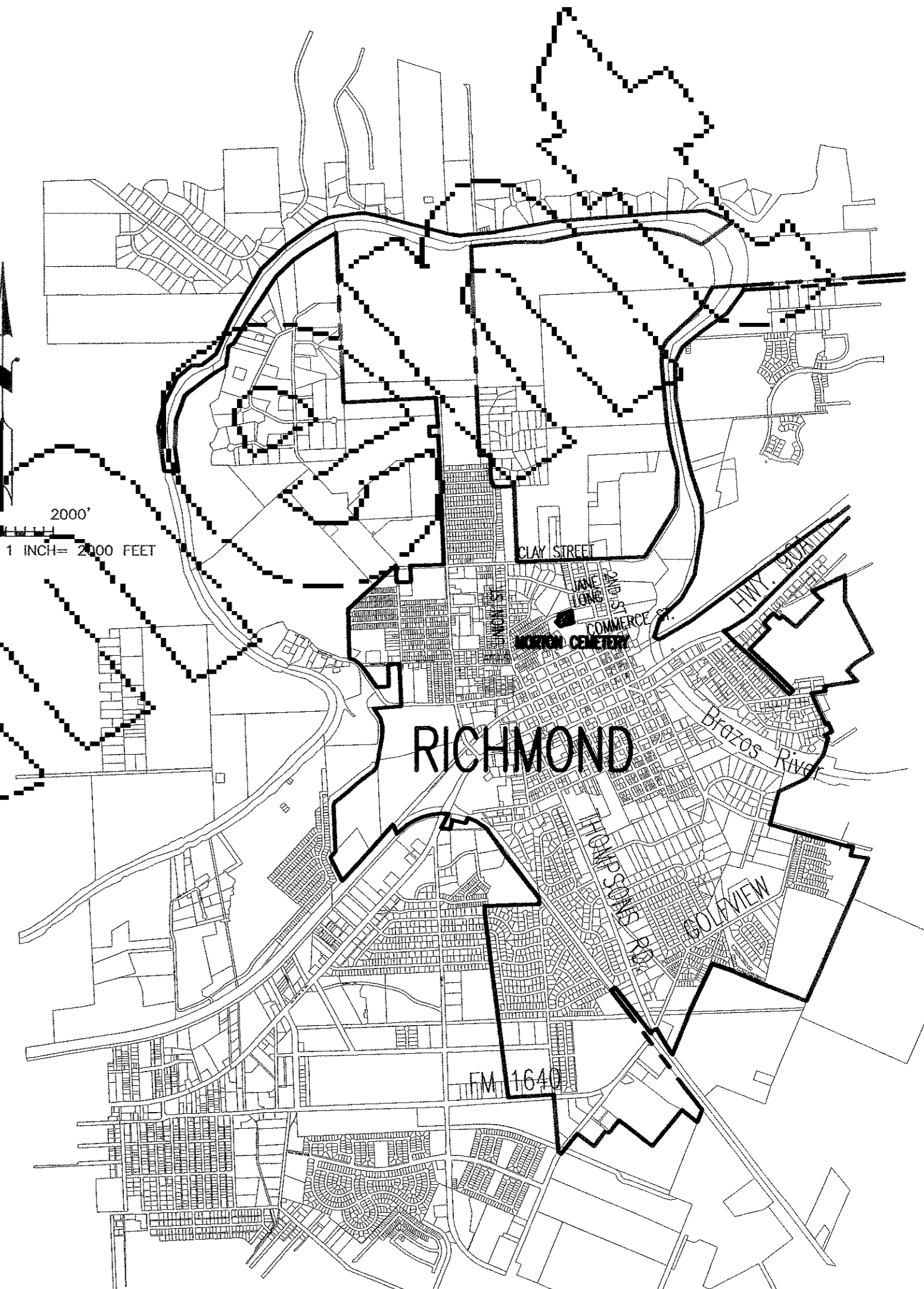
MORTON CEMETERY
SECTION NO. 7

MORTON CEMETERY
SECTION NO. 3

MORTON CEMETERY
SECTION NO. 3

MORTON CEMETERY
SECTION NO. 5

MORTON CEMETERY
SECTION NO. 2



VICINITY MAP

**MORTON CEMETERY, SECTIONS NO. FIVE, SIX, SEVEN & EIGHT
IN THE WILLIAM MORTON LEAGUE, AB. 63;
CITY OF RICHMOND,
FORT BEND COUNTY, TEXAS.**

A CEMETERY SUBDIVISION
1.777 ACRES
OWNER:
Morton Cemetery Association
611 Morton Street
Richmond, Texas 77469

SURVEYOR:
HENRY STEINKAMP, INC.
Land Boundary & Topographic Surveying
909 Fifth Street
Rosenberg, Texas
Telephone/Fax 281.342.2241
email schodek@yahoo.com

JANUARY 31, 2008

I, Diane Wilson, County Clerk, in and for Fort Bend County, Texas, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on February 21st, 2008, at 1:22 o'clock P.M. in Slide Number 20080820 of the Plat Records of said County.

WITNESS MY HAND, and seal of office at Richmond, Texas, on the 21st day of February, 2008.
Dianne Wilson
County Clerk
By: Lisa Gonzalez
Deputy

STATE OF TEXAS
COUNTY OF FORT BEND

We, Morton Cemetery Association, Owners of the 1.777 Acre Tract described in the above and foregoing plat as MORTON CEMETERY, SECTIONS FIVE, SIX, SEVEN & EIGHT, acting thru Mark Herfort, President, do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions and notations on said map or plat and hereby dedicate to the use of the public forever, all streets, alleys, parks water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves and our heirs and assigns to warrant and forever defend the title to the land so dedicated.

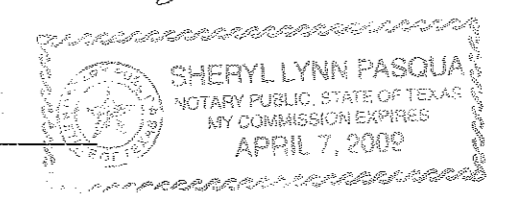
By: Mark Herfort
Mark Herfort, President
Attest: Jack H. Moore
Jack H. Moore, Secretary

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Mark Herfort and Jack H. Moore, 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 therein expressed and in the capacity therein and herein stated, and as the act and deed of said Company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 25th day of February, 2008.

Notary Public and for the State of Texas.
My Commission Expires: 4-7-09



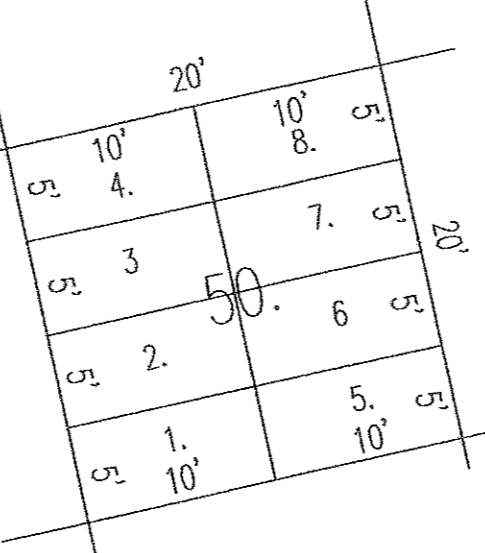
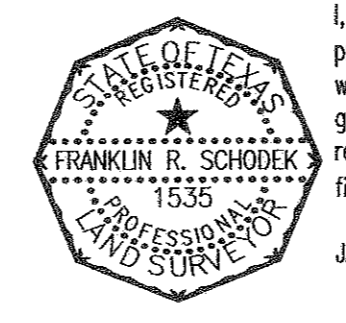
This plat of MORTON CEMETERY, SECTIONS FIVE, SIX, SEVEN & EIGHT is approved on February 18, 2008, by the City of Richmond Commission, and signed this February 18, 2008, provided however, this approval shall be invalid, and null, and void unless this plat is filed with the County Clerk of Fort Bend County, Texas, within six (6) months hereafter.

By: Wilmar M. Moore
Wilmar M. Moore, Mayor
Attest: Mona Matak
Mona Matak, City Secretary

This plat of MORTON CEMETERY, SECTIONS FIVE, SIX, SEVEN & EIGHT, is approved by the City Manager of the City of Richmond, Texas, on the 18th day of February, 2008.
R. Glen Gilmore, City Manager
By: Franklin R. Schodek

I, Franklin R. Schodek, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above 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, angle points, points of curvature and other points of reference have been marked with iron rods having an outside diameter of not less than five-eighths (5/8) inch and a length of not less than two (2) feet.

JANUARY 31, 2008
Signed: Franklin R. Schodek
Franklin R. Schodek
Registered Professional Land Surveyor No.1535

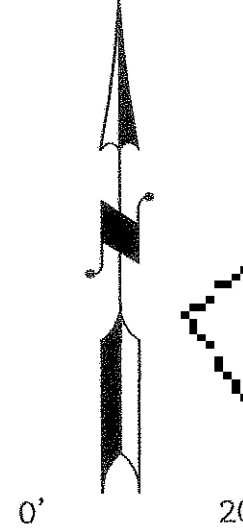


TYPICAL BLOCK

PLAT ATTACHED 2008018419
4 PGS
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Dianne Wilson
2008 Feb 21 01:22 PM 20080820
EG \$100.00
Dianne Wilson COUNTY CLERK
FT BEND COUNTY TEXAS

- GENERAL NOTES:
- There are no pipelines or pipeline easements on this tract, except as shown hereon.
 - This tract is located in the limits of the City of Richmond, Fort Bend County, Texas.
 - This tract is located in the City of Richmond, Lamar C.I.S.D. and Fort Bend County, Texas, taxing jurisdictions.
 - Control points as noted set are 5/8 inch capped iron rods stamped "1535-4035".

SCALE: 1 INCH = 20 FEET
DENOTES 5/8" IRON ROD BRASS CAP SET
DENOTES 5/8" IRON ROD SET





PLANNING AND ZONING COMMISSION

Staff Report: Plat Application

Agenda Date: September 6, 2022

Agenda Item: C4.

Plat Name: Plantation Plaza – Short Form Final Plat

Applicant: Laura A. Hyder-Mayes | RSG Engineering, Inc.

Project Description: A subdivision of 3.9949 acres (174,020 square feet) of land being situated in the Randall Jones Survey, Abstract 42, Fort Bend County, Texas, and being out of that certain 102.26-acre tract described in Deed recorded in Volume 588, Page 686, of the Deed Records.

Zoning Designation: SC, Suburban Commercial (West Fort Bend Management District)

Reviewers: City of Richmond Development Review Committee (DRC)

Project Planner: Mason A. Garcia, Planning Director

Background/Review Notes

- *The proposed subdivision is located at 1421 FM 359 street which is along western side of FM 359.*
- *The subject site contains 2 strip centers along with multiple metals buildings at the rear of the property.*
- *The proposed short form final plat will create One (1) reserve in one (1) block.*

Staff Recommendation

APPROVAL: Staff recommends approval of this Short Form Final Plat.

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

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

1. Remove the reason for replat from the face of the plat.
2. Provide a project specific minimum slab elevation analysis that follows the example exactly as provided, without removing any of the items. Fill it out in its entirety replacing only the text in red with project specific data. If a criterion does not apply, simply type "N/A" in the space for the elevation (as shown in the last lines of item 3).

NOTES:
THE ENTIRE PROPERTY LIES IN ZONE AC
THERE IS NO FLOODWAY OR FLOOD BOUNDARY LINE CROSSING THE PROPERTY.

RESERVE TABLE

RESERVE NAME	AREA (AC)
UNRESTRICTED RESERVE A	0.8000 ACRES

RECORDING INFO

BOOK: _____ PAGE: _____

DATE: _____

GENERAL NOTES:

- 1) "ALL" INDICATED MEASUREMENTS
- 2) "ALL" INDICATED VOLUME RECORDS
- 3) "ALL" INDICATED VOLUME RECORDS OF FORT BEND COUNTY
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PLANTATION PLAZA

A SUBDIVISION OF 8.8000 ACRES (8.8000 SQUARE FEET) OF LAND BEING OFFERED IN THE BAYLOR COUNTY SURVEY, SURVEY 14, FORT BEND COUNTY, TEXAS, AND BEING PART OF THE PLANTATION PLAZA BEING OFFERED IN VOLUME 50A, PAGE 50A, OF THE 2022 RECORDS.

REASON FOR REPLAT: TO CREATE ONE UNRESTRICTED RESERVE

1 RESERVE, 1 BLOCK
AUGUST, 2022

OWNER:
STANLEY LLC
8400 FM 1969 SUITE 200
RICHMOND, TEXAS 77406

SUBDIVISOR:
RSG ENGINEERING
10000 W. 10TH STREET
RICHMOND, TEXAS 77401
PHONE: 281-261-1111
FAX: 281-261-1112
PROJECT NO. R-180820-01

RECORDING INFO

BOOK: _____ PAGE: _____

DATE: _____

PLANNING AND ZONING COMMISSION
Staff Report: Rezoning

Agenda Date: September 6, 2022
Agenda Item: C5a & C5b.

Agenda Item Subject: Rezoning
Project Description: Proposed rezoning of an approximate 10.00-acre tract of land from General Residential (GR) to Suburban Commercial (SC). *(Exhibits included in this report)*
Zoning Designation: GR, General Residential

Applicant: Mario E. Lanza, of M Lanza Engineering, PLLC, representing Elite Line Properties LLC

Project Planner: Helen Landaverde, Planner II

OVERVIEW AND BACKGROUND

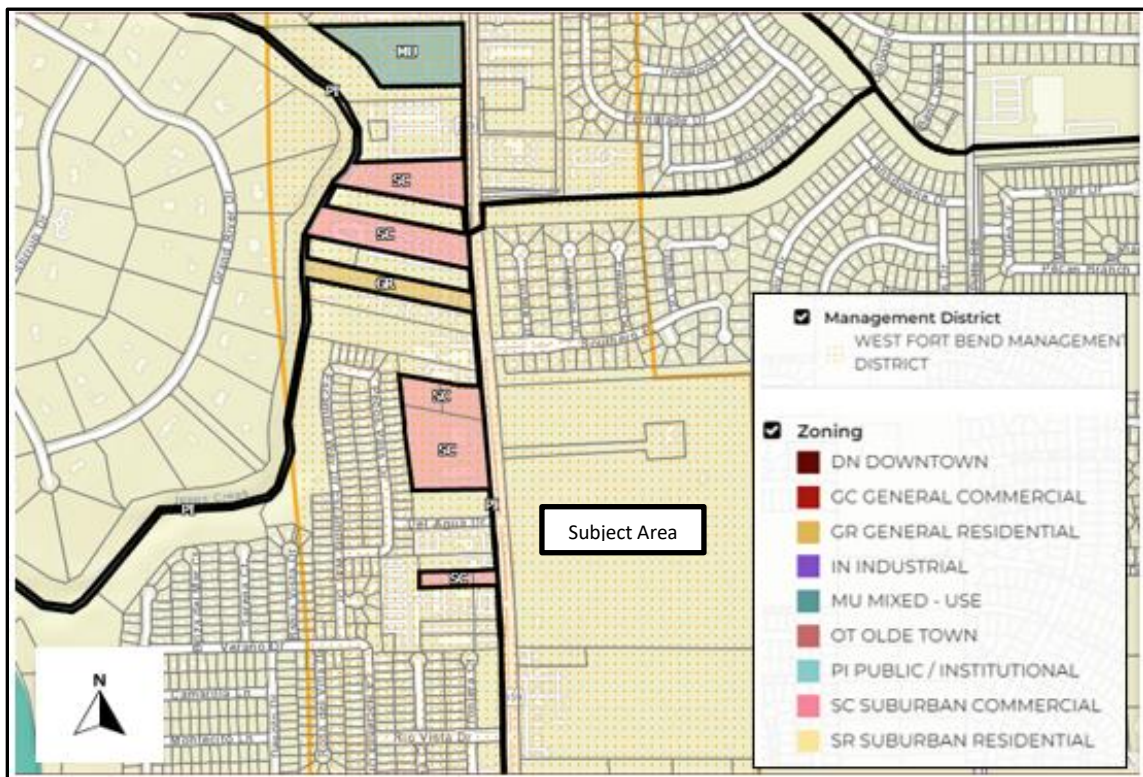
This is a request by Mario E. Lanza, of M Lanza Engineering, PLLC, representing Elite Line Properties LLC, to rezone an approximate 10.00 acre tract of land, in the William Morton League, Abstract No. 62, in Fort Bend County, Texas in Fort Bend County Clerk’s File (F.B.C.C.F.) Number (No.) 2021117052, from General Residential (GR) to Suburban Commercial (SC) 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 in the West Fort Bend Management District, and it is located at 1006 FM 359, on the east side of FM 359 between Del Aqua Drive and Rio Vista Drive intersections along FM 359. The subject site is vacant and undeveloped.



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

<i>Location</i>	<i>Surrounding Property Zoning</i>	<i>Surrounding Land Use</i>
North	General Residential (GR)	Vacant and undeveloped – pending zone change from General Residential (GR) to Suburban Commercial (SC) to allow for private/public school.
South	Unincorporated Fort Bend County area (ETJ)	Commercial; retail sales and services
East	Unincorporated Fort Bend County area (ETJ)	Residential
West	Unincorporated Fort Bend County area (ETJ) and Suburban Commercial (SC)	Commercial; retail sales and services

Figure 1. Zoning Map.



Public hearing notice requirements for this proposed rezoning were met. Staff has not received any letter of protest or support (see attached copy of Public Hearing Notice).

Figure 2. Fort Bend CAD Web Map

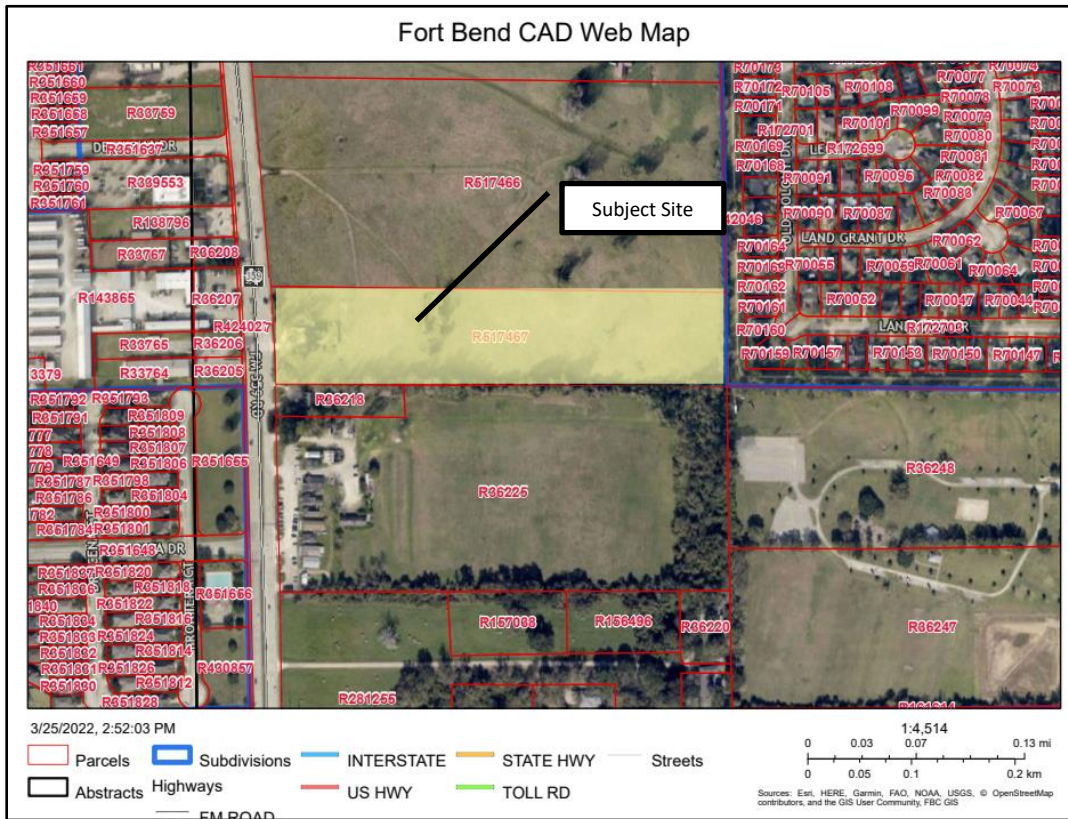
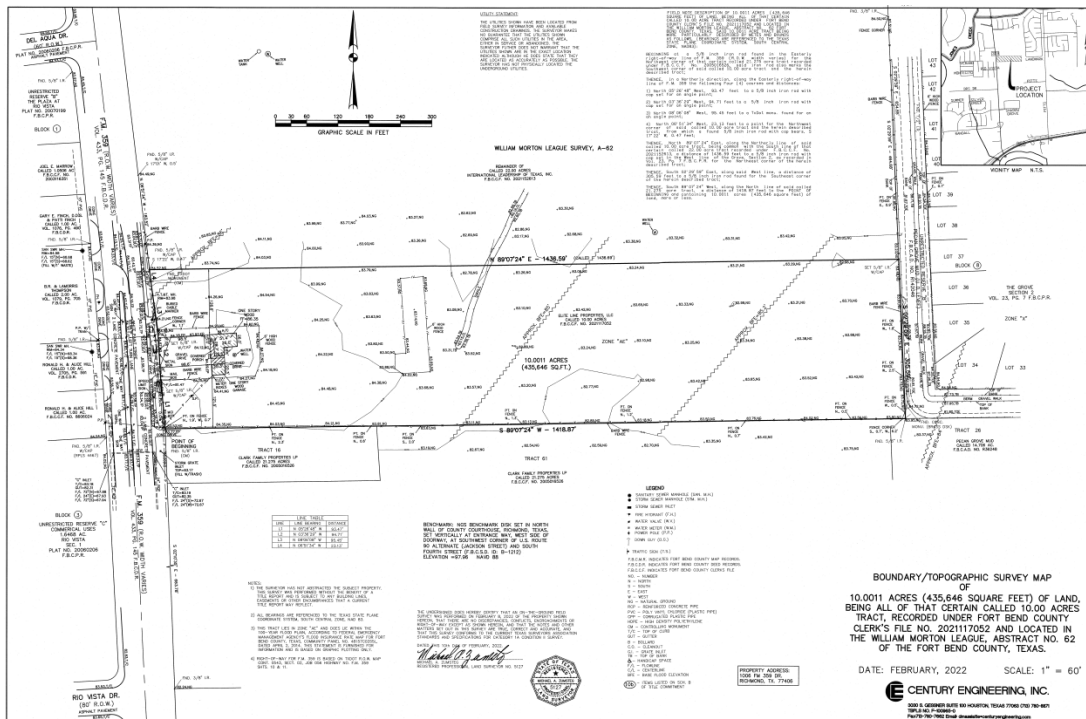


Figure 3. Survey Map.



ANALYSIS

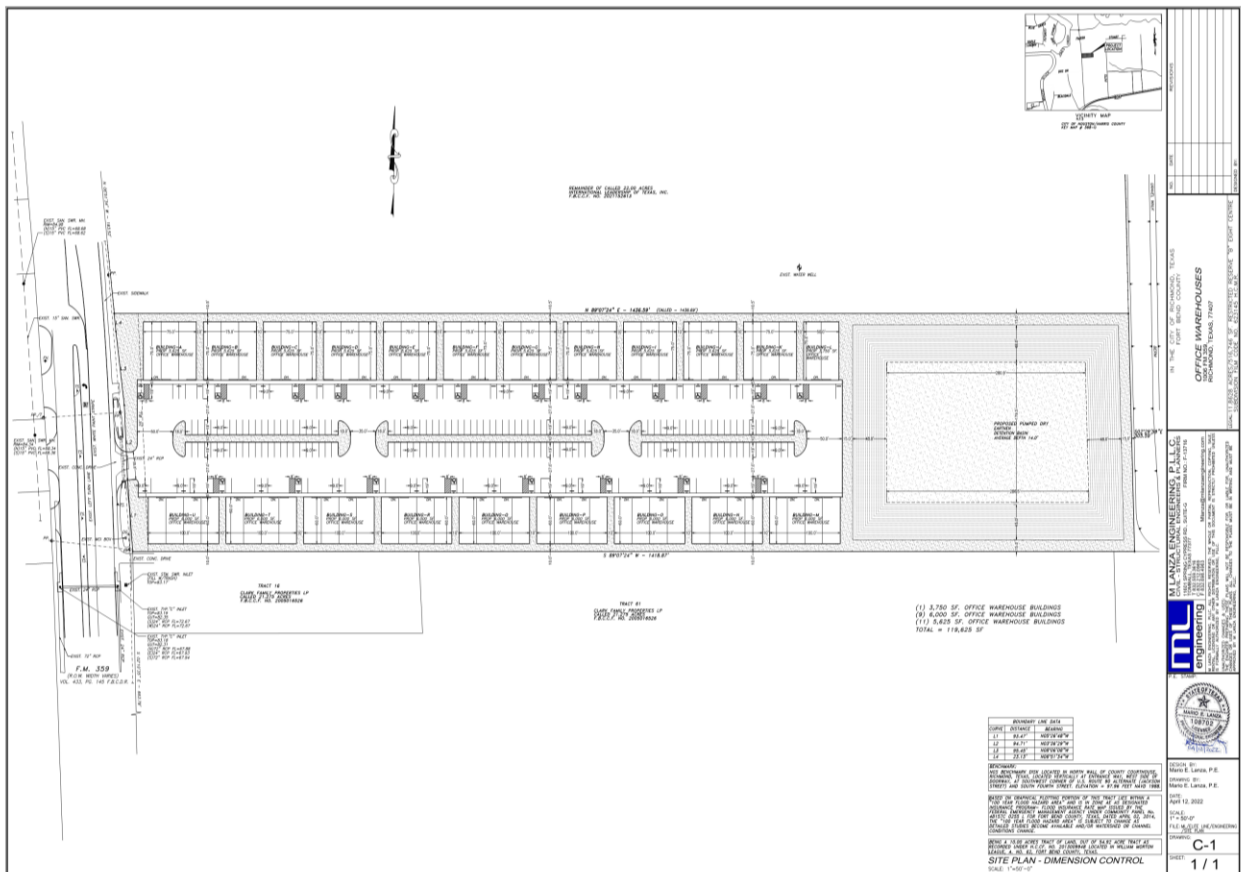
The subject property was annexed into the City on August 15, 2022 (Ordinance No. 2022-26) and zoned in accordance with the Future Land Use Plan as General Residential (GR). The purpose of General Residential district is to provide for the development and sometimes preservation, of residential neighborhoods with auto-urban character. There is a variety of uses (developed prior to the adoption of the UDC in 2015) along FM 359 consisting of commercial, residential, multi-family, Pecan Grove Plantation Country Club, Fire Department Station #3 and institutional (Frost Elementary School).

The applicant is proposing to develop office warehouses along the northern and southern sides of the property measuring approximately a total of 119, 625 square feet. The office warehouses consist of a total of 21 buildings varying in building size (see table below and Figure 4):

Number of Office Warehouse Buildings	Building Size
1	3,750 square feet
9	6,000 square feet
11	5,625 square feet
Total square footage	119, 625

The site plan indicates that the detention basin will be constructed on the east side of the property.

Figure 4. Proposed site plan.



Office warehouse is considered to be Office General and this use is permitted in the Suburban Commercial zoning district (see UDC Table 2.2.104)

Table 2.2.104 Commercial Uses												
P = Permitted Use; L = Limited Use; C = Conditional Use; -- = Prohibited Use												
Land Use	Limited and Conditional Use Standards	Zoning Districts										
		Residential		Nonresidential								
		SR	GR	SC	GC	OT	DN	BP	IN	MU	PI	RV
Nanobrewery	Sec. 2.2.203	--	--	C	L	L	L	C	P	L	--	--
Nursery / Greenhouse, Retail	Sec. 2.2.203	--	--	--	L	--	--	--	P	L	--	--
Office, General	Sec. 2.2.203	--	--	P	P	P	P	P	--	L	p ¹	L
Overnight Accommodations (e.g., hotels, motels)	Sec. 2.2.203	--	--	L	L	L	L	L	--	L	--	--
Pawn Shop	Sec. 2.2.203	--	--	--	--	--	--	--	L	--	--	--
Restaurant	Sec. 2.2.203	--	--	P	P	L	P	--	--	L	L	C
Retail Sales and Services	Sec. 2.2.203	--	--	P	P	P	P	P	P	L	--	L
Vehicle Gas or Fueling Station	Sec. 2.2.203	--	--	L	P	--	--	P	P	L	--	--
Vehicle Sales, Rental, and Service	Sec. 2.2.203	--	--	--	L	--	--	--	L	--	--	--
Wholesale	N/A	--	--	--	--	--	--	--	P	--	--	--

TABLE NOTES:
N/A - Not Applicable
¹ These allowances are to accommodate functions or actions related to the public provisions of services (e.g., bill payment window at a government office, fuel pumps or vehicle repair for government vehicles, alcohol sales at government sponsored public events, etc.).

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

General Residential (GR)		
Permitted Uses	Limited Uses	Conditional Uses
Single-Family Detached	Industrialized Housing	Child-Care, Group Home
Assisted Living Facility	Manufactured Home	
Child-Care, Residential (foster home/ agency foster home)	Duplex	Child-Care Facility, Residential (other)
Standard Residential Neighborhood	Triplex	Home Business
Planned Residential Neighborhood	Townhouse	Manufactured Home Park or Subdivision
Public Utilities	Child-Care, Family Home	Schools, Private
	Home Occupation	Schools, Public
	Place of Public Assembly (event facilities; meeting halls; fraternal organizations; places of worship)	Golf Course / Club
	Recreation and Fitness, Outdoor	Recreation and Fitness, Indoor



	Power Generation, Small-scale (Renewable; Noncombustible)	
	WTF, Attached	
	WTF, Freestanding Stealth	

The purpose of the Suburban Commercial district is to provide for the development of neighborhood convenience uses with suburban character, where the building and site design standards ensure appropriately scaled commercial uses that are compatible and cohesive with abutting and nearby residential uses.

FUTURE LAND USE PLAN



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

Suburban Commercial (SC)		
<i>Permitted Uses</i>	<i>Limited Uses</i>	<i>Conditional Uses</i>
Hospital	Child-Care, Family Home	Custom Assembly
Medical Office / Clinic / Medical Lab	Child-Care, Group Home	Nanobrewery
Nursing / Convalescent Home	Child-Care Facility, Residential (other)	Microbrewery
Commercial Amusement, Indoor	Assisted Living Facility	Parking Garage
Recreation and Fitness, Outdoor	Child Care Facility, Day-Care	



Recreation and Fitness, Indoor	Place of Public Assembly (event facilities; meeting halls; fraternal organizations; places of worship)	
Retail Sales and Services	Schools, Private	
Public Utilities	Schools, Public	
Office, General	Animal Boarding or Veterinarian Services, Small Animal	
Alcohol Beverage Sales	Bar or Nightclub	
Animal Grooming Facilities	Drive-In / Drive-Through Facility	
Restaurant	Overnight Accommodations (e.g., hotels, motels)	
	Vehicle Gas or Fueling Station	
	Power Generations, Small-scale (Renewable; Noncombustible)	
	WTF, Attached	
	WTF, Freestanding Stealth	

The proposed rezone from General Residential (GR) to Suburban Commercial (SC) would be more appropriate for the subject property, which is located along FM 359, a major arterial street. Major arterials typically facilitate large volumes of traffic for major land use concentrations such as commercial. Although the Future Land Use Map recommends for this area to be zoned General Residential (GR), residential uses are more suitable along local roads, away from arterial streets and major collectors, “Local roads provide limited mobility and are the primary access to residential areas...and other local areas.”¹

The Comprehensive Master Plan also indicates that “New development is best accommodated and most economically served where transportation, utility, and other public services are already existing or readily available.” The surrounding area and properties along FM 359 (within City limits and ETJ) have already been developed in a manner that supports the Suburban Commercial zone and the Comprehensive Master Plan’s Suburban Corridor² along FM 359.

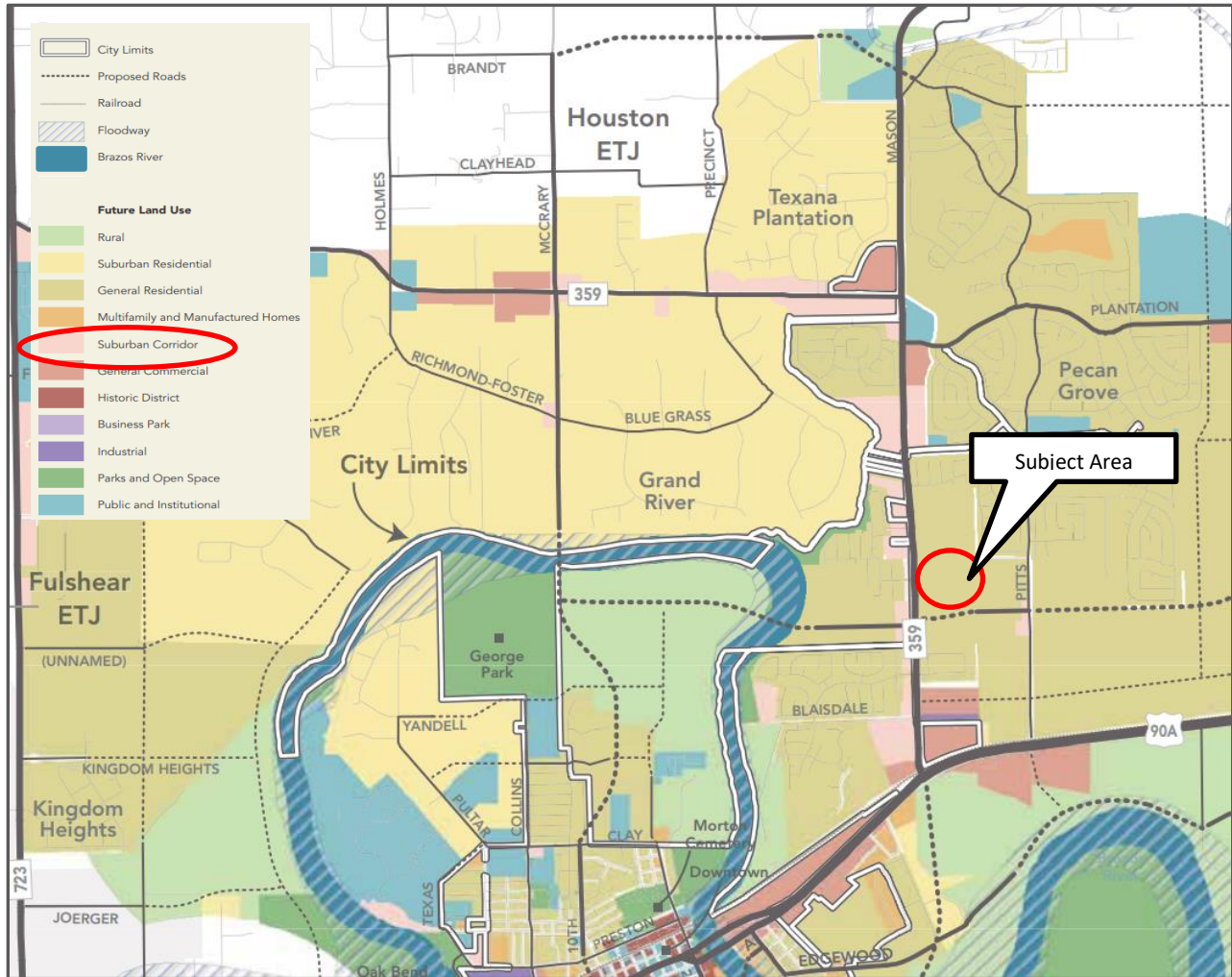
Additionally, the Comprehensive Master Plan mentions that “Richmond has a great opportunity to...support emerging commercial and retail sectors into its current health and government economic portfolio.” Furthermore, “Several activity centers that are primed for the development of commercial and retail opportunities include: US 90A corridor...” The subject property is in close proximity to Highway 90A and along the 359 FM Suburban Corridor. The property is capable of supporting the Suburban Commercial

¹ FHWA Safety, November 2000, https://safety.fhwa.dot.gov/speedmgt/data_facts/docs/rd_func_class_1_42.pdf

² Suburban Corridor classifications include low-impact commercial development (with occasional residential uses) within or at the edge of appropriate neighborhood settings, such as key intersections or subdivision entrances. This type of use may include residential buildings converted to small-scale office or retail spaces along major corridors.

zoning district. The rezone would not change the character of the neighborhood and will be compatible with surrounding properties and existing uses.

Figure 5. Comprehensive Master Plan Future Land Use Plan.



The City Commission may approve or conditionally approve an application for a rezoning after the final report and recommendation by the Planning and Zoning Commission if:

- 1. The proposed zoning is preferable to the existing zoning in terms of its likelihood of advancing the goals, objectives, and policies of the Comprehensive Master Plan or another adopted land use or area plan, including, but not limited to, any small area or redevelopment plans;**

The proposed rezoning of Suburban Commercial is preferable to the existing General Residential zone. The request is generally in conformance with the Comprehensive Plan and furthers the following goals and Vision Statement:

“D.4. Set aside a balanced mix of residential, civic, and commercial land uses to meet the lifestyle needs of all residents and business owners.”

“H.5. ... quality jobs that help to grow the local economy and improve current residents’ quality of life.”

Strategic Corridor Planning

Continue to evaluate Richmond’s key corridors for development potential, such as...FM 359...

- *Contextual relationships with existing uses and adjacent properties; and*
- *Circulation and connectivity to schools, parks, and other destinations.*

Vision Statement

“Encourage, promote, and welcome...business growth and development.”

2. **The proposed zoning is consistent with the future land use plan of the Comprehensive Master Plan (a future land use plan amendment may be processed concurrently with the rezoning);**

The proposed zoning is not consistent with the Future Land Use Plan; however, the proposed rezoning of Suburban Commercial is compatible with the surrounding properties within City limits and in the ETJ. Additionally, the request is in conformance with the Comprehensive Plan’s Goal, Strategic Corridor Planning, and Vision Statement.

3. **The proposed zoning change is consistent with the implementation of existing or pending plans for providing streets, water and wastewater, other public utilities, and the delivery of public services to the area in which the parcel proposed for a rezoning is located;**

This area has already been developed. There is a variety of uses along FM 359 consisting of commercial, residential, multi-family, Pecan Grove Plantation Country Club, Fire Department Station #3 and institutional (Frost Elementary School). There is infrastructure along FM 359. New development is best accommodated and most economically served where transportation, utility, and other public services are already existing or readily available. Extension of utilities may need to occur in order to serve the proposed development.

Any proposed development on the subject site will be required to meet all current and adopted codes of the City of Richmond and the West Fort Bend Management District. The applicant is required to mitigate adverse impacts.

4. **The range of uses and the character of development that is allowed by the proposed zoning district will be compatible with the properties in the immediate vicinity of the parcel proposed for a rezoning, and the parcel proposed for a rezoning has sufficient dimensions to accommodate**

reasonable development that complies with the requirements of this UDC, including parking and buffering requirements; and

The proposed use of office warehouses (a low-impact commercial development) are compatible with the existing surrounding uses and properties within the vicinity. The requested zone change will not be detrimental. The subject site is vacant and undeveloped and measures approximately 10.00 acres. The proposed zoning of Suburban Commercial (SC) is compatible with the existing uses in this area. Any future development on the subject site will need to meet the City's development standards and established requirements of the district including West Fort Bend Management District.

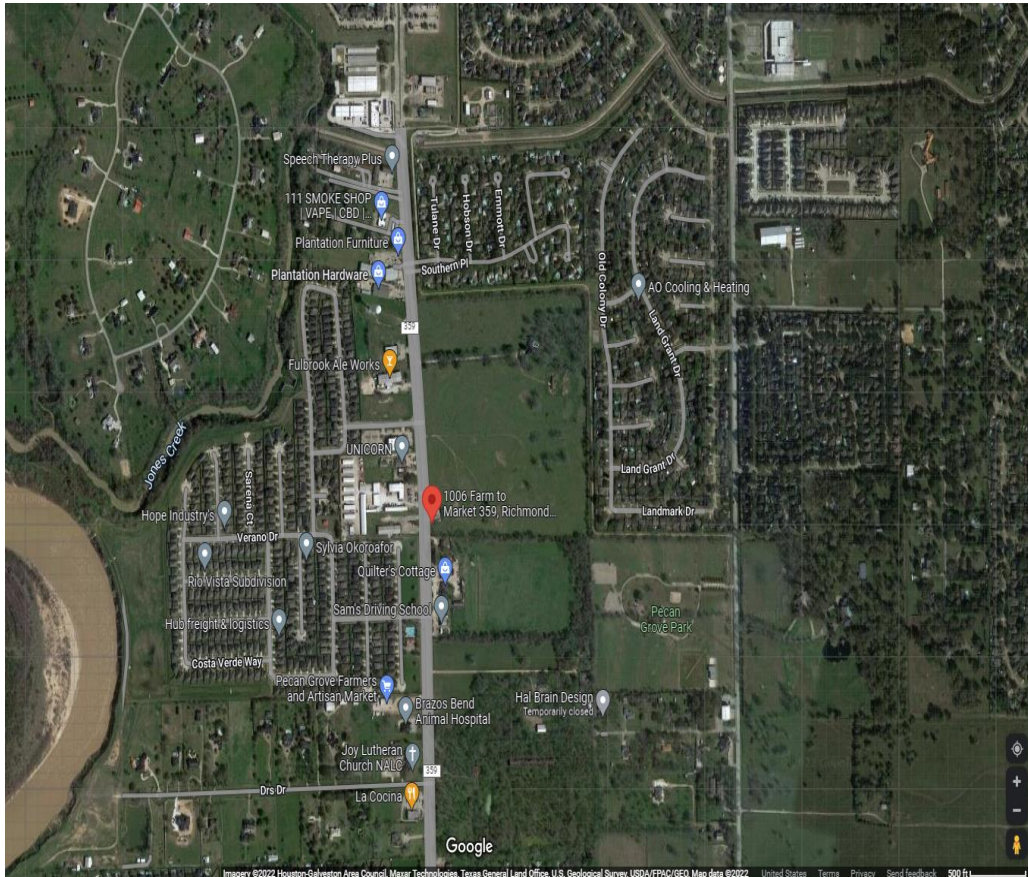
5. **The pace of development and/or the amount of vacant land currently zoned for comparable development in the vicinity suggests a need for the proposed rezoning in order to ensure an appropriate inventory of land to maintain a competitive land market that promotes economic development.**

The proposed zone change will allow for the proposed office warehouses use and would implement the 2014 Comprehensive Master Plan objectives related to commercial uses and Strategic Corridor Planning. In addition, the rezone supports the West Fort Bend Management District's mission "to establish an economic climate that encourages sustainable growth and improves the quality of life for the community." There is a community need to diversity the local economy in order to elevate the quality and appearance of development and offer quality jobs that help to grow the local economy and improve current residents' quality of life.

RECOMMENDATION

Based on the analysis provided, staff recommends approval of the proposed zone change of the subject site from General Residential (GR) to Suburban Commercial (SC), and to the extent the rezoning deviates from the Future Land Use Plan of the Comprehensive Master Plan, to provide an amendment thereto.

SITE AND SURROUNDING PICTURES



Google map view of residential and commercial uses along FM 359



View of the subject site located at 1006 FM 359

View of the subject site located at 1006 FM 359



View to the west from Subject site

View of the north west from the Subject site



View going north toward the Subject Site

Commercial Use at FM 359 south of Subject Site





APPLICATION



RICHMOND
EST. **TEXAS** 1837

PLANNING DEPARTMENT
600 MORTON STREET
RICHMOND, TX 77469
P: 281-342-0559
FAX: 281-232-1215

REZONING APPLICATION

PROJECT INFORMATION

Project Name: ELITE BUSINESS CENTER
Project Address/Location: 1006 FM 359 RICHMOND, TEXAS 77407
Parcel/Tax ID# (s): R517467 Property Platted: YES NO
Total Acreage: 10.0 Current Zoning: Residential Proposed Zoning: Suburban Commercial

> Current use of Property: RESIDENTIAL

> Proposed Use of Property: Offices and Warehouses
General Offices

> Describe Existing Buildings (Number, Square Footage, Height, construction type): ONE STORY WOOD HOUSE OF 1,547.21 SF w/ WOOD GARAGE OF 513.59 SF.

> Reason(s) for requested Rezoning: TO ALLOW THE CONSTRUCTION OF AN OFFICE WAREHOUSE BUSSINESS PARK

APPLICANT INFORMATION

Applicant Name: MARIO E. LANZA Company Name: M LANZA ENGINEERING, PLLC
Address: 11603 SPRING CYPRESS RD SUITE B City: TOMBAL State: TX Zip: 77377
Phone #: (832)212-0969 Email: mianza@mianzaengineering.com

STATUS OF APPLICANT: Owner Architect Planner Engineer Other

(If other than Owner, submit Letter of authorization from property owner on Page 2.)

SUBMITTAL REQUIREMENT CHECKLIST	CHECK
One completed application	<input checked="" type="checkbox"/>
\$500.00 plus \$25.00 per acre fee	<input checked="" type="checkbox"/>
One (1) copy of the recorded plat of the property or a copy of the survey	<input checked="" type="checkbox"/>
One copy of the recorded covenants and restrictions for the property (if applicable)	<input type="checkbox"/>
Letter of authorization (if applicable)	<input checked="" type="checkbox"/>
Electronic copy (pdf) of the submittal packet	<input checked="" type="checkbox"/>



RICHMOND
EST. **TEXAS** 1837



RICHMOND
EST. **TEXAS** 1837

PLANNING DEPARTMENT
600 MORTON STREET
RICHMOND, TX 77469
P: 281-342-0559
FAX: 281-232-1215

LETTER OF AUTHORIZATION

(Have property owner complete and sign, if applicant differs from property owner)

ELITE LINE PROPERTIES LLC

Owner Name

1142 PASSION FLOWER WAY

Owner Address

RICHMOND, TEXAS 77406

Owner City, State Zip

4/20/2022

Date

Planning Department
600 Morton Street
Richmond, TX 77469

I, SYED ALI, certify that I am the owner of the project property located at 1006 FM 359 RICHMOND, TEXAS 77406 and that the forgoing statements and answers made and all data, information, and evidence herewith submitted are in all respects to the best of my knowledge and belief, true, and correct. I appoint MARIO E. LANZA with the company M LANZA ENGINEERING (if applicable) to act as my representative for this project. I agree to be responsible for payment of bills due to the City of Richmond related to this application. Furthermore, I understand that any material misrepresentation of this application, failure to comply with ordinances, and /or failure to remit payment for services can lead to delays in this project – up to and including rejecting the project and forfeiting any fees paid.

Please contact me directly at (832)722-5323 if you have any questions.

Sincerely,

Owner's Signature

 4/21/2022

Print Name

SYED ALI

2021117052
ELECTRONICALLY RECORDED
Official Public Records
7/14/2021 4:18 PM



Laura Richard
Laura Richard, County Clerk
Fort Bend County Texas
Pages: 9 Fee: \$ 48.00

GENERAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THE STATE OF TEXAS
COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS:

THAT ASKEW REAL ESTATE & INVESTMENTS, L. L. C., a Texas limited liability company, hereinafter called "Grantor", for and in consideration of the sum of Ten and No/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by **ELITE LINE PROPERTIES, LLC, a Texas limited liability company**, hereinafter called "Grantee" (and referred to in the singular, whether one or more), the receipt of which is hereby acknowledged; has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee all that certain lot, tract or parcel of land together with all improvements thereon, *but subject to the Permitted Exceptions hereinafter set forth and the Restrictive Covenants hereinafter set forth*, lying and being situated in Fort Bend County, Texas, described as follows, to-wit:

A 10.00 acre tract of land, out of a called 54.92 acres, recorded under F.B.C.C.F. No. 2013009948, located in William Morton League, Abstract No. 62, Fort Bend County, Texas, said 10.00 acre tract being more fully described by metes and bounds on **EXHIBIT "A"** attached hereto and incorporated herein by reference for any and all purposes (the "Property");

together with all rights, privileges, and appurtenances pertaining to the Property, including Grantor's right, title, and interest in any utilities, adjacent streets, alleys, strips, gores, and rights-of-way; Grantor's interest in all leases, rents, and security deposits for all or part of the Property; Grantor's interest in all licenses and permits related to the Property.

This conveyance is made and accepted subject to the Permitted Exceptions set out on **EXHIBIT "B"** attached hereto and incorporated herein by reference for any and all purposes.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, his heirs and assigns, forever; and, Grantor does hereby bind himself, his heirs, executors and administrators, to WARRANT and FOREVER DEFEND, all and singular the said premises unto Grantee, his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

THE HEREIN CONVEYED PROPERTY IS CONVEYED "AS IS" AND "WITH ALL FAULTS" KNOWN OR UNKNOWN AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED ON THE PART OF GRANTOR, OR ARISING BY OPERATION OF LAW INCLUDING, WITHOUT LIMITATION, ANY WARRANTY OF CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE.

STEWART TITLE

21157039425 10/170

COVENANTS, CONDITIONS AND RESTRICTIONS

The hereinabove described Property is conveyed subject to the following Restrictive Covenants, which are hereby imposed on said Property:

No part of the Property herein conveyed shall be used for the sale, service, storage, warehousing, or distribution of alcoholic beverages of any kind. No bar, nightclub, restaurant or similar facility which serves any form of alcoholic beverage shall be built, maintained or operated on the Property.

The hereinabove referenced Restrictive Covenants are hereby imposed on the hereinabove described Property for the benefit of the owner or owners of that certain tract and parcel of land located contiguous with the hereinabove described Property, containing approximately 22 acres, more or less, upon which it is proposed that a school may be operated, and for so long as a school is operated on said contiguous tract. The above referenced Restrictive Covenants are herein created for the sole benefit of said approximately 22 acre tract which is north of and contiguous with the herein conveyed Property. Said Restrictive Covenants shall constitute covenants running with the land and shall be enforceable against the hereinabove described Property (1) by the owner or owners of the above referenced contiguous tract and (2) for so long as said contiguous tract is utilized for the operation of a school facility. If no school is built or operated on the above referenced contiguous tract within two (2) years from the date of this deed, or if any property which is contiguous to the Property herein conveyed ceases to be utilized for the operation of a school facility, the restrictive covenants herein imposed shall terminate.

When the context requires, singular nouns and pronouns include the plural.

When Grantor and/or Grantee are more than one entity, the pertinent nouns, verbs and pronouns shall be construed to correspond. When Grantor and/or Grantee are a corporation, a trustee or other legal entity that is not a natural person, the pertinent words "heirs, executors and administrators" and/or "heirs and assigns" shall be construed to mean "successors and assigns," respectively. Reference to any gender shall include either gender and, in the case of a legal entity that is not a natural person, shall include the neuter gender, all as the case may be.

This instrument is executed in multiple original counterparts, each of which, when signed by a party hereto shall constitute an original, but all of such executed copies together constituting one and the same instrument.

EXECUTED effective this the 14 day of July, 2021.

(The rest of this page left intentionally blank, signature pages to follow)

2021117052 Page 3 of 9

Grantor:

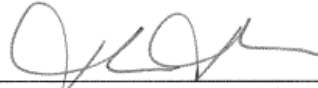
**ASKEW REAL ESTATE & INVESTMENTS,
L.L.C., a Texas limited liability company**

By: Betty Askew Vines
Name: Betty Askew Vines
Title: Manager

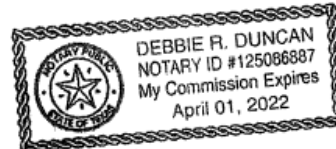
THE STATE OF TEXAS

THE COUNTY OF Fort Bend

This instrument was acknowledged before me on this the 14 day of July, 2021, by Betty Askew Vines, the Manager of ASKEW REAL ESTATE & INVESTMENTS, L.L.C., a Texas limited liability company, on behalf of said limited liability company.



NOTARY PUBLIC, STATE OF TEXAS



2021117052 Page 4 of 9

Grantor:

**ASKEW REAL ESTATE & INVESTMENTS,
L.L.C., a Texas limited liability company**

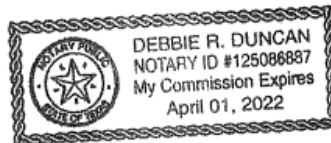
By: Andrew M. Aske Jr.
Name: Andrew M. Aske Jr.
Title: manager

THE STATE OF TEXAS

THE COUNTY OF Fort Bend

This instrument was acknowledged before me on this the 14 day of July, 2021, by Andrew M. Aske Jr., the Manager of **ASKEW REAL ESTATE & INVESTMENTS, L.L.C., a Texas limited liability company**, on behalf of said limited liability company.

[Signature]
NOTARY PUBLIC, STATE OF TEXAS



2021117052 Page 5 of 9

Grantor:

**ASKEW REAL ESTATE & INVESTMENTS,
L.L.C., a Texas limited liability company**

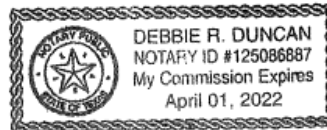
By: Bicky Askw Daniel
Name: Bicky Askw Daniel
Title: Manager

THE STATE OF TEXAS

THE COUNTY OF Fort Bend

This instrument was acknowledged before me on this the 14 day of July, 2021, by Bicky Askw Daniel, the manager of ASKEW REAL ESTATE & INVESTMENTS, L.L.C., a Texas limited liability company, on behalf of said limited liability company.


[Signature]
NOTARY PUBLIC, STATE OF TEXAS



2021117052 Page 6 of 9

Accepted and agreed to by Grantee:

ELITE LINE PROPERTIES, LLC, a Texas limited liability company

By: 
Name: Syed Ali
Title: Managing Member

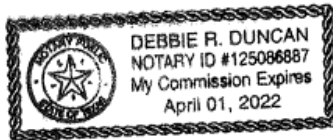
THE STATE OF TEXAS

THE COUNTY OF Fort Bend

This instrument was acknowledged before me on this the 14 day of July, 2021, by Syed Ali, the Managing Member of **ELITE LINE PROPERTIES, LLC, a Texas limited liability company**, on behalf of said limited liability company.



NOTARY PUBLIC, STATE OF TEXAS



GRANTEE'S MAILING ADDRESS:

1142 Passion Flower Way
Richmond, TX 77406

G:\CONV\STC\21157039425.GWD.wpd
7/14/21

2021117052 Page 7 of 9

EXHIBIT "A"

LEGAL DESCRIPTION

A 10.00 acre tract of land, out of a called 54.92 acres, recorded under F.B.C.C.F. No. 2013009948, located in William Morton League, Abstract No. 62 Fort Bend County. Said 10.00 acre tract is being further described by metes and bounds as follows:

BEGINNING at a common westerly corner of that certain called 21.275 acre tract, recorded under F.B.C.C.F. No. 2005016526, said called 54.92 acre, and herein described tracts. Said point being on the easterly line of highway F.M 359 (various width, called 100' wide);

THENCE: North 03°28'12" West, a distance of 85.22 feet, with easterly line of said highway F.M 359, to a 5/8" iron rod set for an angle point;

THENCE: North 06°46'57" West, a distance of 221.52 feet, continuing with easterly line of said highway F.M 359, to a 5/8" iron rod set for the northwesterly corner of herein described tract;

THENCE: North 89°07'24" East, a distance of 1436.69 feet, across said called 54.92 acre, to a 5/8" iron rod set for the northeasterly corner of herein described tract. Said point being on the westerly line of The Grove, Section 2 subdivision, as recorded under F.B.C.P.R. Vol. 23, Pg. 7;

THENCE: South 02°31'52" East, a distance of 305.60 feet, following the common line of said called 54.92 acre tract, and The Grove, Section 2 subdivision, to 5/8" iron rod found on the common corner of said called 21.275 acre, said The Grove Section 2 subdivision, a called 14.71 acre tract, as recorded under F.B.C.C.F. No. 9679578, and herein described tracts;

THENCE: South 89°07'24" West, a distance of 1418.87 feet, with common line of said called 21.275 acre, said called 54.92 acre, and herein described tracts, to the POINT of BEGINNING and containing 435,600 sq. ft. or 10.000 acre of land.

2021117052 Page 8 of 9

EXHIBIT “* B”

PERMITTED EXCEPTIONS

Highway easement containing 1.790 acres of land, more or less, as set forth by document recorded in/under Volume 433, page 145 of the Deed Records of Fort Bend County, Texas.

Subject to any easements, rights-of-way, roadways, encroachments, etc., which a survey or physical inspection of the premises might disclose.

All the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same of all which are expressly excepted herefrom as same are set forth in instrument recorded in/under Volume 230, page 534 and Volume 233, page 282 of the Deed Records of Fort Bend County, Texas. There may be leases, grants, exceptions or reservations of interests that are not listed.

1/16 of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom as the same are set forth in instrument recorded in/under Volume 230, page 534 and Volume 233, page 282 of the Deed Records of Fort Bend County, Texas. There may be leases, grants, exceptions or reservations of interests that are not listed.

Rental Division Order executed August 29, 1946 recorded in/under Volume 238, page 448 of the Deed Records of Fort Bend County, Texas.

Oil, gas and mineral lease recorded June 13, 1978, recorded in/under Volume 779, page 778 of the Deed Records of Fort Bend County, Texas in favor of Kennedy and Mitchell Inc.

Oil, gas and mineral lease recorded April 23, 1984, recorded in/under Volume 1424, page 659 of the Official Public Records of Fort Bend County, Texas in favor of Thomas B., Hemingway.

Oil, gas and mineral lease recorded December 14, 1989, recorded in/under Volume 2175, page 1001 of the Official Public Records of Fort Bend County, Texas in favor of Robert L. Zinn.

Memorandum of Seismic Lease Option Agreement recorded April 26, 1999, recorded in/under County Clerk's File No. 1999034029 of the Official Public Records of Fort Bend County, Texas in favor of Carl Henderson & Associates, Inc.

Oil, gas and mineral lease recorded December 29, 1999, recorded in/under County Clerk's File No. 1999110762 of the Official Public Records of Fort Bend County, Texas in favor of Yuma Exploration and Production Company, Inc.

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records. There may be leases, grants, exceptions or reservations of mineral interests that are not listed here.

Title to, and easements in, any portion of the land lying within any highways, roads, streets, or other ways.

2021117052 Page 9 of 9

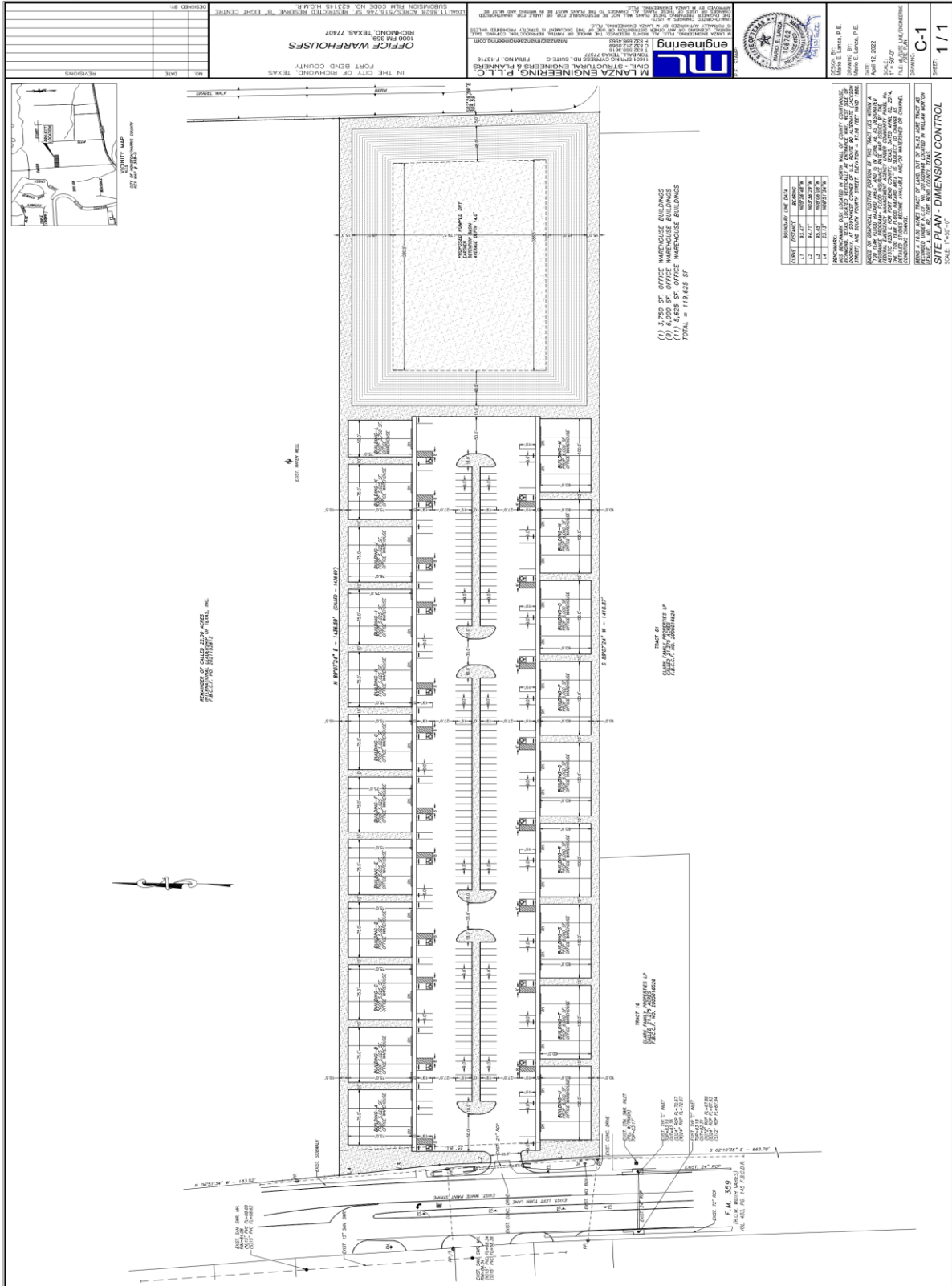
Rights of tenants, and assigns, as tenants only, under currently effective lease agreements.

Any rights, easements, interests or claims which may exist by reason of items listed below, as reflected on survey drawing made by Piotr A. Debski, R.P.L.S. No. 5902, dated July 7, 2021 in Job No. 21-07-06:

- I. Post and wire fence along Southerly and Easterly boundary lines
 - ii. Post and wire fence within bounds at two (2) locations: one enclosing a one (1) story frame house with attached garage and one (1) enclosing another area to the East of the said frame house



RICHMOND
EST. **TEXAS** 1837



NOTICE OF PUBLIC HEARING



August 19, 2022

CITY OF RICHMOND, TEXAS
NOTICE OF PUBLIC HEARING

LOCATION/ DATE: Public hearings will be held by the Planning and Zoning Commission of the City of Richmond on Tuesday, September 6, 2022, at 5:00 p.m. and the City Commission on Monday, September 19, 2022, at 4:30 p.m. at the City Commission Meeting Room, 600 Morton Street, Richmond, Texas.

PURPOSE: To receive comments for or against a request by Mario E. Lanza, of M Lanza Engineering, PLLC, representing Elite Line Properties LLC, to rezone an approximate 10.00-acre tract of land from General Residential (GR) to Suburban Commercial (SC) 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 at 1006 FM 359, on the east side of FM 359, between Del Aqua Drive and Rio Vista Drive intersections along FM 359.

SITE LEGAL DESCRIPTION: A parcel of land containing 10.0011 acres, located at 1006 FM 359 in the William Morton League, Abstract No. 62, in Fort Bend County, Texas in Fort Bend County Clerk's File (F.B.C.C.F.) Number (No.) 2021117052.

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 or by phone at 281-342-0059.





RICHMOND
EST. **TEXAS** 1837



This letter is being sent to property owners within 200 feet of the subject property as required by law. It is also sent to other on request.

Dear City Representatives:

___ I/We protest the proposed rezoning because

___ I/We support the proposed rezoning because

Sincerely,

Signature

Print Name

Street Address

Subdivision

Phone number

Return to: Planning Department
600 Morton Street
Richmond, Texas 77469
281-238-1251 (fax)

The Texas Public Information Act provides the right of the public to access information that governmental bodies possess. By submitting this letter to the City, the personal information included can be accessed by the public subject to this Act. Please print and sign your name below if you do not consent to the release of your personal information to the public.

Print Name

Signature

6B

SUNDAY, AUGUST 21, 2022 **CLASSIFIEDS** FORT BEND HERALD

930 Legal Notices

NOTICE OF PUBLIC HEARING

LOCATION/ DATE: The Planning and Zoning Commission of the City of Richmond will hold a public hearing on Tuesday, September 6, 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 Kyle Molitor (Kimley-Horn & Associates, Inc. representing property owner Charles Klein) to rezone an approximate 22.00 - acre tract of land from General Residential (GR) to Suburban Commercial (SC) 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 at 1006 FM 359, on the east side of FM 359 between Del Aqua Drive and Rio Vista Drive intersections along FM 359.

SITE LEGAL DESCRIPTION: A 22.000 acres tract of land in the William Morton Survey, Abstract 62, in Fort Bend County, Texas; Said 22.000 acres tract being out of a called 54.92 acre tract of land recorded in the name of Askew Real Estate & Investments, LLC, in Fort Bend County Clerk's File (F.B.C.C.F.) Number (No.) 2013009948.

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 or by phone at 281-342-0059.



930 Legal Notices

NOTICE OF PUBLIC HEARING

LOCATION/ DATE: The Planning and Zoning Commission of the City of Richmond will hold a public hearing on Tuesday, September 6, 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 Mario E. Lanza, of M Lanza Engineering, PLLC, representing Elite Line Properties LLC, to rezone an approximate 10.00-acre tract of land from General Residential (GR) to Suburban Commercial (SC) 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 at 1006 FM 359, on the east side of FM 359 between Del Aqua Drive and Rio Vista Drive intersections along FM 359.

SITE LEGAL DESCRIPTION: A parcel of land containing 10.00 acres, out of a called 54.92 acres, recorded under FBCCF No. 2013009948, in the William Morton League, Abstract No. 62, in 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 or by phone at 281-342-0059.



930 Legal Notices

CAUSE NO. 22-CPR-037957
THE STATE OF TEXAS
ESTATE OF ANDREW GLOVER, DECEASED
YOU ARE HEREBY COMMANDED TO SUMMON THE UNKNOWN HEIRS OF ANDREW GLOVER, all of whose names, residences, and whereabouts are unknown to Plaintiff(s), JAMILA NZINGA GLOVER by publication of this Citation once, at least ten (10) days previous to the return day hereof, in some newspaper published in your County, to appear at the next regular term of the County Court at Law 4 sitting as the Probate Court of Fort Bend County, Texas, after service has been perfected, to be held in the Fort Bend County Justice Center, 1422 Eugene Heimann Circle, thereof in Richmond, Texas, the same being Monday, the 29th day of August, 2022, then and there to file a written contest or answer to the Petition filed in said Court on the 14th day of July, 2022, in a probate action now pending in said Court in the above numbered and styled Estate on the Probate Docket of said Court, wherein, JAMILA NZINGA GLOVER is Plaintiff and the UNKNOWN HEIRS of said Deceased are the Defendants; allegations as shown in said petition now on file in the Fort Bend County Clerk's office. HEREIN FAIL NOT, but have you before said Court, at the time aforesaid, this Writ, with your return thereon, showing how you have executed the same.
GIVEN UNDER MY HAND AND SEAL OF SAID COURT, at office in Richmond, Texas, this the 9th day of August, 2022.
LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS
PHYSICAL ADDRESS: 1422 EUGENE HEIMANN CIRCLE
MAILING ADDRESS: 301

PLANNING AND ZONING COMMISSION
Staff Report: Rezoning

Agenda Date: September 6, 2022
Agenda Item: C6a & C6b.

Agenda Item Subject: Rezoning
Project Description: Proposed rezoning of an approximate 22.00-acre tract of land from General Residential (GR) to Suburban Commercial (SC). *(Exhibits included in this report)*
Zoning Designation: GR, General Residential
Applicant: Kyle Molitor of Kimley-Horn & Associates, Inc. representing property owner Charles Klein

Project Planner: Helen Landaverde, Planner II

OVERVIEW AND BACKGROUND

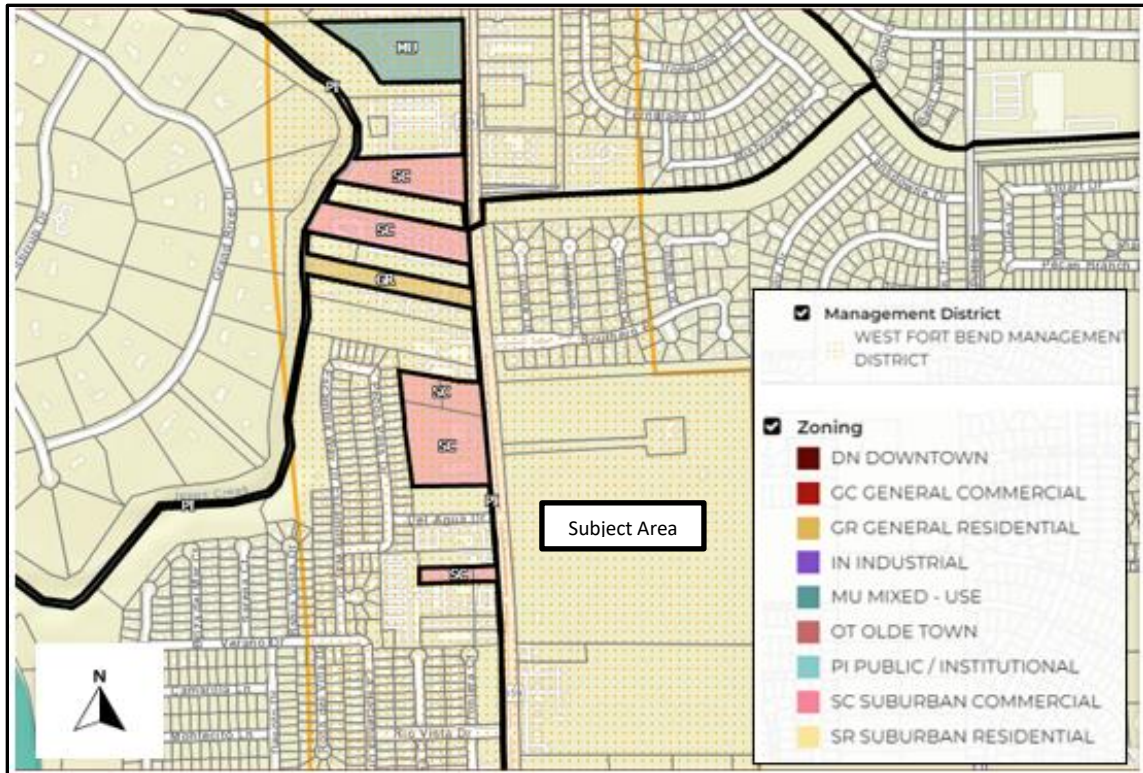
This is a request by Kyle Molitor of Kimley-Horn & Associates, Inc. representing property owner Charles Klein, to rezone an approximate 22.00 acre tract of land, in the William Morton Survey, Abstract 62, in Fort Bend County, Texas; Said 22.000 acres tract being out of a called 54.92 acre tract of land recorded in the name of Askew Real Estate & Investments, LLC, in Fort Bend County Clerk’s File (F.B.C.C.F.) Number (No.) 2013009948, from General Residential (GR) to Suburban Commercial (SC) 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 in the West Fort Bend Management District and it is located at 1006 FM 359, on the east side of FM 359 between Del Aqua Drive and Rio Vista Drive intersections along FM 359. The subject site is vacant and undeveloped.



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

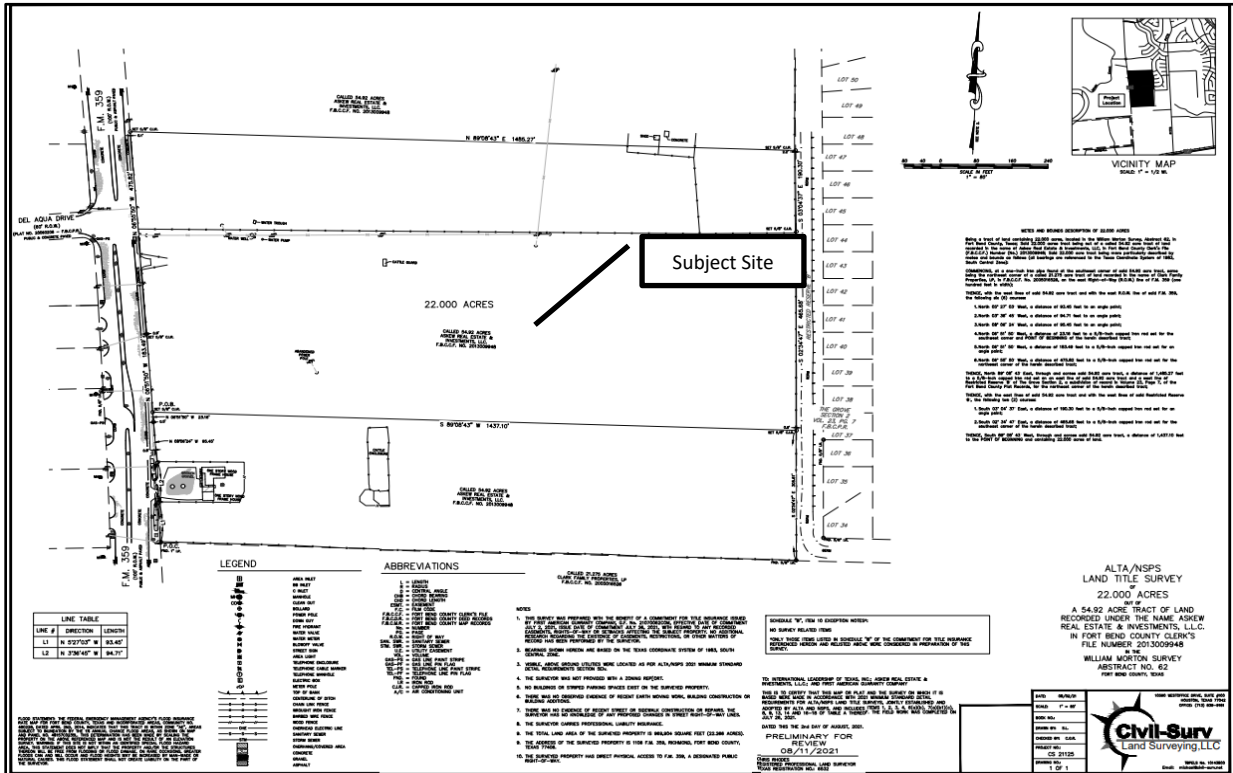
<i>Location</i>	<i>Surrounding Property Zoning</i>	<i>Surrounding Land Use</i>
North	Unincorporated Fort Bend County area (ETJ)	Residential
South	Unincorporated Fort Bend County area (ETJ)	Commercial; retail sales and services
East	Unincorporated Fort Bend County area (ETJ)	Residential
West	Unincorporated Fort Bend County area (ETJ) and Suburban Commercial (SC)	Commercial; retail sales and services

Figure 1. Zoning Map.



Public hearing notice requirements for this proposed rezoning were met. Staff has not received any letter of protest or support (see attached copy of Public Hearing Notice).

Figure 2. Survey Map.

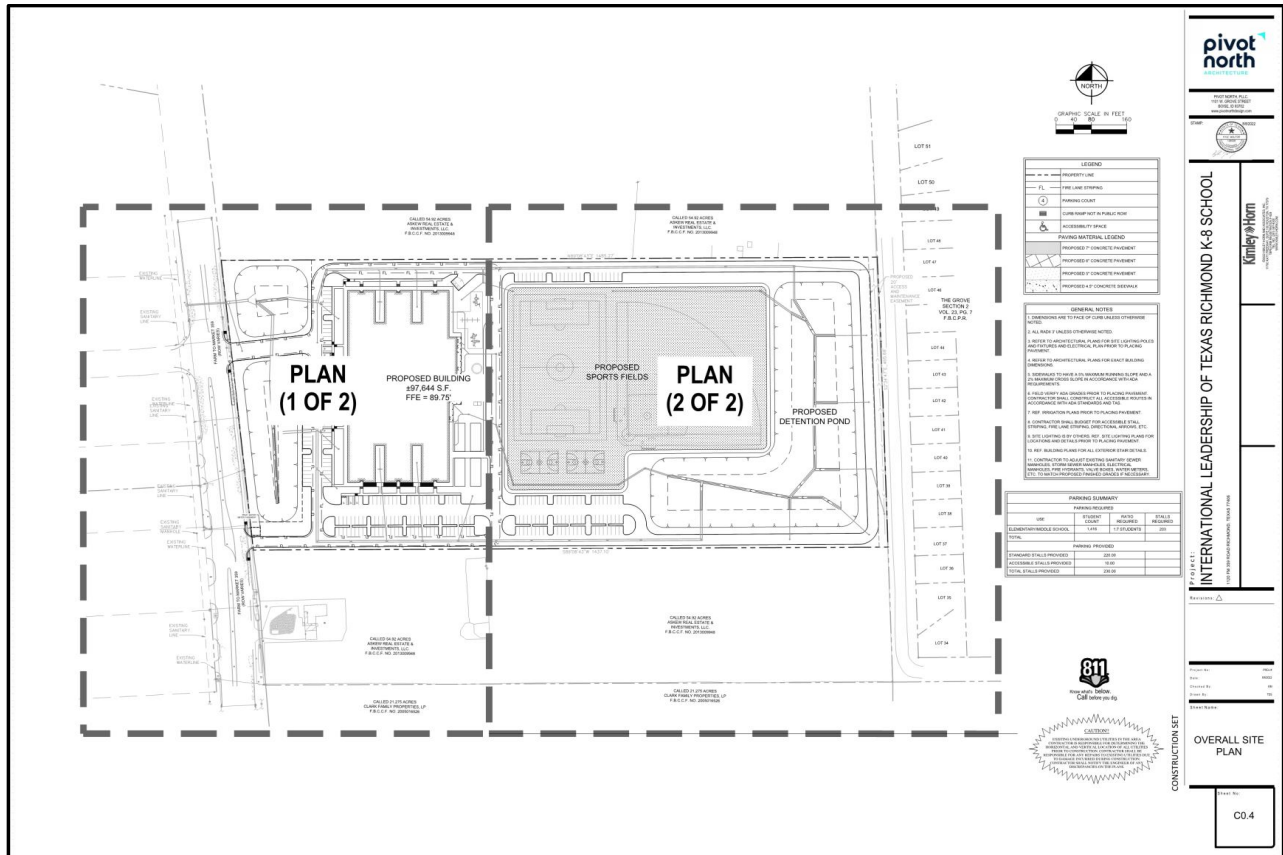


ANALYSIS

The subject property was annexed into the City on August 15, 2022 (Ordinance No. 2022-27) and zoned in accordance with the Future Land Use Plan as General Residential (GR). The purpose of General Residential district is to provide for the development and sometimes preservation, of residential neighborhoods with auto-urban character. There is a variety of uses (developed prior to the adoption of the UDC in 2015) along FM 359 consisting of commercial, residential, multi-family, Pecan Grove Plantation Country Club, Fire Department Station #3 and institutional (Frost Elementary School).

The applicant is proposing to construct a charter school (International Leadership of Texas Richmond K-8 School) for approximately 1,416 students. The site plan (see Figure 3) indicates that the school and associate off-street parking spaces will be constructed on the west side of the property and an athletic field will be constructed on the east side of the property.

Figure 3. Proposed site plan.



Public and/or private schools are permitted in General Residential with an approved Conditional Use Permit. In addition, the proposed school would need to meet the following required use standard (see Table 2.2.202):

“The use existed as a public or private school on the effective date of the UDC.”

The proposed school does not meet this requirement because the subject property is vacant and undeveloped. To meet this requirement the applicant would need to have an approved variance to this use standard/condition. If the request to rezone the property is approved, the proposed educational use would be permitted by right contingent on meeting the required Design Standards.



Table 2.2.202 Institutional, Recreation, and Amusement Limited and Conditional Use Standards				
Use	District	Location	Design	Other
			not create parking or traffic congestion.	
Schools, Public and Private	SR GR RV	The use existed as a public or private school on the effective date of this UDC.	For new uses: 1. The parcel proposed for development is located along and arterial or collector street. 2. Parking shall be: A. Provided on-site without requiring parking on contiguous or noncontiguous parcels. B. Conducted so that it does not create parking or traffic congestion.	N/A
	SC OT BP MU	In the MU district, it shall be designed as part of an overall planned development.	3. Peak traffic impacts to the adjacent rights-of-way are mitigated to allow the rights-of-way to function at an acceptable level of service that is no greater than one level worse than the traffic conditions that existed prior to the establishment of the use.	

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

General Residential (GR)		
Permitted Uses	Limited Uses	Conditional Uses
Single-Family Detached	Industrialized Housing	Child-Care, Group Home
Assisted Living Facility	Manufactured Home	
Child-Care, Residential (foster home/ agency foster home)	Duplex	Child-Care Facility, Residential (other)
Standard Residential Neighborhood	Triplex	Home Business
Planned Residential Neighborhood	Townhouse	Manufactured Home Park or Subdivision
Public Utilities	Child-Care, Family Home	Schools, Private
	Home Occupation	Schools, Public
	Place of Public Assembly (event facilities; meeting halls; fraternal organizations; places of worship)	Golf Course / Club
	Recreation and Fitness, Outdoor	Recreation and Fitness, Indoor



	Power Generation, Small-scale (Renewable; Noncombustible)	
	WTF, Attached	
	WTF, Freestanding Stealth	

The purpose of the Suburban Commercial district is to provide for the development of neighborhood convenience uses with suburban character, where the building and site design standards ensure appropriately scaled commercial uses that are compatible and cohesive with abutting and nearby residential uses.

FUTURE LAND USE PLAN



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

Suburban Commercial (SC)		
<i>Permitted Uses</i>	<i>Limited Uses</i>	<i>Conditional Uses</i>
Hospital	Child-Care, Family Home	Custom Assembly
Medical Office / Clinic / Medical Lab	Child-Care, Group Home	Nanobrewery
Nursing / Convalescent Home	Child-Care Facility, Residential (other)	Microbrewery
Commercial Amusement, Indoor	Assisted Living Facility	Parking Garage
Recreation and Fitness, Outdoor	Child Care Facility, Day-Care	



Recreation and Fitness, Indoor	Place of Public Assembly (event facilities; meeting halls; fraternal organizations; places of worship)	
Retail Sales and Services	Schools, Private	
Public Utilities	Schools, Public	
Office, General	Animal Boarding or Veterinarian Services, Small Animal	
Alcohol Beverage Sales	Bar or Nightclub	
Animal Grooming Facilities	Drive-In / Drive-Through Facility	
Restaurant	Overnight Accommodations (e.g., hotels, motels)	
	Vehicle Gas or Fueling Station	
	Power Generations, Small-scale (Renewable; Noncombustable)	
	WTF, Attached	
	WTF, Freestanding Stealth	

The proposed rezone request from General Residential (GR) to Suburban Commercial (SC) would be more appropriate for the subject property, which is located along FM 359, a major arterial street. Major arterials typically facilitate large volumes of traffic for major land use concentrations, such as a school, and/or commercial and industrial uses. Although the Future Land Use Map recommends for this area to be zoned General Residential (GR), residential uses are more suitable along local roads, away from arterial streets and major collectors, “Local roads provide limited mobility and are the primary access to residential areas...and other local areas.”¹

The Comprehensive Master Plan also indicates that “New development is best accommodated and most economically served where transportation, utility, and other public services are already existing or readily available.” The surrounding area and properties along FM 359 (within City limits and ETJ) have already been developed in a manner that supports the Suburban Commercial zone and the Comprehensive Master Plan’s Suburban Corridor² along FM 359. The property is capable of supporting the Suburban Commercial zoning district. The rezone would not change the character of the neighborhood and will be compatible with surrounding properties and existing uses.

The proposed rezoning would allow for educational uses (charter school) on the subject property. The education sector has grown rapidly in recent decades and has become essential to the City of Richmond’s

¹ FHWA Safety, November 2000, https://safety.fhwa.dot.gov/speedmgt/data_facts/docs/rd_func_class_1_42.pdf

² Suburban Corridor classifications include low-impact commercial development (with occasional residential uses) within or at the edge of appropriate neighborhood settings, such as key intersections or subdivision entrances. This type of use may include residential buildings converted to small-scale office or retail spaces along major corridors.

economic success.³ The applicant will have to apply to TXDOT for access to FM 359. It is anticipated that the applicant will be required to conduct a Traffic Impact Analysis prior to development.

The City Commission may approve or conditionally approve an application for a rezoning after the final report and recommendation by the Planning and Zoning Commission if:

- 1. The proposed zoning is preferable to the existing zoning in terms of its likelihood of advancing the goals, objectives, and policies of the Comprehensive Master Plan or another adopted land use or area plan, including, but not limited to, any small area or redevelopment plans;**

The proposed rezoning of Suburban Commercial is preferable to the existing General Residential zone. The request is generally in conformance with the Comprehensive Plan and furthers the following goals and Vision Statement:

“D.12. Locate schools, parks and recreation amenities, and daily conveniences within close proximity and safe access to neighborhoods, if not within or at its edges.”

Strategic Corridor Planning

Continue to evaluate Richmond’s key corridors for development potential, such as...FM 359...

- *Contextual relationships with existing uses and adjacent properties; and*
- *Circulation and connectivity to schools, parks, and other destinations;*

Vision Statement

“Provide safe, secure, family-oriented communities”

- 2. The proposed zoning is consistent with the future land use plan of the Comprehensive Master Plan (a future land use plan amendment may be processed concurrently with the rezoning);**

The proposed zoning is not consistent with the Future Land Use Plan; however, the proposed rezoning of Suburban Commercial is compatible with the surrounding properties within City limits and in the ETJ. Additionally, the request is in conformance with the Comprehensive Plan’s Goal, Strategic Corridor Planning, and Vision Statement.

³ Comprehensive Plan, (2014:71).

- 3. The proposed zoning change is consistent with the implementation of existing or pending plans for providing streets, water and wastewater, other public utilities, and the delivery of public services to the area in which the parcel proposed for a rezoning is located;**

This area has already been developed. There is a variety of uses along FM 359 consisting of commercial, residential, multi-family, Pecan Grove Plantation Country Club, Fire Department Station #3 and institutional (Frost Elementary School). There is infrastructure along FM 359. New development is best accommodated and most economically served where transportation, utility, and other public services are already existing or readily available. Extension of utilities may need to occur in order to serve the proposed development.

Any proposed development on the subject site will be required to meet all current and adopted codes of the City of Richmond and the West Fort Bend Management District. The applicant is required to mitigate adverse impacts.

- 4. The range of uses and the character of development that is allowed by the proposed zoning district will be compatible with the properties in the immediate vicinity of the parcel proposed for a rezoning, and the parcel proposed for a rezoning has sufficient dimensions to accommodate reasonable development that complies with the requirements of this UDC, including parking and buffering requirements; and**

The proposed use (charter school) is compatible with the existing surrounding uses and properties within the vicinity. The requested zone change will not be detrimental. The subject site is vacant and undeveloped and measures approximately 22.00 acres. The proposed zoning of Suburban Commercial (SC) is compatible with the existing uses in this area. Any future development on the subject site will need to meet the City's development standards and established requirements of the district including West Fort Bend Management District. It is anticipated that the applicant will be required to conduct a Traffic Impact Analysis prior to development.

- 5. The pace of development and/or the amount of vacant land currently zoned for comparable development in the vicinity suggests a need for the proposed rezoning in order to ensure an appropriate inventory of land to maintain a competitive land market that promotes economic development.**

The proposed zone change will allow for the proposed educational use (charter school) and would implement the 2014 Comprehensive Master Plan objectives related to schools and Strategic Corridor Planning. In addition, "the education sector has become essential to the economic success of local governments..." There is a community need to enhance the existing community and promote growth by strengthening "ties between education and industry" through the diversification of the City's business and employer mix. The proposed charter school would create jobs and offer alternative education to residents in this area.

RECOMMENDATION

Based on the analysis provided, staff recommends approval of the proposed zone change of the subject site from General Residential (GR) to Suburban Commercial (SC), and to the extent the rezoning deviates from the Future Land Use Plan of the Comprehensive Master Plan, to provide an amendment thereto.

SITE AND SURROUNDING PICTURES

View of the subject site located at 1006 FM 359



View of the subject site located at 1006 FM 359

View of the subject site located at 1006 FM 359



View to the west from Subject site

View of the north west from the Subject site



View going north toward the Subject Site

APPLICATION



PLANNING DEPARTMENT
600 MORTON STREET
RICHMOND, TX 77469
P: 281-342-0559
FAX: 281-232-1215

REZONING APPLICATION

PROJECT INFORMATION

Project Name: International Leadership of Texas Richmond K-8
 Project Address/Location: 1006 Farm to Market Road 359, Richmond, Texas 77406
 Parcel/Tax ID# (s): R517466 Property Platted: YES NO
 Total Acreage: 22 Acres Current Zoning: GP Proposed Zoning: _____

➤ **Current use of Property:** Vacant

➤ **Proposed Use of Property:** K-8 Charter school

➤ **Describe Existing Buildings** (Number, Square Footage, Height, construction type): N/A

➤ **Reason(s) for requested Rezoning:** In conjunction with City of Richmond request to rezone to a neighboring use to avoid spot zoning.

APPLICANT INFORMATION

Applicant Name: Kyle Molitor Company Name: Kimley-Horn and Associates, Inc.
 Address: 11700 Katy Freeway, Suite 800 City: Houston State: TX Zip: 77079
 Phone #: 281-920-6571 Email: kyle.molitor@kimley-horn.com

STATUS OF APPLICANT: Owner Architect Planner Engineer Other

(If other than Owner, submit Letter of authorization from property owner on Page 2.)

SUBMITTAL REQUIREMENT CHECKLIST	CHECK
One completed application	<input checked="" type="checkbox"/>
\$500.00 plus \$25.00 per acre fee	<input type="checkbox"/>
One (1) copy of the recorded plat of the property or a copy of the survey	<input checked="" type="checkbox"/>
One copy of the recorded covenants and restrictions for the property (if applicable)	<input checked="" type="checkbox"/>
Letter of authorization (if applicable)	<input checked="" type="checkbox"/>
Electronic copy (pdf) of the submittal packet	<input checked="" type="checkbox"/>



PLANNING DEPARTMENT
600 MORTON STREET
RICHMOND, TX 77469
P: 281-342-0559
FAX: 281-232-1215

LETTER OF AUTHORIZATION

(Have property owner complete and sign, if applicant differs from property owner)

Charles Klein

Owner Name

2021 Lakeside Boulevard

Owner Address

Richardson, TX 75082

Owner City, State Zip

08/18/2022

Date

Planning Department
600 Morton Street
Richmond, TX 77469

I, Charles Klein, certify that I am the owner of the project property located at 1006 Farm to Market Road 359 and that the forgoing statements and answers made and all data, information, and evidence herewith submitted are in all respects to the best of my knowledge and belief, true, and correct. I appoint Kyle Molitor with the company Kimley-Horn and Associates, Inc. (if applicable) to act as my representative for this project. I agree to be responsible for payment of bills due to the City of Richmond related to this application. Furthermore, I understand that any material misrepresentation of this application, failure to comply with ordinances, and /or failure to remit payment for services can lead to delays in this project – up to and including rejecting the project and forfeiting any fees paid.

Please contact me directly at 713-309-5046 if you have any questions.

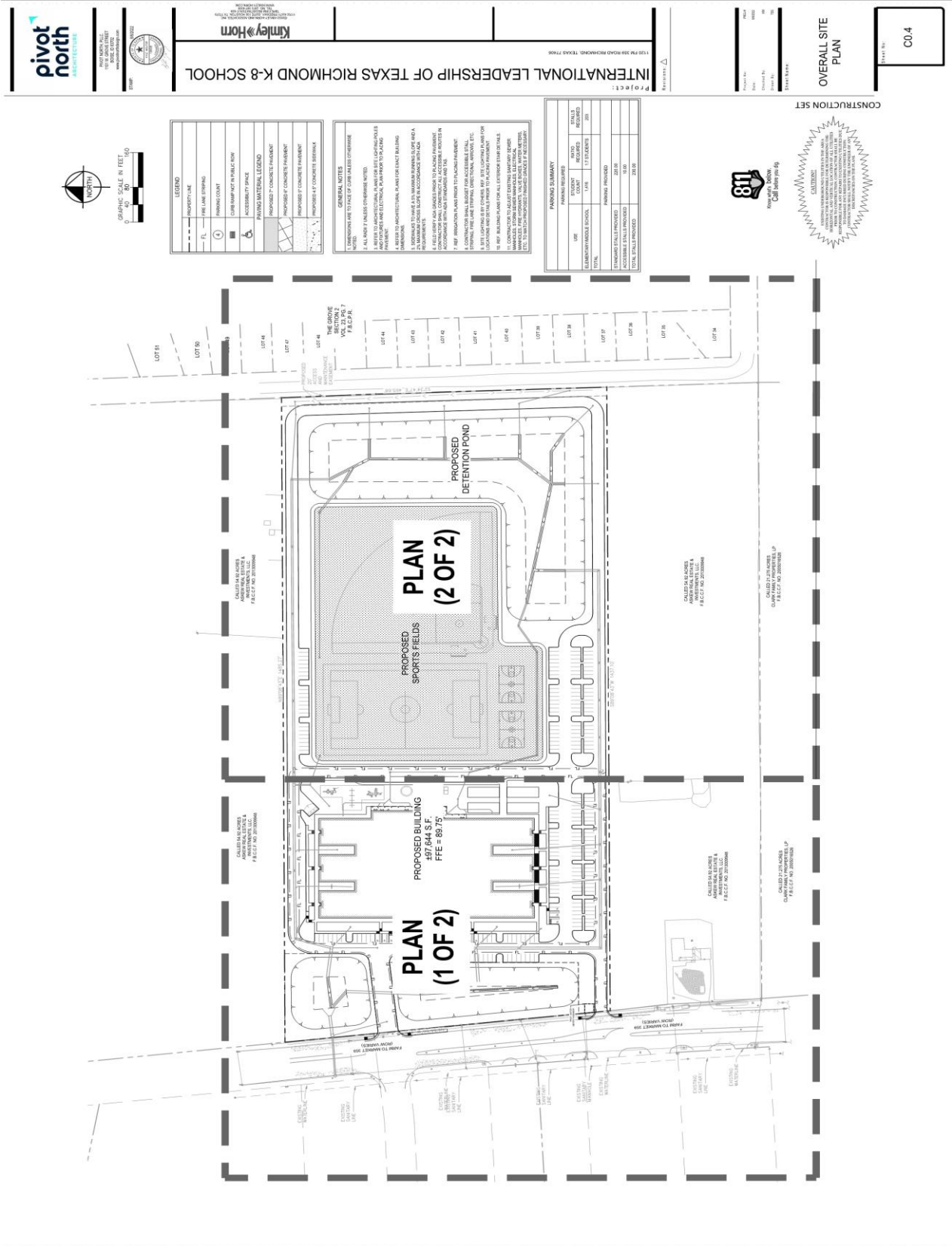
Sincerely,

Owner's Signature: Charles Allen Klein

Print Name: Charles Allen Klein



RICHMOND
EST. **TEXAS** 1837



NOTICE OF PUBLIC HEARING

August 19, 2022

CITY OF RICHMOND, TEXAS NOTICE OF PUBLIC HEARING

LOCATION/ DATE: Public hearings will be held by the Planning and Zoning Commission of the City of Richmond on Tuesday, September 6, 2022, and the City Commission on September 19, 2022, at 4:30 p.m. 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 Kyle Molitor (Kimley-Horn & Associates, Inc. representing property owner Charles Klein) to rezone an approximate 22.00 - acre tract of land from General Residential (GR) to Suburban Commercial (SC) 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 at 1006 FM 359, on the east side of FM 359 between Del Aqua Drive and Rio Vista Drive intersections along FM 359.

SITE LEGAL DESCRIPTION: A 22.000 acres tract of land in the William Morton Survey, Abstract 62, in Fort Bend County, Texas; Said 22.000 acres tract being out of a called 54.92 acre tract of land recorded in the name of Askew Real Estate & Investments, LLC, in Fort Bend County Clerk's File (F.B.C.C.F.) Number (No.) 2013009948.

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 or by phone at 281-342-0059.





This letter is being sent to property owners within 200 feet of the subject property as required by law. It is also sent to other on request.

.....

Dear City Representatives:

___ I/We protest the proposed rezoning because

___ I/We support the proposed rezoning because

Sincerely,

Signature

Print Name

Street Address

Subdivision

Phone number

Return to: Planning Department
600 Morton Street
Richmond, Texas 77469
281-238-1251 (fax)

The Texas Public Information Act provides the right of the public to access information that governmental bodies possess. By submitting this letter to the City, the personal information included can be accessed by the public subject to this Act. Please print and sign your name below if you do not consent to the release of your personal information to the public.

Print Name

Signature

6B

SUNDAY, AUGUST 21, 2022 **CLASSIFIEDS** FORT BEND HERALD

930 Legal Notices

NOTICE OF PUBLIC HEARING

LOCATION/ DATE: The Planning and Zoning Commission of the City of Richmond will hold a public hearing on Tuesday, September 6, 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 Kyle Molitor (Kimley-Horn & Associates, Inc. representing property owner Charles Klein) to rezone an approximate 22.00 - acre tract of land from General Residential (GR) to Suburban Commercial (SC) and to the extent the rezoning deviates from the Future Land Use Plan of the Comprehensive Plan, to provide for an amendment thereto.

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930 Legal Notices

NOTICE OF PUBLIC HEARING

LOCATION/ DATE: The Planning and Zoning Commission of the City of Richmond will hold a public hearing on Tuesday, September 6, 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 Mario E. Lanza, of M Lanza Engineering, PLLC, representing Elite Line Properties LLC, to rezone an approximate 10.00-acre tract of land from General Residential (GR) to Suburban Commercial (SC) 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 at 1006 FM 359, on the east side of FM 359 between Del Aqua Drive and Rio Vista Drive intersections along FM 359.

SITE LEGAL DESCRIPTION: A parcel of land containing 10.00 acres, out of a called 54.92 acres, recorded under FBCCF No. 2013009948, in the William Morton League, Abstract No. 62, in 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 or by phone at 281-342-0059.



930 Legal Notices

CAUSE NO. 22-CPR-037957
THE STATE OF TEXAS
ESTATE OF ANDREW GLOVER, DECEASED
YOU ARE HEREBY COMMANDED TO SUMMON THE UNKNOWN HEIRS OF ANDREW GLOVER, all of whose names, residences, and whereabouts are unknown to Plaintiff(s), JAMILA NZINGA GLOVER by publication of this Citation once, at least ten (10) days previous to the return day hereof, in some newspaper published in your County, to appear at the next regular term of the County Court at Law 4 sitting as the Probate Court of Fort Bend County, Texas, after service has been perfected, to be held in the Fort Bend County Justice Center, 1422 Eugene Heimann Circle, thereof in Richmond, Texas, the same being Monday, the 29th day of August, 2022, then and there to file a written contest or answer to the Petition filed in said Court on the 14th day of July, 2022, in a probate action now pending in said Court in the above numbered and styled Estate on the Probate Docket of said Court, wherein, JAMILA NZINGA GLOVER is Plaintiff and the UNKNOWN HEIRS of said Deceased are the Defendants; allegations as shown in said petition now on file in the Fort Bend County Clerk's office. HEREIN FAIL NOT, but have you before said Court, at the time aforesaid, this Writ, with your return thereon, showing how you have executed the same.
GIVEN UNDER MY HAND AND SEAL OF SAID COURT, at office in Richmond, Texas, this the 9th day of August, 2022.
LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS
PHYSICAL ADDRESS: 1422 EUGENE HEIMANN CIRCLE
MAILING ADDRESS: 301



PLANNING AND ZONING COMMISSION

Staff Update: Discussion on Single Family Rental Community and Multifamily Development.

Agenda Date: September 6, 2022

Agenda Item: C7.

Agenda Item Subject: Single Family Rentals and Mixed-Use Development.

Project Description: This report is intended to provide a discussion on multi-family development with a focus on provisions and requirements within the Unified Development Code (UDC).

Presenter: Mason A. Garcia, Planning Director

INTRODUCTION

Zoning laws are an important aspect of urban planning as they dictate land-use, shape growth and affect development outcomes within the City of Richmond. Discussion on land-use started in the early 1800's with one of the first comprehensive zoning codes being adopted in New York in 1916. The purpose of zoning is to regulate land-use, ensure sustainable growth and protect neighboring uses. "Demographic growth and the residential building stock are intimately connected, because with a growing population comes increased demand of housing." (Rice | Kinder, Taking Stock Housing Trends in the Houston Area, 2017). Recently, a new asset class that offers rental of single-family homes communities has started to pop up around Houston and surrounding suburbs. Single family rentals (SFR) also known as build-to-rent encompasses a variety of rental housing options. These include developments with single family parcels and lower density rental communities which provide on-site management and maintenance, akin to an apartment complex. While residential home builders and multi-family construction companies alike offer their own unique spin on this housing type there is one common issue Richmond faces. The Unified Development Code (UDC) currently does not have provisions to permit these developments and may need to be expanded or modified to provide flexibility to accommodate such requests. This report will provide discussion points on the Build-To-Rent Housing along with consideration of the current Mixed – Use zoning designation and new zoning designations that may handle multi-family.

DEVELOPMENT POLICY AND REGULATIONS

In recent years demand for affordable housing has exerted pressure on low housing stock in the Houston area. This has driven the market to explore creative ways in which to best serve the needs of the potential residents while generating profit. The result has been a myriad of offerings one such being the SFR Single-family dwelling unit. While this has presented a product that is gaining popularity among potential renters the city does not offer a zoning designation to permit this development type. The current zoning designations for which this offering may fit within are GR, General Residential and MU, Mixed-Use. This offering is truly a hybrid of both zoning designations and does not fit neatly into either. Zoning laws are unable to require owner occupied dwellings as opposed to renter occupied dwellings. Therefore it is

important to consider what practical methods may be used for the allowance of this new type of residence.

The Comprehensive Master Plan notes the importance of diversification to ensure the growth development and enhancement for City of Richmond. Goal D.2 of the Plan is to “Continuously re-evaluate the City’s incentives, policies and regulations—while at the same time—setting quality and character standards that are compatible with the historic character and future trajectory of the community.”

The UDC defines Single Family dwellings in two distinct categories:

Single-Family Attached means dwelling units located in a single building where each unit is constructed on an individual lot or land that is designated as a limited common element in a declaration of condominium; and contains:

1. Two but not more than six dwelling units that are designed so that individual units have individual ground-floor access and are separated from each other by unpierced common walls from foundation to roof (e.g., side-by-side duplexes, triplexes, and townhouses); or
2. Two dwelling units that are designed so that individual units:
 - a. May or may not have individual exterior doors, but provide no direct access between the first floor and second floor unit (access may be through a common interior foyer that provides access to both units or through separate exterior doors); and
 - b. Are separated from each other by a floor (e.g., over-under duplexes).

The phrase single-family attached does not include multi-family.

Single-Family, Detached means dwelling units that are:

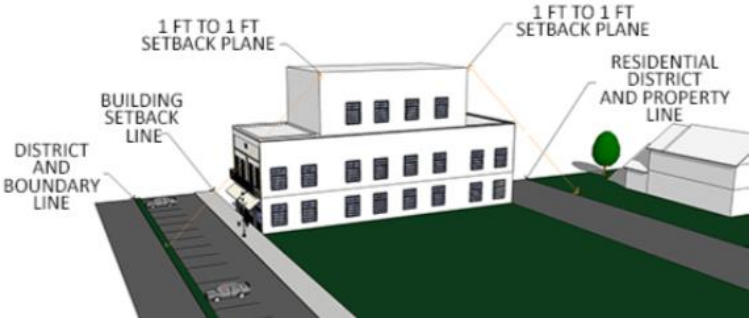
1. Located in individual buildings that are constructed on:
 - a. Individual lots; or
 - b. Land that is designated as a limited common element in a declaration of condominium;
2. Separated from each other by outside walls; and
3. Intended for the use of a single housekeeping unit.

The phrase "single-family, detached" does not include "duplexes," "triplexes," or "townhouses."

This portion discussion will highlight the requirements of the Single Family Detached use within the General Residential and Mixed-Use Districts. The Single Family Detached definition is what many proposed SFR’s look most similar too, but fail to meet the requirements of the GR, General Residential Standards. Please note the following requirements of the GR, General Residential and MU, Mixed Use within the UDC.

<p>LANDUSE ALLOWANCE</p>	<p><u>General Residential and Mixed-Use</u></p> <ul style="list-style-type: none"> • Single Family Detached are allowed as a as use by right in the GR, General Residential and SR, Suburban Residential District and Limited Use in the following Zoning Districts and prohibited in all other: <ol style="list-style-type: none"> 1. OT, Olde Town District <ol style="list-style-type: none"> a. The use existed on the effective date of this UDC or is located within an existing building that was either constructed as a residence or matches the general residential character of the OT district. 2. DN, Downtown <ol style="list-style-type: none"> a. The use existed on the effective date of this UDC. 3. MU, Mixed Use District only as a Planned Development. <ol style="list-style-type: none"> a. It shall be designed as part of an overall planned development.
<p>LOT SIZE AND INTENSITY REQUIREMENTS</p>	<p><u>General Residential</u></p> <ul style="list-style-type: none"> • Setback requirements apply <u>General Residential</u> Standard Neighborhood: <ul style="list-style-type: none"> Minimum Area of Development: N/a Minimum Lot size: 70-foot-wide and 12,000 square feet. Front Setback: 30' Interior Side Setback: 5' Street Side Setback: 15' Rear Setback: 30' Maximum Building Height: 35 Feet • Setback requirements apply <u>General Residential</u> Planned Residential Neighborhood (Planned General 1): <ul style="list-style-type: none"> Minimum Area of Development: 15 ac. Minimum Lot size: 50-foot-wide and 8,200 square feet. Front Setback: 25' Interior Side Setback: 5' Street Side Setback: 15' Rear Setback: 20' Maximum Building Height: 35 Feet • Setback requirements apply <u>General Residential</u> Planned Residential Neighborhood (Planned General 2): <ul style="list-style-type: none"> Minimum Area of Development: 10 ac. Minimum Lot size: 50-foot-wide and 6,000 square feet. Front Setback: 25' Interior Side Setback: 5' Street Side Setback: 15' Rear Setback: 15' Maximum Building Height: 35 Feet

	<p><u>Mixed-Use</u></p> <ul style="list-style-type: none"> • Setback requirements apply for <u>Mixed Use</u> developments: <ul style="list-style-type: none"> Minimum Area of Development: 5 ac. Front: 40' Street Side: 40' Interior Side: 25' Rear: 30' • Setback requirements apply to the Apartments: <ul style="list-style-type: none"> Minimum Area of Development: 5 ac. Front: 35' Street Side: 25' Interior Side: 15' Rear: 35'
<p>DENSITY / INTENSITY REQUIREMENT</p>	<p><u>General Residential</u></p> <ul style="list-style-type: none"> • GR, Standards Neighborhood lots 2.77/ acre • GR, Planned Residential Neighborhood (Planned General 1) 3.61/acre • GR, Planned Residential Neighborhood (Planned General 2) 4.28 / acre <p><u>Mixed-Use</u></p> <ul style="list-style-type: none"> • The UDC requires that all proposed Multi-family development must be a minimum of 5 Acres and a minimum of 250 feet street frontage. • Minimum lot area per Dwelling unit is 1,500 square feet. • Density and intensity are controlled using Floor Area Ratio (FAR) requirements. FAR is the ratio means a measure of the intensity of development of a lot or parcel, which is calculated as by dividing the total floor area on the parcel proposed for development by the base site area. • Following are the maximum FAR allowed in the UDC based on number of stories: <ul style="list-style-type: none"> 1 Story – 0.280 2 Story – 0.335 3 Story – 0.358 4 Story – 0.371 • Maximum building height allowed in the MU district is 60 feet. But height for apartment buildings are limited to 35 feet. • <i>(FAR requirement limits the amount of floor area a development can have based on the size of the property and thereby controls total number of units and the height of the building)</i> • If development in the MU district abuts a residential use, UDC requires additional setback planes for buildings.

	<p style="text-align: center;">Figure 3.1.201A Setback Planes</p> 
<p>PARKING REQUIREMENT</p>	<p><u>General Residential</u></p> <ul style="list-style-type: none"> • 2 spaces per dwelling unit <p><u>Mixed – Use</u></p> <ul style="list-style-type: none"> • One Bedroom & Efficiency Unit: 1.5 Spaces per Unit • Two Bedrooms: 2.0 Spaces per Unit • Three and more Bedrooms: 3.0 Spaces per Unit <p>1. Total number of parking spaces shall not be at a rate lower than 1.1 parking space per bedroom.</p>
<p>LANDSCAPING REQUIREMENT</p>	<p><u>General Residential</u></p> <ul style="list-style-type: none"> • Yards are required on all sides of the house along with one large tree in the front yard <p><u>Mixed -Use</u></p> <ul style="list-style-type: none"> • All landscaping requirements in the UDC applies to multi-family developments including parking area planting island and endcaps, screening for parking area, yard planting, Tree preservation, and bufferyard planting requirements.
<p>BUILDING DESIGN STANDARDS</p>	<p><u>General Residential</u></p> <ul style="list-style-type: none"> • All front doors must face the street <p><u>Mixed-Use</u></p> <ul style="list-style-type: none"> • The UDC provides minimum requirements pertaining to building design for commercial, multi-family and mixed-use developments. The UDC emphasizes 360-Degree Architecture and appropriate building scale. • The UDC requires the use of design features such as varying roof lines, changes in wall planes, dormers, bay windows, primary entrance treatments, covered staircase, balconies, location of garages on the side or rear etc., to avoid a box-like appearance and so that the development is aesthetically pleasing. • All lighting requirements that limit lighting overspill apply to multi-family developments.

POLICY & DISCUSSION

As shown above the density provided by the GR, General Residential zoning district, do not meet the density needs of the proposed development. While the Mixed-Use designation does not focus on the residential aspect and also requires “a minimum of 25% nonresidential” *Section 4.1.203.C.3. UDC*. The city recently had an iteration of the Single-Family Rental Community within the Veranda Master Planned Community. The Veranda Section Thirty-Five Plat is within an area covered under a Development Agreement between the City of Richmond and HW 589 Holdings LLC. This agreement affords not only this section but other sections within the Master Planned Community with a limited number of lots to deviate from the interim UDC. The interim UDC contained regulations for which development could continue during the preparation of the Unified Development Code until its adoption. Another point to note is the site is not within the Richmond City limits and is in the Richmond Extraterritorial Jurisdiction, which does not adhere to City zoning districts.

Nearby the City of Missouri City was able to bring in a build-to-rent community but this involved the creation of a Planned Unit Development via rezoning. A Planned Unit Development is defined as “A land development project comprehensively planned as an entity via a unitary site plan which permits flexibility in building siting, mixtures of housing types and land uses, usable open spaces and the preservation of significant natural features.” In this model Missouri city took a base zoning designation and afforded the developer certain deviations based on the underlying zoning district. In this case the underlying proposed district was R-4 patio-cluster residential. This patio-cluster residential is a more intense residential zoning district than those currently offered by the UDC. The City of Richmond has two zoning designations dedicated to residential use while City of Missouri City has approximately 10.

In north Texas the City of McKinney has also dealt with similar demands as this one via a rezoning. This rezoning included a multitude of zonings including “PD” - Planned Development District, “H” - Historic Preservation Overlay District, and “TMN” - Traditional McKinney Neighborhood Overlay District. In the ordinance it stated the purpose was for the allowance of single family uses, and to modify the development standards. The applicant had asked for a variance to the front and rear setback requirements to 20’ and the allowance of a front porch encroachment of 10 feet.

The city of Richmond has a few of avenues that may be pursued to permit the allowance of a SFR community within the City proper. The creation of a new or multiple zoning districts will be the focus of this discussion. The current options within the city include two single family zoning districts with one mixed-use zoning district. We will examine what modifications could be made for each along with potential advantages and pitfalls.

Residential

The first avenue would be the creation of a zoning district with requirements that propose a reduction of the standards of the General Residential Planned Residential Neighborhood (Planned General 2). These reductions would entail decreasing the following items:

- **Minimum Lot size:** 50-foot-wide and 6,000 square feet.

- **Front Setback: 25'**
- **Interior Side Setback: 5'**
- **Street Side Setback: 15'**
- **Rear Setback: 15'**

Lot and Building Standards

Reducing the lot minimum lot width and lot size would allow for a denser development, but also provide for each dwelling to be platted on its own lot. A reduction in setbacks would provide for more buildable area within each lot.

Utilities

Utilities in this scenario would more than likely be provided and operated by the city.

Building Design Standards

Control of building design standards would still be reviewed by the Building Official but will include the single requirement of the front door to face the street. This may lead to an abundance of dwelling units that are somewhat identical in nature with little architectural detail.

Parking

Parking for this zoning designation would be as shown above at 2 spaces per single Family Dwelling unit.

Platting

This proposed zoning designation would be subject to the current platting process with the inclusion of a preliminary and final platting stage. This option would not only be available to developers looking to rent out units but also other builders looking to construct and sell a smaller residential product. Providing separate lots for a build-to-rent development would also permit a developer at any time to sell off individual lots leaving the potential subdivision a mix of rental and owner-occupied lots. This would provide a mix of outcomes in the area; homeowners maintain and update property in an inconsistent manner from person to person, while the developer may also be operating on a different timeline.

Buffering

Buffering requirements may follow the current UDC requirements for the General Residential standards.

Multi-family

The second option would be to create a new multi-family zoning designation. This designation would focus on the horizontal multi-family development unit which would accommodate products as single family rentals, duplexes, triplexes and townhomes. Minor changes to the following items would ensure the protection, safety and health of neighboring property while allowing for higher density development. These items include:

Dwellings units / acre: 14

Front: 35'

Street Side: 25'

Interior Side: 15'

Rear: 35'

Max building height: 2 stories or 35'

Lot and Building Standards

Dwelling units per acre would cap the amount of residential sites within a given parcel. This would reduce front, street side and rear setbacks from MU, Mixed Use to GR, General Residential (Planned General 2). Standards would allow for the development to be more appealing to developers while also catering to neighboring property owners by providing common setbacks typically reserved for Single Family developments. Please note interior side setbacks would be applicable to distance between buildings. In this model the developer would be able to offer amenities as they see fit which may include a leasing facility, clubhouse, pool, pet friendly amenities along with other items.

Utilities

Maintenance and Utility management would be fall under the responsibility of the developer and only become the cities responsibility at the street connection.

Building Design Standards

Building design standards may be adopted to follow the current regulations of multi-family buildings which require architectural features and articulation of the proposed dwelling units. This option provides the city greater control over the design of the proposed SFR units.

Parking

Parking standards currently adopted for the multi-family apartment use may also be brought over to have continuity with current approved multi-family requirements. This would ensure that SFR units of different sizes from 1 bedroom to 3 bedroom would be properly parked without over parking the development.

Buffering

Buffering requirements may follow the current UDC requirements for the General Residential standards.

Platting

As this relates to platting this would be the largest difference between both proposals. The new multi-family zoning designation would be required to indicate reserves to support the proposal and which conform to any regulations and requirements with a new zoning designation.

Landscaping

Development landscaping standards within the UDC currently already apply to any multi-family project. These include landscaping, parking lot landscaping, buffering and tree preservation and protection requirements.

DISCUSSION POINTS

- The above mentioned items were not a comprehensive list of items covered by each zoning designation but rather a starting point for which discussion and ideas may begin.
- The city may not enforce through zoning whether a dwelling unit is owner occupied or renter occupied.
- Would an additional Single-family zoning classification provide only single-family rental developers needed accommodations or would this also allow for building of smaller for sale units?
- Will the creation of an additional multi-family zoning designation meet the needs of the developer while ensuring City of Richmond is using the best practices?
- Where will the location of these zoning designations best meet Richmond’s needs?

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



C8. DEVELOPMENT UPDATES TO THE PLANNING AND ZONING COMMISSION

September 2022

The following table provides an overview of Planning Department activities from August 1, 2022 through August 31, 2022:

PRE-APPLICATION CONFERENCES		
LOCATION	LAND USE	DESCRIPTION
<ul style="list-style-type: none"> ▪ 315 Austin St. (OT) 	Restaurant	<ul style="list-style-type: none"> ▪ Staff met with the applicant to discuss site requirements and regulations. ▪ The site is currently encumbered by a house that is under the ownership of a separate parcel of land 311 Austin Street. ▪ The applicant was made aware of this fact and that it may take significant time and resources to remove the house encumbering the property.
<ul style="list-style-type: none"> ▪ 104 Collins Rd. (GC) 	Reopening of carwash and additional vehicle rental	<ul style="list-style-type: none"> ▪ The applicant discussed requirements regarding reopening an existing car wash along with the vehicle rental for the site. ▪ The applicant was provided with requirements for the site. ▪ The proposed land-use is allowed as a limited use at the subject site, which is zoned GC, General Commercial.
<ul style="list-style-type: none"> ▪ NE corner of Circle Seven Rd and Richmond Parkway (ETJ) 	C-Store & Retail Space	<ul style="list-style-type: none"> ▪ The applicant discussed the use of the site as a gas station and c-store along with an associated retail space. ▪ Staff provided information regarding UDC standards and requirements that applies to the subject site.
<ul style="list-style-type: none"> ▪ 111 Long Dr (GR) 	Assisted Living	<ul style="list-style-type: none"> ▪ Staff provided information regarding UDC standards and requirements that applies to the subject site. ▪ The site does not meet distance requirements from an operating assisted living in the vicinity.
<ul style="list-style-type: none"> ▪ 3821 Richmond Parkway (ETJ) 	Riverpark West Recreation Center and swimming pool	<ul style="list-style-type: none"> ▪ The applicant is proposing to upgrade the current recreation area and swimming facilities. These upgrades will include the addition of a shade structure, a water slide and pool enhancements.
<ul style="list-style-type: none"> ▪ 513 FM 359 Rd (ETJ) 	Proposed strip center	<ul style="list-style-type: none"> ▪ The applicant is proposing a strip center on site in addition to the Rose Hill Assisted Living on site. ▪ Staff provided information regarding setbacks, buffer-yards, dumpster enclosures and other requirements for the site.
<ul style="list-style-type: none"> ▪ 1500 Pultar Rd (ETJ) 	Fort Bend Women's Center	<ul style="list-style-type: none"> ▪ The applicant is proposing the addition of two triplexes along with duplexes. ▪ The applicant was notified of applicable UDC standards for the site and approved parking requirements for said site.

<ul style="list-style-type: none"> North of US 59 east of the East of Cortland Apartment Complex (ETF/WEFBMD) 	<p>Proposed Office and medical office buildings</p>	<ul style="list-style-type: none"> <i>The applicant is proposing 3 separate office buildings to house medical and other professional office type uses at this site.</i> <i>The applicant was notified of the additional West Fort Bend Management District requirements along with the applicable UDC regulations for this site.</i>
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SITE DEVELOPMENT PLAN REVIEWS		
LOCATION	LAND USE	DESCRIPTION
<ul style="list-style-type: none"> Veranda Section 36 Phase II (ETJ) 	<p>Landscape</p>	<ul style="list-style-type: none"> <i>The subject site is located at the north of section 35 within Veranda and west of the detention pond bisected by Rabbs Bayou. The applicant is proposing landscape modifications along Wildwood Park Rd and Beth School Drive.</i>
<ul style="list-style-type: none"> 902 Richmond Parkway (ETJ) 	<p>Knile School</p>	<ul style="list-style-type: none"> <i>The subject site is located on the east side of Richmond Parkway. Staff approved the proposal for exterior changes to this site for compliance with UDC requirements.</i>
<ul style="list-style-type: none"> 139 FM 359 (OT) 	<p>Business Park Warehouse</p>	<ul style="list-style-type: none"> <i>The applicant proposed 2 warehouse buildings on the site.</i> <i>The plan was partially approved, and comments provided for the remaining portion.</i>

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