



# **RICHMOND**

EST. **TEXAS** 1837

*Where History Meets Opportunity*

## **Planning & Zoning Commission Meeting**

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

**Monday, May 1, 2023, at 5:00 P.M.**

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

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

### **Join Zoom Meeting**

<https://us06web.zoom.us/j/84492982800?pwd=Ky9PcXVTVzhISnJkWEI0QUIHaE5Mdz09>

**Meeting ID:** 844 9298 2800

**Passcode:** 725655

One tap mobile

+13462487799,,84492982800#,,,,\*725655# US (Houston)

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+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+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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Meeting ID: 844 9298 2800

Passcode: 725655

Find your local number: <https://us06web.zoom.us/j/kcOcDmAj7l>

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

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### **AGENDA**

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

### **CONSENT AGENDA**

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

### **REGULAR AGENDA**

#### **Plat Applications**

- C1. Review and recommendation of a final report to City Commission for a Final Plat – Indigo Village Cottages – 1.356 acres of land – 1 Block – 17 Lots – 4 Reserves. The subject site is a section within the Indigo Master Planned Community located between Harlem Road and Grand Parkway, south of Owens Road.
- C2. Review and recommendation of a final report to City Commission for a Final 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.
- C3. Review and recommendation of a final report to City Commission for a Preliminary Plat – IL Richmond – 22 acres of land – 1 Block – 0 Lots – 1 Reserve.

The subject site is located along the east side of FM 359 and to the south of Plantation Place residential subdivision.

- C4. Review and recommendation of a final report to City Commission for a Preliminary Plat – Kingdom Heights Section Eight – 48.304 acres of land – 4 Blocks – 125 Lots – 5 Reserves. The subject site is a section within the Kingdom Heights Master Planned Community located along the east side of FM 723.
- C5a. Review and recommendation of a final report to City Commission for a Replat - Plantation Crossing Partial Replat No. 2 – 4.868 acres of land – 0 Block – 0 Lot – 1 Reserve. The subject site is located at 735 Plantation and 2015 Harlem Road; directly across James Bowie Middle School.
- C5b. Consideration of the approval of a final report to City Commission on agenda item C5a., above.

Other

- C6. Staff Report Parking in Downtown and Olde Town District
- C7. Staff Report on County Acquisition of real property located near or adjacent to existing County facilities.
- C8. Development related staff update.
- C9. Excuse from attendance at regular Planning and Zoning Commission Meeting.
- C10. Consider agenda item requests by Commissioners for February 7, 2022, regular meeting.
- C11. Adjournment.

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



## **Planning & Zoning Commission Meeting Minutes**

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

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

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The Planning and Zoning Commission for the City of Richmond, Texas met in a regular meeting on Monday, April 3, 2023 at 5:00 p.m. A quorum was present, with the following members in attendance:

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

Staff in attendance: Mason Garcia, Planning Director (via Zoom); Helen Landaverde, Planner II; Christine Cappel, Administrative Manager; 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.

Grace Cervin with Ally General Solutions spoke about the proposed development at State Highway 59 and Williams Way Boulevard, which was recently annexed into the City. Ms. Cervin explained that the development of this area will be carried out in two stages. As part of the first phase, there will be a commercial tract that includes shops, a gas station, and commercial retail stores. The second phase will involve the construction of a two-story retail building with an area of 20,000 square feet. Additionally, Ms. Cervin explained that the project will include an onsite drainage pond that will drain into a TxDOT channel. This public comment was to inform the Commission of their intentions regarding the upcoming project that they would be pursuing.

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

Commissioner Kubelka read a public comment due to the speaker's inability to attend the meeting. This is a comment for C4, for public comment section. This comment letter was written by Nancy Wenzel, who stated that she has lived in the area since 1986. She is concerned about the tract of land situated between Liberty and Richmond Parkway alongside the Brazos River. During the 35 years she has lived here, the area has been a home to a large number of local businesses. She expressed concerns about Richmond's charm being at risk of diminishing and becoming like other regular shopping centers,. It is her hope that the

Commission will maintain a standard for the shopping center that preserves the unique charm of Richmond's Historic District.

Commissioner Kubelka introduced agenda item B1., Review and approve minutes from the March 6, 2023, regular meeting. As noted, Commissioner Myska was not listed as attending and the minutes should be updated to reflect her participation. Commissioner Frederick moved to approve the minutes with the change in the minutes. The motion was seconded by Commissioner Randolph. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item B2., stating that the next Planning and Zoning Commission meeting would be on Monday, May 1, 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 – 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. Ms. Landaverde gave a presentation regarding PitStop Express Preliminary Plat. She explained proposed subdivision is located at 22235 Southwest Freeway, south of US 59 and west of Williams Way Boulevard. She continued by explaining that 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) and 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. She further explained that the proposed preliminary plat will create two (2) restrictive reserves (commercial) in one (1) block. Ms. Landaverde concluded Staff's recommendation of Conditional approval. Commissioner Randolph moved to forward Staff's recommendation of a conditional approval to the City Commission. The motion was seconded by Commissioner Frederick. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item C2., Review and recommendation of a final report to City Commission for a 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. Ms. Landaverde gave a presentation regarding Short Form Final Plat for Wildwood Park. She explained 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). She continued by explaining the subject site is proposed to be developed as a commercial use, proposed short form final plat will create one (1) reserve in one (1) block. Ms. Landaverde concluded Staff's recommendation of Conditional approval. Commissioner Frederick moved to forward Staff's recommendation of a conditional approval to the City Commission. The motion was seconded by Commissioner Randolph. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item C3. Staff Update: Staff update – Pharmacy regulations. Ms. Landaverde gave a presentation regarding Pharmacy regulations. City Attorney, Mr. Smith, discussed the requirements of administrative codes and standards, as well as who would be the enforcement authority and that the City would follow state regulations. Staff is currently performing a baseline inspection and identifying businesses that are not in compliance. Commissioner Kubelka expressed her gratitude to the Staff for their efforts in this regard. In her explanation, Ms. Vela explained that the City Commission and the Planning and Zoning Board are working together.

Commissioner Kubelka introduced agenda item C4. Public Comment – 405 Richmond Parkway. This comment was previously read by Commissioner Kubelka.

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

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

- 2631 and 2635 FM 762 – Mixed Use & C-Store
- 5250 FM 1640 – Replat for carwash
- 735 Plantation Dr and 2015 Harlem Rd – Replat for retail buildings
- 515 Austin St – 5 Star Learning Academy Child Daycare
- 310 Morton St – Online business model for a used vehicle dealership
- 1406 Munson Valley Rd – Home and Community Based Services (assisted living)

Projects under review discussed included the following proposed projects:

- 1701 ½ Harlem Rd – Indigo Water Plant Phase 1
- 2430 Old Dixie Rd – North Pump Access Road
- 3420 FM 723 – Plaza at 723
- 4300 FM 723 – Brisco Jr. High
- 4400 FM 723 – Foster High School
- 11818 Mason Rd – Old South Plantation Telecom Access Road

Commissioner Kubelka introduced agenda item C6., Excuse from attendance at regular Planning and Zoning Commission Meeting. Commissioner Myska and Commission Martinez were absent. Commissioner Frederick motioned to excuse both Commissioners. The motion was seconded by Commissioner Randolph. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item C7., Consider agenda item requests by Commissioners for May 1, 2023, regular meeting. Commissioner Frederick inquired about the status of the Comprehensive Master Plan. Mr. Garcia spoke about the training seminar he was attending.

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 5:30 p.m.

Approved:

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Katherine M. Graeber-Kubelka (Chair)



**PLANNING AND ZONING COMMISSION**

*Staff Report: Plat Application*

**Agenda Date:** May 1, 2023  
**Agenda Item:** C1.

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**Plat Name:** Indigo Village Cottages – Final Plat  
**Applicant:** Matt Tucker | Elevation Land Solutions  
**Project Description:** A subdivision of 1.356-acre tract of land located in the Jane Wilkins Survey, A-96, Fort Bend County, Texas.  
**Zoning Designation:** ETJ (Development Agreement)

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

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**Background/Review Notes**

- *The subject site is being developed as a Master Planned Community called Indigo (Previously Agrihood) with a concept based on walkability, agriculture, and compact development. A Development Agreement which allowed for modified development standards for the proposed development was approved in November 2021.*
- *The proposed subdivision is located between Harlem Road and Grand Parkway, south of Owens Road.*
- *The proposed final plat includes cottages with common parking as allowed per the approved DA. The DA allows for cottages with minimum 35’ lot width, minimum 2,000 sq. ft. lot area, and minimum 5-foot street side and rear setbacks.*
- *The proposed final plat will create 17 lots, four (4) reserves in one (1) block.*

**The proposed plat conforms to:**

**Approved Preliminary Plat**  YES  NO  N/A

Approved by City Commission on July 18, 2022

**Development Plan**  YES  NO  N/A

Approved by City Commission November 15, 2021

Resolution No. 375-2021

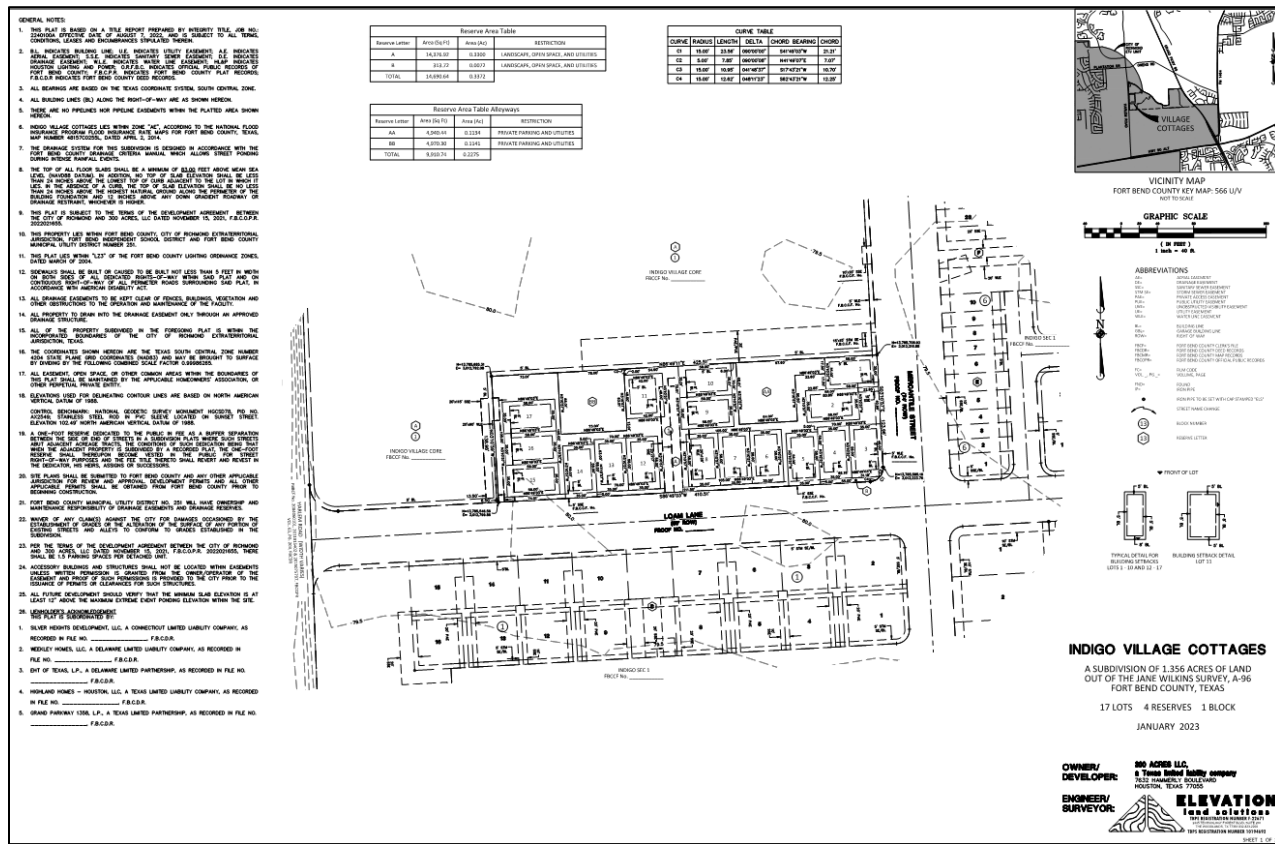
**UDC Division 6.3.500 Subdivision and Plat Approvals**  YES  NO  N/A

**Staff Recommendation**

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

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

1. Update City Secretary’s name to LaSha Gillespie.
2. Update date on plat.
3. Label area next to Lot 17.





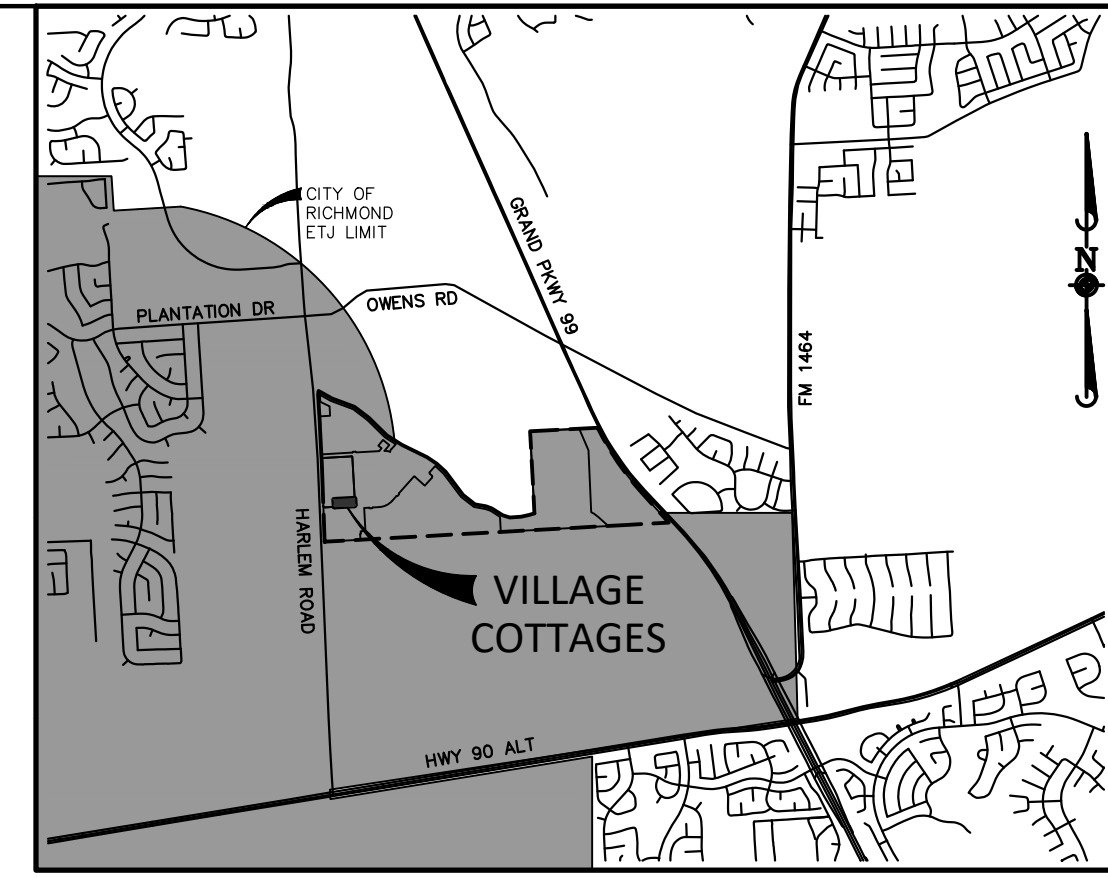
**GENERAL NOTES:**

- THIS PLAT IS BASED ON A TITLE REPORT PREPARED BY INTEGRITY TITLE, JOB NO.: 2240100A EFFECTIVE DATE OF AUGUST 7, 2022, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
- BL. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; A.E. INDICATES AERIAL EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; HL&P INDICATES HOUSTON LIGHTING AND POWER; O.R.F.B.C. INDICATES OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS.
- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
- ALL BUILDING LINES (BL) ALONG THE RIGHT-OF-WAY ARE AS SHOWN HEREON.
- THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
- INDIGO VILLAGE COTTAGES LIES WITHIN ZONE "AE", ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS FOR FORT BEND COUNTY, TEXAS, MAP NUMBER 48157C0255L, DATED APRIL 2, 2014.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 83.00 FEET ABOVE MEAN SEA LEVEL (NAVD83 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 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 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- THIS PLAT IS SUBJECT TO THE TERMS OF THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF RICHMOND AND 300 ACRES, LLC DATED NOVEMBER 15, 2021, F.B.C.O.P.R. 2022021655.
- THIS PROPERTY LIES WITHIN FORT BEND COUNTY, CITY OF RICHMOND EXTRATERRITORIAL JURISDICTION, FORT BEND INDEPENDENT SCHOOL DISTRICT AND FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NUMBER 251.
- THIS PLAT LIES WITHIN "L23" OF THE FORT BEND COUNTY LIGHTING ORDINANCE ZONES, DATED MARCH OF 2004.
- 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 CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH AMERICAN DISABILITY ACT.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF RICHMOND EXTRATERRITORIAL JURISDICTION, TEXAS.
- THE COORDINATES SHOWN HEREON ARE THE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING BY THE FOLLOWING COMBINED SCALE FACTOR 0.99986265.
- ALL EASEMENT, OPEN SPACE, OR OTHER COMMON AREAS WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY THE APPLICABLE HOMEOWNERS' ASSOCIATION, OR OTHER PERPETUAL PRIVATE ENTITY.
- ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.  
CONTROL BENCHMARK: NATIONAL GEODETIC SURVEY MONUMENT HGCS078, PID NO. AX2549; STAINLESS STEEL ROD IN PVC SLEEVE LOCATED ON SUNSET STREET. ELEVATION 102.49' NORTH AMERICAN VERTICAL DATUM OF 1988.
- A ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN A SUBDIVISION PLATS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITIONS OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED BY A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERE TO SHALL REVERT AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- 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.
- FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 251 WILL HAVE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF DRAINAGE EASEMENTS AND DRAINAGE RESERVES.
- WAIVER OF ANY CLAIM(S) AGAINST THE CITY FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF EXISTING STREETS AND ALLEYS TO CONFORM TO GRADES ESTABLISHED IN THE SUBDIVISION.
- PER THE TERMS OF THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF RICHMOND AND 300 ACRES, LLC DATED NOVEMBER 15, 2021, F.B.C.O.P.R. 2022021655, THERE SHALL BE 1.5 PARKING SPACES PER DETACHED UNIT.
- ACCESSORY BUILDINGS AND STRUCTURES SHALL NOT BE LOCATED WITHIN EASEMENTS UNLESS WRITTEN PERMISSION IS GRANTED FROM THE OWNER/OPERATOR OF THE EASEMENT AND PROOF OF SUCH PERMISSIONS IS PROVIDED TO THE CITY PRIOR TO THE ISSUANCE OF PERMITS OR CLEARANCES FOR SUCH STRUCTURES.
- ALL FUTURE DEVELOPMENT SHOULD VERIFY THAT THE MINIMUM SLAB ELEVATION IS AT LEAST 12" ABOVE THE MAXIMUM EXTREME EVENT PONDING ELEVATION WITHIN THE SITE.
- LIENHOLDER'S ACKNOWLEDGEMENT**  
THIS PLAT IS SUBORDINATED BY:  
1. SILVER HEIGHTS DEVELOPMENT, LLC, A CONNECTICUT LIMITED LIABILITY COMPANY, AS RECORDED IN FILE NO. \_\_\_\_\_, F.B.C.D.R.  
2. WEEKLEY HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS RECORDED IN FILE NO. \_\_\_\_\_, F.B.C.D.R.  
3. EHT OF TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, AS RECORDED IN FILE NO. \_\_\_\_\_, F.B.C.D.R.  
4. HIGHLAND HOMES - HOUSTON, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS RECORDED IN FILE NO. \_\_\_\_\_, F.B.C.D.R.  
5. GRAND PARKWAY 1358, L.P., A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN FILE NO. \_\_\_\_\_, F.B.C.D.R.

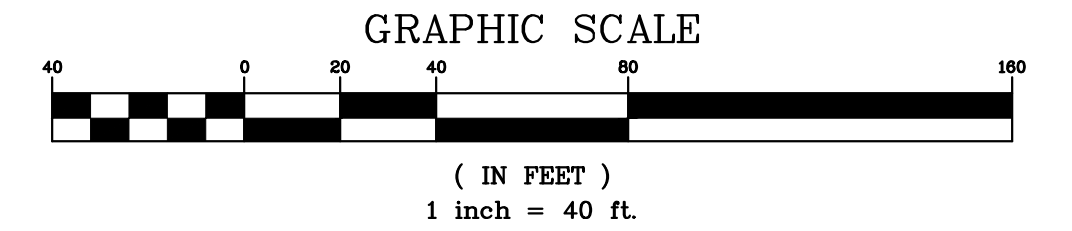
Reserve Area Table			
Reserve Letter	Area (Sq Ft)	Area (Ac)	RESTRICTION
A	14,376.92	0.3300	LANDSCAPE, OPEN SPACE, AND UTILITIES
B	313.72	0.0072	LANDSCAPE, OPEN SPACE, AND UTILITIES
TOTAL	14,690.64	0.3372	

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	15.00'	23.56'	090°00'00"	S41°49'03"W	21.21'
C2	5.00'	7.85'	090°00'08"	N41°49'07"E	7.07'
C3	15.00'	10.95'	041°48'37"	S17°43'21"W	10.70'
C4	15.00'	12.62'	048°11'23"	S62°43'21"W	12.25'

Reserve Area Table Alleysways			
Reserve Letter	Area (Sq Ft)	Area (Ac)	RESTRICTION
AA	4,940.44	0.1134	PRIVATE PARKING AND UTILITIES
BB	4,970.30	0.1141	PRIVATE PARKING AND UTILITIES
TOTAL	9,910.74	0.2275	

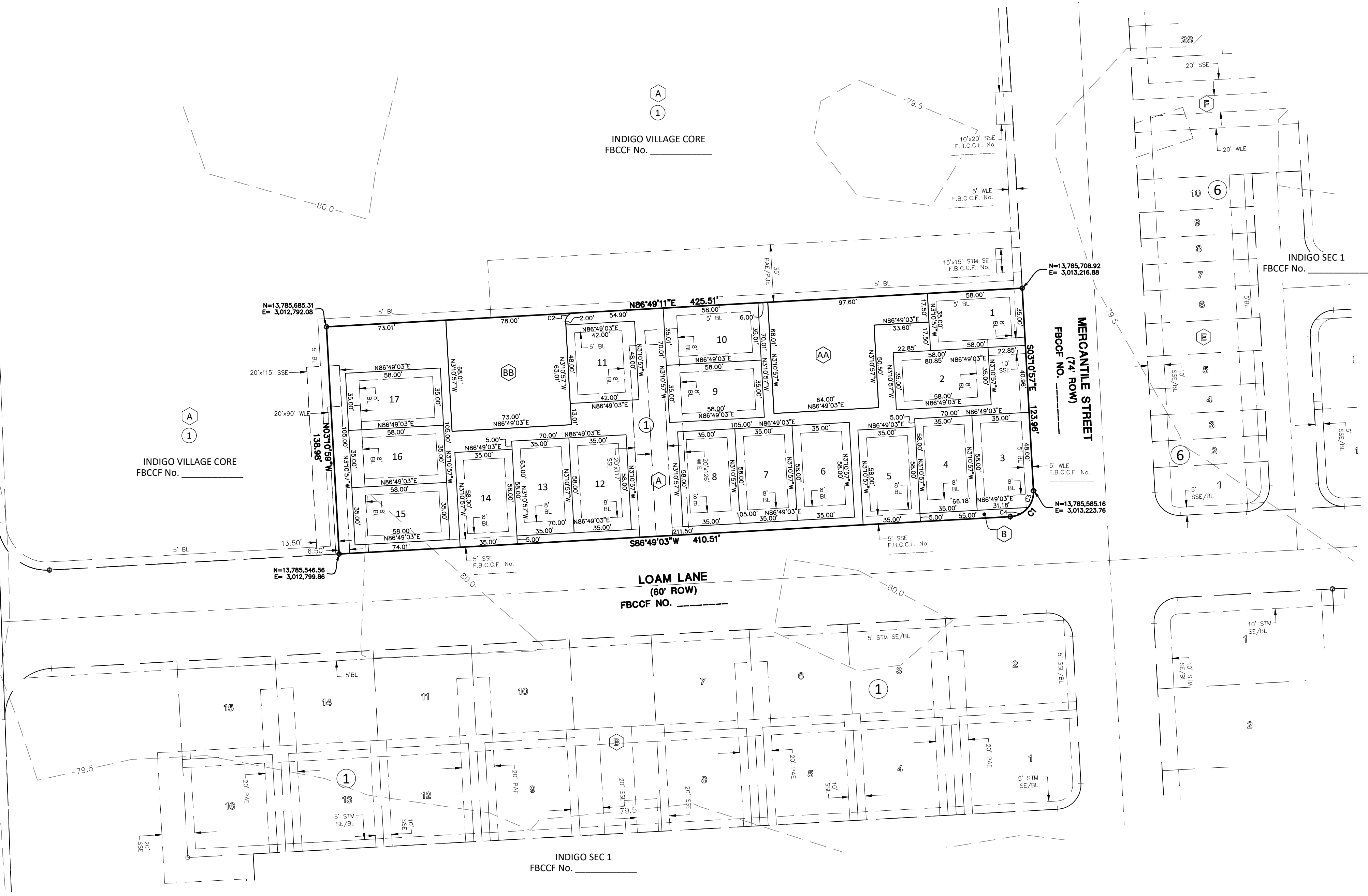
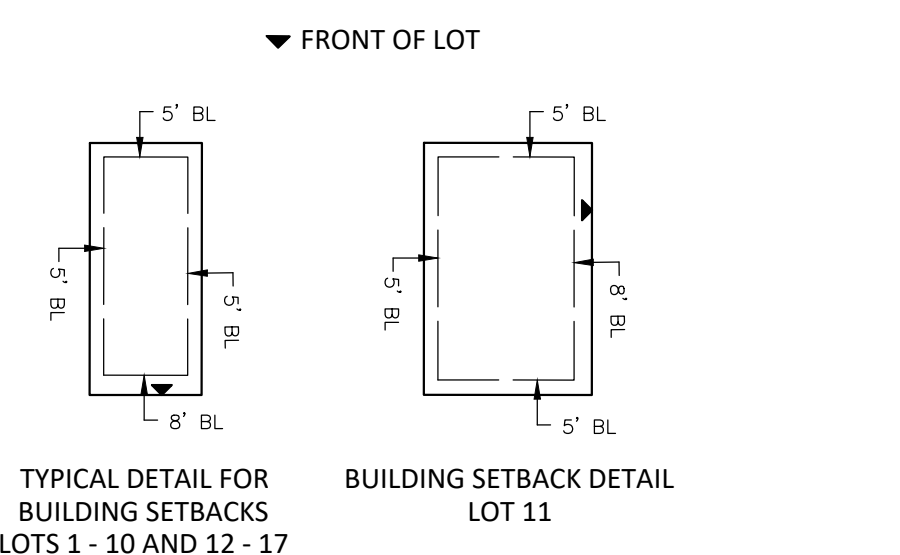


VICINITY MAP  
FORT BEND COUNTY KEY MAP: 566 U/V  
NOT TO SCALE



**ABBREVIATIONS**

- AE= AERIAL EASEMENT
- DE= DRAINAGE EASEMENT
- SSE= SANITARY SEWER EASEMENT
- STM SE= STORM SEWER EASEMENT
- PAE= PRIVATE ACCESS EASEMENT
- PUE= PUBLIC UTILITY EASEMENT
- UVE= UNOBSTRUCTED VISIBILITY EASEMENT
- UE= UTILITY EASEMENT
- WLE= WATER LINE EASEMENT
- BL= BUILDING LINE
- GBL= GARAGE BUILDING LINE
- ROW= RIGHT-OF-WAY
- FBCE= FORT BEND COUNTY CLERK'S FILE
- FBCEB= FORT BEND COUNTY DEED RECORDS
- FBCEM= FORT BEND COUNTY MAP RECORDS
- FBCEPR= FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
- FC= FILM CODE
- VOL, PG, = VOLUME, PAGE
- FND= FOUND
- IP= IRON PIPE
- IP= IRON PIPE TO BE SET WITH CAP STAMPED "ELS"
- SC= STREET NAME CHANGE
- 13= BLOCK NUMBER
- 13= RESERVE LETTER



**INDIGO VILLAGE COTTAGES**

A SUBDIVISION OF 1.356 ACRES OF LAND  
OUT OF THE JANE WILKINS SURVEY, A-96  
FORT BEND COUNTY, TEXAS

17 LOTS 4 RESERVES 1 BLOCK

JANUARY 2023

**OWNER/ DEVELOPER:** 300 ACRES LLC, a Texas limited liability company  
76.32 HAMMERLY BOULEVARD  
HOUSTON, TEXAS 77055

**ENGINEER/ SURVEYOR:** **ELEVATION** land solutions  
TBPB REGISTRATION NUMBER F-22671  
2445 TECHNOLOGY FOREST BLVD, SUITE 200  
THE WOODLANDS, TX 77381 832-823-2200  
TBPB REGISTRATION NUMBER 10194692

STATE OF TEXAS §

COUNTY OF FORT BEND §

KNOWN ALL MEN BY THESE PRESENTS:

WE, 300 Acres LLC, a Texas limited liability company, acting by and through Clayton Garrett, President, (hereinafter referred to as "Owner") is the owner of that certain tract of land 1.356 acre tract described in the above and foregoing plat of INDIGO VILLAGE COTTAGES, do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions and notations on said maps or plat, and hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations thereon expressed and do hereby bind myself, heirs, and assigns to warrant and forever defend the title to the land so dedicated:

FURTHER, Owner has dedicated and by these presents do dedicate to the use of the 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 5 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, Owner has dedicated and by these present so dedicate to the use of the 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 all 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, Owner does 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 shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, excessive vegetation and other obstructions to the operations and maintenance of the drainage facility, and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, We do hereby certify that we, 300 Acres LLC, a Texas limited liability company, the owner of all property immediately adjacent to the boundaries of the above and foregoing subdivision of INDIGO VILLAGE COTTAGES where building setback lines or public utility easements are to be established all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

FURTHER, We 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.

WITNESS my hand in the City of Richmond, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

300 ACRES LLC, a Texas limited liability company

By: \_\_\_\_\_  
Clayton Garrett  
President

STATE OF TEXAS §

COUNTY OF FORT BEND §

Before me, the undersigned authority, on this day personally appeared Clayton Garrett, President, 300 Acres LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ Day of \_\_\_\_\_, 2023

\_\_\_\_\_  
Printed: \_\_\_\_\_  
Notary Public in and for the State of Texas  
My Commission expires: \_\_\_\_\_

I, Paul R. Bretherton, am certified under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct, was prepared from an actual survey of the property made under my supervision on the ground and that all corners, angle points of curvature and other points of reference have been marked with iron rods having a diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner.

\_\_\_\_\_  
Paul R. Bretherton, R.P.L.S.  
Texas Registration No. 5977

I, Daniel H. Lozano, a Professional Engineer licensed in the State of Texas, do hereby certify that this plat meets all requirements of Fort Bend County to the best of my knowledge.

\_\_\_\_\_  
Daniel H. Lozano, P.E.  
Texas Registration No. 85505

STATE OF TEXAS  
COUNTY OF FORT BEND

I, \_\_\_\_\_, Clerk of the Commissioners' Court of Fort Bend County, Texas, do hereby certify that this foregoing plat or map was approved and accepted by said Commissioners' Court on the \_\_\_\_\_ day of \_\_\_\_\_, 2023, as shown by order or record in minutes of said Court in Vol. \_\_\_\_\_ at Page \_\_\_\_\_.

WITNESS my hand and the seal of said Court at office in Richmond, Texas, \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Clerk of Commissioners' Court  
Fort Bend County, Texas

By Deputy

STATE OF TEXAS  
COUNTY OF FORT BEND

This plat of Indigo Village Cottages Subdivision is approved on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by the City of Richmond City Commission, and signed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, provided, however, this approval shall be invalid, and null, and void, unless this plat is filed with the County Clerk of Fort Bend County, Texas, within six (6) months hereafter.

\_\_\_\_\_  
Rebecca K. Haas, Mayor

\_\_\_\_\_  
\_\_\_\_\_, City Secretary

STATE OF TEXAS  
COUNTY OF FORT BEND

This plat of Indigo Village Cottages Subdivision is approved by the City Manager of the City of Richmond, Texas this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Terri Vela, City Manager

STATE OF TEXAS  
COUNTY OF FORT BEND

I, J. Stacy Slawinski, the 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 Commissioner's 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 any other area or subdivision within the watershed.

\_\_\_\_\_  
J. Stacy Slawinski, P.E.  
Fort Bend County Engineer

Approved by the Commissioner's Court of Fort Bend County, Texas this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Vincent M. Morales, Jr.  
Commissioner, Precinct 1

\_\_\_\_\_  
Grady Prestage  
Commissioner, Precinct 2

\_\_\_\_\_  
KP George  
County Judge

\_\_\_\_\_  
Andy Meyers  
Commissioner, Precinct 3

\_\_\_\_\_  
Dexter L. McCoy  
Commissioner, Precinct 4

STATE OF TEXAS  
COUNTY OF FORT BEND

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 \_\_\_\_\_, 20\_\_, at \_\_\_\_\_ O'Clock \_\_M. in plat number \_\_\_\_\_ of the Plat Records of Fort Bend County, Texas.

WITNESS my hand and the seal of office, at Richmond, Texas, the day and date last above written.

\_\_\_\_\_  
Laura Richard, County Clerk  
Fort Bend County, Texas

By: \_\_\_\_\_  
Deputy

# INDIGO VILLAGE COTTAGES

A SUBDIVISION OF 1.356 ACRES OF LAND  
OUT OF THE JANE WILKINS SURVEY, A-96  
FORT BEND COUNTY, TEXAS

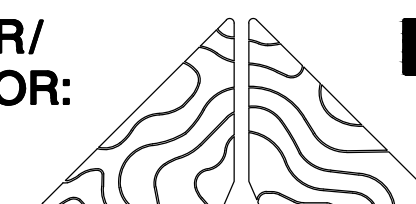
17 LOTS 4 RESERVES 1 BLOCK

JANUARY 2023

OWNER/  
DEVELOPER:

300 ACRES LLC,  
a Texas limited liability company  
76.32 HAMMERLY BOULEVARD  
HOUSTON, TEXAS 77055

ENGINEER/  
SURVEYOR:



**ELEVATION**  
land solutions  
TBPB REGISTRATION NUMBER F-22671  
2445 TECHNOLOGY FOREST BLVD, SUITE 200  
THE WOODLANDS, TX 77381 832-822-2200  
TBPB REGISTRATION NUMBER 10194692



**PLANNING AND ZONING COMMISSION**  
*Staff Report: Plat Application*

**Agenda Date:** May 1, 2023  
**Agenda Item:** C2.

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

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

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**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 Final 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) bedrooms units and 95 two (2) bedroom units. (Conceptual site plan attached).*

**The proposed plat conforms to:**

**Approved Preliminary Plat**  YES  NO  N/A

Approved by City Commission on March 20, 2023

**Development Plan**  YES  NO  N/A

Approved by City Commission

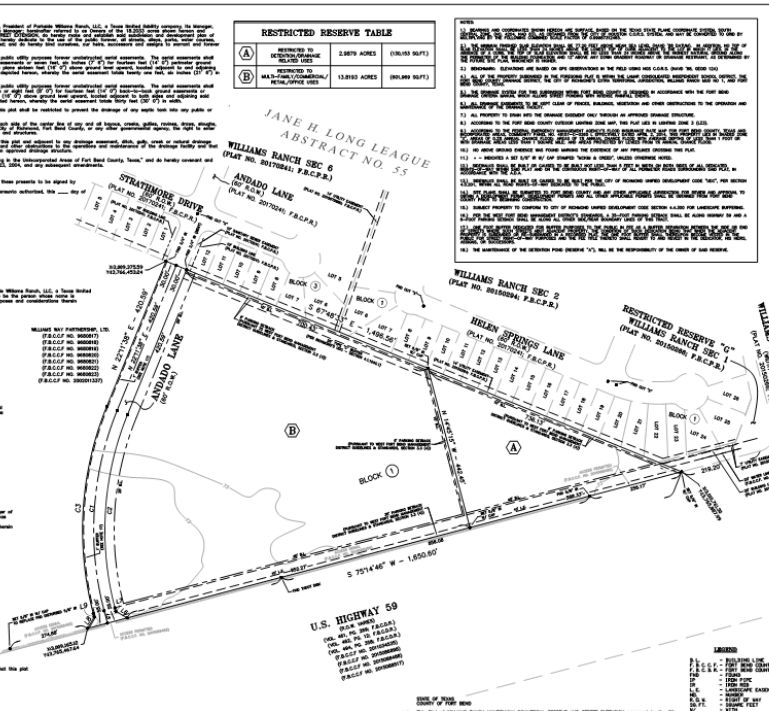
**UDC Division 6.3.500 Subdivision and Plat Approvals**  YES  NO  N/A

**Staff Recommendation**

**APPROVAL:** Staff recommends approval of this final plat.

**RESTRICTED RESERVE TABLE**

RESTRICTED TO	ACRES	(TOTAL ACRES)
(A) RESTRICTED TO RESERVES	2.8879 ACRES	(20,949 SQFT)
(B) RESTRICTED TO MULTIFAMILY COMMERCIAL RESERVE	13.8193 ACRES	(949,884 SQFT)



**JANE H. LONG LEAGUE ABSTRACT NO. 55**  
**WILLIAMS RANCH SEC 6 (PLAT NO. 082702484 P.C.P.C.R.)**  
**WILLIAMS RANCH SEC 2 (PLAT NO. 082802484 P.C.P.C.R.)**  
**WILLIAMS RANCH SEC 3 (PLAT NO. 082902484 P.C.P.C.R.)**

**RESTRICTED RESERVE 'A'**  
**RESTRICTED RESERVE 'B'**  
**RESTRICTED RESERVE 'C'**  
**RESTRICTED RESERVE 'D'**  
**RESTRICTED RESERVE 'E'**  
**RESTRICTED RESERVE 'F'**  
**RESTRICTED RESERVE 'G'**

**U.S. HIGHWAY 59**  
S 7014'40" W - 1,650.00'

**APPROVED BY THE CITY OF RICHMOND, TEXAS**  
This Plat of Williams Ranch Multifamily Commercial Reserve and Street Extension approved by the City Manager of the City of Richmond, Texas, on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**APPROVED BY THE COUNTY OF FORT BEND COUNTY, TEXAS**  
This Plat of Williams Ranch Multifamily Commercial Reserve and Street Extension approved by the County Judge of Fort Bend County, Texas, on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**OWNER**  
PARKSIDE TRUSTEE WE, LLC  
A Texas Limited Liability Company  
2802 West Eldorado Street  
Houston, Texas 77058

**OWNER'S ATTORNEY**  
MCKINNEY CREED  
10000 Katy Road, Suite 200  
Houston, Texas 77058

**DATE OF THIS PLAT**  
APRIL 13, 2023

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 Villoreal, Manager of Vigavi Williams Ranch, LLC, a Texas limited liability company, Its Manager; hereinafter referred to as Owners of the 18.2033 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 laws, 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 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 bayous, 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 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 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,  
a Texas limited liability company,  
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

My Commission Expires: \_\_\_\_\_ Notary

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)

IN TESTIMONY WHEREOF THE, Parkside Vigavi WR, LLC, a Texas limited liability company, has caused these presents to be signed by Luis Rene Garza Villoreal, 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,  
a Texas limited liability company,  
Its Manager

By: Luis Rene Garza Villoreal, Manager

STATE OF TEXAS :  
COUNTY OF FORT BEND :

BEFORE ME, the undersigned authority, on this day personally appeared Luis Rene Garza Villoreal, 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

My Commission Expires: \_\_\_\_\_ Notary

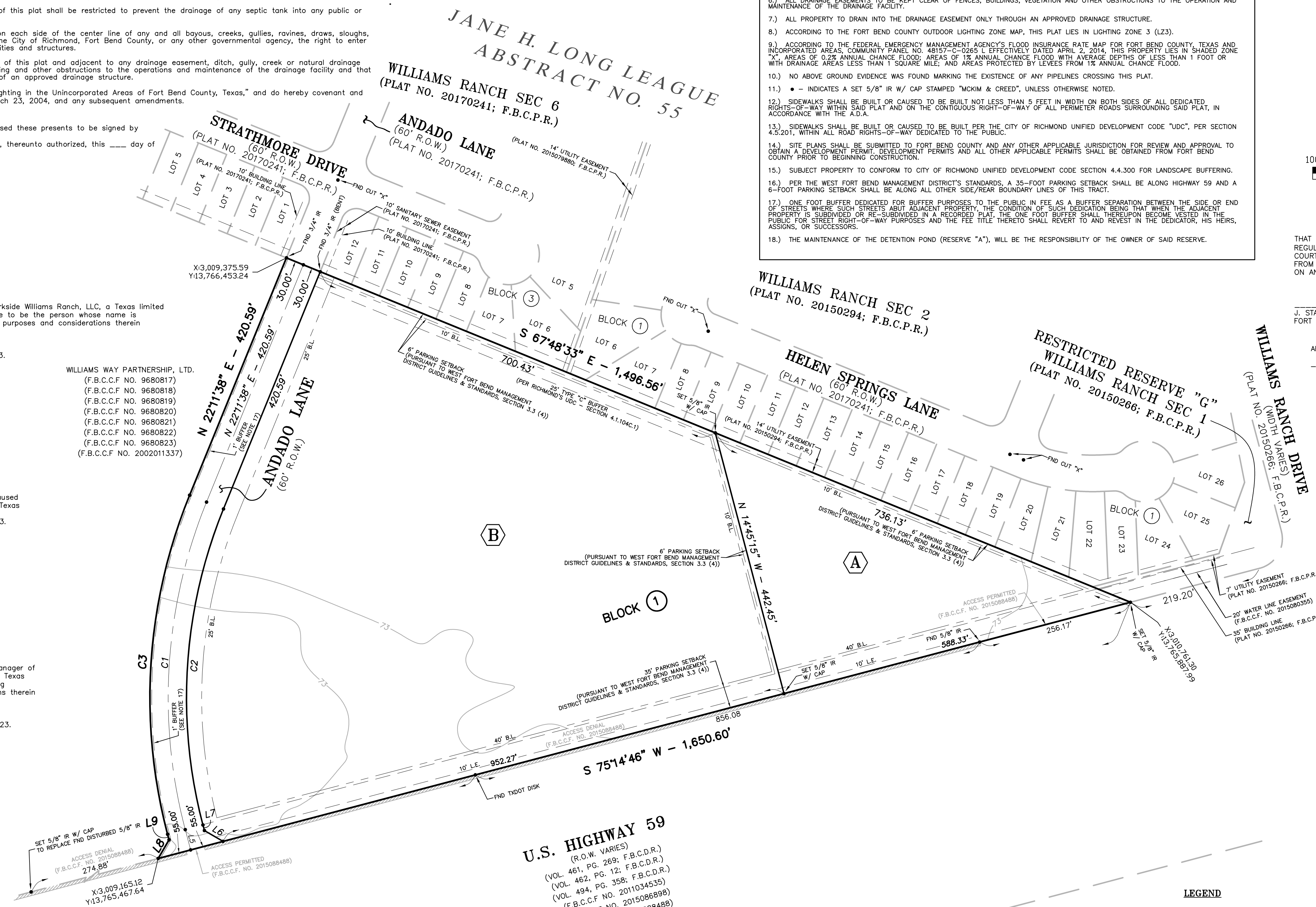
Walter K. Bogardus, P.E.  
Texas Registration No. 119534

I, Robert Chris Kelly, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and 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.S.L.S.  
Texas Registration No. 6833

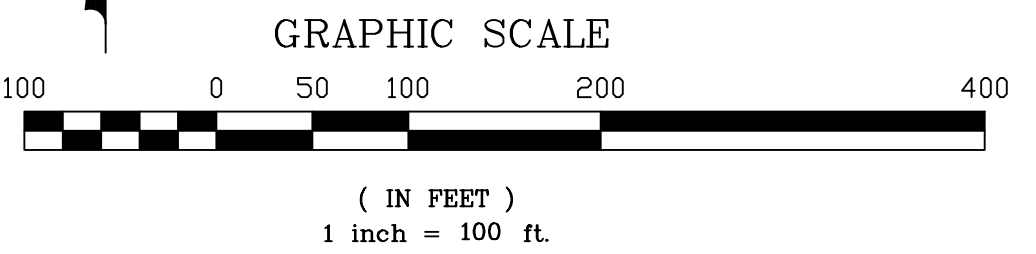


RESTRICTED RESERVE TABLE			
(A)	RESTRICTED TO DETENTION/DRAINAGE RELATED USES	2.9879 ACRES	(130,153 SQ.FT.)
(B)	RESTRICTED TO MULTI-FAMILY/COMMERCIAL/RETAIL/OFFICE USES	13.8193 ACRES	(601,969 SQ.FT.)



**U.S. HIGHWAY 59**  
(R.O.W. VARIES)  
(VOL. 461, PG. 269; F.B.C.D.R.)  
(VOL. 462, PG. 12; F.B.C.D.R.)  
(VOL. 494, PG. 358; F.B.C.D.R.)  
(F.B.C.C.F. NO. 2011034535)  
(F.B.C.C.F. NO. 2015086898)  
(F.B.C.C.F. NO. 2015088488)  
(F.B.C.C.F. NO. 2015088517)

- NOTES:
- 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.
  - THE MINIMUM FINISHED SLAB ELEVATION SHALL BE 77.20 FEET ABOVE 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 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 GRADIENT ROADWAY OR DRAINAGE RESTRAINT, AS DETERMINED BY THE FUTURE SITE PLAN, WHICHEVER IS HIGHER.
  - BENCHMARK: ELEVATIONS ARE BASED ON GPS OBSERVATIONS IN THE FIELD USING NGS C.O.R.S. (NAVD '88, GEOID 12A)
  - 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.
  - THE DRAINAGE SYSTEM FOR THIS SUBDIVISION WITHIN FORT BEND COUNTY IS DESIGNED IN ACCORDANCE WITH THE FORT BEND DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET FLOODING WITH INTENSE RAINFALL EVENTS.
  - ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
  - ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
  - ACCORDING TO THE FORT BEND COUNTY OUTDOOR LIGHTING ZONE MAP, THIS PLAT LIES IN LIGHTING ZONE 3 (L23).
  - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48157-C-0265 I, EFFECTIVELY DATED APRIL 2, 2014, THIS PROPERTY LIES IN SHADEN ZONE "X" 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 LEVEES FROM 1% ANNUAL CHANCE FLOOD.
  - NO ABOVE GROUND EVIDENCE WAS FOUND MARKING THE EXISTENCE OF ANY PIPELINES CROSSING THIS PLAT.
  - - INDICATES A SET 5/8" IR W/ CAP STAMPED "MCKIM & CREED", UNLESS OTHERWISE NOTED.
  - 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 PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
  - SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT PER THE CITY OF RICHMOND UNIFIED DEVELOPMENT CODE "UDC", PER SECTION 4.2.201, WITHIN ALL ROAD RIGHTS-OF-WAY DEDICATED TO THE PUBLIC.
  - 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.
  - SUBJECT PROPERTY TO CONFORM TO CITY OF RICHMOND UNIFIED DEVELOPMENT CODE SECTION 4.4.300 FOR LANDSCAPE BUFFERING.
  - PER THE WEST FORT BEND MANAGEMENT DISTRICT'S 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.
  - 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.
  - THE MAINTENANCE OF THE DETENTION POND (RESERVE "A"), WILL BE THE RESPONSIBILITY OF THE OWNER OF SAID RESERVE.



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

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.

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

**FINAL 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 ~  
**MCKIM & CREED**  
ENGINEERS, SURVEYORS, PLANNERS  
12718 Century Drive  
Stafford, Texas 77477  
281.491.2525  
www.mckimcreed.com  
TPELS Firm Registration No. 10177600  
JOB NO. 08514-0005  
APRIL 13, 2023

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 \_\_\_\_ 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 \_\_\_\_ 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

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'	538.69'	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"

**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. B. W. - RIGHT OF WAY
- SQ. FT. - SQUARE FEET
- W/ - WITH

DISTRICT NAMES	
COUNTY ASSISTANCE DISTRICT	N/A
WCID	N/A
FMSD	WILLIAMS RANCH MUD 1
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



**PLANNING AND ZONING COMMISSION**

*Staff Report: Plat Application*

**Agenda Date:** May 1, 2023  
**Agenda Item:** C3.

---

**Plat Name:** IL Richmond – Preliminary Plat  
**Applicant:** Adam Clent | Beacon Land Services  
**Location:** A subdivision of 22-acre tract of land located in the William Morton Survey, A-62, Fort Bend County, Texas.  
**Zoning Designation:** SC, Suburban Commercial

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

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**Background/Review Notes**

- *The proposed subdivision is located at 1006 FM 359, along the east side of FM 359, across Richmond Tire and Automotive, and north of Yoga on the Brazos.*
- *The subject site was annexed on August 15, 2022 (Ordinance No. 2022-27).*
- *The subject site was rezoned from General Residential (GR) to Suburban Commercial (SC) on September 19, 2022 (Ordinance No. 2022-33)*
- *The property owner is proposing to develop a charter school (K-8) with detention and sports field.*
- *The proposed preliminary plat will create One (1) unrestricted reserve in one (1) block.*

**The proposed plat conforms to:**

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

**Development Plan**  YES  NO  N/A  
Approved by City Commission

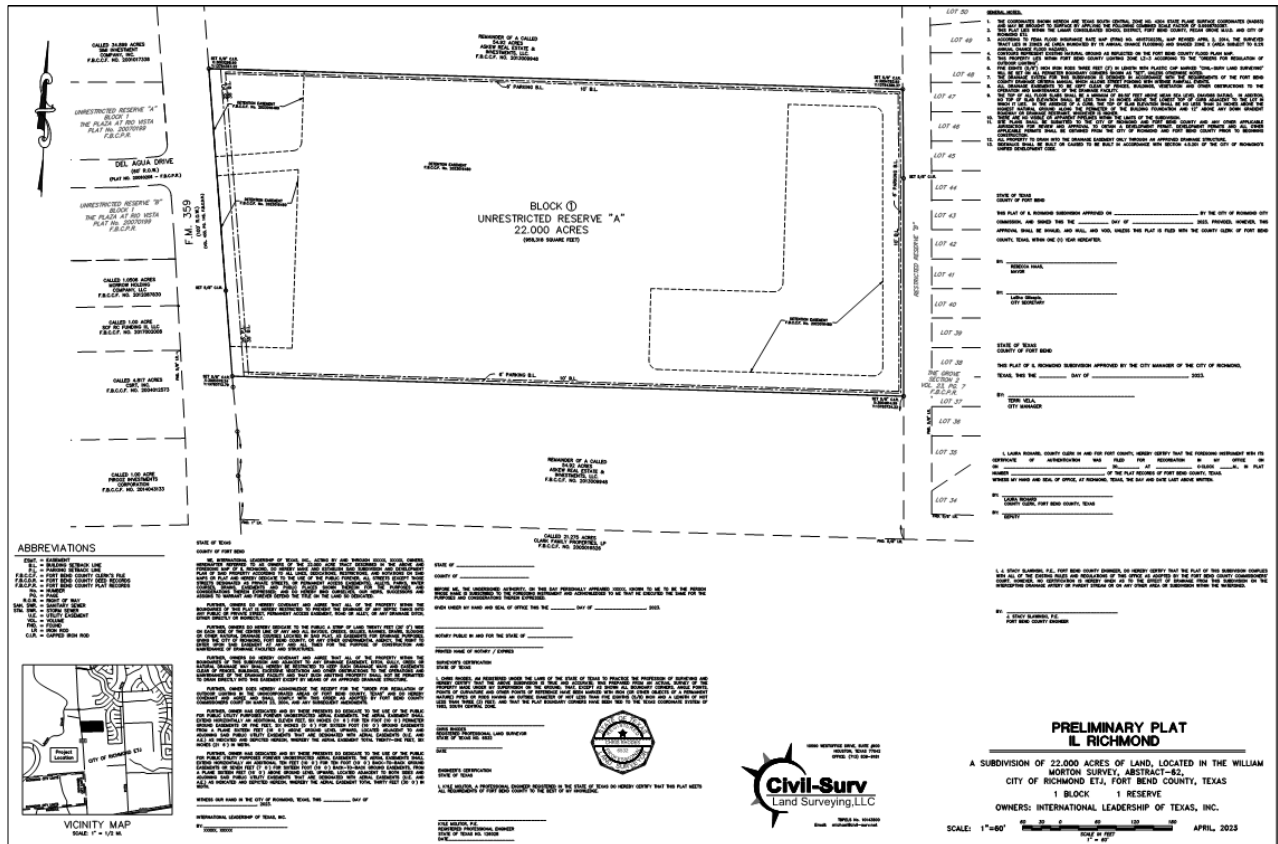
**UDC Division 6.3.500 Subdivision and Plat Approvals**  YES  NO  N/A

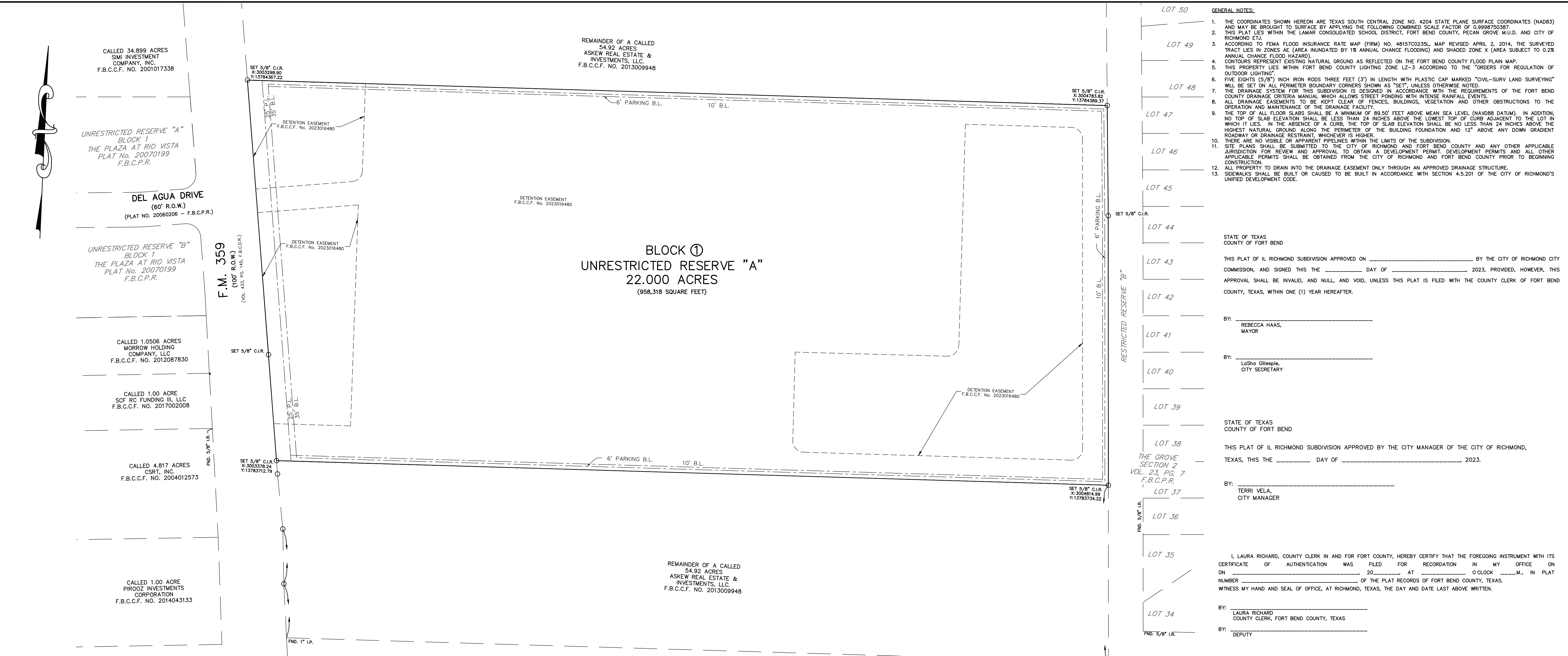
**Staff Recommendation**

**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. Update Mayor’s signature line to include middle initial “K” on the final plat.
2. Show topographic layer.
3. Provide a traffic impact analysis (TIA) for the project that includes potential warrants for turn lanes, traffic signals, or any other modifications to the public right-of-way and traffic patterns. Please also ensure no pick-up or drop-off traffic will be stopped in the public right-of-way.
4. A Traffic Impact Analysis must be submitted and reviewed by the City Engineer prior to approval of the preliminary plat.
5. Provide contour lines on the face of the plat at intervals of one-foot.





**BLOCK ①  
UNRESTRICTED RESERVE "A"  
22,000 ACRES  
(958,318 SQUARE FEET)**

- GENERAL NOTES:**
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE SURFACE COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.9998760387.
  - THIS PLAT LIES WITHIN THE LAMAR CONSOLIDATED SCHOOL DISTRICT, FORT BEND COUNTY, PECAN GROVE M.I.D. AND CITY OF RICHMOND ETJ.
  - ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 48157C0235L, MAP REVISED APRIL 2, 2014, THE SURVEYED TRACT LIES IN ZONES AE (AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING) AND SHADED ZONE X (AREA SUBJECT TO 0.2% ANNUAL CHANCE FLOOD HAZARD).
  - CONTOURS REPRESENT EXISTING NATURAL GROUND AS REFLECTED ON THE FORT BEND COUNTY FLOOD PLAN MAP.
  - THIS PROPERTY LIES WITHIN FORT BEND COUNTY LIGHTING ZONE LZ-3 ACCORDING TO THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING".
  - FIVE EIGHTHS (5/8") INCH IRON RODS THREE FEET (3') IN LENGTH WITH PLASTIC CAP MARKED "CIVIL-SURV LAND SURVEYING" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS SHOWN AS "SET", UNLESS OTHERWISE NOTED.
  - THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET FLOODING WITH INTENSE RAINFALL EVENTS.
  - ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
  - THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 89.50' FEET ABOVE MEAN SEA LEVEL (NAVOD83 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 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 GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
  - THERE ARE NO VISIBLE OR APPARENT PIPELINES WITHIN THE LIMITS OF THE SUBDIVISION.
  - SITE PLANS SHALL BE SUBMITTED TO THE CITY OF RICHMOND AND 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 THE CITY OF RICHMOND AND FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
  - ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
  - SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT IN ACCORDANCE WITH SECTION 4.5.201 OF THE CITY OF RICHMOND'S UNIFIED DEVELOPMENT CODE.

STATE OF TEXAS  
COUNTY OF FORT BEND

THIS PLAT OF IL RICHMOND 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.

BY: \_\_\_\_\_  
REBECCA HAAS,  
MAYOR

BY: \_\_\_\_\_  
LoSha Gillespie,  
CITY SECRETARY

STATE OF TEXAS  
COUNTY OF FORT BEND

THIS PLAT OF IL RICHMOND SUBDIVISION APPROVED BY THE CITY MANAGER OF THE CITY OF RICHMOND, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023.

BY: \_\_\_\_\_  
TERRI VELA,  
CITY MANAGER

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 \_\_\_\_\_ 20\_\_\_\_ 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.

BY: \_\_\_\_\_  
LAURA RICHARD  
COUNTY CLERK, FORT BEND COUNTY, TEXAS

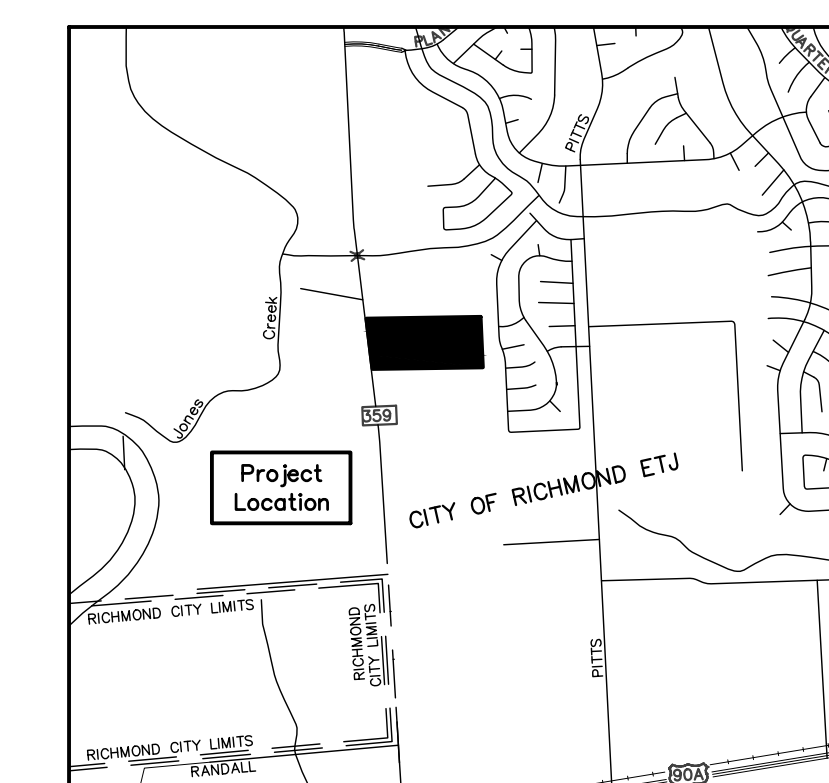
BY: \_\_\_\_\_  
DEPUTY

I, J. STACY SLAWNSKI, 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.

BY: \_\_\_\_\_  
J. STACY SLAWNSKI, P.E.  
FORT BEND COUNTY ENGINEER

**ABBREVIATIONS**

- ESMT. = EASEMENT
- B.L. = BUILDING SETBACK LINE
- P.L. = PARKING SETBACK LINE
- F.B.C.C.F. = FORT BEND COUNTY CLERK'S FILE
- F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS
- F.B.C.P.R. = FORT BEND COUNTY PLAT RECORDS
- No. = NUMBER
- Pg. = PAGE
- R.O.W. = RIGHT OF WAY
- SAN. SWR. = SANITARY SEWER
- STM. SWR. = STORM SEWER
- U.E. = UTILITY EASEMENT
- VOL. = VOLUME
- FND. = FOUND
- I.R. = IRON ROD
- C.I.R. = CAPPED IRON ROD



**VICINITY MAP**  
SCALE: 1" = 1/2 MI.

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, INTERNATIONAL LEADERSHIP OF TEXAS, INC., ACTING BY AND THROUGH XXXXX, XXXXX, OWNERS, HERINAFTER REFERRED TO AS OWNERS OF THE 22,000 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF IL RICHMOND, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

FURTHER, OWNERS 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 FEET (20' 0") 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 RICHMOND, 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 SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNER DOES HEREBY ACKNOWLEDGE THE RECEIPT FOR THE "ORDER 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.

FURTHER, OWNER HAS DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENT SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FOOT (10' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FOOT (16' 0") 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 TOTAL TWENTY-ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNER HAS 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 FOOT (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FOOT (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 TOTAL THIRTY FEET (30' 0") IN WIDTH.

WITNESS OUR HAND IN THE CITY OF RICHMOND, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023.

INTERNATIONAL LEADERSHIP OF TEXAS, INC.  
BY: \_\_\_\_\_  
XXXXX, XXXXX

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_  
PRINTED NAME OF NOTARY / EXPIRES \_\_\_\_\_

SURVEYOR'S CERTIFICATION  
STATE OF TEXAS

I, CHRIS RHODES, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

CHRIS RHODES  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 6532

DATE \_\_\_\_\_

ENGINEER'S CERTIFICATION  
STATE OF TEXAS

I, KYLE MOLITOR, 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.

KYLE MOLITOR, P.E.  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF TEXAS NO. 126028  
DATE \_\_\_\_\_



10590 WESTOFFICE DRIVE, SUITE #100  
HOUSTON, TEXAS 77042  
OFFICE: (713) 639-9181

TBPELS No. 10143800  
Email: michael@civil-surv.net

SCALE: 1"=60' APRIL, 2023



**PLANNING AND ZONING COMMISSION**  
*Staff Report: Plat Application*

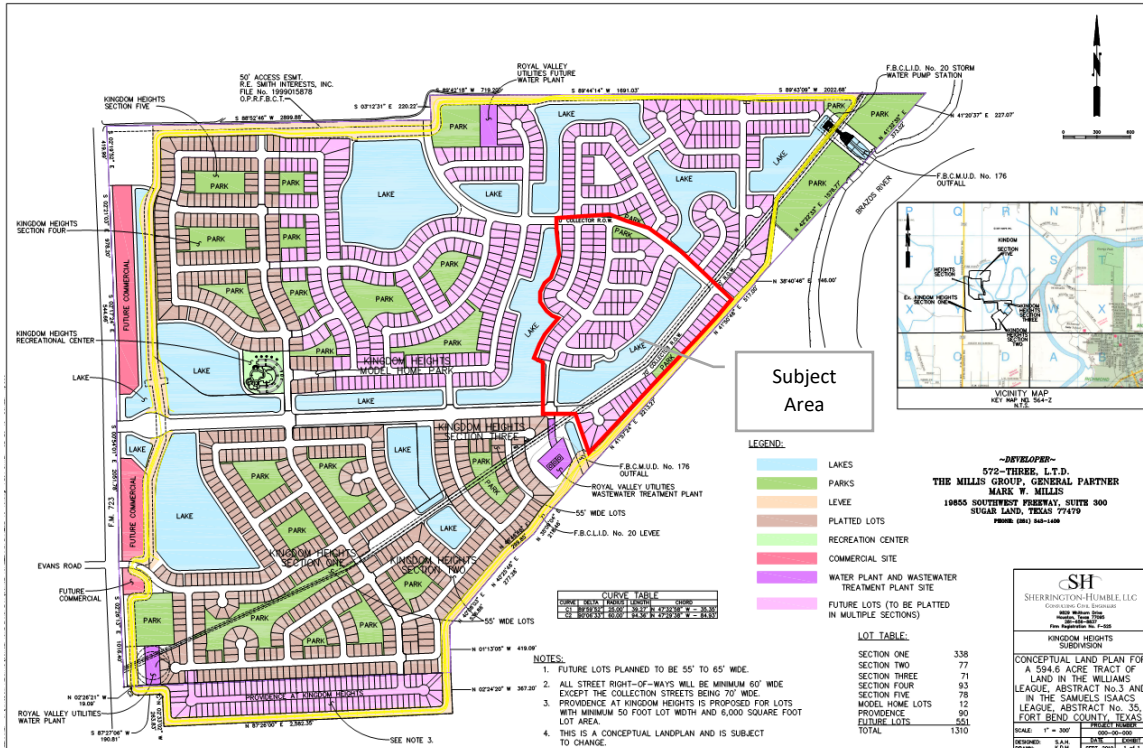
**Agenda Date:** May 1, 2023  
**Agenda Item:** C4.

**Plat Name:** Kingdom Heights Section 8 – Preliminary Plat  
**Applicant:** Ryan Moeckel | McKim & Creed  
**Location:** A subdivision of 48.304 acre tract of land located in the William Andrews League, Abstract No. 3 and in the Samuel Isaacs League, Abstract No. 35, Fort Bend County, Texas.  
**Zoning Designation:** ETJ (General Plan)

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

**Background/Review Notes**

- The proposed subdivision is located at the northeastern corner of Kingdom Heights Boulevard and Bright Lantern Drive within the Kingdom Heights Master Planned Community located along the east side of FM 723.
- A General Plan (shown below) for Kingdom Heights was approved in 2016 and later updated in 2019.



- The proposed subdivision will create 125 Lots, five (5) reserves in four (4) blocks with proposed 55’ to 65’ wide lots.
- The proposed preliminary plat deviates from the approved Land Plan in terms of total number of lots and acreage dedicated to parks and lakes. See Figure 1 below and exhibit provided by the applicant comparing the approved Land Plan with the proposed Section Eight.

**Figure 1. Plat and Conceptual Plan Overlay**

<u>ORIGINAL LANDPLAN vs. SECTION 8 PLAT</u>		
	<u>ORIGINAL</u>	<u>SEC. 8</u>
No. OF LOTS	129	125
LOT ACREAGE	22.81 AC.	22.26 AC.
PLAT ACREAGE	48.61 AC.	48.30 AC.
LAKES AND PARKS	12.94 AC.	14.50 AC.
R.O.W.	12.86 AC.	11.54 AC.

- The proposed preliminary plat generally follows the approved Conceptual Plan (see Figure 1). The applicant is proposing the following adjustments:
  - Reduce the number of lots by 3.14%, four (4) less lots, from 129 to 125. The acreage of lots decreased slightly by 2.44%, from 22.81 acres to 22.26 acres.
  - The proposed park to the northeast along Bright Lantern Drive has been removed to enlarge the lake. The area dedicated for lakes and parks has increased by 11.37%, from 12.94 acres to 14.50 acres.
- The proposed lot sizes meet the minimum size of 6,000 square feet. Lot sizes vary from 6,000 square feet to 26,037 square feet.

**The proposed plat conforms to:**

**Approved Preliminary Plat**

YES  NO  N/A

Approved by City Commission on

**Development Plan**

YES  NO  N/A

Approved by City Commission

**UDC Division 6.3.500 Subdivision and Plat Approvals**

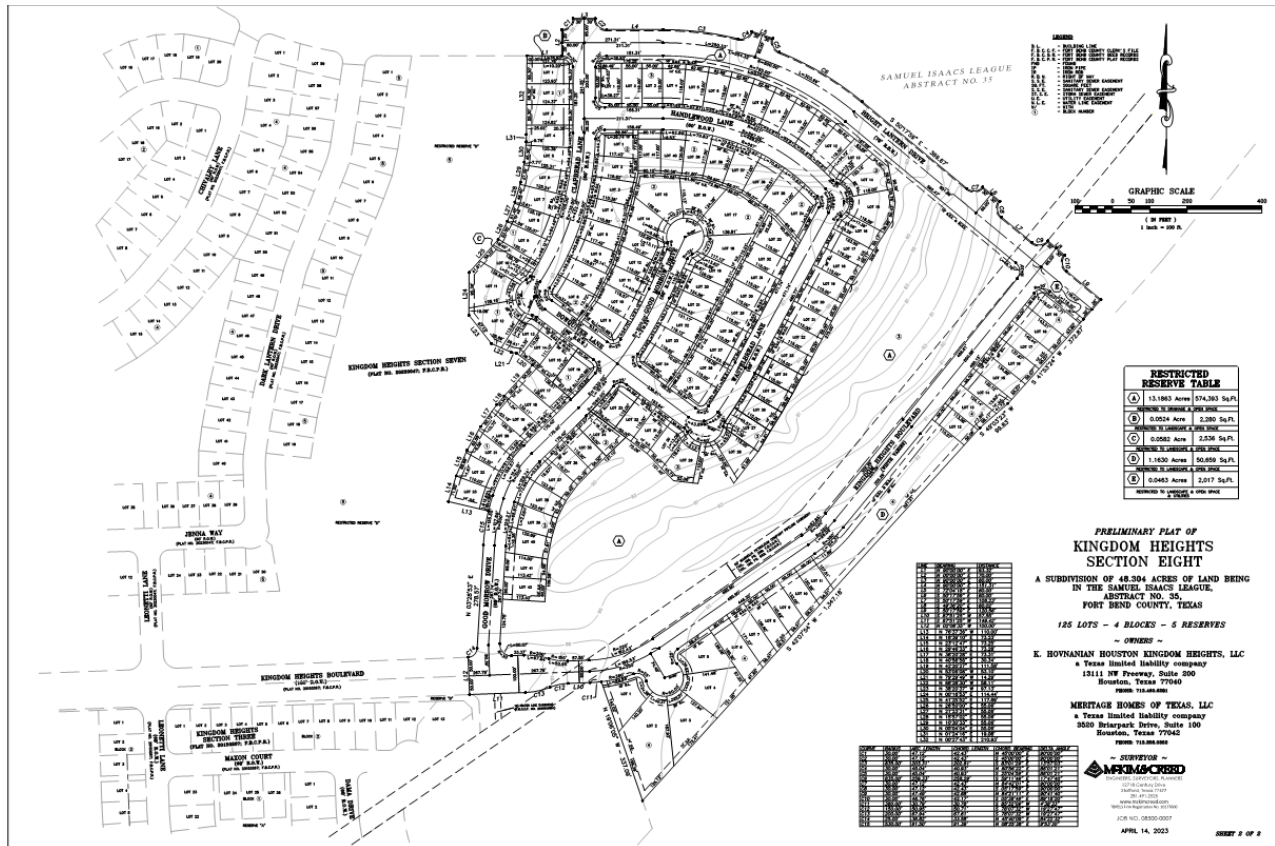
YES  NO  N/A

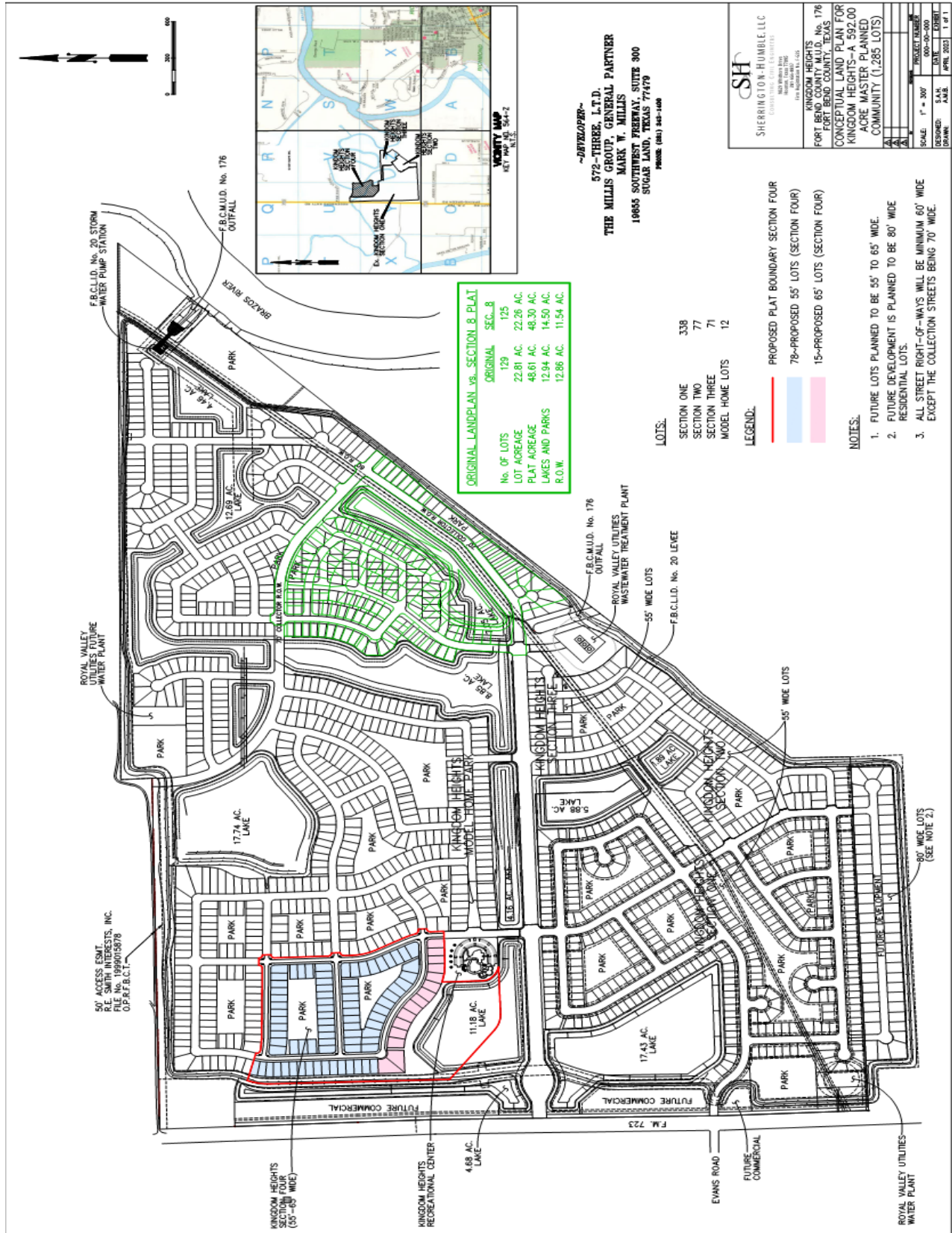
**Staff Recommendation**

**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:

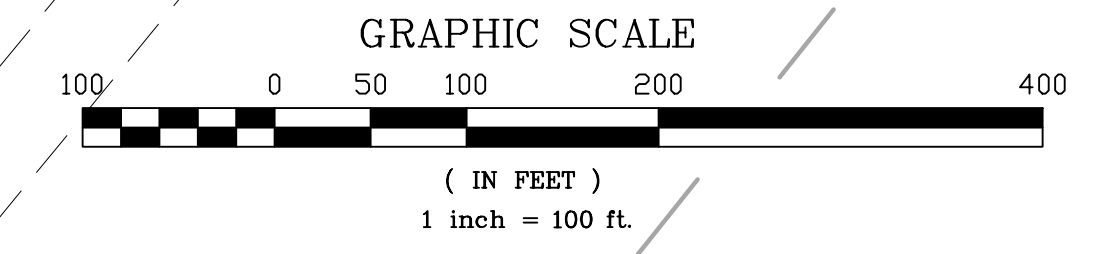
1. Provide dimensions of right-of-way for Kingdom Heights Boulevard on the final plat.







- 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
  - F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
  - FND - FUND
  - IP - IRON PIPE
  - IR - IRON RID
  - R.D.W. - RIGHT OF WAY
  - S.S.E. - SANITARY SEWER EASEMENT
  - S.F. - SQUARE FEET
  - S.S.E. - SANITARY SEWER EASEMENT
  - ST.S.E. - STORM SEWER EASEMENT
  - U.E. - UTILITY EASEMENT
  - W.L.E. - WATER LINE EASEMENT
  - W. - WITH
  - ① - BLOCK NUMBER



**RESTRICTED RESERVE TABLE**

A	13.1863 Acres	574,393 Sq.Ft.
RESTRICTED TO DRAINAGE & OPEN SPACE		
B	0.0524 Acre	2,280 Sq.Ft.
RESTRICTED TO LANDSCAPE & OPEN SPACE		
C	0.0582 Acre	2,536 Sq.Ft.
RESTRICTED TO LANDSCAPE & OPEN SPACE		
D	1.1630 Acres	50,659 Sq.Ft.
RESTRICTED TO LANDSCAPE & OPEN SPACE		
E	0.0463 Acres	2,017 Sq.Ft.
RESTRICTED TO LANDSCAPE & OPEN SPACE & UTILITIES		

**PRELIMINARY PLAT OF  
KINGDOM HEIGHTS  
SECTION EIGHT**

A SUBDIVISION OF 48.304 ACRES OF LAND BEING  
IN THE SAMUEL ISAACS LEAGUE,  
ABSTRACT NO. 35,  
FORT BEND COUNTY, TEXAS

125 LOTS - 4 BLOCKS - 5 RESERVES

~ OWNERS ~

**K. HOVNANIAN HOUSTON KINGDOM HEIGHTS, LLC**  
a Texas limited liability company  
13111 NW Freeway, Suite 200  
Houston, Texas 77040  
PHONE: 713.460.6201

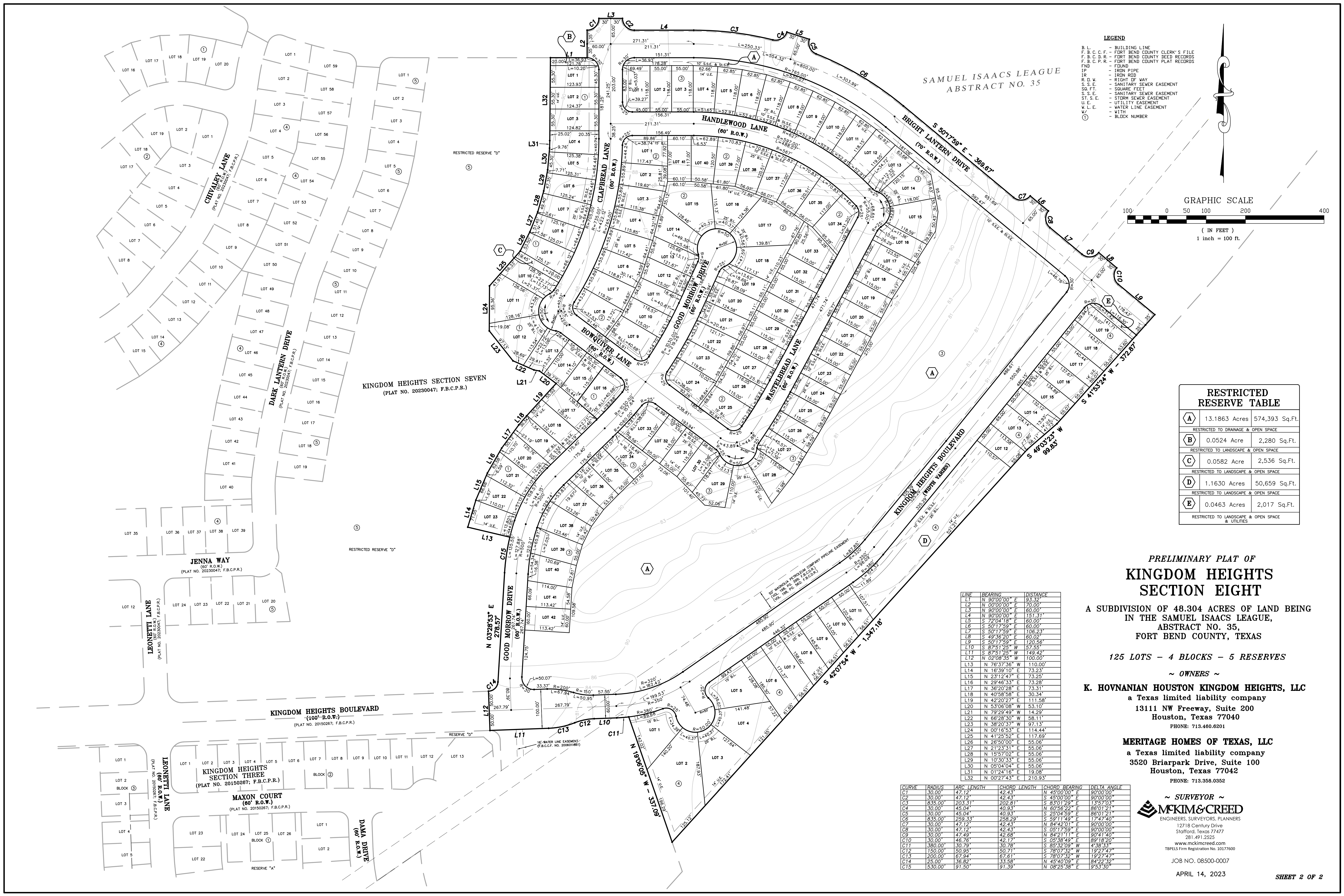
**MERITAGE HOMES OF TEXAS, LLC**  
a Texas limited liability company  
3520 Briarpark Drive, Suite 100  
Houston, Texas 77042  
PHONE: 713.358.0352

~ SURVEYOR ~  
**MKIM & CREED**  
ENGINEERS, SURVEYORS, PLANNERS  
12718 Century Drive  
Stafford, Texas 77477  
281.491.2525

www.mkimcreed.com  
TBPELS Firm Registration No. 10177600  
JOB NO. 08500-0007  
APRIL 14, 2023

LINE	BEARING	DISTANCE
L1	N 90°00'00" E	93.32'
L2	N 09°00'00" E	70.00'
L3	N 90°00'00" E	60.00'
L4	N 90°00'00" E	151.31'
L5	S 72°04'18" E	60.00'
L6	S 50°17'59" E	60.00'
L7	S 50°17'59" E	106.23'
L8	S 49°36'20" E	60.02'
L9	S 50°17'59" E	120.56'
L10	S 87°51'25" W	57.55'
L11	S 87°51'25" W	148.42'
L12	N 02°08'35" W	100.00'
L13	N 76°37'36" W	110.00'
L14	N 16°39'10" E	73.23'
L15	N 23°12'47" E	73.25'
L16	N 29°46'33" E	73.28'
L17	N 36°20'28" E	73.31'
L18	N 40°58'58" E	30.34'
L19	N 42°20'27" E	111.58'
L20	N 53°08'08" W	53.10'
L21	N 79°29'49" W	14.29'
L22	N 66°28'30" W	58.11'
L23	N 38°20'37" W	97.13'
L24	N 00°16'53" E	114.44'
L25	N 41°25'52" E	117.69'
L26	N 26°50'00" E	55.06'
L27	N 21°23'31" E	55.06'
L28	N 15°57'02" E	55.06'
L29	N 10°30'33" E	55.06'
L30	N 05°04'04" E	55.06'
L31	N 01°24'16" E	19.08'
L32	N 00°27'43" E	210.93'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	47.12'	42.43'	N 45°00'00" E	90°00'00"
C2	30.00'	47.12'	42.43'	S 45°00'00" E	90°00'00"
C3	835.00'	203.31'	202.81'	S 83°01'29" E	133°27'03"
C4	30.00'	45.04'	40.93'	N 69°46'22" E	86°01'21"
C5	30.00'	45.04'	40.93'	S 25°04'59" E	86°01'21"
C6	835.00'	259.33'	258.29'	S 59°11'49" E	174°47'40"
C7	30.00'	47.12'	42.43'	N 44°42'01" E	90°00'00"
C8	30.00'	47.12'	42.43'	S 05°17'59" E	90°00'00"
C9	30.00'	47.49'	42.68'	N 84°21'11" E	90°41'40"
C10	30.00'	46.76'	42.17'	S 05°38'49" E	89°18'20"
C11	380.00'	30.79'	30.78'	S 65°32'09" W	43°38'33"
C12	150.00'	50.95'	50.71'	S 78°07'32" W	19°27'47"
C13	200.00'	67.94'	67.61'	S 78°07'32" W	19°27'47"
C14	250.00'	86.52'	83.58'	N 45°40'09" E	84°22'32"
C15	530.00'	91.50'	91.39'	N 08°25'58" E	9°53'50"





**PLANNING AND ZONING COMMISSION**

*Staff Report: Plat Application*

**Agenda Date:** May 1, 2023  
**Agenda Item:** C5a. & C5b.

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**Plat Name:** Plantation Crossing Partial Replat No. 2  
**Applicant:** Brice A. Stanford | Tejas Surveying  
**Location:** A subdivision of 4.868 acre tract of land located in the William Morton League, Abstract No. 62, Fort Bend County, Texas, and being a portion of Unrestricted Reserve “B” of Plantation Crossing Subdivision, in Fort Bend County, Texas.  
**Zoning Designation:** ETJ

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

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**Background/Review Notes**

- *The proposed subdivision is located at 735 Plantation and 2015 Harlem Road; directly across James Bowie Middle School.*
- *The applicant is proposing commercial uses for the property – retail buildings.*
- *The proposed replat is for the remainder of Reserve B of Plantation Crossing Subdivision. The replat will create One (1) unrestricted reserve – Reserve B-3, 0 Lots and 0 Blocks.*

**The proposed plat conforms to:**

**Approved Preliminary Plat**  YES  NO  N/A

Approved by City Commission on

**Development Plan**  YES  NO  N/A

Approved by City Commission.

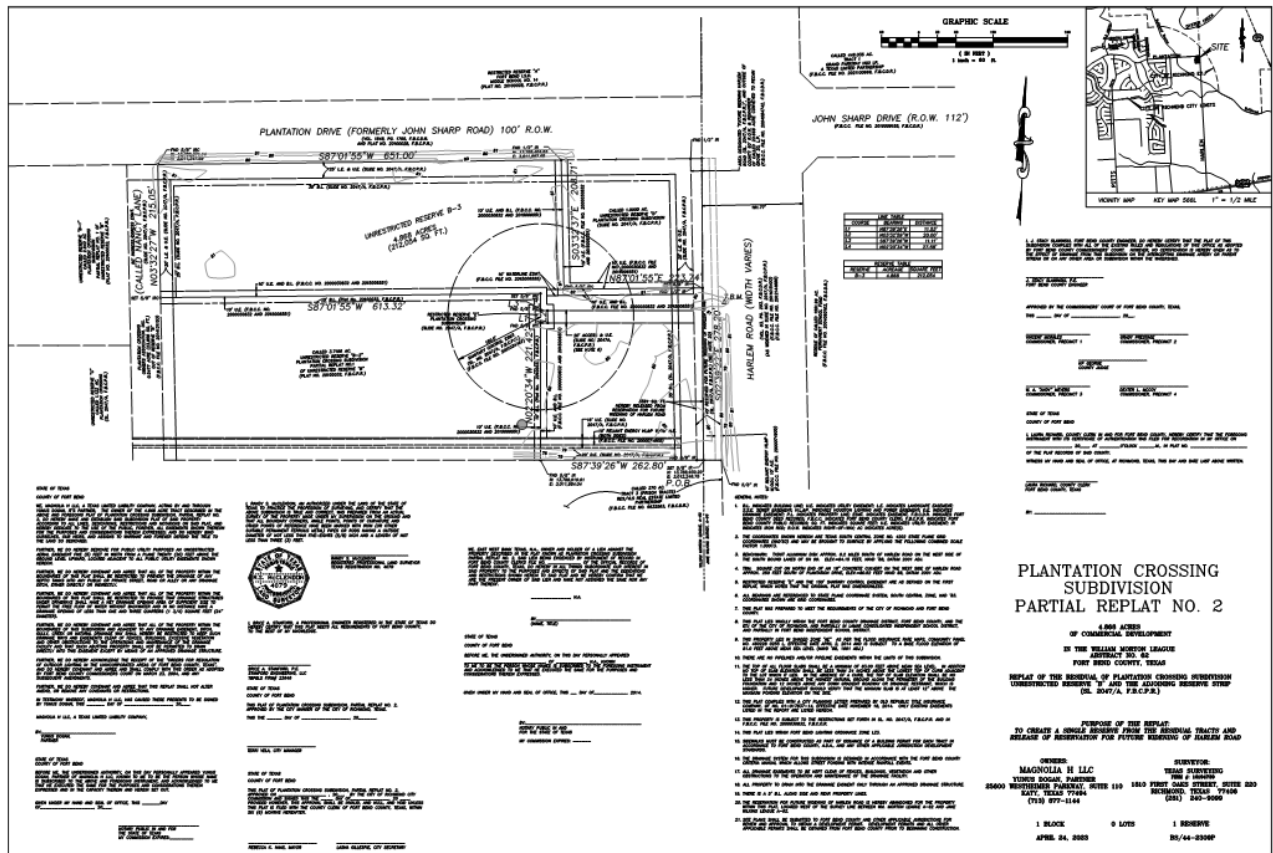
**UDC Division 6.3.500 Subdivision and Plat Approvals**  YES  NO  N/A

**Staff Recommendation**

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

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

1. Update General Note #12 to reflect current City Planning Letter dated April 4, 2023, Job No. 2341413A.
2. Provide letters of no objection from CenterPoint Energy and any other applicable utility companies.
3. Provide Fort Bend County Drainage District approval.
4. Revise the signature line under the County Clerk to state "Deputy" under the signature line.





**Residential Replat Statement**

***TEJAS SURVEYING***

*A Pedraza Surveying, LLC Company  
Firm Registration No. 10194739  
1810 First Oaks St., Ste 220  
Richmond, TX 77406-1668*

April 4, 2023

Ms. Helen Landaverde  
City of Richmond  
600 Morton St.  
Richmond, TX 77469

Re: Replatting request for Plantation Crossing Subdivision, Partial Replat No. 2

Dear Ms. Landaverde:

As requested, to provide confirmation to you in compliance with Texas Local Government Code Sec. 212.015 (a) (1-2), we provide the following statement regarding the 4.868 acres in the ETJ of the City of Richmond, designated as PLANTATION CROSSING SUBDIVISION, PARTIAL REPLAT NO. 2 in our recent application for consideration as a replat:

- 1) None of the area to be replatted has been limited by an interim or permanent zoning classification to residential use for not more than two residential units per lot during the preceding five (5) years, and
- 2) No lot in the preceding plat was limited by deed restrictions to residential use for not more than two residential units per lot.

Reserve "B" of Plantation Crossing has always been an Unrestricted Reserve and located in unincorporated Fort Bend County.

Hopefully, this complies with your request. Do not hesitate to contact us if you need something further.

Respectfully,



Randy S. McClendon, RPLS

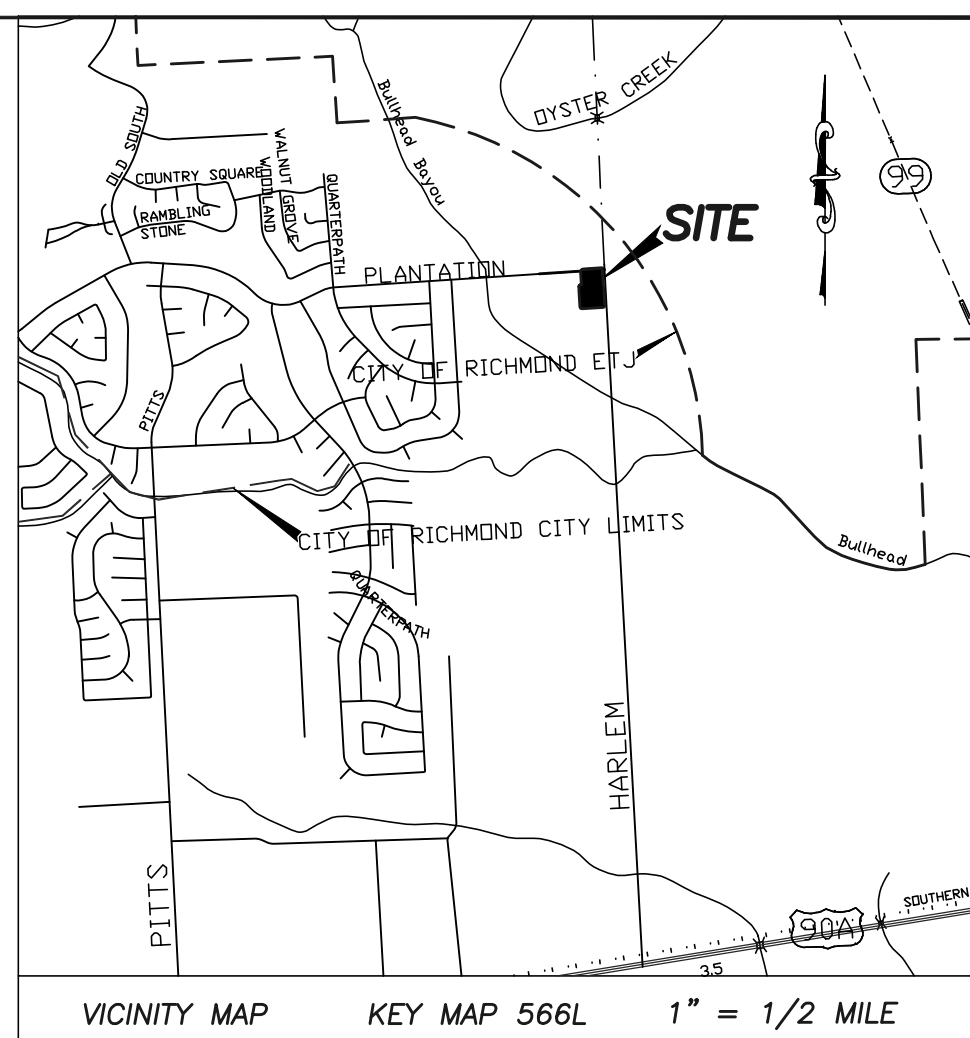
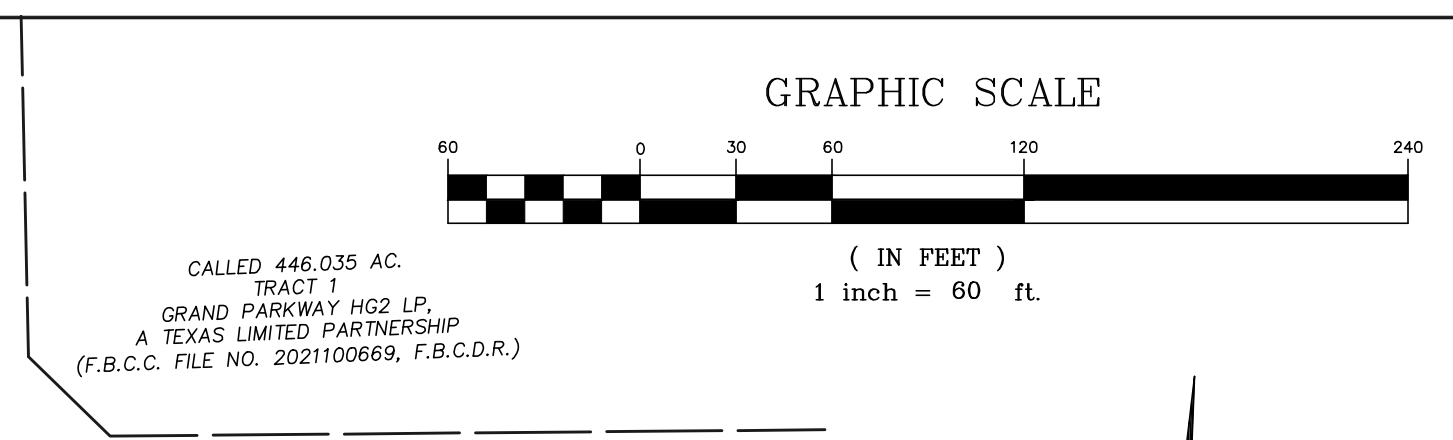
cc: Yunus Dogan, Magnolia H LLC

c:\rsm\44-2309P.wpd

*Tel: (281) 240-9099*

*Website: mrsurveyor.com*

*Fax (281) 240-2791*



PLANTATION DRIVE (FORMERLY JOHN SHARP ROAD) 100' R.O.W.  
(VOL. 1848, PG. 1795, F.B.C.D.R. AND PLAT NO. 20100028, F.B.C.P.R.)

JOHN SHARP DRIVE (R.O.W. 112')  
(F.B.C.C. FILE NO. 2016009155, F.B.C.D.R.)

LINE TABLE		
COURSE	BEARING	DISTANCE
L1	N87°39'26"E	11.53'
L2	N03°32'27"W	20.00'
L3	S87°39'26"W	11.11'
L4	N02°20'34"W	27.58'

RESERVE TABLE		
RESERVE	ACREAGE	SQUARE FEET
B-3	4.868	212,054

I, J. STACY SLAWINSKI, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY 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 \_\_\_\_\_, 20\_\_\_\_.

VINCENT MORALES, COMMISSIONER, PRECINCT 1  
GRADY PRESTAGE, COMMISSIONER, PRECINCT 2

MP GEORGE, COUNTY JUDGE

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

STATE OF TEXAS  
COUNTY OF FORT BEND

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 \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., IN PLAT NO. \_\_\_\_\_ OF THE PLAT RECORDS OF SAID COUNTY.  
WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THIS DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD, COUNTY CLERK  
FORT BEND COUNTY, TEXAS

By: \_\_\_\_\_

# PLANTATION CROSSING SUBDIVISION PARTIAL REPLAT NO. 2

4.868 ACRES  
OF COMMERCIAL DEVELOPMENT

IN THE WILLIAM MORTON LEAGUE  
ABSTRACT NO. 62  
FORT BEND COUNTY, TEXAS

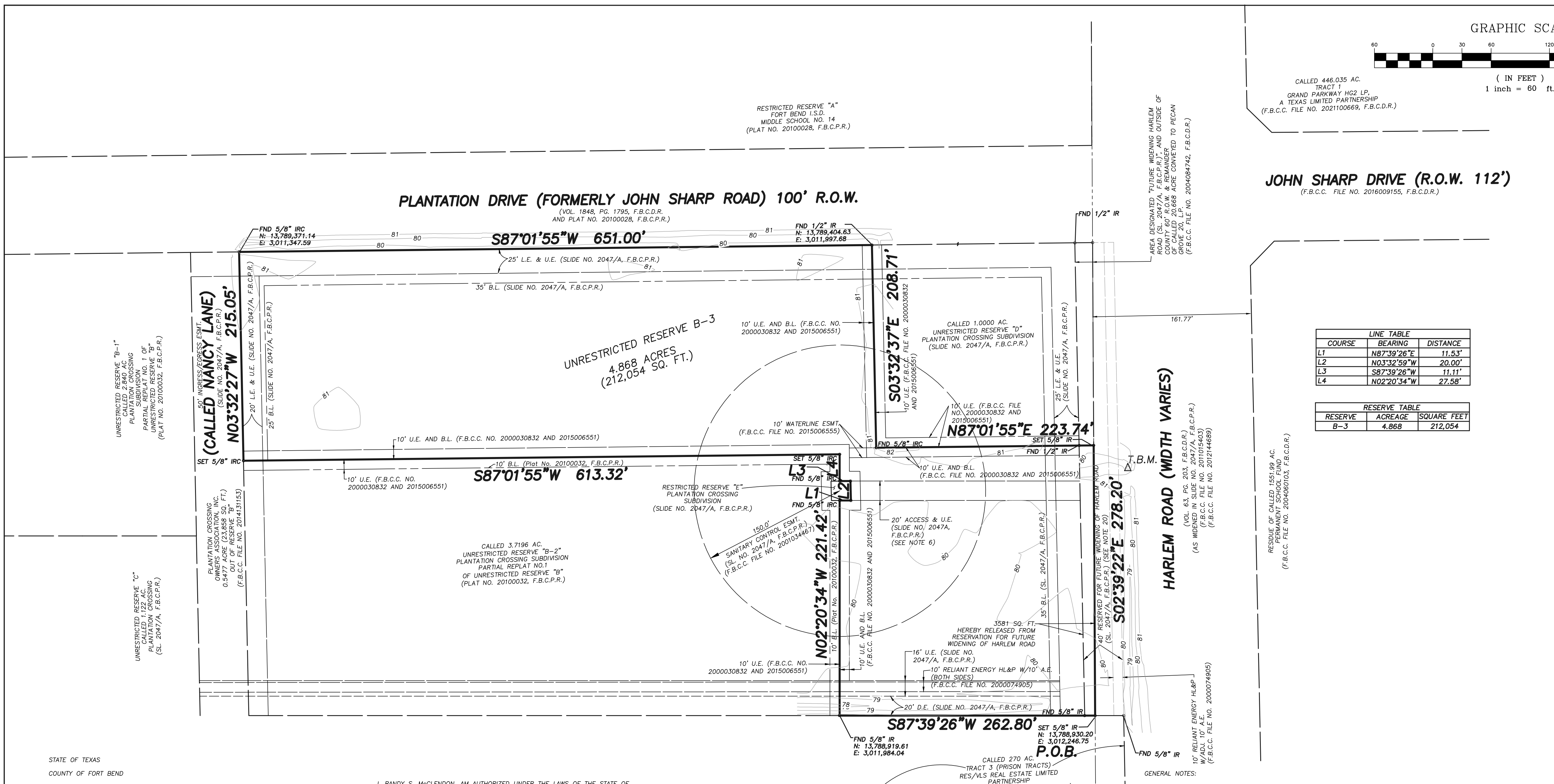
REPLAT OF THE RESIDUAL OF PLANTATION CROSSING SUBDIVISION  
UNRESTRICTED RESERVE "B" AND THE ADJOINING RESERVE STRIP  
(SL. 2047/A, F.B.C.P.R.)

PURPOSE OF THE REPLAT:  
TO CREATE A SINGLE RESERVE FROM THE RESIDUAL TRACTS AND  
RELEASE OF RESERVATION FOR FUTURE WIDENING OF HARLEM ROAD

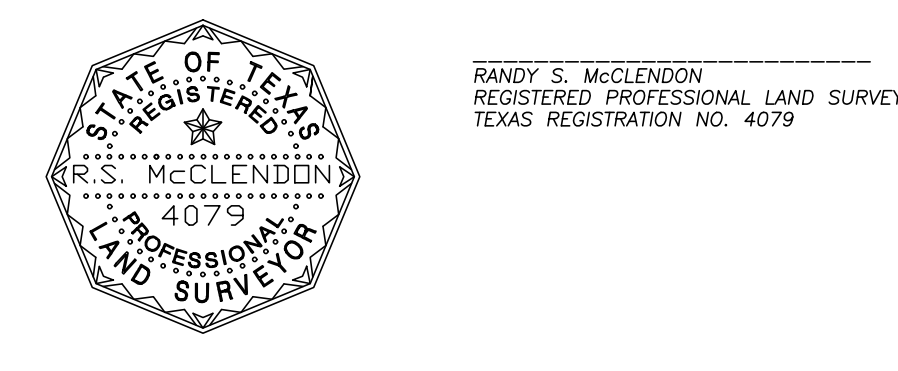
OWNERS:  
MAGNOLIA H LLC  
YUNUS DOGAN, PARTNER  
25600 WESTHEIMER PARKWAY, SUITE 110  
KATY, TEXAS 77494  
(713) 877-1144

SURVEYOR:  
TEJAS SURVEYING  
FIRM #: 10194739  
1810 FIRST OAKS STREET, SUITE 220  
RICHMOND, TEXAS 77406  
(281) 240-9099

1 BLOCK      0 LOTS      1 RESERVE  
APRIL 24, 2023      BS/44-2309P



I, RANDY S. McLENDON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT FERROUS METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET.



WE, MAGNOLIA H LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH YUNUS DOGAN, ITS PARTNER, THE OWNER OF THE 4.868 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF PLANTATION CROSSING SUBDIVISION, PARTIAL REPLAT NO. 2, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT 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 EASEMENTS SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, WE DO HEREBY DEDICATE FOR PUBLIC UTILITY PURPOSES AN UNRESTRICTED AERIAL EASEMENT FIVE (5) FEET IN WIDTH FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON.

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 COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PROVIDE THAT DRAINAGE STRUCTURES UNDER DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER AND IN NO INSTANCE HAVE A DRAINAGE OPENING OF LESS THAN ONE AND THREE QUARTERS (1 3/4) SQUARE FEET (24" DIAMETER).

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 DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGEWAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION 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, WE 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.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT THIS REPLAT SHALL NOT ALTER AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.

IN TESTIMONY WHEREOF, MAGNOLIA H LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY YUNUS DOGAN, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

I, BRICE A. STANFORD, 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.

BRICE A. STANFORD, P.E.  
STANFORD ENGINEERING, LLC  
TPELS FIRM# 23646

STATE OF TEXAS  
COUNTY OF FORT BEND  
THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

REBECCA K. HAAS, MAYOR      LASHA GILLESPIE, CITY SECRETARY

WE, EAST WEST BANK TEXAS, N.A., OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS PLANTATION CROSSING SUBDIVISION PARTIAL REPLAT NO. 2, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN FORT BEND COUNTY CLERK'S FILE NO. \_\_\_\_\_ OF THE OFFICIAL RECORDS 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 PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT AGREED THE SAME NOR ANY PART THEREOF.

BY: \_\_\_\_\_  
(NAME, TITLE)

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ OF \_\_\_\_\_ N.A., KNOWN TO ME TO BE THE PERSON WHOSE NAMES 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\_\_\_\_.

BY: \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

TERRI VELA, CITY MANAGER

- GENERAL NOTES:
- B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; L.E. INDICATES LANDSCAPE EASEMENT; S.S.E. SEWER EASEMENT; H.L.&P. INDICATES HOUSING LIGHTING AND POWER EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; P.L. INDICATES PROPERTY LINE; ESM. INDICATES EASEMENT; F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS; F.B.C.C. INDICATES FORT BEND COUNTY CLERK; F.B.C.P.R. INDICATES FORT BEND COUNTY PUBLIC RECORDS; SQ. FT. INDICATES SQUARE FEET; U.E. INDICATES UTILITY EASEMENT; IR INDICATES IRON ROD; R.O.W. INDICATES RIGHT-OF-WAY; AC INDICATES ACRE(S).
  - THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4202 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR 1.00013.
  - BENCHMARK: TXDOT ALUMINUM DISK APPROX. 0.2 MILES SOUTH OF HARLEM ROAD ON THE WEST SIDE OF THE SOUTH BOUND LANES OF SH 99. ELEV.=84.15 FEET, NAVD '88, DATUM 2001 ADJ.
  - T.B.M. SQUARE CUT ON NORTH END OF AN 18" CONCRETE CULVERT ON THE WEST SIDE OF HARLEM ROAD APPROX. 250 FEET SOUTH OF PLANTATION DRIVE. ELEV.=80.52 FEET NAVD 88, DATUM 2001 ADJ.
  - RESTRICTED RESERVE "E" AND THE 150' SANITARY CONTROL EASEMENT ARE AS DEFINED ON THE FIRST REPLAT, WHICH NOTES THAT THE ORIGINAL PLAT WAS DIMENSIONLESS.
  - ALL BEARINGS ARE REFERENCED TO STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD '83. COORDINATES SHOWN ARE GRID COORDINATES.
  - THIS PLAT WAS PREPARED TO MEET THE REQUIREMENTS OF THE CITY OF RICHMOND AND FORT BEND COUNTY.
  - THIS PLAT LIES WHOLLY WITHIN THE FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND COUNTY, AND THE ETJ OF THE CITY OF RICHMOND, AND PARTIALLY IN LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, AND PARTIALLY IN FORT BEND INDEPENDENT SCHOOL DISTRICT.
  - THIS PROPERTY LIES IN SHADDED ZONE "AE" AS PER THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 480228 0255 L, EFFECTIVE DATE APRIL 2, 2014 AND IS SUBJECT TO A BASE FLOOD ELEVATION OF 81.0 FEET ABOVE MEAN SEA LEVEL (NAVD '88, 1991 ADJ.)
  - THERE ARE NO PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
  - THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 83.00 FEET ABOVE MEAN SEA LEVEL. IN ADDITION NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT 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 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICH IS HIGHER. FUTURE DEVELOPMENT SHOULD VERIFY THAT THE MINIMUM SLAB IS AT LEAST 12" ABOVE THE MAXIMUM PONDING ELEVATION ON THE SITE.
  - THIS PLAT COMPLIES WITH A CITY PLANNING LETTER PREPARED BY OLD REPUBLIC TITLE INSURANCE COMPANY, OF NO. 01-017837-14, EFFECTIVE DATE NOVEMBER 18, 2014. ONLY EXISTING EASEMENTS LISTED IN THE REPORT ARE LISTED HEREON.
  - THIS PROPERTY IS SUBJECT TO THE RESTRICTIONS SET FORTH IN SL. NO. 2047/A, F.B.C.P.R. AND IN F.B.C.C. FILE NO. 200030832, F.B.C.D.R.
  - THIS PLAT LIES WITHIN FORT BEND LIGHTING ORDINANCE ZONE LZ3.
  - SIDEWALKS MUST BE CONSTRUCTED AS PART OF ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT IN ACCORDANCE TO FORT BEND COUNTY, A.D.A., AND ANY OTHER APPLICABLE JURISDICTION DEVELOPMENT STANDARDS.
  - THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
  - ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
  - ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
  - THERE IS A 5' B.L. ALONG SIDE AND REAR PROPERTY LINES.
  - THE RESERVATION FOR FUTURE WIDENING OF HARLEM ROAD IS HEREBY ABANDONED FOR THE PROPERTY WITHIN THIS PLAT, LOCATED WEST OF THE SURVEY LINE BETWEEN WM. MORTON LEAGUE A-62 AND JANE WILKINS LEAGUE A-92.
  - SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND OTHER APPLICABLE JURISDICTIONS 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.



**PLANNING AND ZONING COMMISSION**  
*Staff Update: Parking in DN and OT district.*

**Agenda Date:** May 1, 2023  
**Agenda Item:** C6.

**Agenda Item Subject:** Discussion on Parking within DN, Downtown and OT, Olde Town district.  
**NO ACTION FROM THE PLANNING AND ZONING COMMISSION IS REQUIRED ON THIS AGENDA ITEM.**

**Presenter:** Mason A. Garcia, Planning Director

**SUMMARY**

Recently, staff has had discussions on parking requirements within the Downtown and Olde Town Districts. Due to the age of these districts the parking regulations adopted within the Unified Development Code (UDC) render certain structures and parcels unable to conform without significant cost barriers. Enacting an parking reform within these districts may reduce barriers to infill of vacant lots and buildings. Cities throughout the United States have been modifying municipal codes to reduce parking minimums or enact parking maximums in some cases. A reduction in parking minimums can “promote downtown and commercial development, reduce barriers to small business growth, and encourage more housing.” (Spivak, Jeff. “A Business Case for Dropping Parking Minimums” APA, 1 June 2022). Based on feedback from the Planning and Zoning Commission along with the City Commission, staff is providing possible amendments to the Unified Development Code.

**NONRESIDENTIAL PARKING REQUIREMENTS**

Nonresidential Land Use allowance for DN and OT district predominantly include certain retail, restaurants, and offices. Table 1.1 provides the UDC parking requirements for retail, restaurant, and offices.

Table 1. Parking Requirement.

Land Use	UDC Parking Requirement
<b>Retail Sales and Services</b>	1 space per 200 sf. PFA
<b>Restaurants</b>	1 space per 100 sf. dining/bar area + 5 spaces per 1,000 sf. remaining floor area
<b>Offices</b>	5 spaces per 1,000 sf. PFA
<b>Medical Office</b>	6 spaces per 1,000 sf. PFA

Staff proposes to reduce off street parking requirements based on UDC Sec. 6.3.406 “Text Amendments to this UDC” Decision Criteria.

### DECISION CRITERIA

1. Will help implement the Comprehensive Master Plan, or, if it addresses a topic that is not addressed or not fully developed in the Comprehensive Master Plan, the proposed amendment does not impair the implementation of the Comprehensive Master Plan when compared to the existing UDC.

*The reduction of parking requirements will benefit lots currently not meeting the minimum lot size requirements within Table 3.1.101 and Table 3.1.102a. Due to many of the parcels existing prior to the adoption of the UDC, infill development on smaller lots will not be required to scale down the building to accommodate on street parking.*

2. Is consistent with the stated purposes of this UDC.

*The reduction of off-street parking is consistent with Plan goal F “Rehabilitate and preserve Richmond’s existing neighborhoods and community assets.” Reducing the amount of required parking lots may allow for infill development to occur within the Olde Town and Downtown districts, and possibly restore vitality to the existing areas.*

3. Will maintain or advance the public health, safety, or general welfare.

*A reduction in minimum parking standards for the Downtown and Olde Town districts could maintain public health, safety or general welfare, by providing the option for using an alternate method of transportation to access new development via bicycle.*

4. Will help mitigate adverse impacts of the use and development of land on the natural or built environments, including, but not limited to, mobility, air quality, water quality, noise levels, storm water management, wildlife protection, and vegetation; or will be neutral with respect to these issues.

*The provisions to allow for reduction of parking does not appear to have an adverse impact on the development of land with respect to mobility, air quality, water quality, noise levels, storm water management, wildlife protection and vegetation. Lowered parking requirements may allow new development to focus on landscaping and creating an inviting building entrance from the street.*

5. Will advance the strategic objectives of the City Commission, such as fiscal responsibility, efficient use of infrastructure and public services, and other articulated City objectives.

*Reduction of requirements for nonresidential development, such as off-street parking within the Downtown and Olde Town districts, aligns with policy F5. “Preserve and restore the integrity of existing neighborhoods and commercial areas to improve resident livability, foster a stronger sense of community...” Reductions of parking requirements may provide more area within new developments to utilize low impact development stormwater management.*

The changes shown below for Sec. 4.2.103 Alternatives or Modifications to Required Parking contain the following:

- Reduction of parking when on street parking is within 600 feet of the site location.
- Reduction of parking where a public parking space/lot is within 600 feet of the site location.
- Reduction of parking when bicycle parking is provided on site.

### Sec. 4.2.103 Alternatives or Modifications to Required Parking

A. **Generally.** This Section sets out several ways to modify or reduce the number of off-street parking spaces that must be provided by Section 4.2.101, Required Parking Spaces, under certain special circumstances.

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

1. *Requirements.*

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

2. *Approval of Special Study.* The City Commission upon recommendation of the Planning and Zoning Commission may rely upon the special study to determine the minimum parking requirements.

C. **Parking Credits and Reductions.** This Subsection sets out credits and reductions in the number of off-street parking spaces that are required. These credits or reductions are based on the provision of alternative parking or demand management programs that tend to reduce the demand for parking. If used in conjunction with subsection D., *Mixed-Use and Shared Parking*, of this Section, these reductions may be applied to reduce the parking requirement for the use prior to calculating the shared parking reduction.

1. *Applicability to Special Studies.* The credits and reductions are not available to uses that base their parking on a special study, as set out in Subsection B., of this Section, unless the special study's methodology specifically addresses these credits and reductions and determines that they are appropriate.

## 2. On-Street and Public Lot Parking

- a. Development within the Downtown "DN" district may provide on-street parking on streets for nonresidential development. **All on-street parking within 600 feet of any lot frontage shall count towards the parking requirement at a rate of one space for every one on-street spaces.**
  - b. On-street parking spaces that can be accommodated within 600 feet of nonresidential development, **including live-work units** within "OT" district may be applied to the minimum off-street parking requirement provided that:
    - ~~1. Such parking spaces are legal parallel or angled parking spaces that meet the dimension requirements of Section 4.2.102 of this UDC;~~
    - ~~2. More than half of the length of such parking spaces abuts the front yard or street side for parallel spaces;~~
    3. Location of such parking spaces does not result in traffic impediment;
    - ~~4. Such parking spaces are marked by the property owner as per the requirement of Subsection 4.2.102.F. Parking Space and Design Marking prior to receiving a certificate of occupancy;~~
    5. Such parking spaces are available to the general public for parking.
  - ~~c. Parking spaces necessary to meet the minimum requirements for non-residential uses within "OT" district may be constructed within abutting right-of-way upon approval by City Commission. Requests to approve the location and construction of parking spaces within abutting right-of-way shall be submitted as a Site Development Plan provided in Section 6.3.302 of this UDC. Review and approval of such requests shall be based on the following standards and requirements:~~
    - ~~1. Location of such parking spaces does not result in traffic impediment as determined by the City Engineer.~~
    - ~~2. Such parking spaces are legal parallel or angled spaces.~~
    - ~~3. Location of such parking spaces does not restrict or limit the addition of new sidewalk or continuation of existing sidewalks.~~
    - ~~4. Non-residential lot conforms to the minimum landscaping requirements of Section 4.4.401 of the UDC.~~
    - ~~5. Such parking spaces are available to the general public for parking.~~
    - ~~6. Approval will include a written agreement related to design, construction, bonding, and license for use of the right-of-way, and maintenance.~~
- C. **Mixed-use and Shared Parking.** The City recognizes that uses may have different hours of operation and peak parking demand hours. For this reason, the City desires to encourage the sharing of parking for its potential to reduce paved areas and/or to enhance the efficiency of land use. Where a mix of uses creates synergy with respect to the use of parking spaces due to differences in when the spaces are most likely to be used, the Planning and Zoning Commission and / or City Commission may reduce the required number of spaces according to the provisions of this Subsection.
1. *Shared Parking, Common Ownership.* Shared parking allows a reduction in the total number of required parking spaces when a parcel is occupied by two or more uses

which typically do not experience peak use of parking areas at the same time. When any land or building is used for two or more uses that are listed below, the minimum total number of required parking spaces may be determined by the following procedures:

- a. Multiply the minimum required parking for each individual use, excluding spaces reserved for use by specified individuals or classes of individuals (e.g., spaces that are either posted "reserved," or secured behind a gate), by the appropriate percentage listed in Table 4.2.103A, *Mixed-Use and Shared Parking*, for each of the designated time periods.
- b. Calculate a sum for all uses for each of the five time periods (columns). The minimum parking requirement is the highest of these sums. Set out in Table 4.2.103B, *Illustrative Shared Parking Credit Calculation*, is an example of how to calculate shared parking credits.
- c. In general, the maximum reduction allowed shall be no more than 25 percent.

2. *Shared Parking Among Lots Under Different Ownership.*

- a. **When a shared parking reduction is to be applied to uses on several lots under different ownership of nonresidential development within the Downtown DN district and Olde Town OT district , the following shall be provided:**
  - A. A plan that shows the site is within 600 feet of a public parking area.
- b. When a shared parking reduction is to be applied to uses on several lots under different ownership, the following shall be provided:
  - A. A plan that provides for interconnected parking lots;
  - B. Recorded easements, accepted on a form acceptable to the City Attorney, that provide, at a minimum, for:
    - A. Cross-access among the parking areas and connections to allow parking by the different uses anywhere on the connected properties;
    - B. Allocation of maintenance responsibilities;
    - C. A pedestrian circulation system that connects uses and parking areas, making it easy and convenient for pedestrians to move between uses; and
    - D. A right of enforcement by the City.

**D. Public Parking.** Within the Downtown "DN" and Olde Town "OT" districts any nonresidential development or Public / Institutional "PI" site within 600 feet of a public parking area may reduce the required vehicle parking at a rate of one space for every two public parking spaces.

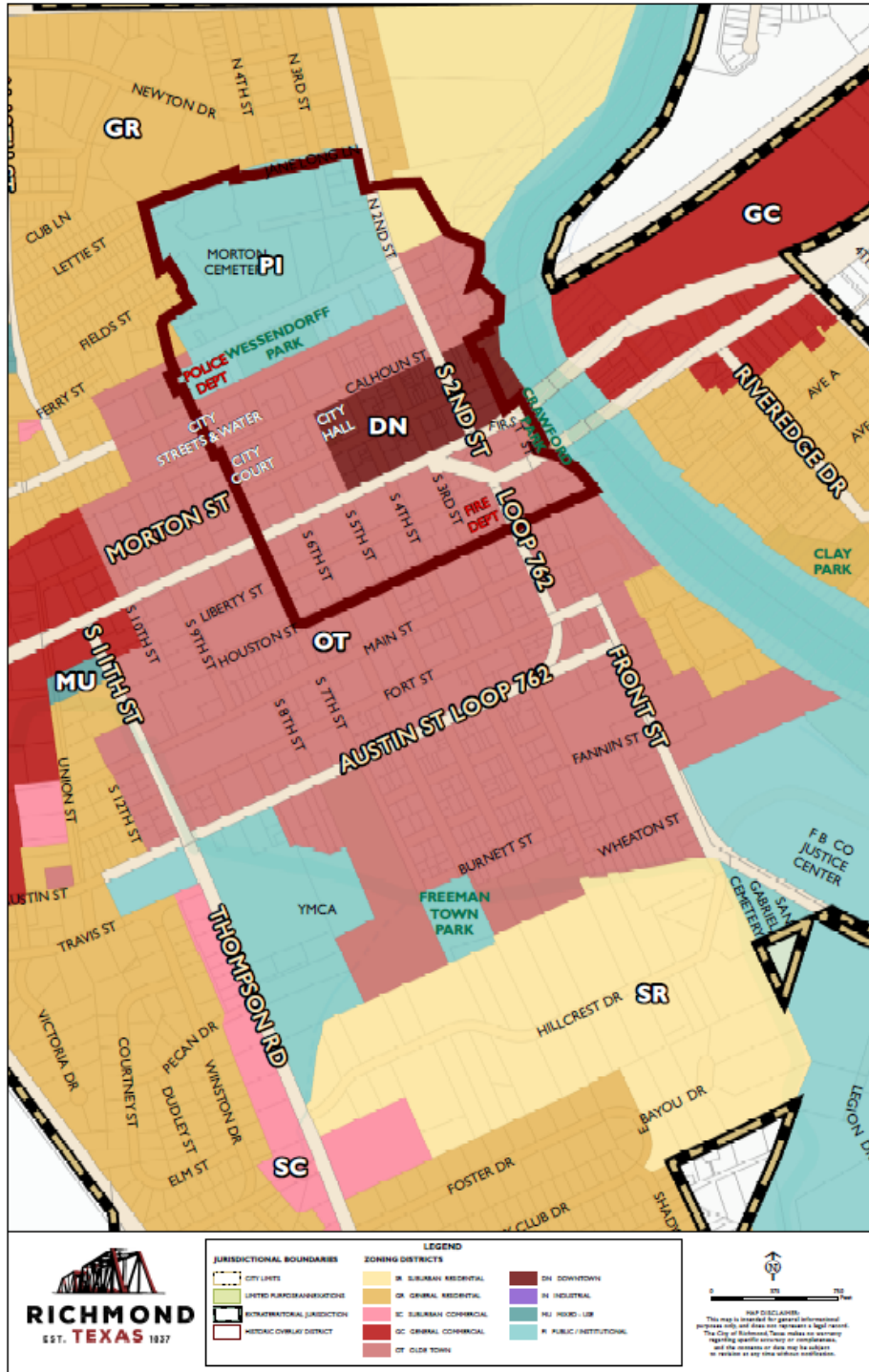
**E. Bicycle Parking Credit.** Within the Downtown "DN" and Olde Town "OT" districts any nonresidential development all properly designed and located on-site bicycle parking may reduce the required vehicle parking at a rate of one space for every three bicycle parking spaces up to a maximum of 25 percent of the required vehicle parking.

### **DISCUSSION POINTS**

- Discuss current parking requirements.
- Discuss possibilities for alternate approaches to parking requirements in DN and OT district.



**CITY OF RICHMOND - OLDE TOWN ZONING DISTRICT**



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



**PLANNING AND ZONING COMMISSION**

*Staff Report: County Acquisition of real property located near or adjacent to existing County facilities.*

**Agenda Date:** May 1, 2023

**Agenda Item:** C7.

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**Agenda Item Subject:** County Acquisition of real property located near or adjacent to existing County facilities.

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

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**Project Planner:** Mason A. Garcia, Planning Director

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**INTRODUCTION**

The City of Richmond adopted the Comprehensive Master Plan in July 2014. As part of the implementation of the policy and strategic directions set out in the City's Comprehensive Master Plan, the provisions of the Unified Development Code (UDC), general purposes is to protect the public health, safety, morals, and general welfare of the City's residents, business owners, employees, and visitors, and protect and preserve places and areas of historical, cultural, or architectural importance and significance. To further protect and preserve historical areas of Richmond, the UDC contains Division 5.1.300 *Special District Design Standards* which contains Sec. 5.1.301 *Historic Overlay District Design Standards*.

Historic Overlay District consists of mainly three zoning districts, we will be focusing on the Olde Town "OT" zoning district "The purpose ... is to preserve the traditional (and sometimes historic), older areas of the City. This area exists on a gridded street pattern with a mix of historic residential houses, houses that have been converted to nonresidential uses (e.g., law offices), and public / institutional, civic uses. Development within the Old Town district allows a mix of uses while preserving the traditional "olde town" character of the City."

Recently, the City has been notified about Fort Bend County exploring the possibility of acquiring property near the Jane Long building and Travis building along Liberty Street. Fort Bend County will be redesigning the layouts of the Jane Long and Travis buildings. The County is proposing to increasing the amount of offices inside both of the buildings and is proposing to utilize the acquired nearby properties as a parking area to serve the parking needs of employees and visitors once the modifications to the buildings have been completed. The aforementioned lots are within the Historic Overlay District (HD) and development within this district has additional provisions applicable to land, buildings and structures.

**Possible Site:**



**DEVELOPMENT POLICY AND REGULATIONS**

All new development within the City Limits of The City of Richmond must adhere to the Unified Development Code and any other applicable overlay districts. The proposed site along Liberty Street near the Jane Long and Travis buildings is within the Historic Overlay District.

Removal of any building within the City of Richmond requires a demolition permit. The removal or demolition of any structure or building within the Historic Overlay District must be issued a Certificate of Appropriateness (COA). To determine whether an application for a COA meets the qualifications for approval of a demolition permit, the Historic Preservation Officer (Planning Director) shall use the Secretary of Interior's Standards for rehabilitation and Design Guidelines for Commercial buildings in the Richmond Historic District set out in Section 5.1.301, *Historic Overlay District Design Standards*.

Please see the following Section 5.1.301 guidelines in determination of an application for a Certificate of Appropriateness:

1. *Original Integrity Intact.* New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

2. *Historic Context.* New site construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.
3. *Archeological Preservation.* Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
4. *Care in Treatment.* Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
5. *Restoration of Distinct Features.* Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
6. *Preservation of Distinct Features.* Distinct materials, features, finishes, and site development techniques or examples of craftsmanship that characterize a site will be preserved.
7. *Appropriate Changes.* Changes to a site that have acquired historic significance in their own right will be retained and preserved.
8. *Historic Integrity.* Each site will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural site features or elements from other sites, shall not be permitted.
9. *Preservation of Historic Character.* The historic character of a site shall be retained and preserved. The removal of distinctive or alteration of site features, spaces, and spatial relationships that characterize a property will be avoided.
10. *Appropriate Use.* A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

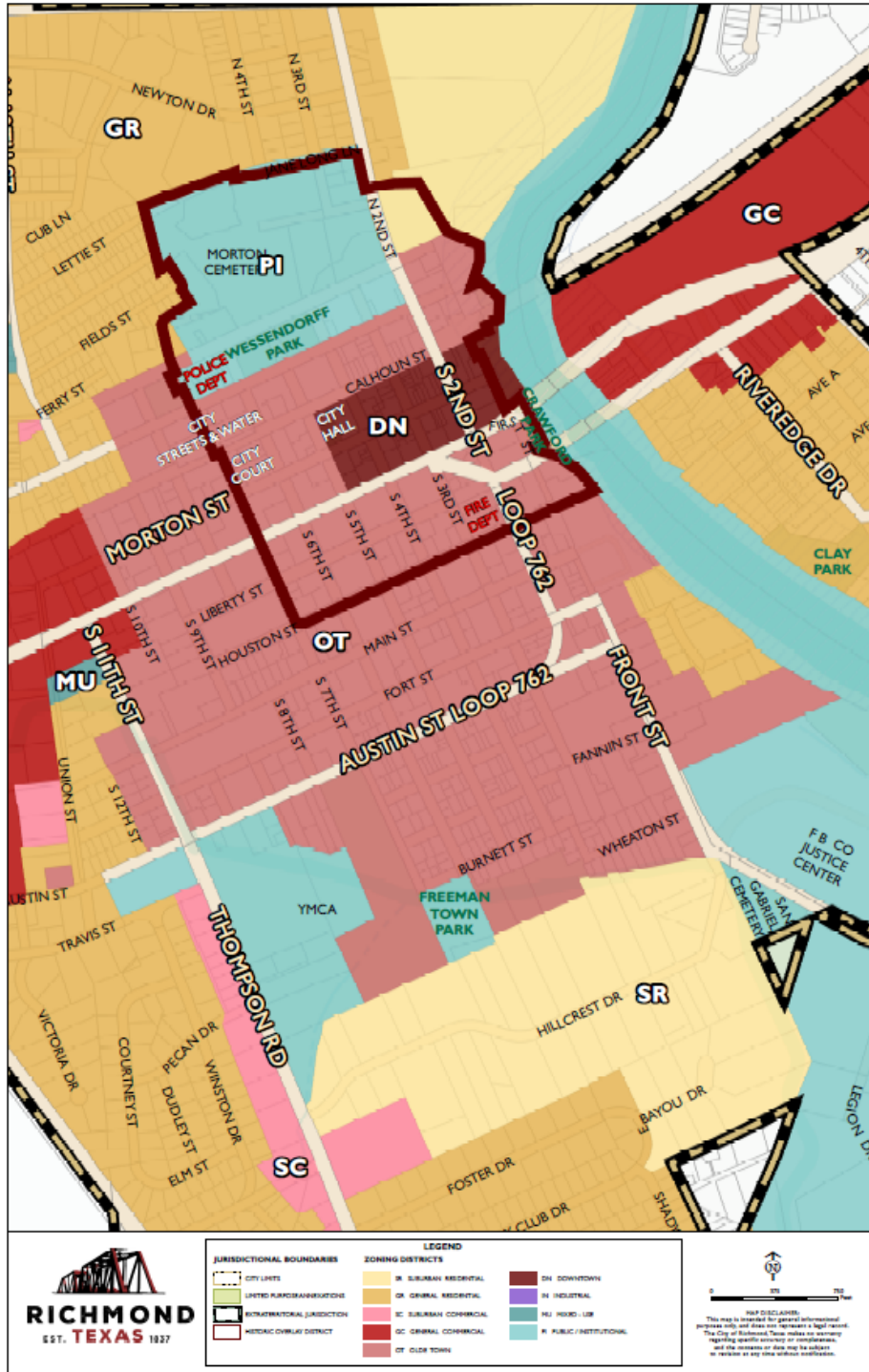
In addition to the above guidelines, Subsection D. of Sec. 5.1.301, Demolition of Landmarks, contains the following provisions:

1. ***Demolition or Removal Discouraged.*** The demolition or removal of historic buildings, structures, and sites in the City diminishes the character of the City's Historic Overlay District and it is strongly discouraged. Instead the City recommends and supports preservation, rehabilitation, and relocation within the Historic Overlay District.
2. ***Necessary Demolition or Removal.*** It is recognized that structural deterioration, economic hardship, and other factors not entirely within the control of the property owner may result in necessary demolition or removal of a historic building, structure, or site.
3. ***Demolition or Removal Notice.*** The Code Official shall be required to provide written notice to the Richmond Historical Commission via the Historic Preservation Officer of the demolition or removal of historic buildings, structures, and sites in accordance with Subsection G., below.

Based on the above provisions, the City recommends and supports the preservation, rehabilitation and the relocation of buildings within the Historic Overlay District whenever possible and discourages demolition or removal of historic buildings, structures and sites if it is not a “necessary demolition or removal.”

Any submission for Demolition or Removal of a structure within the Historic Overlay District requires a 14-day notice; (1) the notice is published in the newspaper, (2) mail notice to surrounding property owners, and (3) post the notice on the property by the Historic Preservation Officer. The Historic Preservation Officer reviews and makes a recommendation consistent with the Secretary of Interiors Standards for Rehabilitation at a Public Hearing. The Richmond Historical Commission will then take an action to approve, conditionally approve, or deny the Certificate of Appropriateness application for new developments and/or demolition or removal of historic buildings, and sites in City's Historic Overlay District.

**CITY OF RICHMOND - OLDE TOWN ZONING DISTRICT**



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



## C8. DEVELOPMENT UPDATES TO THE PLANNING AND ZONING COMMISSION

May 2023

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

<b>PRE-APPLICATION CONFERENCES</b>		
<b>LOCATION</b>	<b>LAND USE</b>	<b>DESCRIPTION</b>
<ul style="list-style-type: none"> <li>▪ Mercantile Street and City Heart Avenue in Indigo Core Village subdivision (ETJ and Development Agreement)</li> </ul>	Commercial – Welcoming Center (Filing Station)	<ul style="list-style-type: none"> <li>▪ <i>The subject site is a section within the Indigo Master Planned Community located between Harlem Road and Grand Parkway, south of Owens Road. Staff met with the applicant to discuss proposed welcoming center and pedestrian gathering. Staff discussed development standards and the permitting process. Follow-up comments for the meeting were provided to the applicant.</i></li> </ul>
<ul style="list-style-type: none"> <li>▪ Indigo Core Village subdivision (ETJ and Development Agreement)</li> </ul>	Mixed Use – The Commons	<ul style="list-style-type: none"> <li>▪ <i>The subject site is a section within the Indigo Master Planned Community located between Harlem Road and Grand Parkway, south of Owens Road. Staff met with the applicant to discuss proposed mixed-use development (multifamily residential, childcare, microbrewery). Staff discussed development standards (possible amendment to the Development Agreement contingent on final proposed site development plan), the permitting process, and replatting process. Follow-up comments for the meeting were provided to the applicant.</i></li> </ul>
<ul style="list-style-type: none"> <li>▪ 0 Preston St. (R398111) (ETJ)</li> </ul>	Single-family detached	<ul style="list-style-type: none"> <li>▪ <i>The subject site is located south of Preston Street directly across Clark Street. Staff met with the applicant, Habitat for Humanity, to discuss construction of a single-family detached residence. Staff discussed development standards, the permitting process, and platting process. Follow-up comments for the meeting were provided to the applicant.</i></li> </ul>
<ul style="list-style-type: none"> <li>▪ 405-407 Richmond and 109 Liberty Dr. (OT District, Historic Overlay, and WFBMD)</li> </ul>	Retail - commercial	<ul style="list-style-type: none"> <li>▪ <i>The subject site is located at the southeast corner of Liberty Street/US 90A and Richmond Parkway/FM762. Staff met with the applicant to discuss proposed coffee shop with a drive-thru and future retail space and restaurant. Staff discussed development standards, the permitting process, Certificate of Appropriateness for demolition of existing structures, Conditional Use Permit and Variance applications and platting process. Follow-up comments for the meeting were provided to the applicant.</i></li> </ul>



<ul style="list-style-type: none"> <li>F.M. 359 and Bob White Dr. (ETJ)</li> </ul>	Residential subdivision	<ul style="list-style-type: none"> <li>The subject site is located at the southwest corner of F.M. 359 and Bob White Drive. Staff met with the applicant to discuss a proposed 10 Lot (1+ acres) residential subdivision development. Staff discussed development standards in the ETJ, the permitting process, and platting process. Follow-up comments for the meeting were provided to the applicant.</li> </ul>
<ul style="list-style-type: none"> <li>302 S. 2<sup>nd</sup> Street (OT District, Historic Overlay District, and WFBMD)</li> </ul>	Retail sales	<ul style="list-style-type: none"> <li>The subject site is located at the southeast corner of Jackson Street/US 90A and 2nd Street. Staff met with the applicant to discuss proposed retail sale of books, albums, and vinyl records, and DVDs. The applicant is proposing to use one (1) suite in the existing building. Staff discussed the permitting process and off-street parking requirements. Follow-up comments for the meeting were provided to the applicant.</li> </ul>
<ul style="list-style-type: none"> <li>105 S. 2<sup>nd</sup> Street (OT District, Historic Overlay District, and WFBMD)</li> </ul>	Retail sales	<ul style="list-style-type: none"> <li>The subject site is located along the eastern side of South 2<sup>nd</sup> Street and South of Calhoun street. Staff met with the applicant to discuss proposed retail sale of swimming pools and spa (merchandise will not be stored on site) and general office use for customers by appointment only. The applicant is proposing to display tile samples, glass tile samples and accent cards. Staff discussed the permitting process and follow-up comments for the meeting were provided to the applicant.</li> </ul>
<ul style="list-style-type: none"> <li>610 S. 11<sup>th</sup> Street (OT District and WFBMD)</li> </ul>	5 Star Learning Academy Child Daycare	<ul style="list-style-type: none"> <li>The subject site is located at the northwest corner of South 11<sup>th</sup> Street and Fort Street. Staff met with the applicant to discuss proposed child daycare with playground area in the existing building (previously a law office). The applicant is proposing to have five (5) classrooms and a reception area. Staff discussed the permitting process and a Traffic Impact Analysis for the proposed daycare use. Follow-up comments for the meeting were provided to the applicant.</li> </ul>

SITE DEVELOPMENT PLAN REVIEWS		
LOCATION	LAND USE	DESCRIPTION
<ul style="list-style-type: none"> <li>2410 &amp; 2402 Harlem Rd and 5003 John Sharp Dr. (ETJ)</li> </ul>	Market Center at Harvest Green	<ul style="list-style-type: none"> <li>The subject site is located at the northwestern corner of Harlem Road and Harvest Home Dr. intersection, directly north of James Bowie Middle School. Staff reviewed the fourth submittal of a proposed a proposed retail center consisting of two (2) retail buildings, a gas station, and a car wash.</li> </ul>
<ul style="list-style-type: none"> <li>511 FM 359 (SC and WFBM)</li> </ul>	Pecan Grove PRO/MED Retail Center	<ul style="list-style-type: none"> <li>The subject site is located west of FM 359 and south of La Cocina restaurant. Staff reviewed the first submittal of a proposed one story retail building.</li> </ul>



<ul style="list-style-type: none"> <li>23337 SW Freeway (ETJ, Development Agreement, and WFBMD)</li> </ul>	Kelsey Seybold Clinic	<ul style="list-style-type: none"> <li>The subject site is located west bound of US 59 in the Circle Oak Section 1, Reserve A. Staff reviewed the first submittal of a proposed three story medical clinic.</li> </ul>
<ul style="list-style-type: none"> <li>409 S 11th (OT and WFBMD)</li> </ul>	The Redeemed Evangelical Mission Church	<ul style="list-style-type: none"> <li>The subject site is located south of Highway 90A east of FM 762. Staff reviewed the second submittal of a proposed 1,562 square foot church. The site currently includes a single structure and will be modified to include a new structure, parking and associated landscaping.</li> </ul>
<ul style="list-style-type: none"> <li>1816 George Avenue (GR)</li> </ul>	Telecommunication Facility	<ul style="list-style-type: none"> <li>The subject site is located at the northwest corner of George Avenue and Pultar Road. Staff reviewed the first submittal for a modification of an existing telecommunication facility.</li> </ul>
<ul style="list-style-type: none"> <li>1006 FM 359 (SC and WFBMD)</li> </ul>	IL Richmond K-8 School	<ul style="list-style-type: none"> <li>The subject site is located along the eastern side FM 359, across Richmond Tire and Automotive and north of Yoga on the Brazos. Staff reviewed the second submittal of a proposed 97, 644 square foot charter school (K-8) with proposed detention and sports field.</li> </ul>

<b>OTHER ITEMS</b>	
TOPIC	DESCRIPTION
Comprehensive Master Plan Update	<ul style="list-style-type: none"> <li>Staff will be bringing the current Comprehensive Master Plan Update proposal to the City Commission to Authorize the City Manager to Execute a Contract with the chosen Planning Firm.</li> <li>Once the Comprehensive Master Plan Update begins Staff and the firm will be gathering data in a number of ways.</li> <li>The Public outreach will include some or all of the following outreach described below:               <ul style="list-style-type: none"> <li>Small-group "listening" sessions.</li> <li>General public input meetings</li> <li>Informal "living room sessions"</li> <li>Series of working meetings</li> <li>"Mobile meetings"</li> <li>Meetings and/or presentations arranged with particular local stakeholder groups, partner organizations, and/or on-site at a local workplace</li> <li>Public open house events at one or more appropriate milestone points in the Plan development process</li> </ul> </li> </ul>

<p>Comprehensive Mater Plan Update Nominate P&amp;Z Commissioner/s</p>	<ul style="list-style-type: none"> <li>▪ <i>Nominate Planning and Zoning Commissioner/s to Comprehensive Master Plan Action Committee. The selected commissioner/s will:</i></li> <li>▪ <i>Work with staff and the consultant at designated meetings</i></li> <li>▪ <i>Attend the public work sessions, open houses, and other events as advocates of the plan process and the plan itself</i></li> </ul>
<p>Richmond Small Business Down Town Meeting</p>	<ul style="list-style-type: none"> <li>▪ <i>The City of Richmond is beginning to have Downtown meetings for stake holders within the Downtown district. These meetings are to provide communication and updates on happenings within the Downtown District. The upcoming meeting will cover the following topics.</i> <ul style="list-style-type: none"> <li>▪ <i>Water infrastructure improvements</i></li> <li>▪ <i>Trash and recycling collection</i></li> <li>▪ <i>Parking changes</i></li> <li>▪ <i>Fire Inspection fees</i></li> </ul> </li> </ul>

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