



City of Richmond

Where History Meets Opportunity

Special Scheduled City Commission Workshop (in person)

600 Morton Street

Richmond, Texas 77469

Tuesday, October 4, 2022 at 1:00 P.M.

And

Join Zoom Meeting

<https://us06web.zoom.us/j/84437594517>

Meeting ID: 844 3759 4517

One tap mobile

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Dial by your location

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+1 719 359 4580 US

+1 253 215 8782 US (Tacoma)

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+1 564 217 2000 US

+1 646 931 3860 US

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

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Meeting ID: 844 3759 4517

Find your local number: <https://us06web.zoom.us/j/84437594517>

Mayor Rebecca K. Haas

Commissioner Terry Gaul

Commissioner Barry Beard

Commissioner Carl Drozd

Commissioner Alex BeMent

Any item on this posted agenda may be discussed in Executive Session provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code.

City Commission Meeting Agenda

October 4, 2022

Page 1 of 2

AGENDA

- A1. Call to Order, Quorum Determined and Meeting Declared Open.
- A2. Public comments (Public comment is limited to a maximum of 3 minutes per item. No Deliberations with the Commission. Time may not be given to another speaker.)
- A3. Review and take action on Preliminary Plat on Williams Ranch Business Park.
- A4. Executive Session for Attorney Consultation.
- A5. Adjournment.

If, during the course of the meeting covered by this Agenda, the Commission shall determine that an executive session of the Commission, should be held or is required in relation to any item included in this Agenda, then such executive session, as authorized by the Texas Open Meetings Act, will be held by the Board at the date, hour, and place given in this Agenda concerning any and all subjects and for any and all purposes permitted by Sections 551.071-551.090 of the Texas Government Code, including, but not limited to, Section 551.071 – for purpose of consultation with attorney, on any or all subjects or matters authorized by law.

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

The City of Richmond City Commission meetings are available to all persons regardless of disability. This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations, should you require special assistance, must be made 48 hours prior to this meeting. Braille is not available. Please contact the City Secretary's office at (281) 342-5456 ex. 504 for needed accommodations.

If you have any questions, please let me know.
Terri Vela

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CITY OF RICHMOND

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Tuesday, October 4th, 2022, at 1:00 p.m.

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CITY OF RICHMOND

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- A2. Public comments (Public comment is limited to a maximum of 3 minutes per item. No Deliberations with the Commission. Time may not be given to another speaker.)



CITY OF RICHMOND

WHERE HISTORY MEETS OPPORTUNITY

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600 Morton Street

Tuesday, October 4th, 2022, at 1:00 p.m.

- A3. Review and take action on Preliminary Plat on Williams Ranch Business Park.



**CITY COMMISSION
AGENDA ITEM COVER MEMO**

DATE: October 4, 2022

Staff Review:

City Manager _____
City Attorney _____
Finance _____
Fire Department _____
Police Department _____
Public Works _____

AGENDA ITEM:

**SUBMITTED BY: Mason Garcia, Planning Director
Planning Department**

SYNOPSIS

Review and consider taking action on a Preliminary Plat of Williams Ranch Business Park, 73.295 acres of land, 0 Lots, 5 Reserve, and 2 Blocks.

The Planning and Zoning Commission recommended _____ of this plat at their October 3, 2022, meeting with a condition that following comments will be addressed:

COMPREHENSIVE PLAN 2014 GOALS ADDRESSED

D.3. Strategically locate higher intensity uses near areas that have sufficient transportation and utility infrastructure capacity to support them, such as commercial, industrial, civic, and multifamily uses.

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.

D.5. Guide the types, patterns, and designs of housing development using the Future Land Use Plan and development regulations.

H.6. Offer a variety of housing types, price points, and locations to meet the diverse needs of Richmond's current and prospective employees.

BACKGROUND

- The subject site is located along the north side of US 59 and to the south of Williams Ranch and east of Del Webb residential subdivisions. Williams Ranch Section 6 and Del Webb Richmond Section 12-A and B and Section 13-B, residential subdivisions.**
- The subject site is part of the Williams Ranch Municipal Utility District No. 1.**
- The subject property is in the City's ETJ and West Fort Bend Management District.**
- The proposed Preliminary Plat includes five (5) reserves, zero (0) lots, in two (2) blocks.**

- The applicant is proposing to extend Andado Lane to U.S. Highway 59.
- The subject site is currently vacant and contains a drainage easement on the northwest side adjacent to Del-Webb Residential Neighborhood.
- The subject site is proposed to be developed as: (1) light industrial (multi-building warehouses measuring approximately 650,000 square feet) which will include commercial (offices measuring approximately 97,500 square feet); and (2) multi-family units (approximately 380 units; 285 one (1) bedrooms units and 95 two (2) bedroom units. (Conceptual site plan attached).

BUDGET ANALYSIS

FUNDING SOURCE	ACCOUNT NUMBER	PROJECT CODE/NAME	FY 2021-2022 FUNDS BUDGETED	FY 2021-2022 FUNDS AVAILABLE	AMOUNT REQUESTED
N/A	N/A	N/A	N/A	N/A	N/A

BUDGET AMENDMENT REQUIRED? YES _____ NO X

Requested Amendment: N/A

Budgeted funds estimated for FY 2021-2022: N/A

Purchasing Review: N/A

Financial/Budget Review: N/A

FORM CIQ: N/A

FORM 1295: N/A

SUPPORTING MATERIALS

A report has been submitted by the Planning Department for review by the Mayor and City Commission.

STAFF'S COMMENTS

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

1. Revise the last row of the Reserve Table currently the Reserve "D" is identified when the use for Reserve "E" needs to be provided in this row.
2. Revise City Secretary Signature block to the current City Secretary LaSha Gillespie.
3. Revise to indicate UDC buffer between areas of different uses as per Sec. 4.1.104C.1. UDC.

City Manager Approval: _____



CITY COMMISSION
Final Report: Plat Application

Agenda Date: October 4, 2022

Agenda Item:

Plat Name: Williams Ranch Business Park – Preliminary Plat

Applicant: Ryan Moeckel | McKim & Creed

Project Location: A subdivision of 73.295 acre tract of land located in the Jane H. Long League, A-55, Fort Bend County, Texas.

Zoning Designation: NA / ETJ

P&Z Commission Mtg: October 3, 2022

Project Planner: Mason A. Garcia, Planning Director

Background/Review Notes

- *The subject site is located along the north side of US 59 and to the south of Williams Ranch and east of Del Webb residential subdivisions. Williams Ranch Section 6 and Del Webb Richmond Section 12-A and B and Section 13-B, residential subdivisions.*
- *The subject site is part of the Williams Ranch Municipal Utility District No. 1.*
- *The subject property is in the City’s ETJ and West Fort Bend Management District.*
- *The proposed Preliminary Plat includes five (5) reserves, zero (0) lots, in two (2) blocks.*
- *The applicant is proposing to extend Andado Lane to U.S. Highway 59.*
- *The subject site is proposed to be developed as: (1) light industrial (multi-building warehouses measuring approximately 650,000 square feet) which will include commercial (offices measuring approximately 97,500 square feet); and (2) multi-family units (approximately 380 units; 285 one (1) bedrooms units and 95 two (2) bedroom units. (Conceptual site plan attached).*

The proposed plat conforms to:

Approved Preliminary Plat

YES NO N/A

Approved by City Commission on [Click or tap to enter a date.](#)

Development Plan

YES NO N/A

Approved by City Commission [Click or tap to enter a date.](#)

UDC Division 6.3.500 Subdivision and Plat Approvals

YES NO N/A

UDC Decision Criteria

Section 6.3.500 (F): The administering body may approve or conditionally approve plats only if it finds that the plat:

1. Conforms to any and all applicable provisions of this UDC.

The subject property is in the City's ETJ. The City of Richmond does not regulate zoning and/or land use restrictions for properties in the ETJ. Sites within the ETJ are required to meet all standards of Chapter 4 Site Design as well as Division 6.3.500 Subdivision and Plat Approvals.

Any proposed development on the subject site will be required to meet all current and adopted codes of the City of Richmond (for ETJ properties). The applicant is required to mitigate adverse impacts.

2. Promotes the public health, safety and general welfare.

There is development adjacent to the subject property, to the east and northwest side (residential subdivision Williams Ranch and Del Webb). The applicant is proposing a mixed-use development on the subject site consisting of commercial uses, light industrial (warehouses) and multi-family residential. The subject property is in the City's ETJ and zoning and/or land use restrictions for properties in the ETJ are not regulated. The subject property is also in the West Fort Bend Management District.

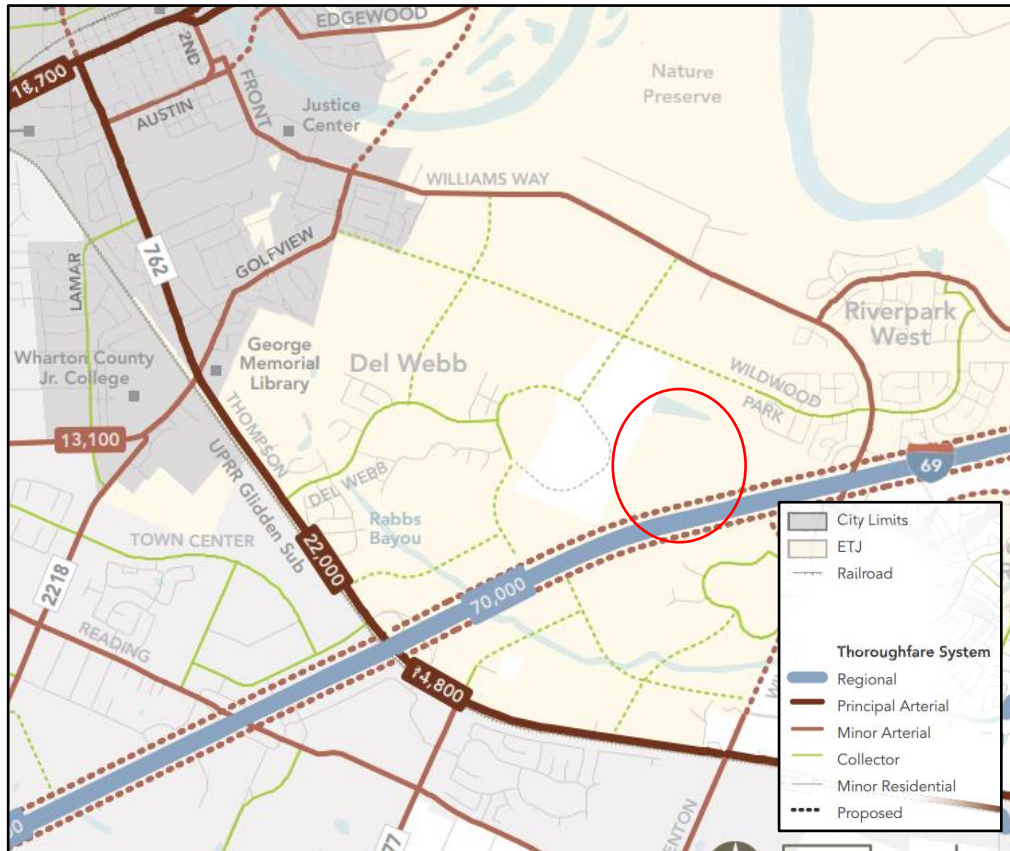
The proposed development may not preserve and enhance the character and quality of stable residential neighborhoods as per Sec.1.1.102.3.C of the UDC. The proposed development may not foster a convenient, compatible and efficient relationship among the surrounding land uses. The proposed development is partially consistent with the City's the Future Land Use Plan in the Comprehensive Plan, which has designated General Commercial zoning district for the subject property.

The proposed development is consistent with West Fort Bend Management District's Rules and Regulations.

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

3. Provides for the proper arrangement of streets in relation to existing or proposed streets and conforms to the City's Thoroughfare Plan (as adopted in the Comprehensive Master Plan) for the extension of roads, streets, and public highways within the City, taking into account access to and extension of public utilities

The proposed preliminary plat provides for the proper arrangement of streets in relation to existing streets. The applicant is proposing to extend Andado Lane, local county street, to U.S. Highway 59, principal arterial. The proposed development would further the Thoroughfare Plan's proposed extension of the minor arterial along U.S. Highway 59 (see below). Arterial streets typically facilitate large volumes of traffic for major land use concentrations, such as commercial and light industrial uses.



4. Provides for the efficient movement of vehicular and pedestrian traffic.

The subject site is 73.295 acres. There is development adjacent to the subject property, to the east and to the northwest side (residential). The applicant is proposing to extend the existing Andado Lane, local county street, to U.S. Highway 59, could result in traffic related concerns for the abutting residential neighborhood; however, offsite connectivity for the proposed development would provide traffic related benefits (easier access to arterial streets). The proposed development could require a higher street qualification for Andado Lane such as a collector street.

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

5. Ensures adequate and appropriately placed utilities.

The applicant has submitted a preliminary Drainage and Utility Layout Plan showing drainage and detention ponds (see attachments submitted with the plat application). The Engineering Department has no further comments regarding the preliminary Drainage and Utility Layout Plan.

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

6. Provides access for firefighting apparatus as determined by the Fire Chief;

The applicant is proposing to extend the existing Andado Lane, local county street, to U.S. Highway 59 to allow for access to the property.

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

7. Provides light and air and avoids congestion;

The applicant is proposing a total of five (5) reserves. Three (3) reserves will be restricted to drainage and detention:

- Reserve A will be approximately 2.9879 acres
- Reserve D will be approximately 7.2423 acres
- Reserve E will be approximately 9.3956 acres

The combined size of the restricted reserves will measure approximately 19.6258 acres.

Two (2) reserves will be unrestricted:

- Reserve B will be approximately 13.8193 acres
- Reserve C will be approximately 38.4538 acres

The combined size of the unrestricted reserves will measure approximately 52.2731 acres.

The subject property is in the City's ETJ and West Fort Bend Management District. Although the City does not regulate zoning and/or land use restrictions for properties in the ETJ, the West Fort Bend Management District development standards and applicable development standards for properties in the ETJ will apply at the development permit review stage. The City of Richmond reviews development permits/plan for properties in the West Fort Bend Management District.

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

8. Facilitates the orderly and efficient layout and use of the land;

The subject site is 73.295 acres. The property is large enough to facilitate the orderly and efficient layout and use of the land. The applicant is proposing a commercial, light industrial, and multi-family residential uses on the property. The proposed development is consistent with the West Fort Bend Management District Rules and Regulations.

The proposed development is partially consistent with the Comprehensive Plan. The property is in the ETJ. The Future Land Use Plan designates the subject property as General Commercial. In the Comprehensive Plan the classifications of General Commercial “include a broad range of retail, restaurant, entertainment, office, institutional, and service uses. Sites and buildings are relatively large in scale and serve the local and regional trade areas.” Light industrial uses and multi-family uses are not permitted in General Commercial.

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

9. Delineates and labels all building and lot lines for all residential and nonresidential uses, including required setbacks; and

The subject property is in the City’s ETJ and West Fort Bend Management District. Properties in the City’s ETJ do not have zoning. In accordance with Texas Local Government Code 212.044, the City of Richmond has chosen to regulate and apply the following standards (Section 1.1.202) in its ETJ: Site Design; Subdivision Design and Land Development; Parking; Environmental Quality and Resource Protection; Landscaping; Streets, Sidewalks and Trails; Infrastructure; and Signs.

The proposed preliminary plat does not indicate conformance to Sec. 4.1.104.C.1. of the UDC requiring the provision of appropriate buffers between areas of different uses. The proposed preliminary plat shows the required lot lines and setbacks for properties in the West Fort Bend Management District.

10. Advances the goals and policies of the *Comprehensive Master Plan* and the purposes of this UDC, including, if applicable, current and future streets, alleys, parks, playgrounds, and public utilities.

The Future Land Use Plan adopted as part of the Comprehensive Plan designates the subject property as General Commercial. The proposed preliminary plat is partially in conformance with the Comprehensive Plan’s Future Land Use Plan and Thoroughfare Plan. The proposed general commercial uses (offices) would be permitted if the property was annexed into the City. The proposed light industrial and multi-family uses would not be permitted and would require an approved Conditional Use Permit and/or approved zone change if the property was annexed into the City.

The land uses for the adjacent properties (in the ETJ) to the east and northwest are residential; Williams Ranch Section 6 and Del Webb Richmond Section 12-A and B and Section 13-B, residential subdivisions. The Future Land Use Plan recommends General Residential for these properties. The properties to the west and south of the subject property are vacant and undeveloped. The Future Land Use Plan recommends General Commercial for these properties.

Texas Local Government Code Approval Procedure for Plats

Sec. 212.0091 Approval Procedure: Conditional Approval or Disapproval Requirements.

- (a) A municipal authority or governing body that conditionally approves or disapproves a plan or plat under this subchapter shall provide the applicant a written statement of the conditions for the conditional approval or reasons for disapproval that clearly articulates each specific condition for the conditional approval or reason for disapproval.
- (b) Each condition or reason specified in the written statement:
 - (1) must:
 - (A) be directly related to the requirements under this subchapter; and
 - (B) include a citation to the law, including a statute or municipal ordinance, that is the basis for the conditional approval or disapproval, if applicable; and
 - (2) may not be arbitrary.

Texas Local Government Code Standards for Approval (Plats)

Sec. 212.010. STANDARDS FOR APPROVAL. (a) The municipal authority responsible for approving plats shall approve a plat if:

- (1) it conforms to the general plan of the municipality and its current and future streets, alleys, parks, playgrounds, and public utility facilities;

The proposed preliminary plat partially meets this criterion. The Future Land Use Plan designates the subject property as General Commercial. The proposed general commercial uses (offices) would be permitted if the property was annexed into the City. The proposed light industrial and multi-family uses would not be permitted in General Commercial zoning district and would require an approved Conditional Use Permit and/or approved zone change if the property was annexed into the City.

- (2) it conforms to the general plan for the extension of the municipality and its roads, streets, and public highways within the municipality and in its extraterritorial jurisdiction, taking into account access to and extension of sewer and water mains and the instrumentalities of public utilities;

The proposed preliminary plat meets this criterion.

- (3) a bond required under Section [212.0106](#), if applicable, is filed with the municipality; and

Not applicable

- (4) it conforms to any rules adopted under Section [212.002](#): to promote the health, safety, morals, or general welfare of the municipality and the safe, orderly, and healthful development of the municipality.

The proposed preliminary plat meets this criterion.

- (b) However, the municipal authority responsible for approving plats may not approve a plat unless the plat and other documents have been prepared as required by Section [212.0105](#) (water and sewer requirements in certain counties), if applicable.

The proposed preliminary plat meets this criterion.

Staff Comments

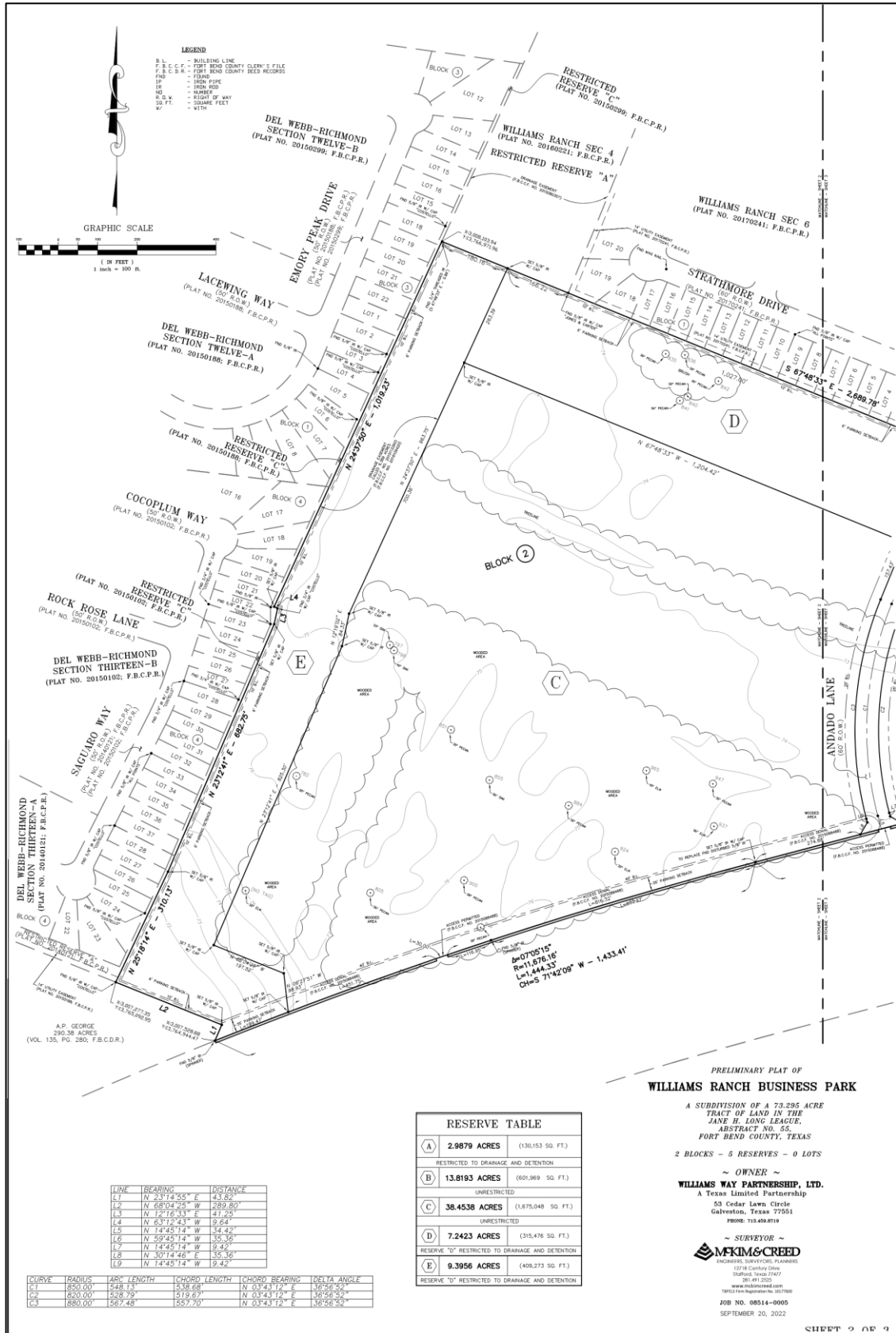
Comments to ensure accuracy, clarity and conformance to Section 6.3.502 of the UDC:

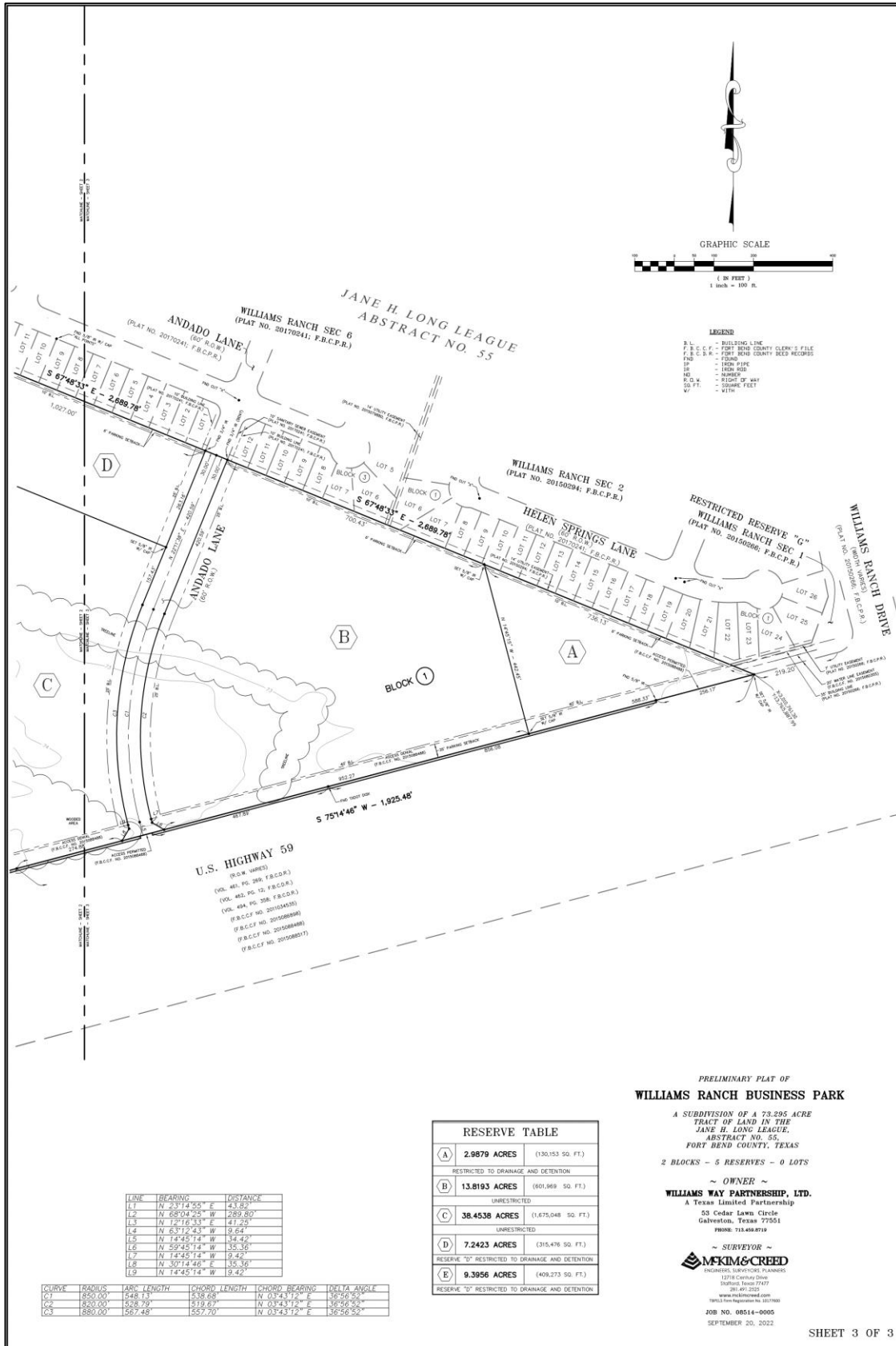
1. Revise the last row of the Reserve Table currently the Reserve "D" is identified when the use for Reserve "E" needs to be provided in this row.
2. Revise City Secretary Signature block to the current City Secretary LaSha Gillespie.
3. Revise to indicate UDC buffer between areas of different uses as per Sec. 4.1.104C.1. UDC.

- Planning and Zoning Commission recommends approval of this preliminary plat.
- Planning and Zoning Commission recommends disapproval of this preliminary plat.

Planning and Zoning Commission Recommendation

_____ : Planning and Zoning Commission recommends _____ of this Preliminary Plat.





LINE	BEARING	DISTANCE
L1	N 23°14'55" E	43.82'
L2	N 68°04'25" W	289.80'
L3	N 12°16'33" E	41.25'
L4	N 63°12'43" W	9.64'
L5	N 14°45'14" W	35.36'
L6	N 59°45'14" W	35.36'
L7	N 14°45'14" W	9.42'
L8	N 39°14'46" E	35.36'
L9	N 14°45'14" W	9.42'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	850.00'	548.13'	538.68'	N 03°43'12" E	36°56'52"
C2	850.00'	528.79'	519.63'	N 03°43'12" E	36°56'52"
C3	880.00'	567.48'	557.70'	N 03°43'12" E	36°56'52"

RESERVE TABLE	
A	2.9879 ACRES (130,153 SQ. FT.) RESTRICTED TO DRAINAGE AND DETENTION
B	13.8193 ACRES (601,969 SQ. FT.) UNRESTRICTED
C	38.4538 ACRES (1,675,048 SQ. FT.) UNRESTRICTED
D	7.2423 ACRES (315,476 SQ. FT.) RESERVE "D" RESTRICTED TO DRAINAGE AND DETENTION
E	9.3956 ACRES (409,273 SQ. FT.) RESERVE "E" RESTRICTED TO DRAINAGE AND DETENTION

PRELIMINARY PLAT OF
WILLIAMS RANCH BUSINESS PARK

A SUBDIVISION OF A 22.295 ACRE
TRACT OF LAND IN THE
JANE H. LONG LEAGUE,
ABSTRACT NO. 55,
FORT BEND COUNTY, TEXAS
2 BLOCKS - 5 RESERVES - 0 LOTS

~ OWNER ~
WILLIAMS WAY PARTNERSHIP, LTD.
A Texas Limited Partnership
53 Cedar Lawn Circle
Galveston, Texas 77551
PHONE: 713.404.8710

~ SURVEYOR ~
MKIM & CREED
ENGINEERS, SURVEYORS, PLANNERS
12718 CANTON DRIVE
SHARLOT, TEXAS 77477
(281) 491-2522
www.mkimandcreed.com
TXSLS 198-00000000-0010000
JOB NO. 08514-0005
SEPTEMBER 20, 2022



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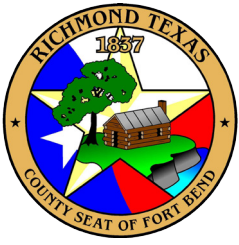
Tuesday, October 4th, 2022, at 1:00 p.m.

A4. Executive Session for Attorney Consultation

EXECUTIVE SESSION

In accordance with Chapter 551, Government Code, Vernon's Texas Code Annotated (V.T.C.A) (Open Meetings Law), "The City Commission may meet in a Closed Executive Meeting pursuant to provisions of the Open Meetings Law, Chapter 551, Government Code, V.T.C.A. in accordance with the authority contained in the following section;" 551.074

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A5. Adjournment