



RICHMOND

EST. **TEXAS** 1837

Where History Meets Opportunity

Planning & Zoning Commission Meeting

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

Monday, June 5, 2023, at 5:00 P.M.

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

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

Join Zoom Meeting

<https://us06web.zoom.us/j/82448600374?pwd=eEhXbXlraTRPd2VnZjIjCSkZkTHZ5dz09>

Meeting ID: 824 4860 0374

Passcode: 773070

One tap mobile

+13462487799,,82448600374#,,,,*773070# US (Houston)

+12532158782,,82448600374#,,,,*773070# US (Tacoma)

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+1 253 205 0468 US

+1 312 626 6799 US (Chicago)

+1 360 209 5623 US

+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

Meeting ID: 824 4860 0374

Passcode: 773070

Find your local number: <https://us06web.zoom.us/j/82448600374>

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

AGENDA

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

CONSENT AGENDA

- B1. Review and approve minutes from the May 1, 2023, regular meeting (a copy is enclosed).
- B2. Next Planning and Zoning Commission meeting is Monday, July 3, 2023, at 5:00 p.m.

REGULAR AGENDA

Plat Applications

- C1a. Public hearing to receive comments for or against a request by Ryan Moeckel with McKim and Creed, Inc. on behalf of Charles Tran, to replat an approximate 0.1743 acre tract of land – Bordens Addition Lot 9 Partial Replat No. 1– 1 Block – 1 Lot – 0 Reserve, being a portion of Lot 9, Section 1, Bordens Lots and in the John T. Edwards Survey, Abstract No. 23, City of Richmond, Fort Bend County, Texas, and a plat variance to deviate from the minimum required lot area of 12,000 square feet and minimum required 30 foot rear setback as provided in Table 3.1.102A of the Unified Development Code. The subject site is located at 1019 N. 10th street, at the southwestern corner of N. 10th street and Clay Street.
- C1b. Consideration of the approval of a final report to City Commission on agenda item C1a., above.

- C2. Review and recommendation of a final report to City Commission for a Short Form Final Plat – Williams Way Lift Station – 0.0723 acres of land – 1 Block – 0 Lots – 1 Reserves. The subject site located north of Manford Boulevard and west of Williams Way Boulevard.

UDC Text Amendment

- C3a. Public hearing to receive comments for or against text amendments to the Unified Development Code, to include certain changes to parking requirements and standards in the DN, Downtown district. The specific sections to be amended include:

1. Section 4.2.103, Alternatives of Modifications to Required Parking

- C3b. Consideration of the approval of a final report to City Commission on agenda item C3a., above.

Other

- C4. Discussion of lot size reduction within the OT, Olde Town and GR, General Residential Districts.
- C5. Development related staff update.
- C6. Excuse from attendance at regular Planning and Zoning Commission Meeting.
- C7. Consider agenda item requests by Commissioners for July 3, 2023, regular meeting.
- C8. Adjournment.

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



RICHMOND

EST. **TEXAS** 1837

Where History Meets Opportunity

Planning & Zoning Commission Meeting Minutes

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

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

The Planning and Zoning Commission for the City of Richmond, Texas met in a regular meeting on Monday, May 1, 2023, at 5:00 p.m. A quorum was present, with the following members in attendance:

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

Staff in attendance: Mason Garcia, Planning Director; Helen Landaverde, Planner II; Christine Cappel, Administrative Manager; Gary Smith, City Attorney; Rebecca Haas, Mayor, Terri Vela, City Manager, Howard Christian, Public Works Director, and Scott Fajkus, Building Official.

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.

Becky Haas (1716 Magnolia Ln., Richmond) - Mrs. Haas stated she speaks for herself, not as the City or its Commissioners. She stated she spoke at the Commissioners Meeting last Tuesday, she would like to present to the Commissioners what she said at the meeting. "Good afternoon, Judge and Commissioners, I am Becky Haas, Mayor of Richmond. I am speaking to you today about item number 38a1 on your agenda, which will be discussed in the Executive Session. The item is acquisition of real property located near or adjacent to existing County facilities. This will be the third time this item has been discussed in the Executive Session and the City has not been informed of any plans. The only reason I am aware of this is because two angry property owners called the City to ask about a letter, they received from the County telling them that the County was interested in purchasing their property. They're aware they don't have a say in the matter, and if they don't negotiate with the County, their property will be taken via eminent domain for a parking lot, really? What is to become of the historical homes on that property. One by one the County is taking away the City's history. I think what bothers me the most is the City of Richmond has not been made aware of this. I was not Mayor when the property was taken for the building of the OEM building. I don't take kindly to the -- We want it, we're going to take it, too bad

procedure that the County feels privileged to do. I feel it shows a lack of respect for the City of Richmond. It might be said in your Executive Session that City isn't losing that much tax revenue off the little piece of property that we might be losing, and that the Mayor might be being petty. However, every little bit adds up, right now by my figures adding all the County buildings in the City of Richmond, the appraisal value is at \$252,000,000, that means the City of Richmond is missing out on \$1.6 million of tax revenue. We could've built the overpass over Tenth Street. Not only that, but we could also have had it paid off in five years had we had that money. In closing, let me say the City is grateful for what the County does for us. You are good partners; we want to be good partners will you all. I don't like surprises and I'm sure the county doesn't either. So far this is a surprise to us and everything we have been told is hearsay except for the letters that we have been shown. I do request that what I have said be reflected in the minutes word by word."

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

Commissioner Kubelka introduced agenda item B1., Review and approve minutes from the April 3, 2023, regular meeting. Commissioner Myska moved to approve 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, June 5, 2023, at 5:00 p.m.

Commissioner Kubelka introduced agenda item 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. Ms. Landaverde gave a presentation regarding the final plat for the Indigo Village Cottages. Commissioner Frederick moved to forward Staff's recommendation of a conditional approval to the City Commission. The motion was seconded by Commissioner Martinez. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item 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. Ms. Landaverde gave a presentation regarding the final plat for Williams Ranch Multifamily Commercial Reserve. Commissioner Myska moved to forward Staff's recommendation of approval to the City Commission. The motion was seconded by Commissioner Frederick. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item C3., Review and recommendation of a final report to City Commission for a 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. Ms. Landaverde gave a presentation regarding the preliminary plat for IL Richmond. Commissioner Martinez moved to forward Staff's recommendation of a conditional approval to the City Commission. The motion was seconded by Commissioner Randolph. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item 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. Ms. Landaverde gave a presentation regarding the final report on Kingdom Heights Section Eight. Commissioner Frederick moved to approve Staff's recommendation of the final report. The motion was seconded by Commissioner Myska. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item 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. Ms. Landaverde gave a presentation regarding the final report on Plantation Crossing Partial Replat No. 2.

Commissioner Kubelka introduced agenda item C5b., Consideration of the approval of a final report to City Commission on agenda item C5a., above. Commissioner Myska moved to approve Staff's recommendation of the final report. The motion was seconded by Commissioner Martinez. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item C6., Staff Report Parking in Downtown and Olde Town District. Mr. Garcia gave a presentation regarding Downtown and Olde Town district parking. The Commissioners held a lengthy discussion regarding parking in the downtown area.

Commissioner Kubelka introduced agenda item C7., Staff Report on County Acquisition of real property located near or adjacent to existing County facilities. Mr. Garcia explained that the County is exploring the possibility of acquiring property adjacent to current County facilities, the exact location is unknown. He continued by explaining the development policy and regulations of the Olde Town and Historic Overlay Districts.

Commissioner Kubelka introduced agenda item C8., Development related staff update.

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

- Mercantile St & City Heart Ave in Indigo Core Village – Welcoming Center
- Indigo Core Village Subdivision – Mixed Use – The Commons
- 0 Preston St (R398111) – Single-family detached
- 405-407 Richmond & 109 Liberty – Commercial Retail
- FM 359 & Bob White Dr – Residential Subdivision
- 302 S 2nd St – Retail Sales
- 105 S 2nd St – Retail Sales
- 610 S 11th St – 5 Star Learning Academy/Child Daycare

Projects under review discussed included the following proposed projects:

- 2410 & 2402 Harlem Rd & 5009 John Sharp Dr – Market Center at Harvest Green
- 511 FM 359 – Pecan Grove PRO/MED Retail Center
- 23337 SW Freeway – Kelsey Seybold Clinic
- 409 S 11th – The redeemed Evangelical Mission Church
- 1816 George Ave – Telecommunication Facility
- 1006 FM 359 – IL Richmond K-8 School

Other Items of discussion:

- Comprehensive Master Plan Update
- Comprehensive Mater Plan Update - Nominate P&Z Commissioner
- Richmond Small Business Downtown Meeting

Commissioner Kubelka introduced agenda item C9., Excuse from attendance at regular Planning and Zoning Commission Meeting. None to approve.

Commissioner Kubelka introduced agenda item C10., Consider agenda item requests by Commissioners for June 5, 2023, regular meeting. Commissioner Frederick would like an update on the parking lot situation in the County and requests that they attend the next meeting in order to discuss this issue.

Commissioner Kubelka introduced agenda item C11., Adjournment. There being no further business to be brought before the Planning and Zoning Commission, Commissioner Kubelka adjourned the meeting at 6:30 p.m.

Approved:

Katherine M. Graeber-Kubelka (Chair)

PLANNING AND ZONING COMMISSION

Staff Report: Plat Application

Agenda Date: June 5, 2023
Agenda Item: C1a & C1b.

Plat Name: Bordens Addition Lot 9 Partial Replat No. 1
Applicant: Ryan Moeckel | McKim & Creed, Inc.
Location: A subdivision of 0.1743-acre tract of land being a portion of Lot 9, Section 1, Bordens Lots and in the John T. Edwards Survey, Abstract No. 23, City of Richmond, Fort Bend County, Texas.
Zoning Designation: GR, General Residential District

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

Background/Review Notes

- *The proposed subdivision is located at 1019 North 10th Street at the southwest corner of 10th Street and Clay Street.*
- *The subject site is in the Bordens Addition Section 1, Lot 9, a subdivision established in 1852. The original lot sizes in this subdivision varied from four (4) to five (5) acres. This subdivision has since been re-subdivided through metes and bounds.*
- *The proposed replat will create one (1) lot in one (1) block.*
- *The property owner is proposing a single-family detached residence for the site.*
- *The applicant is requesting a variance to reduce the minimum required lot size of 12,000 square feet and reduce the minimum required 30-foot rear setback to a 20-foot rear setback, allow for the construction of a single-family detached residence.*

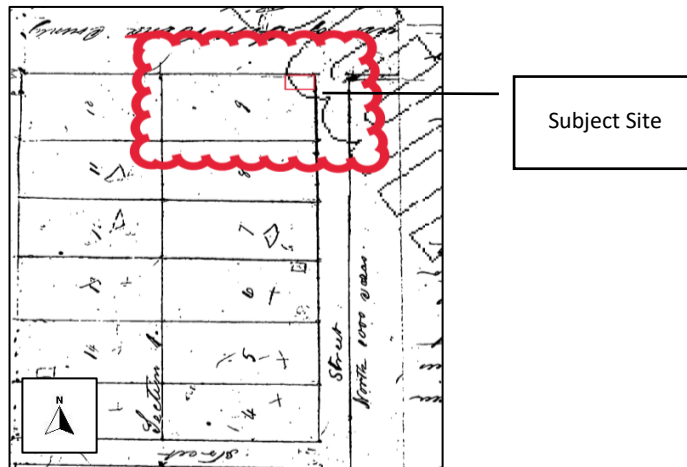


Figure 1. Bordens Addition Section 1, Lot 9 (1852)

Variance Requests

The applicant is requesting the following variance associated with this proposed replat:

1. Plat Variance pertaining to Table 3.1.102A, Single-Family Detached Lot and Building Standards

Lot size

- The applicant is requesting a variance to reduce the required minimum lot size of 12,000 square feet for a Standard Neighborhood (General Lots) in the GR District.
- The applicant is proposing a 7,593.75 square foot lot size, a 4,406.25 square foot reduction from the minimum required 12,000 square feet (a 36.72% reduction to the requirement).

Table 3.1.102A Single-Family Detached Lot and Building Standards							
District and Neighborhood Type	Minimum						Maximum Building Height
	Lot Dimension		Setbacks				
	Area ¹	Width	Front	Interior Side	Street Side	Rear	
General Residential (GR) District							
Standard Residential Neighborhood (General Lots)	12,000 sf.	70'	30'	5'	15' ¹	30'	35'

Rear setback

- The applicant is also requesting a variance to reduce the minimum required 30-foot rear setback for a Standard Neighborhood (General Lots) in the GR District (see Figure 3).
- The applicant is proposing a 20-foot rear yard setback; a 33.33% reduction to the requirement.

The development standards put forth in the UDC are not one size fits all or applicable to all types of development because development standards have changed over time. The owner’s property is part of an old subdivision, Bordens Addition Section 1 (1852), and this subdivision has since been re-subdivided through metes and bounds to be less than 12,000 square foot lots. Research shows that the lot sizes for the remainder of the Bordens Addition Section 1 varies from 5,662.8 square feet (0.13 acres) up to 186,436.8 square feet (4.28 acres) (see Figure 2).

Figure 2. Bordens Addition Section 1 existing lot sizes.



The property owner is proposing to construct a single-family detached home consistent with the character of the neighborhood. The proposed single-family detached home and requested variances will not impact the overall character of the neighborhood nor impact the building elevation and mass of the neighborhood (see Figure 4 and Residential Plans). The strict adherence to the Code does not allow for the practical and reasonable use of the owner's property and would deprive the owner of rights commonly enjoyed by others in the same area. The strict adherence to the Code would result in practical difficulties for the owner by reducing the property's buildable footprint.

If the variances are approved, there will be adequate access and clearance to the property for emergency personnel and/or equipment through Clay Road and 10th Street. The proposed variances will allow for sufficient separation from the neighboring structures.

Figure 3. Proposed rear setback.

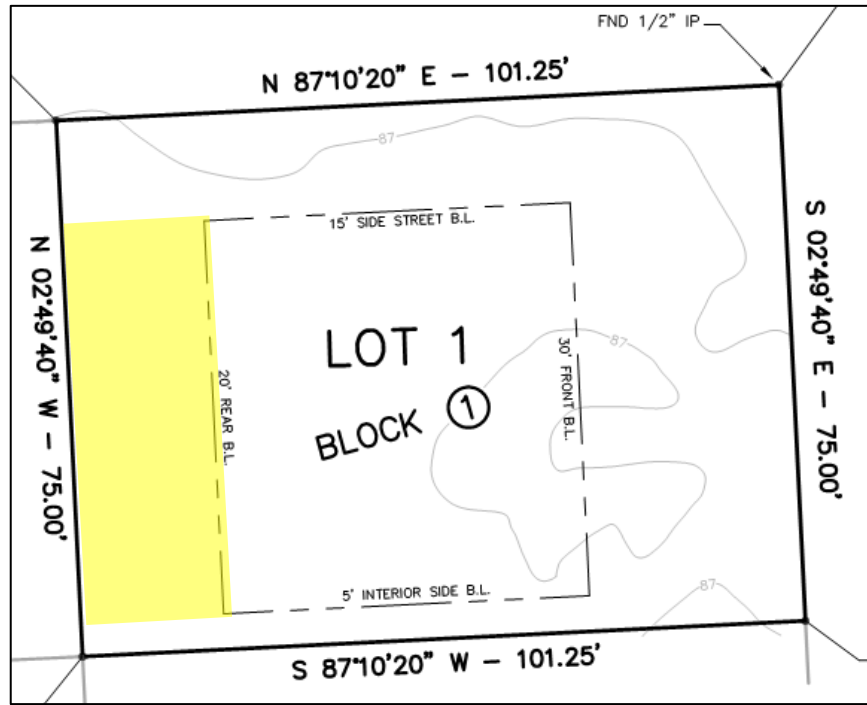
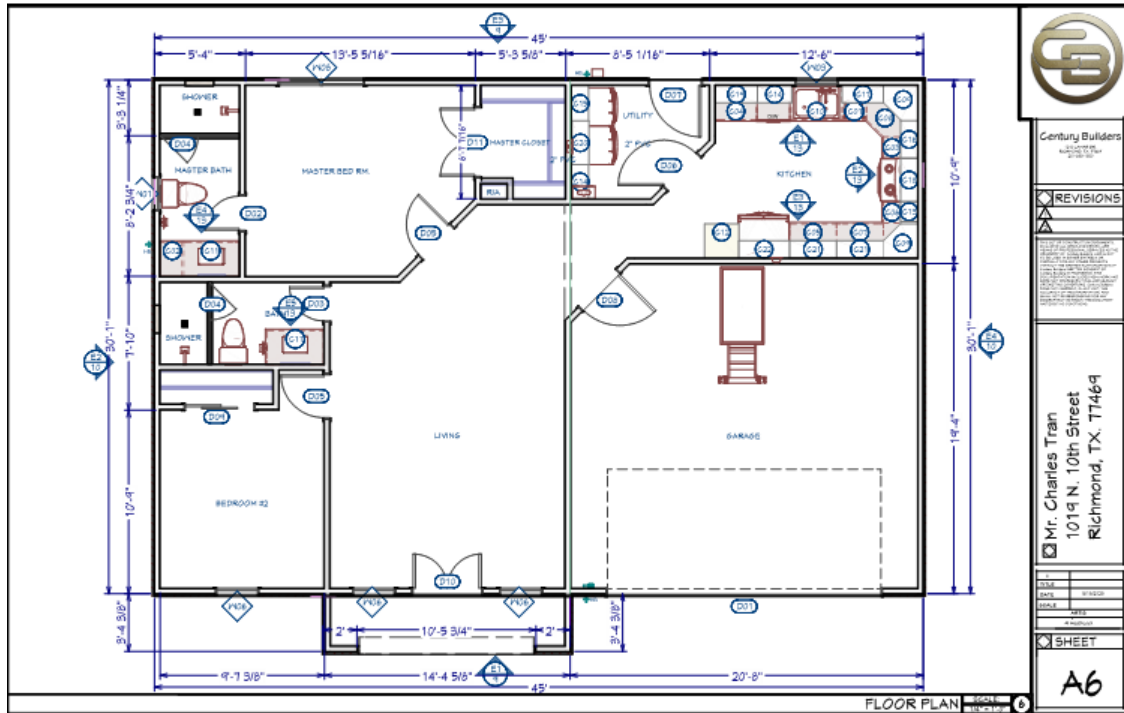


Figure 4. Proposed single-family detached home.



Recommendation

APPROVAL: Staff recommends APPROVAL of this proposed replat and associated variance requests and presents the following comments and discussion:

- The requested variances to the minimum lot size and minimum rear setback will not affect the general level of land use compatibility in this area.
- It is not anticipated that the requested variances will adversely affect the adjacent land uses and/or physical character of uses in the neighborhood.
- The requested variances are generally consistent with the intent of the Code and it is not anticipated that the variances will be injurious to the surrounding neighborhood or otherwise detrimental to the public welfare.
- The requested variances further the City's goals and priorities as set forth in the Comprehensive Master Plan (Rehabilitate and preserve Richmond's existing neighborhoods, housing, and development compatibility).
 - D.6. Ensure infill development will be compatible with existing and well-established neighborhoods through appropriate use, site design, and patterns of development.
 - F.3. Prioritize redevelopment of blighted properties and infill development of vacant parcels or underutilized tracts over undeveloped land at the periphery of the community, to the extent practical, for the purpose of restoring vitality to existing neighborhoods and optimizing existing infrastructure systems.
 - F.5. Preserve and restore the integrity of existing neighborhoods and commercial areas to improve resident livability, foster a stronger sense of community, boost the City's image and marketability, and maintain property values.

If approved, the following conditions may be applied if the Commission sees fit:

- The variance shall be for the proposed single-family detached residence only. If the single-family detached residence is demolished or removed this variance shall become null and void. Any replacement or maintenance to the single-family detached residence or any new structures on the property must comply with all of the City's adopted required development standards;
- The applicant is required to obtain all required permits for the single-family detached residence and must comply with all of the City's adopted required development standards; and
- All inspections shall be conducted to determine compliance with Building Code.

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

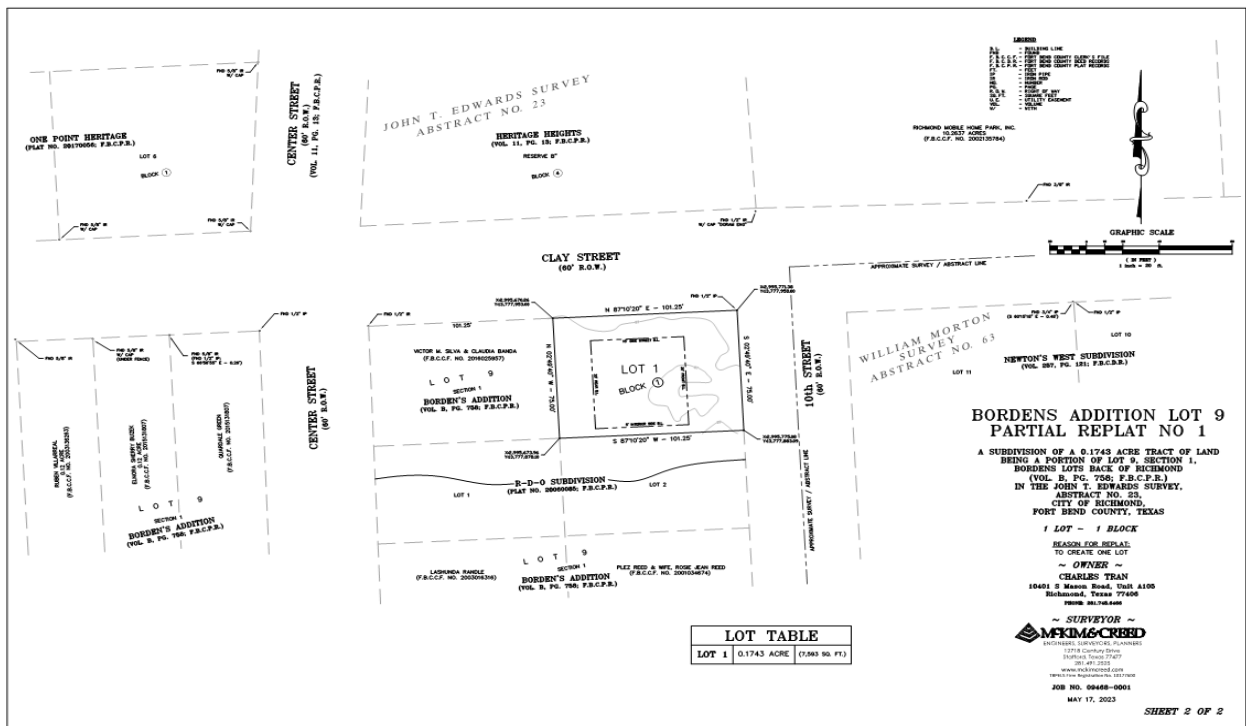
UDC Division 6.3.500 Subdivision and Plat Approvals

YES NO N/A

Staff Recommendation

CONDITIONAL APPROVAL: Staff recommends approval of this replat and associated variance requests conditioned upon:

1. The variance shall be for the proposed single-family detached residence only. If the single-family detached residence is demolished or removed this variance shall become null and void. Any replacement or maintenance to the single-family detached residence or any new structures on the property must comply with all of the City's adopted required development standards;
2. The applicant is required to obtain all required permits for the single-family detached residence and must comply with all of the City's adopted required development standards; and
3. All inspections shall be conducted to determine compliance with Building Code.





Replat Statement



ENGINEERS
SURVEYORS
PLANNERS

April 28, 2023

City of Richmond
600 Morton Street
Richmond, Texas 77469

Attn: Helen Landaverde

RE: Bordens Addition Lot 9 Partial Replat No 1

Helen,

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:

- 1) Yes, 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, the lot in the preceding plat was not limited by deed restrictions to residential use for not more than two residential units per lot.

If you have any questions, please feel free to contact me at 281-491-2525.

Sincerely,



Ryan Moeckel
Platting Manager

Variance Request Statement

VARIANCE REQUEST

April 28, 2023

To: The City of Richmond, TX – Planning Department
600 Morton Street
Richmond, Texas 77469

From: Mr. Charles Tran
10401 S. Mason Road, Unit A105
Richmond, Texas 77406

Regarding: Variance Request for “Bordens Addition Lot 9 Partial Replat No 1”.

Mayor, City Commissioners, and P&Z Members:

The attached subdivision plat of “Bordens Addition Lot 9 Partial Replat No 1” contains one single family lot. A Variance is being requested from Chapter 3 of the Unified Development Ordinance, Table 3.1.101 – Residential Development Standards (GR District) Minimum Lot Size of 12,000 S.F. for the following reasons:

1. The proposed lot dimensions are 75’ x 101.25’ with an area of 7,593 S.F.
2. The dimensions and area of the proposed lot are typical of the surrounding lots.
3. This lot is not a new subdivision of property. This lot configuration has existed for more than two decades.
4. The lot owner needs to plat this lot to obtain a building permit for a small house in typical size for the area.
5. The city enacted the UDC with the GR District lot area requirements long after this lot was conveyed to a previous owner in its existing configuration. This should “grandfather” this lot from meeting the current lot area requirements.
6. The approval of this variance request is essential to platting this lot and obtaining a building permit for a small house. Otherwise, this lot becomes useless. Building a small house on this lot would fit into the surrounding community and generate tax base.

For the reasons above, this variance request is respectfully submitted for approval.

Thank you for your consideration:



Ryan Moeckel – Plat Manager
Acting on behalf of the developer, Mr. Charles Tran

VARIANCE REQUEST

May 18, 2023

To: The City of Richmond, TX – Planning Department
600 Morton Street
Richmond, Texas 77469

From: Mr. Charles Tran
10401 S. Mason Road, Unit A105
Richmond, Texas 77406

Regarding: Variance Request #2 for “Bordens Addition Lot 9 Partial Replat No 1”.

Mayor, City Commissioners, and P&Z Members:

The attached subdivision plat of “Bordens Addition Lot 9 Partial Replat No 1” contains one single family lot. A Variance is being requested from Chapter 3 of the Unified Development Ordinance, Table 3.1.102(A) – Residential Development Standards (GR District) Rear Setback Line from 30 feet to 20 feet for the following reasons:

1. The proposed reduced rear setback (20 feet) is typical of the surrounding houses that exist in this area.
2. The city enacted the UDC with the GR District setback requirements long after this lot was conveyed to a previous owner in its existing configuration. This should “grandfather” this lot from meeting the current setback requirements.
3. The lot owner is requesting this reduced building line to be able to fit the small house planned for this lot. Otherwise, this lot becomes virtually unusable. The building of a small house on this lot would fit into the surrounding community and generate tax base.

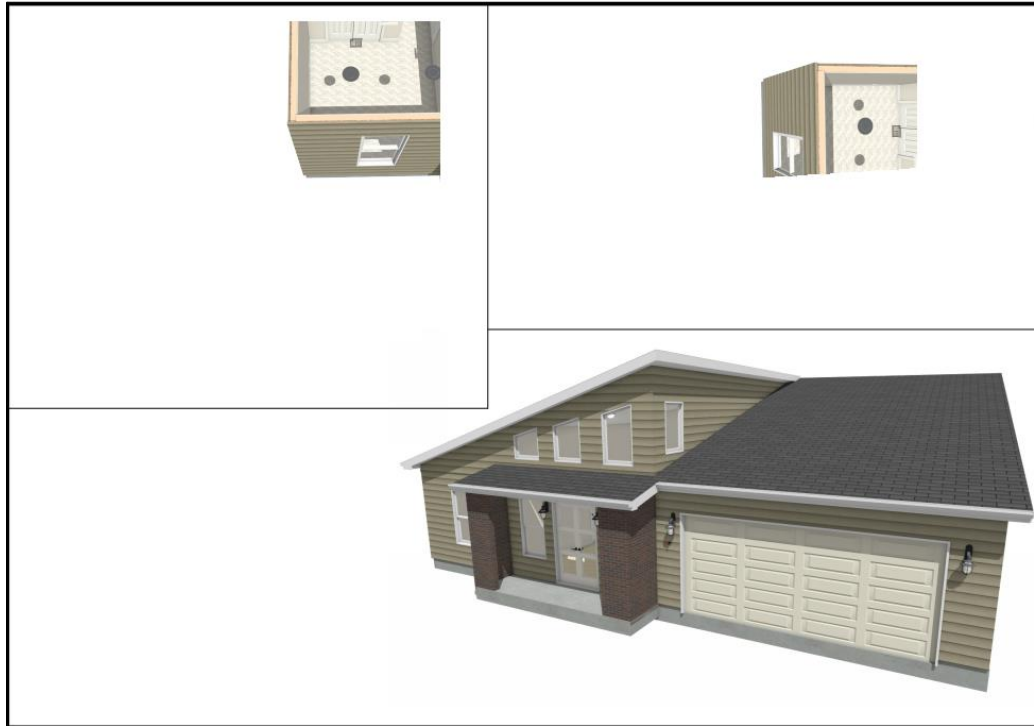
For the reasons above, this variance request is respectfully submitted for approval.


Thank you for your consideration:



Ryan Moeckel – Plat Manager
Acting on behalf of the developer, Mr. Charles Tran

Residential Plans



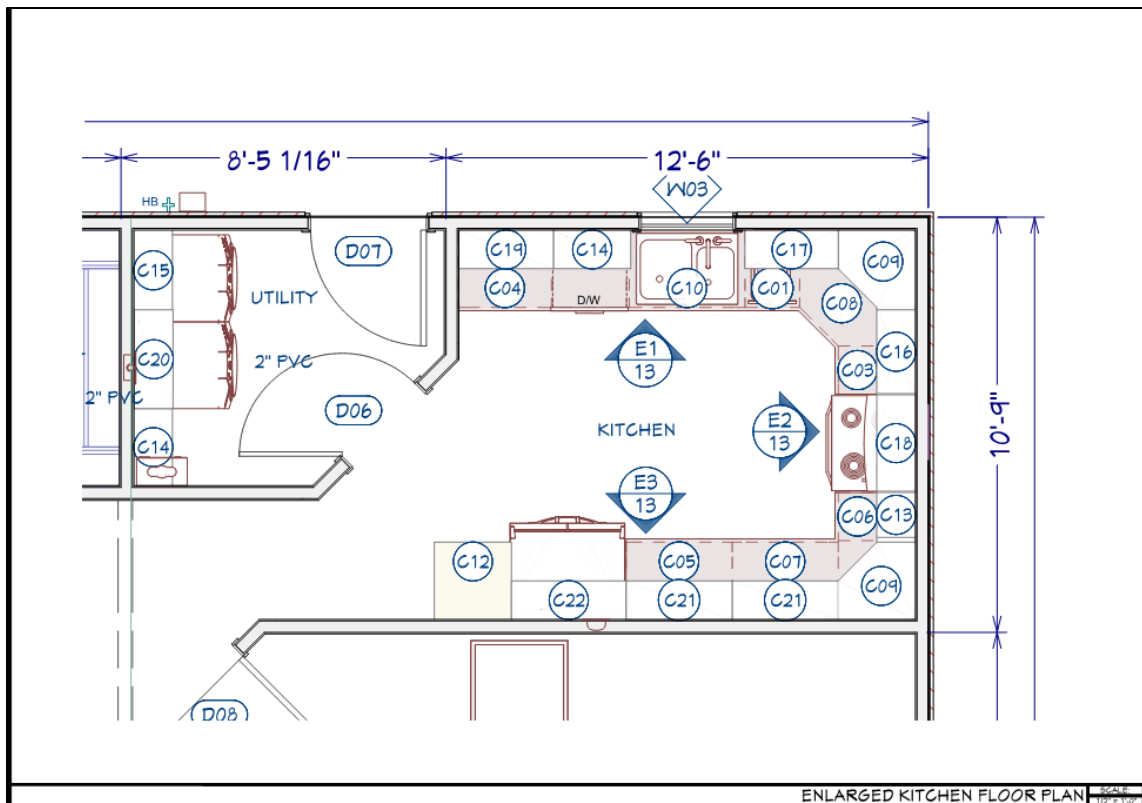


Century Builders
10119 N. 10th Street
Richmond, TX 77469

REVISIONS	

SHEET

A2




8'-5 1/16" 12'-6"

10'-9"

UTILITY

KITCHEN

ENLARGED KITCHEN FLOOR PLAN

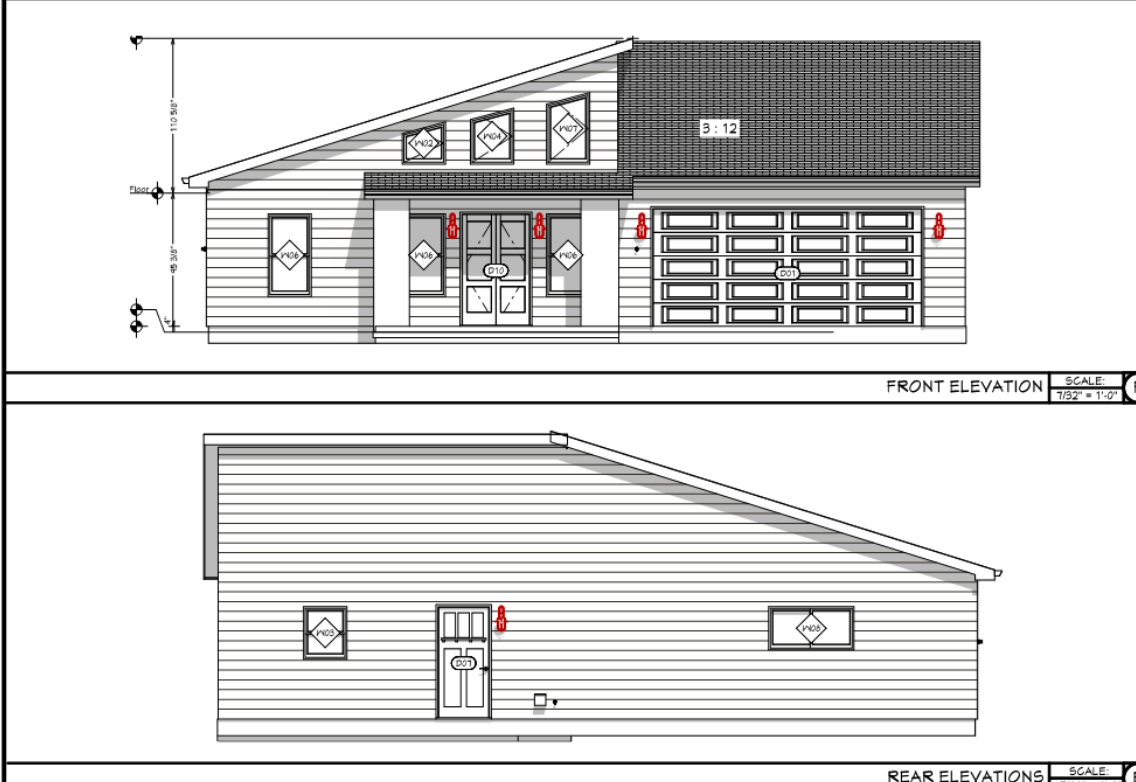


Century Builders
10119 N. 10th Street
Richmond, TX 77469

REVISIONS	

SHEET

A7



FRONT ELEVATION SCALE: 7/32" = 1'-0" **F**

REAR ELEVATIONS SCALE: 5/16" = 1'-0" **B**



Century Builders
10110 Century Blvd
Houston, TX 77036

REVISIONS

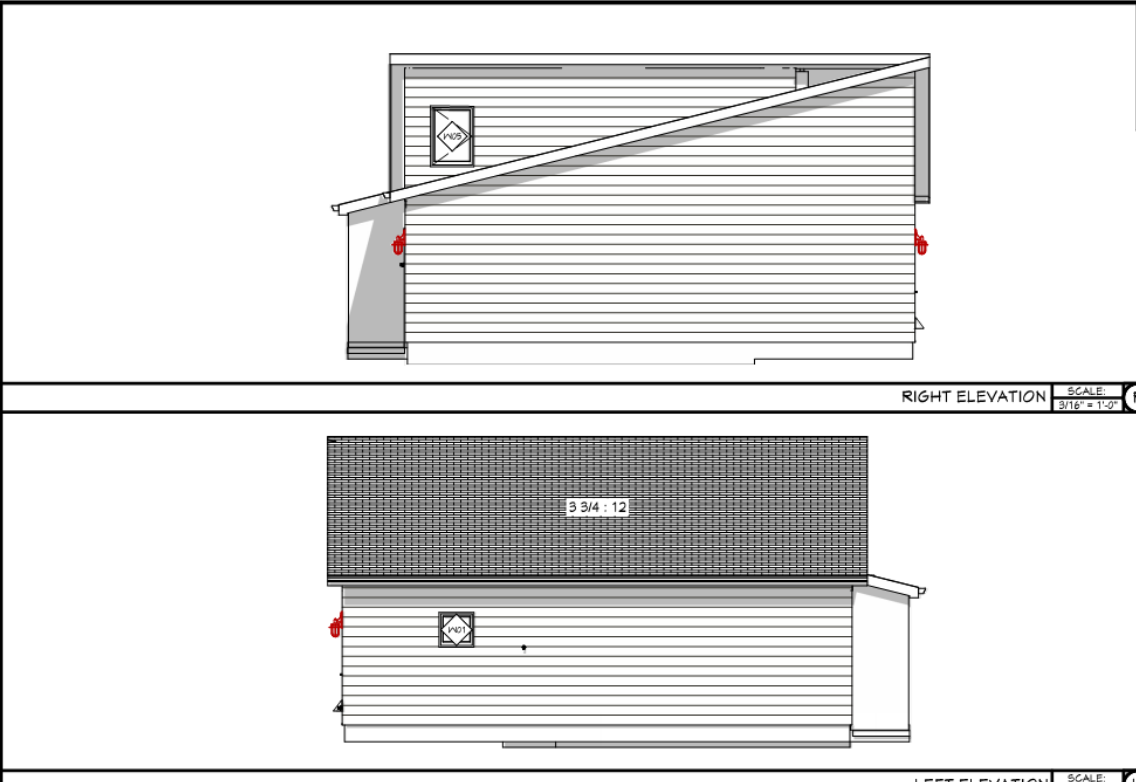
NO.	DATE	DESCRIPTION

Mr. Charles Tran
10119 N. 10th Street
Richmond, TX. 77469

NO.	DATE	DESCRIPTION

SHEET

A9



RIGHT ELEVATION SCALE: 3/16" = 1'-0" **R**

LEFT ELEVATION SCALE: 1/2" = 1'-0" **L**



Century Builders
10110 Century Blvd
Houston, TX 77036

REVISIONS

NO.	DATE	DESCRIPTION

Mr. Charles Tran
10119 N. 10th Street
Richmond, TX. 77469

NO.	DATE	DESCRIPTION

SHEET

A10

Public Hearing Notice

SUNDAY, MAY 21, 2023 **CLASSIFIEDS** FORT BEND HERALD

7B

930 Legal Notices	930 Legal Notices	930 Legal Notices	930 Legal Notices	930 Legal Notices	930 Legal Notices
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NOTICE OF CONSTABLE SALE
NOTICE OF LEVY
REAL PROPERTY

Order of Sale issued on the 12TH day of April, 2023 by the 08TH Judicial District Court of Fort Bend County, Texas in cause # 22-0CV-293412 in favor of the Plaintiff - Twin Oaks Village Community Association, Inc. Plaintiff, for the sum of 7,855.28 + costs as listed in said Execution and further to sum of executing the same, hereinafter, on the 2ND day of May, 2023, J. Constable Mike Meard of Precinct Four Fort Bend County, Texas, levied and sold all rights, title, interest, and claim to which the said Defendant(s) - Yvette Aldana had of, in, or to the following described real property, and will offer for sale on the 17TH day of June, 2023 at the Fort Bend County Fairgrounds-4310 Highway 36 South, Rosenberg, Texas 7471 of said Fort Bend County between the hours of ten o'clock a.m. and four o'clock p.m., any and all rights, title, interests and claims which the above defendant had of, in, or to the following described real property situated in Fort Bend County, Texas, viz:

LEGAL DESCRIPTION:
PROPERTY DESCRIPTION: LOT 15, BLOCK 01, OF TWIN LAKE VILLAGE, SECTION 5, IN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT HEREOF RECORDED IN SLIDE NO. 2333/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, AS MODIFIED BY ANY SUPPLEMENTS THERETO OR REPLATS THEREOF

JUDGEMENT/MARKET VALUE: \$15,149

Property is sold with all encumbrances and liens attached thereto. All sales are final.

BROUGHT BY WELLS FARGO BANK, N.A., ITS SUCCESSORS AND ASSIGNS, AS PLAINTIFF AGAINST STEPHANO CULBREATH AND MANTI CULBREATH AND EBONY BRUNN AND SUCCESSOR TRUSTEE OF THE LARRY M. CULBREATH TRUST AND THE UNKNOWN HEIRS AT LAW OF LARRY M. CULBREATH, DECEASED AND CLAUDIA Y. CULBREATH, DECEASED AND ANY OTHER PERSON CLAIMING ANY RIGHT, TITLE, INTEREST OR POSSESSION IN AND TO THE PROPERTY LOCATED AT 2802 SHOTWELL CT MESSOURI CITY TX 77469, AND LEGALLY DESCRIBED TO WIT: LOT THIRTY-SIX (36), IN BLOCK FIVE (5), OF VICKSBURG, THE VILLAGE OF CUMBERLAND, A SUBDIVISION IN FORT BEND COUNTY, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 644/B, OF THE PLAT RECORDS OF FORT BEND COUNTY TEXAS, PLAINTIFF SEEKS TO RESCIND THE VENDOR'S LIEN AND ASSERT SUPERIOR TITLE TO THE ABOVE-DESCRIBED PROPERTY.

If this Citation is not served, it shall be returned unserved, issued under my hand and seal of said Court, at Richmond, Texas on this the 11th day of May, 2023.

BEVERLY MCGREW WALKER, DISTRICT CLERK
FORT BEND COUNTY, TEXAS
Physical Address:
1422 Eugene Heimann Circle, Room 31004
Richmond, Texas 77469
Mailing Address:
301 Jackson Street, Room 101
Richmond, Texas 77469
RYAN RAZA YASEEN
Deputy District Clerk
Telephone: (281) 341-4562

CONSTABLE'S SALE

Notice is hereby Given, that by virtue of a certain ORDER OF SALE issued by the Clerk of the 434TH Court of FORT BEND County, on the 30TH day of MARCH, 2023, in a certain cause number 21-0CV-284869 wherein TOWNS OF GRANTS LAKE ASSOCIATION, INC. plaintiff, and TOUSIF MAREDDIA defendant, in which cause a judgment was rendered on the 18TH day of OCTOBER, 2022, in favor of the said plaintiff TOWNS OF GRANTS LAKE ASSOCIATION, INC. against said defendant TOUSIF MAREDDIA, for the sum of \$12,156.03 REASONABLE AND NECESSARY ATTORNEY'S FEES FOR LEGAL SERVICES RENDERED IN THE AMOUNT OF \$3,709.00 AND EXPENSES/COSTS INCURRED IN THE AMOUNT OF \$860.54, REASONABLE AND NECESSARY ATTORNEY'S FEES FOR AND ATTEND THE ORAL HEARING REQUIRED BY THE COURT, INTEREST ON ALL AMOUNTS AWARDED IN THIS JUDGMENT AT THE RATE OF 5% PER ANNUM FROM THE DATE OF THIS JUDGMENT UNTIL PAID IN FULL with the interest thereon at the rate of 5% per annum from date of judgment, together with all costs of suit, I levied upon, and will, on the 6TH day of JUNE, 2023 within legal hours, proceed to sell for cash to the highest bidder, all the right, title and interest of TOUSIF MAREDDIA in and to the following described REAL property, levied upon as the property of TOUSIF MAREDDIA to wit:

PROPERTY DESCRIPTION: DESCRIPTION OF 855 SQUARE FEET (0.020 ACRE) (PORTION OF LOT 1506, BLOCK 15, THE TOWNS OF GRANTS LAKE, SECTION TWO) BEING 855 SQUARE

me to satisfy the above described judgment for \$12,156.03 REASONABLE AND NECESSARY ATTORNEY'S FEES FOR LEGAL SERVICES RENDERED IN THE AMOUNT OF \$3,709.00 AND EXPENSES/COSTS INCURRED IN THE AMOUNT OF \$860.54; REASONABLE AND NECESSARY ATTORNEY'S FEES OF \$290.00 TO PREPARE FOR AND ATTEND THE ORAL HEARING REQUIRED BY THE COURT; INTEREST ON ALL AMOUNTS AWARDED IN THIS JUDGMENT AT THE RATE OF 5% PER ANNUM FROM THE DATE OF THIS JUDGMENT UNTIL PAID IN FULL dollars, in favor of TOWNS OF GRANTS LAKE ASSOCIATION, INC. together with the costs of said suit, and the proceeds applied to the satisfaction thereof.

NABIL SHRIKE
Constable Post 3
SUGAR LAND, Texas
By
STACY SCHUELEKE#1353-SERGEANT
MAY 4, 2023

CAUSE NO. 23-CPR-039129
THE STATE OF TEXAS
ESTATE OF SALLY KATHERINE HAMILTON, DECEASED
YOU ARE HEREBY COMMANDED TO SUMMON THE UNKNOWN HEIRS OF SALLY KATHERINE HAMILTON, all of whose names, residences, and whereabouts are unknown to Plaintiff(s), LATONYA HAMILTON by publication of this Citation once, at least ten (10) days previous to the return day hereof, in some newspaper published in your County, to appear at the next regular term of the County Court at Law 3 sitting as the Probate Court of Fort Bend County, Texas, after service has been perfected, to be held in the Fort Bend County Justice Center, 1422 Eugene Heimann Circle, thereof in Richmond, Texas,

REQUEST FOR PROPOSALS
Sealed Proposals will be received in the Office of Jaime Kovar, County Purchasing Agent, Fort Bend County, Travis Annex, 301 Jackson, Suite 201, Richmond, TX 77469 for the following until **TUESDAY, MAY 30, 2023 at 2:00 P.M. (CST)**. All proposals will then be publicly opened and read in the Office of the Purchasing Agent, Travis Annex, 301 Jackson, Suite 201, Richmond, TX 77469 for the following until **TUESDAY, MAY 30, 2023 at 2:00 P.M. (CST)**. All proposals will then be returned unopened. All addendums will be posted on Purchasing Agent's website located at www.fortbendcountytx.gov

RFP# 23-042 ON-PREMISE VIDEO MANAGEMENT SYSTEM FOR FORT BEND COUNTY PUBLIC TRANSPORTATION - FACILITY

A Pre-RFP conference will be conducted on **Tuesday, May 16, 2023 at 9:00AM(CST)**. The Pre-RFP conference will be held at the Fort Bend County Purchasing Department, Travis Annex, 301 Jackson, Suite 201, Richmond, TX. All respondents are encouraged to attend. Unit pricing required; payment will be by check. Bonds are not required. Fort Bend County reserves the right to reject any or all proposals.

Signed:
Jaime Kovar, Purchasing Agent
Fort Bend County, Richmond, Texas
281-341-8640

No. 23-CPR-039060
IN THE ESTATE OF JANICE M. POORMAN, DECEASED IN COUNTY COURT AT LAW NO. 4 FORT BEND COUNTY, TEXAS
NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of Janice M. Poorman, Decedent, were issued on May 15, 2023, in Cause No. 23-CPR-039060.

NOTICE OF PUBLIC HEARING

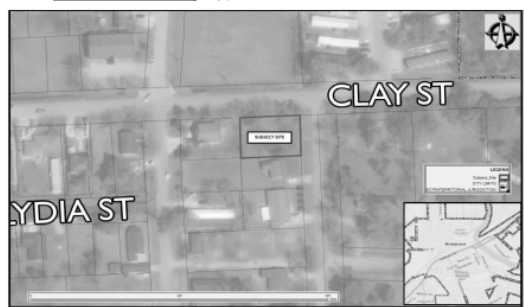
LOCATION/DATE: The Planning and Zoning Commission of the City of Richmond will hold a public hearing on Monday, June 5, 2023, at 5:00 p.m. at the City Commission Meeting Room, 600 Morton Street, Richmond, Texas at 5:00 p.m.

PURPOSE: To receive comments for or against a request by Ryan Moeckel (McKim & Creed, Inc.) for a plat variance to reduce the required minimum lot size and rear setback, UDC Table 3.1.102A, to an approximate 0.1743-acre tract of land, Bordens Addition Lot 9 Partial Replat No. 1, in the General Residential (GR) zoning district and to the extent the plat variance deviates from the UDC Table 3.1.102A, to provide for an amendment thereto.

SITE LOCATION: The subject site is located at 1019 North 10th Street; on the southwest corner of 10th Street and Clay Street.

SITE LEGAL DESCRIPTION: The subject site is an approximate 0.1743 acre tract being in Block 9 of Bordens Addition Section 1 (75 x 101.25), as recorded in instrument no. 2022149665 of the Fort Bend County Deed Records

FOR MORE INFORMATION: Additional information and a map of the subject site are available upon request for review. You may contact the City of Richmond Planning Department Office by email at planning@richmondtx.gov or by phone at 281-342-0559.



930 Legal Notices	930 Legal Notices
documents may be examined without charge in the office of MBCO Engineering, LLC, 1505 Highway 6 South, Suite	REQUEST FOR PROPOSALS Sealed Proposals will be received in the Office of Jaime Kovar, County Purchasing

LOOKING FOR A PET?
OR
Find A

STATE OF TEXAS :
COUNTY OF FORT BEND:

I, CHARLES TRAN, AN INDIVIDUAL, OWNER HERINAFTER REFERRED TO AS OWNERS OF THE 0.1743 ACRES SHOWN HEREON AND DESCRIBED IN THE ABOVE AND FOREGOING MAP OF **BORDENS ADDITION LOT 9 PARTIAL REPLAT NO 1**, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAP OR PLAT DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS. FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, WE DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THERON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT 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.

FURTHER, OWNERS HEREBY CERTIFY THAT THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.

WITNESS MY HAND IN THE CITY OF STAFFORD, FORT BEND COUNTY, TEXAS, THIS _____ DAY OF _____, 2023.

BY: _____
CHARLES TRAN, AN INDIVIDUAL

STATE OF TEXAS:
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHARLES TRAN, AN INDIVIDUAL; KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

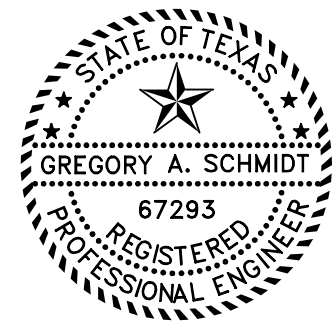
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____
NOTARY

MY COMMISSION EXPIRES: _____

I, GREGORY A. SCHMIDT, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS THE REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

GREGORY A. SCHMIDT, P.E.
TEXAS REGISTRATION NO. 67293



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.P.L.S.
TEXAS REGISTRATION NO. 6833



STATE OF TEXAS
COUNTY OF FORT BEND

THIS PLAT OF **BORDENS ADDITION LOT 9 PARTIAL REPLAT NO 1** IS APPROVED BY THE CITY MANAGER OF THE CITY OF RICHMOND, TEXAS, THIS THE ____ DAY OF _____, 2023.

TERRI VELA, CITY MANAGER

STATE OF TEXAS
COUNTY OF FORT BEND

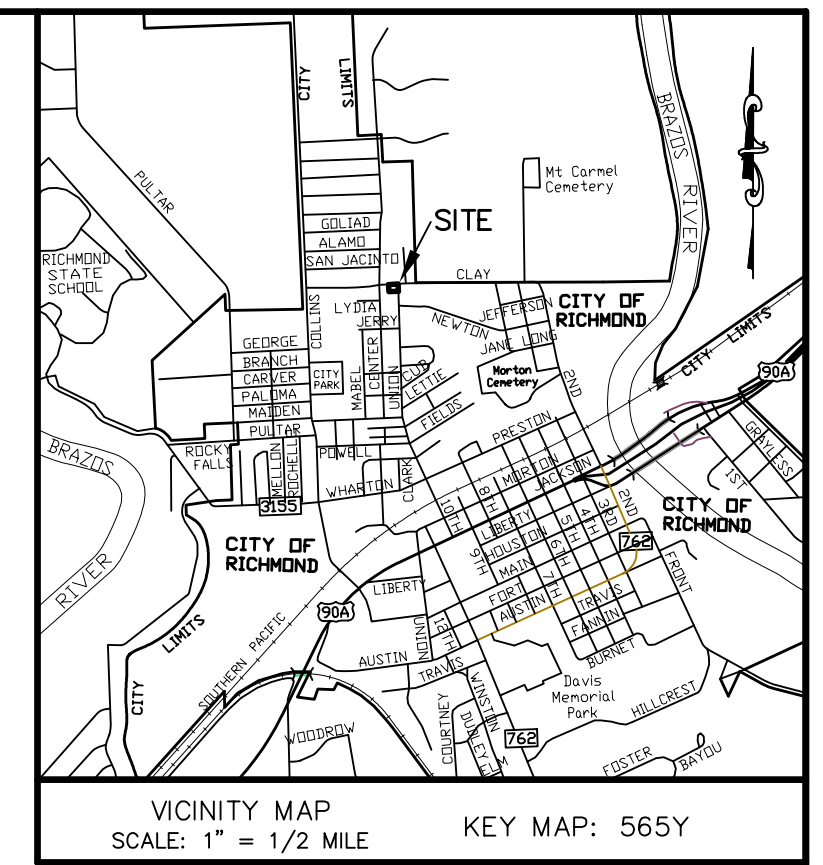
THIS PLAT OF **BORDENS ADDITION LOT 9 PARTIAL REPLAT NO 1** IS APPROVED ON _____ BY THE CITY OF RICHMOND CITY COMMISSION, AND SIGNED THIS THE ____ DAY OF _____, 2023, PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID, AND NULL, AND VOID, UNLESS THIS PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS, WITHIN ONE (1) YEAR HEREAFTER.

REBECCA K. HAAS, MAYOR

LASHA GILLESPIE, CITY SECRETARY

NOTES:

- 1.) BEARINGS AND COORDINATES SHOWN HEREON ARE SURFACE AS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NO. 4204, NAD 83), AS OBTAINED FROM THE NGS CONTINUOUSLY OPERATING REFERENCE STATIONS (C.O.R.S.) SYSTEM, AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.99987242425.
- 2.) THE MINIMUM FINISHED SLAB ELEVATION SHALL BE 89.00'(NAVD '88) ABOVE MEAN SEA LEVEL. IN ADDITION, NO SLAB SHALL BE LESS THAN 2.0' ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION OR LESS THAN 1.0' ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT.
- 3.) ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WHOLLY WITHIN THE LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE CITY OF RICHMOND, AND FORT BEND COUNTY, TEXAS.
- 4.) THE DRAINAGE SYSTEM FOR THIS SUBDIVISION WITHIN FORT BEND COUNTY IS DESIGNED IN ACCORDANCE WITH THE FORT BEND DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- 5.) NO ABOVE GROUND EVIDENCE WAS FOUND MARKING THE EXISTENCE OF ANY PIPELINES CROSSING THIS PLAT NOR IS THERE IS ANY REFERENCE TO ANY PIPELINES ON THIS TRACT ACCORDING TO CITY PLANNING LETTER GF. 1060702300025, ISSUED BY CHARTER TITLE COMPANY, WITH AN EFFECTIVE DATE OF APRIL 12, 2023.
- 6.) CONTOURS SHOWN HEREON ARE BASED ON FORT BEND COUNTY LIDAR MAPS.
- 7.) 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-0235 L, EFFECTIVELY DATED APRIL 2, 2014, THIS PROPERTY LIES IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.



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

BORDENS ADDITION LOT 9 PARTIAL REPLAT NO 1

A SUBDIVISION OF A 0.1743 ACRE TRACT OF LAND
BEING A PORTION OF LOT 9, SECTION 1,
BORDENS LOTS BACK OF RICHMOND
(VOL. B, PG. 758; F.B.C.P.R.)
IN THE JOHN T. EDWARDS SURVEY,
ABSTRACT NO. 23,
CITY OF RICHMOND,
FORT BEND COUNTY, TEXAS

1 LOT - 1 BLOCK

REASON FOR REPLAT:
TO CREATE ONE LOT

~ OWNER ~

CHARLES TRAN

10401 S Mason Road, Unit A105

Richmond, Texas 77406

PHONE: 281.745.6466

~ SURVEYOR ~



ENGINEERS, SURVEYORS, PLANNERS

12718 Century Drive

Stafford, Texas 77477

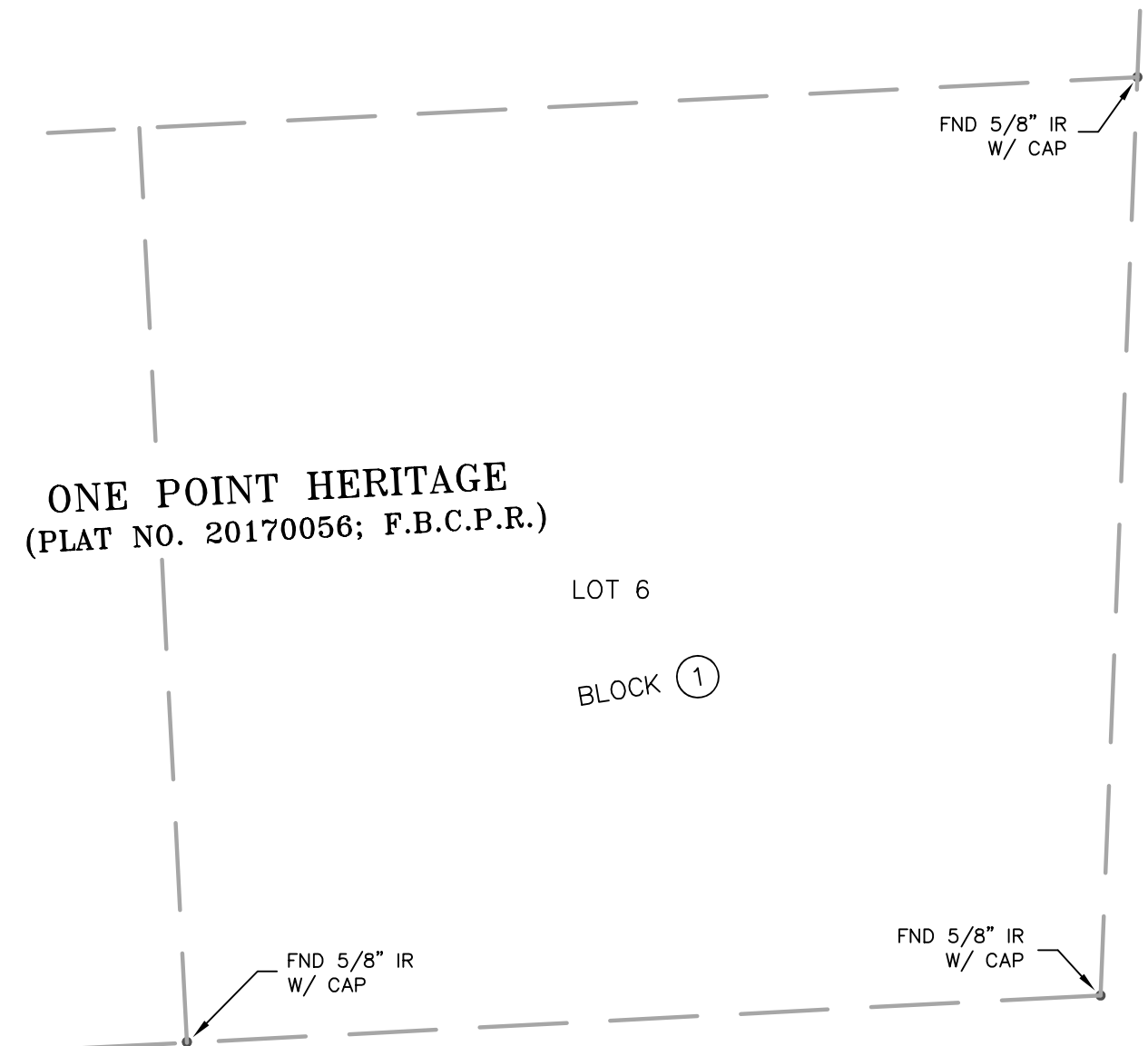
281.491.2525

www.mckimcreed.com

TBPELS Firm Registration No. 10177600

JOB NO. 09468-0001

MAY 17, 2023

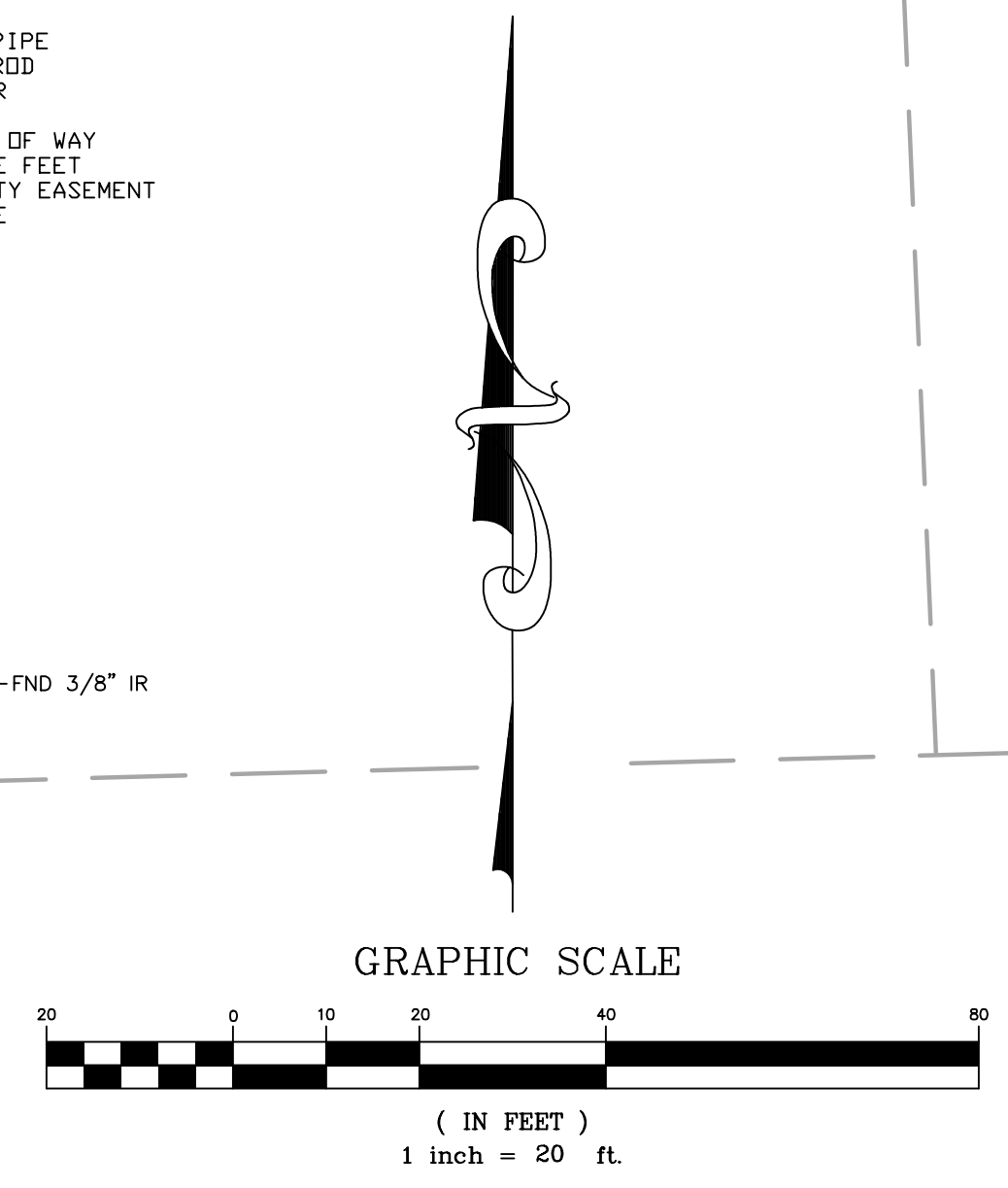


CENTER STREET
(60' R.O.W.)
(VOL. 11, PG. 13; F.B.C.P.R.)

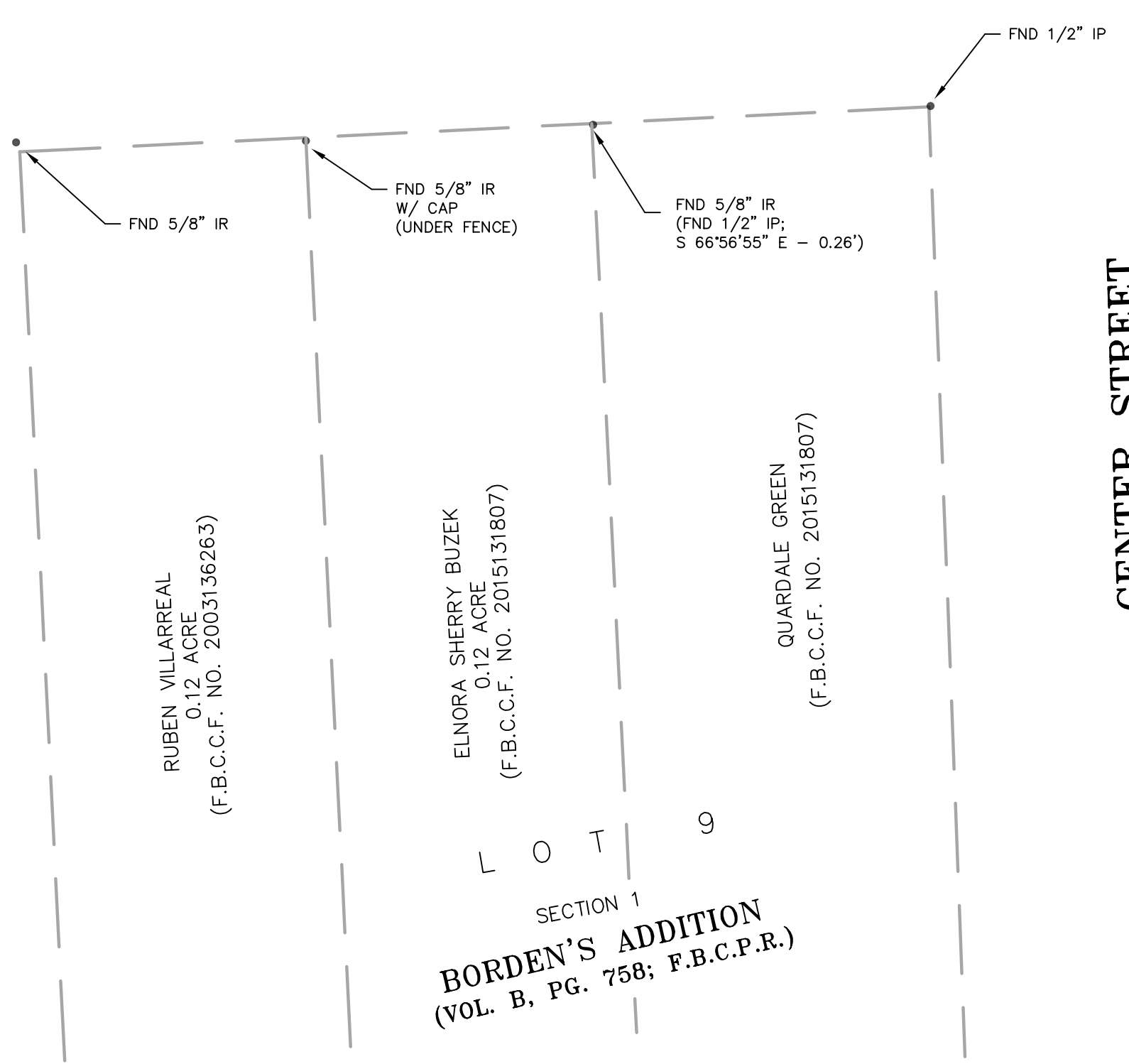
JOHN T. EDWARDS SURVEY
ABSTRACT NO. 23
HERITAGE HEIGHTS
(VOL. 11, PG. 13; F.B.C.P.R.)
RESERVE B"
BLOCK 4

- LEGEND**
- B.L. - BUILDING LINE
 - FND - FOUND
 - 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
 - FT. - FEET
 - IP - IRON PIPE
 - IR - IRON ROD
 - ND. - NUMBER
 - PG. - PAGE
 - R.O.W. - RIGHT OF WAY
 - SQ.FT. - SQUARE FEET
 - U.E. - UTILITY EASEMENT
 - VOL. - VOLUME
 - W/ - WITH

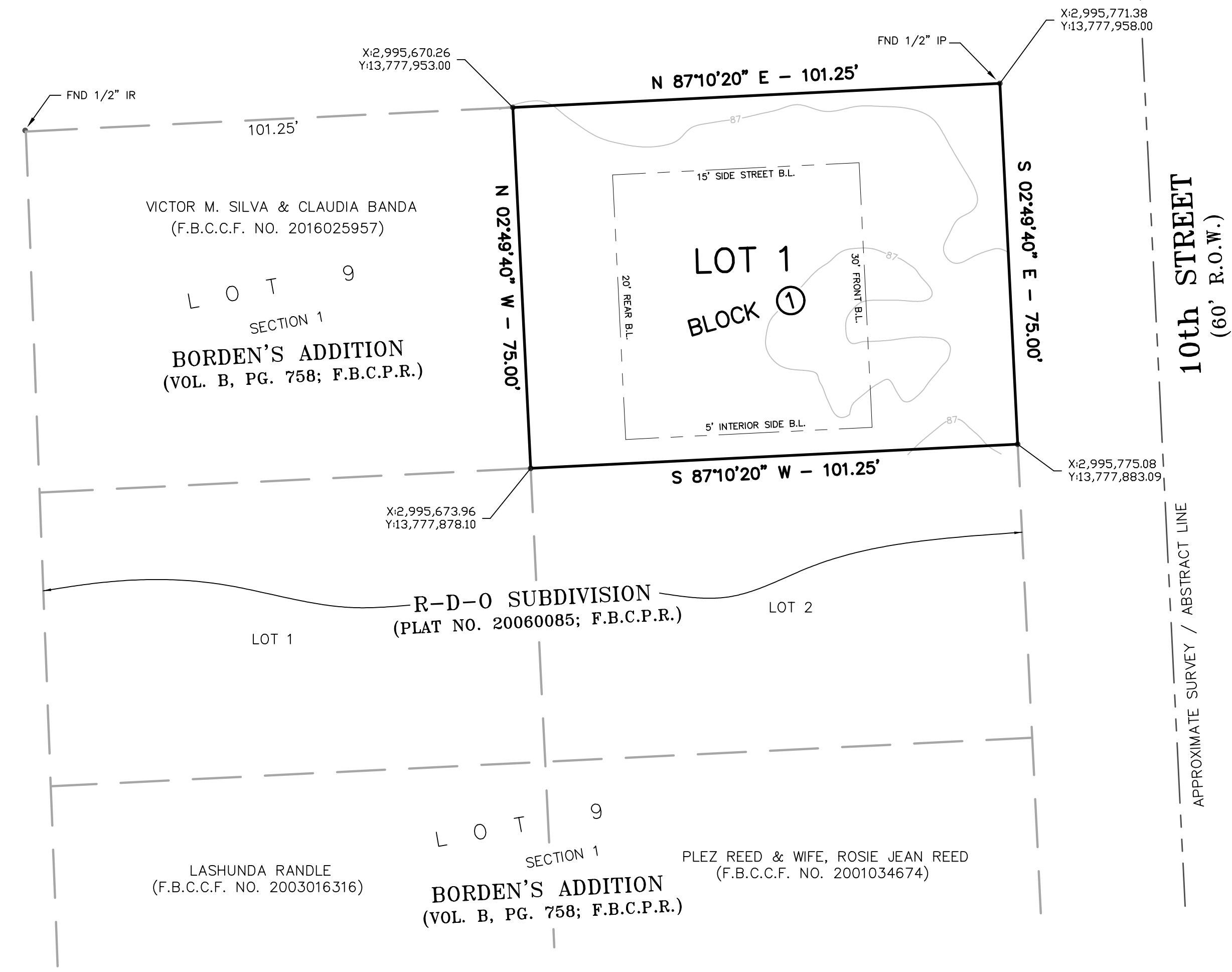
RICHMOND MOBILE HOME PARK, INC.
10.2637 ACRES
(F.B.C.C.F. NO. 2002135784)



CLAY STREET
(60' R.O.W.)



CENTER STREET
(60' R.O.W.)



WILLIAM MORTON SURVEY
ABSTRACT NO. 63

NEWTON'S WEST SUBDIVISION
(VOL. 257, PG. 121; F.B.C.D.R.)

**BORDENS ADDITION LOT 9
PARTIAL REPLAT NO 1**

A SUBDIVISION OF A 0.1743 ACRE TRACT OF LAND
BEING A PORTION OF LOT 9, SECTION 1,
BORDENS LOTS BACK OF RICHMOND
(VOL. B, PG. 758; F.B.C.P.R.)
IN THE JOHN T. EDWARDS SURVEY,
ABSTRACT NO. 23,
CITY OF RICHMOND,
FORT BEND COUNTY, TEXAS

1 LOT - 1 BLOCK

REASON FOR REPLAT:
TO CREATE ONE LOT

~ OWNER ~

CHARLES TRAN

10401 S Mason Road, Unit A105
Richmond, Texas 77406
PHONE: 281.745.6466

~ SURVEYOR ~

MCKIM & CREED
ENGINEERS, SURVEYORS, PLANNERS

12718 Century Drive
Stafford, Texas 77477
281.491.2525
www.mckimcreed.com
TBPELS Firm Registration No. 10177600

JOB NO. 09468-0001

MAY 17, 2023

LOT TABLE		
LOT 1	0.1743 ACRE	(7,593 SQ. FT.)



PLANNING AND ZONING COMMISSION

Staff Report: Plat Application

Agenda Date: June 5, 2023
Agenda Item: C2.

Plat Name: Williams Way Lift Station – Short Form Final Plat
Applicant: Grace Cervin | AGS Engineers & Construction LLC
Location: A subdivision of 0.0723 acre tract of land located in the Jane H. Long League, Abstract 55, Fort Bend County, Texas.
Zoning Designation: GC, General Commercial District and WFBMD, West Fort Bend Management District

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

Background/Review Notes

- *The proposed subdivision is located north of Manford Boulevard and west of Williams Way Boulevard.*
- *The subject site was annexed on February 20, 2023.*
- *The subject site is owned by the City of Richmond.*
- *The subject site is proposed to be developed as a lift station.*
- *The proposed short form final plat will create One (1) reserve in one (1) block.*

The proposed plat conforms to:

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

Development Plan YES NO N/A
Approved by City Commission

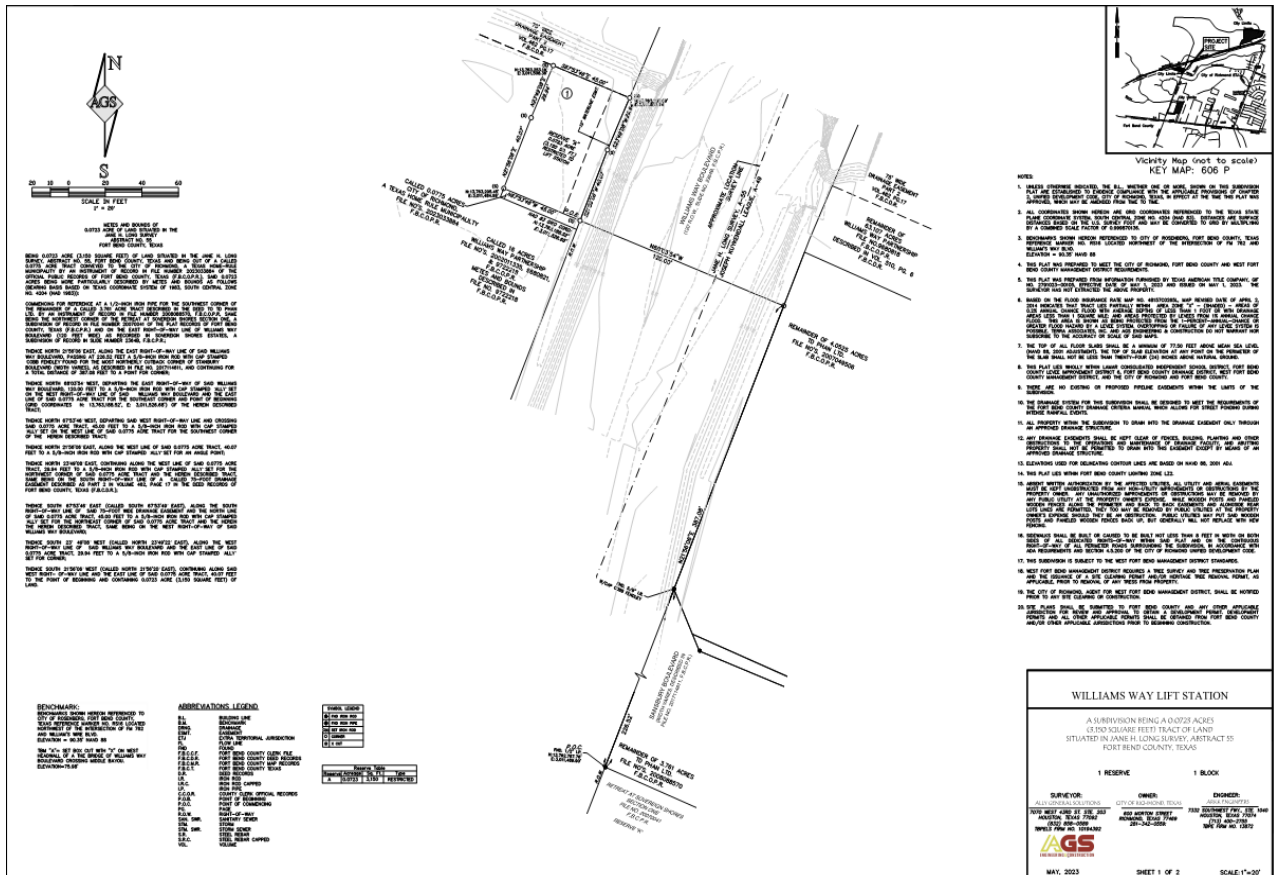
UDC Division 6.3.500 Subdivision and Plat Approvals YES NO N/A

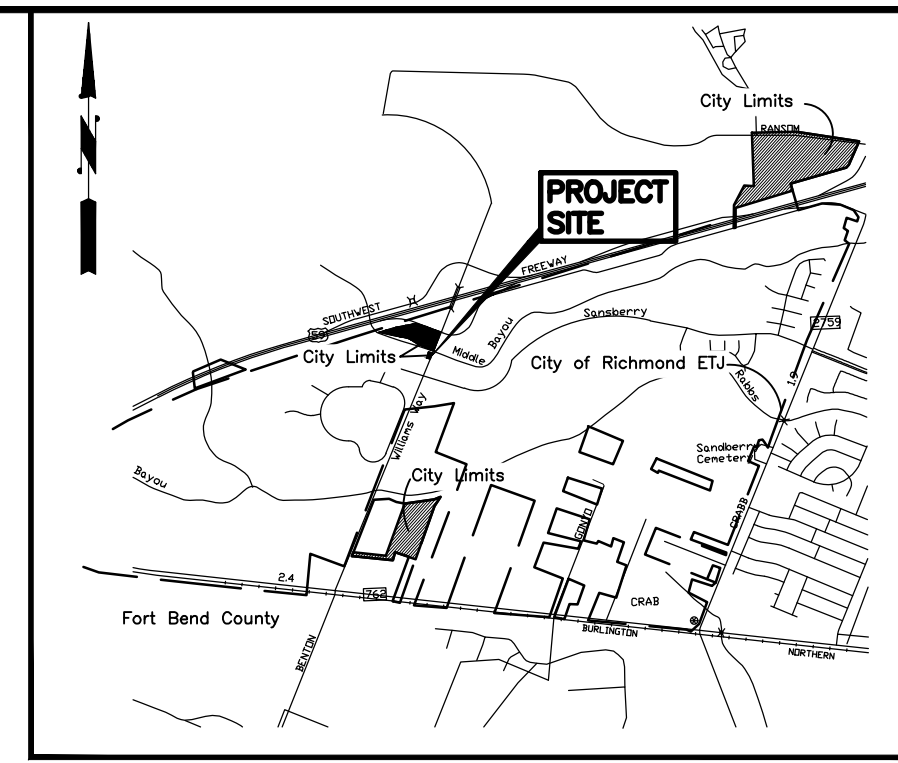
Staff Recommendation

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

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

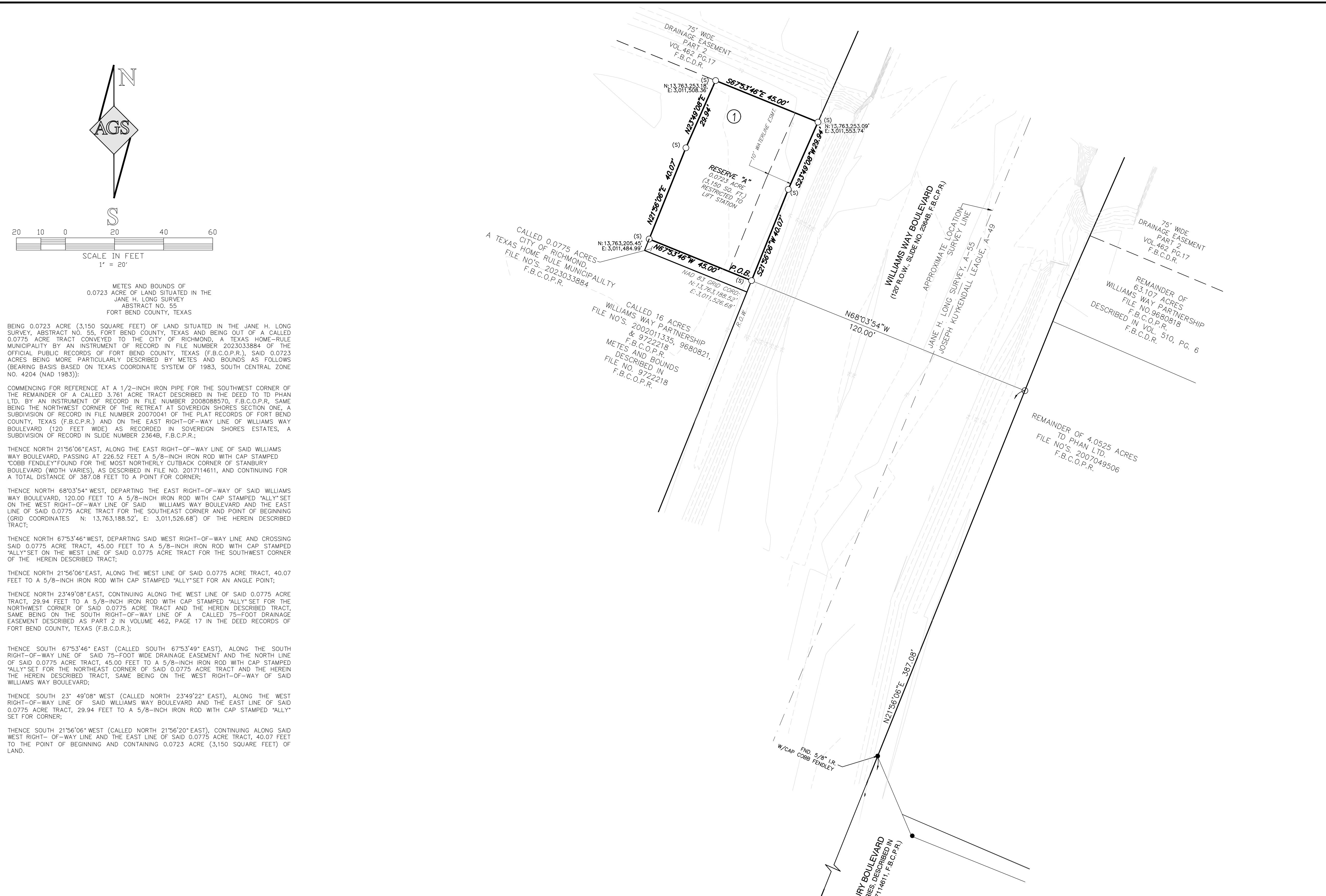
- Vicinity Map needs to be drawn to scale.





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

- NOTES:
- UNLESS OTHERWISE INDICATED, THE B.L., WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 2, UNIFIED DEVELOPMENT CODE, CITY OF RICHMOND, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
 - ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO. 4204 (NAD 83). DISTANCES ARE SURFACE DISTANCES BASED ON THE U.S. SURVEY FOOT AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999970136.
 - BENCHMARKS SHOWN HEREON REFERENCED TO CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS REFERENCE MARKER NO. RS16 LOCATED NORTHWEST OF THE INTERSECTION OF FM 762 AND WILLIAMS WAY BLVD. ELEVATION = 90.35' NAVD 88
 - THIS PLAT WAS PREPARED TO MEET THE CITY OF RICHMOND, FORT BEND COUNTY AND WEST FORT BEND COUNTY MANAGEMENT DISTRICT REQUIREMENTS.
 - THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY TEXAS AMERICAN TITLE COMPANY, GIP NO. 2791023-00105, EFFECTIVE DATE OF MAY 1, 2023 AND ISSUED ON MAY 1, 2023. THE SURVEYOR HAS NOT EXTRACTED THE ABOVE PROPERTY.
 - BASED ON THE FLOOD INSURANCE RATE MAP NO. 48157C0265L, MAP REVISED DATE OF APRIL 2, 2014 INDICATES THAT TRACT LIES PARTIALLY WITHIN AREA ZONE "X" - (SHADED) - AREAS OF 0.2% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1-PERCENT-ANNUAL-CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE. TERRA ASSOCIATES, INC. AND AGS ENGINEERING & CONSTRUCTION DO NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
 - THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 77.50 FEET ABOVE MEAN SEA LEVEL (NAVD 88, 2001 ADJUSTMENT). THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN TWENTY-FOUR (24) INCHES ABOVE NATURAL GROUND.
 - THIS PLAT LIES WHOLLY WITHIN LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT 6, FORT BEND COUNTY DRAINAGE DISTRICT, WEST FORT BEND COUNTY MANAGEMENT DISTRICT, AND THE CITY OF RICHMOND AND FORT BEND COUNTY.
 - THERE ARE NO EXISTING OR PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
 - THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS FOR STREET PONDING DURING INTENSE RAINFALL EVENTS.
 - ALL PROPERTY WITHIN THE SUBDIVISION TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
 - ANY DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDING, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF DRAINAGE FACILITY, AND ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.
 - ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NAVD 88, 2001 ADJ.
 - THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ZONE L22.
 - ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
 - SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 8 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING THE SUBDIVISION, IN ACCORDANCE WITH ADA REQUIREMENTS AND SECTION 4.5.200 OF THE CITY OF RICHMOND UNIFIED DEVELOPMENT CODE.
 - THIS SUBDIVISION IS SUBJECT TO THE WEST FORT BEND MANAGEMENT DISTRICT STANDARDS.
 - WEST FORT BEND MANAGEMENT DISTRICT REQUIRES A TREE SURVEY AND TREE PRESERVATION PLAN AND THE ISSUANCE OF A SITE CLEARING PERMIT AND/OR HERITAGE TREE REMOVAL PERMIT, AS APPLICABLE, PRIOR TO REMOVAL OF ANY TREES FROM PROPERTY.
 - THE CITY OF RICHMOND, AGENT FOR WEST FORT BEND MANAGEMENT DISTRICT, SHALL BE NOTIFIED PRIOR TO ANY SITE CLEARING OR CONSTRUCTION.
 - SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMIT. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY AND/OR OTHER APPLICABLE JURISDICTIONS PRIOR TO BEGINNING CONSTRUCTION.



BEING 0.0723 ACRE (3,150 SQUARE FEET) OF LAND SITUATED IN THE JANE H. LONG SURVEY, ABSTRACT NO. 55, FORT BEND COUNTY, TEXAS AND BEING OUT OF A CALLED 0.0775 ACRE TRACT CONVEYED TO THE CITY OF RICHMOND, A TEXAS HOME-RULE MUNICIPALITY BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2023033864 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.) SAID 0.0723 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARING BASIS BASED ON TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE NO. 4204 (NAD 1983)):

COMMENCING FOR REFERENCE AT A 1/2-INCH IRON PIPE FOR THE SOUTHWEST CORNER OF THE REMAINDER OF A CALLED 3.761 ACRE TRACT DESCRIBED IN THE DEED TO TD PHAN LTD. BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2008088570, F.B.C.O.P.R. SAME BEING THE NORTHWEST CORNER OF THE RETREAT AT SOVEREIGN SHORES SECTION ONE, A SUBDIVISION OF RECORD IN FILE NUMBER 20070041 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS (F.B.C.P.R.) AND ON THE EAST RIGHT-OF-WAY LINE OF WILLIAMS WAY BOULEVARD (120 FEET WIDE) AS RECORDED IN SOVEREIGN SHORES ESTATES, A SUBDIVISION OF RECORD IN SLIDE NUMBER 2364B, F.B.C.P.R.;

THENCE NORTH 21°56'06" EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID WILLIAMS WAY BOULEVARD, PASSING AT 226.52 FEET A 5/8-INCH IRON ROD WITH CAP STAMPED "COBB FENDELY" FOUND FOR THE MOST NORTHERLY OUTBACK CORNER OF STANBURY BOULEVARD (WIDTH VARIES), AS DESCRIBED IN FILE NO. 2017114611, AND CONTINUING FOR A TOTAL DISTANCE OF 387.08 FEET TO A POINT FOR CORNER;

THENCE NORTH 68°03'54" WEST, DEPARTING THE EAST RIGHT-OF-WAY OF SAID WILLIAMS WAY BOULEVARD, 120.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "ALLY" SET ON THE WEST RIGHT-OF-WAY LINE OF SAID WILLIAMS WAY BOULEVARD AND THE EAST LINE OF SAID 0.0775 ACRE TRACT FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING (GRID COORDINATES N: 13,763,188.52', E: 3,011,526.68') OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 67°53'46" WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE AND CROSSING SAID 0.0775 ACRE TRACT, 45.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "ALLY" SET ON THE WEST LINE OF SAID 0.0775 ACRE TRACT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 21°56'06" EAST, ALONG THE WEST LINE OF SAID 0.0775 ACRE TRACT, 40.07 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "ALLY" SET FOR AN ANGLE POINT;

THENCE NORTH 23°49'08" EAST, CONTINUING ALONG THE WEST LINE OF SAID 0.0775 ACRE TRACT, 29.94 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "ALLY" SET FOR THE NORTHWEST CORNER OF SAID 0.0775 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, SAME BEING ON THE SOUTH RIGHT-OF-WAY LINE OF A CALLED 75-FOOT DRAINAGE EASEMENT DESCRIBED AS PART 2 IN VOLUME 462, PAGE 17 IN THE DEED RECORDS OF FORT BEND COUNTY, TEXAS (F.B.C.D.R.);

THENCE SOUTH 67°53'46" EAST (CALLED SOUTH 67°53'49" EAST), ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID 75-FOOT WIDE DRAINAGE EASEMENT AND THE NORTH LINE OF SAID 0.0775 ACRE TRACT, 45.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "ALLY" SET FOR THE NORTHEAST CORNER OF SAID 0.0775 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, SAME BEING ON THE WEST RIGHT-OF-WAY OF SAID WILLIAMS WAY BOULEVARD;

THENCE SOUTH 23° 49'08" WEST (CALLED NORTH 23°49'22" EAST), ALONG THE WEST RIGHT-OF-WAY LINE OF SAID WILLIAMS WAY BOULEVARD AND THE EAST LINE OF SAID 0.0775 ACRE TRACT, 29.94 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "ALLY" SET FOR CORNER;

THENCE SOUTH 21°56'06" WEST (CALLED NORTH 21°56'20" EAST), CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE AND THE EAST LINE OF SAID 0.0775 ACRE TRACT, 40.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.0723 ACRE (3,150 SQUARE FEET) OF LAND.

BENCHMARK:
BENCHMARKS SHOWN HEREON REFERENCED TO CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS REFERENCE MARKER NO. RS16 LOCATED NORTHWEST OF THE INTERSECTION OF FM 762 AND WILLIAMS WAY BLVD. ELEVATION = 90.35' NAVD 88

TBM "A" = SET BOX OUT WITH "X" ON WEST HEADWALL OF A THE BRIDGE OF WILLIAMS WAY BOULEVARD CROSSING MIDDLE BAYOU. ELEVATION = 75.98'

ABBREVIATIONS LEGEND

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

SYMBOL LEGEND

●	FND IRON ROD
○	FND IRON PIPE
⊗	SET IRON ROD
○	CORNER
⊗	X CUT

Reserve Table			
Reserve	Acres	Sq. Ft.	Type
A	0.0723	3,150	RESTRICTED

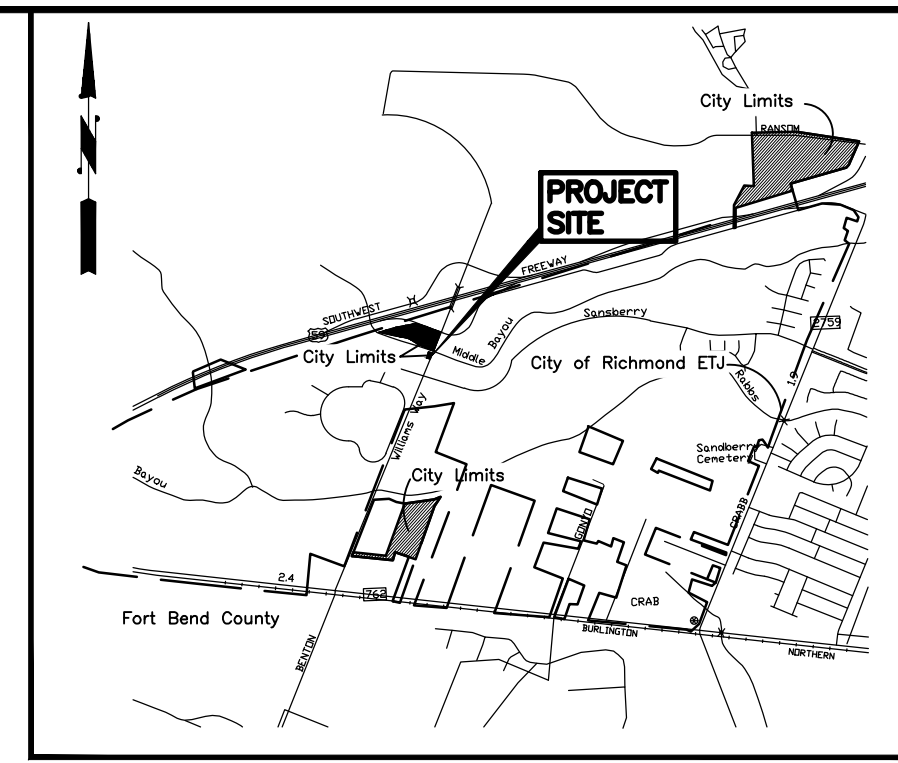
WILLIAMS WAY LIFT STATION

A SUBDIVISION BEING A 0.0723 ACRES (3,150 SQUARE FEET) TRACT OF LAND SITUATED IN JANE H. LONG SURVEY, ABSTRACT 55 FORT BEND COUNTY, TEXAS

1 RESERVE 1 BLOCK

SURVEYOR: ALLY GENERAL SOLUTIONS 7070 WEST 43RD ST. STE. 203 HOUSTON, TEXAS 77092 (832) 858-0589 TBPELS FIRM NO. 10194392	OWNER: CITY OF RICHMOND, TEXAS 800 MORTON STREET RICHMOND, TEXAS 77469 281-342-0559	ENGINEER: ARKK ENGINEERS 7332 SOUTHWEST FWY., STE. 1040 HOUSTON, TEXAS 77074 (713) 400-2755 TBPE FIRM NO. 13872
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Vicinity Map (not to scale)
KEY MAP: 606 P

STATE OF TEXAS
COUNTY OF FORT BEND

WE, CITY OF RICHMOND, A TEXAS HOME-RULE MUNICIPALITY, HEREINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 0.0723 ACRE TRACT DESCRIBED IN THE ABOVE FORGOING WILLIAMS WAY LIFT STATION, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE DEDICATED AS PRIVATE STREETS), ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND MYSELF (OR OURSELVES), MY (OR OUR) HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

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

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

IN TESTIMONY WHEREOF, CITY OF RICHMOND, A TEXAS HOME-RULE MUNICIPALITY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____ MAYOR, THIS _____ DAY OF _____, 2023.

CITY OF RICHMOND, A TEXAS HOME-RULE MUNICIPALITY

BY: _____ ATTEST: _____
REBECCA HAAS MAYOR TERRI VELA CITY MANAGER

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED REBECCA HAAS, MAYOR AND TERRI VELA, CITY MANAGER, OF CITY OF RICHMOND, A TEXAS HOME-RULE MUNICIPALITY, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

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

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

I, DAVID W. CASPER, 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.

DAVID W. CASPER
REGISTERED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 86294

STATE OF TEXAS
COUNTY OF FORT BEND

THIS PLAT OF WILLIAMS WAY LIFT STATION APPROVED BY THE CITY MANAGER OF THE CITY OF RICHMOND, TEXAS.

THIS _____ DAY OF _____, 2023.

BY: _____
TERRI VELA
CITY MANAGER

STATE OF TEXAS
COUNTY OF FORT BEND

THIS PLAT OF WILLIAMS WAY LIFT STATION APPROVED ON _____ BY THE CITY OF RICHMOND CITY COMMISSION, AND SIGNED THIS _____ DAY OF _____, 2023, PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID, AND NULL, AND VOID, UNLESS THIS PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS, WITHIN ONE (1) YEAR HEREAFTER.

BY: _____ BY: _____
REBECCA K. HAAS MAYOR LASHA GILLESPIE CITY SECRETARY

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

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

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

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

COUNTY CLERK FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

WILLIAMS WAY LIFT STATION

A SUBDIVISION BEING A 0.0723 ACRES
(3,150 SQUARE FEET) TRACT OF LAND
SITUATED IN JANE H. LONG SURVEY, ABSTRACT 55
FORT BEND COUNTY, TEXAS

1 RESERVE

1 BLOCK

SURVEYOR:
ALLY GENERAL SOLUTIONS
7070 WEST 43RD ST. STE. 203
HOUSTON, TEXAS 77092
(832) 858-0589
TBPELS FIRM NO. 10194392

OWNER:
CITY OF RICHMOND, TEXAS
600 MORTON STREET
RICHMOND, TEXAS 77469
281-342-0559

ENGINEER:
ARKK ENGINEERS
7332 SOUTHWEST FWY., STE. 1040
HOUSTON, TEXAS 77074
(713) 400-2755
TBPE FIRM NO. 13872



PLANNING AND ZONING COMMISSION
Staff Report: Unified Development Code UDC Text Amendment

Agenda Date: June 5, 2023
Agenda Item: C3a & C3b.

Agenda Item Subject: Unified Development Code (UDC) Text Amendment
Project Description: Proposed amendment to parking requirements to allowances of parking spaces in DN, Downtown district

Presenter: Mason A. Garcia, Planning Director

OVERVIEW

Recently, staff has had discussions on parking requirements within the Downtown District. 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 a parking reform within these districts may reduce barriers to the infill of vacant lots and buildings. Cities throughout the United States have been modifying municipal codes to reduce parking minimums or in some cases , enact parking maximums. 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. This is an agenda request to consider a text amendment to the Unified Development Code (UDC) to modify the parking requirements within the DN, Downtown district. The proposed amendment is based on insight gained through development plan review experiences since the adoption of the UDC. The proposed amendment can be summarized as follows:

- 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 , 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 districts any nonresidential development 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 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.

STAFF RECCOMENDATION

The proposed UDC text amendment is in conformance with Comprehensive master Plan Goal D which emphasizes (a) continuously re-evaluating the City's incentives, policies, and regulations.

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

NOTICE OF PUBLIC HEARING

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

PURPOSE: To receive comments for or against text amendments to the Unified Development Code, to include certain changes to parking requirements within DN, Downtown district. The specific sections to be amended may include:

- 1) Division 4.2.100, *Parking and Loading*.
- 2) Chapter 6, *Administration*.
- 3) Chapter 7, *Measurements and Words*.

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

A notice of Public hearing was published in For Bend Herald on Sunday, May 21, 2023

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



RICHMOND
EST. **TEXAS** 1837

PLANNING AND ZONING COMMISSION
Staff Update: Minimum Lot Size in OT, Olde Town District.

Agenda Date: June 5, 2023

Agenda Item: C4.

Agenda Item Subject: Discussion on minimum lot area and width reductions in the Olde Town and General Residential zoning districts.

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

Presenter: Mason A. Garcia, Planning Director

Background

The Unified Development Code (UDC) contains provisions for the use and the development of land in the City of Richmond. The UDC provides basic requirements for land development such as lot size, land use, setbacks, buffers, etc. The UDC was enacted to be consistent with and implement the policies and other strategic directions of the City Comprehensive Master Plan. Strategic toolbox item D in the Comprehensive Mater Plan indicates that there should be review of land development ordinances to ensure consistency with the policies and objectives of the plan. Policy D6. articulates "... infill development will be compatible with existing and well-established neighborhoods through appropriate use, site design, and patterns of development."

Staff is seeking input and guidance from the Commission to be able to continue working on this issue and provide recommendation to ensure that residential lot sizing requirements are balanced.

OT, OLDE TOWN & GENERAL RESIDENTIAL ZONING DISTRICTS

OT, OLDE TOWNE: The Olde Town district is part of the Original Map of Richmond (1920). This is area was platted on a typical 30' x 105' grid system which provided for approximate 210 foot block faces. The Zoning Ordinance states the purpose of the OT District as follows:

The purpose of the Olde Town district 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 Olde Town district allows a mix of uses while preserving the traditional "olde town" character of the City.

GR, GENERAL RESIDENTIAL: The General Residential district serves as the city's most dense residential only zoning district. This district permits mainly residential type uses along with a few

other uses as shown in the Unified Development Code. The Zoning Ordinance states the purpose of the GR District as follows:

The purpose of the General Residential district is to provide for the development, and sometimes preservation, of residential neighborhoods with auto-urban character.

OLDE TOWN DISTRICT DEVELOPMENT STANDARDS REVIEW

The Olde Town zoning district’s purpose is to preserve the tradition of older areas in the City. Again, this area exists on a gridded street pattern with a mix of historic residential houses, houses that have been converted to nonresidential uses 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. Due to the age of the district much of the Olde Town area was platted as 30’ by 105’ lots, as evidenced by the Deed map of Richmond, resulting in approximately 210’ block faces. The current regulations within the UDC require a residential lot to be a minimum of 6,000 square feet within the Olde Town zoning district. (See Exhibit A & Exhibit B below)

Exhibit A

Table 3.1.101 Residential Development Standards						
District and Neighborhood Type	Development Standards					
	Minimum Lot Size	Minimum Open Space Ratio (OSR) ¹	Maximum Gross Density	Minimum Area of Development	Housing Types Allowed	Utility Requirement
Olde Town (OT) District						
Standard Neighborhood ² (General Lots)	6,000 sf. ⁶	0% ⁵	5.28	N/A	Single-family detached	Public
TABLE NOTES:						
N/A - Not Applicable						
1. In certain circumstances, a greater open space ratio may be required to protect floodplains. Planned residential neighborhoods offers the highest densities with the greatest amount of open space for resource protection purposes.						
2. Manufactured home parks or subdivisions are a conditional use development option in the Suburban Residential (SR) and General Residential (GR) districts as set out in Table 2.2.102A, <i>Residential and Commercial Uses of the Home</i> . See also Section 4.1.204, <i>Manufactured Home Parks and Subdivisions</i> . A manufactured home subdivision utilizes the standards for standard neighborhood, while the manufactured home park utilizes the standards for a planned residential neighborhood.						
3. Planned residential neighborhood includes mixed housing neighborhoods set out in Section 4.1.202, <i>Planned Residential Neighborhoods</i> .						
4. Manufactured housing cannot be combined with any other housing type as part of a planned residential neighborhood.						
5. Development within the OT District shall meet the City’s stormwater requirements and parcels larger than five acres shall have a minimum open space ratio of 10 percent.						
6. In combining non-conforming lots or subdividing large lots within OT District, a plat variance to allow deviation from minimum lot area, not exceeding 10%, may be approved at the City Commission’s discretion provided that:						
a. No more than two (2) adjoining lots deviate from the minimum lot area requirement.						
b. The plat application is accompanied with a site development plan indicating compliance with all other development regulations that apply to the proposed development.						

Exhibit B

Table 3.1.102A Single-Family Detached Lot and Building Standards							
District and Neighborhood Type	Minimum						Maximum Building Height
	Lot Dimension		Setbacks				
	Area ¹	Width	Front	Interior Side	Street Side	Rear	
Olde Town (OT) District							
Standard Residential Neighborhood (General Lots) ³	6,000 sf.	50'	25'	5'	15' ¹	15'	35'
TABLE NOTES: 1. Minimum street side setback shall be 25 feet if the garage is accessed from the street side. 2. For housing types other than single-family detached dwellings, refer to Table 3.1.102B, <i>Single-Family Attached and Multi-Family Lot and Building Standards</i> . 3. In combining non-conforming lots or subdividing large lots within OT District, a <u>plat variance</u> to allow deviation from minimum lot area, not exceeding 10%, may be approved at the City Commission's discretion provided that: a. No more than two (2) adjoining lots deviate from the minimum lot dimension requirements. b. The plat application is accompanied with a site development plan indicating compliance with all other development regulations that apply to the proposed development.							

Due to the current regulations, many existing lots that are not Lots of Record (see definition below) are unable to develop.

Lot of Record means a lot which is part of a subdivision, the plat of which has been recorded in the office of the county clerk of Fort Bend County or parcel of land the deed (including metes and bounds description) for which was recorded in the office of the county clerk of Fort Bend County prior to July 9, 1985.

Staff is proposing modifications to the residential development standards within the Olde Town zoning district to be more closely align with the original platting of the Olde Town District. These changes would allow for a minimum 3,000 square foot lot size along with a minimum lot width to 30 feet (a reduction from 50 feet; see Exhibit B).

PROPOSED AMENDMENTS

The proposed amendments for the OT District are a result of the input from the Planning and Zoning Commission along with the City Commission. This would also include reducing the minimum lot width to 30 feet which aligns with Olde Town's typical lot depth of 105 feet. Staff is also proposing to reduce the minimum lot size to 3,000 square feet from 6,000 square feet for the Olde Town District. These standards would also require a change to the maximum gross density from 5.28 units per acre to 10.00 units per acre.

The proposed standards would reduce the amount of legally nonconforming lots and provide lots that do not currently meet the minimum lot size standards an opportunity to be platted without a platting variance.

Figure 1. Proposed amendment to Table 3.1.101 Residential Development Standards

Table 3.1.101 Residential Development Standards						
District and Neighborhood Type	Development Standards					
	Minimum Lot Size	Minimum Open Space Ratio (OSR) ¹	Maximum Gross Density	Minimum Area of Development	Housing Types Allowed	Utility Requirement
Olde Town (OT) District						
Standard Neighborhood² (General Lots)	3,000 sf. ⁶	0% ⁵	10.00	N/A	Single-family detached	Public
TABLE NOTES:						
N/A - Not Applicable						
<ol style="list-style-type: none"> 1. In certain circumstances, a greater open space ratio may be required to protect floodplains. Planned residential neighborhoods offers the highest densities with the greatest amount of open space for resource protection purposes. 2. Manufactured home parks or subdivisions are a conditional use development option in the Suburban Residential (SR) and General Residential (GR) districts as set out in Table 2.2.102A, <i>Residential and Commercial Uses of the Home</i>. See also Section 4.1.204, <i>Manufactured Home Parks and Subdivisions</i>. A manufactured home subdivision utilizes the standards for standard neighborhood, while the manufactured home park utilizes the standards for a planned residential neighborhood. 3. Planned residential neighborhood includes mixed housing neighborhoods set out in Section 4.1.202, <i>Planned Residential Neighborhoods</i>. 4. Manufactured housing cannot be combined with any other housing type as part of a planned residential neighborhood. 5. Development within the OT District shall meet the City's stormwater requirements and parcels larger than five acres shall have a minimum open space ratio of 10 percent. 6. In combining non-conforming lots or subdividing large lots within OT District, a plat variance to allow deviation from minimum lot area, not exceeding 10%, may be approved at the City Commission's discretion provided that: <ol style="list-style-type: none"> a. No more than two (2) adjoining lots deviate from the minimum lot area requirement. b. The plat application is accompanied with a site development plan indicating compliance with all other development regulations that apply to the proposed development. 						

Figure 2. Proposed amendment to Table 3.1.102A Single-Family Detached Lot and Building Standards

Table 3.1.102A Single-Family Detached Lot and Building Standards							
District and Neighborhood Type	Minimum						Maximum Building Height
	Lot Dimension		Setbacks				
	Area ¹	Width	Front	Interior Side	Street Side	Rear	
Olde Town (OT) District							
Standard Residential Neighborhood (General Lots)³	3,000 sf.	30'	25'	5'	15' ¹	15'	35'
TABLE NOTES: <ol style="list-style-type: none"> Minimum street side setback shall be 25 feet if the garage is accessed from the street side. For housing types other than single-family detached dwellings, refer to Table 3.1.102B, <i>Single-Family Attached and Multi-Family Lot and Building Standards</i>. In combining non-conforming lots or subdividing large lots within OT District, a plat variance to allow deviation from minimum lot area, not exceeding 10%, may be approved at the City Commission's discretion provided that: <ol style="list-style-type: none"> No more than two (2) adjoining lots deviate from the minimum lot dimension requirements. The plat application is accompanied with a site development plan indicating compliance with all other development regulations that apply to the proposed development. 							

GENERAL RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS REVIEW

The purpose of the General Residential district is to provide for the development, and sometimes preservation, of residential neighborhoods with auto-urban character.

As shown in Figure 3. Table 3.1.101 Residential Development Standards, single lots in the General Residential District that are not currently lots of Record must be a minimum of 12,000 square. This provision requires lots within subdivisions less than 10 acres to be a minimum of 12,000 square feet in area. To remove one of the barriers for infill development within certain areas of Richmond, staff is working on providing an additional avenue for development in the city's older neighborhoods.

PROPOSED AMENDMENTS

Staff is proposing modifications to the residential development standards within the General Residential zoning district to be more closely align with the platting of older portions the General Residential District. This would include the creation of a new neighborhood type, Standard Neighborhood (infill lots), which would allow for a minimum 4,000 square foot lot size along with a minimum lot width reduction to 40 feet (see Figure 3).

Figure 3. Proposed amendment to Table 3.1.101 Residential Development Standards

Table 3.1.101 Residential Development Standards						
District and Neighborhood Type	Development Standards					
	Minimum Lot Size	Minimum Open Space Ratio (OSR) ¹	Maximum Gross Density	Minimum Area of Development	Housing Types Allowed	Utility Requirement
Suburban Residential (SR) District						
Standard Neighborhood (Suburban Estate)	2.5 ac.	0%	0.36	N/A	Single-family detached	On Site
Planned Residential Neighborhood (Planned Suburban 1)	1.5 ac.	10%	0.54	20 ac.	Single-family detached Single-family attached	On-Site/Public
Planned Residential Neighborhood (Planned Suburban 2)	35,000 sf.	40%	0.67	10 ac.	Single-family detached Single-family attached	Public
General Residential (GR) District						
Standard Neighborhood² (General Lots)	12,000 sf.	10%	2.77	N/A	Single-family detached	Public
Planned Residential Neighborhood (Planned General 1)³	8,200 sf.	15%	3.61	15 ac.	Single-family detached Single-family attached	Public

Table 3.1.101
Residential Development Standards

District and Neighborhood Type	Development Standards					
	Minimum Lot Size	Minimum Open Space Ratio (OSR) ¹	Maximum Gross Density	Minimum Area of Development	Housing Types Allowed	Utility Requirement
Planned Residential Neighborhood (Planned General 2)³	6,000 sf.	25%	4.28	10 ac.	Single-family detached Single-family attached	Public
Standard Neighborhood² (infill Lots)⁷	4,000 sf.	10%	N/A	N/A	Single-family detached Single-family attached	Public
Planned Residential Neighborhood (Manufactured Home Park^{2,4})	4,000 sf.	25%	6.33	5 ac.	Manufactured Homes	Public

TABLE NOTES:

N/A - Not Applicable

1. In certain circumstances, a greater open space ratio may be required to protect floodplains. Planned residential neighborhoods offers the highest densities with the greatest amount of open space for resource protection purposes.
2. Manufactured home parks or subdivisions are a conditional use development option in the Suburban Residential (SR) and General Residential (GR) districts as set out in Table 2.2.102A, *Residential and Commercial Uses of the Home*. See also Section 4.1.204, *Manufactured Home Parks and Subdivisions*. A manufactured home subdivision utilizes the standards for standard neighborhood, while the manufactured home park utilizes the standards for a planned residential neighborhood.
3. Planned residential neighborhood includes mixed housing neighborhoods set out in Section 4.1.202, *Planned Residential Neighborhoods*.
4. Manufactured housing cannot be combined with any other housing type as part of a planned residential neighborhood.
5. Development within the OT District shall meet the City's stormwater requirements and parcels larger than five acres shall have a minimum open space ratio of 10 percent.
6. In combining non-conforming lots or subdividing large lots within OT District, a plat variance to allow deviation from minimum lot area, not exceeding 10%, may be approved at the City Commission's discretion provided that:
 - a. No more than two (2) adjoining lots deviate from the minimum lot area requirement.
 - b. The plat application is accompanied with a site development plan indicating compliance with all other development regulations that apply to the proposed development.
7. **infill lot - Any vacant lot or parcel within developed areas of the city, where at least 70 percent of the land within a 300-foot radius of the site has been developed and where water, sewer, streets, schools, and fire protection have already been developed and are provided. The area must also be platted prior to 1985.**

Staff reviewed a sample area of the General Residential Zoning District. The area consisted of approximately 79 acres. The area is in North Richmond, the location consisted of the land north of Preston Street, east of Collins Road, west of North 10th Street and south of Clay Street(see Figure 4 below).

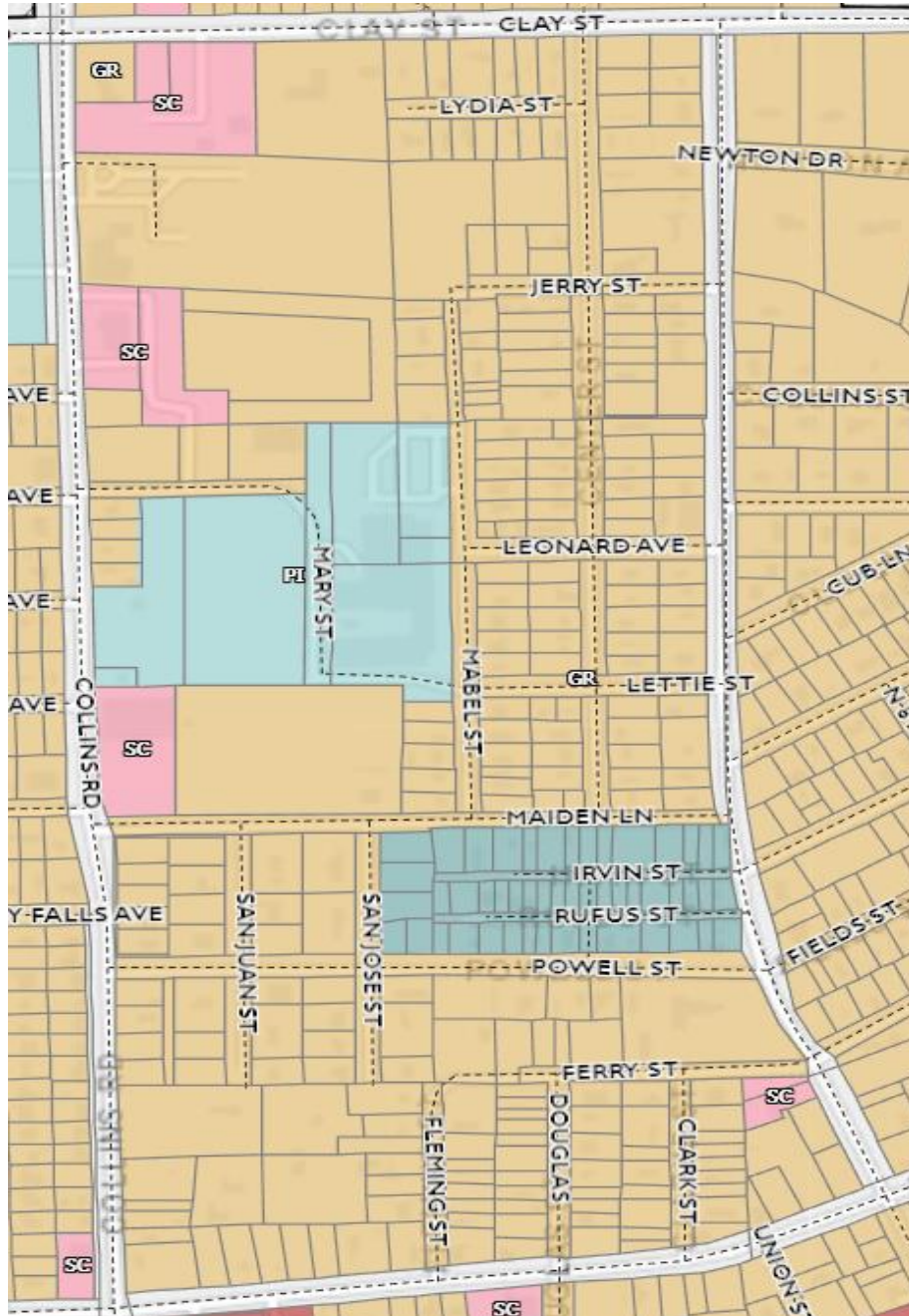


Figure 4. Sample area of GR District

Table 1. Sample land area in GR District for Figure 4

Zoning District	Acreage	Number of Parcels	Non-conforming Parcels
GR, General Residential	65.83	278	131 parcels
MU, Mixed Use	3.61	51	51
SC, Suburban Commercial	3.851	3	3
Pi, Public Institutional	5.71	7	N/A

The above table provides data on the sample land area in staff’s evaluation. The area consists of mainly General Residential zoning district along with pockets of Mixed-use, Public Institutional, and Suburban Commercial zoning districts. The table indicates that in the GR zoning district 131 parcels out of 278 parcels do not meet the minimum area and lot width standards; these lots are nonconforming. If the requirements were modified to lower the required lot area to a minimum of 4,000 square feet and 40-foot-wide lots (see Figure 5), approximately 81 of the non-conforming parcels (out of 131 parcels) would meet the proposed modified requirements of the Unified Development code for platting and would be able to move forward with development.

**Figure 5. Proposed amendment to Table 3.1.102A Residential Development Standards, GR District
Standard Residential Neighborhood (infill lots)**

Table 3.1.102A Single-Family Detached Lot and Building Standards							
District and Neighborhood Type	Minimum						Maximum Building Height
	Lot Dimension		Setbacks				
	Area ¹	Width	Front	Interior Side	Street Side	Rear	
Suburban Residential (SR) District							
Standard Residential Neighborhood (Suburban Estate)	2.5 ac.	200'	70'	25'	40'	110'	35'
Planned Residential Neighborhood (Planned Suburban 1)	1.5 ac.	150'	60'	20'	35'	100'	35'
Planned Residential Neighborhood (Planned Suburban 2)	35,000 sf.	65'	50'	15'	25'	40'	35'
General Residential (GR) District							
Standard Residential Neighborhood (General Lots)	12,000 sf.	70'	30'	5'	15' ¹	30'	35'
Planned Residential Neighborhood (Planned General 1) ²	8,200 sf.	50'	25'	5'	15' ¹	20'	35'
Planned Residential Neighborhood (Planned General 2) ¹	6,000 sf.	50'	25'	5'	15' ¹	15'	35'
Standard Residential Neighborhood (Infill Lots)⁴	4,000 sf.	40'	25'	5'	15'	15'	35'

Table 3.1.102A
Single-Family Detached Lot and Building Standards

District and Neighborhood Type	Minimum						Maximum Building Height
	Lot Dimension		Setbacks				
	Area ¹	Width	Front	Interior Side	Street Side	Rear	
Planned Residential Neighborhood (Manufactured Home Park)	4,000 sf.	35'	25'	10'	15' ¹	25'	20'
Olde Town (OT) District							
Standard Residential Neighborhood (General Lots)³	6,000 sf.	50'	25'	5'	15' ¹	15'	35'

TABLE NOTES:

- Minimum street side setback shall be 25 feet if the garage is accessed from the street side.
- For housing types other than single-family detached dwellings, refer to Table 3.1.102B, *Single-Family Attached and Multi-Family Lot and Building Standards*.
- In combining non-conforming lots or subdividing large lots within OT District, a plat variance to allow deviation from minimum lot area, not exceeding 10%, may be approved at the City Commission’s discretion provided that:
 - No more than two (2) adjoining lots deviate from the minimum lot dimension requirements.
 - The plat application is accompanied with a site development plan indicating compliance with all other development regulations that apply to the proposed development.
- infill lot - Any vacant lot or parcel within developed areas of the city, where at least 70 percent of the land within a 300-foot radius of the site has been developed and where water, sewer, streets, schools, and fire protection have already been developed and are provided. The area must also be platted prior to 1985.**

Staff used the decision criteria in Section 6.3.406 *Texts Amendments to this UDC* to determine whether the above proposals are consistent with the general purposes of the UDC.

DECISION CRITERIA

- 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 minimum lot size for residential development will benefit lots currently not meeting the minimum setback requirements within Table 3.1.101 and Table 3.1.102a. The proposed text amendment furthers the Comprehensive Master Plan’s goals and policies for Rehabilitation and Preservation of Richmond’s Existing Neighborhoods and Community Assets Policy F3. “Prioritize redevelopment of ...

vacant parcels or underutilized tracts” and F5. “Preserve and restore the integrity of existing neighborhoods...to improve resident livability, foster a stronger sense of community, boost the City’s image and marketability, and maintain property values.”

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

The reduction of the minimum lot size is consistent with Comprehensive Master Plan’s goal D “Elevate the appearance, quality, and compatibility of development.

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

It is not anticipated that the proposed reduction in minimum lot size will be detrimental to the public welfare. By providing the option for residential development on certain parcels of vacant land, new housing stock could be provided in the OT and GR districts. Property owners would be allowed the reasonable use of their property in accordance with the UDC’s public health, safety, and general welfare goals and requirements.

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 minimum lot size reduction 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.

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 minimum lot size in the OT and GR districts aligns with policy F3. “Prioritize redevelopment of ... vacant parcels or underutilized tracts... for the purpose of restoring vitality to existing neighborhoods and optimizing existing infrastructure systems.” New housing development in the OT and GR districts would not hinder the strategic objectives of the City Commission; transportation, utility, and other public services are already existing or readily available in most areas within the OT and GR districts.

DISCUSSION POINTS

- Discuss existing residential development standards regarding lot size.
- Discuss possibilities for alternate approaches residential development standards regarding lot size in the OT and GR districts.

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



C5. DEVELOPMENT UPDATES TO THE PLANNING AND ZONING COMMISSION

June 2023

The following table provides an overview of Planning Department activities from May 1, 2023 through May 31, 2023:

PRE-APPLICATION CONFERENCES		
LOCATION	LAND USE	DESCRIPTION
<ul style="list-style-type: none"> ▪ 211 Houston Street (OT District) 	Single-family detached and replat	<ul style="list-style-type: none"> ▪ <i>The subject site is located on the southeast corner of Houston Street and South 3rd Street, directly across the Richmond Fire Department. The owner is proposing to replat the site (approximately 4,700 sf lot) to construct a single-family detached home behind the existing building (Fort Bend Dispute Resolution Center) and next to a law office. Staff discussed development standards and the platting and permitting process. Follow-up comments for the meeting were provided to the applicant.</i>
<ul style="list-style-type: none"> ▪ 1113 Yorktown Street (GR District) 	Assisted Living	<ul style="list-style-type: none"> ▪ <i>The subject site is located south of Yorktown Street and south of Texana Center which is within less than half-a-mile, per State law the minimum required distance from assisted living uses is half-a-mile. Staff met with the applicant to discuss a proposed Assisted Living for six (6) to eight (8) individuals (no bed bound patients) and potential renovations to the building to bring up to Code. Staff discussed the permitting process for the proposed use. Follow-up comments for the meeting were provided to the applicant.</i>
<ul style="list-style-type: none"> ▪ 22235 Southwest Freeway (GC District and WFBMD) 	Retail	<ul style="list-style-type: none"> ▪ <i>The subject site is located south of US 59 and west of Williams Way Boulevard. Staff discussed development standards and the permitting process for the proposed use. Follow-up comments for the meeting were provided to the applicant.</i>
<ul style="list-style-type: none"> ▪ 1221 FM 359 (ETJ) 	Snap Fitness and annexation	<ul style="list-style-type: none"> ▪ <i>The subject site is located along F.M. 359, adjacent to the Richmond Water Tower (south of the site) and Westco Donut and Plantation Furniture (north of the site). The applicant is proposing to have a gym at the site and would like to connect to City utilities for sprinkler system purposes. Staff discussed development standards in the ETJ, annexation and rezoning procedures, and the permitting process for the proposed use. Follow-up comments for the meeting were provided to the applicant.</i>

<ul style="list-style-type: none"> 2055 Richmond Parkway (GC District) 	<p>Rezone Multifamily</p>	<ul style="list-style-type: none"> The subject site is located at the northeastern corner of Richmond Parkway and Golfview Drive intersection; with Jane Long Farms residential neighborhood to the south; residential lots on Ayala Court to the East; and Liberty Center to the West. The applicant is proposing to rezone the site from General Commercial (GC) to Mixed-Use (MU) to allow for the construction of 360+ luxury apartment units on a 15+acres of land. Staff discussed development standards in the MU District, rezoning procedures and the platting and permitting process for the proposed use. Follow-up comments for the meeting were provided to the applicant.
<ul style="list-style-type: none"> 4400 FM 723 (ETJ) 	<p>Foster HS Additions to school</p>	<ul style="list-style-type: none"> The subject site is located at 4400 FM 723 located directly next to Briscoe Junior High School. The applicant is proposing an expansion and renovations to add the following: 18 classrooms, cafeteria, custodial and storage rooms, a gym, and additional parking spaces. Staff discussed development standards in the ETJ and the permitting process for the proposed expansion and renovations. Follow-up comments for the meeting were provided to the applicant.
<ul style="list-style-type: none"> Northwest corner of SH-99 and FM 1464 (ETJ) 	<p>Pecan Grove Substation</p>	<ul style="list-style-type: none"> The subject site is located north of Highway 90A and west of the Grand Parkway 99. The applicant is proposing construction of a substation for CenterPoint Energy. Staff discussed development standards in the ETJ and the permitting process for the use. Follow-up comments for the meeting were provided to the applicant.
<ul style="list-style-type: none"> 806 Thompson Rd (PI District) 	<p>Calvary Episcopal Church (drainage and property improvements)</p>	<ul style="list-style-type: none"> The subject site is located south of Austin Street and west of Thompson Road. The applicant is proposing drainage and property improvements to the following: foundation, re-roofing, replacing sidewalk, and adding insulation. Staff discussed the permitting process for the proposed improvements. Follow-up comments for the meeting were provided to the applicant.
<ul style="list-style-type: none"> 701 Lettie St. (GR District) 	<p>Single-family detached</p>	<ul style="list-style-type: none"> The subject site is located south of Lettie Street in the Dave Fields Section 2 subdivision. The applicant is proposing to build a single-family detached home on the property. Staff discussed the platting and permitting process for the proposed development. Follow-up comments for the meeting were provided to the applicant.
<ul style="list-style-type: none"> 2800 FM 359 (ETJ & WFBMD) 	<p>Building expansion</p>	<ul style="list-style-type: none"> The subject site is located north of FM 359 and south of Texana Plantation Section 1 and Section 4 subdivision. The applicant is proposing to expand a building (built in 1987), previously occupied by Remax and Rockland Insurance and boutique salon and day spa - The Retreat. The applicant is proposing property improvements in the rear portion of the

		<p>property - an office extension of 2,095.64 sf, a warehouse/shop (12,003.61 sf), and two (2) detention ponds. Staff discussed the platting, permitting, and annexation process for the proposed development. Follow-up comments for the meeting were provided to the applicant.</p>
<ul style="list-style-type: none"> Williams Way Blvd. & Sansbury Blvd (ETJ & WFBMD) 	Retail and carwash	<ul style="list-style-type: none"> The subject site is located at the northeast corner intersection of Sansbury Boulevard and Williams Way Boulevard. The applicant is proposing to develop a retail building (9,000 sf), a carwash business, and a detention pond. Staff discussed the platting, permitting, and annexation process for the proposed development. Follow-up comments for the meeting were provided to the applicant.

SITE DEVELOPMENT PLAN REVIEWS		
LOCATION	LAND USE	DESCRIPTION
<ul style="list-style-type: none"> 3420 FM 723 (ETJ) 	Plaza at 723	<ul style="list-style-type: none"> The subject site is east of FM 723 and north of Riverside Boulevard. The proposal includes a shopping center shell building that will be approximately 8,900 sf. Staff reviewed the 2nd submittal and approved site plan with comments.
<ul style="list-style-type: none"> Old South Drive (ETJ) 	Pavement Replacement	<ul style="list-style-type: none"> The subject site is located at the crossing of Bullhead Bayou in between Old Dixie Road and Horseshoe Lane. Staff reviewed plans for a road surface improvement for a portion of Old South Drive. Site plan was approved with comments.
<ul style="list-style-type: none"> 139 FM 359 (ETJ/WFBMD) 	Biz Park Warehouse	<ul style="list-style-type: none"> The subject site is located north of Highway 90A and west of FM 359. Staff reviewed the 3rd submittal of a proposed two (2) warehouse building (12,000 sf; 6,000 sf for each building) and provided comments to the submitted plans.
<ul style="list-style-type: none"> Williams Way Blvd. and Hwy 59 (GC and WFBMD) 	Lift Station	<ul style="list-style-type: none"> The subject site is located north of Manford Boulevard and west of Williams Way Boulevard. Staff reviewed the first submittal for the City's lift station and provided comments to the submitted plans.
<ul style="list-style-type: none"> 22235 Southwest Fwy (GC and WFBMD) 	Pit Stop Express C-Store w/Carwash	<ul style="list-style-type: none"> The subject site is located south of U.S. 59 and west of Williams Way Blvd. Staff reviewed the 2nd submittal of a proposed C-Store with a drive-thru car wash and a two-story retail center. Staff provided comments to the submitted plans.

<ul style="list-style-type: none"> Fort Bend County WCID 3 	Lake 5 - Cedar Lake Improvements	<ul style="list-style-type: none"> The subject site is in Texana Plantation Section 5, south of Hinkles Ferry Lane and north of Jones Creek. Staff reviewed plans for the proposed lake improvements and approved site plan.
<ul style="list-style-type: none"> 605 Mabel Street (PI District) 	Seguin Early Childhood Center	<ul style="list-style-type: none"> The subject site is located west of Mabel Street and north of Lettie Street. The scope of work includes an addition (school expansion for campus personnel) to the southeastern portion of the school. Staff provided comments to the submitted plans.
<ul style="list-style-type: none"> Harlem and Harvest Home Dr. (ETJ) 	Market Center @ Harvest Green	<ul style="list-style-type: none"> 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 3rd submittal of a proposed retail center consisting of two (2) retail buildings, a gas station, and a car wash. Site Plan was approved.
<ul style="list-style-type: none"> 1221 E Hwy 90 (GC and WFBMD) 	Castell Auto Dealership	<ul style="list-style-type: none"> The subject site is located north of Highway 90, directly across Edgewood Drive. Staff reviewed the 1st submittal of a proposed auto dealership. Staff provided comments to the submitted plans.

OTHER		
LOCATION	ITEM	DESCRIPTION
South of Liberty Street near Jane Long Building	County Acquisition of Land	<ul style="list-style-type: none"> Fort Bend County is looking to acquire land near the Jane Long Building to provide parking in the future. The county has had several executive sessions in which discussions have taken place. Although the executive sessions were not in an open meeting the item which the session was under was "County Acquisition of real property located near or adjacent to existing County facilities". The Commissioners Court has removed this item from a meeting held on May 23, 2023. Staff will be providing more updates as they are available.

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