



RICHMOND

EST. **TEXAS** 1837

Where History Meets Opportunity

Planning & Zoning Commission Meeting

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

Monday, March 6, 2023, at 5:00 P.M.

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

Position 2: ***Juan Martinez***

Position 3: ***Aimee Frederick (Vice Chair)***

Position 4: ***David Randolph***

Position 5: ***Noell Myska***

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

Join Zoom Meeting

<https://us06web.zoom.us/j/82185240140?pwd=ZS9IU3RVMkpyV2MrdFVJN3c2SmVYZz09>

Meeting ID: 821 8524 0140

Passcode: 608204

One tap mobile

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+1 646 931 3860 US

+1 689 278 1000 US

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

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+1 386 347 5053 US

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Meeting ID: 821 8524 0140

Passcode: 608204

Find your local number: <https://us06web.zoom.us/j/kddTN627y8>

A quorum of the City Commission may be present at this meeting.

AGENDA

- A1. Call to Order, Determine Quorum, Declare Meeting Open.
- A2. Recite the Pledge of Allegiance to the U. S. Flag and the Texas Flag.
- A3. Public comments. (Public comment is limited to a maximum of 3 minutes per item. Time may not be given to another speaker. No Deliberations with the Commission).
- A4. Swearing in reappointed Planning and Zoning Commissioners:
 - Juan Martinez (Position 2)
 - David Randolph (Position 4)

CONSENT AGENDA

- B1. Review and approve minutes from the February 6, 2023, regular meeting (a copy is enclosed).
- B2. Next Planning and Zoning Commission meeting is Monday, April 3, 2023, at 5:00 p.m.

REGULAR AGENDA

Plat Applications

- C1. Review and recommendation of a final report to City Commission for a Preliminary Plat – Williams Ranch Multifamily Commercial Reserve – 18.2033 acres of land – 1 Block – 0 Lots – 2 Reserves. 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.

UDC Text Amendment

- C2. Public hearing to receive comments for or against text amendments to the Unified Development Code, to include certain changes to land use allowance for Single Family Detached within OT, Olde Town district. The specific sections to be amended may include:
 - 1. Table 2.2.102A, *Residential and Commercial Uses of the Home*
 - 2. Table 2.2.201, *Residential and Commercial Uses of the Home Limited and Conditional Use Standards*
- C2a. Consideration of the approval of a final report to City Commission on agenda item C2, above.

Other

- C3. Staff Update: Conditional Use Permit – Flow Chart
- C4. Staff Update: Certificate of Occupancy – Flow Chart
- C5. Development related staff updates.
- C6. Excuse from attendance at regular Planning and Zoning Commission Meeting.
- C7. Consider agenda item requests by Commissioners for April 3, 2023, regular meeting.
- C8. Adjournment.

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



RICHMOND

EST. **TEXAS** 1837

Where History Meets Opportunity

Planning & Zoning Commission Meeting Minutes

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

Monday, February 6, 2023 at 5:00 P.M.

The Planning and Zoning Commission for the City of Richmond, Texas met in a regular meeting on Monday, February 6, 2023 at 5:04 p.m. A quorum was present, with the following members in attendance:

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

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

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. Ashlyn Verrette of 611 Houston explained when she moved to Richmond for the first time, she intended to move to Houston, but after living in Richmond, she fell in love with the City because of how small and quiet it is. She wanted to speak on C3 about 405 Richmond Parkway, she explained that she knows one of the tenants at 405 Richmond Parkway, who runs a hair salon and has a successful business. She wanted to urge the Commission to not pass, and explained that small towns are rare, and not to take this opportunity to make more money fast. She further explained that the Commission is going to miss what makes this City so special and says that a lot of the younger generation will move out of the neighborhood. She doesn't want Richmond to lose its small-town charm and wants to urge the Commission to keep this town special. Hearing no further public comments, the agenda item was closed.

Commissioner Kubelka introduced agenda item B1., Review and approve minutes from the January 3, 2023, regular meeting. Commissioner Frederick moved to approve the minutes. The motion was seconded by Commissioner Martinez. According to Commissioner Frederick, the minutes had a lot of detail at the beginning but became less detailed towards the end. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item B2., stating that the next Planning and Zoning Commission meeting would be on Monday, March 6, 2023, at 5:00 p.m.

Commissioner Kubelka introduced agenda item C1. Discussion on land-use classification of Pharmacy uses. Mr. Garcia gave a presentation on the Pharmacy use within the City of Richmond. Commissioner Frederick inquired to whether fellow commissioners knew why this was a discussion item. Ms. Vela, City Manager, explained that this was a future agenda item recommendation on how to work through the Conditional Use Permit, taking into account best practices and what other cities are doing. Commissioner Frederick advised the Commission members of her concerns regarding this topic, and a lengthy discussion was had between members and staff. Commissioner Frederick inquired about the time it would take for an amendment to be drafted and a recommendation to be considered by the Planning Committee. Mr. Garcia explained that, pending research, the City would follow the amendments to the noticing regulations that require 15 days' notice in advance. He further explained depending on other departments the soonest would be the following meeting, and then to the City Commission. Commissioner Frederick indicated that she found the presentation to be thorough and informative.

Commissioner Kubelka introduced agenda item C2., Discussion on Taco John's Case Study. Mr. Garcia gave a presentation on the case study of Taco John's which discussed new development and the contrast from earlier development. During the lengthy discussion between members and Staff about this topic, Commissioner Frederick expressed her concerns to the Commission. There was a brief recess from 6:30 to 6:35.

Commissioner Kubelka introduced agenda item C3. Staff update on 405 Richmond Parkway. Mr. Garcia gave a presentation regarding the progress at 405 Richmond Parkway. Commissioner Frederick proposed that she not comment on Starbuck's because of a conflict of interest.

Commissioner Kubelka introduced agenda item C4. Staff update on a proposed annexation request of:

- An approximate 2.753 acres recorded in 2005155687 of the Fort Bend County Official Public Records and being parcels R341673 and R341674 and being a Road Widening Strip along the North right-of-way line of FM 762.
- An approximate 5.7412 acres of land, situated in the Jane H. Long, Abstract No. 20, Fort Bend County, known as 22235 Southwest Freeway.
- A 70' by 45' tract of land located adjacent to the west right-of-way line of Williams Way Boulevard (120' ROW) and with said tract's north line adjacent to the south line of a 75' drainage easement recorded at Vol. 462, Page 17 of the Fort Bend County, Deed Records.

Mr. Garcia gave a presentation on the annexation. Commissioner Frederick commented regarding the site inspection process and the pre-application process. Commissioner Martinez commented about the Express Car Wash and the gas stations that will be coming to Richmond. Commissioner Randolph voiced his concerns regarding the medical building at 301 South 9th Street and the Building Standards. The Commission discussed the Code Violations at 301 South 9th Street.

Commissioner Kubelka introduced agenda item C5., Development related staff update.

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

- Highway 90 (R333214) (GC and WFBMD) – Flex Warehouse
- Circle Oak Sec. 1 Reserve A (ETJ and WFBMD) – Medical Clinic
- 5250 FM 1960 (GC and WFBMD) – Clearwater Express (Carwash)
- 515 Austin Street (OT District) - Chiropractic, acupuncture, and rehab clinic
- 3714 and 3818 FM 359 (ETJ) - C-store and gas station
- 301 S 9th Street Suite 117 (OT & WFBMD) – Medical Office
- 0 Hwy 59 (R389561 & R389562) (ETJ & WFBMD) - Heavy Retail (furniture store)
- 1019 N 10th Street (GR) – Single-family
- NE corner of Circle Seven Rd and Richmond Parkway (ETJ) - C-Store & Retail Space

Projects under review discussed included the following proposed projects:

- 1421 FM 359 (SC/WFBMD) – Medical Clinic and offices (Plantation Plaza)
- 3415 FM 762 (GC & WFBMD) - Restaurant

Commissioner Kubelka introduced agenda item C6., Excuse from attendance at regular Planning and Zoning Commission Meeting. Commissioner Myska was not in attendance due to a previous engagement. Commissioner Frederick accept her approved absence from the meeting. Commissioner Randolph seconded the motion.

Commissioner Kubelka introduced agenda item C7., Consider agenda item requests by Commissioners for February 6, 2023, regular meeting. To provide an adequate report back to the Commission about requested topics and items, Mr. Garcia expressed his desire to have 10 business days. In an inquiry about the timeline for application approvals, Commissioner Frederick asked for an update on Staff's work to create a flowchart showing the differences between occupancy permits and conditional use permits. Mr. Garcia explained that Staff is working on a CUP flowchart and that Occupancy Permit is different between a CUP Permit and explained that there are many variations of a CUP Permit. Ms. Vela explained that the City is currently working on enhancements to the website. She explained that there is a business page under Economic Development and explained that it is the businesses' responsibility to do their due diligence, but the City is currently working on the best way to showcase this information. Commissioner Frederick asked for an update on the Comprehensive Master Plan.

Commissioner Kubelka introduced agenda item C8., Adjournment. There being no further business to be brought before the Planning and Zoning Commission, Commissioner Kubelka adjourned the meeting at 6:58 p.m.

Approved:

Katherine M. Graeber-Kubelka (Chair)



OATH OF OFFICE CITY OF RICHMOND

"I, Juan Martinez, do solemnly swear (or affirm), that I will faithfully execute the duties of the office of a Commission Member for Planning and Zoning Commission, of the City of Richmond, State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and Laws of the United States and of this State and the Charter and ordinances of this City; and I furthermore solemnly swear (or affirm), that I have not directly nor indirectly paid, offered, or promised to pay, contributed, nor promised to contribute any money, or valuable thing, or promise any public office or employment, as a reward for the giving or withholding a vote at the election at which I was elected, or if the office is one of appointment, to secure my appointment So Help Me God."

Juan Martinez
Planning and Zoning Commissioner

State of _____
County of _____

Sworn to and subscribed before me this _____ day of _____, 20_____.

(seal)

Signature of Notary Public or
Other Officer Administering Oath

Lasha Gillespie, City Secretary



OATH OF OFFICE CITY OF RICHMOND

"I, David Randolph, do solemnly swear (or affirm), that I will faithfully execute the duties of the office of a Commission Member for Planning and Zoning Commission, of the City of Richmond, State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and Laws of the United States and of this State and the Charter and ordinances of this City; and I furthermore solemnly swear (or affirm), that I have not directly nor indirectly paid, offered, or promised to pay, contributed, nor promised to contribute any money, or valuable thing, or promise any public office or employment, as a reward for the giving or withholding a vote at the election at which I was elected, or if the office is one of appointment, to secure my appointment So Help Me God."

David Randolph
Planning and Zoning Commissioner

State of _____
County of _____

Sworn to and subscribed before me this _____ day of _____, 20_____.

(seal)

Signature of Notary Public or
Other Officer Administering Oath

Lasha Gillespie, City Secretary



PLANNING AND ZONING COMMISSION
Staff Report: Plat Application

Agenda Date: March 6, 2023
Agenda Item: C1.

Plat Name: Williams Ranch Multifamily Commercial Reserve – Preliminary Plat
Applicant: Ryan Moeckel | McKim & Creed
Location: A 18.2033 acre tract of land located in the Jane H. Long League, Abstract No. 55, Fort Bend County, Texas.
Zoning Designation: ETJ & WFBMD

Reviewers: City of Richmond Development Review Committee (DRC)
Project Planner: Helen Landaverde, Planner II

Background/Review Notes

- *The subject site is located along the north side of US 59 and to the south of Williams Ranch and east of Del Webb residential subdivisions.*
- *The subject site is part of the Williams Ranch Municipal Utility District No. 1.*
- *The subject property is in the City’s ETJ and West Fort Bend Management District.*
- *The proposed Preliminary Plat includes two (2) reserves, zero (0) lots, in one (1) block.*
- *The applicant is proposing to extend Andado Lane to U.S. Highway 59.*
- *The subject site is proposed to be developed as multi-family units (approximately 380 units; 285 one (1) bedroom 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

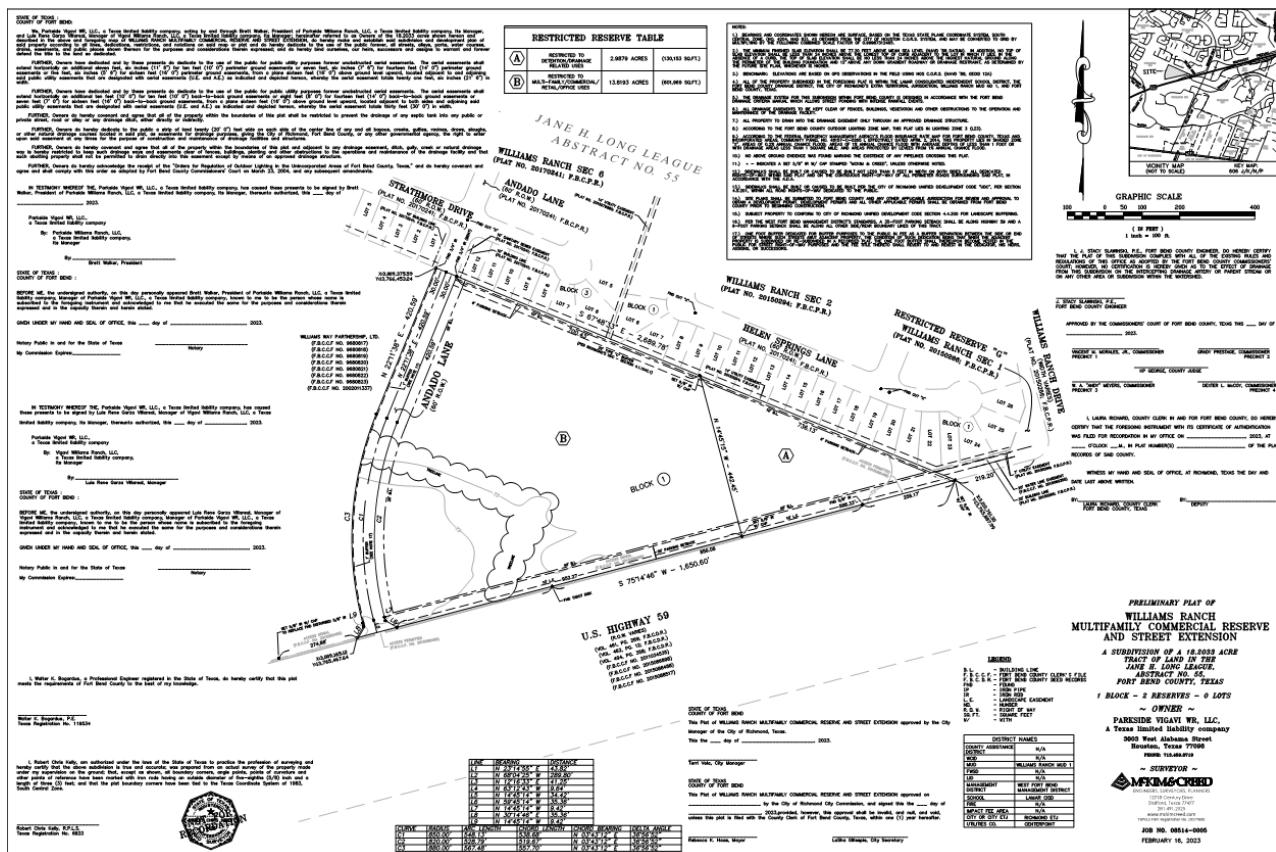
Staff Recommendation

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

Comments to ensure accuracy, clarity and conformance to Section 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. Show interior side setback and interior side parking setback (6') for Reserve A, pursuant to West Fort Bend Management District Section 3.3 (4).
2. Revise Vicinity Map, portions of the map incorrectly identified as Fort Bend County Only are within the Richmond Extraterritorial Jurisdiction.



STATE OF TEXAS :
COUNTY OF FORT BEND :

We, Parkside Vigavi WR, LLC, a Texas limited liability company, acting by and through Brett Walker, President of Parkside Williams Ranch, LLC, a Texas limited liability company, Its Manager, and Luis Rene Garza Villareal, Manager of Vigavi Williams Ranch, LLC, a Texas limited liability company, Its Manager, hereinafter referred to as Owners of the 18,203.3 acres shown hereon and described in the above and foregoing map of WILLIAMS RANCH MULTIFAMILY COMMERCIAL RESERVE AND STREET EXTENSION, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said map or plat and do hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

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

FURTHER, Owners do hereby dedicate to the public a strip of land twenty (20' 0") feet wide on each side of the center line of any and all bays, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Richmond, Fort Bend County, or any other governmental agency, the right to enter upon said easement at any times for the purpose of construction and maintenance of drainage facilities and structures.

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

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

IN TESTIMONY WHEREOF THE, Parkside Vigavi WR, LLC, a Texas limited liability company, has caused these presents to be signed by Brett Walker, President of Parkside Williams Ranch, LLC, a Texas limited liability company, Its Manager, thereunto authorized, this ____ day of _____, 2023.

Parkside Vigavi WR, LLC,
a Texas limited liability company

By: Parkside Williams Ranch, LLC,
Its Manager

By: Brett Walker, President

STATE OF TEXAS :
COUNTY OF FORT BEND :

BEFORE ME, the undersigned authority, on this day personally appeared Brett Walker, President of Parkside Williams Ranch, LLC, a Texas limited liability company, Manager of Parkside Williams Ranch, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2023.

Notary Public in and for the State of Texas _____ Notary

My Commission Expires: _____

STATE OF TEXAS :
COUNTY OF FORT BEND :

BEFORE ME, the undersigned authority, on this day personally appeared Luis Rene Garza Villareal, Manager of Vigavi Williams Ranch, LLC, a Texas limited liability company, Its Manager, thereunto authorized, this ____ day of _____, 2023.

Parkside Vigavi WR, LLC,
a Texas limited liability company

By: Vigavi Williams Ranch, LLC,
Its Manager

By: Luis Rene Garza Villareal, Manager

STATE OF TEXAS :
COUNTY OF FORT BEND :

BEFORE ME, the undersigned authority, on this day personally appeared Luis Rene Garza Villareal, Manager of Vigavi Williams Ranch, LLC, a Texas limited liability company, Manager of Parkside Williams Ranch, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2023.

Notary Public in and for the State of Texas _____ Notary

My Commission Expires: _____

STATE OF TEXAS :
COUNTY OF FORT BEND :

BEFORE ME, the undersigned authority, on this day personally appeared Walter K. Bogardus, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets the requirements of Fort Bend County to the best of my knowledge.

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

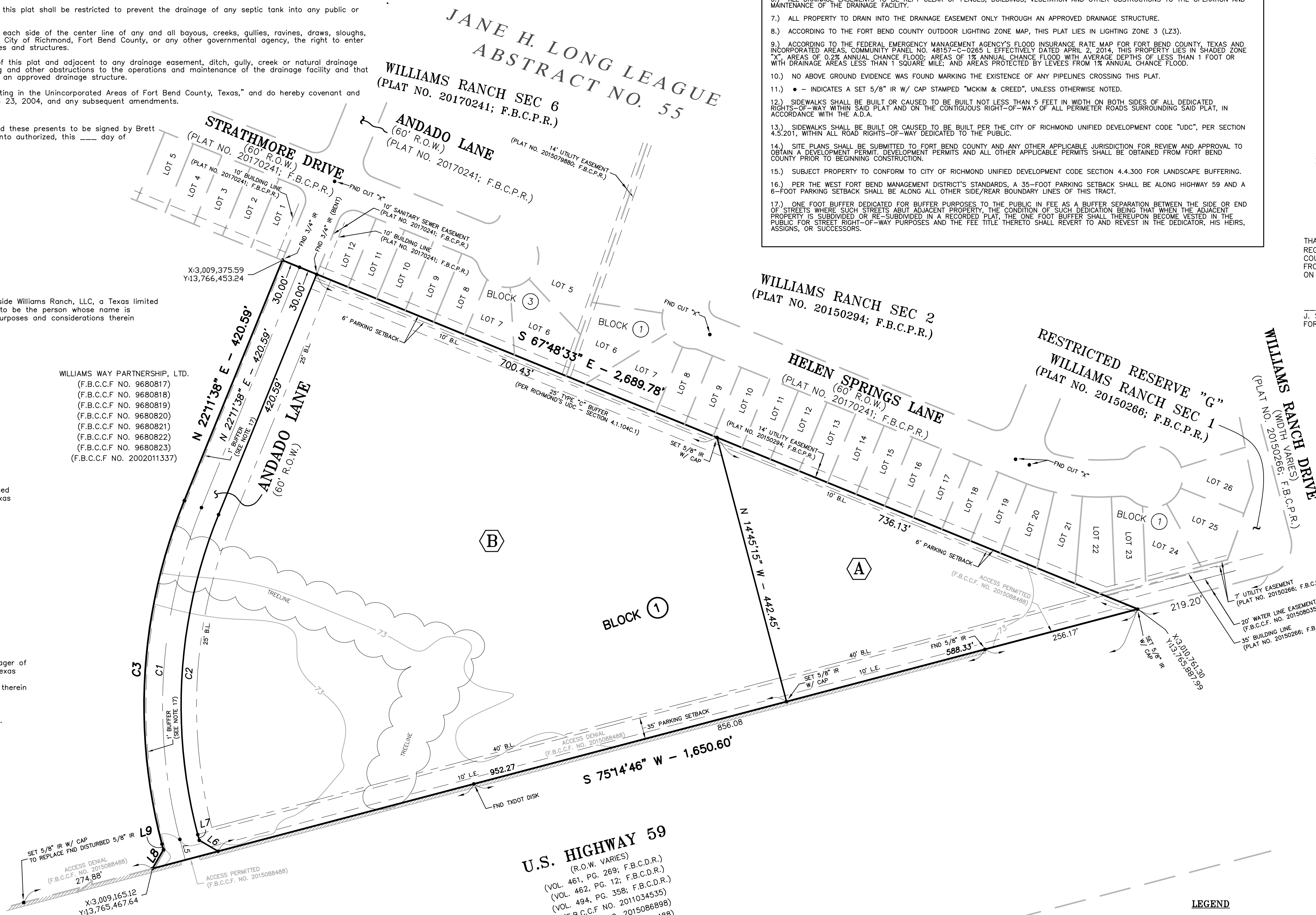
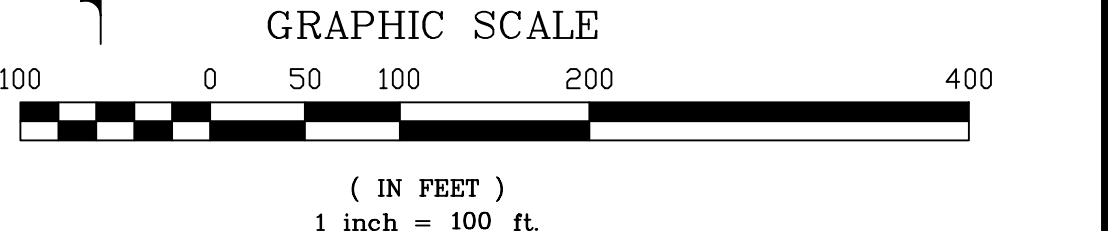
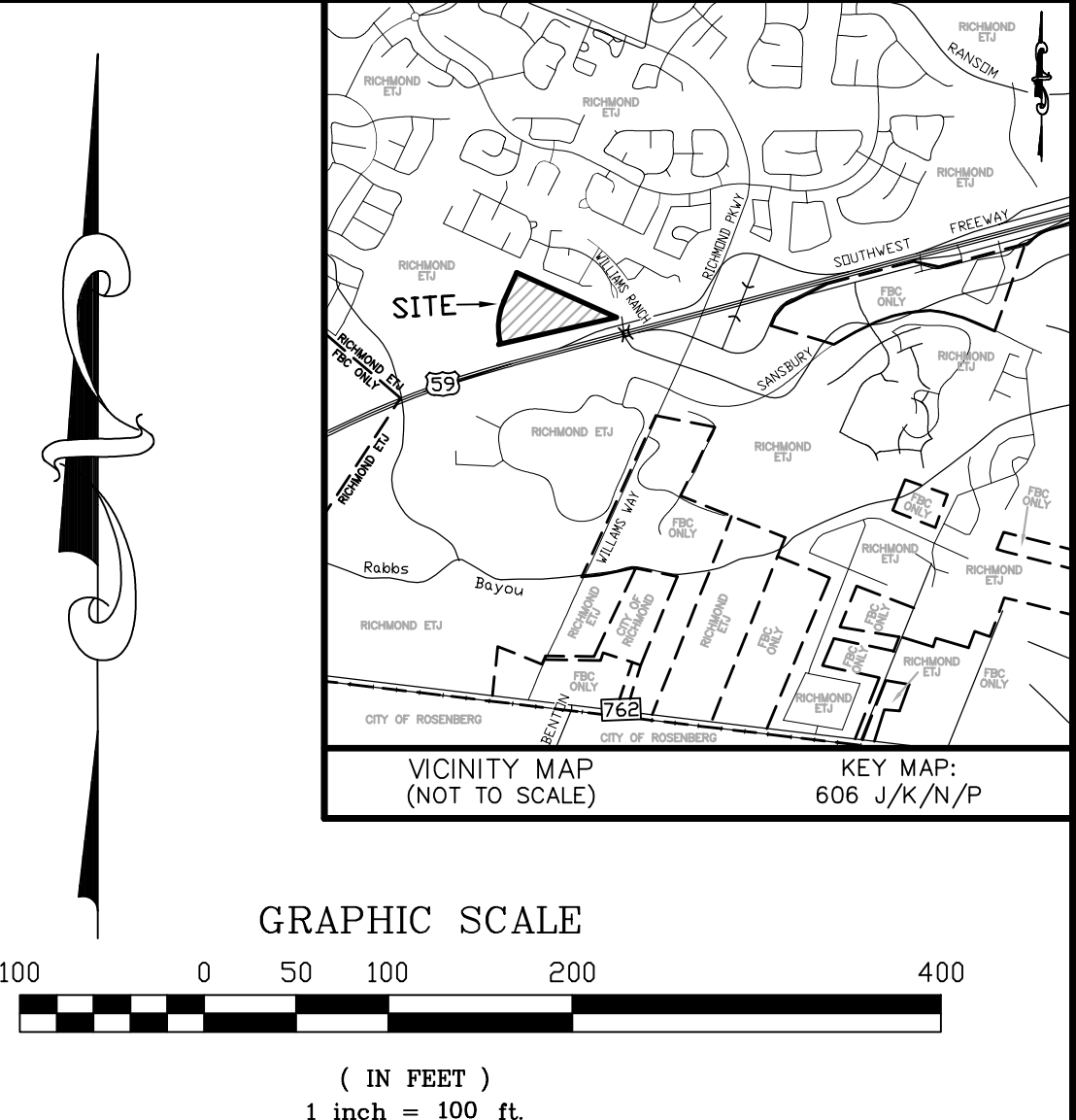
STATE OF TEXAS :
COUNTY OF FORT BEND :

BEFORE ME, the undersigned authority, on this day personally appeared Robert Chris Kelly, an authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown, all boundary corners, angle points, points of curvature and other points of reference have been marked with iron rods having an outside diameter of five-eighths (5/8) inch and a length of three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

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

RESTRICTED RESERVE TABLE		
(A)	RESTRICTED TO DETENTION/DRAINAGE RELATED USES	2.9879 ACRES (130,153 SQ.FT.)
(B)	RESTRICTED TO MULTI-FAMILY/COMMERCIAL/RETAIL/OFFICE USES	13.8193 ACRES (601,969 SQ.FT.)

- NOTES:
- 1.) BEARINGS AND COORDINATES SHOWN HEREON ARE SURFACE, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NO. 4204, NAD 83), AS OBTAINED FROM THE CITY OF HOUSTON C.O.R.S. SYSTEM, AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.99987312465.
 - 2.) THE MINIMUM FINISHED SLAB ELEVATION SHALL BE 77.20 FEET ABOVE MEAN SEA LEVEL (NAVD '88 DATUM). IN ADDITION, NO TOP OF CURB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12" ABOVE ANY DOWN GRADED ROADWAY OR DRAINAGE RESTRAINT, AS DETERMINED BY THE FUTURE SITE PLAN, WHICHEVER IS HIGHER.
 - 3.) BENCHMARK: ELEVATIONS ARE BASED ON GPS OBSERVATIONS IN THE FIELD USING NOS C.O.R.S. (NAVD '88, GEOID 12A)
 - 4.) ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE FORT BEND COUNTY DRAINAGE DISTRICT, THE CITY OF RICHMOND'S EXTRA TERRITORIAL JURISDICTION, WILLIAMS RANCH MUD NO 1, AND FORT BEND COUNTY, TEXAS.
 - 5.) THE DRAINAGE SYSTEM FOR THIS SUBDIVISION WITHIN FORT BEND COUNTY IS DESIGNED IN ACCORDANCE WITH THE FORT BEND DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
 - 6.) ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
 - 7.) ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
 - 8.) ACCORDING TO THE FORT BEND COUNTY OUTDOOR LIGHTING ZONE MAP, THIS PLAT LIES IN LIGHTING ZONE 3 (L23).
 - 9.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 45157-C-0295-1, EFFECTIVELY DATED APRIL 2, 2014, THIS PROPERTY LIES IN SHADDED ZONE WITH AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVES FROM 1% ANNUAL CHANCE FLOOD.
 - 10.) NO ABOVE GROUND EVIDENCE WAS FOUND MARKING THE EXISTENCE OF ANY PIPELINES CROSSING THIS PLAT.
 - 11.) * - INDICATES A SET 5/8" IR W/ CAP STAMPED "MKM & CREED", UNLESS OTHERWISE NOTED.
 - 12.) SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
 - 13.) SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT PER THE CITY OF RICHMOND UNIFIED DEVELOPMENT CODE "UDC", PER SECTION 4.5.201, WITHIN ALL ROAD RIGHTS-OF-WAY DEDICATED TO THE PUBLIC.
 - 14.) SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMIT. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
 - 15.) SUBJECT PROPERTY TO CONFORM TO CITY OF RICHMOND UNIFIED DEVELOPMENT CODE SECTION 4.4.300 FOR LANDSCAPE BUFFERING.
 - 16.) PER THE WEST FORT BEND MANAGEMENT DISTRICTS' STANDARDS, A 35-FOOT PARKING SETBACK SHALL BE ALONG HIGHWAY 59 AND A 6-FOOT PARKING SETBACK SHALL BE ALONG ALL OTHER SIDE/REAR BOUNDARY LINES OF THIS TRACT.
 - 17.) ONE FOOT BUFFER DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT THE ONE FOOT BUFFER 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.



WILLIAMS WAY PARTNERSHIP, LTD.
(F.B.C.C.F. NO. 9680817)
(F.B.C.C.F. NO. 9680818)
(F.B.C.C.F. NO. 9680819)
(F.B.C.C.F. NO. 9680820)
(F.B.C.C.F. NO. 9680821)
(F.B.C.C.F. NO. 9680822)
(F.B.C.C.F. NO. 9680823)
(F.B.C.C.F. NO. 2002011337)

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

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

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS THIS ____ DAY OF _____, 2023.

VINCENT M. MORALES, JR., COMMISSIONER PRECINCT 1
GRADY PRESTAGE, COMMISSIONER PRECINCT 2

KP GEORGE, COUNTY JUDGE

W. A. "ANDY" MEYERS, COMMISSIONER PRECINCT 3
DEXTER L. MCCOY, COMMISSIONER PRECINCT 4

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2023, AT _____ O'CLOCK ____M., IN PLAT NUMBER(S) _____ OF THE PLAT RECORDS OF SAID COUNTY.

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

DEPUTY

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

By: LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

By: _____
DEPUTY

PRELIMINARY PLAT OF
**WILLIAMS RANCH
MULTIFAMILY COMMERCIAL RESERVE
AND STREET EXTENSION**

A SUBDIVISION OF A 18.2033 ACRE TRACT OF LAND IN THE JANE H. LONG LEAGUE, ABSTRACT NO. 55, FORT BEND COUNTY, TEXAS

1 BLOCK - 2 RESERVES - 0 LOTS

~ OWNER ~
PARKSIDE VIGAVI WR, LLC,
A Texas limited liability company

3003 West Alabama Street
Houston, Texas 77098
PHONE: 713.459.8719

~ SURVEYOR ~
MKIM & CREED
ENGINEERS, SURVEYORS, PLANNERS
12119 Century Drive
Stafford, Texas 77477
281.491.2525
www.mkimcreed.com
TBPELS Firm Registration No. 10177600

JOB NO. 08514-0005
FEBRUARY 16, 2023

LEGEND

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

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

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	34.42'
L6	N 59°45'14" W	35.36'
L7	N 14°45'14" W	9.42'
L8	N 30°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	820.00'	528.79'	519.67'	N 03°43'12" E	36°56'52"
C3	880.00'	567.48'	557.70'	N 03°43'12" E	36°56'52"

STATE OF TEXAS
COUNTY OF FORT BEND

This Plat of WILLIAMS RANCH MULTIFAMILY COMMERCIAL RESERVE AND STREET EXTENSION approved by the City Manager of the City of Richmond, Texas.

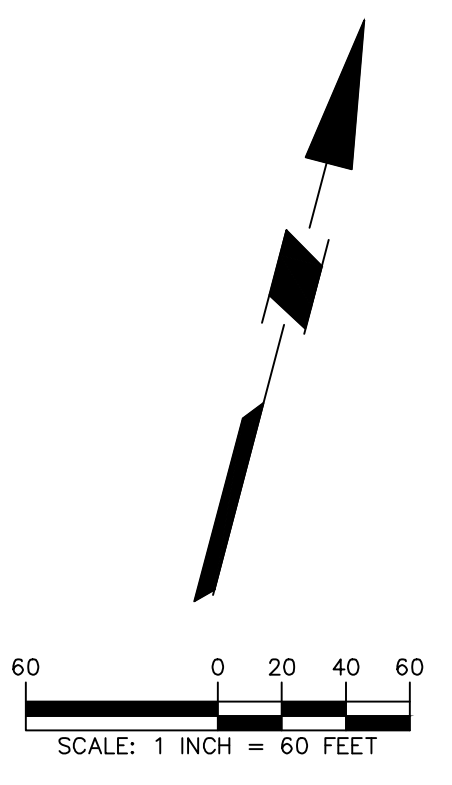
This the ____ day of _____, 2023.

Terri Vela, City Manager

STATE OF TEXAS
COUNTY OF FORT BEND

This Plat of WILLIAMS RANCH MULTIFAMILY COMMERCIAL RESERVE AND STREET EXTENSION approved on _____ by the City of Richmond City Commission, and signed this the ____ day of _____, 2023, provided, however, this approval shall be invalid, and null, and void, unless this plat is filed with the County Clerk of Fort Bend County, Texas, within one (1) year hereafter.

Rebecca K. Haas, Mayor
LoSha Gillespie, City Secretary



- NOTES:
1. MINIMUM FINISHED FLOOR ELEVATION = 77.2

DETENTION POND CALCULATION		
DETENTION POND DRAINAGE AREA	18.20	ACRES
REQUIRED DETENTION RATE (ASSUMED 90% IMPERVIOUS)	0.94	ACRE-FEET/ACRE
REQUIRED DETENTION VOLUME	17.11	ACRE-FEET
PROVIDED DETENTION VOLUME (CONSIDERING 1-FT FREEBOARD)	17.38	ACRE-FEET

**PUMPED DETENTION POND
VOLUME = ±17.38 ACRE-FEET
FOOTPRINT = 2.22 ACRES
DEPTH = 11.5 FEET**

Date	Description	No.
Revisions		
<p>LANGAN Langan Engineering and Environmental Services, Inc. 17220 Katy Freeway, First Floor, Suite 125 Houston, TX 77094 T: 281.675.7900 F: 281.675.7901 www.langan.com TBPE FIRM REG. #F-13709</p>		

Project

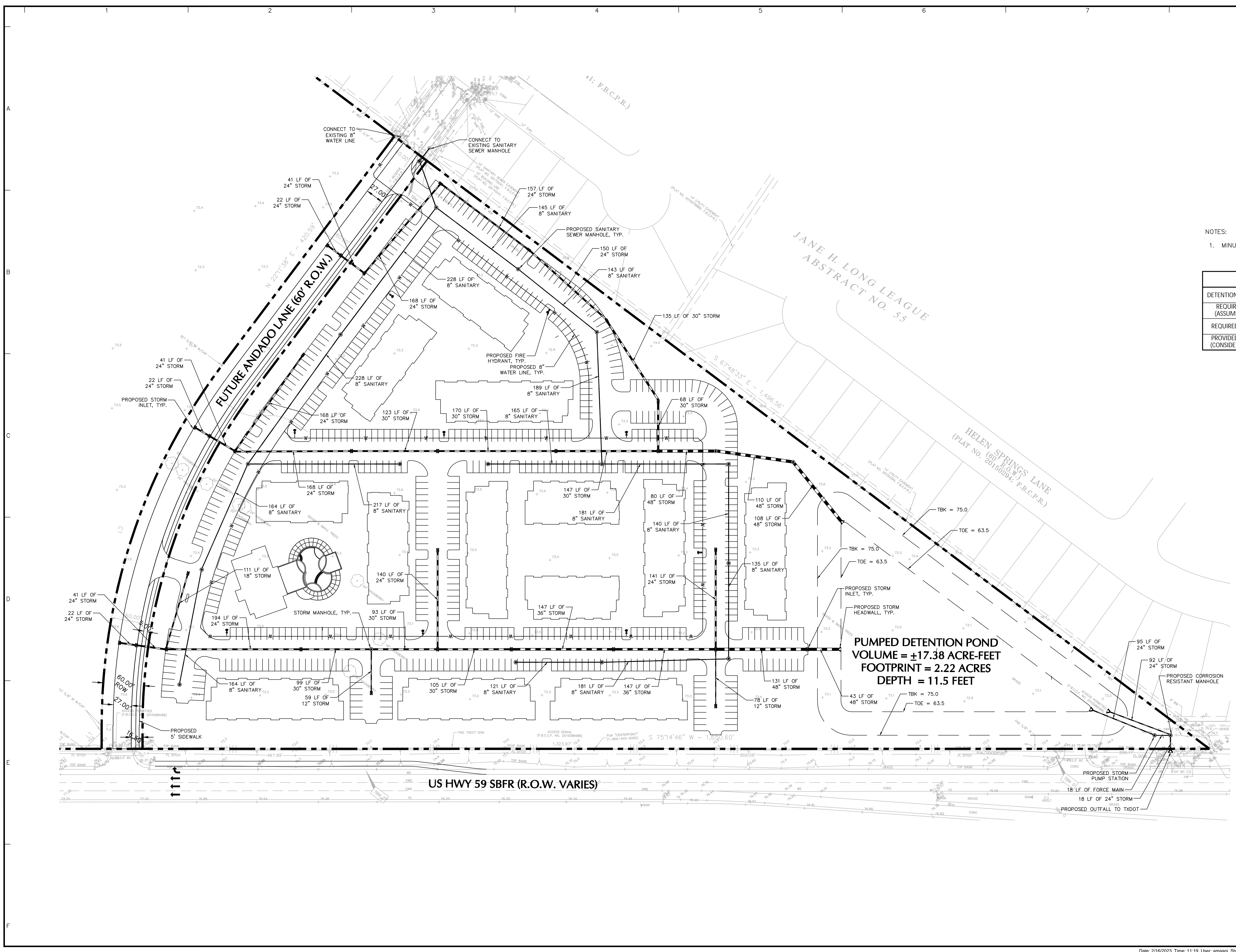
WILLIAMS RANCH DEVELOPMENT

RICHMOND
FORT BEND COUNTY TEXAS

Drawing Title

SCHEMATIC DRAINAGE & UTILITY PLAN

Project No.	Drawing No.
510056601	CU101
Date	02/09/2023
Drawn By	AOM
Checked By	BS
Sheet 1 of 1	





PLANNING AND ZONING COMMISSION

Staff Report: UDC Text Amendment

Agenda Date: March 6, 2023

Agenda Item: C2a. & C2b.

Agenda Item Subject: Unified Development Code (UDC) Text Amendment

Project Description: Proposed amendment to allowance for Single-Family Detached in OT, Olde Town district.

Zoning Designation: NA

Project Planner: Mason A. Garcia, Planning Director

OVERVIEW

This is an agenda request to consider a text amendment to the allowance of Single-Family Detached use within OT, Olde Town district. Single-Family Detached use is allowed within OT, Olde Town district as a Limited Use as per Table 2.2.104 of the UDC. **Limited Use** means *"a use that is allowed in a zoning district, subject to special standards that mitigate its impact on the environment or other uses in the district or that prevent a concentration of the use in a particular area. In some cases, the special standards may prohibit the use from being developed on every property in a district."*

Table 2.2.201 which provides specific standards pertaining to Conditional Uses and Limited Uses limits the allowance of Single-Family Detached to buildings that existed on the effective date of the UDC. This means that a vacant site and potential redevelopment of sites, that did not exist as a residence or match the general residential character of the Olde Town district, within OT district cannot be developed as a Single-Family Detached use.

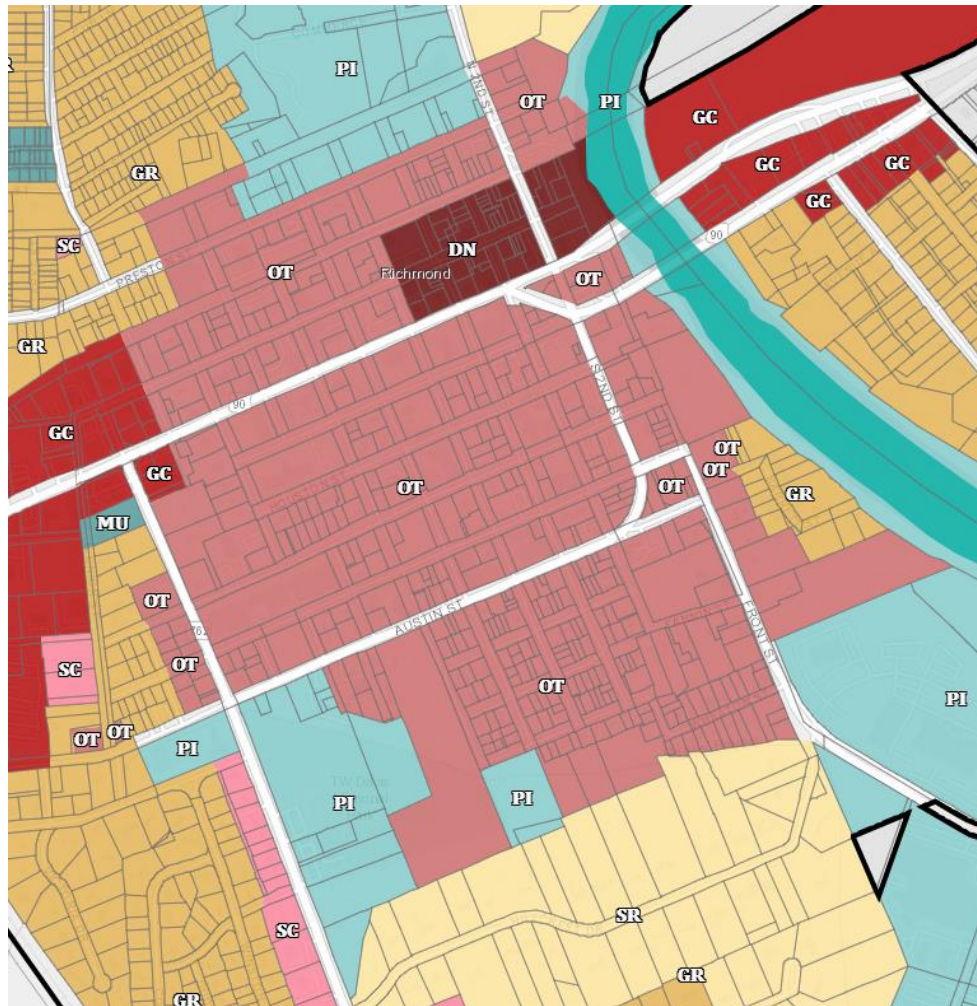
Single-Family, Detached means dwelling units that are:

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."

Table 2.2.201 Residential and Commercial Uses of the Home Limited and Conditional Use Standards				
Use	District	Location	Design	Other
Single-Family Detached	OT	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.	N/A	N/A
	DN	The use existed on the effective date of this UDC.	N/A	N/A
	MU	It shall be designed as part of an overall planned development.		

The purpose of the OT district is to preserve the traditional (and sometimes historic), older areas of the city. A mix of uses, while preserving the traditional "olde town" character, is allowed in the OT district, of the city. The OT District exists on a gridded street pattern with a mix of older houses, houses that have been converted to nonresidential uses (e.g., law offices), public / institutional, and civic uses.



Extent of the OT district

Due to the age of the OT district, key portions feature lots that are less than 5,000 square feet in size. Due to space limitations the allowance to build Single-Family Detached development on these lots would be beneficial. This would permit vacant lots to be infilled with housing. Carefully considered allowance for Single-Family Detached within OT district can be beneficial for the community. Based on the goals for OT districts which allows for a mix of uses; the physical extent of the OT district; and input from the Planning and Zoning Commission, staff is recommending amendment to the allowance of Single-Family Detached housing within OT district. The proposed amendment generally includes:

- Expanding use allowance to generally allow Single-Family Detached uses in OT district.

PROPOSED AMENDMENT

This section provides a redline version of the proposed changes to the allowance for Single-Family Detached in OT district. Proposed text edits are included in **red color**.

- 1) Table 2.2.102A: Residential and Commercial Uses of the Home: Amending the classification of the Single-Family Detached use within the OT District.

Table 2.2.102A Residential and Commercial Uses of the Home												
Land Use	Limited and Conditional Use Standards	Zoning Districts										
		Residential		Nonresidential								
		SR	GR	SC	GC	OT	DN	BP	IN	MU	PI	RV
Single-Family Detached												
Single-Family Detached	Sec. 2.2.201	P	P	--	--	P	L	--	--	L ¹	--	--

- 2) Table 2.2.203 Residential and Commercial Uses of the Home Limited and Conditional Use Standards: Amending limited use requirements of Single-Family Detached allowance within OT district.

Table 2.2.201 Residential and Commercial Uses of the Home Limited and Conditional Use Standards				
Use	District	Location	Design	Other
...
Single - Family Detached	OT	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.	N/A	The building existed on the effective date of this UDC.

STAFF RECOMMENDATION

The proposed UDC text amendment is in conformance with the Comprehensive Master Plan’s Goal D which emphasizes (a) continuously re-evaluating the City’s incentives, policies, and regulations; (b) setting aside a balanced mix of land uses; and (c) ensuring that infill development will be compatible with existing neighborhoods and development.

Staff recommends approval of this proposed UDC text amendment and requests to forward a positive recommendation of approval to the City Commission.

NOTICE OF PUBLIC HEARING

LOCATION/ DATE: The Planning and Zoning Commission of the City of Richmond will hold a public hearing on Monday, March 6, 2023, at 5:00 p.m. at the City Commission Meeting Room, 600 Morton Street, Richmond, Texas.

PURPOSE: To receive comments for or against text amendments to the Unified Development Code, to include certain changes to land use allowance for Single Family, Detached within OT, Olde Town district. The specific sections to be amended may include:

- 1) Table 2.2.102A, *Residential and Commercial Uses of the Home*
- 2) Table 2.2.201, *Residential and Commercial Uses of the Home Limited and Conditional Use Standards*

FOR MORE INFORMATION: For more information you can contact the City of Richmond Planning Department Office by email at planning@richmondtx.gov or by phone at 281-342-0559.

A notice of Public Hearing was published in For Bend Herald on Thursday, February 16, 2023

..... *End of Report*



RICHMOND EST. TEXAS 1837

600 Morton Street Richmond, Texas 77469 | Office: 281.342.0559 | Fax: 281.232.0704

C3. CONDITIONAL USE PERMIT REVIEW PROCESS

Planning Department

Pre-Application Conference Form

PRE-APPLICATION CONFERENCE REQUEST FORM
 Planning Department | 600 Morton Street • Richmond, Texas 77469
 Phone: 281.342.0559 • Fax: 281.232.0704

Pre-application conference provides a valuable opportunity to discuss your project with various City of Richmond department representatives.

Pre-Application Conference Times
 Every Tuesday, 9:00 a.m. - 11:00 a.m. and 11:00 a.m. - 12:00 p.m.
 Virtual Meeting via Zoom

To reserve your meeting time, please return completed form with Preliminary site plan, a copy of the survey, and/or other relevant attachments.

- In Person: Planning Department | 600 Morton Street, Richmond, Texas 77469
- Email: planning@richmondtx.gov

Project Description: _____
 Location: (Address/Nearest Intersection) _____
 Contact Person: _____
 Property Owner: _____
 Email: _____
 Phone: _____
 Attachment Provided: Site Plan Survey Other _____
 Requested Date & Time: (Only Tuesdays available)
 9:00 a.m. - 11:00 a.m. 11:00 a.m. - 12:00 p.m.
 Applications must be submitted a minimum of 7 days prior to the requested meeting date.

VERBINE DECLARATION
 I understand and agree that a pre-application conference is voluntary and intended to be an informational session and does not constitute for me any obligation or determination of requirements that may apply to my development. No representation made during a pre-application conference can modify the regulations that apply to my project. Furthermore, I agree that this request and everything that occurs during the pre-application conference, including but without limitation any questions asked or answers given, shall not constitute a formal application for purposes of writing under the Texas Vesting Statute.

Property Owner/Agent Signature: _____ Date: _____

Apply and schedule a Pre-Application Conference with the Planning Department to discuss the proposed Conditional Use Permit.

Pre-Application Conferences are held every Tuesday from 9:00 a.m. to 11:00 a.m.

Pre-Application Conference form available at

<https://www.richmondtx.gov/home/showpublisheddocument/12102/637660125365430000>.



Conditional Use Permit

PLANNING DEPARTMENT
 600 MORTON STREET
 RICHMOND, TX 77469
 PHONE: 281.342.0559 FAX: 281.232.1215

CONDITIONAL USE PERMIT APPLICATION

PROJECT INFORMATION
 Project Address: _____
 Parcel/Tax ID (s): _____ Property Platted: YES NO
 Total Acreage: Total LOTS: _____ Current Zoning: _____
 Street Frontage: No of Existing Buildings: _____ Existing Bldgs Floor Area: _____
 Legal Description: _____

APPLICANT INFORMATION
 Applicant Name: _____ Company Name: _____
 Address: _____ City: _____ State: _____ Zip: _____
 Phone #: _____ Email: _____

STATUS OF APPLICANT: Owner Architect Planner Engineer Other
 (If other than Owner, submit written authorization from Owner with application.)

PROJECT DETAILS
 Current use: _____ Proposed Use: _____

1. Describe the proposed use in detail (including proposed hours of operation and total number of staff).

2. Describe the existing and proposed buildings and parking availability for the proposed use (including total number of spaces).

Form updated 11.05.20

Application Submittal Deadlines (month and dates)



Form available at
<https://www.richmondtx.gov/departments/planning-and-zoning>



Notices, Public Meetings and Hearings



Publish notice in newspaper and send mailed notices to property owners (within 200 feet from the subject property) 15 days before public hearing for Planning and Zoning Commission and City Commission.

Planning and Zoning Meeting at 5:00 p.m.
(Review and Recommendation)



City Commission Meeting at 4:30 p.m.
(Review and Consideration)



Final Action



Effect of Decision

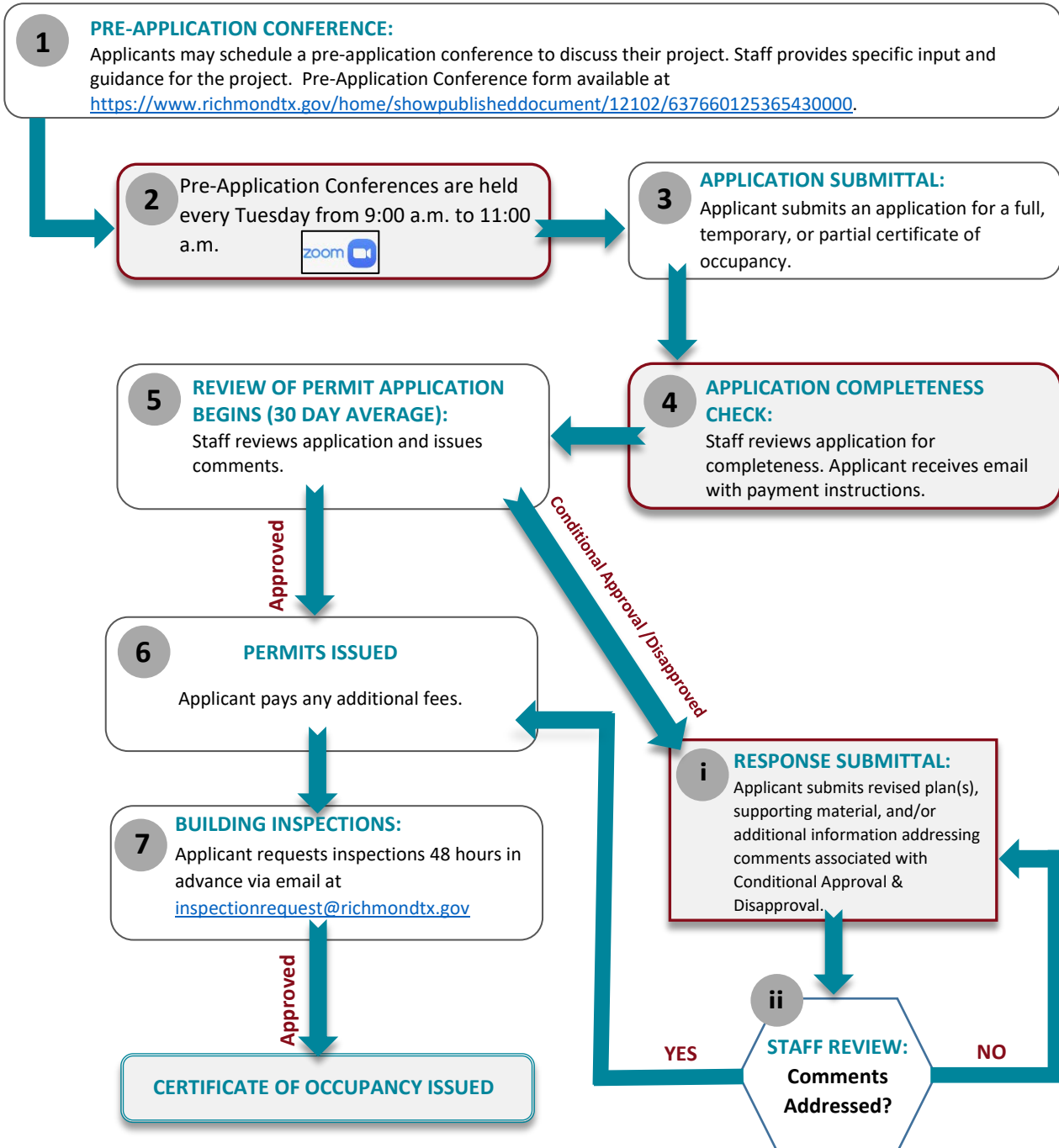
The granting of a conditional use does not create a right to the use. The conditional use permit may be revoked at the City Commission's sole discretion.

Application Processing Time

Approximately one-and-a-half (1 ½) months. The processing time begins from the Application Submittal Deadline (receipt of complete filing) to Final Action (City Commission Meeting). Incomplete applications are not considered submitted. Review of your application will not begin until a complete application submittal is received.

C4. CITY OF RICHMOND CERTIFICATE OF OCCUPANCY PROCESS

A certificate of occupancy is required prior to the use of any land, building, or structure for which a building permit is (or was) required. **It shall be unlawful to occupy any building or structure unless a full, partial, or temporary certificate of occupancy has been issued** by the Code Official



* This flowchart is intended to provide only an overview of the permitting process. For details, please contact the City of Richmond Planning Department.

*The application processing time is variable due to customer responsiveness.



C5. DEVELOPMENT UPDATES TO THE PLANNING AND ZONING COMMISSION

March 2023

The following table provides an overview of Planning Department activities from February 6, 2023 through February 28, 2023:

PRE-APPLICATION CONFERENCES		
LOCATION	LAND USE	DESCRIPTION
<ul style="list-style-type: none"> ▪ 4125 Williams Way Blvd. (ETJ and WFBMD) 	Religious Institution (mosque)	<ul style="list-style-type: none"> ▪ <i>The subject site is located east of Richmond Parkway and south of Wildwood Park Road in the Riverpark West Subdivision (commercial and multifamily uses only). The applicant proposed interior renovations to the building for a mosque to accommodate approximately 100-120 members of the church. Staff discussed the permitting process and off-street parking requirements. Follow-up comments for the meeting were provided to the applicant.</i>
<ul style="list-style-type: none"> ▪ 924 FM 359 (ETJ and WFBMD) 	Retail center and apartments	<ul style="list-style-type: none"> ▪ <i>The subject site is in The Country Village shopping strip, east of FM 359. Staff met with the applicant to discuss proposed retail center with gas station and apartments. Staff discussed the site development plan review process, off-street parking requirements, annexation, and rezoning. Follow-up comments for the meeting were provided to the applicant.</i>
<ul style="list-style-type: none"> ▪ 2406 FM 723 (ETJ) 	C-store and gas station	<ul style="list-style-type: none"> ▪ <i>The subject site is east of FM 723 and within Kingdom Heights Section 1 subdivision. Staff met with the applicant to discuss the site development plan review process and sidewalk variance process. Follow-up comments for the meeting were provided to the applicant.</i>
<ul style="list-style-type: none"> ▪ 605 Mabel St. (PI District) 	Juan Seguin Early Childhood Center	<ul style="list-style-type: none"> ▪ <i>The subject site is located west of Mabel Street and north of Lettie Street. Staff met with the applicant to discuss proposed variance to the front setback to allow for an addition (school expansion for campus personnel) to the southeastern portion of the school. Follow-up comments for the meeting were provided to the applicant.</i>

SITE DEVELOPMENT PLAN REVIEWS		
LOCATION	LAND USE	DESCRIPTION
<ul style="list-style-type: none"> ▪ 1421 FM 359 (SC and WFBMD) 	Medical Clinic and offices (Plantation Plaza)	<ul style="list-style-type: none"> ▪ <i>The subject site is located on FM 359, north of Plantation Furniture Store. Staff reviewed the fifth (5th) submittal for a proposed medical clinic and offices.</i>

<ul style="list-style-type: none"> ▪ 4300 FM 723 (ETJ) 	<p>Briscoe Junior High School</p>	<ul style="list-style-type: none"> ▪ <i>The subject site is located at 4300 FM 723 located directly next to Foster High School. Staff reviewed the 2nd submittal of a proposed 2,706 square foot orchestra addition (includes storage and office areas).</i>
<ul style="list-style-type: none"> ▪ 4400 FM 723 (ETJ) 	<p>Foster Junior High School</p>	<ul style="list-style-type: none"> ▪ <i>The subject site is located at 4400 FM 723 located directly next to Briscoe Junior High School. Staff reviewed the 2nd submittal of a proposed 3,195 square-foot orchestra addition (includes storage and office areas).</i>
<ul style="list-style-type: none"> ▪ 21000 Southwest Freeway (ETJ and WFBMD) 	<p>River Point Church Central Plant</p>	<ul style="list-style-type: none"> ▪ <i>The subject site is located north of US 59 and south of Ransom Road, next to Cortland Sugar Land Apartments. The applicant is proposing a 384 square addition for a mechanical room and an open-air mechanic yard.</i>
<ul style="list-style-type: none"> ▪ 735 Plantation and 2015 Harlem Road (ETJ) 	<p>Plantation Retail Center</p>	<ul style="list-style-type: none"> ▪ <i>The subject site is located at 735 Plantation and 2015 Harlem Road; directly across James Bowie Middle School. Staff is reviewing the first submittal of eight (8) proposed retail buildings.</i>

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