



RICHMOND

EST. **TEXAS** 1837

Where History Meets Opportunity

Planning & Zoning Commission Meeting

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

Monday, April 3, 2023, at 5:00 P.M.

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

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

Join Zoom Meeting

<https://us06web.zoom.us/j/89127437221?pwd=K3oxSWpWcGU4WWN1WmJKQjlyd042UT09>

Meeting ID: 891 2743 7221

Passcode: 334663

One tap mobile

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Dial by your location

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+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

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Meeting ID: 891 2743 7221

Passcode: 334663

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

AGENDA

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

CONSENT AGENDA

- B1. Review and approve minutes from the March 6, 2023, regular meeting (a copy is enclosed).
- B2. Next Planning and Zoning Commission meeting is Monday, May 1, 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 – PitStop Express Richmond Texas – 5.7412 acres of land – 1 Block – 0 Lots – 2 Reserves. The subject site is located at 22235 Southwest Freeway, south of US 59 and west of Williams Way Boulevard.
- C2. Review and recommendation of a final report to City Commission for a Short Form Final Plat – Wildwood Park – 2.919 acres of land – 1 Block – 0 Lots – 1 Reserve. The subject site is located on the southeast corner of FM 762 and Wildwood Park Road.

Other

- C3. Staff update – Pharmacy regulations.
- C4. Public Comment – 405 Richmond Parkway
- C5. Development related staff update.
- C6. Excuse from attendance at regular Planning and Zoning Commission Meeting.
- C7. Consider agenda item requests by Commissioners for May 1, 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, March 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, March 6, 2023, at 5:00 p.m. A quorum was present, with the following members in attendance:

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

Staff in attendance: Mason Garcia, Planning Director; Helen Landaverde, Planner II; Jay Williams, Planner I; Christine Cappel, Administrative Manager; Scott Fajkus, Building Official; Gary Smith, City Attorney; Rebecca Haas, Mayor 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.

David Lavine of Del Webb commented about ongoing processes of Planning Department and inquired to what level of the apartments were going to be built in Williams Ranch.

Orlando Flores of 1714 Clifton Hills Lane in Williams Ranch Subdivision. As a member of the Williams Ranch HOA Board, he explained that they are not opposed to the development as long as it benefits the community, but stated that these projects need to be carefully planned and chosen wisely. Among his concerns, he urged the board to consider the privacy issues that the proposed apartments will cause, and he proposed planting a row of trees between Williams Ranch and the apartment complex. He also expressed concern over the increased traffic this will generate, explaining that these proposed apartments will provide housing for another 380 families. As a result of the increased traffic on the narrow streets, the community expressed concern about the children and teenagers riding bikes and playing at the playground. The last aspect of his concern is the apartment's willingness to assist and to be a neighbor to Williams Ranch. He explained that they have had no communication or collaboration with the current owner and explained that for years the subject site has had overgrown trees and weeds right behind their fences causing damage to their property. The Williams Ranch HOA has asked the current owner to clean the property, and this didn't occur until Fort Bend County stepped in to assist. He hopes the Board considers all his concerns.

Sherwin Sun of Fort Bend Habitat for Humanity explained that they recently purchased a lot at 401 Burnett. He explained that Fort Bend Habitat for Humanity had to obtain a number of permits before applying for a Residential Building Permit, and had difficulty obtaining approval for Residential Building Permit. He wishes to thank the Board for discussing the single-detached home not being allowed and hopes that it will be permitted. The Fort Bend Habitat organization would like to assist families in the area, and they acknowledge that the area is unique. However, the housing that is being proposed is to be built in a residential area located within Olde Town.

Bruce Gilman of 3118 Gray Hawk expressed his concerns about the plat applications process. According to him, the Williams Ranch Business Park Plan has no sidewalks, and the proposed apartments will significantly increase the population and increase traffic in this area.

David Dale of Christ Church of Sugar Land explained he understood the preservation of the tradition of Olde Town, and explained that they have built a few homes in this area for families in need. In addition to not being allowed to build a single-family detached home, they are also seeking an exemption from the lot size requirements. This area is not permitted to build single-family detached homes, and explained that there is no value to the land unless it is built on and there is a demand for housing.

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

Commissioner Kubelka introduced agenda A4, Swearing in reappointed Planning and Zoning Commissioners: Juan Martinez (Position 2) and David Randolph (Position 4). Commissioner Martinez and Commissioner Randolph were sworn in by the City Secretary Lasha Gillespie.

Commissioner Kubelka introduced agenda item B1., Review and approve minutes from the February 6, 2023, regular meeting. Commissioner Frederick moved to approve the minutes. The motion was seconded by Commissioner Martinez. Although Commissioner Myska had missed the last meeting, she requested that the board consider what Ms. Verrette had stated at the last meeting about trying to preserve Richmond's small town character. 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, April 3rd, 2023, at 5:00 p.m.

Commissioner Kubelka introduced agenda item 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. Ms. Landaverde gave a presentation regarding the Preliminary Plat for the Williams Ranch Multifamily Commercial Reserve. She explained that the subject property is in the City's ETJ and in the West Fort Bend Management District. She continued by explaining that the applicant is proposing to extend Andado Lane to U.S. Highway 59 and that the subject site is proposed to be developed as multi-family units which includes approximately 380 units; 285 one-bedroom units and 95 two bedroom units. Ms. Landaverde concluded Staff's recommendation of Conditional approval. Commissioner Myska expressed concern about the issues regarding the MUD in the previous proposal, as well as the number of connections, and wondered how these would be addressed. During the presentation, Ms. Landaverde explained that they will be addressed in the final plat as long as they comply with the requirements of the UDC, and the Traffic Impact Analysis is completed. Planning at this time is reviewing only the plat. Commissioner Frederick inquired about the jurisdiction requirement for the City of Richmond for this area. Ms. Landaverde explained that the City

cannot regulate zoning standards, but the City can regulate the building design, etc. in the ETJ. Commissioner Frederick inquired about the landscaping and buffers, and the access to the Master Plan Trails. Mr. Garcia explained that the Trails Master Plan does not extend to the City's ETJ. Commissioner Myska expressed concern about the effects this project will have on traffic. Commissioner Martinez moved to forward Staff's recommendation of a conditional approval to the City Commission. The motion was seconded by Commissioner Randolph. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item C2., 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. Hearing no public comments, the agenda item was closed.

Commissioner Kubelka introduced agenda item C2., Consideration of the approval of a final report to City Commission on agenda item C2, above. Mr. Garcia gave a presentation regarding a consideration of a text amendment to the allowance of Single-Family Detached use within OT, Olde Town district. According to Mr. Garcia, due to the age of the OT district, key portions have lots less than 5,000 square feet in size and space limitations, making the option of single-family detached development beneficial to the community. Consequently, vacant lots could be developed for housing, and a carefully considered allowance for single-family detached dwellings within the OT district could be beneficial to the community. There was a lengthy discussion between the Commissioners on the Single-Family Detached use, as well as Commissioner Frederick's concerns regarding the future use of OT. Taking into consideration the OT district's goals, which allow for a mix of uses, the physical extent of the OT district, and input from the Planning and Zoning Commission, Staff recommends approval of this proposed UDC text amendment and requests to forward a positive recommendation of approval to the City Commission. Commissioner Myska moved to forward Staff's recommendation of approval to the City Commission. The motion was seconded by Commissioner Martinez. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item C3. Staff Update: Conditional Use Permit – Flow Chart. Mr. Garcia gave a presentation regarding the Conditional Use Permit.

Commissioner Kubelka introduced agenda item C4. Staff Update: Certificate of Occupancy – Flow Chart. Mr. Garcia gave a presentation regarding the Certificate of Occupancy. Commissioner Frederick provided comments regarding the review time limits.

Commissioner Kubelka introduced agenda item C5., Development related staff update. The Commissioners held a lengthy discussion regarding the Master Plan Update, Pharmacy use permits, and how to disperse these businesses through zoning. Commissioner Randolph commented on the amendments to the lot size and the comparison between the UDC language and the Compressive Master Plan.

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

- 4125 Williams Way Blvd (ETJ and WFBMD) – Religions Institution (mosque)
- 924 FM 359 (ETJ and WFBMD) – Retail center and apartments
- 2406 FM 723 (ETJ) – C-Store and gas station
- 605 Mabel St. (PI District) - Juan Seguin Early Childhood Center

Projects under review discussed included the following proposed projects:

- 1421 FM 359 (SC/WFBMD) – Medical Clinic and offices (Plantation Plaza)

- 4300 FM 723 (ETJ) - Briscoe Junior High School
- 4400 FM 723 (ETJ) - Foster Junior High School
- 21000 Southwest Freeway (ETJ and WFBMD) - River Point Church Central Plant
- 735 Plantation and 2015 Harlem Road (ETJ) - Plantation Retail Center

Commissioner Kubelka introduced agenda item C6., Excuse from attendance at regular Planning and Zoning Commission Meeting. All Commissioners were in attendance.

Commissioner Kubelka introduced agenda item C7., Consider agenda item requests by Commissioners for April 3, 2023, regular meeting. None were requested.

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 6:00 p.m.

Approved:

Katherine M. Graeber-Kubelka (Chair)



PLANNING AND ZONING COMMISSION

Staff Report: Plat Application

Agenda Date: April 3, 2023
Agenda Item: C1.

Plat Name: PitStop Express Richmond Texas – Preliminary Plat
Applicant: Grace Cervin | AGS Engineers & Construction LLC
Location: A subdivision of 5.7412-acre tract of land located in the Jane H. Long League, Abstract No. 55, Fort Bend County, Texas.
Zoning Designation: GC, General Commercial and West Fort Bend Management District

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

Background/Review Notes

- *The proposed subdivision is located at 22235 Southwest Freeway, south of US 59 and west of Williams Way Boulevard.*
- *The subject site was annexed on February 20, 2023.*
- *A Chapter 43 Development Agreement (20-year term) for 161.153-acre tract was approved on December 12, 2022, by the City Commission (Resolution No. 440-2022).*
- *The subject site is proposed to be developed as a commercial use, a convenient store with a gas station and drive-thru carwash and retail space.*
- *The proposed preliminary plat will create two (2) restrictive reserves (commercial) in one (1) block.*

The proposed plat conforms to:

Approved Preliminary Plat YES NO N/A
Approved by City Commission on

Development Agreement YES NO N/A
Approved by City Commission December 12, 2022

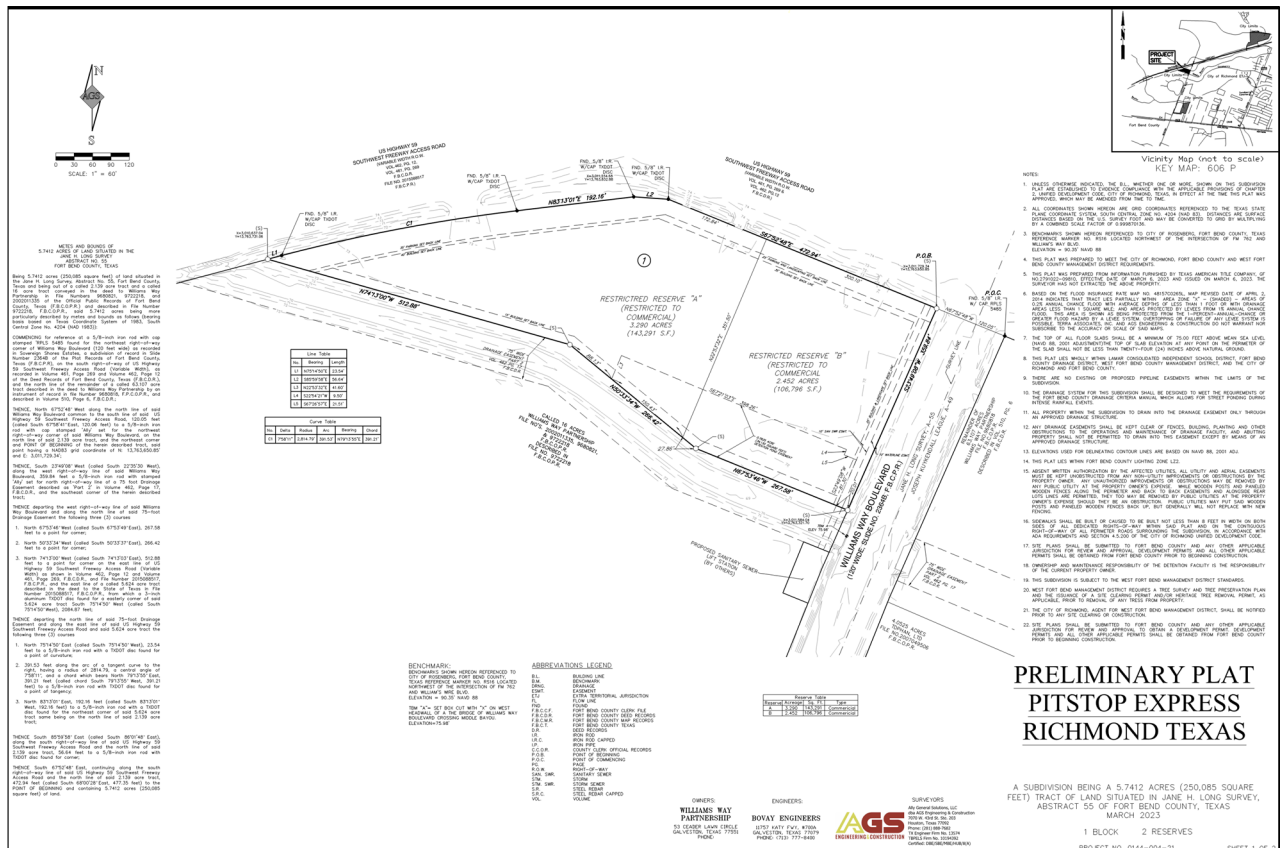
UDC Division 6.3.500 Subdivision and Plat Approvals YES NO N/A

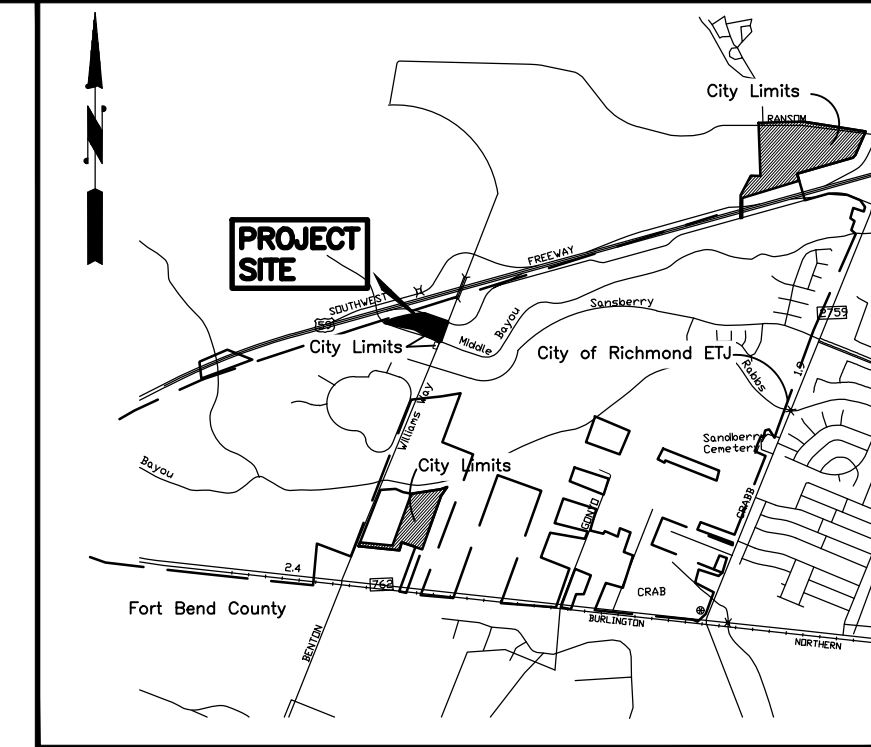
Staff Recommendation

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 6.3.502 of the UDC:

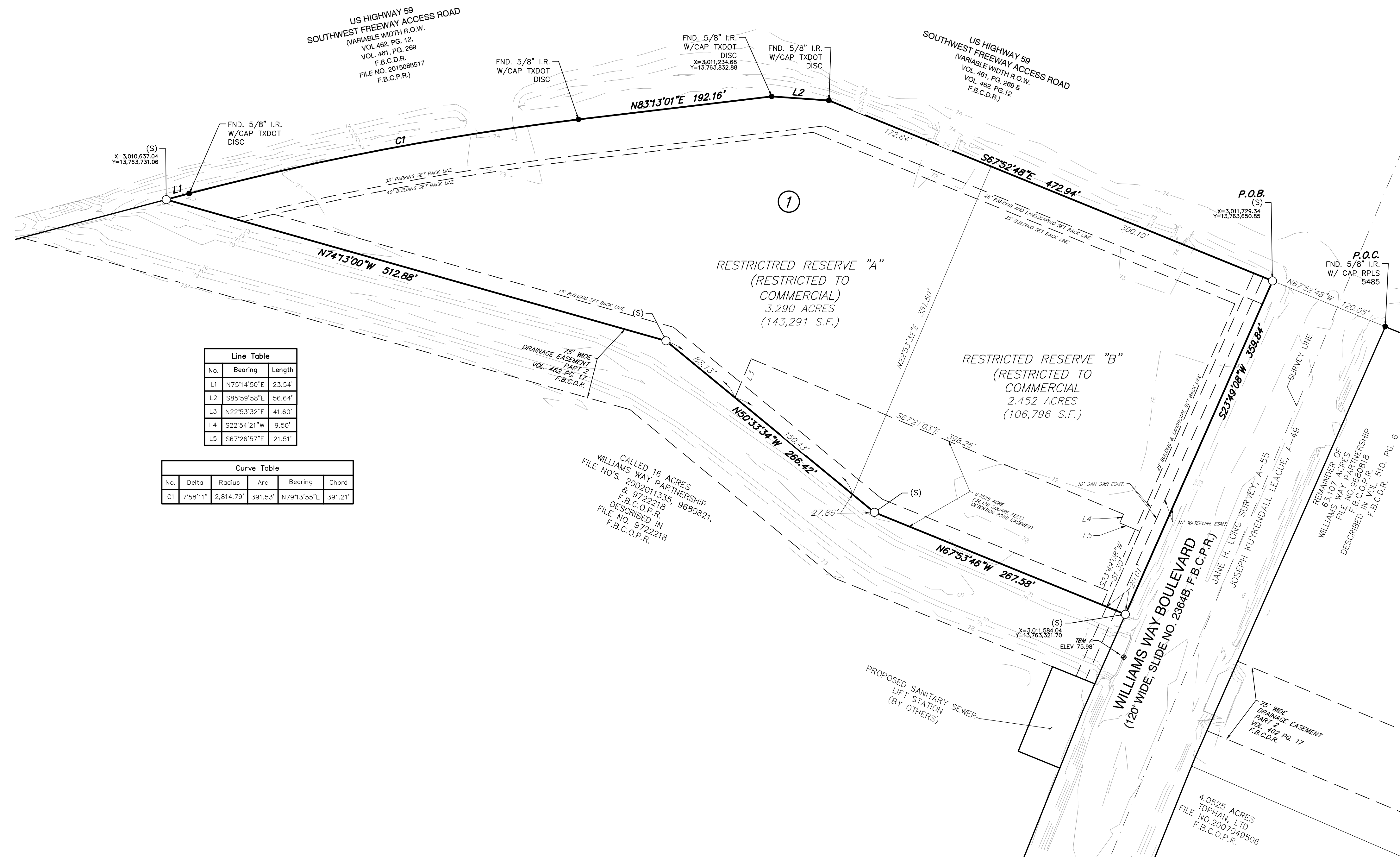
1. Change mayor's name (signature line) to Rebecca K. Haas; to be corrected before final plat approval.
2. Fort Bend County Drainage District (FBCDD) approval will be required for the Final Plat to be approved. Plat submittal to the FBCDD is sufficient for the Preliminary Plat.
3. Please note, drainage calculations and pond sizing will need to be corrected before final plat approval. If calculations were to change during plan review process and the plat does not provide sufficient area for the detention pond easement, a replat will be required.
4. Revise the building setback along Williams Way to 35 feet as per Sec 3.3(2)(b) WFBMD standards.





Vicinity Map (not to scale)
KEY MAP: 606 P

- NOTES:
- UNLESS OTHERWISE INDICATED, THE B.L., WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAN ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 2, UNIFIED DEVELOPMENT CODE, CITY OF RICHMOND, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
 - ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE NO. 4204 (NAD 83). DISTANCES ARE SURFACE DISTANCES BASED ON THE U.S. SURVEY FOOT AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999870136.
 - BENCHMARKS SHOWN HEREON REFERENCED TO CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS REFERENCE MARKER NO. RS16 LOCATED NORTHWEST OF THE INTERSECTION OF FM 762 AND WILLIAM'S WAY BLVD. ELEVATION = 90.35' NAVD 88
 - THIS PLAT WAS PREPARED TO MEET THE CITY OF RICHMOND, FORT BEND COUNTY AND WEST FORT BEND COUNTY MANAGEMENT DISTRICT REQUIREMENTS.
 - THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY TEXAS AMERICAN TITLE COMPANY, GF NO.2791022-09810, EFFECTIVE DATE OF MARCH 6, 2023 AND ISSUED ON MARCH 6, 2023. THE SURVEYOR HAS NOT EXTRACTED THE ABOVE PROPERTY.
 - BASED ON THE FLOOD INSURANCE RATE MAP NO. 48157C0265L, MAP REVISED DATE OF APRIL 2, 2014 INDICATES THAT TRACT LIES PARTIALLY WITHIN AREA ZONE "X" - (SHADED) - AREAS OF 0.2% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1-PERCENT-ANNUAL-CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE. TERRA ASSOCIATES, INC. AND AGS ENGINEERING & CONSTRUCTION DO NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
 - THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 75.00 FEET ABOVE MEAN SEA LEVEL (NAVD 88, 2001 ADJUSTMENT) THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN TWENTY-FOUR (24) INCHES ABOVE NATURAL GROUND.
 - THIS PLAT LIES WHOLLY WITHIN LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, WEST FORT BEND COUNTY MANAGEMENT DISTRICT, AND THE CITY OF RICHMOND AND FORT BEND COUNTY.
 - THERE ARE NO EXISTING OR PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
 - THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS FOR STREET PONDING DURING INTENSE RAINFALL EVENTS.
 - ALL PROPERTY WITHIN THE SUBDIVISION TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
 - ANY DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDING, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF DRAINAGE FACILITY, AND ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.
 - ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NAVD 88, 2001 ADJ.
 - THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ZONE L22.
 - 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. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
 - SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 8 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING THE SUBDIVISION, IN ACCORDANCE WITH ADA REQUIREMENTS AND SECTION 4.5.200 OF THE CITY OF RICHMOND UNIFIED DEVELOPMENT CODE.
 - 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.
 - OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DETENTION FACILITY IS THE RESPONSIBILITY OF THE CURRENT PROPERTY OWNER.
 - THIS SUBDIVISION IS SUBJECT TO THE WEST FORT BEND MANAGEMENT DISTRICT STANDARDS.
 - WEST FORT BEND MANAGEMENT DISTRICT REQUIRES A TREE SURVEY AND TREE PRESERVATION PLAN AND THE ISSUANCE OF A SITE CLEARING PERMIT AND/OR HERITAGE TREE REMOVAL PERMIT, AS APPLICABLE, PRIOR TO REMOVAL OF ANY TREES FROM PROPERTY.
 - THE CITY OF RICHMOND, AGENT FOR WEST FORT BEND MANAGEMENT DISTRICT, SHALL BE NOTIFIED PRIOR TO ANY SITE CLEARING OR CONSTRUCTION.
 - 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.



Line Table

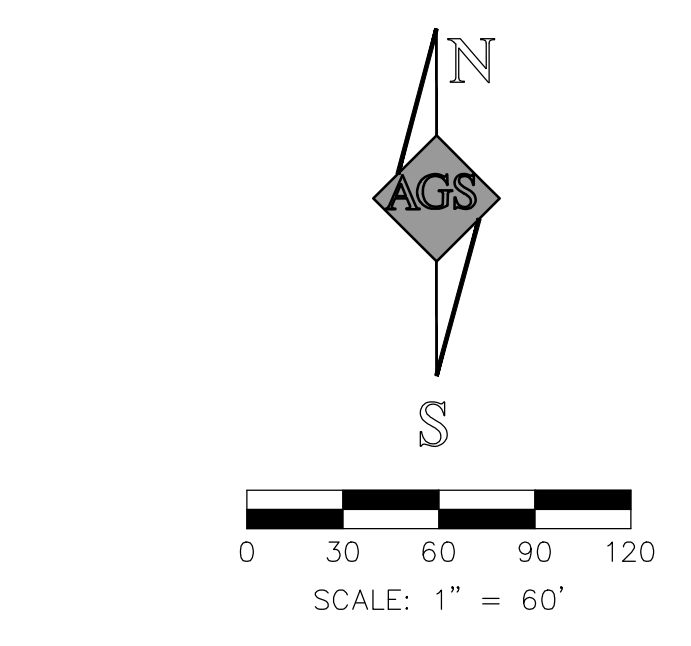
No.	Bearing	Length
L1	N75°14'50"E	23.54'
L2	S85°59'58"E	56.64'
L3	N22°53'32"W	41.60'
L4	S22°54'21"W	9.50'
L5	S67°26'57"E	21.51'

Curve Table

No.	Delta	Radius	Arc	Bearing	Chord
C1	75°8'11"	2,814.79'	391.53'	N79°13'55"E	391.21'

Reserve Table

Reserve	Acres	Sq. Ft.	Type
A	3.290	143,291	Commercial
B	2.452	106,796	Commercial



METES AND BOUNDS OF 5.7412 ACRES OF LAND SITUATED IN THE JANE H. LONG SURVEY ABSTRACT NO. 55 FORT BEND COUNTY, TEXAS

Being 5.7412 acres (250,085 square feet) of land situated in the Jane H. Long Survey, Abstract No. 55, Fort Bend County, Texas and being out of a called 2.139 acre tract and a called 16 acre tract conveyed in the deed to Williams Way Partnership in File Number 9880921, 9722218, and 2002011335 of the Official Public Records of Fort Bend County, Texas (F.B.C.D.R.) and described in File Number 9722218, F.B.C.D.R., said 5.7412 acres being more particularly described by metes and bounds as follows (bearing basis based on Texas Coordinate System of 1983, South Central Zone No. 4204 (NAD 1983)):

COMMENCING for reference at a 5/8-inch iron rod with cap stamped 'RPLS 5485 found for the northeast right-of-way corner of Williams Way Boulevard (120 feet wide) as recorded in Sovereign Shores Estates, a subdivision of record in Slide Number 23649 of the Plat Records of Fort Bend County, Texas (F.B.C.P.R.), on the south right-of-way of US Highway 59 Southwest Freeway Access Road (Variable Width), as recorded in Volume 461, Page 269 and Volume 462, Page 12 of the Deed Records of Fort Bend County, Texas (F.B.C.D.R.), and the north line of the remainder of a called 63.107 acre tract described in the deed to Williams Way Partnership by an instrument of record in file number 9880818, F.B.C.D.R., and described in Volume 510, Page 6, F.B.C.D.R.;

THENCE, North 67°52'48" West along the north line of said Williams Way Boulevard common to the south line of said US Highway 59 Southwest Freeway Access Road, 120.05 feet (called South 67°58'41" East, 120.06 feet) to a 5/8-inch iron rod with cap stamped 'Ally' set for the northwest right-of-way corner of said Williams Way Boulevard, on the north line of said 2.139 acre tract, and the northeast corner and POINT OF BEGINNING of the herein described tract, said point having a NAD83 grid coordinate of N: 13,763,650.85' and E: 3,011,729.34';

THENCE, South 23°49'08" West (called South 22°35'30" West), along the west right-of-way line of said Williams Way Boulevard, 359.84 feet a 5/8-inch iron rod with stamped 'Ally' set for north right-of-way line of a 75-foot Drainage Easement described as 'Part 2' in Volume 462, Page 17, F.B.C.D.R., and the southeast corner of the herein described tract;

THENCE departing the west right-of-way line of said Williams Way Boulevard and along the north line of said 75-foot Drainage Easement the following three (3) courses

- North 67°53'46" West (called South 67°53'49" East), 267.58 feet to a point for corner;
- North 50°33'34" West (called South 50°33'37" East), 266.42 feet to a point for corner;
- North 74°13'00" West (called South 74°13'03" East), 512.88 feet to a point for corner on the east line of US Highway 59 Southwest Freeway Access Road (Variable Width) as shown in Volume 462, Page 12 and Volume 461, Page 269, F.B.C.D.R., and File Number 201508517, F.B.C.P.R., and the east line of a called 5.624 acre tract described in the deed to the State of Texas in File Number 201508517, F.B.C.D.R., from which a 3-inch aluminum TXDOT disc found for a westerly corner of said 5.624 acre tract South 75°14'50" West (called South 75°14'50" West), 2084.87 feet;

THENCE departing the north line of said 75-foot Drainage Easement and along the east line of said US Highway 59 Southwest Freeway Access Road and said 5.624 acre tract the following three (3) courses

- North 75°14'50" East (called South 75°14'50" West), 23.54 feet to a 5/8-inch iron rod with a TXDOT disc found for a point of curvature;
- 391.53 feet along the arc of a tangent curve to the right, having a radius of 2814.79', a central angle of 75°8'11", and a chord which bears North 79°13'55" East, 391.21 feet (called chord South 79°13'55" West, 391.21 feet) to a 5/8-inch iron rod with TXDOT disc found for a point of tangency;
- North 83°13'01" East, 192.16 feet (called South 83°13'01" West, 192.16 feet) to a 5/8-inch iron rod with a TXDOT disc found for the northeast corner of said 5.624 acre tract same being on the north line of said 2.139 acre tract;

THENCE South 85°59'58" East (called South 86°01'48" East), along the south right-of-way line of said US Highway 59 Southwest Freeway Access Road and the north line of said 2.139 acre tract, 56.64 feet to a 5/8-inch iron rod with TXDOT disc found for corner;

THENCE South 67°52'48" East, continuing along the south right-of-way line of said US Highway 59 Southwest Freeway Access Road and the north line of said 2.139 acre tract, 472.94 feet (called South 68°00'28" East, 477.35 feet) to the POINT OF BEGINNING and containing 5.7412 acres (250,085 square feet) of land.

BENCHMARK:
BENCHMARKS SHOWN HEREON REFERENCED TO CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS REFERENCE MARKER NO. RS16 LOCATED NORTHWEST OF THE INTERSECTION OF FM 762 AND WILLIAM'S WIRE BLVD. ELEVATION = 90.35' NAVD 88
TBM "A" = SET BOX CUT WITH "X" ON WEST HEADWALL OF A THE BRIDGE OF WILLIAMS WAY BOULEVARD CROSSING MIDDLE BAYOU. ELEVATION=75.98'

ABBREVIATIONS LEGEND

B.L.	BUILDING LINE
B.M.	BENCHMARK
DRNG.	DRAINAGE
ESMT.	EASEMENT
ETJ	EXTRA TERRITORIAL JURISDICTION
FL	FLOW LINE
FND.	FOUND
F.B.C.C.F.	FORT BEND COUNTY CLERK FILE
F.B.C.D.R.	FORT BEND COUNTY DEED RECORDS
F.B.C.M.R.	FORT BEND COUNTY MAP RECORDS
F.B.C.T.	FORT BEND COUNTY TEXAS DEED RECORDS
I.R.	IRON ROD
I.P.	IRON ROD CAPPED
C.C.O.R.	COUNTY CLERK OFFICIAL RECORDS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
SAN. SWR.	SANITARY SEWER
STM.	STORM
STM. SWR.	STORM SEWER
S.R.	STEEL REBAR
S.R.C.	STEEL REBAR CAPPED
VOL.	VOLUME

OWNERS:
WILLIAMS WAY PARTNERSHIP
53 CEDAR LAWN CIRCLE
GALVESTON, TEXAS 77551
PHONE:

ENGINEERS:
BOVAY ENGINEERS
11757 KATY F.VY., #700A
GALVESTON, TEXAS 77079
PHONE: (713) 777-8400



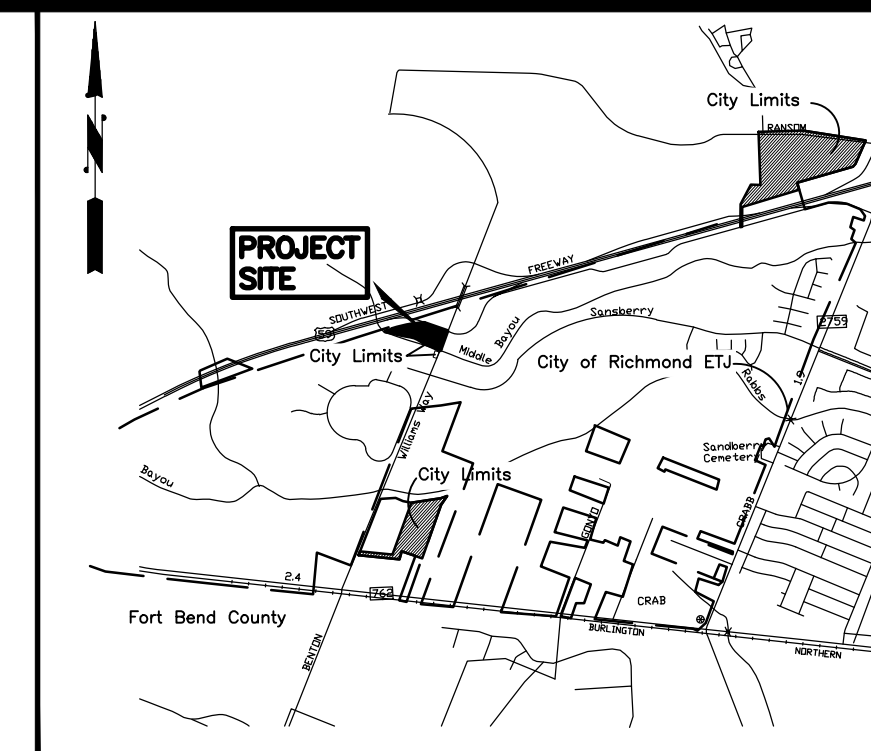
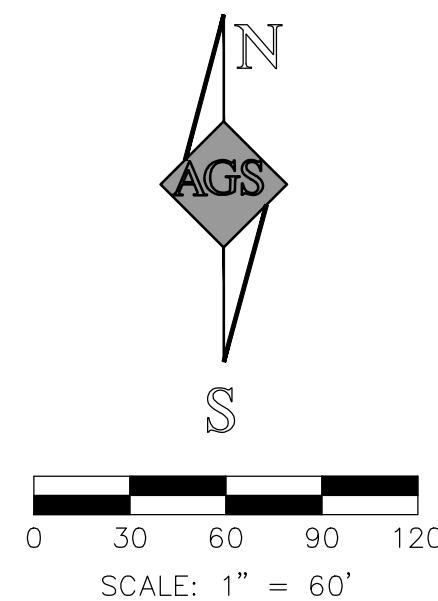
SURVEYORS
Aly General Solutions, LLC
dba AGS Engineering & Construction
7070 W. 43rd St. Ste. 203
Houston, Texas 77092
Phone: (281) 888-7682
TX Engineer Firm No. 13574
TPBELS Firm No. 10194392
Certified: DBE/SBE/MBE/HUB(8)(A)

PRELIMINARY PLAT PITSTOP EXPRESS RICHMOND TEXAS

A SUBDIVISION BEING A 5.7412 ACRES (250,085 SQUARE FEET) TRACT OF LAND SITUATED IN JANE H. LONG SURVEY, ABSTRACT 55 OF FORT BEND COUNTY, TEXAS
MARCH 2023

1 BLOCK 2 RESERVES

T:\0144-004-21-S-B Williams Way Boundary\Platting\PitStopExpress_RichmondTX_01-plat.dwg Mar 14, 2023--11:37am Terra Associates Inc., AGS18



Vicinity Map (not to scale)
KEY MAP: 606 P

STATE OF TEXAS
COUNTY OF FORT BEND

WE, WILLIAMS WAY PARTNERSHIP, LTD, HEREINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 5.7412 ACRE TRACT DESCRIBED IN THE ABOVE FORGOING PLAT OF PITSTOP EXPRESS RICHMOND TEXAS., DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE DEDICATED AS PRIVATE STREETS), ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND MYSELF (OR OURSELVES), MY (OR OUR) HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

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

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

FURTHER, 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, WILLIAMS WAY PARTNERSHIP, LTD., HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOAN W. MCLEOD, ITS GENERAL PARTNER, THIS _____ DAY OF _____, 2023.

WILLIAMS WAY PARTNERSHIP, LTD.

BY: _____ ATTEST: _____
JOAN W. MCLEOD (NAME)
GENERAL PARTNER GENERAL PARTNER

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOAN W. MCLEOD, GENERAL PARTNER, OF WILLIAMS WAY PARTNERSHIP, LTD., KNOWN TO ME TO BE THE PERSON(S) WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

I, GREGORY MICHAEL DONELAN, 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 CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE-QUARTER INCH AND A LENGTH OF NOT LESS THAN THREE FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

GREGORY MICHAEL DONELAN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6804

I, MARIO IPINA, 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.

MARIO IPINA
REGISTERED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 94721

STATE OF TEXAS
COUNTY OF FORT BEND

THIS PLAT OF PITSTOP EXPRESS RICHMOND TEXAS APPROVED BY THE CITY MANAGER OF THE CITY OF RICHMOND, TEXAS.

THIS _____ DAY OF _____, 2023.

BY: _____
TERRI VELA
CITY MANAGER

STATE OF TEXAS
COUNTY OF FORT BEND

THIS PLAT OF PITSTOP EXPRESS RICHMOND TEXAS APPROVED ON _____ BY THE CITY OF RICHMOND CITY COMMISSION, AND SIGNED THIS _____ 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.

BY: _____ BY: _____
ALEX BEMENT LASHA GILLESPIE
MAYOR PRO TEM CITY SECRETARY

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

J. STACY SLAWNSKI, 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 MCCOY,
COMMISSIONER, PRECINCT 4

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 _____, 2023, 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.

COUNTY CLERK FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

PRELIMINARY PLAT PITSTOP EXPRESS RICHMOND TEXAS

A SUBDIVISION BEING A 5.7412 ACRES (250,085 SQUARE FEET) TRACT OF LAND SITUATED IN JANE H. LONG SURVEY, ABSTRACT 55 OF FORT BEND COUNTY, TEXAS
MARCH 2023

1 BLOCK 2 RESERVES

PROJECT NO. 0144-004-21

SHEET 2 OF 2

OWNERS:
WILLIAMS WAY PARTNERSHIP
53 CEDAR LAWN CIRCLE
GALVESTON, TEXAS 77551
PHONE:

ENGINEERS:
BOVAY ENGINEERS
11757 KATY F.V.Y. #700A
GALVESTON, TEXAS 77079
PHONE: (713) 777-8400



SURVEYORS
Ally General Solutions, LLC
dba AGS Engineering & Construction
7070 W. 43rd St. Ste. 203
Houston, Texas 77092
Phone: (281) 888-7682
TX Engineer Firm No. 13574
TPELS Firm No. 10194392
Certified: DBE/SBE/MBE/HUB/8(A)



PLANNING AND ZONING COMMISSION

Staff Report: Plat Application

Agenda Date: April 3, 2023
Agenda Item: C2.

Plat Name: Wildwood Park – Short Form Final Plat
Applicant: Daniel H. Massiatte | Century Engineering, Inc.
Location: A subdivision of 2.9186-acre tract of land located in the Jane H. Long Survey, Abstract No. 55, Fort Bend County, Texas.
Zoning Designation: MU, Mixed - Use District, West Fort Bend Management District (Development Agreement)

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

Background/Review Notes

- *The proposed subdivision is located within Veranda Residential Development which is governed by the “Development Agreement between the City of Richmond and HW 589 Holdings LLC” (DA).*
- *The proposed subdivision is located at 2627 FM 762 on the northeastern corner of FM 762 and Wildwood Park Road intersection.*
- *The subject site is proposed to be developed as a commercial use.*
- *The proposed short form final plat will create one (1) reserve in one (1) block.*

The proposed plat conforms to:

Approved Preliminary Plat YES NO N/A

Development Agreement – HW 589 Holdings LLC YES NO N/A
(Veranda Johnson Development Agreement)
Resolution No. 199.A-2017

Approved by City Commission September 21, 2015

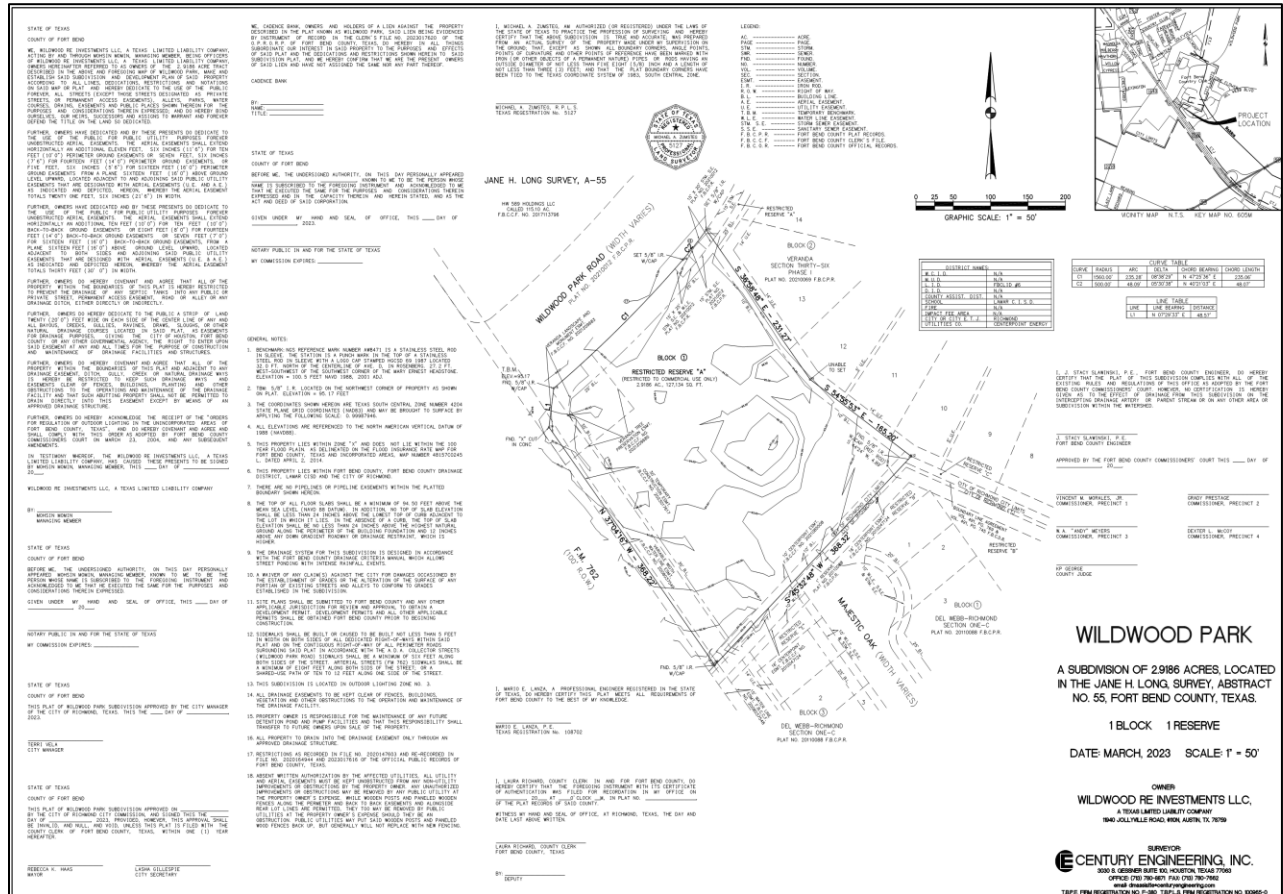
UDC Division 6.3.500 Subdivision and Plat Approvals YES NO N/A

Staff Recommendation

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 Development Agreement and Section 20.1.207 of the Interim Regulation:

- 1. Provide copies of paid tax certificates.



STATE OF TEXAS
COUNTY OF FORT BEND

WE, WILDWOOD RE INVESTMENTS LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH MOHSIN MOMIN, MANAGING MEMBER, BEING OFFICERS OF WILDWOOD RE INVESTMENTS LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS HERINAFTER REFERRED TO AS OWNERS OF THE 2.9186 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF WILDWOOD PARK, 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 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 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. & 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 BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & 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, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF HOUSTON, FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL 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 WAYS 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 ADJUTING 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 WILDWOOD RE INVESTMENTS LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY MOHSIN MOMIN, MANAGING MEMBER, THIS ____ DAY OF ____ 20__.

WILDWOOD RE INVESTMENTS LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: _____
MOHSIN MOMIN
MANAGING MEMBER

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MOHSIN MOMIN, MANAGING MEMBER, KNOWN TO ME TO BE THE PERSON WHOSE 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF ____ 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF FORT BEND

THIS PLAT OF WILDWOOD PARK SUBDIVISION 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 WILDWOOD PARK SUBDIVISION 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
LASHA GILLESPIE
CITY SECRETARY

WE, CADENCE BANK, OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS WILDWOOD PARK, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2023017620 OF THE O. P. O. R. P. OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT, AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

CADENCE BANK

BY: _____
NAME: _____
TITLE: _____

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ 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 CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF ____ 2023.

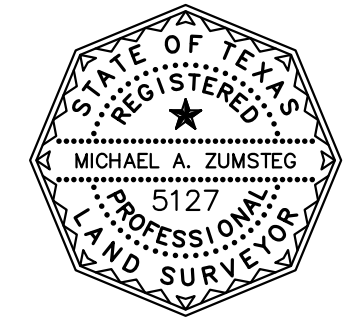
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

GENERAL NOTES:

- 1. BENCHMARK: NGS REFERENCE MARK NUMBER AW8471 IS A STAINLESS STEEL ROD IN SLEEVE. THE STATION IS A PUNCH MARK IN A STAINLESS STEEL ROD IN SLEEVE WITH A LOGO CAP STAMPED HOGSD 69 1987 LOCATED 32.0 FT. NORTH OF THE CENTERLINE OF AVE. D, IN ROSENBERG. 27.2 FT. WEST-SOUTHWEST OF THE SOUTHWEST CORNER OF THE MARY ERNEST HEADSTONE. ELEVATION = 100.5 FEET NAVD 1988, 2001 ADJ.
- 2. TBM: 5/8" I.R. LOCATED ON THE NORTHWEST CORNER OF PROPERTY AS SHOWN ON PLAT. ELEVATION = 95.17 FEET
- 3. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE: 0.99987946.
- 4. ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- 5. THIS PROPERTY LIES WITHIN ZONE "X" AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN, AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48157C0245 L, DATED APRIL 2, 2014.
- 6. THIS PROPERTY LIES WITHIN FORT BEND COUNTY, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CISD AND THE CITY OF RICHMOND.
- 7. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED BOUNDARY SHOWN HEREON.
- 8. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 94.50 FEET ABOVE THE MEAN SEA LEVEL (NAVD 88 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES IN THE ABSENCE OF CURB. THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICH IS HIGHER.
- 9. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- 10. A WAIVER OF ANY CLAIM(S) AGAINST THE CITY FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTIAN OF EXISTING STREETS AND ALLEYS TO CONFORM TO GRADES ESTABLISHED IN THE SUBDIVISION.
- 11. 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 FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- 12. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHT-OF-WAYS WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT IN ACCORDANCE WITH THE A.D.A. COLLECTOR STREETS (WILDWOOD PARK ROAD) SIDEWALKS SHALL BE A MINIMUM OF SIX FEET ALONG BOTH SIDES OF THE STREET. ARTERIAL STREETS (FM 762) SIDEWALKS SHALL BE A MINIMUM OF EIGHT FEET ALONG BOTH SIDES OF THE STREET; OR A SHARED-USE PATH OF TEN TO 12 FEET ALONG ONE SIDE OF THE STREET.
- 13. THIS SUBDIVISION IS LOCATED IN OUTDOOR LIGHTING ZONE NO. 3.
- 14. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 15. PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF ANY FUTURE DETENTION POND AND PUMP FACILITIES AND THAT THIS RESPONSIBILITY SHALL TRANSFER TO FUTURE OWNERS UPON SALE OF THE PROPERTY.
- 16. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 17. RESTRICTIONS AS RECORDED IN FILE NO. 2020147603 AND RE-RECORDED IN FILE NO. 2020164944 AND 2023017616 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.
- 18. 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. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOOD FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.

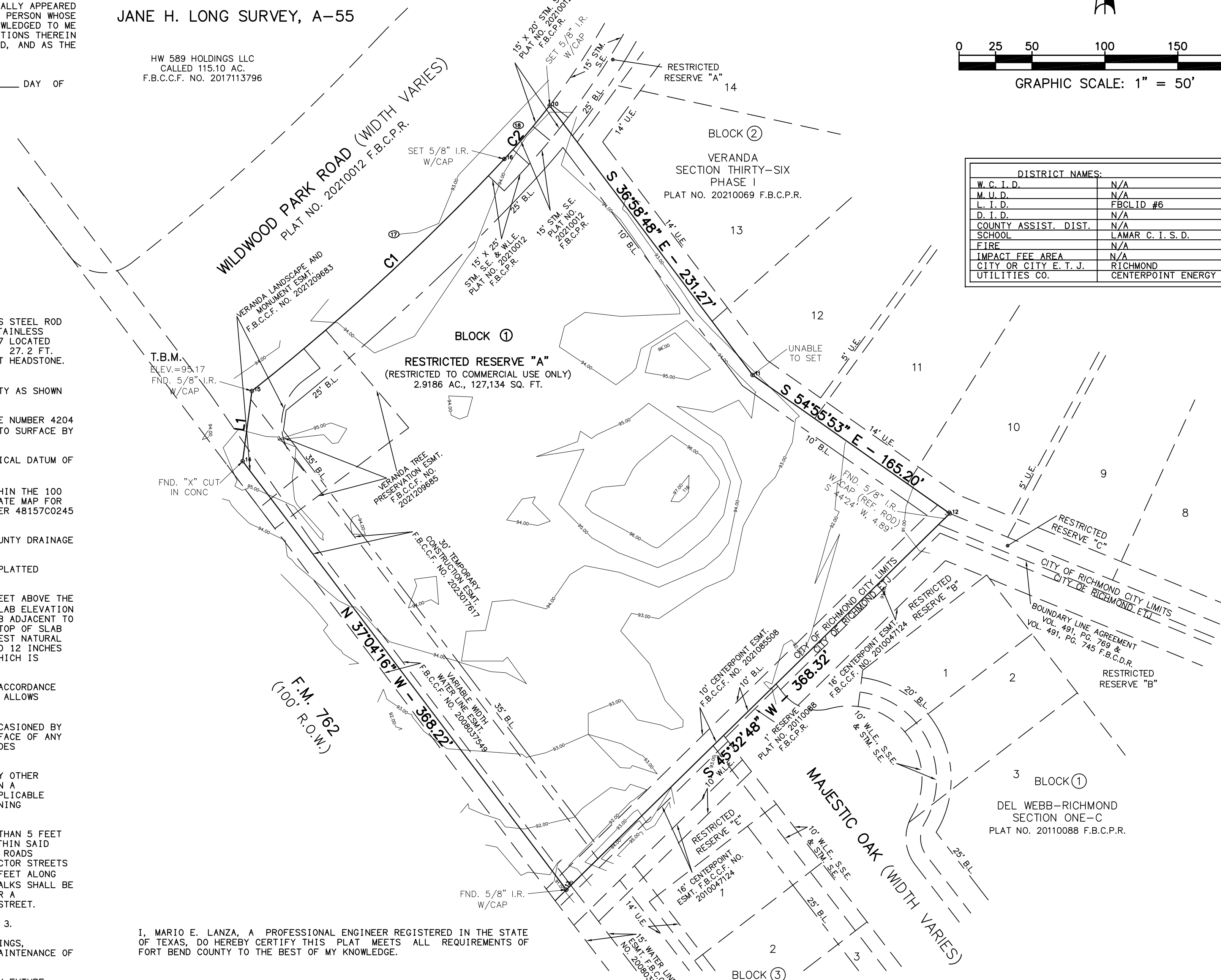
I, MICHAEL A. ZUMSTEG, AM AUTHORIZED (OR REGISTERED) UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT 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 EIGHT (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.

MICHAEL A. ZUMSTEG, R.P.L.S.
TEXAS REGISTRATION No. 5127

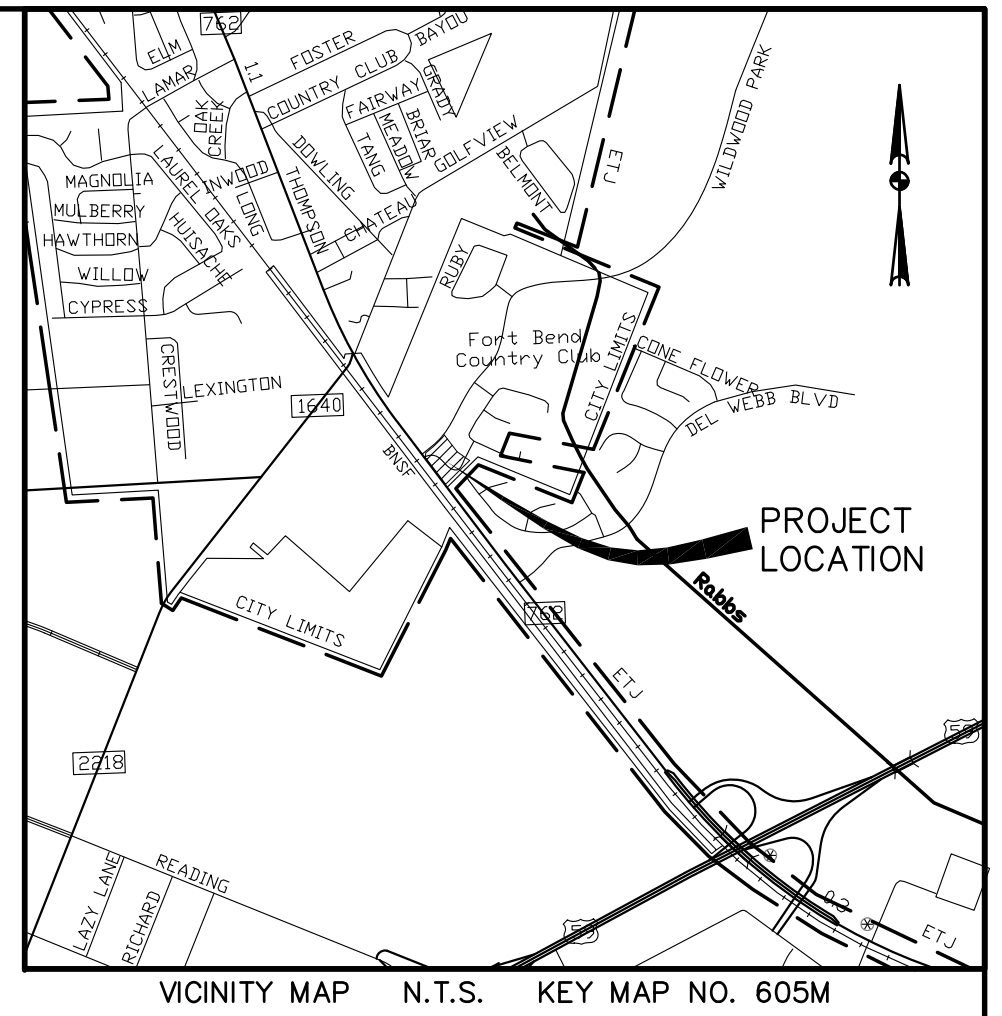
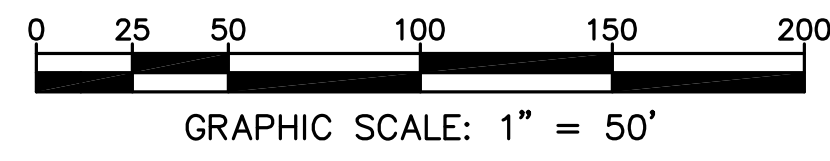
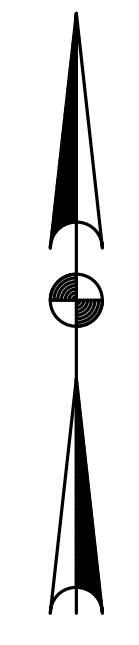


JANE H. LONG SURVEY, A-55

HW 589 HOLDINGS LLC
CALLED 115.10 AC
F.B.C.C.F. NO. 201713796



- LEGEND:
- AC. ----- ACRE.
- PAGE ----- PAGE.
- STM. ----- STORM.
- SWR. ----- SEWER.
- FND. ----- FOUND.
- NO. ----- NUMBER.
- VOL. ----- VOLUME.
- SEC. ----- SECTION.
- ESMT. ----- EASEMENT.
- I. R. ----- IRON ROD.
- R. O. W. ----- RIGHT OF WAY.
- B. L. ----- BUILDING LINE.
- A. E. ----- AERIAL EASEMENT.
- U. E. ----- UTILITY EASEMENT.
- T. B. M. ----- TEMPORARY BENCHMARK.
- W. L. E. ----- WATER LINE EASEMENT.
- STM. S. E. ----- STORM SEWER EASEMENT.
- S. S. E. ----- SANITARY SEWER EASEMENT.
- F. B. C. P. R. ----- FORT BEND COUNTY PLAT RECORDS.
- F. B. C. C. F. ----- FORT BEND COUNTY CLERK'S FILE.
- F. B. C. O. R. ----- FORT BEND COUNTY OFFICIAL RECORDS.



DISTRICT NAMES:

W. C. I. D.	N/A
M. U. D.	N/A
L. I. D.	FBIOLD #6
D. I. D.	N/A
COUNTY ASSIST. DIST.	N/A
SCHOOL	LAMAR C. I. S. D.
FIRE	N/A
IMPACT FEE AREA	N/A
CITY OR CITY E. T. J.	RICHMOND
UTILITIES CO.	CENTERPOINT ENERGY

CURVE TABLE

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD LENGTH
C1	1560.00'	235.28'	08°38'29"	N 47°25'36" E	235.06'
C2	500.00'	48.09'	05°30'38"	N 40°21'03" E	48.07'

LINE TABLE

LINE	LINE BEARING	DISTANCE
L1	N 07°29'33" E	48.57'

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 FORT BEND COUNTY COMMISSIONERS' COURT THIS ____ DAY OF ____ 20__.

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

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

KP GEORGE
COUNTY JUDGE

WILDWOOD PARK

A SUBDIVISION OF 2.9186 ACRES, LOCATED IN THE JANE H. LONG, SURVEY, ABSTRACT NO. 55, FORT BEND COUNTY, TEXAS.

1 BLOCK 1 RESERVE

DATE: MARCH, 2023 SCALE: 1" = 50'

OWNER:

WILDWOOD RE INVESTMENTS LLC,
A TEXAS LIMITED LIABILITY COMPANY
1940 JOLLYVILLE ROAD, #110N, AUSTIN, TX. 78759

SURVEYOR:

CENTURY ENGINEERING, INC.
3030 S. GESSNER SUITE 100, HOUSTON, TEXAS 77063
OFFICE: (713) 780-8871 FAX: (713) 780-7682
email: cmasi@centuryengineering.com

T.B.P.E. FIRM REGISTRATION NO. F-980 T.B.P.L.S. FIRM REGISTRATION NO. 100965-0



PLANNING AND ZONING COMMISSION

Staff Update: Pharmacy Regulations.

Agenda Date: April 3, 2023

Agenda Item: C3.

Agenda Item Subject: Pharmacy Regulations

NO ACTION FROM THE PLANNING AND ZONING COMMISSION IS REQUIRED ON THIS AGENDA ITEM.

Project Planner: Mason A. Garcia, Planning Director

SUMMARY

Recently the City of Richmond has reviewed several different land-use classifications to ensure the Unified Development Code is meeting the needs of the citizens and stakeholders within the community. As such one land-use classification that has been discussed is Pharmacy Regulations. Staff reports have been provided to the Planning and Zoning Commission along with the City Commission. At each meeting staff has been provided feedback on how to progress regulations relating to pharmacies. At the February 2023 Planning and Zoning Commission meeting staff provided possible text amendments to the commission for review, City Commission also received the amendments at the March 2023 City Commision meeting. Staff and Commssioners discussed the following:

- UDC text amendment which included the following:
 - Removal of the Pharmacy classification from the current Retail Sales and Services designation and creation of a new land-use category.
 - Designation of Limited in the General and Suburban Commercial Zoning Districts along with a Conditional Designation in the Olde Town, Downtown and Mixed-use districts.
 - Limitations and conditions for each district would require the pharmacy to meet all applicable Texas Administrative Codes within Title 22, Part 15, Chapter 291 Pharmacies, Subchapter B. Community Pharmacy (Class a)

Based on feedback from the last discussion staff will be pursuing the creation of an Ordinance which intends to capture pharmacies in operation along with future applications. At a future meeting staff may pursue text amendments relating to the Pharmacy land-use classification.

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

C4. Public Comment - 405 Richmond Parkway

Good afternoon. My name is Nancy Wenzel, and I have been a resident of Fort Bend County since 1986. The issue that brings me in to speak concerns the tract of land along the Brazos river, between Liberty and Richmond Parkway. For the 35 years I've lived here, it's been the home of countless local businesses; However, This week a sign went up advertising the coming of a Shopping Center- including Starbucks - with leasing options available. Curious, I looked up the developer to see what one might expect to see built. It appears that it will become a typical strip mall with the typical franchised shops and fast food places we see everywhere in the greater Houston area.

Richmond is a lovely, and historic city with so much charm, naturally and architecturally. We have several independently owned shops and restaurants here that you won't find anywhere else—Sandy McGee's, Trough, Unwined, Dapple Gray, and Treasure Hunters, just to name a few. Locally owned, and entirely unique places that one can only find in downtown Richmond. I love the thought of the riverfront finally being developed, bringing new shops, restaurants of other businesses to the area. Smart cities and towns all over America are developing/or have developed their riverfronts, because it's good business. But they don't line them with strip malls containing all the same places I can find anywhere along 59 or 90 or I-10.

Perhaps the proposed shopping center is a done deal, and there is nothing city officials can do. But if there is, please demand that whatever is built there contributes to the unique charm of Historic Richmond. Please use thoughtful planning for the greatest long-term benefits. Envision a waterfront similar to Savannah or Spokane or Halifax. But please, Don't let a developer throw up another mediocre strip mall.



C5. DEVELOPMENT UPDATES TO THE PLANNING AND ZONING COMMISSION

April 2022

The following table provides an overview of Planning Department activities from March 1, 2023 through March 30, 2023:

PRE-APPLICATION CONFERENCES		
LOCATION	LAND USE	DESCRIPTION
<ul style="list-style-type: none"> ▪ 2631 and 2635 FM 762 (MU District, WFBMD and Veranda (Johnson Development Agreement)) 	Mixed-use & C-store	<ul style="list-style-type: none"> ▪ <i>The subject site is located at the northeast corner of FM 762 Road and Wildwood Park Road. The subject property is next to Veranda Sec. 36 and Del Webb Richmond Sec. 1 residential subdivisions. The applicant is proposing a mixed-use development (1) two-story shell building of approximately 17,136 sf and (2) a C-store measuring approximately 5,980 sf. Staff discussed platting regulations and the permitting process. Follow-up comments for the meeting were provided to the applicant.</i>
<ul style="list-style-type: none"> ▪ 5250 FM 1640 (GC District and WFBMD) 	Replat for carwash	<ul style="list-style-type: none"> ▪ <i>The subject site is located south of FM 1640 and north of FM 2218 in the Myska-Kubosh Section 2 Subdivision. The applicant is proposing to replat the property for a self-service drive-thru carwash as a principal use. Staff discussed platting regulations and plat application submittal. Follow-up comments for the meeting were provided to the applicant.</i>
<ul style="list-style-type: none"> ▪ 735 Plantation Dr. and 2015 Harlem Rd. (ETJ) 	Replat for retail buildings	<ul style="list-style-type: none"> ▪ <i>The subject site is located at 735 Plantation and 2015 Harlem Road in the Plantation Crossing subdivision and directly across James Bowie Middle School. Staff discussed platting regulations and plat application submittal for eight (8) proposed retail buildings. Follow-up comments for the meeting were provided to the applicant.</i>
<ul style="list-style-type: none"> ▪ 515 Austin St. (OT District) 	5 Star Learning Academy Child Daycare	<ul style="list-style-type: none"> ▪ <i>The subject site is located at the southeast corner of Austin Street and 6th Street. Staff met with the applicant to discuss proposed child daycare in the existing two-story residential structure. The applicant is proposing to use approximately 1,300 square feet (the first floor only). The first floor will comprise of four (4) classrooms, lactation room, and open space. The second floor would be used for an office and after schoolers. Staff discussed the permitting process. Follow-up comments for the meeting were provided to the applicant.</i>
<ul style="list-style-type: none"> ▪ 310 Morton St. (DN District, H.O.D. and WFBMD) 	Online Business Model for a Used Vehicle Dealership	<ul style="list-style-type: none"> ▪ <i>The subject site is a suite within the 310 Morton Street Building located along the north side of Morton Street next to Sandy McGee's. Staff met with the applicant to discuss a proposed online business model for a used vehicle dealership considered to be a general office use. Staff discussed the permitting process for the proposed office</i>

		<i>use. Follow-up comments for the meeting were provided to the applicant.</i>
<ul style="list-style-type: none"> 1406 Munson Valley Rd. (GR District) 	Home and Community Based Services (assisted living)	<ul style="list-style-type: none"> <i>The subject site is located in the Mandola Farms Section 1 residential subdivision. Staff met with the applicant to discuss a proposed Home and Community Based Services for three (3) individuals with disabilities and four (4) staff members (one staff member per shift). Staff discussed the permitting process for the proposed use. 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"> 1701 ½ Harlem Rd. (ETJ) 	Indigo Water Plant Phase 1	<ul style="list-style-type: none"> <i>The subject site is located south of Owens Road and east of Harlem Road in the Indigo Sect 1 subdivision, Reserve Q. Staff is in the process of reviewing revised plans for a water plant.</i>
<ul style="list-style-type: none"> 2430 Old Dixie Rd (ETJ) 	North Pump Access Road	<ul style="list-style-type: none"> <i>The subject site is located east of Mason Road and across Bullhead Bayou (south of Oyster Creek). Staff reviewed plans for a road surface improvement to an access road for the north pump station. Site plan was approved.</i>
<ul style="list-style-type: none"> 3420 FM 723 (ETJ) 	Plaza at 723	<ul style="list-style-type: none"> <i>The subject site is east of FM 723 and north of Riverside Boulevard. The proposal includes a shopping center shell building that will be approximately 8,900 sf. Staff reviewed the first revision for this project and provided comments to the applicant.</i>
<ul style="list-style-type: none"> 4300 FM 723 (ETJ) 	Briscoe Jr High	<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 3rd 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) 	Foster High School	<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 3rd submittal of a proposed 3,195 square-foot orchestra addition (includes storage and office areas).</i>
<ul style="list-style-type: none"> 11818 Mason Road (GC District and WFBMD) 	Old South Plantation Telecom Access Road	<ul style="list-style-type: none"> <i>The subject site is located west of Mason Road and behind Richmond’s Fire Department Station #3. Staff reviewed the 2nd submittal of a proposed concrete and all-weather gravel driveway (access road) for the telecom tower site.</i>

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