



RICHMOND

EST. **TEXAS** 1837

Where History Meets Opportunity

Planning & Zoning Commission Meeting

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

Monday, October 2, 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/81394011503?pwd=SWtTVm1zZ1gwOURYQm9ieEJWYUN4QT09>

Meeting ID: 813 9401 1503

Passcode: 087658

One tap mobile

+12532158782,,81394011503#,,,,*087658# US (Tacoma)

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Dial by your location

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+1 669 900 6833 US (San Jose)

+1 719 359 4580 US

+1 253 205 0468 US

+1 689 278 1000 US

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+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

Meeting ID: 813 9401 1503

Passcode: 087658

Find your local number: <https://us06web.zoom.us/j/kc90trcldM>

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 September 5, 2023, regular meeting (a copy is enclosed).
- B2. Next Planning and Zoning Commission meeting is Monday, November 6, 2023, at 5:00 p.m.

REGULAR AGENDA

Plat Applications

- C1a. Public hearing to receive comments for or against a request by John Camarillo, Miller Survey|DCCM, to replat an approximate 7.051 acre tract of land being a partial replat of Indigo Section 1, a tract containing 145.368 acres of land located in the Jane Wilkins One League Grant Abstract No. 96, Fort Bend County, Texas. Said 145.368 acres being a call 145.368 acre tract of land, styled as Tract III, recorded in the name of the 300 Acres LLC under Fort Bend County Clerk's File (F.B.C.C.F.) No. 2017087205. The subject site is a section within Indigo Master Planned Community.
- 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 Replat – Indigo Commons – 12.76 acres of land – 1 Block – 0 Lots – 37 Reserves. The subject site is a section within Indigo Master Planned Community.
- C3a. Public hearing to receive comments for or against a request by Brice A. Stanford, Tejas Surveying, to replat an approximate 0.9385-acre tract of land being in the Joseph Kuykendahl League, Abstract No.49, Fort Bend County, Texas, being a replat of Lot 14A, Block 2, Estates at Lakes of Williams Ranch Section 1 Partial Replat No. 2 as recorded in Plat No. 20180168.
- C3b. Consideration of the approval of a final report to City Commission on agenda item C3a., above.

Other

- C4. Discuss differences of Conditional Use Permits and Variance Requests.
- C5. Discuss a possible text amendment to prohibit Drive-in/Drive-through facilities in OT, Olde Town and DN, Downtown.
- C6. Staff Update on Williams Ranch Commercial and Multi-family.
- C7. Development related staff update.
- C8. Consider agenda item requests by Commissioners for November 6, 2023, regular meeting.
- C9. Adjournment.

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



Planning & Zoning Commission Meeting Minutes

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

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

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

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

Staff in attendance: Mason Garcia, Planning Director; Helen Landaverde, Planner II; Christine Cappel, Administrative Manager; Scott Fajkus, Building Official; Gary Smith, City Attorney; Terri Vela, City Manager, Rebecca Haas, Mayor, Commissioner Alex BeMent, Commissioner Barry Beard, Richmond Historical Commissioner Gary Gillen and Howard Christian, Assistant City Manager.

Commissioner Kubelka introduced agenda A2., Recite the Pledge of Allegiance to the U. S. Flag and the Texas Flag. Pledge of Allegiance to the U.S. Flag and Texas Flag was recited.

Commissioner Kubelka introduced agenda A3., Public comments, and asked if there were any public comments. Hearing no public comments, the agenda item was closed.

Commissioner Kubelka introduced agenda item B1., Review and approve minutes from the August 7, 2023, regular meeting. Commissioner Frederick moved to approve the minutes. The motion was seconded by Commissioner Martinez. 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, October 2, 2023, at 5:00 p.m.

Commissioner Kubelka introduced agenda item C1., Review and recommendation of a final report to City Commission for a Preliminary Plat – Veranda Commercial – 1.300 acres of land – 1 Block – 0 Lots – 1 Reserve. The subject site is a section within Veranda Master Planned Community. Ms. Landaverde gave a presentation regarding the preliminary plat which will create one unrestricted reserve in one block to be used as a commercial site with a gas station and retail sales. Commissioner Randolph recused himself due to a conflict of interest. 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., Development related staff update.

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

- 0 Hwy 90A Richmond Landing Reserve U – Flex Warehouse
- 712 Center Street – Duplex or Single-family detached
- 812 E Highway 90A – Outside storage shed
- Skinner Lane – New residential subdivision

Projects under review discussed included the following proposed projects:

- 735 Plantation and 2015 Harlem Rd – Plantation Retail Center
- 5330 FM 1640 – Walmart Store
- 2021 E Hwy 90A – Fashion Hwy 90 Retail Center
- Planation Drive – Pecan Grove MUD Storm Sewer Outfall Rehabilitation and Inlet Repair
- 2127 FM 762 – Quick N Clean Car Wash
- 23337 SW Freeway – Kelsey Seybold Clinic
- 4400 FM 723 – Foster High School Additions
- Skinner Lane – Old South Plantation Mitigation Basin Improvement
- 1006 FM 359 – IL – Texas Richmond K-8

Commissioner Kubelka introduced agenda item C3, Staff Update on County Parking Facilities within the OT, Olde Town zoning district. Mr. Garcia gave a presentation regarding Fort Bend County exploring the possibility of acquiring property near the Jane Long building and Travis building along Liberty Street. He explained that Staff does not have a definitive answer to County plans for increasing parking in the area. He continued that no permits or applications have been submitted for a Certificate of Appropriateness to demolish or remove any buildings within the Historic Overlay District. As he explained, the County is looking into the possibility of constructing a parking structure within the boundaries of the current parking lot; however, no plans have been submitted to the City of Richmond at this time. Discussions continued regarding 6.3.402 of the Unified Development Code which explains the Permits and Procedures for the Designation of Historic Landmarks and Districts.

Commissioner Kubelka introduced agenda item C4., Discussion on Sign Regulations within the Unified Development Code. During Mr. Garcia's presentation to the Planning & Zoning Commission, it was discussed that the City of Richmond is seeking to ensure that the sign requirements and regulations are in accordance with applicable state codes and that users have access to a navigable development code. In addition, he explained that the current layout of the sign regulations within the Unified Development Code (UDC) are divided into five divisions, each of which provides information regarding the administration, application, and regulations of the code. According to him, Staff is seeking feedback on certain amendments to the sign code in order to ensure that the regulations are in line with the purpose of the UDC in regard to Public Health and Safety, Quality of Life, Fiscal and Functional Health. In conclusion, he stated that Staff is reviewing certain portions of the signage requirements that may require amendment and based on previous experiences with sign contractors and applicants, certain portions of the sign code may also need to be modified in order to comply with the sign policies. A discussion was held between the Commissioners regarding the Sign Regulations.

Commissioner Kubelka introduced agenda item C5., Discussion on 405 Richmond Parkway permits. Mr. Garcia presented an overview of 405 Richmond Parkway and the associated permits. As part of his presentation, he explained that a new development is proposed within Olde Town Districts, Historic Overlay Districts, and West Fort Bend Management Districts. In addition, he explained that the applicant submitted a request for approval of four permits to allow for the construction of a commercial development that would include a drive-through, commercial retail strip center, and restaurant along the Brazos River. Moreover, he explained that multiple commissions reviewed the permits and included public comments in support and opposition to the project and that several of the permits were recommended to the City Commission by the Planning and Zoning Commission. The Richmond Historical Commission has also approved the demolition and relocation of 12 buildings under a Certificate of Appropriateness Permit. He summarized the actions taken by the City Commission, which included abandonment of Right-of-Ways, replats, tree removal permits, and conditional use permits. The Commission held a lengthy discussion regarding the review and consideration process of the zoning applications for the proposed development at 405 Richmond Parkway.

Both Commissioner Frederick and Commissioner Myska expressed disappointment with Staff's blanket recommendation, and that there was no counterargument or opposing viewpoint to Staff's overwhelming support for the Conditional Use Permit. It was noted by Commissioner Frederick that in the past for Old Town, that the Staff always made a point of emphasizing the purpose of the Old Town District, and she felt that the section about the boundaries of the Old Town District was missing in the presentation for the Planning and Zoning and City Commission. She explained the location of the property was never taken into account, which was evident. During Commissioner Frederick's presentation, Mr. Gary Smith interjected to explain that the Planning Staff answers to the City Manager, and that performance concerns with Staff's presentation should be discussed with the City Manager who is responsible for managing the Commission's (Planning and Zoning and City Commission) expectations. According to Commissioner Frederick, there are a few things that prevent them from carrying out their duties as Commissioners.

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

Commissioner Kubelka introduced agenda item C7., Consider agenda item requests by Commissioners for October 2, 2023, regular meeting. Topics included:

- Update on 18-Wheeler Property
- Future Drive Through Exemptions regarding variance and Conditional Use Permit or removal of the use in the Olde Town and Downtown districts
- Report on differences between a variance and Conditional Use Permit

Commissioner Kubelka introduced agenda item C8., Adjournment. There being no further business to be brought before the Planning and Zoning Commission, Commissioner Kubelka adjourned the meeting at 6:02 p.m.

Approved:

Katherine M. Graeber-Kubelka (Chair)



PLANNING AND ZONING COMMISSION

Staff Report: Plat Application

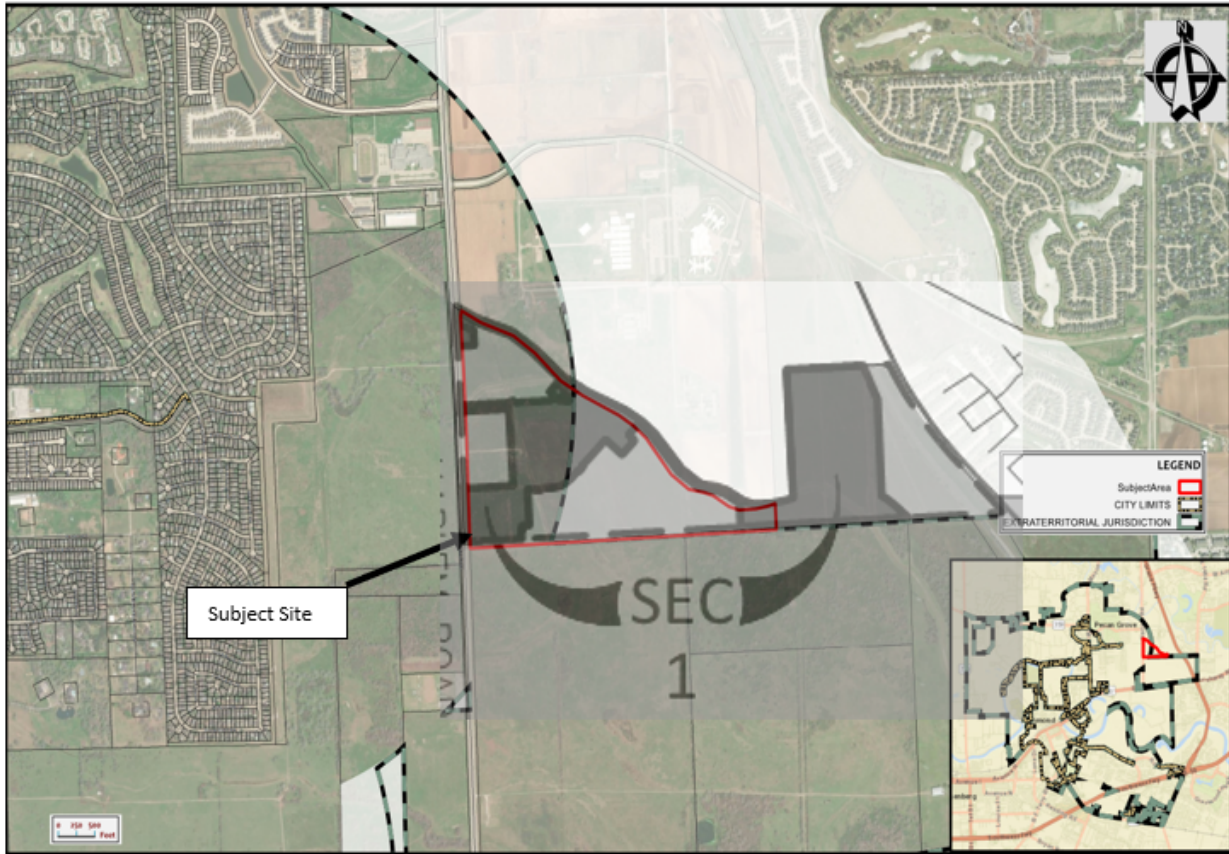
Agenda Date: October 2, 2023
Agenda Item: C1a and C1b.

Plat Name: Indigo Section 1– Replat
Applicant: John Camarillo | Miller Survey | DCCM
Location: A subdivision of 7.051 acres of land, being a partial replat of Indigo Section 1, a tract containing 145.368 acres of land located in the Jane Wilkins One League Grant Abstract No. 96, Fort Bend County, Texas. Said 145.368 acres being a call 145.368 acre tract of land, styled as Tract III, recorded in the name of the 300Acres LLC under Fort Bend County Clerk's File (F.B.C.C.F.) No. 2017087205.
Zoning Designation: ETJ (Development Agreement)

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

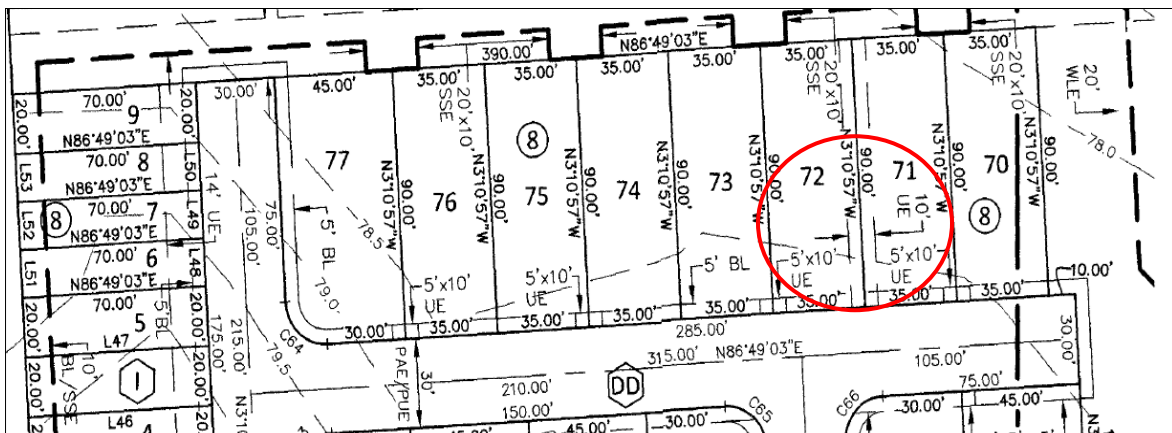
Background/Review Notes

- *The proposed subdivision is located at 1300 Harlem Road which is on the northeastern portion of John Sharp Drive and Harlem Road.*
- *The subject site is being developed as a Master Planned Community (Vicinity Map below) called Indigo (Previously Agrihood) with a concept based on walkability, agriculture, and compact development. A Development Agreement which allowed for modified development standards for the proposed development was approved in November 2021.*
- *The proposed replat is to the following:*
 1. *Change interior line lots to zero for 26 lots;*
 2. *Revise utility easement locations;*
 3. *Add a building line to Lot 17, Block 5;*
 4. *Divide 1 reserve (Reserve N) into two (2) reserves; and*
 5. *Subdivide Reserve A by creating Lot 1, Block 1, which reduces the size of the original Reserve A.*

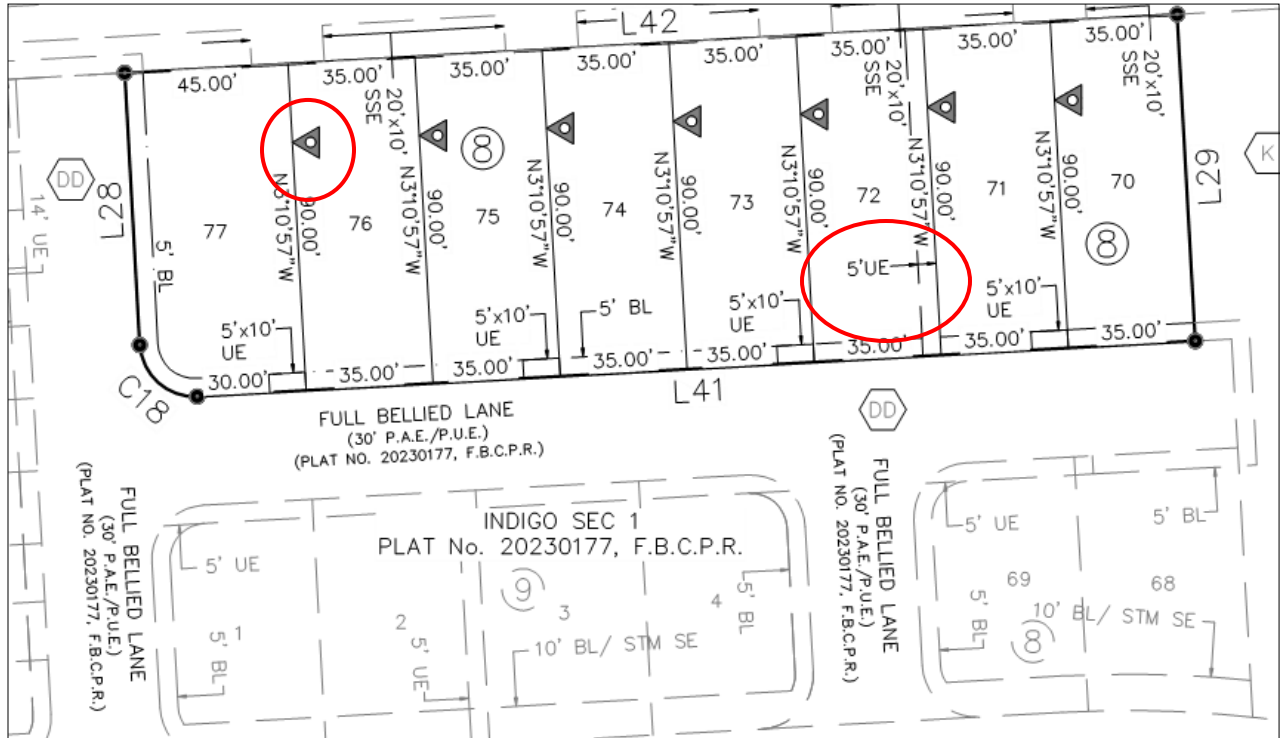


Subject Area

Proposed Replat - #1 and #2

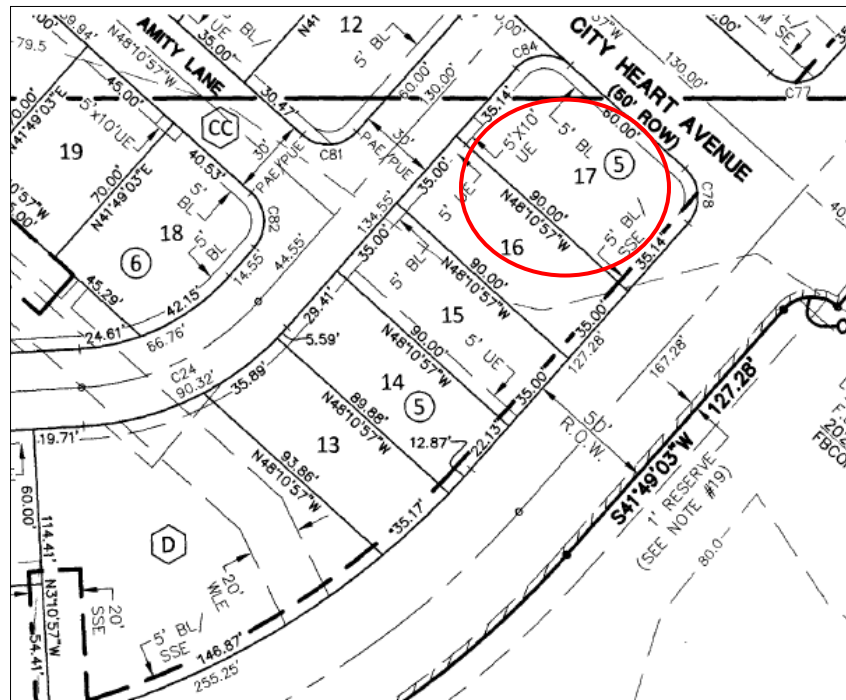


Recorded Section 1 – interior building lines and utility easement locations.

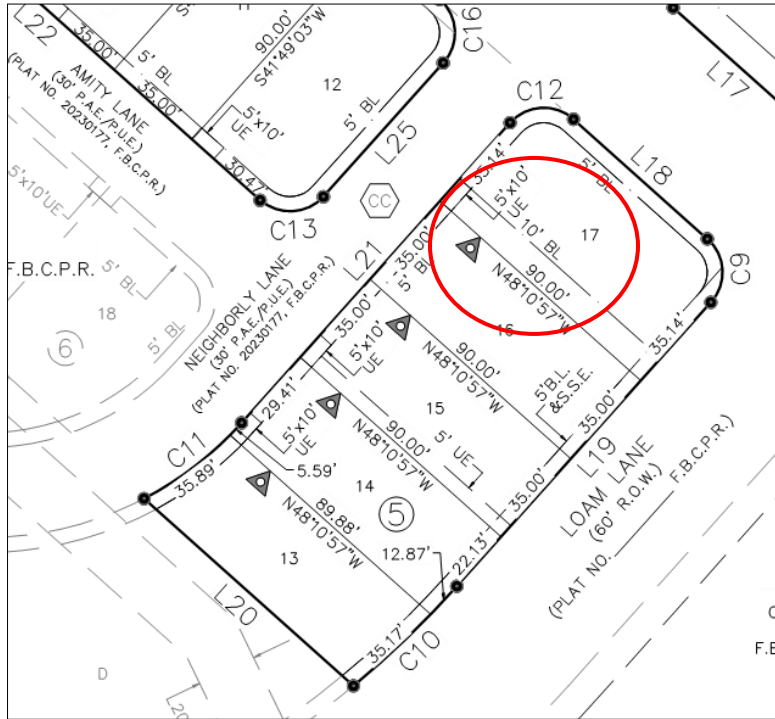


Proposed zero interior building lines and utility easement relocation.

Proposed Replat - #3

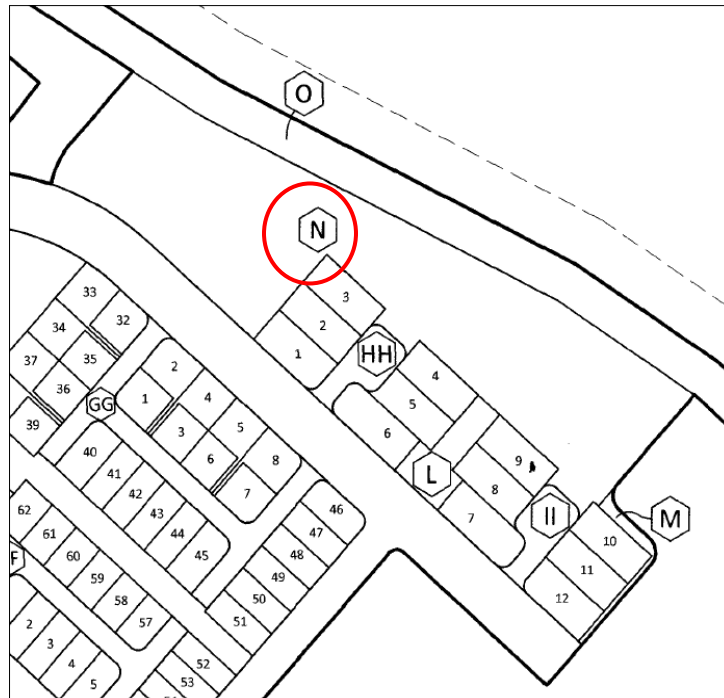


Recorded Section 1 Lot 17, Block 5

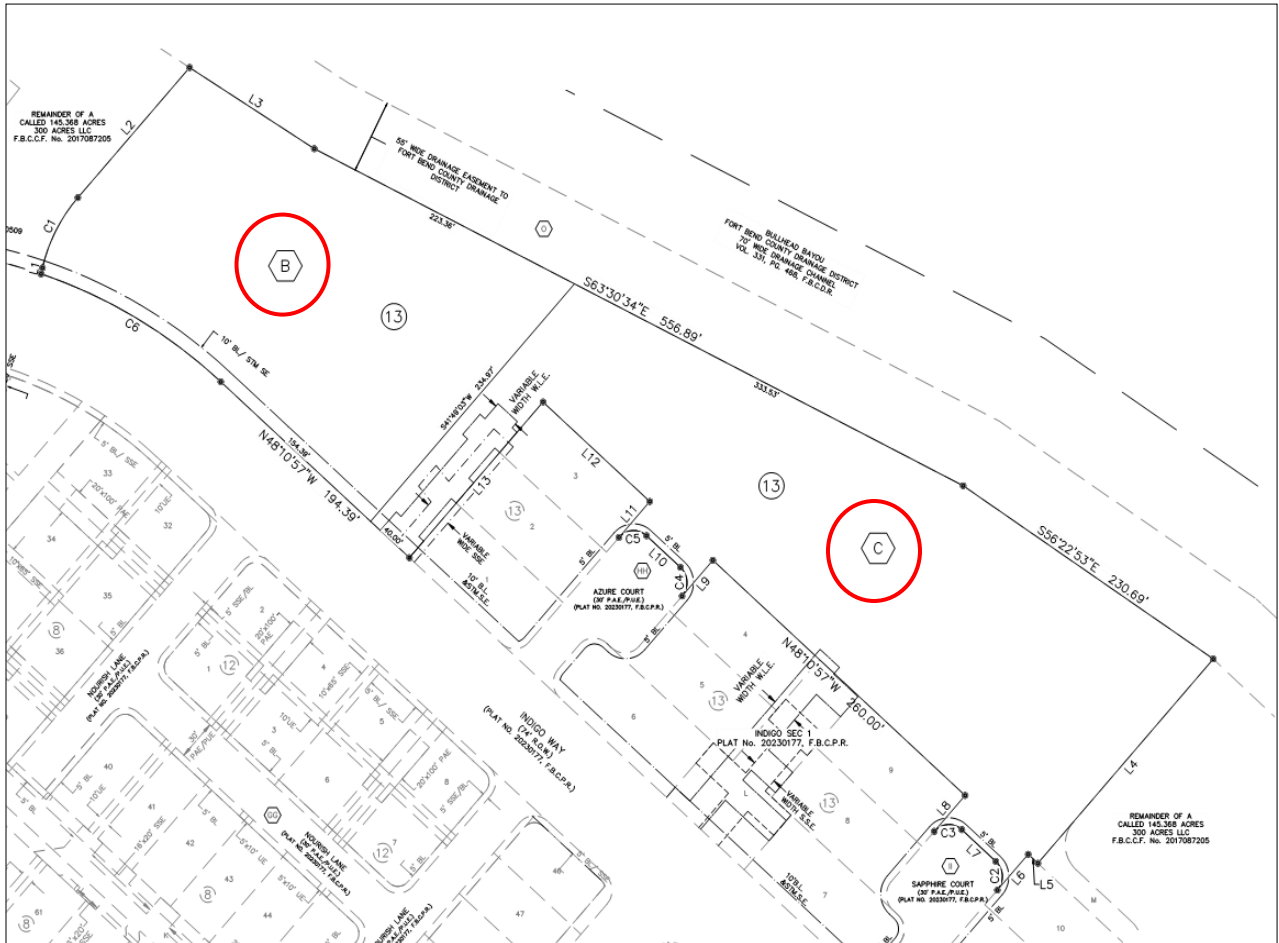


Add a building line to Lot 17, Block 5

Proposed Replat - #4

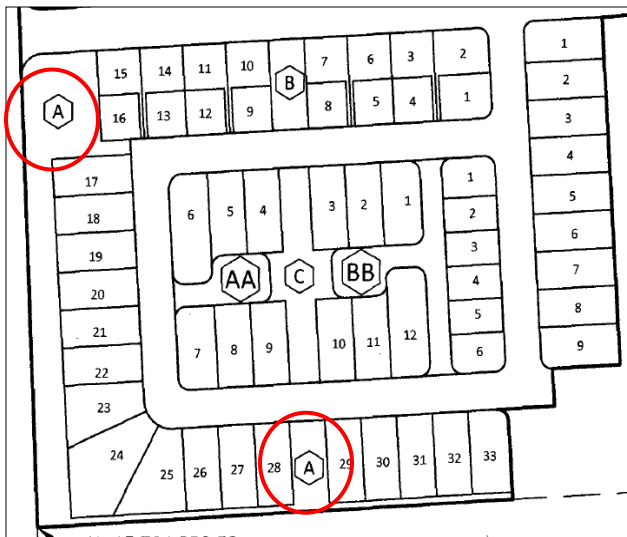


Recorded Section 1, Reserve N

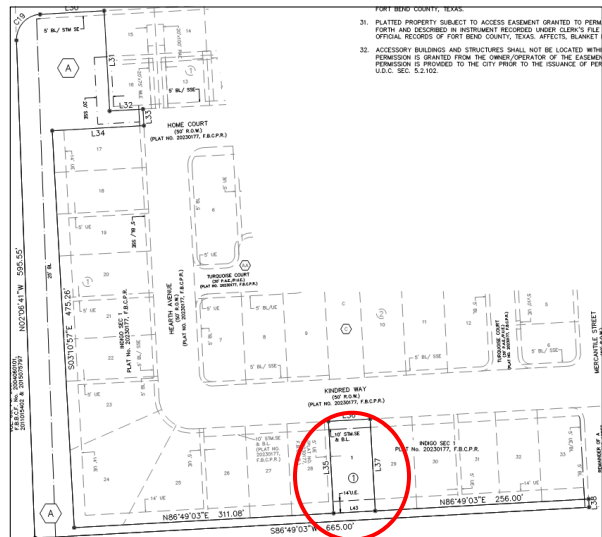


Divide Reserve N, Block 13 into two (2) reserves – Create Reserve B and C

Proposed Replat - #5



Recorded Section 1



Subdivide Reserve A to create one (1) lot

The proposed plat conforms to:

Approved Preliminary Plat

YES NO N/A

Development Plan

YES NO N/A

Approved by City Commission November 15, 2021

Resolution No. 375-2021

UDC Division 6.3.500 Subdivision and Plat Approvals

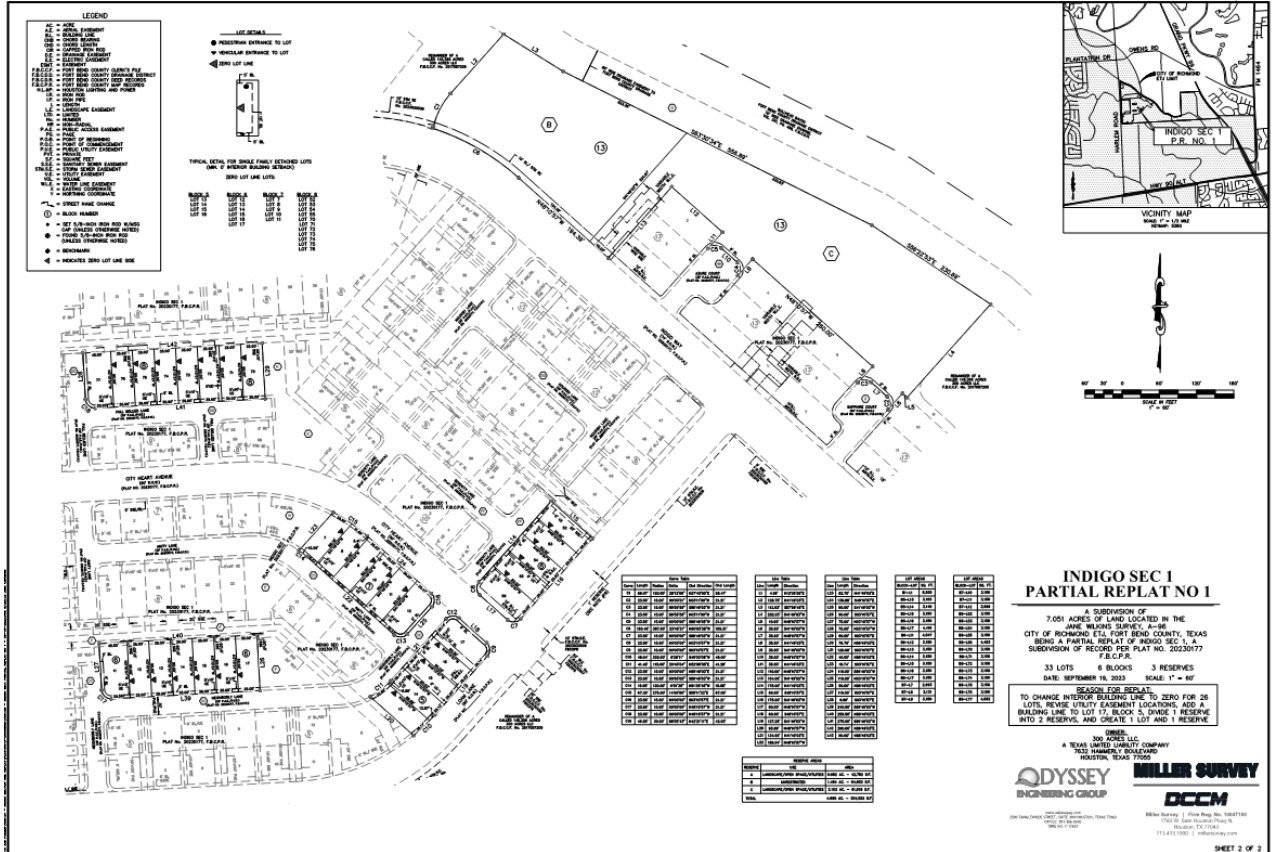
YES NO N/A

Staff Recommendation

CONDITIONAL APPROVAL: Staff recommends approval of this 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:

1. Provide Fort Bend County Drainage District approval of the changes.
2. Call out Drainage Area 6 on plat and provide information showing calculations for manholes to ensure the c-value is appropriate for the intended use.



Replat Statement



August 7, 2023

Via: E-Mail

Helen Landaverde-Ripple
Planner II
City of Richmond
600 Morton St.
Richmond, Texas 77469

Re: Residential Replat Statement
Indigo Sec. 1 Partial Replat No. 1
Odyssey Engineering Group
Miller Survey | DCCM Project No. 4591.01PL

Dear Helen Landaverde-Ripple:

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) None of the area to be replatted has been limited by an interim or permanent zoning classification to residential use for not more than two residential units per lot during the preceding five (5) years, and
- 2) At the time of submittal, the property is unplatted acreage and not limited by deed restrictions to residential use for not more than two residential units per lot. Upon recordation of Indigo Sec. 1, lots may be restricted to residential use for not more than two residential units.

Please feel free to contact me at 713-413-1900 or email at Camarillo@millersurvey.com should you have any questions or require additional information.

Regards,

Miller Survey | DCCM



John Camarillo
Platting Coordinator
camarillo@MillerSurvey.com

STATE OF TEXAS
COUNTY OF FORT BEND
CITY OF RICHMOND

I, CLAYTON GARRETT, ITS PRESIDENT, BEING AN OFFICER OF 300 ACRES LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE 7.051 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF INDIGO SEC 1 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 MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE 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 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 PURPOSE 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 THE 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 PURPOSE 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 THE 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 THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

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 DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJOINING PROPERTY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES 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 DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJOINING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

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

IN TESTIMONY WHEREOF, 300 ACRES LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CLAYTON GARRETT, ITS DIVISION PRESIDENT, HEREUNTO AUTHORIZED.

AND ITS COMMON SEAL HEREUNTO AFFIXED THIS ____ DAY OF _____, 2023.

300 ACRES LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: _____
CLAYTON GARRETT
DIVISION PRESIDENT

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CLAYTON GARRETT, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE 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 _____ COUNTY, TEXAS

I, CAROLYN J. QUINN, 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 CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLES POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT FERROUS METAL) PIPES AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL DOCUMENT.
FOR REVIEW: 09/19/2023

CAROLYN J. QUINN, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6033



STATE OF TEXAS
COUNTY OF FORT BEND

THIS PLAT OF INDIGO SEC 1 PARTIAL REPLAT NO. 1 SUBDIVISION APPROVED BY THE CITY MANAGER OF THE CITY OF RICHMOND, TEXAS.

THIS THE ____ DAY OF _____, 2023.

SIGNED _____
TERRI VELA
CITY MANAGER

STATE OF TEXAS
COUNTY OF FORT BEND

THIS PLAT OF INDIGO SEC 1 PARTIAL REPLAT NO. 1 SUBDIVISION APPROVED ON _____ BY THE CITY OF _____

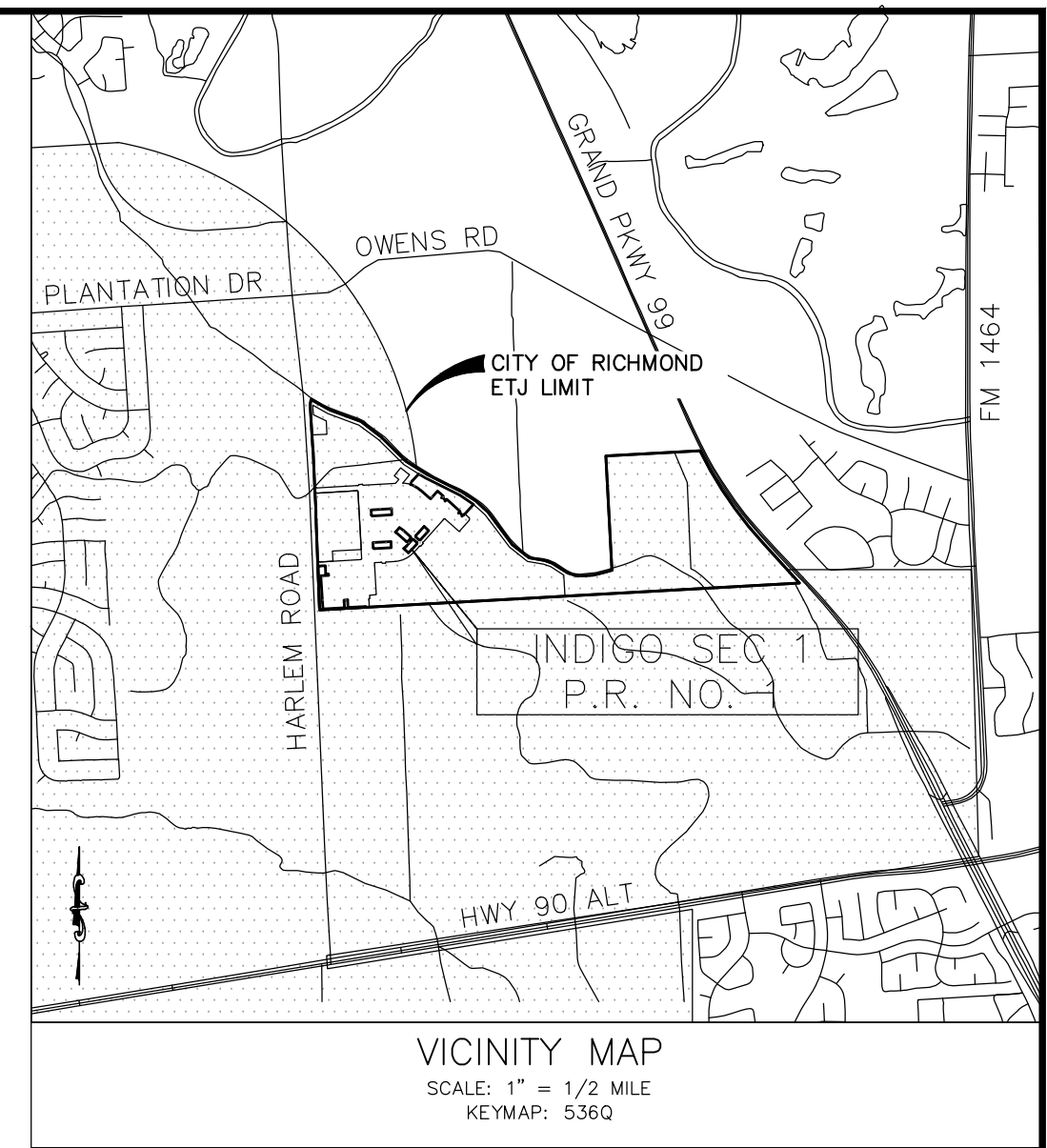
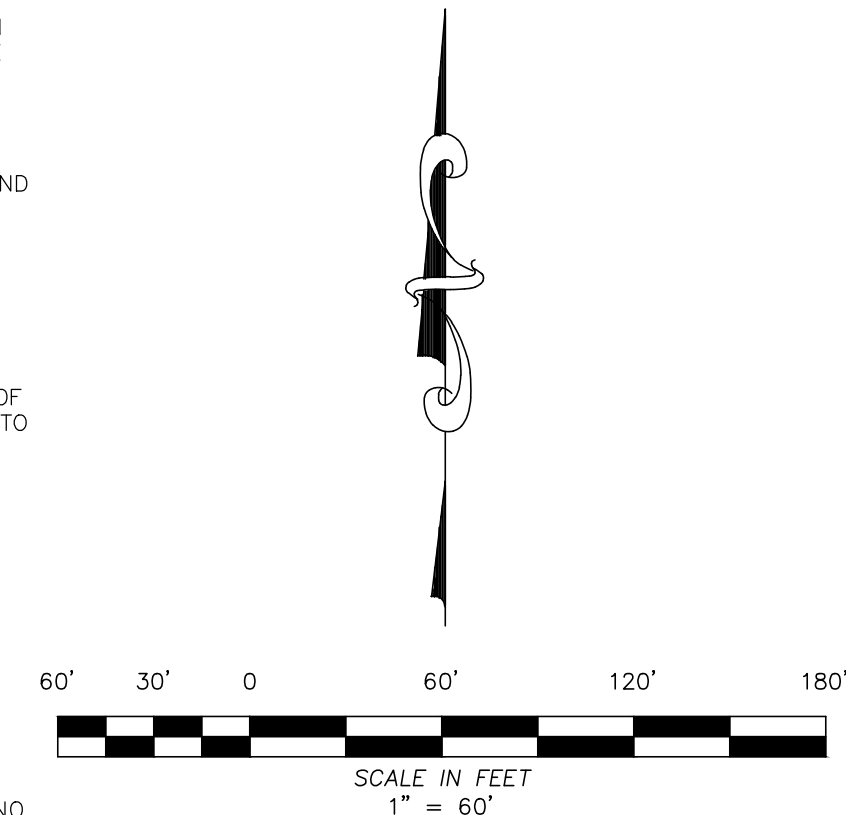
RICHMOND CITY COMMISSION, AND SIGNED THIS THE ____ DAY OF _____, 2023. PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID, AND NULL, AND VOID, UNLESS THIS PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS, WITHIN ONE (1) YEAR HEREAFTER.

SIGNED _____
REBECCA K. HAAS
MAYOR

SIGNED _____
LoSHA GILLESPIE
CITY SECRETARY

GENERAL NOTES:

- 1. THIS PLAT IS BASED ON A TITLE REPORT PREPARED BY INTEGRITY TITLE, JOB NO.:2239-332A EFFECTIVE DATE OF AUGUST 3, 2023, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
- 2. B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; A.E. INDICATES AERIAL EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; H.L.&P. INDICATES HOUSTON LIGHTING AND POWER; O.R.F.B.C. INDICATES OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS.
- 3. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
- 4. ALL BUILDING LINES (BL) ALONG THE RIGHT-OF-WAY ARE AS SHOWN HEREON.
- 5. THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
- 6. INDIGO SEC 1 LIES WITHIN ZONE "AE" AND SHADED ZONE "X", ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS FOR FORT BEND COUNTY, TEXAS, MAP NUMBER 48157C0255L, DATED APRIL 2, 2014.
- 7. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- 8. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 84.00 FEET ABOVE MEAN SEA LEVEL (NAVD88 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- 9. THIS PLAT IS SUBJECT TO THE TERMS OF THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF RICHMOND AND 300 ACRES, LLC DATED NOVEMBER 15, 2021, F.B.C.O.P.R. 2022021655.
- 10. THIS PROPERTY LIES WITHIN FORT BEND COUNTY, CITY OF RICHMOND EXTRATERRITORIAL JURISDICTION, FORT BEND INDEPENDENT SCHOOL DISTRICT AND FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NUMBER 251.
- 11. THIS PLAT LIES WITHIN "L23" OF THE FORT BEND COUNTY LIGHTING ORDINANCE ZONES, DATED MARCH OF 2004.
- 12. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH AMERICAN DISABILITY ACT.
- 13. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE FACILITY.
- 14. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 15. ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE CITY OF RICHMOND EXTRATERRITORIAL JURISDICTION, TEXAS.
- 16. THE COORDINATES SHOWN HEREON ARE THE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING BY THE FOLLOWING COMBINED SCALE FACTOR 0.99986265.
- 17. ALL EASEMENT, OPEN SPACE, OR OTHER COMMON AREAS WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY THE APPLICABLE HOMEOWNERS' ASSOCIATION, OR OTHER PERPETUAL PRIVATE ENTITY.
- 18. ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
- 19. CONTROL BENCHMARK: NATIONAL GEODETIC SURVEY MONUMENT HGGSD78, PID NO. AX2549; STAINLESS STEEL ROD IN PVC SLEEVE LOCATED ON SUNSET STREET. ELEVATION 102.49' NORTH AMERICAN VERTICAL DATUM OF 1988.
- 20. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- 21. FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 251 WILL HAVE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF DRAINAGE EASEMENT AND RESERVE "S". FORT BEND COUNTY DRAINAGE DISTRICT WILL HAVE THE RIGHT TO MAINTAIN DRAINAGE EASEMENTS AND RESERVES "O" AND "T".
- 22. THE POLE OR STAFF OF ANY FLAG LOTS SHALL BE RESTRICTED TO ACCESS ONLY.
- 23. THIS TRACT IS AFFECTED BY THE "SURFACE USE WAIVER AND DRILL SITE AGREEMENT" AS RECORDED UNDER FBCC No. 2014038105 FBCCOPR.
- 24. A WAIVER OF ANY CLAIM(S) AGAINST THE CITY FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF EXISTING STREETS AND ALLEYS TO CONFORM TO GRADES ESTABLISHED IN THE SUBDIVISION.
- 25. LIEN HOLDER'S ACKNOWLEDGEMENT
THIS PLAT IS SUBORDINATED BY:
1. SILVER HEIGHTS DEVELOPMENT, LLC, A CONNECTICUT LIMITED LIABILITY COMPANY, AS RECORDED IN FILE NO. _____ F.B.C.D.R.
2. WEEKLEY HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS RECORDED IN FILE NO. _____ F.B.C.D.R.
3. EHT OF TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, AS RECORDED IN FILE NO. _____ F.B.C.D.R.
4. HIGHLAND HOMES - HOUSTON, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS RECORDED IN FILE NO. _____ F.B.C.D.R.
5. GRAND PARKWAY 1358, L.P., A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN FILE NO. _____ F.B.C.D.R.
- 26. DIRECT DRIVEWAY ACCESS TO CERTAIN ROADWAYS ARE HEREBY DENIED AS FOLLOWS: LOTS 13 THROUGH 17 OF BLOCK 5, AND LOTS 52 THROUGH 56 OF BLOCK 8 ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO LOAM LANE.
LOT 17 OF BLOCK 5, AND LOTS 7 THROUGH 12 OF BLOCK 7, AND LOT 56 OF BLOCK 8, ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO CITY HEART AVENUE.
- 27. PER CITY PLANNING LETTER, FILE NO. 2097651-2, DATED AUGUST 31, 2023, THE PLATTED PROPERTY IS AFFECTED BY RESTRICTIONS, EASEMENTS, AND OTHER EXCEPTIONS OF RECORD IN 2021118716, 2022089087, 2022089088, 2022089353, 2022089354, 2022089355, AND 2023008913.
- 28. PLATTED PROPERTY SUBJECT TO ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN MEMORANDUM OF AGREEMENT BETWEEN TEXAS PRISON BOARD AND BRAZOS VALLEY IRRIGATION CO., RECORDED IN/UNDER VOLUME 13B, PAGE 400 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, BLANKET IN NATURE.
- 29. PLATTED PROPERTY SUBJECT TO SURFACE USE WATER AND DRILL SITE AGREEMENT RECORDED UNDER CLERK'S FILE NO. 2014038105 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS. FIRST AMENDMENT TO SURFACE USE WAIVER AND DRILL SITE AGREEMENT UNDER CLERK'S FILE NO. 2017071265 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY.
- 30. PLATTED PROPERTY SUBJECT TO CONSENT AND SUBORDINATION BY LIENHOLDER RECORDED UNDER CLERK'S FILE NO. 2023066969 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS. AFFECTS, BLANKET IN NATURE.
- 31. PLATTED PROPERTY SUBJECT TO TERMS AND CONDITIONS OF THE MEMORANDUM OF DEVELOPMENT AGREEMENT ENTERED INTO AS A OF NOVEMBER 15, 2021 BY AND BETWEEN THE CITY OF RICHMOND, TEXAS, AND 300 ACRES, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS SET FORTH IN INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 2022021655 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
- 32. PLATTED PROPERTY SUBJECT TO CITY OF RICHMOND ORDINANCE NO. 2022-08, SECTION 42.022 OF THE TEXAS LOCAL GOVERNMENT CODE AUTHORIZING THE EXPANSION OF A CITY'S EXTRA TERRITORIAL JURISDICTION UPON REQUEST BY OWNERS OF THE LAND AND SET FORTH AND DESCRIBED FURTHER IN INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 2022070930 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.
- 33. PLATTED PROPERTY SUBJECT TO ACCESS EASEMENT GRANTED TO PERMANENT SCHOOL FUND AS SET FORTH AND DESCRIBED IN INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 2004060101 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS. AFFECTS, BLANKET IN NATURE.
- 34. ACCESSORY BUILDINGS AND STRUCTURES SHALL NOT BE LOCATED WITHIN EASEMENTS UNLESS WRITTEN PERMISSION IS GRANTED FROM THE OWNER/OPERATOR OF THE EASEMENT AND PROOF OF SUCH PERMISSION IS PROVIDED TO THE CITY PRIOR TO THE ISSUANCE OF PERMITS OR CLEARANCES, PER U.D.C. SEC. 5.2-102.



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

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

KP GEORGE
COUNTY JUDGE

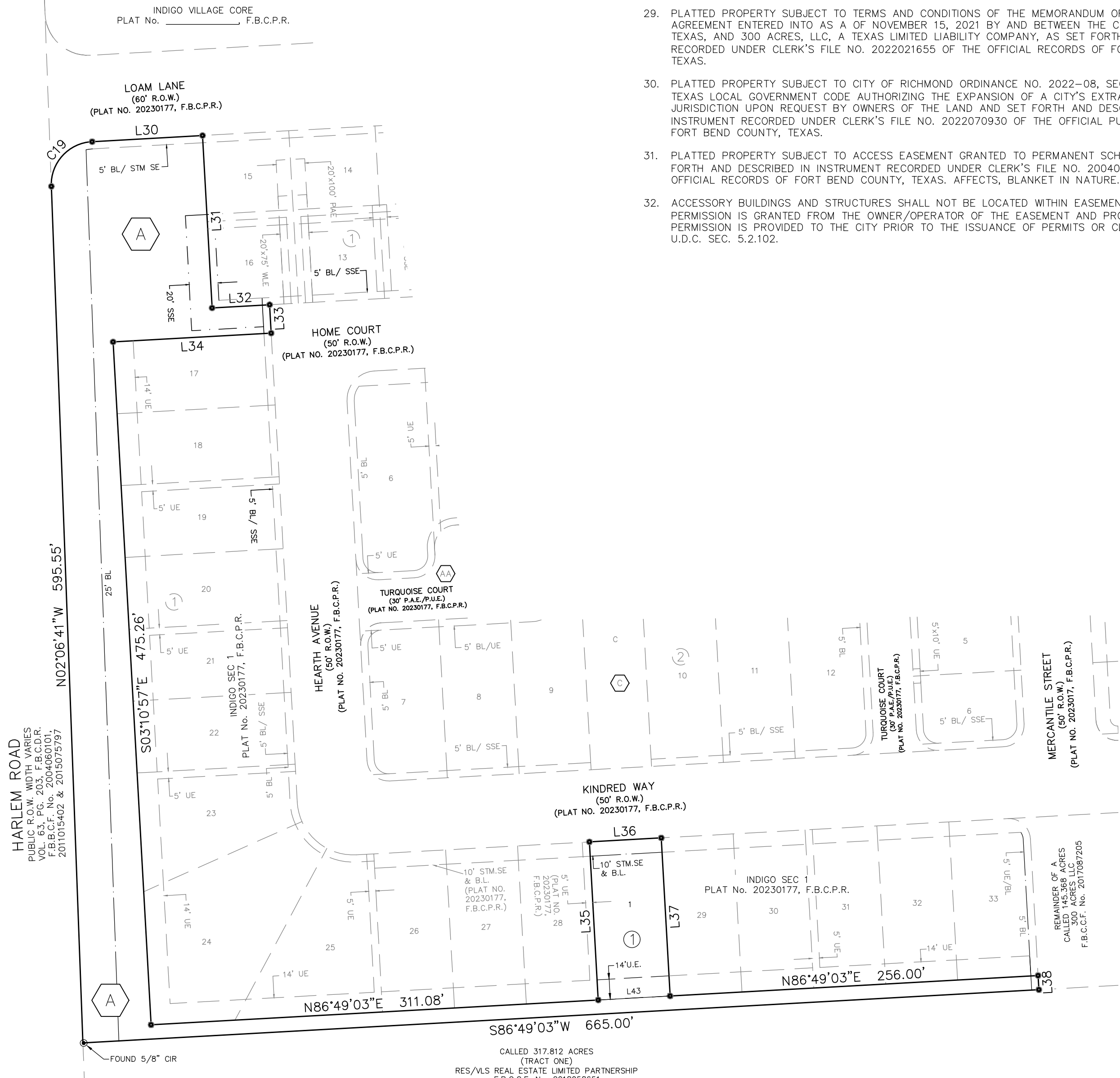
W.A. (ANDY) MEYERS, PRECINCT 3, COUNTY COMMISSIONER
DEXTER L. MCCOY, PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON ____ DAY OF _____, 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.

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY



LEGEND

AC	=	ACRE
A.E.	=	AERIAL EASEMENT
B.L.	=	BUILDING LINE
CHB	=	CHORD BEARING
CHD	=	CHORD LENGTH
CHL	=	CHORD LENGTH
CHL	=	CAPPED IRON ROD
D.E.	=	DRAINAGE EASEMENT
E.E.	=	ELECTRIC EASEMENT
ESMT.	=	EASEMENT
F.B.C.C.F.	=	FORT BEND COUNTY CLERK'S FILE
F.B.C.D.D.	=	FORT BEND COUNTY DRAINAGE DISTRICT
F.B.C.D.R.	=	FORT BEND COUNTY DEED RECORDS
F.B.C.P.R.	=	FORT BEND COUNTY MAP RECORDS
H.L.&P.	=	HOUSTON LIGHTING AND POWER
I.R.	=	IRON ROD
I.P.	=	IRON PIPE
L	=	LENGTH
L.E.	=	LANDSCAPE EASEMENT
LTD.	=	LIMITED
No.	=	NUMBER
NR	=	NON-RADIAL
P.A.E.	=	PUBLIC ACCESS EASEMENT
PG.	=	PAGE
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
P.U.E.	=	PUBLIC UTILITY EASEMENT
PVT.	=	PRIVATE
S.F.	=	SQUARE FEET
S.S.E.	=	SANITARY SEWER EASEMENT
STM.S.E.	=	STORM SEWER EASEMENT
TILE	=	TILITY EASEMENT
VOL	=	VOLUME
W.L.E.	=	WATER LINE EASEMENT
X	=	EASTING COORDINATE
Y	=	NORTHING COORDINATE
—	=	STREET NAME CHANGE
①	=	BLOCK NUMBER
•	=	SET 5/8-INCH IRON ROD W/MSG CAP (UNLESS OTHERWISE NOTED)
⊙	=	FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
⬢	=	BENCHMARK
◁	=	INDICATES ZERO LOT LINE SIDE

INDIGO SEC 1 PARTIAL REPLAT NO 1

A SUBDIVISION OF 7.051 ACRES OF LAND LOCATED IN THE JANE WILKINS SURVEY, A-96 CITY OF RICHMOND ETJ, FORT BEND COUNTY, TEXAS BEING A PARTIAL REPLAT OF INDIGO SEC 1, A SUBDIVISION OF RECORD PER PLAT NO. 20230177 F.B.C.P.R.

33 LOTS 6 BLOCKS 3 RESERVES
DATE: SEPTEMBER 26, 2023 SCALE: 1" = 60'

REASON FOR REPLAT:
TO CHANGE INTERIOR BUILDING LINE TO ZERO FOR 26 LOTS, REVISE UTILITY EASEMENT LOCATIONS, ADD A BUILDING LINE TO LOT 17, BLOCK 5, DIVIDE 1 RESERVE INTO 2 RESERVES, AND CREATE 1 LOT AND 1 RESERVE OUT OF A RESERVE.

OWNER:
300 ACRES LLC,
A TEXAS LIMITED LIABILITY COMPANY
7632 HAMMERLY BOULEVARD
HOUSTON, TEXAS 77055

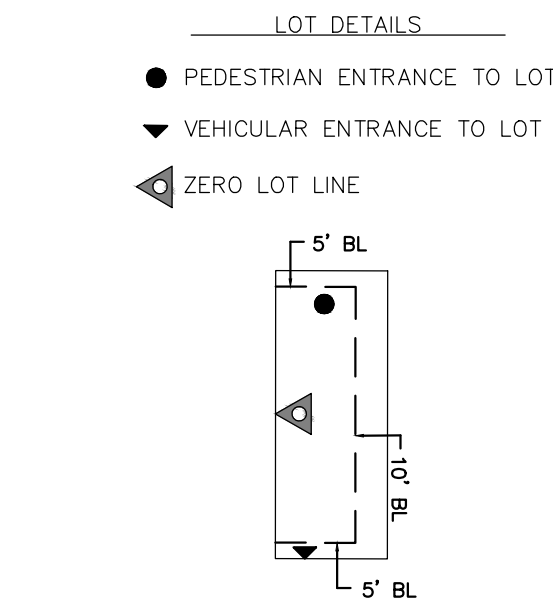


2500 TANGLEWILDE STREET, SUITE 300 HOUSTON, TEXAS 77063
OFFICE: 281-306-0240
TBP# NO. F-17637

Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey.com

LEGEND

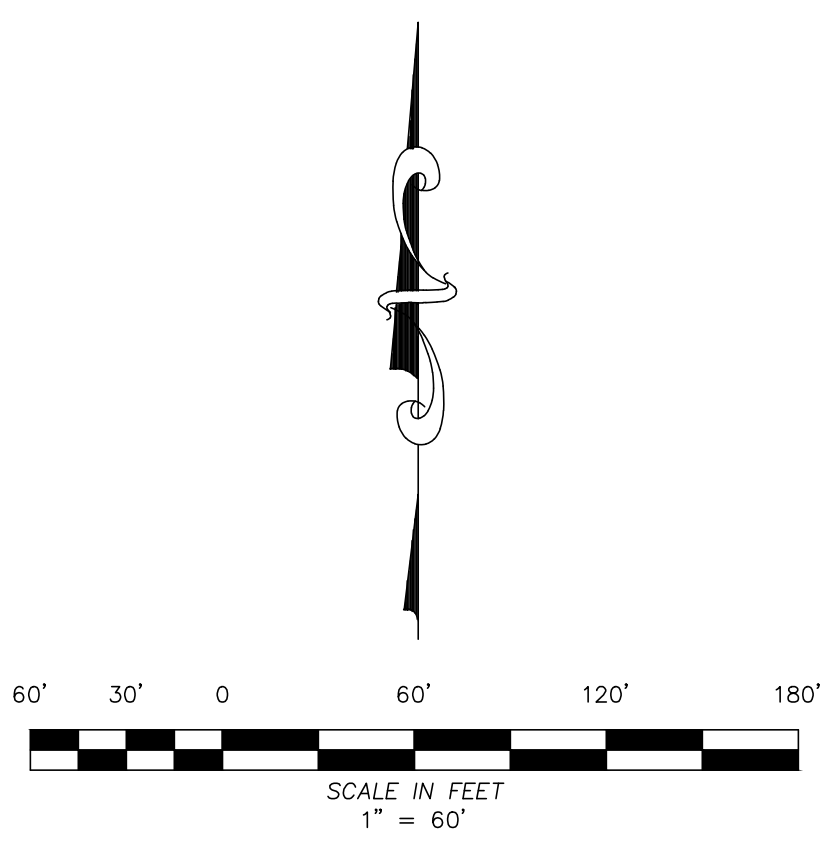
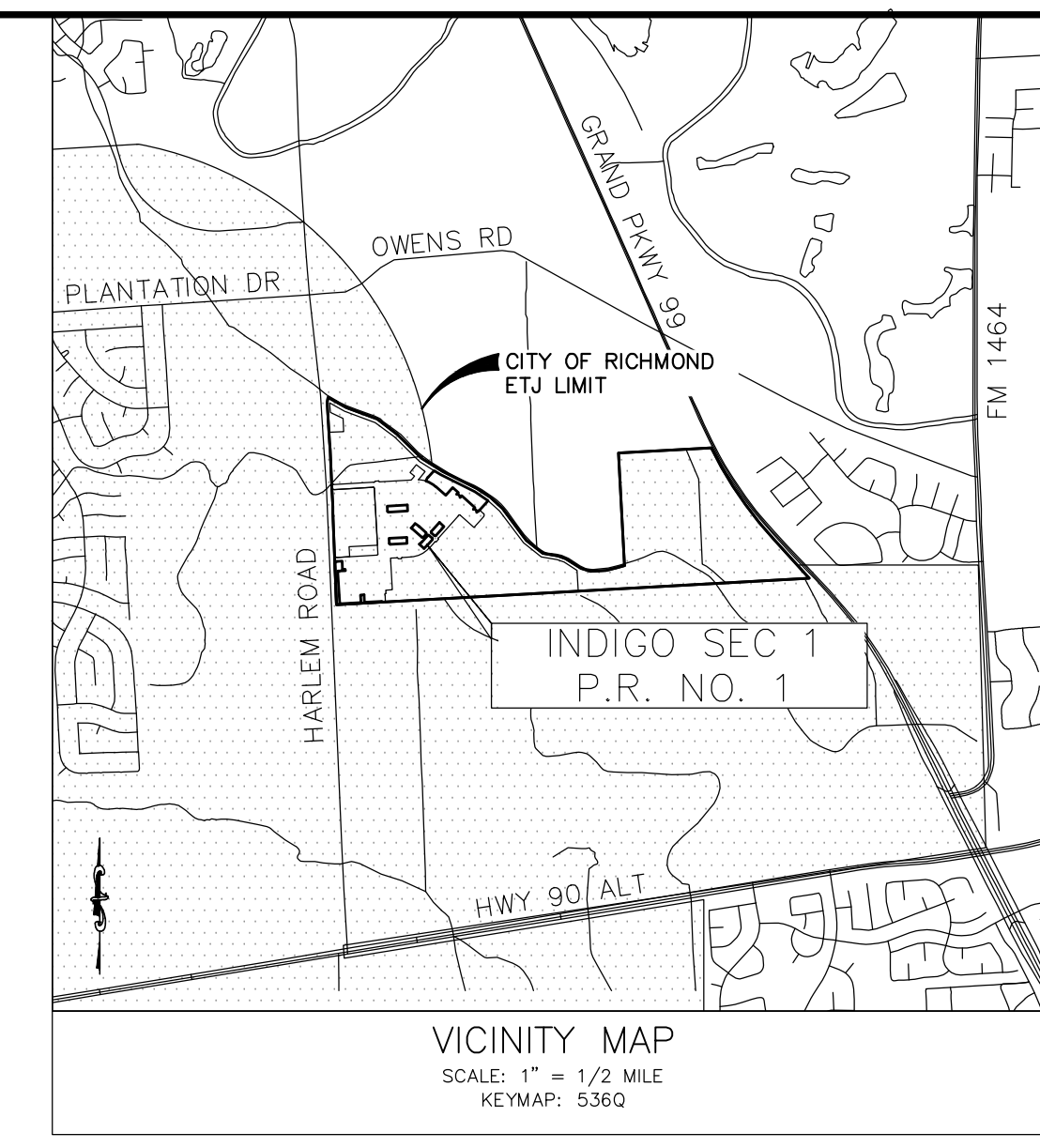
- AC. = ACRE
- A.E. = AERIAL EASEMENT
- B.L. = BUILDING LINE
- CHB = CHORD BEARING
- CLD = CHORD LENGTH
- CR = CAPPED IRON ROD
- D.E. = DRAINAGE EASEMENT
- E.E. = ELECTRIC EASEMENT
- ESMT. = EASEMENT
- F.B.C.C.F. = FORT BEND COUNTY CLERK'S FILE
- F.B.C.D.D. = FORT BEND COUNTY DRAINAGE DISTRICT
- F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS
- F.B.C.P.R. = FORT BEND COUNTY MAP RECORDS
- H.L.&P. = HOUSTON LIGHTING AND POWER
- I.R. = IRON ROD
- I.P. = IRON PIPE
- L. = LENGTH
- L.E. = LANDSCAPE EASEMENT
- LTD. = LIMITED
- No. = NUMBER
- NR = NON-RADIAL
- P.A.E. = PUBLIC ACCESS EASEMENT
- PG. = PAGE
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- P.O.C. = POINT OF COMMENCEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- PVT. = PRIVATE
- S.F. = SQUARE FEET
- S.S.E. = SANITARY SEWER EASEMENT
- STM.S.E. = STORM SEWER EASEMENT
- U.E. = UTILITY EASEMENT
- VOL. = VOLUME
- W.L.E. = WATER LINE EASEMENT
- X = EASTING COORDINATE
- Y = NORTHING COORDINATE
- = STREET NAME CHANGE
- ① = BLOCK NUMBER
- = SET 5/8-INCH IRON ROD W/MSG CAP (UNLESS OTHERWISE NOTED)
- ⊙ = FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
- ⊕ = BENCHMARK
- △ = INDICATES ZERO LOT LINE SIDE



TYPICAL DETAIL FOR SINGLE FAMILY DETACHED LOTS (MIN. 0' INTERIOR BUILDING SETBACK)

ZERO LOT LINE LOTS:

BLOCK 5	BLOCK 6	BLOCK 7	BLOCK 8
LOT 13	LOT 12	LOT 7	LOT 53
LOT 14	LOT 13	LOT 8	LOT 54
LOT 15	LOT 14	LOT 9	LOT 55
LOT 16	LOT 15	LOT 10	LOT 70
	LOT 16	LOT 11	LOT 71
			LOT 72
			LOT 73
			LOT 74
			LOT 75
			LOT 76



Curve	Length	Radius	Delta	Chd Direction	Chd Length
C1	59.07'	120.00'	28°12'06"	N27°43'00"E	58.47'
C2	23.56'	15.00'	90°00'01"	N03°11'00"W	21.21'
C3	23.56'	15.00'	89°59'59"	S86°49'03"W	21.21'
C4	23.56'	15.00'	89°59'58"	N03°11'00"W	21.21'
C5	23.56'	15.00'	90°00'00"	S86°49'05"W	21.21'
C6	160.46'	387.00'	23°45'21"	N60°03'38"W	159.31'
C7	23.56'	15.00'	90°00'00"	S86°49'03"W	21.21'
C8	23.56'	15.00'	90°00'00"	N03°10'57"W	21.21'
C9	23.56'	15.00'	90°00'00"	S03°10'57"E	21.21'
C10	48.04'	325.00'	8°28'11"	S46°03'08"W	48.00'
C11	41.48'	115.00'	20°40'04"	N52°09'55"E	41.26'
C12	23.56'	15.00'	90°00'00"	N86°49'03"E	21.21'
C13	23.56'	15.00'	90°00'00"	S86°49'03"W	21.21'
C14	15.56'	130.00'	6°51'35"	N61°36'57"W	15.55'
C15	67.26'	275.00'	14°00'50"	S55°11'29"E	67.09'
C16	23.56'	15.00'	90°00'00"	S03°10'57"E	21.21'
C17	23.56'	15.00'	90°00'00"	N48°10'57"W	21.21'
C18	23.56'	15.00'	90°00'00"	N48°10'57"W	21.21'
C19	46.56'	30.00'	88°55'43"	N42°21'11"E	42.03'

Line	Length	Direction
L1	4.56'	N13°36'56"E
L2	128.75'	N41°49'03"E
L3	112.93'	S57°59'45"E
L4	202.03'	S41°49'03"W
L5	10.00'	N48°10'57"W
L6	35.50'	S41°49'03"W
L7	35.50'	N41°49'03"W
L8	35.50'	N41°49'03"E
L9	35.50'	S41°49'03"W
L10	35.00'	N48°10'57"W
L11	35.50'	N41°49'03"E
L12	110.00'	N48°10'57"W
L13	154.00'	S41°49'03"W
L14	175.00'	N41°49'03"E
L15	90.00'	S48°10'57"E
L16	175.00'	S41°49'03"W
L17	60.00'	N48°10'57"W
L18	60.00'	S48°10'57"E
L19	127.28'	S41°49'03"W
L20	93.86'	N48°10'57"W
L21	134.55'	N41°49'03"E
L22	189.94'	N48°10'57"W

Line	Length	Direction
L23	82.75'	N41°49'03"E
L24	138.88'	S48°10'57"E
L25	60.00'	S41°49'03"W
L26	90.00'	S03°10'57"E
L27	75.00'	N03°10'57"W
L28	90.00'	S03°10'57"E
L29	90.00'	S03°10'57"E
L30	76.79'	N86°49'03"E
L31	120.00'	S03°10'57"E
L32	40.00'	N86°49'03"E
L33	19.74'	S03°10'57"E
L34	110.00'	S86°49'03"W
L35	110.00'	N03°10'57"W
L36	50.00'	N86°49'03"E
L37	110.00'	S03°10'57"E
L38	9.89'	S03°10'57"E
L39	240.50'	S86°49'03"W
L40	255.50'	N86°49'03"E
L41	275.00'	S86°49'03"W
L42	290.00'	N86°49'03"E
L43	50.00'	N86°49'03"E

BLOCK-LOT	SQ. FT.
B1-L1	5,500
B5-L13	3,193
B5-L14	3,149
B5-L15	3,150
B5-L16	3,150
B5-L17	4,416
B5-L18	4,047
B5-L19	3,150
B6-L12	3,150
B6-L13	3,150
B6-L14	3,150
B6-L15	3,150
B6-L16	3,150
B6-L17	3,150
B6-L18	3,150
B6-L19	3,150

BLOCK-LOT	SQ. FT.
B7-L10	3,150
B7-L11	3,150
B7-L12	3,996
B8-L52	3,150
B8-L53	3,150
B8-L54	3,150
B8-L55	3,150
B8-L56	4,403
B8-L70	3,150
B8-L71	3,150
B8-L72	3,150
B8-L73	3,150
B8-L74	3,150
B8-L75	3,150
B7-L8	3,131
B7-L9	3,150
B8-L77	4,002

RESERVE	USE	AREA
A	LANDSCAPE/OPEN SPACE/UTILITIES	0.982 AC. - 42,782 S.F.
B	UNRESTRICTED	1.484 AC. - 64,652 S.F.
C	LANDSCAPE/OPEN SPACE/UTILITIES	2.103 AC. - 91,618 S.F.
TOTAL		4.695 AC. - 204,552 S.F.

INDIGO SEC 1 PARTIAL REPLAT NO 1

A SUBDIVISION OF 7.051 ACRES OF LAND LOCATED IN THE JANE WILKINS SURVEY, A-96 CITY OF RICHMOND ETJ, FORT BEND COUNTY, TEXAS BEING A PARTIAL REPLAT OF INDIGO SEC 1, A SUBDIVISION OF RECORD PER PLAT NO. 20230177 F.B.C.P.R.

33 LOTS 6 BLOCKS 3 RESERVES
DATE: SEPTEMBER 26, 2023 SCALE: 1" = 60'

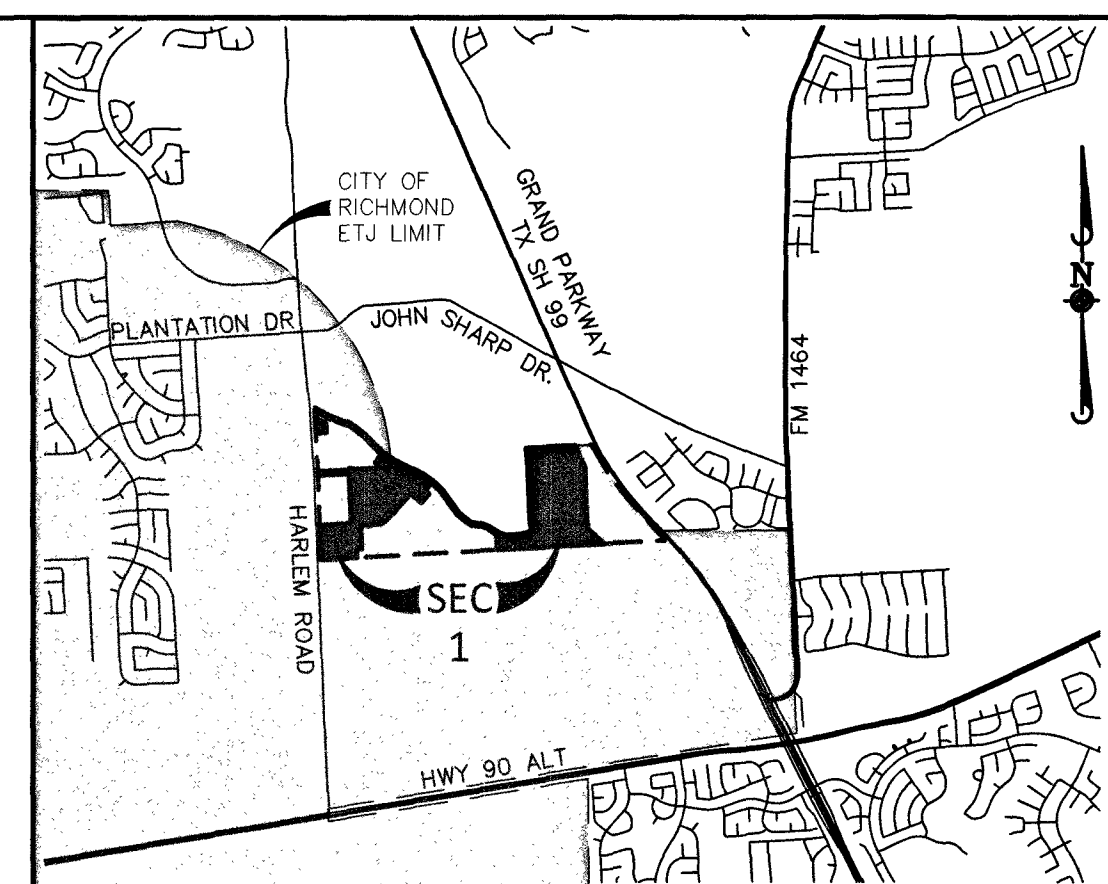
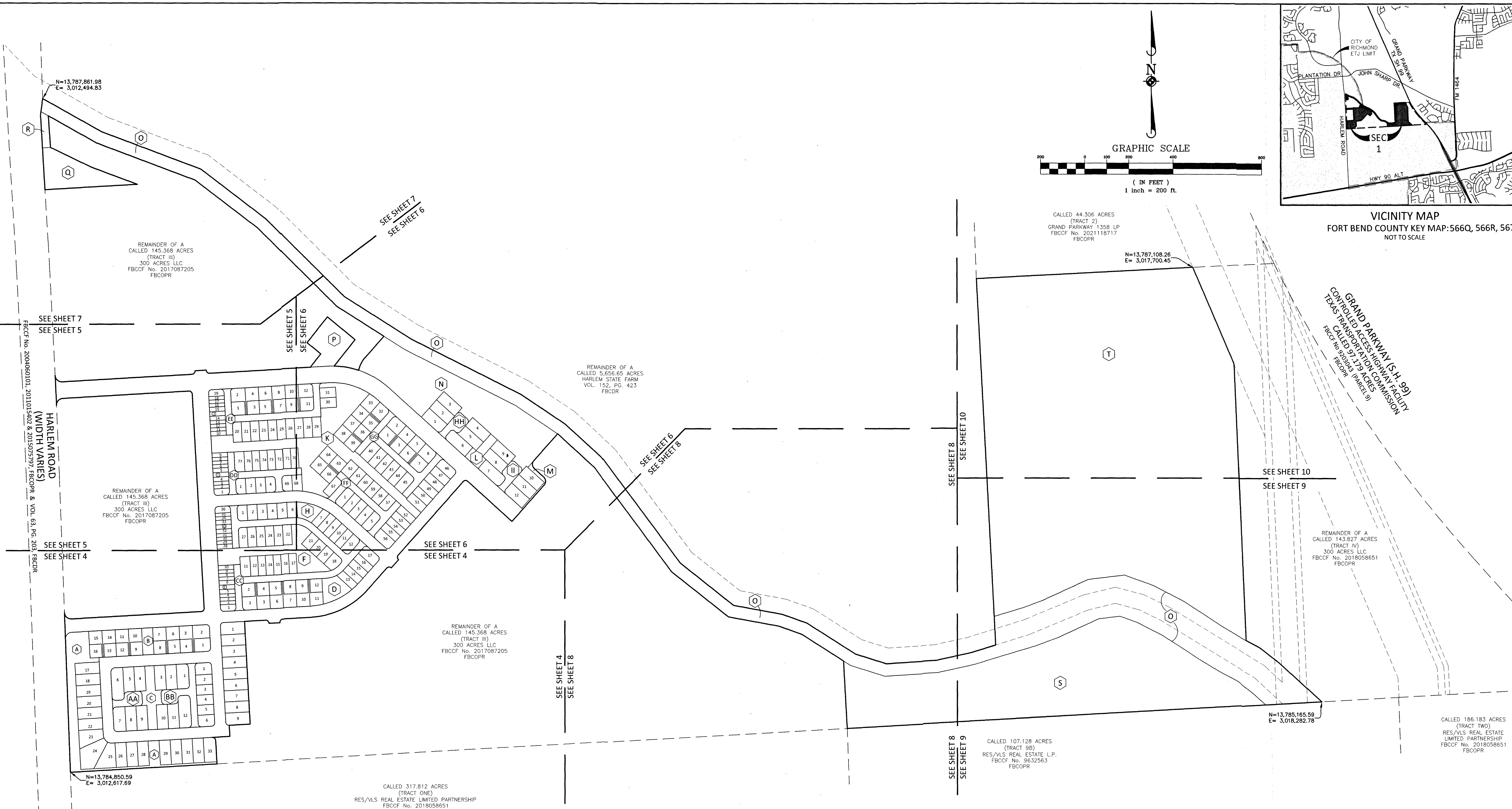
REASON FOR REPLAT:
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OWNER:
300 ACRES LLC,
A TEXAS LIMITED LIABILITY COMPANY
7632 HAMMERLY BOULEVARD
HOUSTON, TEXAS 77055

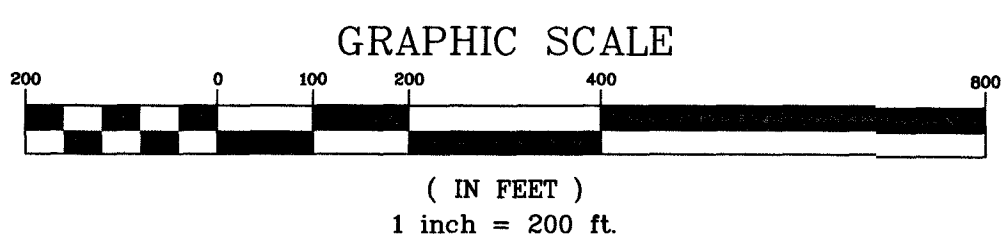


www.odysseyeng.com
2500 TANGLEWILDE STREET, SUITE 300 HOUSTON, TEXAS 77063
OFFICE: 281-306-0240
TBP# NO. F-17637

Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey.com



VICINITY MAP
FORT BEND COUNTY KEY MAP: 566Q, 566R, 567N
NOT TO SCALE



CALLED 44.306 ACRES
(TRACT 2)
GRAND PARKWAY 1358 LP
FBCCF No. 2021118717
FBCOPR

N=13,787,108.26
E= 3,017,700.45

GRAND PARKWAY (S.H. 99)
CONTROLLED ACCESS HIGHWAY FACILITY
CALLED 97.119 ACRES
FBCCF No. 993884 (PRICE 9)
FBCOPR

REMAINDER OF A
CALLED 143.827 ACRES
(TRACT IV)
300 ACRES LLC
FBCCF No. 2018058651
FBCOPR

CALLED 186.183 ACRES
(TRACT TWO)
RES/VLS REAL ESTATE
LIMITED PARTNERSHIP
FBCCF No. 2018058651
FBCOPR

CALLLED 107.128 ACRES
(TRACT 9B)
RES/VLS REAL ESTATE L.P.
FBCCF No. 9632563
FBCOPR

N=13,785,165.59
E= 3,018,282.78

CALLLED 317.812 ACRES
(TRACT ONE)
RES/VLS REAL ESTATE LIMITED PARTNERSHIP
FBCCF No. 2018058651
FBCOPR

N=13,784,850.59
E= 3,012,617.69

INDIGO SEC 1

A SUBDIVISION OF 108.5 ACRES OF LAND
OUT OF THE JANE WILKINS SURVEY, A-96
FORT BEND COUNTY, TEXAS

243 LOTS 29 RESERVES 13 BLOCKS

MAY 2023

30 PGS 2023078459

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard
Laura Richard, County Clerk
Fort Bend County, Texas
August 16, 2023 08:43:29 AM
FEE: \$22023.00 BR 20230177

SHEET LIST TABLE	
SHEET NUMBER	SHEET DESCRIPTION
1	COVER SHEET
2	NOTES & DIMENSION TABLES
3	LOT AREA TABLES & DETAILS SHEET
4-10	PLAT MAP SHEETS
11-12	EASEMENT DIMENSION DETAIL SHEETS
13	DEDICATORY & SIGNATURE SHEET

OWNER/DEVELOPER: 300 ACRES LLC, a Texas limited liability company
7632 HAMMERLY BOULEVARD
HOUSTON, TEXAS 77055
(713) 859-8395

ENGINEER/SURVEYOR: **ELEVATION** land solutions
TPBE REGISTRATION NUMBER F-22671
2445 TECHNOLOGY FOREST BLVD, SUITE 200
THE WOODLANDS, TX 77380-8202-2299
TPBS REGISTRATION NUMBER 10194692

DATE	REVISION
06/08/2023	REVISED PER CITY COMMENTS/MARKUPS TO REFLECT THE CITY APPROVED PLAT
05/16/2023	ADDED LOT AREA TABLE SHEET AND REVISED PER CITY COMMENTS/MARKUPS
03/14/2023	ADDED MISC. EASEMENTS PER UTILITY ADJUSTMENTS ADDED EASEMENT DETAIL SHEETS FOR CLEAR DIMENSIONING REVISED PER CITY COMMENTS/MARKUPS

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, DELTA, CHORD BEARING, CHORD. Rows C1 to C60.

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, DELTA, CHORD BEARING, CHORD. Rows C61 to C115.

LINE TABLE with columns: LINE, BEARING, LENGTH. Rows L1 to L56.

LINE TABLE with columns: LINE, BEARING, LENGTH. Rows L57 to L110.

LINE TABLE with columns: LINE, BEARING, LENGTH. Rows L111 to L164.

LINE TABLE with columns: LINE, BEARING, LENGTH. Rows L165 to L218.

LINE TABLE with columns: LINE, BEARING, LENGTH. Rows L219 to L272.

GENERAL NOTES:

- 1. THIS PLAT IS BASED ON A TITLE REPORT PREPARED BY INTEGRITY TITLE, JOB NO.: 2239-332A EFFECTIVE DATE OF JUNE 12, 2022, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
2. B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; A.E. INDICATES AERIAL EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; HL&P INDICATES HOUSTON LIGHTING AND POWER; O.R.F.B.C. INDICATES OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS.
3. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
4. ALL BUILDING LINES (BL) ALONG THE RIGHT-OF-WAY ARE AS SHOWN HEREON.
5. THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
6. INDIGO SEC 1 LIES WITHIN ZONE "AE" AND SHADED ZONE "X", ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS FOR FORT BEND COUNTY, TEXAS, MAP NUMBER 48157C0255L, DATED APRIL 2, 2014.
7. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
8. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 84.00 FEET ABOVE MEAN SEA LEVEL (NAVD88 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
9. THIS PLAT IS SUBJECT TO THE TERMS OF THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF RICHMOND AND 300 ACRES, LLC DATED NOVEMBER 15, 2021, F.B.C.O.P.R. 2022021655.
10. THIS PROPERTY LIES WITHIN FORT BEND COUNTY, CITY OF RICHMOND EXTRATERRITORIAL JURISDICTION, FORT BEND INDEPENDENT SCHOOL DISTRICT AND FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NUMBER 251.
11. THIS PLAT LIES WITHIN "L23" OF THE FORT BEND COUNTY LIGHTING ORDINANCE ZONES, DATED MARCH OF 2004.
12. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH AMERICAN DISABILITY ACT.
13. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE FACILITY.
14. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
15. ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE CITY OF RICHMOND EXTRATERRITORIAL JURISDICTION, TEXAS.
16. THE COORDINATES SHOWN HEREON ARE THE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING BY THE FOLLOWING COMMON DENOMINATED SCALE FACTOR 0.99986265.
17. ALL EASEMENT, OPEN SPACE, OR OTHER COMMON AREAS WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY THE APPLICABLE HOMEOWNERS' ASSOCIATION, OR OTHER PERPETUAL PRIVATE ENTITY.
18. ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
CONTROL BENCHMARK: NATIONAL GEODETIC SURVEY MONUMENT HGCS078, PID NO. AX2549; STAINLESS STEEL ROD IN PVC SLEEVE LOCATED ON SUNSET STREET. ELEVATION 102.49' NORTH AMERICAN VERTICAL DATUM OF 1988.
19. A ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN A SUBDIVISION PLATS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS. THE CONDITIONS OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED BY A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
20. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
21. FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 251 WILL HAVE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF DRAINAGE EASEMENT AND RESERVE "S". FORT BEND COUNTY DRAINAGE DISTRICT WILL HAVE THE RIGHT TO MAINTAIN DRAINAGE EASEMENTS AND RESERVES "O" AND "T".
22. THE POLE OR STAFF OF ANY FLAG LOTS SHALL BE RESTRICTED TO ACCESS ONLY.
23. THIS TRACT IS AFFECTED BY THE "SURFACE USE WAIVER AND DRILL SITE AGREEMENT" AS RECORDED UNDER FBBC No. 2014038105 FBCCOPR.
24. A WAIVER OF ANY CLAIM(S) AGAINST THE CITY FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF EXISTING STREETS AND ALLEYS TO CONFORM TO GRADES ESTABLISHED IN THE SUBDIVISION.
25. LIEN HOLDER'S ACKNOWLEDGEMENT THIS PLAT IS SUBORDINATED BY:
1. SILVER HEIGHTS DEVELOPMENT, LLC, A CONNECTICUT LIMITED LIABILITY COMPANY, AS RECORDED IN FILE NO. _____, F.B.C.D.R.
2. WEEKLEY HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS RECORDED IN FILE NO. _____, F.B.C.D.R.
3. EHT OF TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, AS RECORDED IN FILE NO. _____, F.B.C.D.R.
4. HIGHLAND HOMES - HOUSTON, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS RECORDED IN FILE NO. _____, F.B.C.D.R.
5. GRAND PARKWAY 1358, L.P., A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN FILE NO. _____, F.B.C.D.R.
26. DIRECT DRIVEWAY ACCESS TO CERTAIN ROADWAYS ARE HEREBY DENIED AS FOLLOWS:
LOTS 2, 3, 6, 7, 10, 11, 14, & 15 OF BLOCK 1, AND LOT 1 OF BLOCK 4, AND LOTS 1, 3, 6, 7, 10, 11, & 13 THROUGH 17 OF BLOCK 5, AND LOT 1 OF BLOCK 6, AND LOTS 46 THROUGH 56 OF BLOCK 8 ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO LOAM LANE.
LOTS 1 & 2 OF BLOCK 1, AND LOTS 1 THROUGH 10, 28 THROUGH 36 OF BLOCK 6, AND LOTS 1 THROUGH 19 OF BLOCK 8 ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO MERCANTILE STREET.
LOTS 32, 33, & 46 OF BLOCK 8, AND LOTS 2, 4, 6, 8, 10, & 12 OF BLOCK 11, AND LOTS 2, 4, 5, & 8 OF BLOCK 12, AND LOTS 1, 6, 7, & 12 OF BLOCK 13 ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO INDIGO WAY.
LOTS 1 THROUGH 6 OF BLOCK 2 AND LOT 1 OF BLOCK 3 ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO HOME COURT.
LOTS 6 & 7 OF BLOCK 2 ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO HEARTH AVENUE.
LOTS 7 THROUGH 12 OF BLOCK 2 AND LOT 6 OF BLOCK 3 ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO KINDRED WAY.
LOT 17 OF BLOCK 5, AND LOTS 1 THROUGH 12 OF BLOCK 7, AND LOTS 56, 68, & 69 OF BLOCK 8, AND LOTS 1 THROUGH 4 OF BLOCK 9, AND LOTS 1 THROUGH 5 OF BLOCK 10 ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO CITY HEART AVENUE.

Reserve Area Table Alleyways with columns: Reserve Letter, Area (Sq Ft), Area (Ac), Restriction. Rows AA to TOTAL.

Reserve Area Table with columns: Reserve Letter, Area (Sq Ft), Area (Ac), Restriction. Rows A to TOTAL.

INDIGO SEC 1

A SUBDIVISION OF 108.5 ACRES OF LAND OUT OF THE JANE WILKINS SURVEY, A-96 FORT BEND COUNTY, TEXAS

243 LOTS 29 RESERVES 13 BLOCKS

MAY 2023

30 PGS 2023078459 FILED AND RECORDED OFFICIAL PUBLIC RECORDS Laura Richard, County Clerk, Fort Bend County Texas, August 16, 2023 08:43:29 AM, FEE: \$222.000 BR 20230177

OWNER/ DEVELOPER: 300 ACRES LLC, a Texas limited liability company 7632 HAMMERLY BOULEVARD HOUSTON, TEXAS 77055 (713) 859-8395

ENGINEER/ SURVEYOR: ELEVATION land solutions TPBE REGISTRATION NUMBER F-22671 2445 TECHNOLOGY FOREST BLVD, SUITE 200 THE WOODLANDS, TX 77380-6933-2009 TPBS REGISTRATION NUMBER 10194692

Lot Area Table BLOCK 1		
Parcel #	Area (Sq Ft)	Area (Ac)
1	4276.54	0.0982
2	4876.54	0.1119
3	3900.00	0.0895
4	3300.00	0.0758
5	3300.00	0.0758
6	3900.00	0.0895
7	3900.00	0.0895
8	3300.00	0.0758
9	3300.00	0.0758
10	3900.00	0.0895
11	3900.00	0.0895
12	3300.00	0.0758
13	3300.00	0.0758
14	3900.00	0.0895
15	3900.00	0.0895
16	3300.00	0.0758
17	5499.90	0.1263
18	5499.90	0.1263
19	5499.90	0.1263
20	5499.90	0.1263
21	5499.90	0.1263
22	5499.90	0.1263
23	6815.67	0.1565
24	10741.93	0.2466
25	7665.94	0.1760
26	5500.00	0.1263
27	5500.00	0.1263
28	5500.00	0.1263
29	5500.00	0.1263
30	5500.00	0.1263
31	5500.00	0.1263
32	5500.00	0.1263
33	6111.71	0.1403

Lot Area Table BLOCK 2		
Parcel #	Area (Sq Ft)	Area (Ac)
1	5953.43	0.1367
2	5500.00	0.1263
3	5500.00	0.1263
4	5500.00	0.1263
5	5548.29	0.1274
6	7792.59	0.1789
7	5953.43	0.1367
8	5500.00	0.1263
9	5500.00	0.1263
10	5500.00	0.1263
11	5548.29	0.1274
12	7830.14	0.1798

Lot Area Table BLOCK 5		
Parcel #	Area (Sq Ft)	Area (Ac)
1	4182.85	0.0960
2	3583.17	0.0823
3	3899.86	0.0895
4	3300.14	0.0758
5	3300.14	0.0758
6	3899.86	0.0895
7	3899.86	0.0895
8	3300.14	0.0758
9	3300.14	0.0758
10	3899.86	0.0895
11	3788.51	0.0870
12	3300.14	0.0758
13	3193.22	0.0733
14	3149.16	0.0723
15	3150.00	0.0723
16	3150.00	0.0723
17	4416.36	0.1014

Lot Area Table BLOCK 3		
Parcel #	Area (Sq Ft)	Area (Ac)
1	3840.93	0.0882
2	3375.00	0.0775
3	3375.00	0.0775
4	3375.00	0.0775
5	3375.00	0.0775
6	3840.93	0.0882

Lot Area Table BLOCK 4		
Parcel #	Area (Sq Ft)	Area (Ac)
1	6007.43	0.1379
2	5500.00	0.1263
3	5500.00	0.1263
4	5500.00	0.1263
5	5500.00	0.1263
6	5500.42	0.1263
7	5500.00	0.1263
8	5500.00	0.1263
9	5995.58	0.1376

Lot Area Table BLOCK 8		
Parcel #	Area (Sq Ft)	Area (Ac)
1	2003.43	0.0460
2	1120.00	0.0257
3	1120.00	0.0257
4	1400.00	0.0321
5	1400.00	0.0321
6	1120.00	0.0257
7	1120.00	0.0257
8	1120.00	0.0257
9	1400.00	0.0321
10	1400.00	0.0321
11	1120.00	0.0257
12	1120.00	0.0257
13	1120.00	0.0257
14	1400.00	0.0321
15	1400.00	0.0321
16	1120.00	0.0257
17	1120.00	0.0257
18	1120.00	0.0257
19	2002.85	0.0460
20	3551.71	0.0815
21	3600.00	0.0826
22	3600.00	0.0826
23	3600.00	0.0826
24	3600.00	0.0826
25	3600.00	0.0826
26	3600.00	0.0826
27	3600.00	0.0826
28	3600.00	0.0826
29	3600.00	0.0826
31	3285.00	0.0754
32	3794.18	0.0871
33	4376.73	0.1005
34	3900.00	0.0895
35	3300.00	0.0758
36	3300.00	0.0758
37	3900.00	0.0895
38	3900.00	0.0895
39	3300.00	0.0758
40	4339.21	0.0996

Lot Area Table BLOCK 8		
Parcel #	Area (Sq Ft)	Area (Ac)
41	3600.00	0.0826
42	3600.00	0.0826
43	3600.00	0.0826
44	3600.00	0.0826
45	4339.21	0.0996
46	3952.71	0.0907
47	3600.00	0.0826
48	3600.00	0.0826
49	3600.00	0.0826
50	3600.00	0.0826
51	3600.00	0.0826
52	3150.00	0.0723
53	3150.00	0.0723
54	3150.00	0.0723
55	3150.00	0.0723
56	4403.43	0.1011
57	3101.71	0.0712
58	3150.00	0.0723
59	3150.00	0.0723
60	3150.00	0.0723
61	3150.00	0.0723
62	3500.00	0.0803
63	3300.00	0.0758
64	3900.00	0.0895
65	3900.00	0.0895
66	3300.00	0.0758
67	3551.70	0.0815
68	3222.95	0.0740
69	3053.62	0.0701
70	3150.00	0.0723
71	3150.00	0.0723
72	3150.00	0.0723
73	3150.00	0.0723
74	3150.00	0.0723
75	3150.00	0.0723
76	3150.00	0.0723
77	4001.71	0.0919

Lot Area Table BLOCK 9		
Parcel #	Area (Sq Ft)	Area (Ac)
1	3053.43	0.0701
2	3150.00	0.0723
3	3150.00	0.0723
4	3053.43	0.0701

Lot Area Table BLOCK 10		
Parcel #	Area (Sq Ft)	Area (Ac)
1	3781.14	0.0868
2	3600.33	0.0827
3	3600.00	0.0826
4	3600.00	0.0826
5	3728.43	0.0856

Lot Area Table BLOCK 11		
Parcel #	Area (Sq Ft)	Area (Ac)
1	3619.21	0.0831
2	4219.21	0.0969
3	3300.00	0.0758
4	3900.00	0.0895
5	3300.00	0.0758
6	3900.00	0.0895
7	3300.00	0.0758
8	3900.00	0.0895
9	3300.00	0.0758
10	3900.00	0.0895
11	3619.21	0.0831
12	4219.21	0.0969

Lot Area Table BLOCK 12		
Parcel #	Area (Sq Ft)	Area (Ac)
1	3776.71	0.0867
2	4376.71	0.1005
3	3300.00	0.0758
4	3900.00	0.0895
5	3900.00	0.0895
6	3300.00	0.0758
7	3776.71	0.0867
8	4376.71	0.1005

Lot Area Table BLOCK 13		
Parcel #	Area (Sq Ft)	Area (Ac)
1	5891.71	0.1353
2	5500.00	0.1263
3	5500.00	0.1263
4	5500.00	0.1263
8	5548.29	0.1274
9	5500.00	0.1263
10	5500.00	0.1263
11	5500.00	0.1263
12	5891.71	0.1353

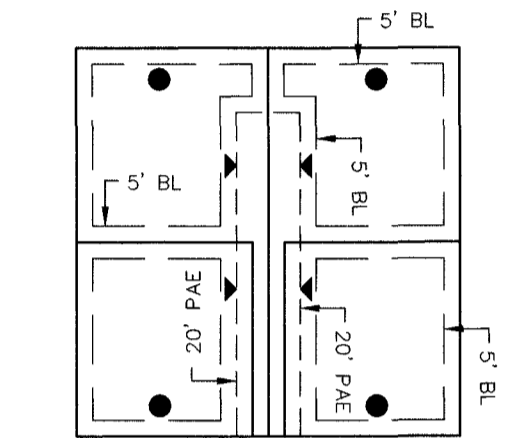
TOTAL PLAT AREA	= 108.5 ACRES
LESS DETENTION AREA	= 62.37 ACRES
ADD AMENITY DETENTION	= 49.5 ACRES
LESS RIGHT-OF-WAY	= 11.03 ACRES
TOTAL BASE SITE AREA	= 84.6 ACRES
TOTAL UNITS	= 243
GROSS DENSITY	= 2.87 UNITS PER ACRE

SINGLE FAMILY ATTACHED	
TOWNHOMES	= 38
DUPLEX	= 30
TOTAL	= 68

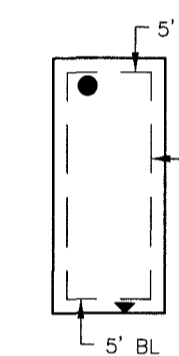
SINGLE FAMILY DETACHED	
35' LOTS	= 31
40' LOTS	= 34
50' LOTS	= 50
60' LOTS	= 60
TOTAL	= 175

LOT DETAILS

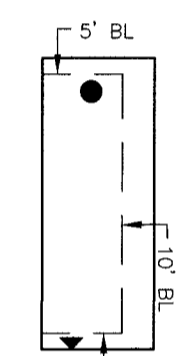
- PEDESTRIAN ENTRANCE TO LOT
- ▼ VEHICULAR ENTRANCE TO LOT



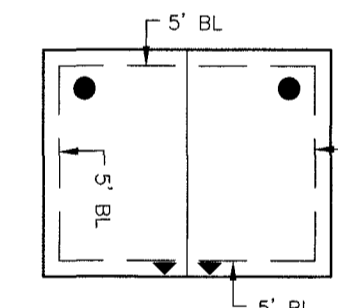
TYPICAL DETAIL FOR CLUSTER LOTS



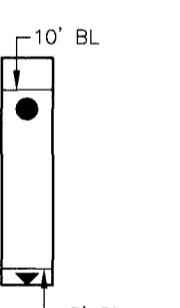
TYPICAL DETAIL FOR SINGLE FAMILY DETACHED LOTS (5' INTERIOR BUILDING SETBACK)



TYPICAL DETAIL FOR SINGLE FAMILY DETACHED LOTS (MIN. 0' INTERIOR BUILDING SETBACK)



TYPICAL DETAIL FOR DUPLEX LOTS



TYPICAL DETAIL FOR TOWNHOUSE LOTS

INDIGO SEC 1

A SUBDIVISION OF 108.5 ACRES OF LAND
OUT OF THE JANE WILKINS SURVEY, A-96
FORT BEND COUNTY, TEXAS

243 LOTS 29 RESERVES 13 BLOCKS

MAY 2023

OWNER/ DEVELOPER: 300 ACRES LLC,
a Texas limited liability company
7632 HAMMERLY BOULEVARD
HOUSTON, TEXAS 77055
(713) 859-8395

ENGINEER/ SURVEYOR: **ELEVATION**
land solutions
TYPE REGISTRATION NUMBER F-22671
2445 TECHNOLOGY FOREST BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-825-2200
TBPS REGISTRATION NUMBER 10194692

30 PGS 2023078459

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard
Laura Richard, County Clerk
Fort Bend County Texas
August 16, 2023 08:43:29 AM
FEE: \$22023 00 BR 20230177

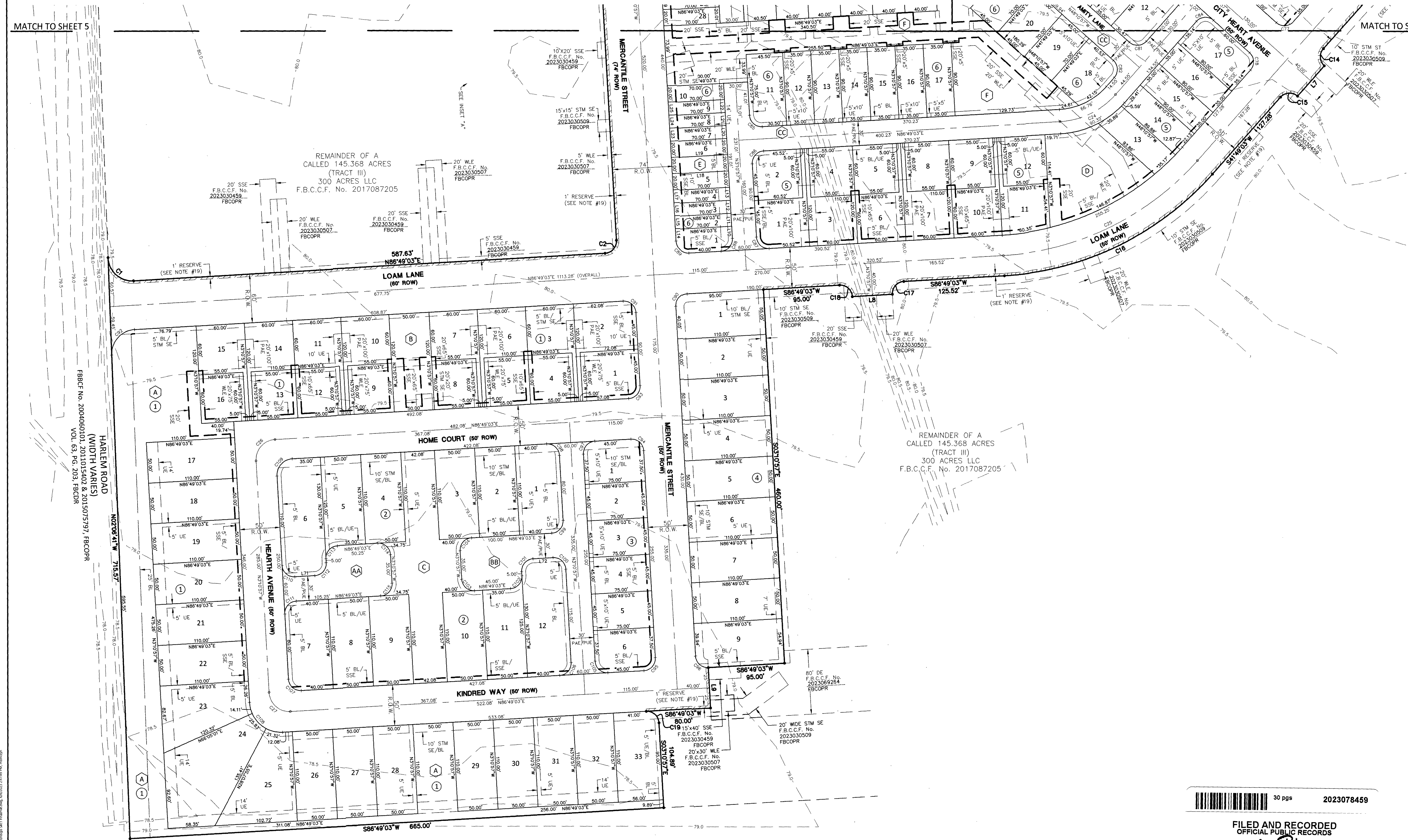
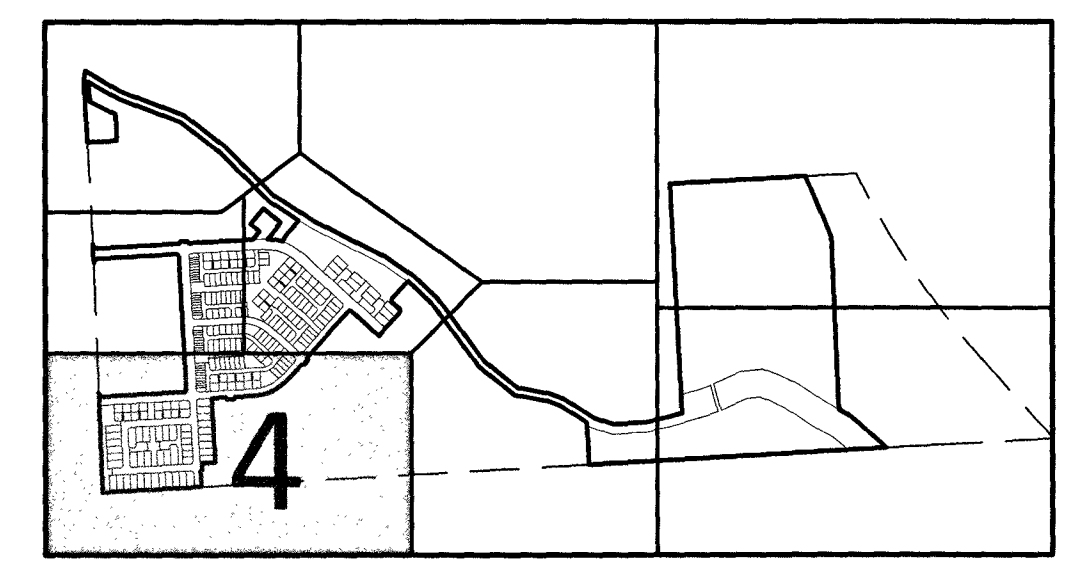
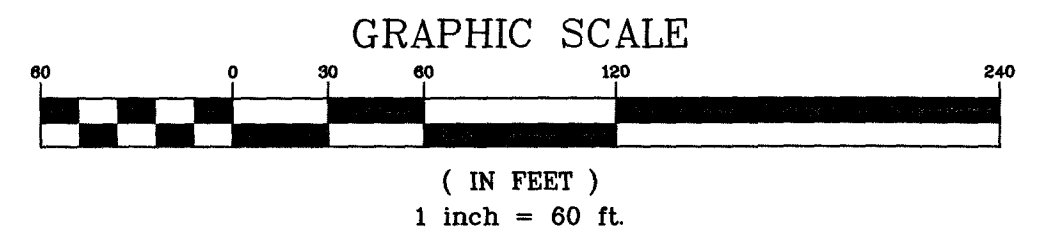
MATCH TO SHEET 5

MATCH TO SHEET 5
MATCH TO SHEET 6

MATCH TO SHEET 6

ABBREVIATIONS

AE=	AERIAL EASEMENT
DE=	DRAINAGE EASEMENT
SSE=	SANITARY SEWER EASEMENT
STM SE=	STORM SEWER EASEMENT
PAE=	PRIVATE ACCESS EASEMENT
PUE=	PUBLIC UTILITY EASEMENT
UVE=	UNOBSTRUCTED VISIBILITY EASEMENT
UE=	UTILITY EASEMENT
WLE=	WATER LINE EASEMENT
BL=	BUILDING LINE
GBL=	GARAGE BUILDING LINE
ROW=	RIGHT-OF-WAY
FBCCF=	FORT BEND COUNTY CLERK'S FILE
FBCDR=	FORT BEND COUNTY DEED RECORDS
FBCMFR=	FORT BEND COUNTY MAP RECORDS
FBCOPR=	FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
FC=	FILM CODE
VOL PG.=	VOLUME, PAGE
FND=	FOUND
IP=	IRON PIPE
○	IRON PIPE TO BE SET WITH CAP STAMPED "ELS"
○	STREET NAME CHANGE
①	BLOCK NUMBER
A	RESERVE LETTER



INDIGO SEC 1

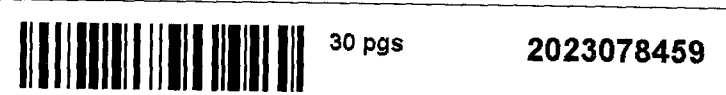
A SUBDIVISION OF 108.5 ACRES OF LAND OUT OF THE JANE WILKINS SURVEY, A-96 FORT BEND COUNTY, TEXAS

243 LOTS 29 RESERVES 13 BLOCKS

MAY 2023

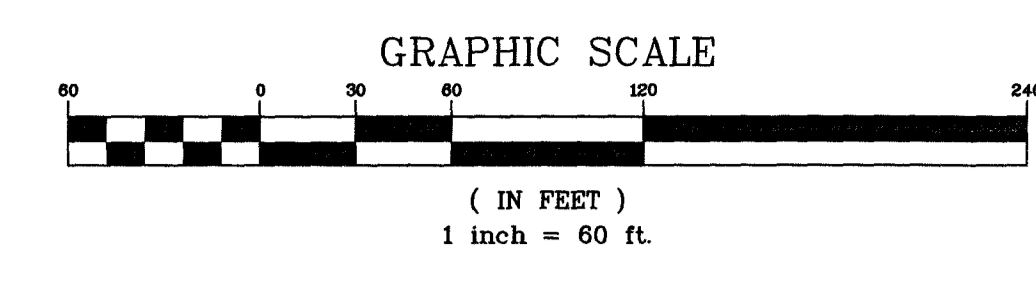
OWNER/ DEVELOPER: 300 ACRES LLC, a Texas limited liability company
7632 HAMMERLY BOULEVARD HOUSTON, TEXAS 77055 (713) 859-8395

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TBPB REGISTRATION NUMBER F-22671
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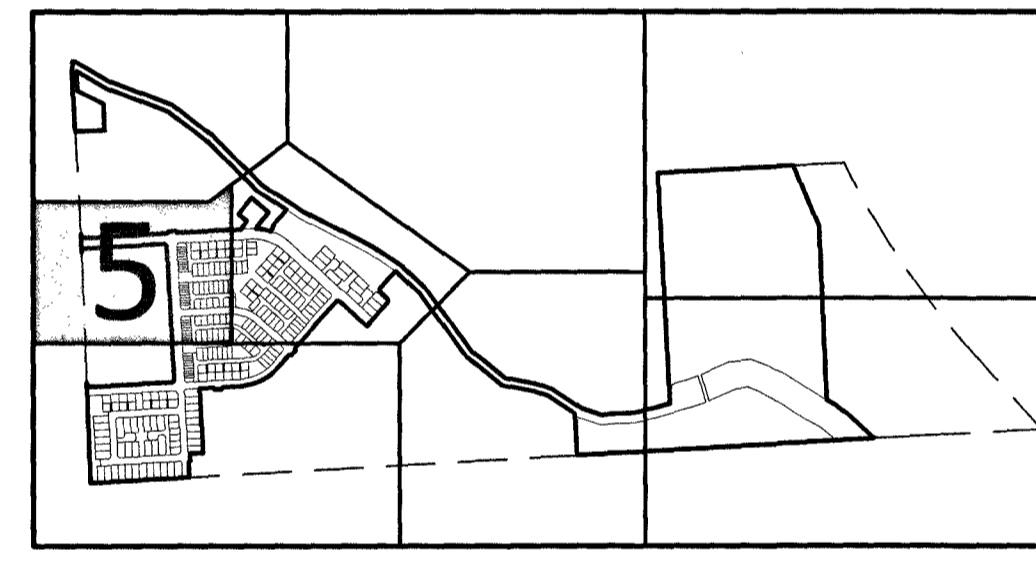
FILED AND RECORDED OFFICIAL PUBLIC RECORDS
Laura Richard
Laura Richard, County Clerk
Fort Bend County Texas
August 16, 2023 08:43:29 AM
FEE \$22023.00 BR 20230177



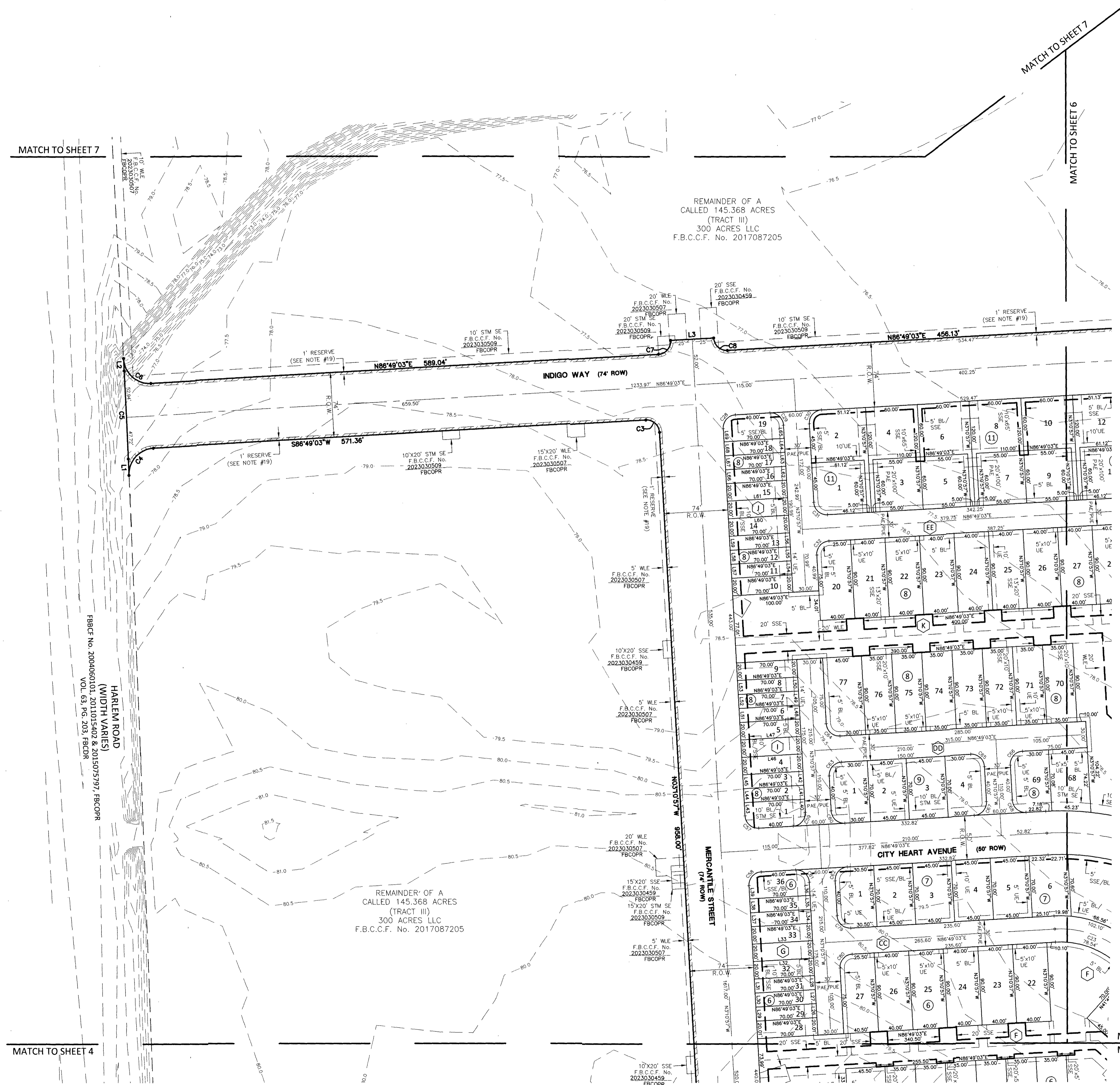


ABBREVIATIONS

AE=	AERIAL EASEMENT
DE=	DRAINAGE EASEMENT
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o	IRON PIPE TO BE SET WITH CAP STAMPED "ELS"
(S)	STREET NAME CHANGE
(1)	BLOCK NUMBER
(A)	RESERVE LETTER



MAP KEY



MATCH TO SHEET 7

MATCH TO SHEET 7

MATCH TO SHEET 6

MATCH TO SHEET 4

MATCH TO SHEET 6
MATCH TO SHEET 7

REMAINDER OF A
CALLED 145.368 ACRES
(TRACT III)
300 ACRES LLC
F.B.C.C.F. No. 2017087205

HARLEM ROAD
(WIDTH VARIES)
FBCCF No. 2004060101, 2011015402 & 2015075797, FBCCPR
VOL. 63 PG. 203, FBCCR

30 pgs 2023078459

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Laura Richard
Laura Richard, County Clerk
Fort Bend County, Texas
August 16, 2023 08:43:29 AM
FEE: \$22023.00 BR 20230177

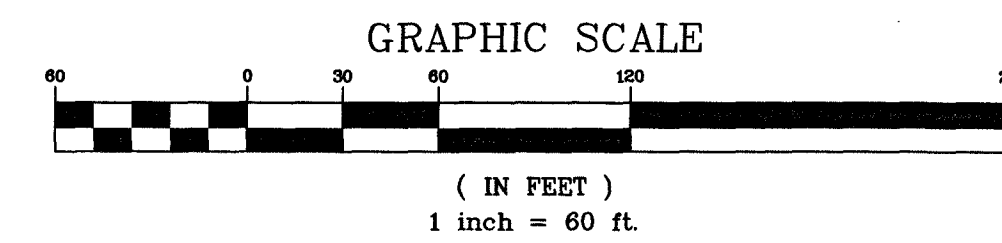
INDIGO SEC 1

A SUBDIVISION OF 108.5 ACRES OF LAND
OUT OF THE JANE WILKINS SURVEY, A-96
FORT BEND COUNTY, TEXAS

243 LOTS 29 RESERVES 13 BLOCKS
MAY 2023

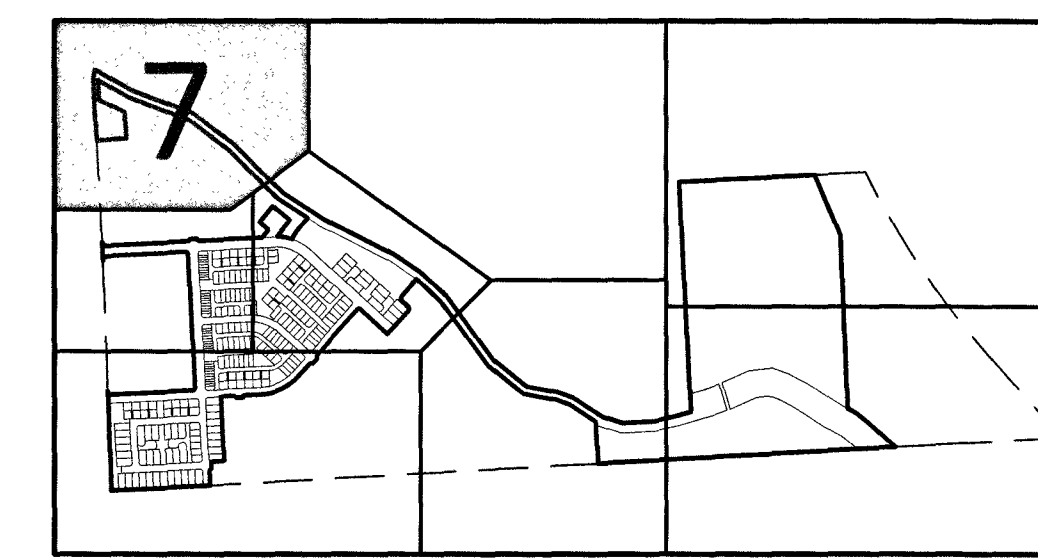
OWNER/
DEVELOPER: 300 ACRES LLC,
a Texas limited liability company
7632 HAMMERLY BOULEVARD
HOUSTON, TEXAS 77055
(713) 859-8395

ENGINEER/
SURVEYOR: **ELEVATION**
land solutions
TBPB REGISTRATION NUMBER F-22671
246 TECHNOLOGY FOREST BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-963-2000
TBPB REGISTRATION NUMBER 10194692

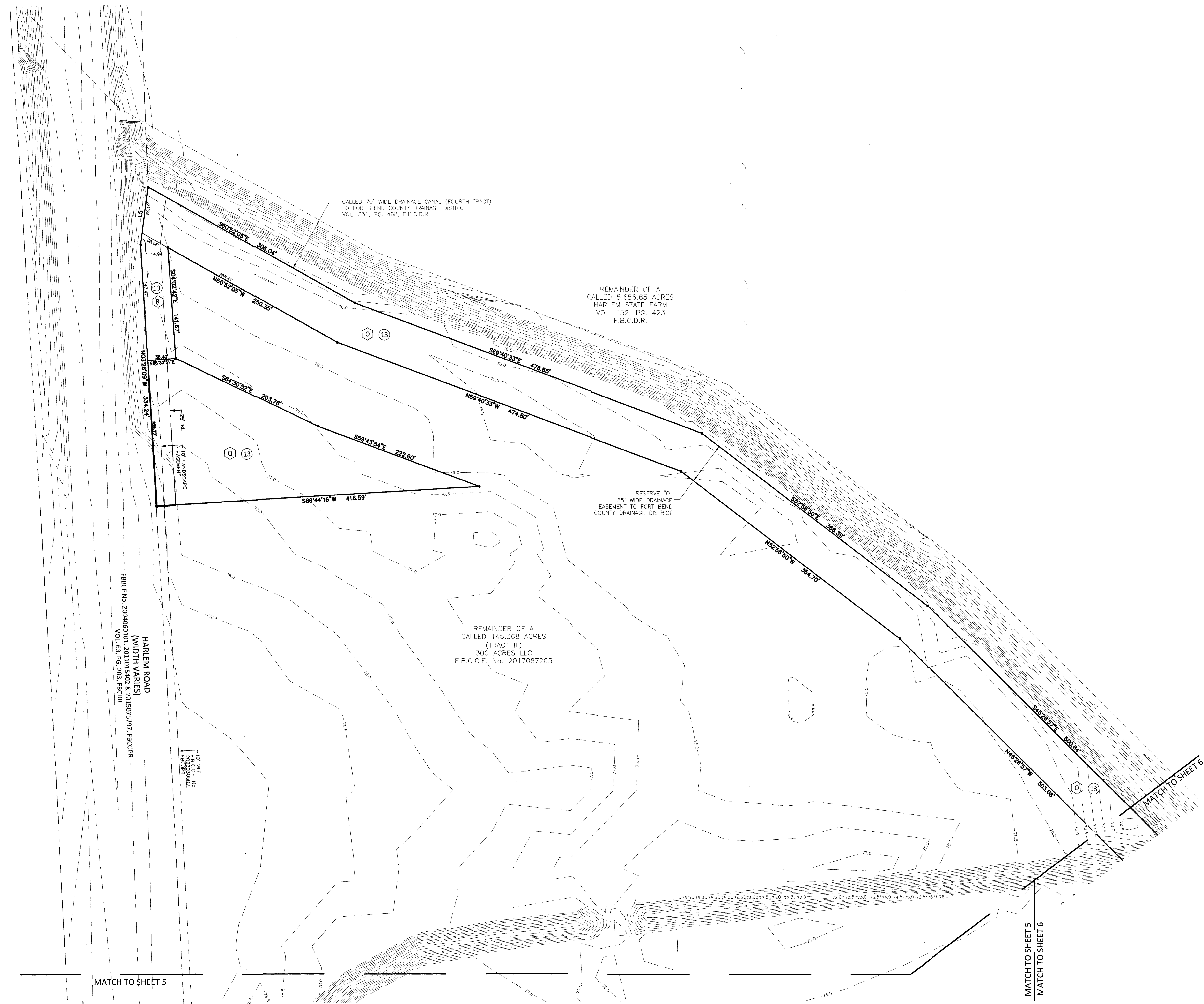


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A	RESERVE LETTER



MAP KEY



30 pgs 2023078459

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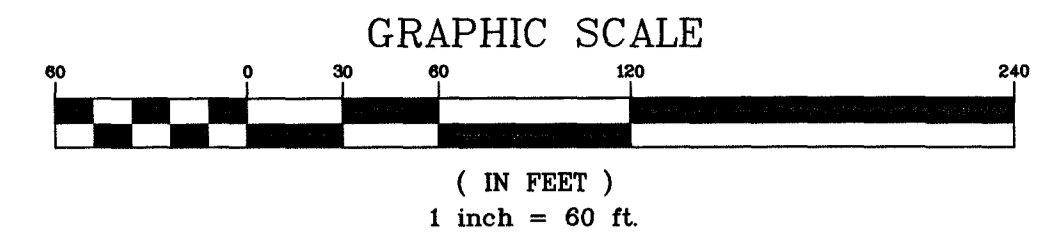
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MAY 2023

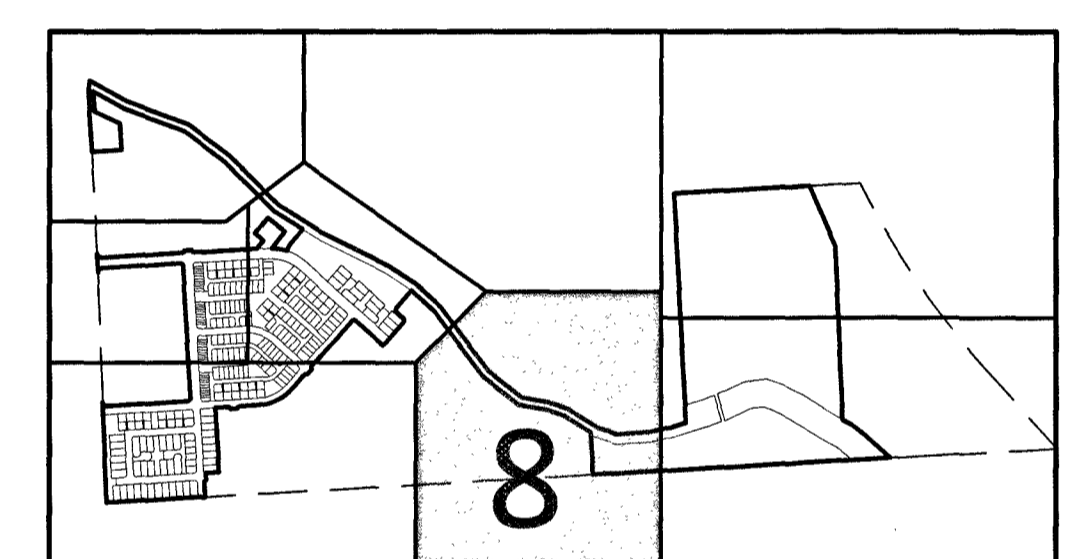
**OWNER/
DEVELOPER:** 300 ACRES LLC,
a Texas limited liability company
7632 HAMMERLY BOULEVARD
HOUSTON, TEXAS 77055
(713) 859-8395

**ENGINEER/
SURVEYOR:** **ELEVATION**
land solutions
TSPS REGISTRATION NUMBER E-22671
2446 TECHNOLOGY FOREST BLVD, SUITE 200
THE WOODLANDS, TX 77381 (832) 652-2267
TSPS REGISTRATION NUMBER 10194692

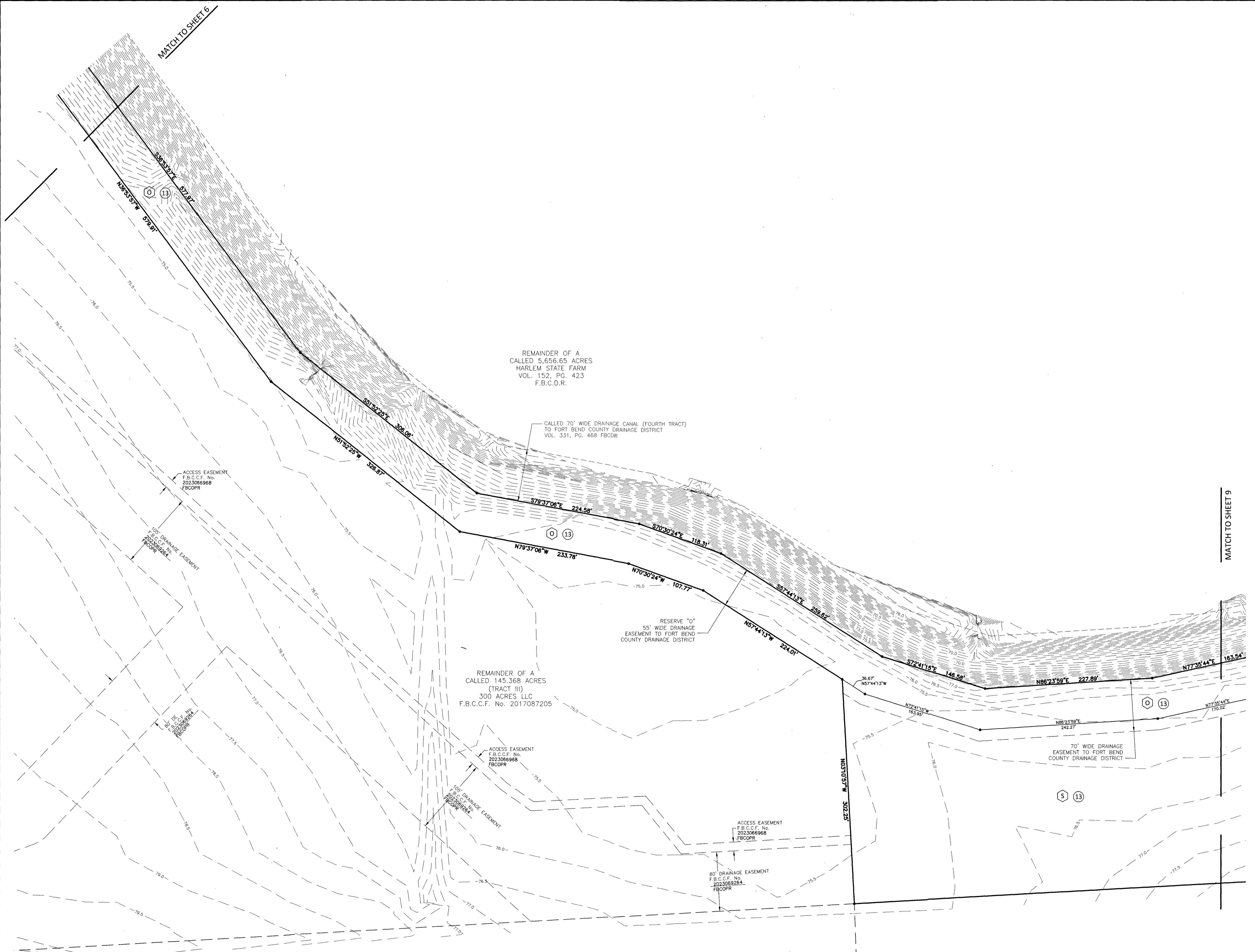


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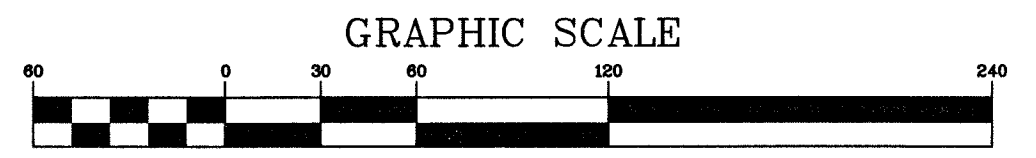
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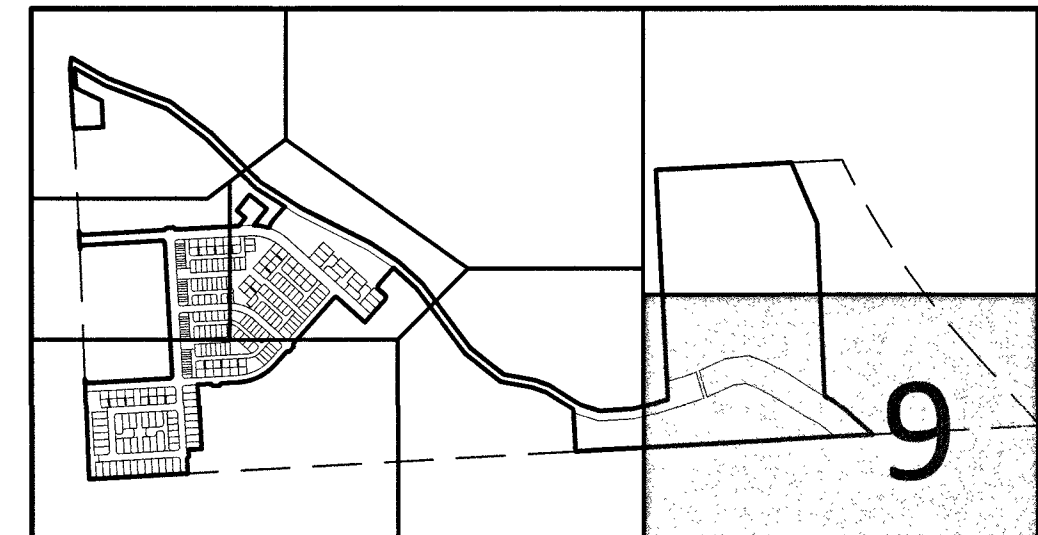
**OWNER/
DEVELOPER:** 300 ACRES LLC,
a Texas limited liability company
7632 HAMMERLY BOULEVARD
HOUSTON, TEXAS 77055
(713) 859-8395

**ENGINEER/
SURVEYOR:** **ELEVATION**
land solutions
TBPB REGISTRATION NUMBER F-22671
2446 TECHNOLOGY FOREST DR., SUITE 200
THE WOODLANDS, TX 77381 832-853-2200
TBPB REGISTRATION NUMBER 10194692



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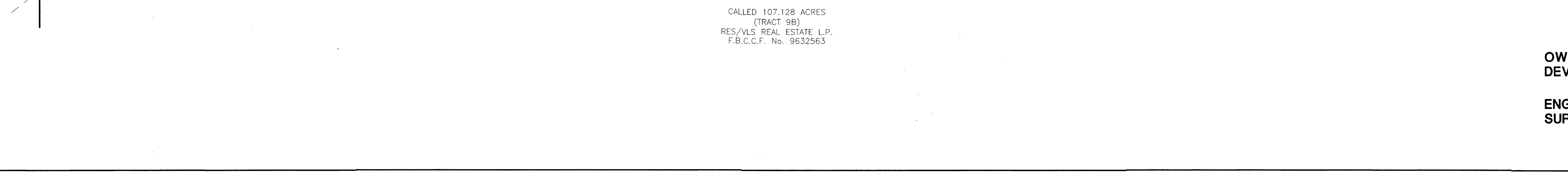
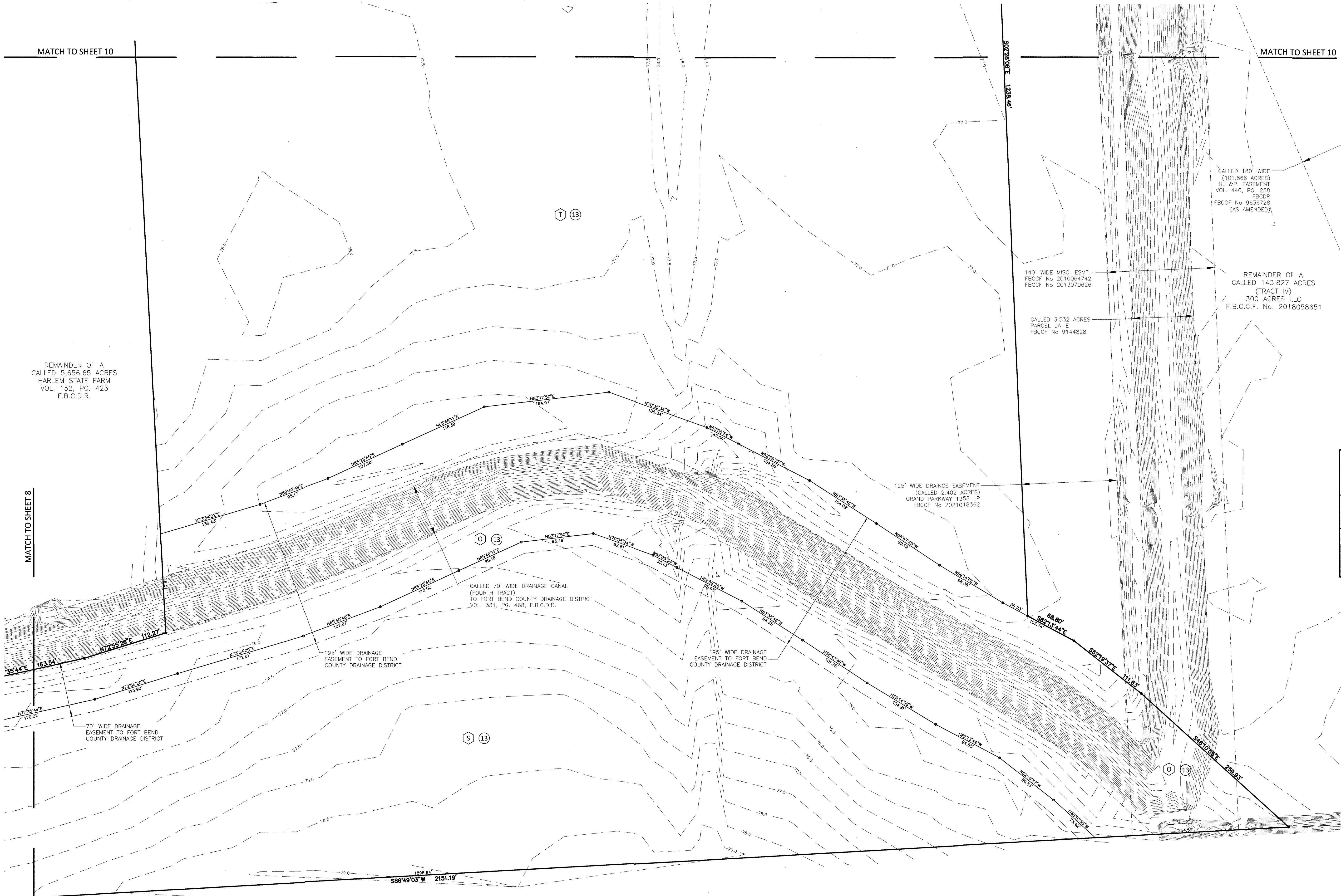
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FORT BEND COUNTY, TEXAS

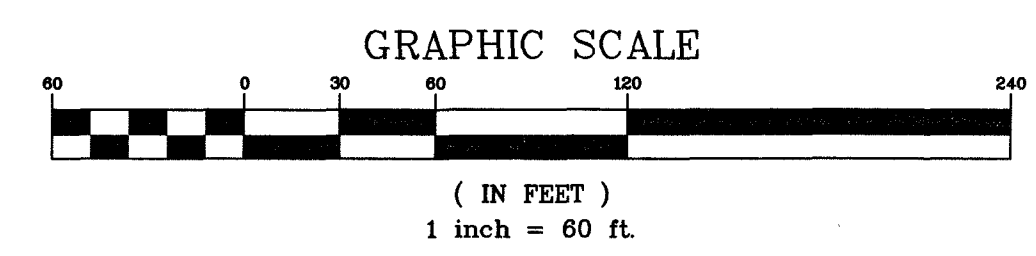
243 LOTS 29 RESERVES 13 BLOCKS

MAY 2023

**OWNER/
DEVELOPER:** 300 ACRES LLC,
a Texas limited liability company
7632 HAMMERLY BOULEVARD
HOUSTON, TEXAS 77055
(713) 859-8395

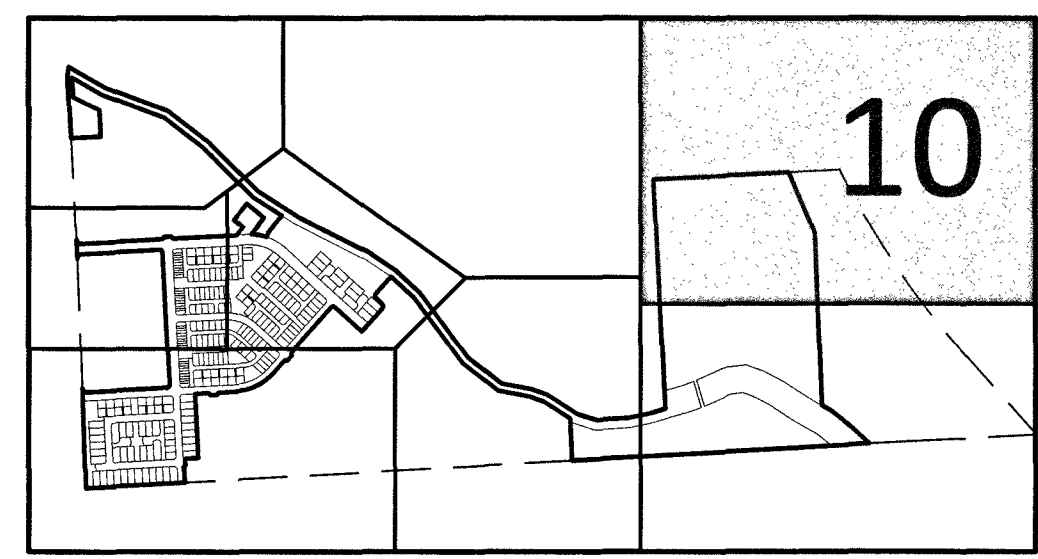
**ENGINEER/
SURVEYOR:** **ELEVATION**
land solutions
TYPE REGISTRATION NUMBER F-22671
2445 TECHNOLOGY FOREST BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-932-2900
TBPS REGISTRATION NUMBER 10194692





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MAP KEY

REMAINDER OF A CALLED 143.827 ACRES
(TRACT IV)
300 ACRES, LLC
F.B.C.C.F. No. 2018058651

REMAINDER OF A
CALLED 5,656.65 ACRES
HARLEM STATE FARM
VOL. 152, PG. 423
F.B.C.D.R.

GRAND PARKWAY (S.H. 99)
CONTROLLED ACCESS HIGHWAY FACILITY
TEXAS TRANSPORTATION COMMISSION
CALLED 97.179 ACRES
(PARCEL 9)

125' WIDE DRAINAGE EASEMENT
(CALLED 2.402 ACRES)
GRAND PARKWAY 1358 LP
FBCCF No. 2021018362

CALLLED 30' WIDE
DOW CHEMICAL COMPLIANT EASEMENT
VOL. 577, PG. 819 FBCDR
VOL. 577, PG. 825 FBCDR (AS AMENDED)
ASSIGNED IN VOL. 716, PG. 899 FBCDR

CALLLED 20' WIDE
LONE STAR GAS COMPLIANT EASEMENT
VOL. 597, PG. 111 FBCDR

REMAINDER OF A
CALLED 143.827 ACRES
(TRACT IV)
300 ACRES LLC
F.B.C.C.F. No. 2018058651

CALLLED 180' WIDE
(101.866 ACRES)
HLL&P EASEMENT
VOL. 440, PG. 258 FBCDR
FBCCF No. 9636728 (AS AMENDED)

30 pgs 2023078459

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OFFICIAL PUBLIC RECORDS
Laura Richard
Laura Richard, County Clerk
Fort Bend County Texas
August 16, 2023 08:43:29 AM
FEE: \$22023.00 BR 20230177

INDIGO SEC 1

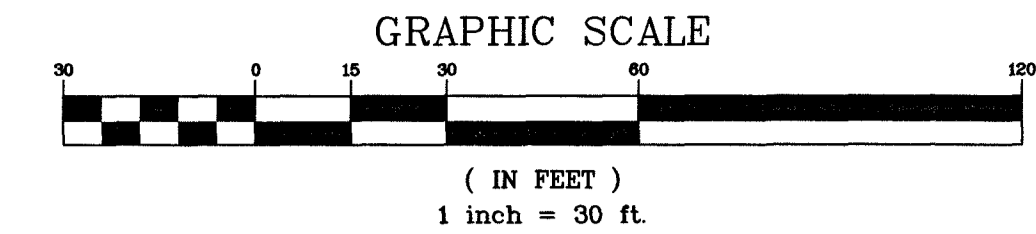
A SUBDIVISION OF 108.5 ACRES OF LAND
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FORT BEND COUNTY, TEXAS

243 LOTS 29 RESERVES 13 BLOCKS

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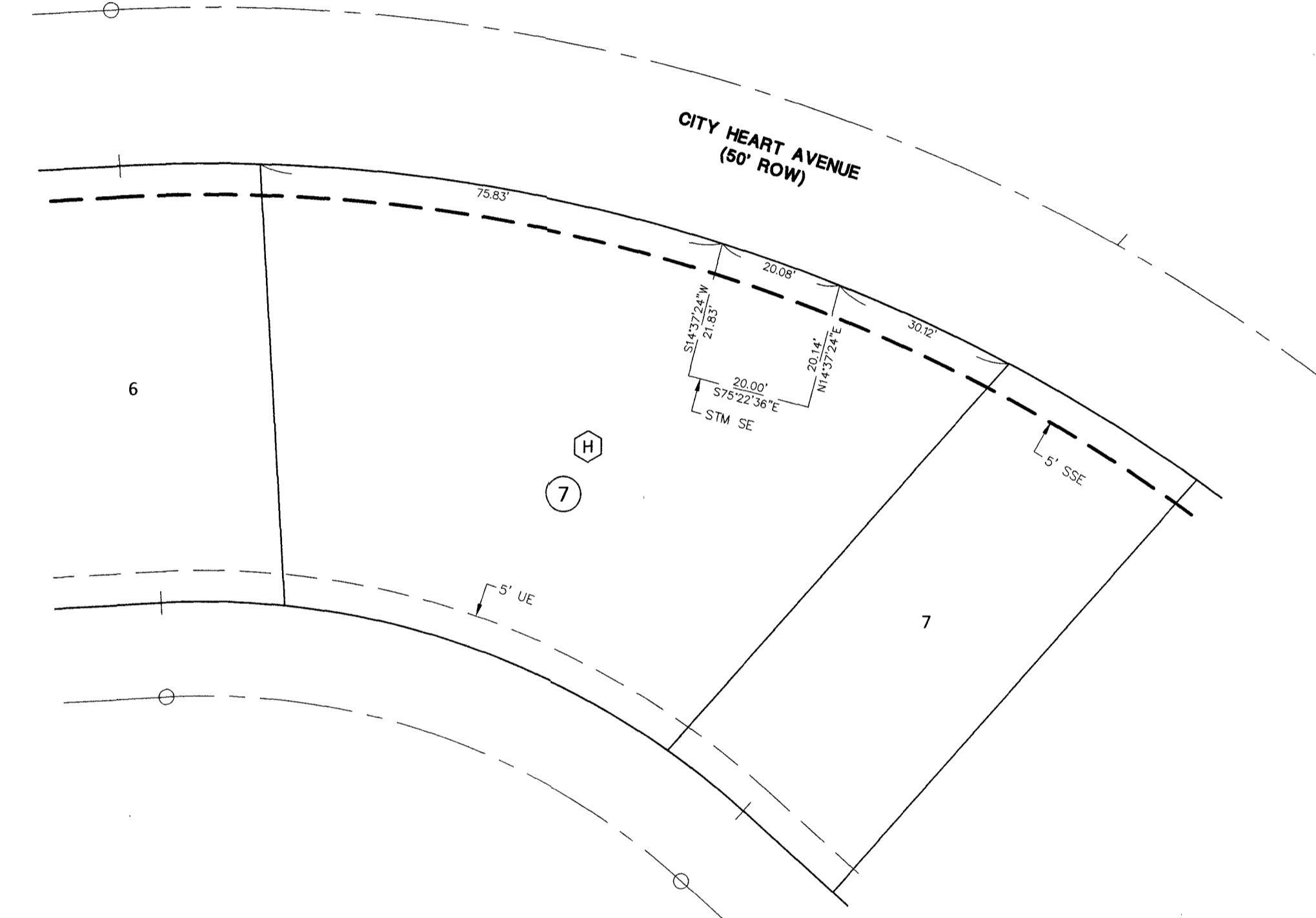
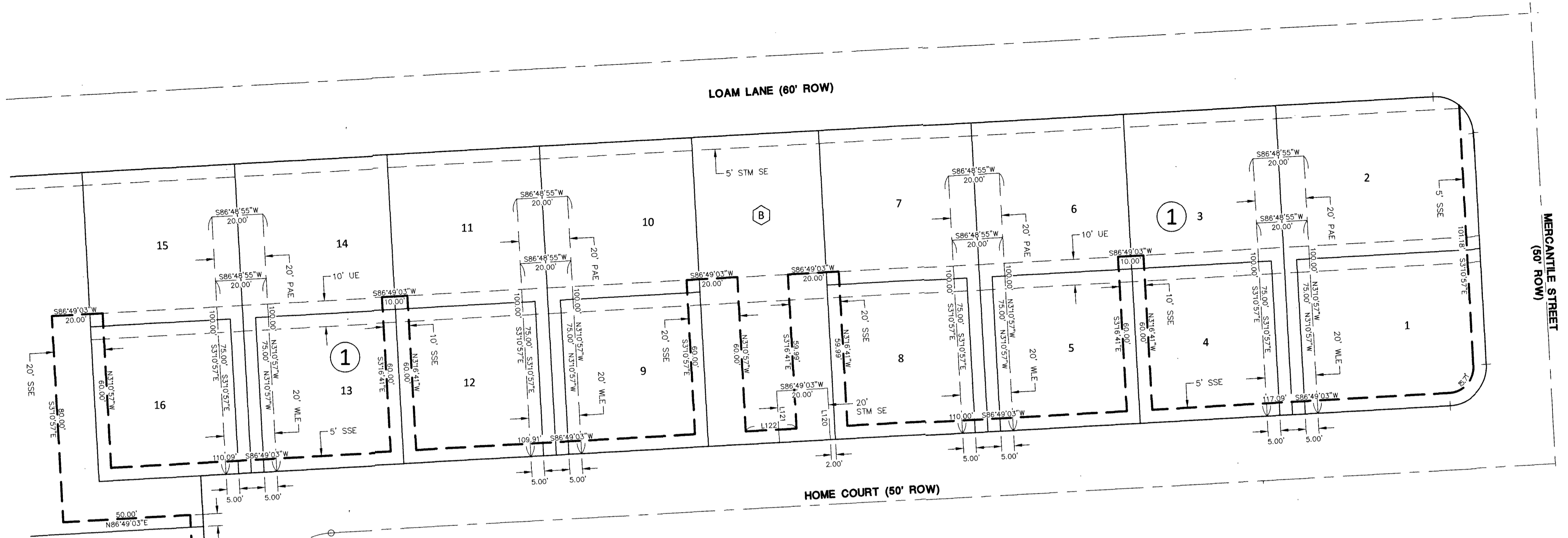
**OWNER/
DEVELOPER:** 300 ACRES LLC,
a Texas limited liability company
7632 HAMMERLY BOULEVARD
HOUSTON, TEXAS 77055
(713) 859-8395

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



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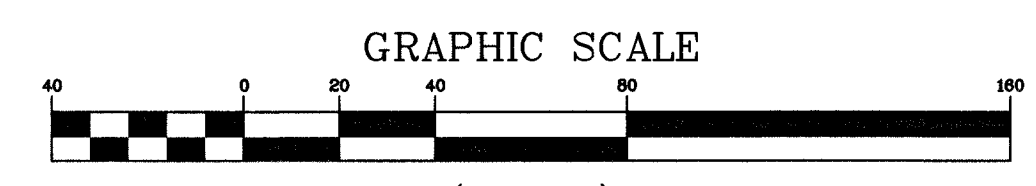
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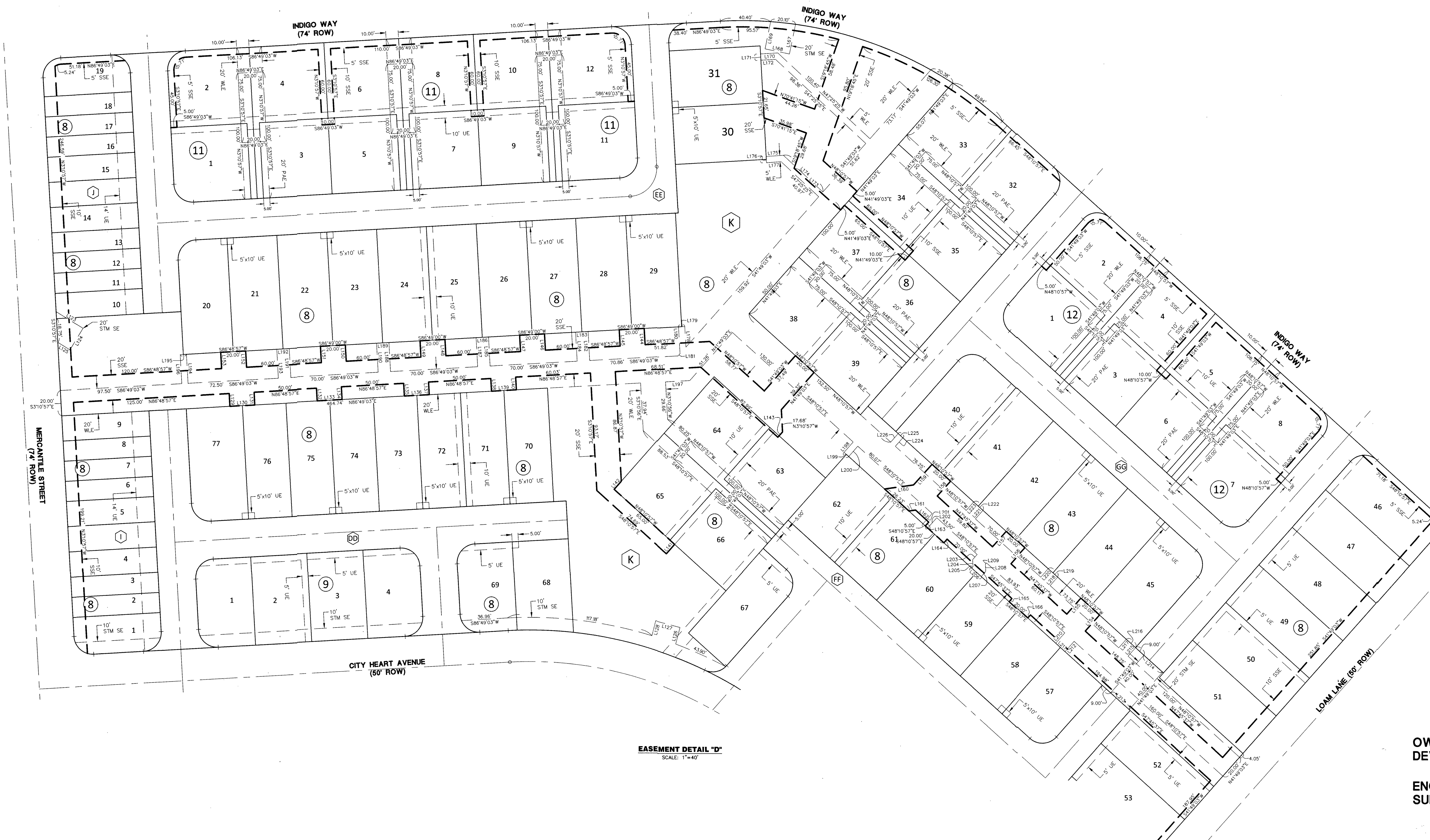
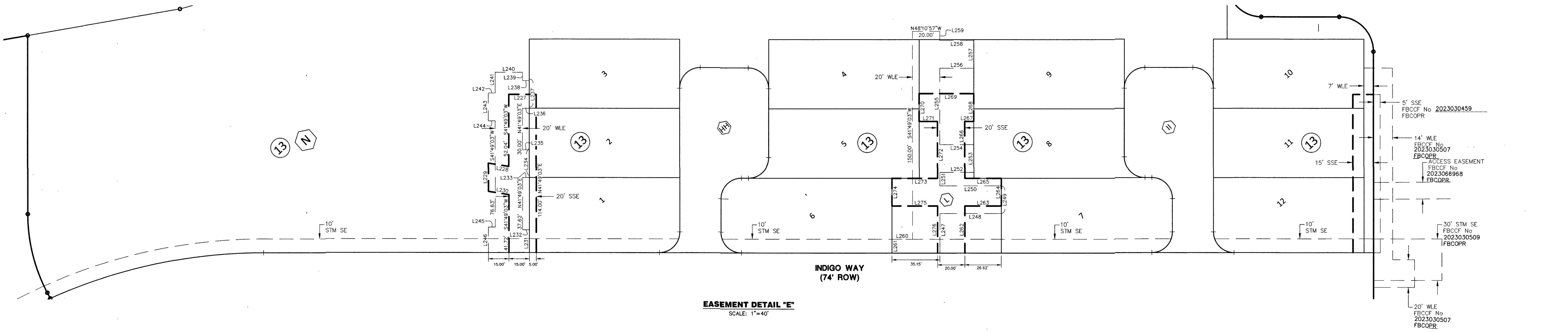
OWNER/ DEVELOPER: 300 ACRES LLC,
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7632 HAMMERLY BOULEVARD
HOUSTON, TEXAS 77055
(713) 859-8395

ENGINEER/ SURVEYOR: **ELEVATION**
land solutions
TBP REGISTRATION NUMBER F-22671
2445 TECHNOLOGY FOREST BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-9232000
TBP REGISTRATION NUMBER 10194692



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MAY 2023

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7632 HAMMERLY BOULEVARD
HOUSTON, TEXAS 77055
(713) 859-8395

**ENGINEER/
SURVEYOR:** **ELEVATION**
land solutions
TYPE REGISTRATION NUMBER F-22671
2445 TECHNOLOGY FOREST BLVD, SUITE 200
THE WOODLANDS, TX 77380 832-2267
TSPS REGISTRATION NUMBER 10194692

STATE OF TEXAS §

COUNTY OF FORT BEND §

KNOWN ALL MEN BY THESE PRESENTS:

WE, 300 Acres LLC, a Texas limited liability company, acting by and through Clayton Garrett, President, (hereinafter referred to as "Owner") is the owner of that certain tract of land 108.5 acre tract described in the above and foregoing plat of INDIGO SEC 1, do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions and notations on said maps or plat, and hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations thereon expressed and do hereby bind myself, heirs, and assigns to warrant and forever defend the title to the land so dedicated:

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

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

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

FURTHER, We do hereby certify that we, 300 Acres LLC, a Texas limited liability company, the owner of all property immediately adjacent to the boundaries of the above and foregoing subdivision of INDIGO SEC 1 where building setback lines or public utility easements are to be establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

FURTHER, We do hereby acknowledge the receipt of the "Orders for Regulation of outdoor lighting in the unincorporated areas of Fort Bend County, Texas", and do hereby covenant and agree and shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004 and any subsequent amendments.

WITNESS my hand in the City of Richmond, Texas, this 12th day of MAY, 2023.

300 ACRES LLC, a Texas limited liability company

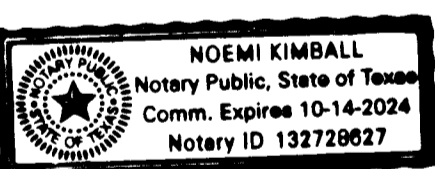
By: Clayton Garrett
Clayton Garrett, President

STATE OF TEXAS §

COUNTY OF FORT BEND §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 12 day of May, 2023.



Printed Name: Noemi Kimball
Notary Public in and for the State of Texas

My Commission expires: 10/14/2024

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



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

STATE OF TEXAS
COUNTY OF FORT BEND

This plat of Indigo Sec 1 Subdivision is approved on this 15th day of August, 2022 by the City of Richmond City Commission, and signed this 28th day of June, 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 six (6) months hereafter.

Rebecca K. Haas
Rebecca K. Haas, Mayor

LaSha Gillespie
LaSha Gillespie, City Secretary

STATE OF TEXAS
COUNTY OF FORT BEND

This plat of Indigo Sec 1 Subdivision is approved by the City Manager of the City of Richmond, Texas this 28th day of June, 2023.

Terri Vela
Terri Vela, City Manager

STATE OF TEXAS
COUNTY OF FORT BEND

I, J. Stacy Slawinski, the Fort Bend County Engineer, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Fort Bend County Commissioner's Court however, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery or parent stream or any other area or subdivision within the watershed.

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

Approved by the Commissioner's Court of Fort Bend County, Texas this 8th day of August, 2023

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

Grady Prestage
Grady Prestage
Commissioner, Precinct 2

George K. George
George K. George
County Judge

Andy Meyers
Andy Meyers
Commissioner, Precinct 3

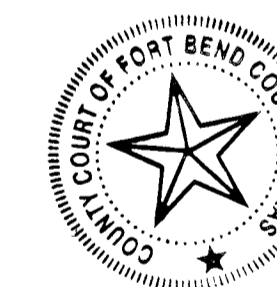
Dexter L. McCoy
Dexter L. McCoy
Commissioner, Precinct 4

STATE OF TEXAS
COUNTY OF FORT BEND

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on August 16th, 2023 at 8:43 O'Clock A.M. in plat number 20230177 of the Plat Records of Fort Bend County, Texas.

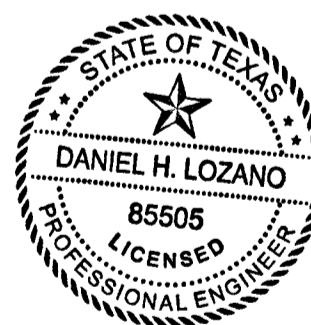
WITNESS my hand and the seal of office, at Richmond, Texas, the day and date last above written.

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



By: Brenda Rico
Deputy
Brenda Rico

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



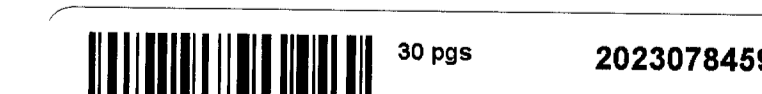
Daniel H. Lozano
Daniel H. Lozano, P.E.
Texas Registration No. 85505

INDIGO SEC 1

A SUBDIVISION OF 108.5 ACRES OF LAND
OUT OF THE JANE WILKINS SURVEY, A-96
FORT BEND COUNTY, TEXAS

243 LOTS 29 RESERVES 13 BLOCKS

MAY 2023



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard
Laura Richard, County Clerk
Fort Bend County Texas
August 16, 2023 08:43:29 AM
FEE: \$22023 00 BR 20230177

OWNER/
DEVELOPER:

300 ACRES LLC,
a Texas limited liability company
7632 HAMMERLY BOULEVARD
HOUSTON, TEXAS 77055
(713) 859-8395

ENGINEER/
SURVEYOR:





PLANNING AND ZONING COMMISSION

Staff Report: Plat Application

Agenda Date: October 2, 2023
Agenda Item: C2.

Plat Name: Indigo Commons– Replat
Applicant: John Camarillo | Miller Survey | DCCM
Location: A subdivision of 12.76 acres of land located in the Jane Wilkins Survey, Abstract No. 96, being a replat of Indigo Village Core, a subdivision or record per Plat No. 20230179 F.B.C.P.R.
Zoning Designation: ETJ (Development Agreement)

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

Background/Review Notes

- *The proposed subdivision is located at 1300 Harlem Road which is on the northeastern portion of John Sharp Drive and Harlem Road.*
- *The subject site is being developed as a Master Planned Community (Vicinity Map below) called Indigo (Previously Agrihood) with a concept based on walkability, agriculture, and compact development. A Development Agreement which allowed for modified development standards for the proposed development was approved in November 2021.*
- *The proposed replat is to Indigo Village Core. The applicant is proposing to create 37 reserves.*

The proposed plat conforms to:

Approved Preliminary Plat YES NO N/A

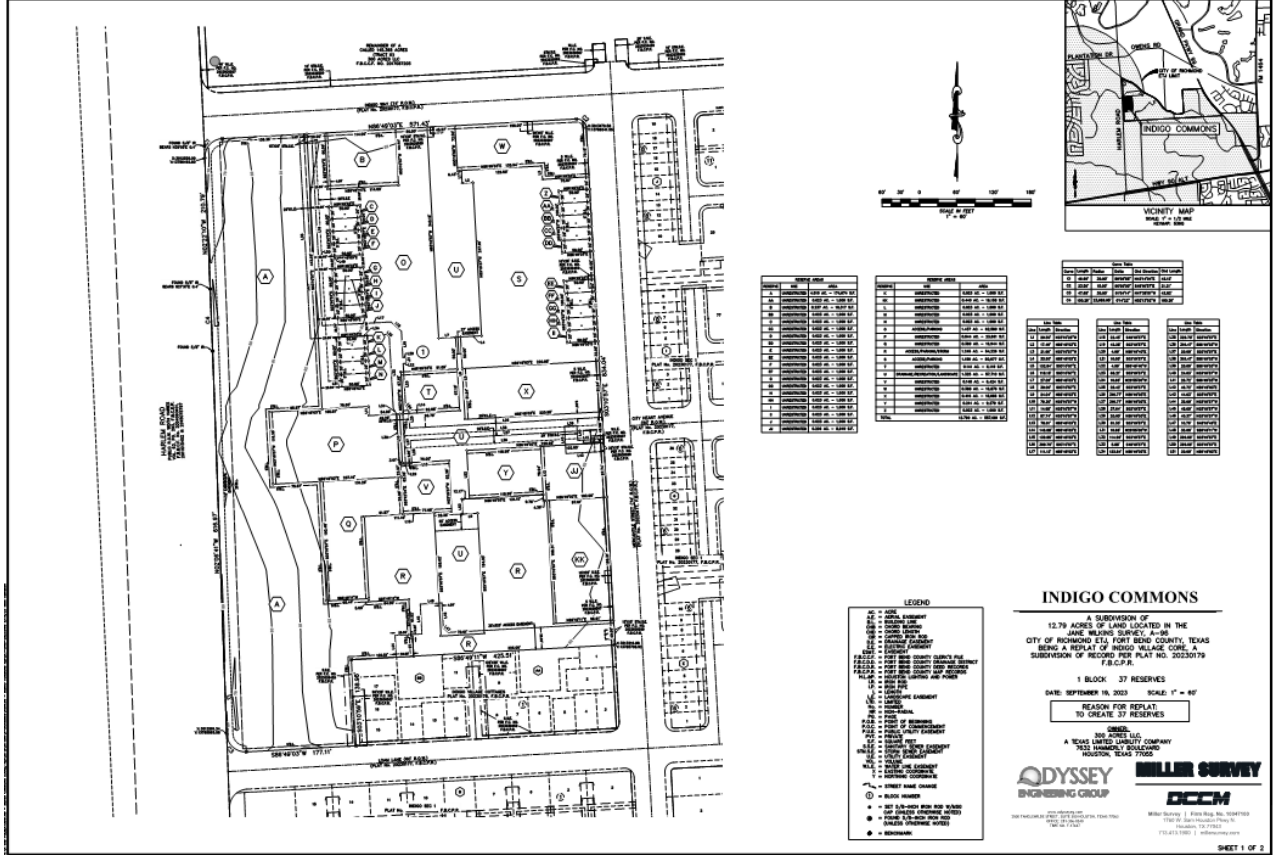
Development Plan YES NO N/A

Approved by City Commission November 15, 2021
Resolution No. 375-2021

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

Staff Recommendation

APPROVAL: Staff recommends approval of this replat.



Replat Statement



August 7, 2023

Via: E-Mail

Helen Landaverde-Ripple
Planner II
City of Richmond
600 Morton St.
Richmond, Texas 77469

Re: Residential Replat Statement
Indigo Commons
Odyssey Engineering Group
Miller Survey | DCCM Project No. 4591.00PL

Dear Helen Landaverde-Ripple:

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

Please feel free to contact me at 713-413-1900 or email at Camarillo@millersurvey.com should you have any questions or require additional information.

Regards,

Miller Survey | DCCM



John Camarillo
Platting Coordinator
camarillo@MillerSurvey.com

STATE OF TEXAS
COUNTY OF FORT BEND §

WE, 300 Acres LLC, a Texas limited liability company, acting by and through Clayton Garrett, President, do hereby certify that the Indigo Village Core Subdivision of land 2.79 acres tract described as follows: [Description of land]

FURTHER, Owner has dedicated and by these presents do dedicate to the use of the public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally on 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, Owner does hereby covenant and agree that all of the property within the boundaries of this plot and adjacent to any drainage easement ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, excessive trees, shrubs, brush, and other obstructions that would impede the flow of water. Any obstructions that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, We do hereby acknowledge the receipt of the "Orders for Regulation of outdoor lighting in the unincorporated areas of Fort Bend County, Texas", and do hereby covenant and agree and shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004 and any subsequent amendments.

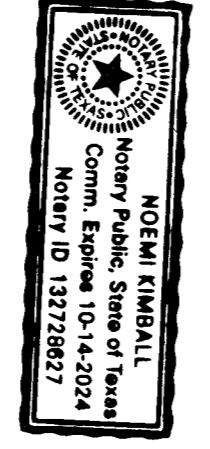
WITNESS my hand in the City of Richmond, Texas, this 12th day of May, 2023.

300 ACRES LLC, a Texas limited liability company

By: Clayton Garrett, President

STATE OF TEXAS §
COUNTY OF FORT BEND §

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 12 Day of May, 2023



Naomi Kimball
Notary Public in and for the State of Texas
Printed Name: Naomi Kimball
My Commission expires: 10/14/2024

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



Paul R. Bretherton
Paul R. Bretherton, P.E.
Texas Registration No. 5977

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



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

STATE OF TEXAS
COUNTY OF FORT BEND

This plot of Indigo Village Core Subdivision is approved on this 12th day of May, 2023, by the City of Richmond City Commission, and signed this 12th day of May, 2023, provided, however, this approval shall be invalid, and null, and void, unless this plot is filed with the County Clerk of Fort Bend County, Texas, within six (6) months hereafter.

Rebecca K. Hoas, Mayor
Rebecca K. Hoas, Mayor

Lesha Gillespie, City Secretary
Lesha Gillespie, City Secretary

STATE OF TEXAS
COUNTY OF FORT BEND

This plot of Indigo Village Core Subdivision is approved by the City Manager of the City of Richmond, Texas this 12th day of May, 2023.

Bert Veid, City Manager
Bert Veid, City Manager

STATE OF TEXAS
COUNTY OF FORT BEND

I, J. Stacy Slowinski, the Fort Bend County Engineer, do hereby certify that the plot of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Fort Bend County Commissioners' Court however, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery or parent stream or any other area or subdivision within the watershed.

J. Stacy Slowinski, P.E.
J. Stacy Slowinski, P.E.
Fort Bend County Engineer

Approved by the Commissioner's Court of Fort Bend County, Texas
This 9th day of August, 2023.

Andy Meyers
Andy Meyers, Precinct 3
Commissioner

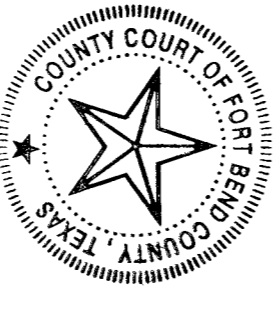
RP George
RP George
County Judge

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

STATE OF TEXAS
COUNTY OF FORT BEND

I, Laura Richard, Clerk of the Commissioners' Court of Fort Bend County, Texas, do hereby certify that this foregoing plat or map was approved and accepted by said Commissioners' Court on the 12th day of August, 2023, as shown by order or record in minutes of said Court in Vol. at Page Plat number 20230179

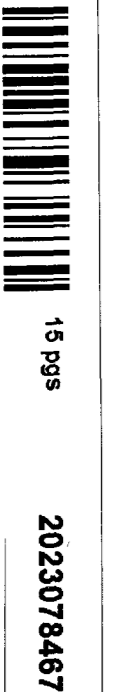
WITNESS my hand and the seal of said Court at office in Richmond, Texas, 12th day of August, 2023.



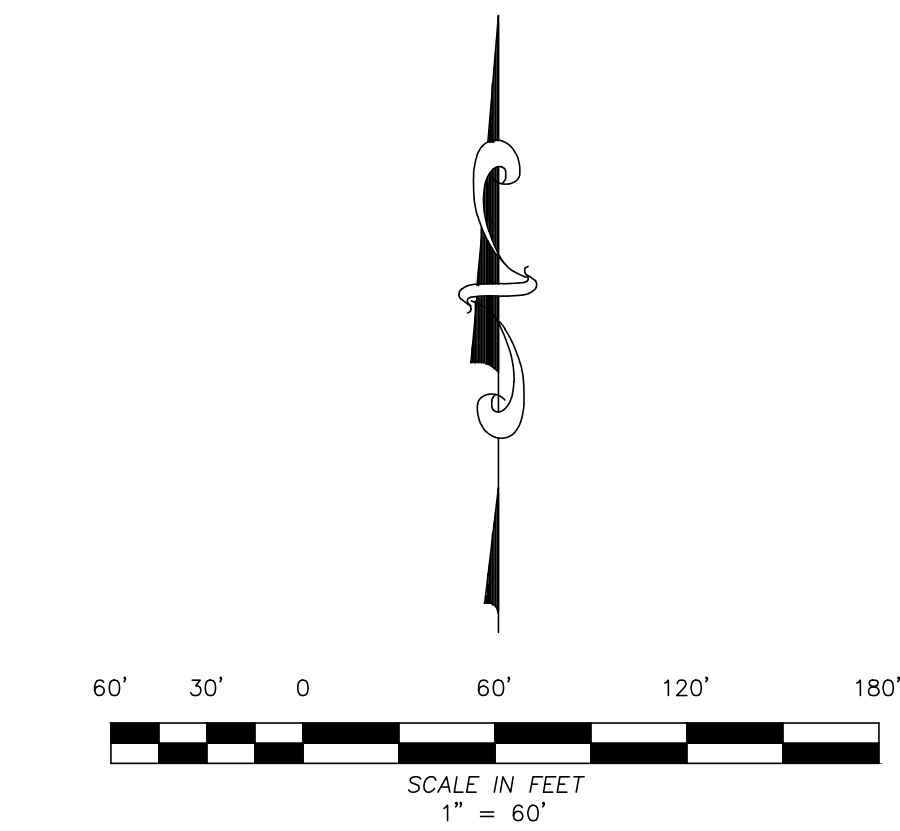
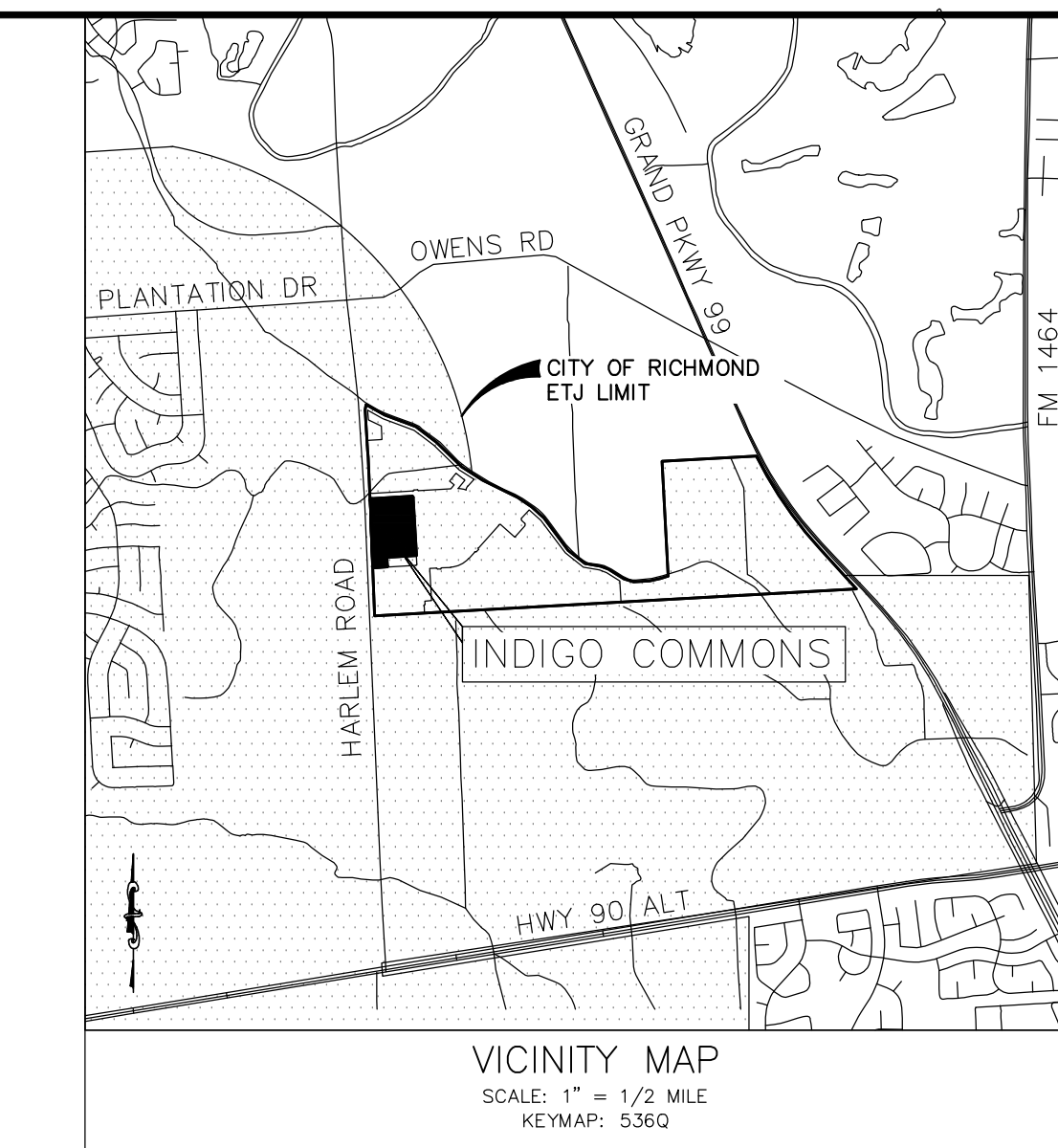
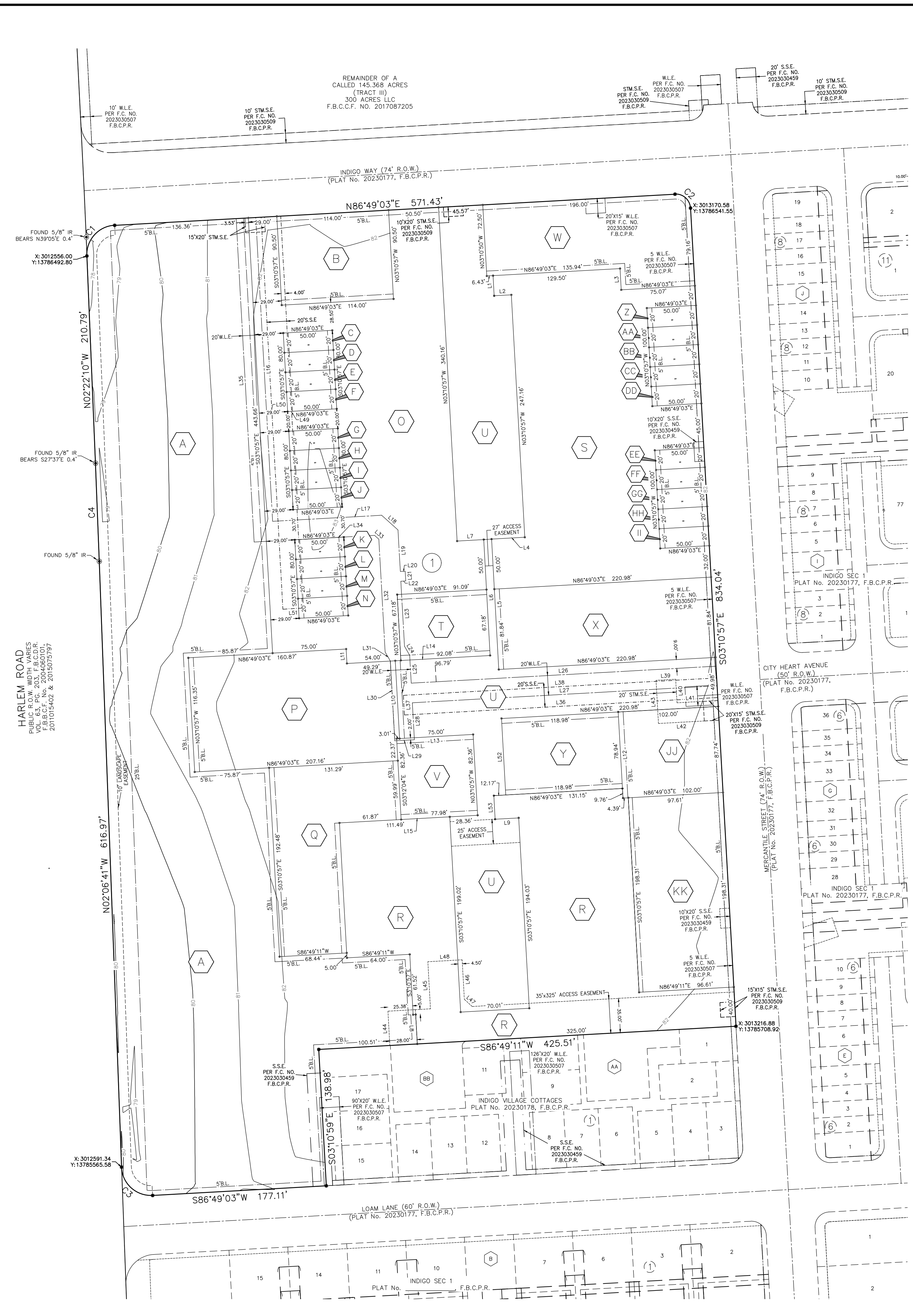
Laura Richard
Clerk of Commissioners' Court
Fort Bend County, Texas
By Deputy: Renemichucka
RENE MICHUCKA

INDIGO VILLAGE CORE
A SUBDIVISION OF 12.79 ACRES OF LAND
OUT OF THE JANE WILKINS SURVEY, A-96
FORT BEND COUNTY, TEXAS
1 RESERVE 1 BLOCK
MAY 2023

OWNER/ DEVELOPER: 300 ACRES LLC, a Texas limited liability company
7632 HAMMERSLEY BOULEVARD
HOUSTON, TEXAS 77055
ENGINEER/ SURVEYOR: ELEVATION SOLUTIONS
THE WOODLANDS, TX 77380
PHONE: 281-353-2000
FAX: 281-353-2000
REGISTRATION NUMBER: 22917
REGISTRATION NUMBER: 10194692



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Shana Rhoads
Laura Richard, County Clerk
Fort Bend County, Texas
August 16, 2023 08:54:34 AM
FEE: \$1708.00 RMM
20230179



RESERVE	USE	AREA
A	UNRESTRICTED	4.010 AC. - 174,674 S.F.
AA	UNRESTRICTED	0.023 AC. - 1,020 S.F.
B	UNRESTRICTED	0.237 AC. - 10,317 S.F.
BB	UNRESTRICTED	0.023 AC. - 1,020 S.F.
CC	UNRESTRICTED	0.023 AC. - 1,020 S.F.
DD	UNRESTRICTED	0.023 AC. - 1,020 S.F.
EE	UNRESTRICTED	0.023 AC. - 1,020 S.F.
FF	UNRESTRICTED	0.023 AC. - 1,020 S.F.
GG	UNRESTRICTED	0.023 AC. - 1,020 S.F.
HH	UNRESTRICTED	0.023 AC. - 1,020 S.F.
II	UNRESTRICTED	0.023 AC. - 1,020 S.F.
JJ	UNRESTRICTED	0.023 AC. - 1,020 S.F.
KK	UNRESTRICTED	0.023 AC. - 1,020 S.F.
LL	UNRESTRICTED	0.023 AC. - 1,020 S.F.
MM	UNRESTRICTED	0.023 AC. - 1,020 S.F.
NN	UNRESTRICTED	0.023 AC. - 1,020 S.F.
OO	UNRESTRICTED	0.023 AC. - 1,020 S.F.
PP	UNRESTRICTED	0.023 AC. - 1,020 S.F.
QQ	UNRESTRICTED	0.023 AC. - 1,020 S.F.
RR	UNRESTRICTED	0.023 AC. - 1,020 S.F.
SS	UNRESTRICTED	0.023 AC. - 1,020 S.F.
TT	UNRESTRICTED	0.023 AC. - 1,020 S.F.
UU	UNRESTRICTED	0.023 AC. - 1,020 S.F.
VV	UNRESTRICTED	0.023 AC. - 1,020 S.F.
WW	UNRESTRICTED	0.023 AC. - 1,020 S.F.
XX	UNRESTRICTED	0.023 AC. - 1,020 S.F.
YY	UNRESTRICTED	0.023 AC. - 1,020 S.F.
ZZ	UNRESTRICTED	0.023 AC. - 1,020 S.F.
AAA	UNRESTRICTED	0.023 AC. - 1,020 S.F.
BBB	UNRESTRICTED	0.023 AC. - 1,020 S.F.
CCC	UNRESTRICTED	0.023 AC. - 1,020 S.F.
DDD	UNRESTRICTED	0.023 AC. - 1,020 S.F.
EEE	UNRESTRICTED	0.023 AC. - 1,020 S.F.
FFF	UNRESTRICTED	0.023 AC. - 1,020 S.F.
GGG	UNRESTRICTED	0.023 AC. - 1,020 S.F.
HHH	UNRESTRICTED	0.023 AC. - 1,020 S.F.
III	UNRESTRICTED	0.023 AC. - 1,020 S.F.
JJJ	UNRESTRICTED	0.023 AC. - 1,020 S.F.
KKK	UNRESTRICTED	0.023 AC. - 1,020 S.F.
LLL	UNRESTRICTED	0.023 AC. - 1,020 S.F.
MMM	UNRESTRICTED	0.023 AC. - 1,020 S.F.
NNN	UNRESTRICTED	0.023 AC. - 1,020 S.F.
OOO	UNRESTRICTED	0.023 AC. - 1,020 S.F.
PPP	UNRESTRICTED	0.023 AC. - 1,020 S.F.
QQQ	UNRESTRICTED	0.023 AC. - 1,020 S.F.
RRR	UNRESTRICTED	0.023 AC. - 1,020 S.F.
SSS	UNRESTRICTED	0.023 AC. - 1,020 S.F.
TTT	UNRESTRICTED	0.023 AC. - 1,020 S.F.
UUU	UNRESTRICTED	0.023 AC. - 1,020 S.F.
VVV	UNRESTRICTED	0.023 AC. - 1,020 S.F.
WWW	UNRESTRICTED	0.023 AC. - 1,020 S.F.
XXX	UNRESTRICTED	0.023 AC. - 1,020 S.F.
YYY	UNRESTRICTED	0.023 AC. - 1,020 S.F.
ZZZ	UNRESTRICTED	0.023 AC. - 1,020 S.F.

RESERVE	USE	AREA
K	UNRESTRICTED	0.023 AC. - 1,020 S.F.
KK	UNRESTRICTED	0.440 AC. - 19,158 S.F.
L	UNRESTRICTED	0.023 AC. - 1,020 S.F.
M	UNRESTRICTED	0.023 AC. - 1,020 S.F.
N	UNRESTRICTED	0.023 AC. - 1,020 S.F.
O	ACCESS/PARKING	1.437 AC. - 62,580 S.F.
P	UNRESTRICTED	0.544 AC. - 23,661 S.F.
Q	UNRESTRICTED	0.389 AC. - 16,944 S.F.
R	ACCESS/PARKING/STORM	1.245 AC. - 54,226 S.F.
S	ACCESS/PARKING	1.150 AC. - 50,777 S.F.
T	UNRESTRICTED	0.141 AC. - 6,119 S.F.
FF	UNRESTRICTED	0.023 AC. - 1,020 S.F.
G	UNRESTRICTED	0.023 AC. - 1,020 S.F.
V	UNRESTRICTED	0.148 AC. - 6,424 S.F.
W	UNRESTRICTED	0.388 AC. - 16,876 S.F.
L9	UNRESTRICTED	0.416 AC. - 18,086 S.F.
H	UNRESTRICTED	0.023 AC. - 1,020 S.F.
HH	UNRESTRICTED	0.023 AC. - 1,020 S.F.
I	UNRESTRICTED	0.023 AC. - 1,020 S.F.
J	UNRESTRICTED	0.023 AC. - 1,020 S.F.
JJ	UNRESTRICTED	0.023 AC. - 1,020 S.F.
UU	UNRESTRICTED	0.206 AC. - 8,949 S.F.
UUU	UNRESTRICTED	0.206 AC. - 8,949 S.F.
TOTAL		12.790 AC. - 557,081 S.F.

Curve	Length	Radius	Delta	Chd Direction	Chd Length
C1	46.69'	30.00'	89°09'58"	N42°14'04"E	42.12'
C2	23.56'	15.00'	90°00'00"	S48°10'57"E	21.21'
C3	47.68'	30.00'	91°04'14"	N47°38'17"W	42.82'
C4	100.26'	23,989.95'	0°14'22"	N02°13'52"W	100.26'

Line	Length	Direction
L1	20.50'	N03°10'26"W
L2	17.49'	N86°49'03"E
L3	21.66'	N03°10'57"E
L4	33.90'	N86°49'03"E
L5	132.84'	S03°10'57"E
L6	118.18'	S03°10'57"E
L7	27.09'	N86°49'03"E
L8	30.00'	S03°10'57"E
L9	24.04'	N86°49'03"E
L10	79.30'	N03°10'57"E
L11	14.68'	N03°10'57"E
L12	87.74'	N03°10'57"E
L13	78.01'	N86°49'03"E
L14	146.08'	N86°49'03"E
L15	139.85'	N86°49'03"E
L16	309.70'	S03°10'57"E
L17	111.12'	N86°49'03"E

Line	Length	Direction
L18	22.45'	S48°10'57"E
L19	42.28'	S03°10'57"E
L20	4.99'	N86°49'40"E
L21	10.00'	S03°10'57"E
L22	4.99'	S86°49'40"W
L23	66.21'	S03°10'57"E
L24	10.66'	N29°55'00"W
L25	28.42'	S03°10'57"E
L26	37.64'	S03°10'57"E
L27	310.77'	N86°49'03"E
L28	37.64'	S03°10'57"E
L29	20.00'	N86°49'03"E
L30	81.30'	S03°10'57"E
L31	10.66'	N29°55'00"W
L32	114.96'	S03°10'57"E
L33	5.88'	S48°10'57"E
L34	122.84'	N86°49'03"E

Line	Length	Direction
L35	329.70'	S03°10'57"E
L36	319.47'	S86°49'03"W
L37	20.00'	S03°10'57"E
L38	319.47'	S86°49'03"W
L39	20.00'	S86°49'03"W
L40	24.03'	N03°10'57"E
L41	26.72'	S86°49'03"E
L42	46.72'	N86°49'03"E
L43	44.03'	S03°10'57"E
L44	35.00'	N03°10'57"E
L45	48.00'	N03°10'57"E
L46	40.37'	N03°10'57"E
L47	10.79'	S48°10'49"E
L48	35.00'	S86°49'11"W
L49	399.59'	S03°10'57"E
L50	399.59'	S03°10'57"E
L51	20.00'	N86°49'03"E

LEGEND

- AC. = ACRE
- A.E. = AERIAL EASEMENT
- B.L. = BUILDING LINE
- CHD = CHORD BEARING
- CHD L. = CHORD LENGTH
- CHR. = CAPPED IRON ROD
- D.E. = DRAINAGE EASEMENT
- E.E. = ELECTRIC EASEMENT
- ESMT. = EASEMENT
- F. = LENGTH
- F.B.C.C.P. = FORT BEND COUNTY CLERK'S FILE
- F.B.C.D.D. = FORT BEND COUNTY DRAINAGE DISTRICT
- F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS
- F.B.C.P.R. = FORT BEND COUNTY MAP RECORDS
- H.L.&P. = HOUSTON LIGHTING AND POWER
- I.R. = IRON ROD
- I.P. = IRON PIPE
- L. = LENGTH
- L.E. = LANDSCAPE EASEMENT
- LTD. = LIMITED
- No. = NUMBER
- NR = NON-RADIAL
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- PVT. = PRIVATE
- S.F. = SQUARE FEET
- S.S.E. = SANITARY SEWER EASEMENT
- ST.M.S.E. = STORM SEWER EASEMENT
- U.E. = UTILITY EASEMENT
- VOL. = VOLUME
- W.L.E. = WATER LINE EASEMENT
- X = EASTING COORDINATE
- Y = NORTHING COORDINATE
- = STREET NAME CHANGE
- Ⓛ = BLOCK NUMBER
- = SET 5/8-INCH IRON ROD W/MSG CAP (UNLESS OTHERWISE NOTED)
- ⊙ = FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
- ◆ = BENCHMARK

INDIGO COMMONS

A SUBDIVISION OF 12.79 ACRES OF LAND LOCATED IN THE JANE WILKINS SURVEY, A-96 CITY OF RICHMOND ETJ, FORT BEND COUNTY, TEXAS BEING A REPLAT OF INDIGO VILLAGE CORE, A SUBDIVISION OF RECORD PER PLAT NO. 20230179 F.B.C.P.R.

1 BLOCK 37 RESERVES
DATE: SEPTEMBER 19, 2023 SCALE: 1" = 60'

REASON FOR REPLAT:
TO CREATE 37 RESERVES

OWNER:
300 ACRES LLC,
A TEXAS LIMITED LIABILITY COMPANY
7632 HAMMERLY BOULEVARD
HOUSTON, TEXAS 77055



www.odysseyeng.com
2500 TANGLEWILDE STREET, SUITE 300 HOUSTON, TEXAS 77063
OFFICE: 281-306-0240
TBP# NO. F-17637

Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey.com

STATE OF TEXAS
COUNTY OF FORT BEND
CITY OF RICHMOND

I, CLAYTON GARRETT, ITS PRESIDENT, BEING AN OFFICER OF 300 ACRES LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE 12.79 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF INDIGO COMMONS, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE 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 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 PURPOSE 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 THE 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 PURPOSE 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 THE 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 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 PURPOSES 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 DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, WE DO HEREBY 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.

IN TESTIMONY WHEREOF, 300 ACRES LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CLAYTON GARRETT, ITS DIVISION PRESIDENT, HEREUNTO AUTHORIZED,

AND ITS COMMON SEAL HEREUNTO AFFIXED THIS ____ DAY OF _____, 2023.

300 ACRES LLC, A TEXAS LIMITED LIABILITY COMPANY

By: _____
CLAYTON GARRETT
DIVISION PRESIDENT

STATE OF _____

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CLAYTON GARRETT, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE 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 _____ COUNTY, TEXAS

I, CAROLYN J. QUINN, 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 CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLES POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT FERROUS METAL) PIPES AND A LENGTH OF NOT LESS THAN THREE (3) FEET.



PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL DOCUMENT.

FOR REVIEW: 09/19/2023

CAROLYN J. QUINN, RP/LS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6033

STATE OF TEXAS
COUNTY OF FORT BEND

THIS PLAT OF INDIGO COMMONS SUBDIVISION APPROVED BY THE CITY MANAGER OF THE CITY OF RICHMOND, TEXAS.

THIS THE _____ DAY OF _____, 2023.

SIGNED _____
TERRI VELA
CITY MANAGER

STATE OF TEXAS
COUNTY OF FORT BEND

THIS PLAT OF INDIGO COMMONS SUBDIVISION APPROVED ON _____ BY THE CITY OF

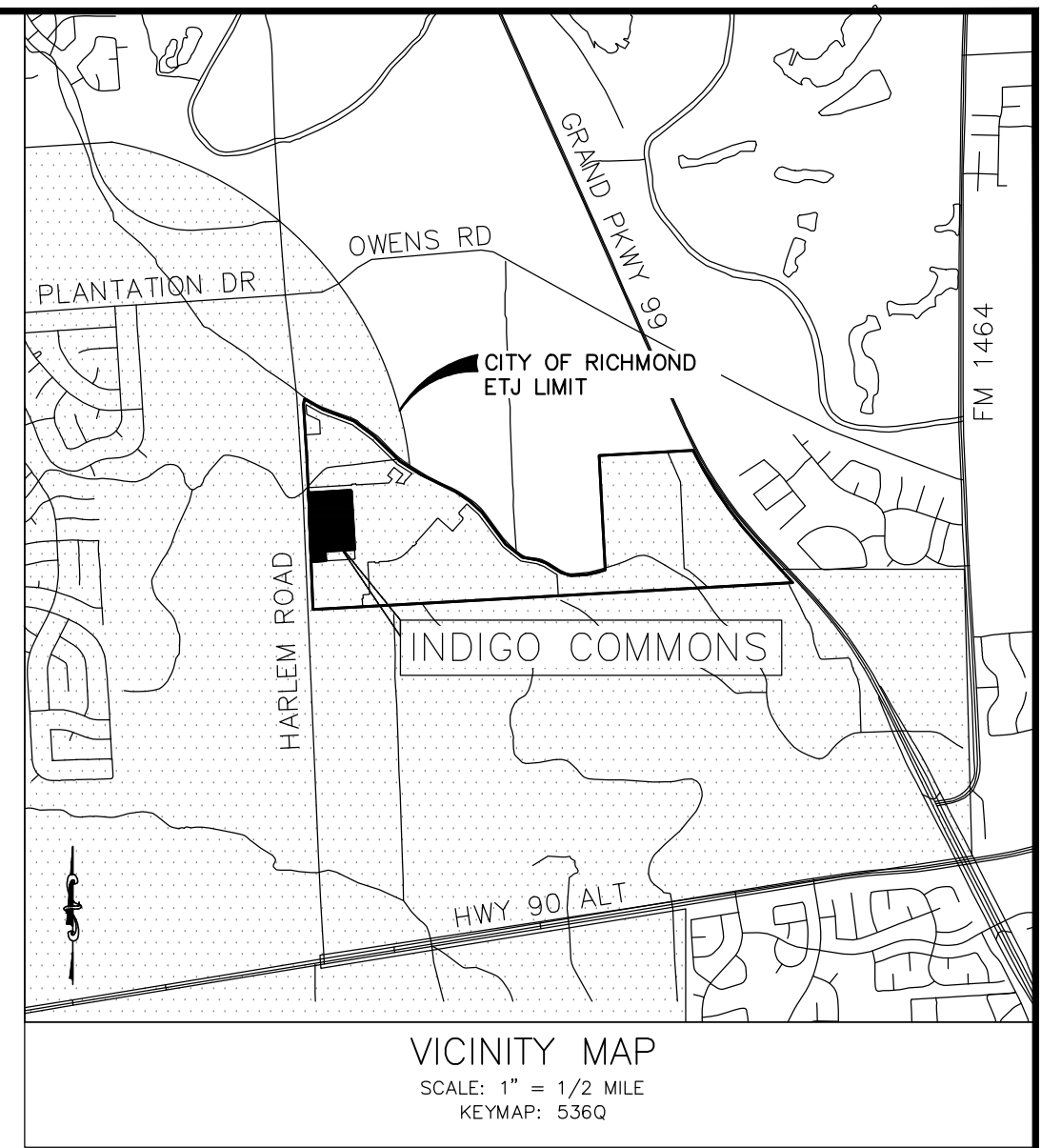
RICHMOND CITY COMMISSION, AND SIGNED THIS THE _____ DAY OF _____, 2023. PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID, AND NULL, AND VOID, UNLESS THIS PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS, WITHIN ONE (1) YEAR HEREAFTER.

SIGNED _____
REBECCA K. HAAS
MAYOR

SIGNED _____
LoSHA GILLESPIE
CITY SECRETARY

GENERAL NOTES:

- "1" RES." INDICATES ONE FOOT RESERVE. DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS ASSIGNS, OR SUCCESSORS.
- NO PIPELINE OR PIPELINE EASEMENTS EXIST WITHIN THE BOUNDARIES OF THIS PLAT, EXCEPT AS SHOWN.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 82.90 FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAIN, WHICHEVER IS HIGHER.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP No. 48157C0255L, REVISED DATE OF 04/02/2014, THE SURVEYED PROPERTY LIES WITHIN "A1", SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, BASE FLOOD ELEVATION DETERMINED.
- ALL COORDINATES AND BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE No. 4204, NORTH AMERICAN DATUM OF 1983 (NAD83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES ARE SURFACE COORDINATES. TO CONVERT TO GRID MULTIPLY THE AVERAGE COMBINED SCALE FACTOR: 0.999862650
- THIS PROPERTY LIES WITHIN LIGHTING ZONE LZ3 ACCORDING TO THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING" OF FORT BEND COUNTY.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THIS PLAT LIES WHOLLY WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF RICHMOND ETJ, AND FORT BEND COUNTY.
- ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NAVD 1988. CONTROL BENCHMARK: NOS MONUMENT HGGSD72; STAINLESS STEEL IRON ROD IN PVC SLEEVE LOCATED ON SMITHERS LAKE ROAD, ELEVATION 69.6, NAVD-88.
- RESTRICTED RESERVE "A" TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, TO BE ESTABLISHED BY DEED RESTRICTIONS AND COVENANTS.
- ALL SIDEWALKS SHALL BE BUILT PER SECTION 4.5.201 OF THE CITY OF RICHMOND U.D.C.
- THIS PLAT IS SUBJECT TO THE TERMS OF THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF RICHMOND AND 300 ACRES, LLC DATED NOVEMBER 15, 2021, F.B.C.C.F. NO. 2022021655.
- FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 251 WILL HAVE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF DRAINAGE EASEMENTS AND DRAINAGE RESERVES.
- A WAIVER OF ANY CLAIM(S) AGAINST THE CITY FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF EXISTING STREETS AND ALLEYS TO CONFORM TO GRADES ESTABLISHED IN THE SUBDIVISION.
- ALL FUTURE DEVELOPMENT SHOULD VERIFY THAT THE MINIMUM SLAB ELEVATION IS AT LEAST 12" ABOVE THE MAXIMUM EXTREME EVENT PONDING ELEVATION WITHIN THE SITE.
- THIS PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR INDIGO COMMONS, FORT BEND COUNTY, TEXAS PER F.B.C.C.F. NO. _____
- PER CITY PLANNING LETTER, FILE NO. 2096945-2, DATED AUGUST 31, 2023, THE PLATTED PROPERTY IS AFFECTED BY RESTRICTIONS, EASEMENTS, AND OTHER EXCEPTIONS OF RECORD IN 2021118716, 2022089087, 2022089088, 2022089353, 2022089354, 2022089355, AND 2023008913.
- PLATTED PROPERTY SUBJECT TO ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN MEMORANDUM OF AGREEMENT BETWEEN TEXAS PRISON BOARD AND BRAZOS VALLEY IRRIGATION CO., RECORDED IN/UNDER VOLUME 138, PAGE 400 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS. BLANKET IN NATURE.
- PLATTED PROPERTY SUBJECT TO SURFACE USE WATER AND DRILL SITE AGREEMENT RECORDED UNDER CLERK'S FILE NO. 2014038105 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS. FIRST AMENDMENT TO SURFACE USE WAIVER AND DRILL SITE AGREEMENT UNDER CLERK'S FILE NO. 2017071265 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY.
- PLATTED PROPERTY SUBJECT TO CONSENT AND SUBORDINATION BY LIENHOLDER RECORDED UNDER CLERK'S FILE NO. 2023066969 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS. AFFECTS, BLANKET IN NATURE.
- PLATTED PROPERTY SUBJECT TO TERMS AND CONDITIONS OF THE MEMORANDUM OF DEVELOPMENT AGREEMENT ENTERED INTO AS A OF NOVEMBER 15, 2021 BY AND BETWEEN THE CITY OF RICHMOND, TEXAS, AND 300 ACRES, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS SET FORTH IN INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 2022021655 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
- PLATTED PROPERTY SUBJECT TO CITY OF RICHMOND ORDINANCE NO. 2022-08, SECTION 42.022 OF THE TEXAS LOCAL GOVERNMENT CODE AUTHORIZING THE EXPANSION OF A CITY'S EXTRA TERRITORIAL JURISDICTION UPON REQUEST BY OWNERS OF THE LAND AND SET FORTH AND DESCRIBED FURTHER IN INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 2022070930 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.
- ACCESSORY BUILDINGS AND STRUCTURES SHALL NOT BE LOCATED WITHIN EASEMENTS UNLESS WRITTEN PERMISSION IS GRANTED FROM THE OWNER/OPERATOR OF THE EASEMENT AND PROOF OF SUCH PERMISSION IS PROVIDED TO THE CITY PRIOR TO THE ISSUANCE OF PERMITS OR CLEARANCES. PER U.D.C. SEC. 5.2.102.



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

VINCENT M. MORALES, Jr.
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE
COUNTY JUDGE

W.A. (ANDY) MEYERS
PRECINCT 3, COUNTY COMMISSIONER

DEXTER L. McCOY
PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING

INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____

DAY OF _____, 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.

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

By: _____
DEPUTY

INDIGO COMMONS

A SUBDIVISION OF
12.79 ACRES OF LAND LOCATED IN THE
JANE WILKINS SURVEY, A-96
CITY OF RICHMOND ETJ, FORT BEND COUNTY, TEXAS
BEING A REPLAT OF INDIGO VILLAGE CORE, A
SUBDIVISION OF RECORD PER PLAT NO. 20230179
F.B.C.P.R.

1 BLOCK 37 RESERVES

DATE: SEPTEMBER 19, 2023 SCALE: 1" = 60'

REASON FOR REPLAT:
TO CREATE 37 RESERVES

OWNER:
300 ACRES LLC,
A TEXAS LIMITED LIABILITY COMPANY
7632 HAMMERLY BOULEVARD
HOUSTON, TEXAS 77055



www.odysseysurvey.com
2500 TANGLEWILDE STREET, SUITE 300 HOUSTON, TEXAS 77063
OFFICE: 281-306-0240
TBP# NO. F-17637

Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey.com



PLANNING AND ZONING COMMISSION

Staff Report: Plat Application

Agenda Date: October 2, 2023

Agenda Item: C3a & C3b.

Plat Name: Estates at Lakes of Williams Ranch Section 1 Partial Replat No. 6

Applicant: Brice A. Stanford and Jose A. Pedraza | Tejas Surveying

Location: A subdivision of 0.9385 acres in the Joseph Kuykendahl League, Abstract No.49, Fort Bend County, Texas, being a replat of Lot 14A, Block 2, Estates at Lakes of Williams Ranch Section 1 Partial Replat No. 2 as recorded in Plat No. 20180168.

Zoning Designation: ETJ

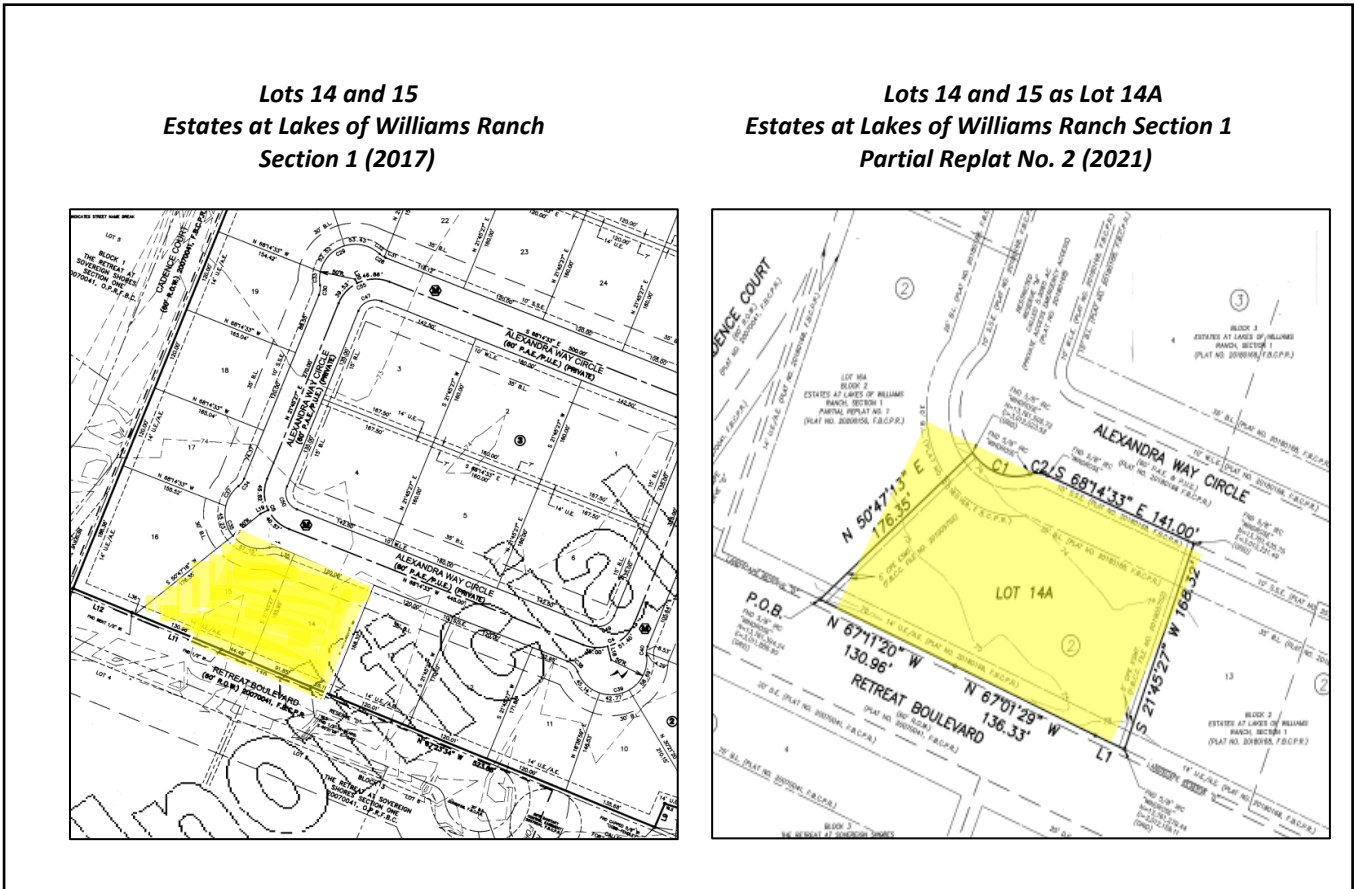
Reviewers: City of Richmond Development Review Committee (DRC)

Project Planner: Helen Landaverde-Ripple, Planner II

Background/Review Notes

- *The subject site is located south of U.S. 59 and east of Williams Way Boulevard.*
- *The proposed replat will re-establish Lots 14 and 15 to its original configuration as shown on Estates at Lakes of Williams Ranch Section 1.*
- *A Final Plat for Estates at Lakes of Williams Ranch Section 1 was approved by the City Commission on August 21, 2017. Estates at Lakes of Williams Ranch Section 1 is situated south of U.S 59 and east of Williams Way Boulevard.*
- *A replat to consolidate Lots 14 and 15 into Lot 14A in the Estates at Lakes of Williams Ranch Section 1 Partial Replat No. 2 was approved by the City Commission on November 16, 2020. The replat was recorded on March 2, 2021.*

Figure 1. Previously approved plats.



The proposed plat conforms to:

Approved Preliminary Plat

YES NO N/A

Development Plan

YES NO N/A

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:

1. Add Lienholder’s Acknowledgement signature block on the plat or under General Notes.

2. The vicinity map must be drawn to scale.
3. Update Plat Note #4.

STATE OF TEXAS
COUNTY OF FORT BEND

GRAPHIC SCALE
1" = 100' = 30.48 M

SECTION 1

SECTION 2

SECTION 3

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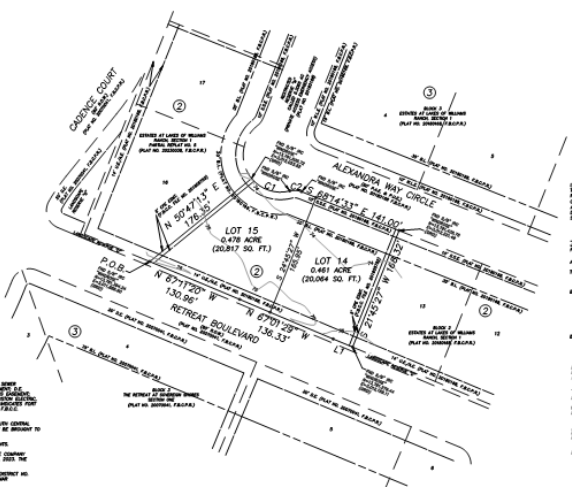
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ESTATES AT LAKES OF WILLIAMS RANCH SECTION 1 PARTIAL REPLAT NO. 6

A SUBDIVISION OF 0.888 ACRES

IN THE JUDSPE ATTERDALES LEAGUE, ADDITION NO. 48, FORT BEND COUNTY, TEXAS

BEING A REPLAT OF LOT 14, BLOCK 6, DIVISION AT LAKES OF WILLIAMS RANCH SECTION 1, PARTIAL REPLAT NO. 5, AS RECORDED IN PLAT 50, DIVISION OF PLAT 50, DIVISION

REASON FOR THE REPLAT: TO CORRECT THE LINES BETWEEN THE ORIGINAL PLAT ESTATED AS LAKES OF WILLIAMS RANCH SECTION 1 AS RECORDED IN PLAT 50, DIVISION

1 BLOCK 2 LOTS 0 OBSERVES

SEPTEMBER 5, 2023 20/44-0048VP

PREPARED BY: RICHMOND

REVISIONS: REVISIONS

BY: RICHMOND

DATE: 10/02/2023

1000 EAST PRESIDENT STREET, SUITE 200, RICHMOND, TEXAS 77404 (817) 240-5000

Replat Statement



Pedraza Surveying, LLC dba Tejas Surveying
1810 First Oaks St, Suite 220, Richmond, TX 77406
Phone No. (281) 240-9099 | TBPELS Reg. No. 10194739

September 6, 2023

Ms. Helen Landaverde
City of Richmond
600 Morton Street
Richmond, Texas 77469

Reference: Estates at Lakes of Williams Ranch Section One Partial Replat No. 6
City of Richmond ETJ
Job No. 44-2042P

Dear Ms. Landaverde:

As requested, to provide confirmation to you in compliance with Texas Local Government Code Chapter 212.015 (a) (1-2), we provide the following statement:

1. None of the area to be replatted has been limited by an interim or permanent zoning classification to residential use for not more than two residential units per lot during the preceding five years, and
2. The lots in the preceding plat are limited by deed restrictions to residential use for not more than two residential units per lot. See Deed Restrictions Fort Bend County Clerk's File No. 2006116657, Section 2.4.

Please feel free to call if you have any questions or need additional information.

Sincerely,



A handwritten signature in black ink, appearing to read "Brice A. Stanford".

Brice A. Stanford, P.E., SIT
Surveyor-in-Training
TEJAS SURVEYING



Lakes of
WILLIAMS RANCH

7002 Riverbrook Dr #400
Sugar Land, Texas 77479 281-232-7659

September 9, 2023

City of Richmond Engineering
402 Morton Street
Richmond, Texas 77469

RE Re-Plat Request

Dear Sir,

Good Afternoon, The Lakes of Williams Ranch HOA Board of Directors has been asked to give permission to Houston Heavenly Homes LLC for one lot, 46 Alexandra Way Dr, to be re-platted into two lots. This lot was originally two lots, 14 and 15, 42 and 46 Alexandra Way Cr, and it was re-platted into one lot, 14A. They are requesting now to re-plat it back into two lots, 14 and 15. The Board has granted authorization for this request and they may proceed in re-platting.

The Estates at Lakes of Williams Ranch Sec 2 Block 2 Lot 14A – replat to lot 14 and 15. (also known as 42 and 46 Alexandra Way Cr.

Each lot will be subject to Annual HOA Dues based on the date of the re-plat. The property owner, Houston Heavenly Homes, LLC, must send a final approved and stamped copy of the replat to Montage Community Services, 7002 Riverbrook Drive, Suite 400, Sugar Land, Texas 77479, within 30 days of the replat and there will be a fee of 150.00 per lot to update the account owner information, payable to Montage Community Services.

We look forward to working with you, please do not hesitate to contact me if you have any questions.

Sincerely,

Rebekah S. Fix

Montage Community Services

Property Manager

STATE OF TEXAS)
COUNTY OF FORT BEND)

I, RORY J. CATON, AN OFFICER OF HOUSTON HEAVENLY HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER, HEREAFTER REFERRED TO AS THE OWNERS OF THE 0.9386 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF ESTATES AT LAKES OF WILLIAMS RANCH, SECTION 1, PARTIAL REPLAT NO. 6, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT, AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINAGE 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 UNOBTSTRUCTED 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') PERIMETER GROUND EASEMENTS; OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS; FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

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

WE FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY, WE, OUR SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OR EXACTIONS MADE HEREIN.

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

FURTHER, 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 THEREON (OR THE PLACEMENT OF MOBILE HOMES) AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNERS 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, CULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING FORT BEND COUNTY, OR ANY OTHER GOVERNING AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY 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 ADJOINING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, WE DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS" AND DO HEREBY COVENANT AND AGREE WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS COURT ON MARCH 23, 2004 AND ANY SUBSEQUENT AMENDMENTS. LIGHT ZONE 2.

IN TESTIMONY WHEREOF, HOUSTON HEAVENLY HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, RORY J. CATON, AND ITS COMMON SEAL HEREUNTO AUTHORIZED, THIS THE _____ DAY OF _____, 2023.

BY: _____
RORY J. CATON,
MANAGER

STATE OF TEXAS)
COUNTY OF FORT BEND)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RORY J. CATON, MANAGER, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

(PRINT NAME)
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS)
COUNTY OF FORT BEND)

I, RUSSELL C. JONES, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS ESTATES AT LAKES OF WILLIAMS RANCH, SECTION 1 PARTIAL REPLAT NO. 6, DESCRIBED IN INSTRUMENT OF RECORD IN FORT BEND COUNTY CLERKS FILE NO. 2022112660 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE SAID LIEN TO SAID PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: _____
RUSSELL C. JONES

STATE OF TEXAS)
COUNTY OF FORT BEND)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RUSSELL C. JONES, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

(PRINT NAME)
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

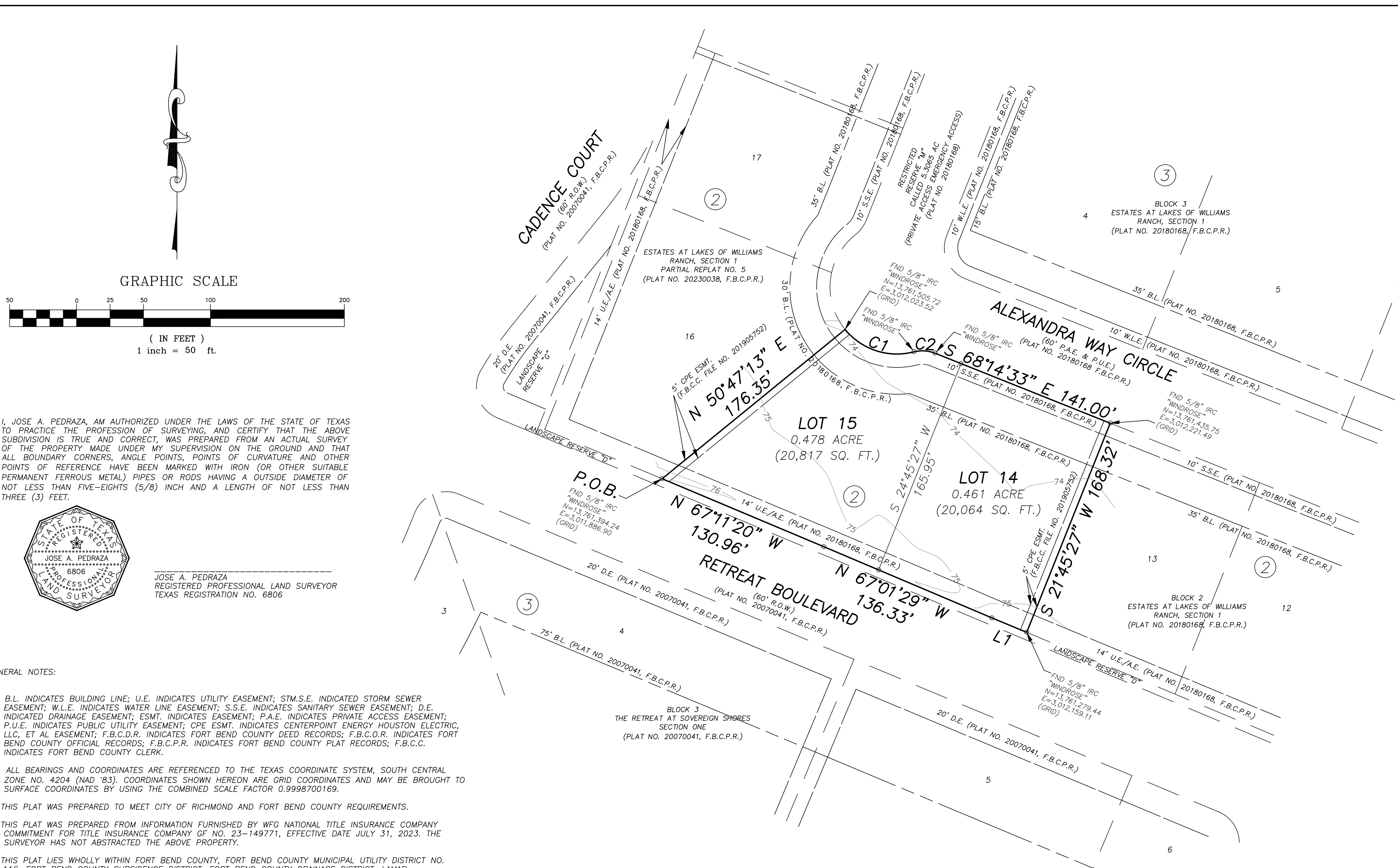
I, JOSE A. PEDRAZA, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLE POINTS,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



JOSE A. PEDRAZA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6806

GENERAL NOTES:

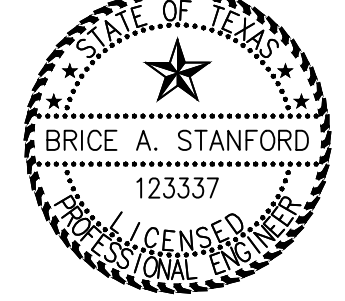
- 1. B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; STM.S.E. INDICATED STORM SEWER EASEMENT; W.L. INDICATES WATER LINE EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; D.E. INDICATED DRAINAGE EASEMENT; ESMT. INDICATES EASEMENT; P.A.E. INDICATES PRIVATE ACCESS EASEMENT; P.U.E. INDICATES PUBLIC UTILITY EASEMENT; CPE ESMT. INDICATES CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, ET AL EASEMENT; F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS; F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; F.B.C.C. INDICATES FORT BEND COUNTY CLERK.
- 2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO. 4204 (NAD '83). COORDINATES SHOWN HEREON ARE GRID COORDINATES AND MAY BE BROUGHT TO SURFACE COORDINATES BY USING THE COMBINED SCALE FACTOR 0.9998700169.
- 3. THIS PLAT WAS PREPARED TO MEET CITY OF RICHMOND AND FORT BEND COUNTY REQUIREMENTS.
- 4. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY WFG NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE COMPANY OF NO. 23-149771, EFFECTIVE DATE JULY 31, 2023. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- 5. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 116, FORT BEND COUNTY SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, AND THE ETJ OF THE CITY OF RICHMOND.
- 6. THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
- 7. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE ADA.
- 8. ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD 1988 DATUM, 1991 ADJUSTMENT.
- 9. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 76.5 FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12" ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- 10. NATURAL GROUND CONTOURS INDICATED ARE PRIOR TO DEVELOPMENT OF THE TRACT.
- 11. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- 12. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 13. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 14. ALL LOTS HAVE A MINIMUM 10-FOOT SIDE BUILDING LINE. A MINIMUM DISTANCE OF 20' SHALL BE MAINTAINED BETWEEN RESIDENTIAL BUILDINGS.
- 15. STREETS SHOWN WITHIN THIS SUBDIVISION ARE PRIVATE STREET RESERVES. ALL STREET PRIVATE ACCESS EASEMENTS WIDTHS ARE SIXTY FEET (60') UNLESS OTHERWISE NOTED HEREON.
- 16. THE SUBDIVISION IS LOCATED IN OUTDOOR LIGHTING ZONE "LZ-2", WHICH IS ADMINISTERED BY FORT BEND COUNTY.
- 17. IN ACCORDANCE WITH THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 48157C0265L, MAP REVISION EFFECTIVE DATE APRIL 2, 2014, THIS PROPERTY LIES IN SHADED ZONE "X", AN AREA WITH REDUCED FLOOD RISK DUE TO A LEVEE, WHICH MAY BE SUBJECT TO OVERTOPPING.
- 18. ALL EASEMENT, OPEN SPACE, OR OTHER COMMON AREAS WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY THE APPLICABLE HOMEOWNERS' ASSOCIATION, MUNICIPAL UTILITY DISTRICT, OR OTHER PERPETUAL PRIVATE ENTRY.
- 19. THIS SUBDIVISION CONTAINS ONE OR MORE PRIVATE ACCESS EASEMENTS THAT HAVE NOT BEEN DEDICATED TO OR ACCEPTED BY THE CITY OF RICHMOND OR ANY OTHER LOCAL GOVERNMENTAL AGENCY AS PUBLIC RIGHT-OF-WAY. THE CITY OF RICHMOND HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENTAL AGENCY HAVE ANY OBLIGATION TO MAINTAIN OR IMPROVE ANY PRIVATE ACCESS EASEMENT WITHIN THE SUBDIVISION, WHICH SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OR HOME OWNERS ASSOCIATION OF THE PROPERTY IN THIS SUBDIVISION.
- 20. BENCHMARK: NGS PID AW4730, BRASS DISC SET VERTICALLY IN THE NORTH BRICK WALL BY THE NORTH ENTRANCE TO THE COUNTY COURTHOUSE, STAMPED B1212, ELEVATION=97.98' (NAVD '88, 1991 ADJ.)
- 21. TBM: "X" CUT ON TOP OF THE CURB AT AN INLET ON THE NORTH SIDE OF ALEXANDRA WAY CIRCLE ABOUT 335 FEET WEST OF ST. CATHERINE WAY. ELEVATION= 73.17' (NAVD '88, 2001 ADJ.)
- 22. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMIT. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- 23. THIS PROPERTY IS SUBJECT TO RESTRICTIONS RECORDED IN FORT BEND COUNTY CLERK'S FILE NOS. 2006116657, 2006133388, 2006140743, 2006158241, 2007065908, 2007089705, 2008001588, 2008019527, 2008107084, 2009090377, 2010081206, 2010094052, 20111114294, 2012065416, 2012088364, 2013073708, 2013091017, 2013150017, 2014024847, 2010314559, 2015074758, 2015081177, 2015113903, 2015120980, 2016081015, 2016092528, 201709996, 201711450, 2017133006, 2018000431 AND 2019006095 AND IN PLAT NO. 20180168 OF THE PLAT RECORDS OF FORT BEND COUNTY.



LINE	BEARING	DISTANCE
L1	N 67°23'34" W	28.18'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	57.15'	50.00'	65°29'31" E	S 71°57'46" E	54.09'
C2	15.91'	25.00'	36°27'43" S	S 86°28'25" E	15.64'

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



BRICE A. STANFORD, P.E.
TEXAS REGISTRATION NO. 123337
STANFORD ENGINEERING, LLC
TBPELS FIRM #23646

STATE OF TEXAS)
COUNTY OF FORT BEND)

THIS PLAT OF ESTATES AT LAKES OF WILLIAMS RANCH SECTION 1 PARTIAL REPLAT NO. 6 APPROVED BY THE CITY MANAGER OF THE CITY OF RICHMOND, TEXAS.

THIS THE ____ DAY OF _____, 2023.

SIGNED _____
TERRI VELA, CITY MANAGER.

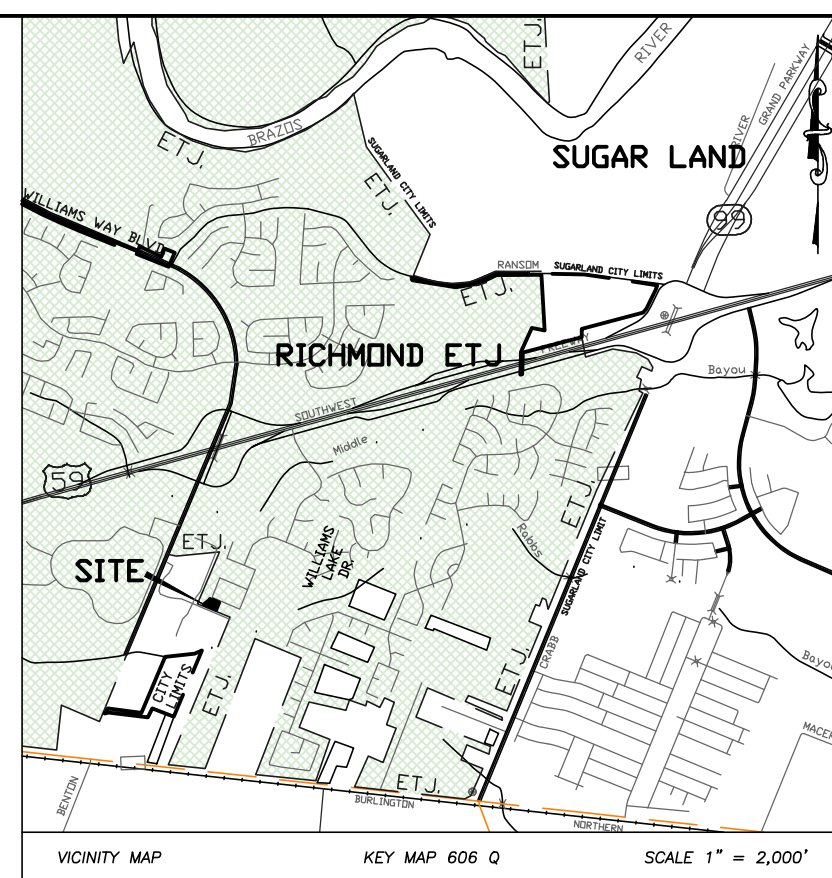
STATE OF TEXAS)
COUNTY OF FORT BEND)

THIS PLAT OF ESTATES AT LAKES OF WILLIAMS RANCH SECTION 1 PARTIAL REPLAT NO. 6, APPROVED ON _____ BY THE CITY OF RICHMOND CITY COMMISSION.

AND SIGNED THIS THE ____ DAY OF _____, 20____, PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID, AND NULL, AND VOID, UNLESS THIS PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS, WITHIN ONE (1) YEAR HEREAFTER.

SIGNED _____
REBECCA K. HAAS, MAYOR

SIGNED _____
LASHA GILLESPIE, CITY SECRETARY



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

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

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

BY: _____
VINCENT M. MORALES, JR., COMMISSIONER, PRECINCT 1

BY: _____
GRADY PRESTAGE, COMMISSIONER, PRECINCT 2

BY: _____
W.A. "ANDY" MEYERS, COMMISSIONER, PRECINCT 3

BY: _____
DEXTER L. MCCOY, COMMISSIONER, PRECINCT 4

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 20____ AT _____ O'CLOCK ____ M., IN PLAT NO. _____ OF THE PLAT RECORDS OF SAID COUNTY.

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

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

ESTATES AT LAKES OF WILLIAMS RANCH SECTION 1 PARTIAL REPLAT NO. 6

A SUBDIVISION OF 0.9386 ACRES

IN THE JOSEPH KUYKENDAHLE LEAGUE, ABSTRACT NO. 49 FORT BEND COUNTY, TEXAS

BEING A REPLAT OF LOT 14A, BLOCK 2, ESTATES AT LAKES OF WILLIAMS RANCH SECTION 1, PARTIAL REPLAT NO. 2 AS RECORDED IN PLAT NO. 20210028, F.B.C.P.R.

REASON FOR THE REPLAT: TO CREATE TWO LOTS MATCHING THE ORIGINAL PLAT ESTATES AT LAKES OF WILLIAMS RANCH SECTION 1 AS RECORDED IN PLAT NO. 20180168

1 BLOCK 2 LOTS 0 RESERVES
SEPTEMBER 5, 2023 BS/44-2042PRP

OWNER: _____ SURVEYOR: _____

HOUSTON HEAVENLY HOMES, LLC,
A TEXAS LIMITED LIABILITY COMPANY
RORY J. CATON, MANAGER
10810 KATY FREEWAY, SUITE 205,
HOUSTON, TEXAS 77043
(281) 528-6596

TEJAS SURVEYING
FIRM NO. 10194739
1810 FIRST OAKS ST., SUITE 220,
RICHMOND, TEXAS 77406
(281) 240-9099

STATE OF TEXAS)
COUNTY OF FORT BEND)

I, SHAJUIET WEAVER, AN OFFICER OF RYSE INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER, HERINAFTER REFERRED TO AS THE OWNERS OF THE LAKES OF WILLIAMS TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF ESTATES AT LAKES OF WILLIAMS RANCH, SECTION 1, PARTIAL REPLAT NO. 2, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LAWS, REGULATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT, AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOR EVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINAGE EASEMENTS AND PUBLIC UTILITY EASEMENTS 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. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

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

WE FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPLY WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY, WE, OUR SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OR EXACTIONS MADE HEREIN.

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

FURTHER, 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 THEREON (OR THE PLACEMENT OF MOBILE HOMES) AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNERS 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, DRAINS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING FORT BEND COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE COURSE IS HEREBY RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY, AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, WE DO HEREBY 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, LIGHT ZONE 2.

IN TESTIMONY WHEREOF, RYSE INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, SHAJUIET WEAVER, AND ITS COMMON SEAL HEREAUTO AUTHORIZED, THIS THE 18th DAY OF JANUARY, 2021.

BY: *[Signature]*
SHAJUIET WEAVER
MANAGING MEMBER

STATE OF TEXAS)
COUNTY OF FORT BEND)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SHAJUIET WEAVER, MANAGING MEMBER, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 18th DAY OF JANUARY, 2021.

BY: *[Signature]*
THOMAS FORSCHNER
(PRINT NAME)
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 06-12-2021

STATE OF TEXAS)
COUNTY OF FORT BEND)

WE, NEWFIRST NATIONAL BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS ESTATES AT LAKES OF WILLIAMS RANCH, SECTION 1, PARTIAL REPLAT NO. 2, DESCRIBED IN INSTRUMENT OF RECORD IN FORT BEND COUNTY CLERK'S FILE NO. 2020108582 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE SAID LIEN TO SAID PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

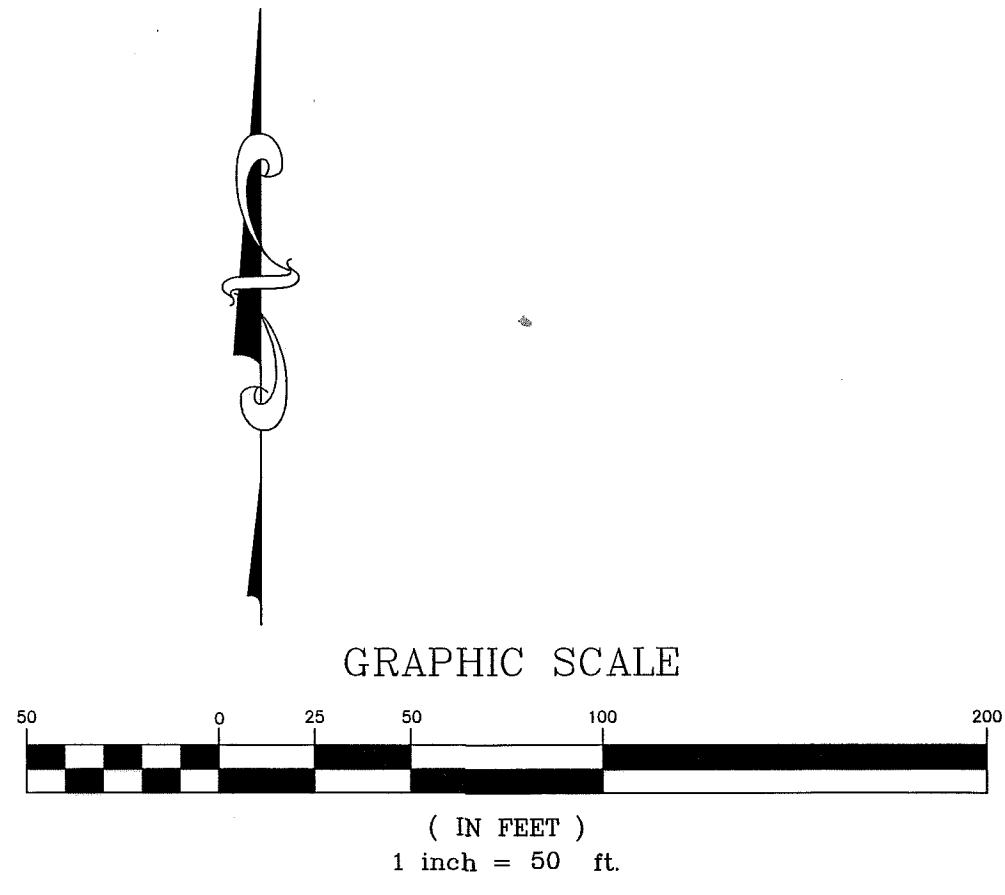
BY: *[Signature]*
THOMAS J. SHIRLEY, PRESIDENT

STATE OF TEXAS)
COUNTY OF FORT BEND)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THOMAS J. SHIRLEY, PRESIDENT, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 25 DAY OF January, 2021.

BY: *[Signature]*
Veronica Wesneski
(PRINT NAME)
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 1-26-2023

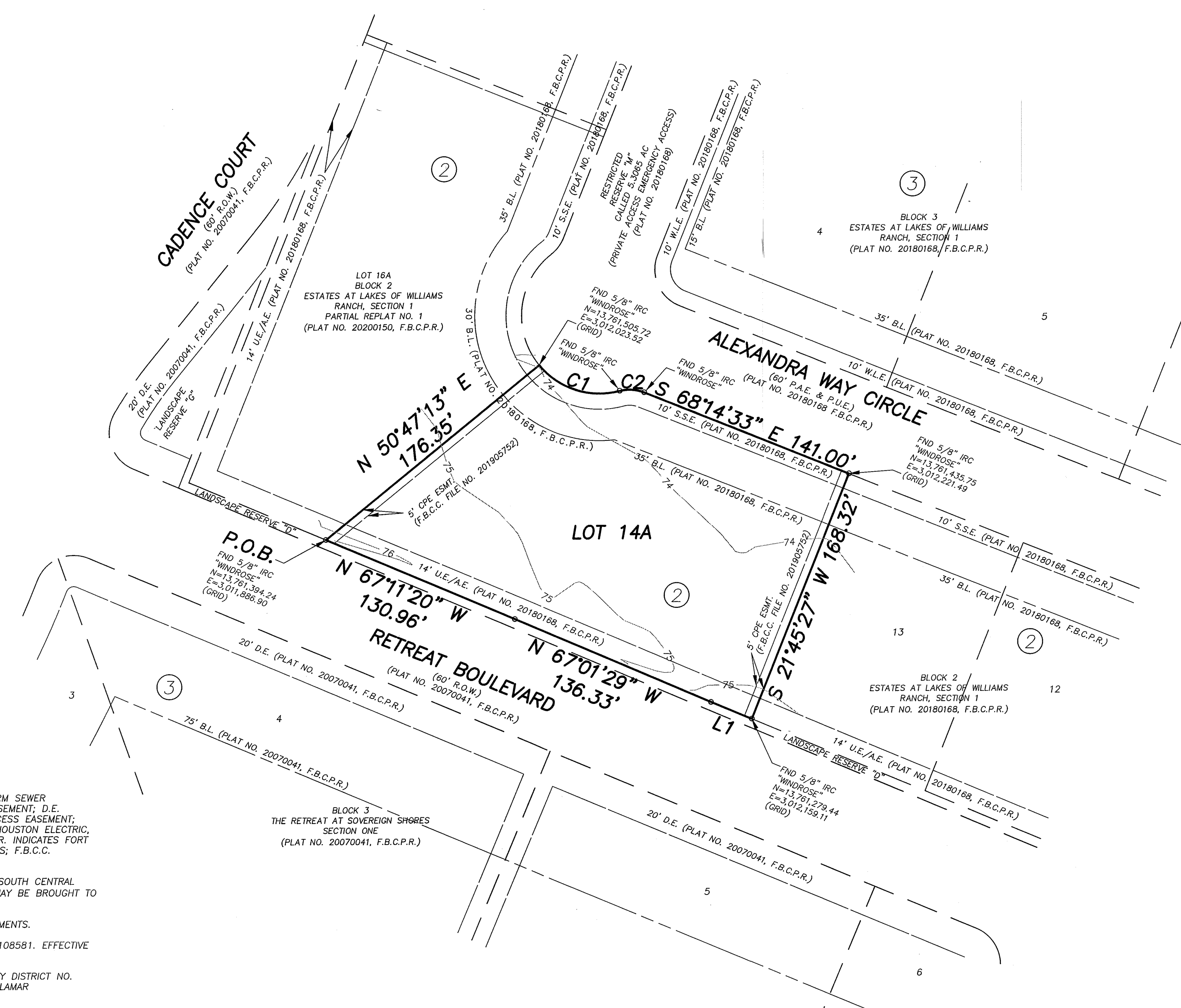


I, RANDY S. McLENDON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLE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

RANDY S. McLENDON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4079

GENERAL NOTES:

- 1. B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; S.M.S.E. INDICATED STORM SEWER EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; D.E. INDICATED DRAINAGE EASEMENT; ESM. INDICATES EASEMENT; P.A.E. INDICATES PRIVATE ACCESS EASEMENT; P.U.E. INDICATES PUBLIC UTILITY EASEMENT; CPE ESM. INDICATES CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, ET AL EASEMENT; F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS; F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; F.B.C.C. INDICATES FORT BEND COUNTY CLERK.
- 2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NO. 4204 (NAD 83). COORDINATES SHOWN HEREON ARE GRID COORDINATES AND MAY BE BROUGHT TO SURFACE COORDINATES BY USING THE UNIFIED SCALE FACTOR 0.9998700169.
- 3. THIS PLAT WAS PREPARED TO MEET CITY OF RICHMOND AND FORT BEND COUNTY REQUIREMENTS.
- 4. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY FORT BEND TITLE CPL 2020108581, EFFECTIVE DATE JANUARY 1, 2021. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- 5. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 116, FORT BEND COUNTY SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, AND THE ETJ OF THE CITY OF RICHMOND.
- 6. THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
- 7. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE ADA.
- 8. ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD 1988 DATUM, 1991 ADJUSTMENT.
- 9. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 76.5 FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12" ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- 10. NATURAL GROUND CONTOURS INDICATED ARE PRIOR TO DEVELOPMENT OF THE TRACT.
- 11. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- 12. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 13. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 14. ALL LOTS HAVE A MINIMUM 10-FOOT SIDE BUILDING LINE. A MINIMUM DISTANCE OF 20' SHALL BE MAINTAINED BETWEEN RESIDENTIAL BUILDINGS.
- 15. STREETS SHOWN WITHIN THIS SUBDIVISION ARE PRIVATE STREET RESERVES. ALL STREET PRIVATE ACCESS EASEMENTS WIDTHS ARE SIXTY FEET (60') UNLESS OTHERWISE NOTED HEREON.
- 16. THE SUBDIVISION IS LOCATED IN OUTDOOR LIGHTING ZONE "LZ-2", WHICH IS ADMINISTERED BY FORT BEND COUNTY.
- 17. IN ACCORDANCE WITH THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 48157C0265L, MAP REVISION EFFECTIVE DATE APRIL 2, 2014, THIS PROPERTY LIES IN SHADED ZONE "X", AN AREA WITH REDUCED FLOOD RISK DUE TO A LEVEE, WHICH MAY BE SUBJECT TO OVERTOPPING.
- 18. ALL EASEMENT, OPEN SPACE, OR OTHER COMMON AREAS WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY THE APPLICABLE HOMEOWNERS' ASSOCIATION, MUNICIPAL UTILITY DISTRICT, OR OTHER PERPETUAL PRIVATE ENTITY.
- 19. THIS SUBDIVISION CONTAINS ONE OR MORE PRIVATE ACCESS EASEMENTS THAT HAVE NOT BEEN DEDICATED TO OR ACCEPTED BY THE CITY OF RICHMOND OR ANY OTHER LOCAL GOVERNMENTAL AGENCY AS PUBLIC RIGHT-OF-WAY. THE CITY OF RICHMOND HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENTAL AGENCY HAVE ANY OBLIGATION TO MAINTAIN OR IMPROVE ANY PRIVATE ACCESS EASEMENT WITHIN THE SUBDIVISION, WHICH SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OR HOME OWNERS ASSOCIATION OF THE PROPERTY IN THIS SUBDIVISION.
- 20. BENCHMARK: NGS PID A14730, BRASS DISC SET VERTICALLY IN THE NORTH BRICK WALL BY THE NORTH ENTRANCE TO THE COUNTY COURTHOUSE, STAMPED B1212, ELEVATION=97.98' (NAVD '88, 1991 ADJ.).
- 21. TBM: "X" CUT ON TOP OF THE CURB AT AN INLET ON THE NORTH SIDE OF ALEXANDRA WAY CIRCLE ABOUT 335 FEET WEST OF ST. CATHERINE WAY. ELEVATION= 73.17' (NAVD '88, 2001 ADJ.)
- 22. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMIT. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- 23. THIS PROPERTY IS SUBJECT TO RESTRICTIONS RECORDED IN FORT BEND COUNTY CLERK'S FILE NOS. 2006116857, 2006133388, 2006140743, 2006150241, 2007053808, 2007089705, 2008001588, 2008018527, 2008107084, 2008090377, 2010081206, 2010094052, 2011114294, 201205416, 2012089364, 2013073708, 2013091017, 2013150017, 2014024847, 201031459, 2015074758, 2015081177, 2015113903, 2015120980, 2016081015, 2016092528, 201709996, 201711450, 2017133008, 2018000431 AND 2019006095 AND IN PLAT NO. 20180168 OF THE PLAT RECORDS OF FORT BEND COUNTY.

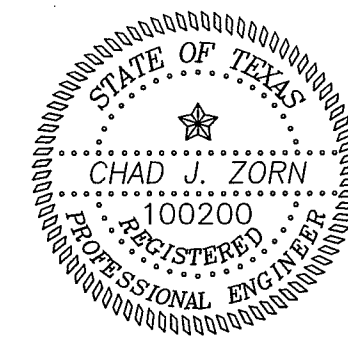


LINE	BEARING	DISTANCE
L1	N 67°23'34" W	28.18'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	57.15"	50.00'	65°29'31"	S 71°57'46" E	54.09'
C2	15.91"	25.00'	36°27'43"	S 86°28'25" E	15.64'

I, CHAD J. ZORN, 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.

BY: *[Signature]* 1-25-21
CHAD J. ZORN, P.E.
TEXAS REGISTRATION NO. 100200



STATE OF TEXAS)
COUNTY OF FORT BEND)

THIS PLAT OF ESTATES AT LAKES OF WILLIAMS RANCH SECTION 1 PARTIAL REPLAT NO. 2 APPROVED BY THE CITY MANAGER OF THE CITY OF RICHMOND, TEXAS.

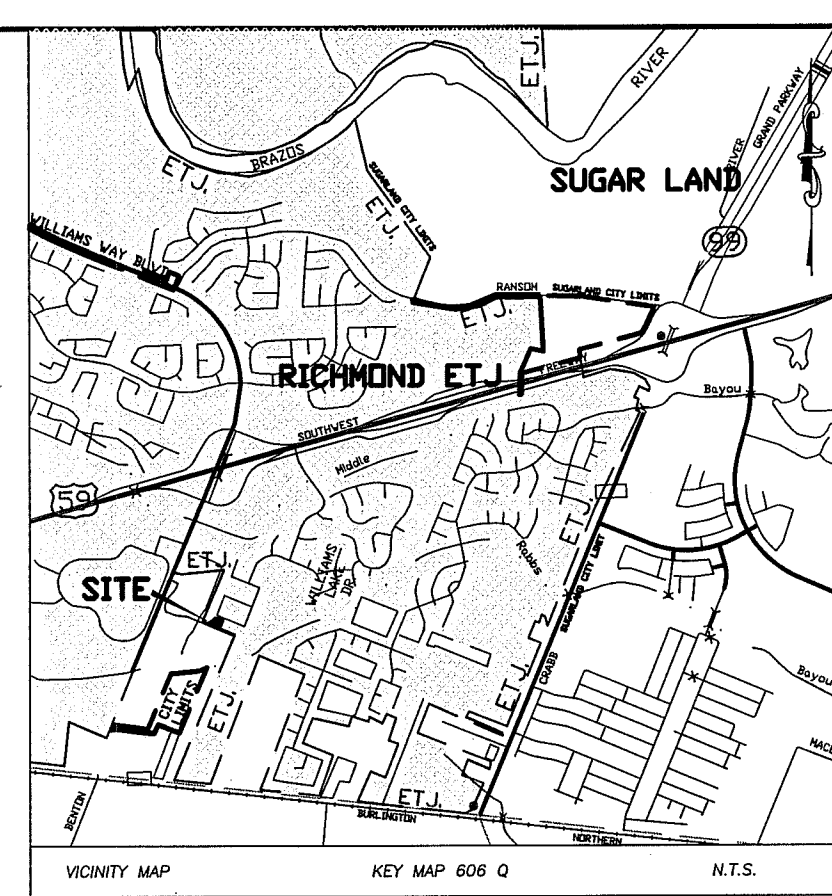
THIS THE 1st DAY OF February, 2021.
SIGNED: *[Signature]*
TERRI VELA, CITY MANAGER.

STATE OF TEXAS)
COUNTY OF FORT BEND)

THIS PLAT OF ESTATES AT LAKES OF WILLIAMS RANCH SECTION 1 PARTIAL REPLAT NO. 2, APPROVED ON February 1, 2021 BY THE CITY OF RICHMOND CITY COMMISSION.

AND SIGNED THIS THE 1st DAY OF February, 2021 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.

SIGNED: *[Signature]*
REBECCA K. HAAS
SIGNED: *[Signature]*
LAURA SCARLATO, CITY SECRETARY



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

BY: *[Signature]*
J. STACY SLAWINSKI, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONER'S COURT OF FORT BEND COUNTY, TEXAS, THIS 2nd DAY OF MARCH, 2021.

BY: *[Signatures]*
GRADY PRESTABE, COMMISSIONER, PRECINCT 1
BY: *[Signature]*
K.P. GEORGE, COUNTY JUDGE
BY: *[Signature]*
W.A. "ANDY" MEERS, COMMISSIONER, PRECINCT 3
BY: *[Signature]*
KEN R. DEMERCHANT, COMMISSIONER, PRECINCT 4

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON MARCH 2nd, 2021 AT 2:52 O'CLOCK P.M.

IN PLAT NO. 20210028 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: *[Signature]*
LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS
BY: *[Signature]*
ELIZABETH LAFER, DEPUTY

18 PGS 2021032219

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
BY: *[Signature]*
Laura Richard, County Clerk
Fort Bend County Texas
March 02, 2021 02:52:43 PM
FEE: \$405.00 EL 20210028

ESTATES AT LAKES OF WILLIAMS RANCH SECTION 1 PARTIAL REPLAT NO. 2

A SUBDIVISION OF 0.9385 ACRES

IN THE JOSEPH KUYKENDAHLE LEAGUE, ABSTRACT NO. 49 FORT BEND COUNTY, TEXAS

BEING A REPLAT OF LOTS 14 & 15, BLOCK 2, ESTATES AT LAKES OF WILLIAMS RANCH SECTION 1, AS RECORDED IN PLAT NO. 20180168, F.B.C.P.R.

REASON FOR THE REPLAT: TO CREATE ONE LOT

1 BLOCK 1 LOT 0 RESERVES
JANUARY 11, 2021 CR/44-2042P

OWNER: RYSE INVESTMENTNS, LLC.
SURVEYOR: TEJAS SURVEYING, INC.

A TEXAS LIMITED LIABILITY COMPANY
SHAJUIET WEAVER, MANAGING MEMBER
6900 WESTPARK, SUITE 210,
HOUSTON, TEXAS 77057
(713) 828-9900

FIRM NO. 10031300
1810 FIRST OAKS ST., SUITE 220
RICHMOND, TEXAS 77406
(281) 240-9099



PLANNING AND ZONING COMMISSION

Staff Report: Discuss differences of Conditional Use Permit and Variance Requests

Agenda Date: October 2, 2023

Agenda Item: C4.

Agenda Item Subject: Discuss differences of Conditional Use Permit and Variance Requests

Project Description: This report is intended to provide a discussion on the distinction between a Conditional Use Permit and Variance Request

Presenter: Mason A. Garcia, Planning Director

INTRODUCTION

The Unified Development Code (UDC) was adopted as part of the implementation of the policy and strategic directions set out in the City's Comprehensive Master Plan. The UDC contains seven (7) Chapters, and two (2) Appendices. Please see a snip of the previously referenced items below.

Chapter 1 Title, Purpose, Authority, Jurisdiction, Legal Status, and Transitional Provisions

Chapter 2 Zoning Districts and Land Uses

Chapter 3 Density, Intensity, Lot, and Scale

Chapter 4 Site Design

Chapter 5 Buildings and Structures

Chapter 6 Administration

Chapter 7 Measurements and Words

Appendix A Plant Lists

Appendix B Conditional Use Permit Review Process

For the exercise of all applicable zoning and other police powers provided by Chapter 211, Municipal Zoning Authority, of the Texas Local Government Code, the city has specified certain actions to administer the UDC. The UDC dictates actions to be taken by applicants for permit requirements and/or approval by certain Commissions or Boards. The purpose of this report is to provide the distinction between a Conditional Use Permit and a Variance.

CONDITONAL USE PERMIT

The purpose of zoning is to regulate land-use, ensure sustainable growth and protect neighboring uses. Each zoning district has unique provisions for the type of development that may occur within the district. Through review of the land-use classifications within each zoning district staff is able to identify uses that will require further review from Boards or Commissions.

The UDC contains six divisions on land-uses, five of those divisions contain a table which dictates the type of land-use, the zoning districts and associated symbology. The symbology for each zoning district

represents the classification of the use and are as follows (UDC Sec. 2.2.101 (B) Interpretation of Land Use Tables):

- 1) "P" means the use is permitted within the specific zoning district. These uses are approved by the Code Official. Subject to the standards of the UDC.
- 2) "L" means the use is allowed as a limited use in the specified zoning district. Limited uses are approved by the Code Official, subject to:
 - a) The standards for the permitted uses set out in the UDC; and
 - b) The applicable use-specific standards set out in Division 2.2.200, Limited and Conditional Use Standards
- 3) "C" means that the use is a Conditional Use in the specified zoning district. Conditional uses are approved by the City Commission after a public hearing, subject to:
 - a) The standards for the permitted uses set out in the UDC; and
 - b) The applicable use-specific standards set out in Division 2.2.200, Limited and Conditional Use Standards
- 4) "--" means that the use is Prohibited in the specified zoning district.

Conditional Use means a use, which because of its potential impacts, may be permitted in a given zoning district and specific standards, which are intended to improve compatibility for abutting properties and the community as a whole.

Conditional Use Permit means a discretionary approval reviewed by the Planning and Zoning Commission and granted by the City Commission for conditional uses.

A conditional use is a use that is allowed within a zoning district, but which is subject to specific standards and a public hearing process in order to reduce the potential for incompatibility with other uses within the district. These uses commonly have the potential for various adverse impacts such as traffic congestion, noise, and visual and aesthetic impacts, which if unmitigated, could undermine the integrity of the zoning district. The designation of a conditional use means that it is only allowed in a proposed location if all of the conditions applicable to the use, set out in [Division 2.2.200, Limited and Conditional Use Standards](#), the criteria of Subsection D., below, and all other applicable requirements of this UDC, or additional conditions imposed by the City Commission, are met. Additionally, a conditional use permit may, at any time, be amended or altered pursuant to the procedures established in Section 6.3.401. Furthermore, the granting of a conditional use does not create a right to the use. The conditional use permit may be revoked at the City Commission's sole discretion.

Conditional use permit applications are processed according to the sequential steps set out in Section [6.3.202](#), *Pre-Application Conference*, through Section [6.3.207](#), *Public Meetings and Hearings*, and shall be referred to other departments and agencies, as applicable, and then decided by the City Commission, upon the recommendation of the Planning and Zoning Commission, as set out in Section [6.3.103](#), *Public Hearing and Meeting Approvals*.

The application review process is as follow:.

Sec. 6.3.202 Pre-Application Conference

A. **Generally.**

1. A pre-application conference is recommended for all applications for development approval except applications for building permits for single-family detached or duplex dwellings, residential accessory buildings or structures, and signs. At the pre-application conference, the Code Official, or designee, and other members of the Development Review Committee, as appropriate, will meet with the applicant to review preliminary materials, identify issues, and advise the applicant regarding which applications and approvals will be required from the City and what information will have to be provided.
2. Informal meetings may be scheduled prior to a pre-application conference, at the discretion of the applicant and the City staff. Such meetings are recommended prior to the development of land plans, site development plans, and preliminary plats.

B. **Required Materials.**

1. The applicant shall bring (or submit prior to) sufficient supporting materials to explain:
 - a. The location of the project;
 - b. The proposed uses (in general terms);
 - c. The proposed arrangement of buildings, parking, access points, open spaces, and drainage facilities;
 - d. The relationship to existing development and street right-of-way;
 - e. The presence of natural resources, floodplains, and floodways on the parcel proposed for development; and
 - f. Any other conditions or items that the applicant believes are relevant to the processing of the application.
2. The Code Official may request that the applicant bring completed application forms (in draft form) for the types of permits or approvals being sought.

Sec. 6.3.203 Filing of Application

A. **Generally.** Every application for development approval required by this UDC shall be submitted on a form approved by the Code Official, along with the corresponding application fee.

B. **Forms.**

1. The Code Official shall promulgate and periodically revise forms for each type of application required by this UDC.

2. Application forms shall include the specific information that is required to process each type of application. The specific information requirements shall be established and periodically revised by the Code Official, or designee, and have the purpose of facilitating:
 - a. The evaluation of applications for compliance with the standards of this UDC; and
 - b. The administration of this UDC.
- C. **Schedule.** The Code Official is authorized, but not required, to establish regular intake days for any or all classifications of applications for development approval, provided that:
 1. The schedule is posted at City Hall and on the City's website; and
 2. The schedule provides for applications to be submitted in accordance with the following:
 - a. Building permits are not limited to certain days.
 - b. At least twice per month for applications listed in Section 6.3.103, *Public Hearing and Meeting Approvals*.
 3. The schedule does not restrict the timing of notices of appeal.

Sec. 6.3.204 Application Completeness Review

- A. **Generally.** All development review applications shall be reviewed for completeness by the Code Official.
 1. *Applications with Submittal Deadlines.* For application types that have an established submittal deadline, the application completeness review shall be complete no later than five business days after the specified submittal deadline.
 2. *Applications without Submittal Deadlines.* For application types that do not have an established submittal deadline, the application completeness review shall be complete no later than five business days from the date the application is submitted.
- B. **Incomplete Applications.**
 1. Incomplete applications shall be returned to the applicant, along with any fee included with the application, with a written explanation that describes in general terms the materials that must be submitted in order to complete the application.
 2. An application that does not include the applicable processing fee shall not be considered complete.
 3. Incomplete applications are not considered filed.
- C. **Complete Applications.** Complete applications shall be processed according to the applicable standardized development approval procedures of this Division.

Sec. 6.3.205 Administrative Review and Referral

- A. **Generally.** Upon determination that an application is complete, the Code Official shall cause the application to be reviewed for technical compliance with all applicable requirements of this UDC.
- B. **Recommended Revisions.**
 1. The Code Official shall provide comments from the Development Review Committee and others as necessary, to the applicant, who shall revise and resubmit materials with appropriate changes within the time required by Section 6.3.211, *Stale Applications*.

2. The resubmittal shall not require an application fee unless both of the following conditions are met:
 - a. The revisions are not related to the comments or are incomplete; and
 - b. Repeated failure to address comments requires more than three rounds of revisions.
- C. **Administrative Recommendation or Decision.** Promptly after submittal of a complete application that addresses City staff and other development review comments:
1. If the application is for an administrative approval, the Code Official shall approve, approve with conditions, or deny the application, as appropriate.
 2. If the application is for a public meeting or public hearing approval, the Code Official shall make a recommendation regarding the application and forward the recommendation to the next administering body (e.g., Planning and Zoning Commission, Zoning Board of Adjustment, City Commission, etc.), as described in Section 6.3.103, *Public Hearing and Meeting Approvals*, who will consider it for further recommendation or approval.
- D. **Meeting Logistics.**
1. If the application is for a public meeting or hearing approval, the City Secretary, in coordination with the Code Official, shall set the application on the next available agenda of the administering body that will consider the application, consistent with the legal requirements for public notice, as set out in Section 6.3.206, *Public Notice*.
 2. The Code Official shall coordinate with the applicable administering body to fix reasonable times for public hearings.
 3. The Code Official shall notify the applicant regarding the time and place of a public hearing.

[Ord. # 2018-11, 08/20/2018]

Sec. 6.3.206 Public Notice

- A. **Generally.** Public Notice of public hearings required by this UDC shall be provided as required by Table 6.3.206, *Required Notice*.

Table 6.3.206 Required Notice		
Type of Public Hearing	Types of Notice Required	
	Publication Notice	Mailed Notice
Appeals of Administrative Decisions	Published not less than 10 days before the public hearing	Not Required
Certificate of Appropriateness	Published not less than 14 days before the public hearing	Written notice shall be sent not less than 14 days before such hearing ¹

**Table 6.3.206
Required Notice**

Type of Public Hearing	Types of Notice Required	
	Publication Notice	Mailed Notice
Certificate of Appropriateness for Demolition Affecting Landmarks or Historic Overlay (HD) District	Published not less than 14 days before the public hearing	Written notice shall be sent not less than 14 days before such hearing ¹
Conditional Use Permits	Published not less than 15 days before the public hearing	Written notice shall be sent not less than 15 days before such hearing
Designation of Historic Landmarks or Districts	Published not less than 14 days before the public hearing	Written notice shall be sent not less than 14 days before such hearing
Manufactured Home Hardship Permit	Published not less than 10 days before the public hearing	Written notice shall be sent not less than 10 days before such hearing ²
Temporary Use Permit	Published not less than 15 days before the public hearing	Written notice shall be sent not less than 15 days before such hearing
Text Amendments to this UDC	Published not less than 15 days before the public hearing	Not Required
Variances	Published not less than 10 days before the public hearing	Written notice shall be sent not less than 10 days before such hearing
Zone Changes (e.g., rezoning)	Published not less than 15 days before the public hearing	Written notice shall be sent not less than 15 days before such hearing
Demolition by Neglect	Published not less than 14 days before the public hearing	Written notice shall be sent not less than 14 days before such hearing ¹

Table Notes:

1. Notice must also be posted on the property, as established by the Historic Preservation Officer (HPO).
2. Certified mail, return receipt requested.

B. Procedural Requirements for Notice. All notices shall describe the action proposed to be taken and the date, time, and place of the public hearing. In addition, the following requirements apply based on the type of required notice:

1. *Publication Notice.* Notice shall be published in an official newspaper of general circulation in the City as provided by state law.

2. *Mailed Notice.*

- a. Written notice shall be sent to all owners of real property which is located within 200 feet of the subject property or within 200 feet of any other abutting property under the same ownership as the subject property.
- b. Measurements shall be taken inclusive of public streets.
- c. Such notice may be served by using the last known address as listed on the City tax roll and depositing the notice, postage paid, with the United States Postal Service (USPS).
- d. As specified in Table 6.3.206, *Required Notice*, certain notices require certified mail, return receipt requested.

(Ord. No. 2017-21, 09/05/2017)

Sec. 6.3.207 Public Meetings and Hearings

- A. **Generally.** All public meetings and hearings shall be open to the public except as otherwise provided in the [Chapter 551, *Open Meetings*](#), of the Tex. Gov't Code (also known as the "Texas Open Meetings Act"). However, not all decisions require public hearings. Therefore, recommendations and decisions that are authorized by this UDC are classified as requiring a "public meeting" or "public hearing."
- B. **Joint Meetings.** Any public hearing required by this UDC or the laws of the state may be held jointly with any public hearing required to be held by any other board, council, or commission of the City, except the Zoning Board of Adjustment. Such joint meetings may be held after publication of notice as required by law.
- C. **Public Meetings.** Any board, council, or commission that is identified in [Article 6.2, *Administrative Bodies*](#), except the Zoning Board of Adjustment, may establish a consent agenda. The consent agenda may consist of all matters brought before the board, council, or commission for action that does not require a public hearing. All items on the consent agenda shall be approved simultaneously by motion without comment or debate. An item may be removed from the consent agenda prior to said approval at the request of any member of the board, council, or commission present at the meeting, or by City staff. Items removed from the consent agenda shall be considered on the regular agenda.
- D. **Public Hearings.**
 1. *Procedures.* Boards, councils, and commissions will adopt rules of procedure for the conduct of public hearings. The following general procedures shall be reflected in the adopted rules of procedure.
 - a. Any person may appear at a public hearing, submit evidence, and be heard.
 - b. If a speaker represents an organization, the body conducting the hearing may request written evidence of that person's authority to speak on behalf of the group in regard to the matter under consideration.
 - c. Persons appearing at a public hearing shall identify themselves and state their address and similar information about any organization they represent.
 - d. Citizens, applicants, and the City have the right to present expert witnesses.
 - e. The chairperson may impose a reasonable time limit on speakers and may limit testimony that is irrelevant or redundant.

2. *Representation.* Persons appearing before a board, council, or commission may appear in person or through a representative or agent. The representative or agent shall provide satisfactory proof of his or her authority upon the request of the City, board, council, or commission.
3. *Quorum.* The number of members of a board, council, or commission that is required in order to constitute a quorum is set out in the City's *Code of Ordinances* and in [Division 6.2.100, Commissions and Boards](#).

E. Decisions.

1. *All Decisions.* Except when voice votes are authorized, a vote shall be conducted in such manner that the public may know the vote of each person entitled to vote.
2. *Planning and Zoning Commission and City Council Decisions.* Except where this UDC or state statutes provide otherwise, official action requires the favorable vote of a majority of a quorum present.
3. *Zoning Board of Adjustment Decisions.* In accordance with Section [211.009, Authority of Board](#), of the Tex. Local Gov't Code, the decisions of the Zoning Board of Adjustment are as follows.
 - a. In exercising its powers, the Zoning Board of Adjustment may, in conformity with the provisions of the statutes of the state as existing or hereafter amended, reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination as ought to be made and shall have all the powers of the officer from whom the appeal is taken.
 - b. The Zoning Board of Adjustment shall have the power to impose reasonable conditions to be complied with by the applicant. The concurring vote of 75 percent of the number of regular members of the Zoning Board of Adjustment shall be necessary to reverse any order, requirement, decision, or determination of any such administrative official, or to decide in favor of the application on any matter upon which it is required to pass under this Chapter or to effect any variance in said Chapter.
4. *Protest against change.* In case of a protest against a change in zoning district, signed by the owners of 20 percent or more either of the land included in such proposed change, or of the land within 200 feet thereof, including any intervening public street, such amendment shall not become effective except by the favorable vote of three-fourths of all the members of the City Commission.

F. Time Limitations for Decisions.

1. For rezoning applications, the Planning and Zoning Commission may defer its report for not more than 60 days to the City Commission. If the Planning and Zoning Commission fails to finally report after 60 days to the City Commission, then the report is deemed to have a recommendation of denial. If the Planning and Zoning Commission makes a recommendation after the public hearing, then the proposal will move forward to the next regularly scheduled City Commission hearing in accordance with Section [6.3.206, Public Notice](#).
2. For preliminary and final plats, the City Commission shall have final consideration of approval, which must occur within 30 days from when the application has been determined complete.

- G. Conditions of Approval.** Some procedures set out in this UDC authorize the administering body to impose such conditions upon the premises benefited by the approval as may be necessary to reduce, minimize or eliminate potential adverse impact upon other property in the area, or to carry out the general purpose and intent of the Comprehensive Master Plan and this UDC. In such cases, any conditions attached to approvals shall be directly related to the impacts of the proposed use or development, and shall be roughly proportional in both extent and amount to the anticipated impacts

of the proposed use or development, and / or shall carry out the general purpose and intent of the City's *Comprehensive Master Plan* and this UDC. No conditions of approval, except for those attached to a variance approval, shall be less restrictive than the requirements of this UDC.

The City Commission will hold the final meeting in which an action may be taken these include approval, deny, conditional approval, amend a motion, adopt something other than the proposed action, table or to postpone the action at a later meeting until further information is provided for an item.

Process and Review of Conditional Use Permit Applications

The process and standards for review of a Conditional Use Permit is found in Section 6.3.401. Conditional Use Permits

Sec. 6.3.401 Conditional Use Permits

- A. **Generally.** A conditional use is a use that is allowed within a zoning district, but which is subject to specific standards and a public hearing process in order to reduce the potential for incompatibility with other uses within the district. These uses commonly have the potential for various adverse impacts such as traffic congestion, noise, and visual and aesthetic impacts, which if unmitigated, could undermine the integrity of the zoning district. The designation of a conditional use means that it is only allowed in a proposed location if all of the conditions applicable to the use, set out in [Division 2.2.200, Limited and Conditional Use Standards](#), the criteria of Subsection D., below, and all of the other applicable requirements of this UDC, or additional conditions imposed by the City Commission, are met.
- B. **Application.** Applications for a conditional use permit shall be on a form approved by the Code Official.
- C. **Procedure.** In issuing a conditional use permit, applications are processed according to the sequential steps set out in Section [6.3.202, Pre-Application Conference](#), through Section [6.3.207, Public Meetings and Hearings](#), and shall be referred to other departments and agencies, as applicable, and then decided by the City Commission, upon the recommendation of the Planning and Zoning Commission, as set out in Section [6.3.103, Public Hearing and Meeting Approvals](#).
- D. **Decision Criteria.** After a public hearing and recommendation by the Planning and Zoning Commission, the City Commission may authorize the issuance of a conditional use permit when the City Commission finds all of the following conditions present:
 - 1. The establishment, maintenance, or operation of the conditional use will not be materially detrimental to, or endanger, the public health, safety, morals, or general welfare;
 - 2. The uses, values, and enjoyment of other property in the neighborhood, for purposes already permitted, shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance, or operation of the conditional use;
 - 3. The establishment of the conditional use will not significantly impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
 - 4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided;
 - 5. Adequate measures have been or will be taken to provide ingress or egress, so designed as to minimize traffic congestion in the public streets; and

6. The conditional use conforms to all applicable yard area regulations of the district in which it is located.
- E. **Additional Conditions.** The Code Official and the Planning and Zoning Commission may recommend, and the City Commission may attach, such conditions, restrictions, and a duration upon the establishment, location, construction, maintenance, and operation of the conditional use as deemed necessary to protect the public health, safety, and general welfare of the community, and to secure compliance with the standards and requirements specified in this UDC. In all cases in which conditional uses are granted, the City Commission shall require such evidence and guarantees as it may deem necessary as proof that the conditions stipulated are being and will be complied with in the establishment and operation of the conditional use.
- F. **Amendment of Conditional Use Permit.** Following establishment of the conditional use authorized by a conditional use permit, such conditional use permit may be amended, varied, or altered in the same manner, and subject to the same limitations, as any other regulation established by this UDC. In addition, such conditional use permit may, at any time, be amended or altered pursuant to the procedures established by this Section for its original approval.
- G. **Effect of Decision.**
 1. The granting of a conditional use does not create a right to the use. The conditional use permit may be revoked at the City Commission's sole discretion.
 2. No application for a conditional use that has been denied, in whole or in part, by the City Commission shall be resubmitted for a period of six months from the date of said denial.
- H. **Annotation of Official Zoning Map.** If the application is approved, the official zoning map shall be annotated to reference the approval by case number.

VARIANCE

The adoption of the Unified Development Code provides a framework of applicable regulations to sites within the Extraterritorial Jurisdiction and City Limits. Should a proposed development not comply with the applicable city regulations, staff will work with the applicant to address any items that do not meet the code. In some instances, the applicant is unable or chooses not to adhere to the minimum requirements within the UDC. In these instances, the applicant is notified and informed of other available options/alternatives allowed in the Code such as a variance. Below is the section of the UDC which contains requirements for a variance.

Sec. 6.3.409 Variances

- A. **Generally.** The variance process is intended to provide limited relief from the requirements of this UDC in those cases where strict application of a particular requirement will create an unnecessary hardship by preventing the use and development of land in a reasonable manner that is otherwise allowed under this UDC.
- B. **Applicability.**
 1. The Zoning Board of Adjustment may authorize such variances as will not be contrary to the spirit of this UDC; are consistent with the interests of public health, safety, and welfare; and where there is substantial justice for the applicant and owners, as well as the residents of surrounding

properties. Variances may be authorized only in accordance with the conditions enumerated in Subsection F., *Decision Criteria*, below, and then only in compliance with the procedures of this Subsection.

2. An application for a variance may be filed by the owner of, or any other person having a contractual interest in, the subject property.
3. Some variances are not within the jurisdiction of the Zoning Board of Adjustment, and are therefore, not subject to this Section. These variances include:
 - a. *Building Code Variances*. Building code variances include variances to the requirements of adopted building codes.
 - b. *Variances to Imposed Conditions of Approval*. These variances are those from the terms of one or more conditions of approval imposed by an administering body described in [Article 6.2, Administrative Bodies](#). Modifications to conditions of approval shall be sought from the body that granted the approval.
 - c. *Variances Regarding Nonconformities*. These variances include those that would have the effect of making an existing nonconforming or illegal construction (buildings and structures), site improvements, parking, or landscaping conforming. Nonconforming situations are subject to the requirements of [Article 6.1, Nonconformities](#).
 - d. *Floodplain Variances*. This includes variances to the requirements of [Division 4.3.200, Floodplain Management and Flood Damage Prevention](#), which are handled by the Code Official, in consultation with the City Engineer.
 - e. *Use Variances*. Variances shall not be used to allow a use in a zoning district in which the use is prohibited or which would constitute a change in district boundaries (*e.g.*, variances to [Article 2.2, Land Use](#)).
 - f. *Conditional Use Variances*. Variances shall not be used to modify any requirements that are set out in [Division 2.2.200, Limited and Conditional Use Standards](#), with respect to an application for conditional use approval.
 - g. *Variances to Other Laws or Regulations*. State and/or federal laws and/or regulations may not be varied by the City unless such authority is expressly granted to the City.

C. Application.

1. Applications for a variance shall be on a form approved by the Code Official.
2. It is the obligation of an applicant, who bears the burden of proof, to present facts about the circumstances which would justify a variance in convincing fashion so that the Zoning Board of Adjustment may be satisfied that the request meets each of the criteria set out in Subsection F., below.

D. Procedure. Variances are processed according to the sequential steps set out in Section [6.3.202, Pre-Application Conference](#), through Section [6.3.207, Public Meetings and Hearings](#), and shall be referred to other departments, as applicable, and then decided by the Zoning Board of Adjustment, as set out in Section [6.3.103, Public Hearing and Meeting Approvals](#).

E. Additional Conditions. The Zoning Board of Adjustment may impose such conditions and restrictions upon the premises benefited by a variance as may be necessary to comply with the standards established in this Section, to reduce or minimize the effect of such variations upon other property in the neighborhood and to better carry out the general intent of this UDC.

- F. **Decision Criteria.** The Zoning Board of Adjustment may grant a variance from the strict application of this UDC if the variance is not prohibited by Subsection B., above, and the Zoning Board of Adjustment makes findings based upon the evidence presented to it in each specific case that all of the following are demonstrated:
1. The variance is consistent with the policy directions of the Comprehensive Master Plan.
 2. The variance will not permit an intensity of use of land that is not permitted in the applicable district;
 3. The variance will not permit a use of land, building, or structure that is not otherwise permitted in the applicable district;
 4. The variance requested is the minimum variance that will make possible a permitted use of the land, building, or structure;
 5. Granting of the variance will be in harmony with the general purposes and intent of this UDC, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare;
 6. A literal interpretation of the provisions of this UDC would deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located;
 7. Granting the variance will not confer on the applicant any special privilege that is denied to other lands or structures in the same district;
 8. The need for a variance does not result from the actions of the applicant; and
 9. There are extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography that are not applicable to other lands or structures in the same district.
- G. **Effect of Decision.**
1. The Zoning Board of Adjustment may approve, approve with conditions, or deny a variance.
 2. An application for a variance may be processed simultaneously with other required applications, and approval of the other applications may be a condition of approval of the variance. However, each application shall be processed on its own independent merits according to the standards applicable to the application.
 3. All applicants requesting a variance from the provisions of this UDC shall be notified in writing of the final action taken by the Zoning Board of Adjustment.
 4. An approved variance shall be accompanied by an order of the Zoning Board of Adjustment to direct the issuance of a permit within 10 business days.
- H. **Annotation of Official Zoning Map.** If the application is approved, the official zoning map shall be annotated to reference the approval by case number.

Variance means a development approval that provides relief from the standards of this UDC (see Section 6.3.409, *Variances*).

There are multiple types of variances, but the commonly discussed variances are plat variances which vary from platting regulations and variances to the standards of the Unified Development Code.

Plat Variance

A platting variance is identified earlier within the scope of a project, these will typically be the result of parcel constraints i.e. lot width, size, or other dimensional challenges. A plat variance recently considered was Borden's Addition Lot 9 Partial Replat No. 1. The applicant was unable to meet the minimum lot size standards as required by the Unified Development Code. The applicant also requested a reduction to the rear yard setback. The reduction to the rear yard setback was to allow for similar restrictions as in the Planned Residential Neighborhood (Planned General 1) lots. The lot is approximately 7,500 square feet and the Planned Residential Neighborhood (Planned General 1) designation is for lots 8,200 square feet in size. The plat variance will follow similar steps for a Conditional Use Permit as outlined in Section [6.3.202](#), *Pre-Application Conference*, through Section [6.3.207](#), *Public Meetings and Hearings*.

Replats and platting variances follow the Texas Local Government Code noticing requirements of Section 212.015 (see below) which the City Commission will hold a final meeting and an action may be taken to approval, deny, conditional approval, amend a motion, adopt something other than the proposed action, table or to postpone the action until a later meeting until further information is provided for an item.

Sec. 212.015. ADDITIONAL REQUIREMENTS FOR CERTAIN REPLATS.

(a) In addition to compliance with Section [212.014](#), a replat without vacation of the preceding plat must conform to the requirements of this section if:

(1) during the preceding five years, any of the area to be replatted was limited by an interim or permanent zoning classification to residential use for not more than two residential units per lot; or

(2) any lot in the preceding plat was limited by deed restrictions to residential use for not more than two residential units per lot.

(a-1) If a proposed replat described by Subsection (a) requires a variance or exception, a public hearing must be held by the municipal planning commission or the governing body of the municipality.

(b) Notice of the hearing required under Subsection (a-1) shall be given before the 15th day before the date of the hearing by:

(1) publication in an official newspaper or a newspaper of general circulation in the county in which the municipality is located; and

(2) by written notice, with a copy of Subsection (c) attached, forwarded by the municipal authority responsible for approving plats to the owners of lots that are in the original subdivision and that are within 200 feet of the lots to be replatted, as indicated on the most recently approved municipal tax roll or in the case of a subdivision within the extraterritorial jurisdiction, the most recently approved county tax roll of the property upon which the replat is requested. The written notice may be delivered by depositing the notice, properly addressed with postage prepaid, in a post office or postal depository within the boundaries of the municipality.

(c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

(d) In computing the percentage of land area under Subsection (c), the area of streets and alleys shall be included.

(e) Compliance with Subsections (c) and (d) is not required for approval of a replat of part of a preceding plat if the area to be replatted was designated or reserved for other than single or duplex family residential use by notation on the last legally recorded plat or in the legally recorded restrictions applicable to the plat.

(f) If a proposed replat described by Subsection (a) does not require a variance or exception, the municipality shall, not later than the 15th day after the date the replat is approved, provide written notice by mail of the approval of the replat to each owner of a lot in the original subdivision that is within 200 feet of the lots to be replatted according to the most recent municipality or county tax roll. This subsection does not apply to a proposed replat if the municipal planning commission or the governing body of the municipality holds a public hearing and gives notice of the hearing in the manner provided by Subsection (b).

(g) The notice of a replat approval required by Subsection (f) must include:

- (1) the zoning designation of the property after the replat;
and
- (2) a telephone number and e-mail address an owner of a lot may use to contact the municipality about the replat.

Acts 1987, 70th Leg., ch. 149, Sec. 1, eff. Sept. 1, 1987.
Amended by Acts 1989, 71st Leg., ch. 345, Sec. 2 to 5, eff. Aug. 28, 1989; Acts 1993, 73rd Leg., ch. 1046, Sec. 3, eff. Aug. 30, 1993.

Amended by:

Acts 2019, 86th Leg., R.S., Ch. 951 (H.B. [3167](#)), Sec. 7, eff. September 1, 2019.

Acts 2019, 86th Leg., R.S., Ch. 1242 (H.B. [3314](#)), Sec. 2, eff. September 1, 2019.

Types of Variances Permitted by the UDC

A variance to the UDC will follow the steps as laid out within Section 6.3.409 Variances. A variance to the UDC will be considered by the Zoning Board of Adjustment should this fall under the boards jurisdiction. As seen in 6.3.409B.3. above some variances are not subject to that section within the UDC. Please see below.

These variances include:

- a. *Building Code Variances.* Building code variances include variances to the requirements of adopted building codes.
- b. *Variances to Imposed Conditions of Approval.* These variances are those from the terms of one or more conditions of approval imposed by an administering body described in [Article 6.2, Administrative Bodies](#). Modifications to conditions of approval shall be sought from the body that granted the approval.
- c. *Variances Regarding Nonconformities.* These variances include those that would have the effect of making an existing nonconforming or illegal construction (buildings and structures), site improvements, parking, or landscaping conforming. Nonconforming situations are subject to the requirements of [Article 6.1, Nonconformities](#).
- d. *Floodplain Variances.* This includes variances to the requirements of [Division 4.3.200, Floodplain Management and Flood Damage Prevention](#), which are handled by the Code Official, in consultation with the City Engineer.
- e. *Use Variances.* Variances shall not be used to allow a use in a zoning district in which the use is prohibited or which would constitute a change in district boundaries (e.g., variances to [Article 2.2, Land Use](#)).
- f. *Conditional Use Variances.* Variances shall not be used to modify any requirements that are set out in [Division 2.2.200, Limited and Conditional Use Standards](#), with respect to an application for conditional use approval.
- g. *Variances to Other Laws or Regulations.* State and/or federal laws and/or regulations may not be varied by the City unless such authority is expressly granted to the City.

Variances that have been previously considered by the Zoning Board of Adjustment include:

- Variance from installation of a sidewalk along FM 723.
- Variance from sign standards for a monument to exceed max size allowance, electronic message center to exceed size allowance and the electronic message center to be closer than 25 feet to an existing building along FM 359.
- Variance to rear yard setbacks at site development application after platting along 6th street.

The procedures for the filing of a variance are similar to the platting variance as outlined in Section [6.3.202, Pre-Application Conference](#), through Section [6.3.207, Public Meetings and Hearings](#) which requires:

(1) Pre-Application Conference meeting,

- (2) Submittal of variance application,
- (3) Application Completeness Review,
- (4) Administrative Review and Referral, and
- (5) Will need to be noticed as per the Public Notice section 6.3.206 (see below).

Sec. 6.3.206 Public Notice

B. **Generally.** Public Notice of public hearings required by this UDC shall be provided as required by Table 6.3.206, *Required Notice*.

Table 6.3.206 Required Notice		
Type of Public Hearing	Types of Notice Required	
	Publication Notice	Mailed Notice
Appeals of Administrative Decisions	Published not less than 10 days before the public hearing	Not Required
Certificate of Appropriateness	Published not less than 14 days before the public hearing	Written notice shall be sent not less than 14 days before such hearing ¹
Certificate of Appropriateness for Demolition Affecting Landmarks or Historic Overlay (HD) District	Published not less than 14 days before the public hearing	Written notice shall be sent not less than 14 days before such hearing ¹
Conditional Use Permits	Published not less than 15 days before the public hearing	Written notice shall be sent not less than 15 days before such hearing
Designation of Historic Landmarks or Districts	Published not less than 14 days before the public hearing	Written notice shall be sent not less than 14 days before such hearing
Manufactured Home Hardship Permit	Published not less than 10 days before the public hearing	Written notice shall be sent not less than 10 days before such hearing ²
Temporary Use Permit	Published not less than 15 days before the public hearing	Written notice shall be sent not less than 15 days before such hearing
Text Amendments to this UDC	Published not less than 15 days before the public hearing	Not Required

Table 6.3.206 Required Notice		
Type of Public Hearing	Types of Notice Required	
	Publication Notice	Mailed Notice
Variances	Published not less than 10 days before the public hearing	Written notice shall be sent not less than 10 days before such hearing
Zone Changes (e.g., rezoning)	Published not less than 15 days before the public hearing	Written notice shall be sent not less than 15 days before such hearing
Demolition by Neglect	Published not less than 14 days before the public hearing	Written notice shall be sent not less than 14 days before such hearing ¹

Table Notes:

3. Notice must also be posted on the property, as established by the Historic Preservation Officer (HPO).
4. Certified mail, return receipt requested.

- C. **Procedural Requirements for Notice.** All notices shall describe the action proposed to be taken and the date, time, and place of the public hearing. In addition, the following requirements apply based on the type of required notice:
1. *Publication Notice.* Notice shall be published in an official newspaper of general circulation in the City as provided by state law.
 2. *Mailed Notice.*
 - a. Written notice shall be sent to all owners of real property which is located within 200 feet of the subject property or within 200 feet of any other abutting property under the same ownership as the subject property.
 - b. Measurements shall be taken inclusive of public streets.
 - c. Such notice may be served by using the last known address as listed on the City tax roll and depositing the notice, postage paid, with the United States Postal Service (USPS).
 - d. As specified in Table 6.3.206, *Required Notice*, certain notices require certified mail, return receipt requested.

(Ord. No. [2017-21](#), 09/05/2017)

Sec. 6.3.207 Public Meetings and Hearings

- H. **Generally.** All public meetings and hearings shall be open to the public except as otherwise provided in the [Chapter 551, Open Meetings](#), of the Tex. Gov't Code (also known as the "Texas Open Meetings Act"). However, not all decisions require public hearings. Therefore, recommendations and decisions that are authorized by this UDC are classified as requiring a "public meeting" or "public hearing."

- I. **Joint Meetings.** Any public hearing required by this UDC or the laws of the state may be held jointly with any public hearing required to be held by any other board, council, or commission of the City, except the Zoning Board of Adjustment. Such joint meetings may be held after publication of notice as required by law.
- J. **Public Meetings.** Any board, council, or commission that is identified in [Article 6.2, Administrative Bodies](#), except the Zoning Board of Adjustment, may establish a consent agenda. The consent agenda may consist of all matters brought before the board, council, or commission for action that does not require a public hearing. All items on the consent agenda shall be approved simultaneously by motion without comment or debate. An item may be removed from the consent agenda prior to said approval at the request of any member of the board, council, or commission present at the meeting, or by City staff. Items removed from the consent agenda shall be considered on the regular agenda.
- K. **Public Hearings.**
 1. *Procedures.* Boards, councils, and commissions will adopt rules of procedure for the conduct of public hearings. The following general procedures shall be reflected in the adopted rules of procedure.
 - a. Any person may appear at a public hearing, submit evidence, and be heard.
 - b. If a speaker represents an organization, the body conducting the hearing may request written evidence of that person's authority to speak on behalf of the group in regard to the matter under consideration.
 - c. Persons appearing at a public hearing shall identify themselves and state their address and similar information about any organization they represent.
 - d. Citizens, applicants, and the City have the right to present expert witnesses.
 - e. The chairperson may impose a reasonable time limit on speakers and may limit testimony that is irrelevant or redundant.
 2. *Representation.* Persons appearing before a board, council, or commission may appear in person or through a representative or agent. The representative or agent shall provide satisfactory proof of his or her authority upon the request of the City, board, council, or commission.
 3. *Quorum.* The number of members of a board, council, or commission that is required in order to constitute a quorum is set out in the City's *Code of Ordinances* and in [Division 6.2.100, Commissions and Boards](#).
- L. **Decisions.**
 1. *All Decisions.* Except when voice votes are authorized, a vote shall be conducted in such manner that the public may know the vote of each person entitled to vote.
 2. *Planning and Zoning Commission and City Council Decisions.* Except where this UDC or state statutes provide otherwise, official action requires the favorable vote of a majority of a quorum present.
 3. *Zoning Board of Adjustment Decisions.* In accordance with Section [211.009, Authority of Board](#), of the Tex. Local Gov't Code, the decisions of the Zoning Board of Adjustment are as follows.
 - a. In exercising its powers, the Zoning Board of Adjustment may, in conformity with the provisions of the statutes of the state as existing or hereafter amended, reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination as ought to be made and shall have all the powers of the officer from whom the appeal is taken.

- b. The Zoning Board of Adjustment shall have the power to impose reasonable conditions to be complied with by the applicant. The concurring vote of 75 percent of the number of regular members of the Zoning Board of Adjustment shall be necessary to reverse any order, requirement, decision, or determination of any such administrative official, or to decide in favor of the application on any matter upon which it is required to pass under this Chapter or to effect any variance in said Chapter.
 - 4. *Protest against change.* In case of a protest against a change in zoning district, signed by the owners of 20 percent or more either of the land included in such proposed change, or of the land within 200 feet thereof, including any intervening public street, such amendment shall not become effective except by the favorable vote of three-fourths of all the members of the City Commission.
- M. Time Limitations for Decisions.**
- 1. For rezoning applications, the Planning and Zoning Commission may defer its report for not more than 60 days to the City Commission. If the Planning and Zoning Commission fails to finally report after 60 days to the City Commission, then the report is deemed to have a recommendation of denial. If the Planning and Zoning Commission makes a recommendation after the public hearing, then the proposal will move forward to the next regularly scheduled City Commission hearing in accordance with Section [6.3.206](#), *Public Notice*.
 - 2. For preliminary and final plats, the City Commission shall have final consideration of approval, which must occur within 30 days from when the application has been determined complete.
- N. Conditions of Approval.** Some procedures set out in this UDC authorize the administering body to impose such conditions upon the premises benefited by the approval as may be necessary to reduce, minimize or eliminate potential adverse impact upon other property in the area, or to carry out the general purpose and intent of the Comprehensive Master Plan and this UDC. In such cases, any conditions attached to approvals shall be directly related to the impacts of the proposed use or development, and shall be roughly proportional in both extent and amount to the anticipated impacts of the proposed use or development, and / or shall carry out the general purpose and intent of the City's *Comprehensive Master Plan* and this UDC. No conditions of approval, except for those attached to a variance approval, shall be less restrictive than the requirements of this UDC.

DISCUSSION POINTS

- The above-mentioned items were not a comprehensive list of items that may be varied.
- Questions regarding the Conditional Use Permit.
- Questions regarding the variance types or review process.

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



RICHMOND
EST. **TEXAS** 1837

PLANNING AND ZONING COMMISSION

Staff Report: Discussion a possible text amendment to prohibit Drive-in / Drive-through Facilities in the OT, Olde Town and DN, Downtown districts.

Agenda Date: October 2, 2023

Agenda Item: C5.

Agenda Item Subject: Discussion on classification change for Drive-in / Drive-through Facilities in the OT, Olde Town and DN, Downtown districts.

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

Presenter: Mason A. Garcia, Planning Director

Background

On September 5, 2023, the Planning and Zoning Commission requested information regarding changing and/or removing land uses Drive-in / Drive-through Facilities from the Unified Development Code (UDC) as an agenda item for consideration. At the request of the Planning and Zoning Commission, staff has prepared a report which would provide a text amendment to the Unified Development Code to reclassify the Drive-in / Drive – through facilities within the OT, Olde Town and DN, Downtown districts (historic districts) as prohibited from conditional use as currently specified within the UDC.

The Unified Development Code (UDC) contains provisions for all aspects of the use and 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 the Comprehensive Mater Plan indicates there should be review of land development ordinances to ensure they are consistent with the policies and objectives of the plan. Policy D.2. further indicates the continuous re-evaluation of “the City’s incentives, policies, and regulations - while at the same time - setting quality and character standards that are compatible with the historic character and future trajectory of the community.”

OLDE TOWN DISTRICT DEVELOPMENT STANDARDS REVIEW

The Olde Town zoning district’s purpose is to preserve the tradition 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 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.

The Olde Town District contains regulations to allow for higher intensity of development compared to the General Commercial and Suburban Commercial Districts. The Floor Area Ratio of the Olde Town district is

5.5% high than General Commercial district and 1.4% higher than the Suburban Commercial District (see Exhibit A).

The current regulations within the UDC allows non-residential development within OT, Olde Town to have reduced setbacks on the lots to permit for development on smaller parcels of land (see Exhibit B). The required setbacks in the OT district are less than the required setbacks for the Suburban Commercial and General Commercial Districts in all cases but one, the street side setbacks of Suburban Commercial are identical to the Olde Town District setbacks.

Exhibit A

Table 3.1.201A Nonresidential and Mixed-Use Development Standards										
Standard	Stories	Zoning District								
		SC	GC	OT	DN ¹	BP	IN	MU	PI	RV
Minimum Landscape Surface Ratio (LSR)	N/A	25%	15%	25%	1%	20%	15%	15%	20%	25%
Floor Area Ratio ("FAR")²	1	0.321	0.280	0.335	0.962	0.342	0.518	0.280	0.342	0.321
	2	0.408	0.335	0.431	1.852	0.435	N/A	0.335	0.435	.0408
	3	N/A	N/A	N/A	2.680	0.478	N/A	0.358	0.478	N/A
	4	N/A	N/A	N/A	3.448	N/A	N/A	0.371	N/A	N/A
Density	N/A	N/A	N/A	N/A	See Notes ¹ and ⁴	N/A	N/A	See Note ⁵	N/A	See Note 6
Minimum Area of Parcel Proposed for Development	N/A	N/A	1 ac.	N/A	N/A	1 ac.	5 ac.	5 ac.	1 ac.	2 ac.
Minimum Street Frontage	N/A	80'	200'	N/A	70'	125'	250'	250'	125'	80'
Maximum Building Height³	N/A	35'	45'	35'	60'	45'	60'	60'	45'	35'

TABLE NOTES:
N/A - Not Applicable

1. No off-street parking is required in the DN district, except for downtown lofts, townhouses, and live-work units, where the required number of spaces per housing type shall be provided on-site in parking lots that are located behind the principal building (which is built to the street) or in garages that take access from an alley, or on off-site parking lots located within 200 feet of the parcel proposed for development.
2. The FARs account for the landscape surface ratio (including setbacks, bufferyards, on-site drainage, and parking lot landscape areas) and required on-site parking, excluding the DN district. Multiplying the site area by the FAR determines the maximum building size.
3. Refer to Subsection D.2.c., *Setback Planes*, of this Section.
4. Refer to the maximum gross density for downtown lofts in the downtown DN district.
5. Refer to the maximum gross density for live-work units and multi-family in the MU district.
6. Ten spaces per acre are allowed for recreational vehicle parks.

Exhibit B

Table 3.1.2018 Nonresidential and Mixed-Use Setbacks									
Standard	Zoning District								
	SC	GC	OT	DN³	BP	IN	MU	PI	RV
Front	25'	25'	15'	0'	35'	25'	40'	50'	20'
Interior Side	7'	15'	5'	0'	15'	20'	25'	50'	10'
Street Side	15'	25'	15'	0'	25'	25'	40'	50'	15'
Rear	20'	25'	15'	0'	35'	40'	30'	50'	10'
Residential District Boundary^{1,2}	15'	20'	N/A	N/A	50'	100'	75'	50'	20'

TABLE NOTES:
N/A - Not Applicable

1. Refer to Subsection D.2.c., *Setback Planes*, of this Section.
2. If a two-story structure is constructed on a lot or parcel that abuts or is contiguous to a residential zoning district or use, there shall be no windows, doors, or other openings constructed on that side of the second story facing the residential district or use.
3. Refer to Subsection E., *DN District Setbacks*, of this Section.

The following table provides a list of land uses that are permitted, limited, or conditional in the OT district:
*Temporary Uses not included

Olde Town (OT)		
Permitted Uses	Limited Uses	Conditional Uses
Hospital	Industrialized Housing	Recreation and Fitness, Indoor
Medical Office / Clinic / Medical Lab	Single-Family Detached	Bar or Nightclub
Nursing / Convalescent Home	Duplex	Drive-In / Drive-Through Facility
Recreation and Fitness, Outdoor	Triplex	Parking Garage
Alcohol Beverage Sales	Townhouse	
Animal Grooming Facilities	Live –Work Unit	
Retail Sales and Services	Child-Care, Family Home	
Parking, Stand-Alone	Child-Care, Group Home	
Public Utilities	Child-Care, Residential (foster home/ agency foster home)	
Office, General	Child-Care Facility, Residential (other)	
	Home Business	
	Home Occupation	
	Assisted Living Facility	
	Child Care Facility, Day-Care	

	Place of Public Assembly (event facilities; meeting halls; fraternal organizations; places of worship)	
	Schools, Private	
	Schools, Public	
	Animal Boarding or Veterinarian Services, Small Animal	
	Custom Assembly	
	Nano-brewery	
	Overnight Accommodations (e.g., hotels, motels)	
	Restaurant	
	Microbrewery	
	WTF, Attached	
	WTF, Freestanding Stealth	

DOWNTOWN DISTRICT DEVELOPMENT STANDARDS REVIEW

The purpose of the Downtown district is to provide for commercial and mixed-use development within the City's original central business district. Development within the Downtown district is urban in character (i.e., buildings are built to the street and parking is generally provided on-street or in public or private parking lots or parking structures.

The Downtown District (see Exhibit "A") contains regulations to allow for higher intensity of development compared to the Olde Town, General Commercial and Suburban Commercial districts. The Floor Area Ratio of the Downtown Town district is 62.7% higher than the Olde Town district, 68.2% higher than General Commercial district and 64.1% higher than the Suburban Commercial district.

The current regulations (see Exhibit "B") within the UDC permit non-residential development within DN, Downtown to not have setback requirements in order to keep the district compatible with the current downtown layout.

The following table provides a list of land uses that are permitted, limited, or conditional in the DN district:

*Temporary Uses not included

Downtown (DN)		
<i>Permitted Uses</i>	<i>Limited Uses</i>	<i>Conditional Uses</i>
Downtown Lofts	Industrialized Housing	Recreation and Fitness, Indoor

Mixed-Use Planned Development	Single-Family Detached	Massage Establishment
Hospital	Townhouse	Parking Garage
Medical Office / Clinic / Medical Lab	Live –Work Unit	
Nursing / Convalescent Home	WTF, Attached	
Alcohol Beverage Sales	WTF, Freestanding Stealth	
Animal Grooming Facilities	Child-Care, Family Home	
Bar or Nightclub	Child-Care, Group Home	
Mixed-Use	Child-Care, Residential (foster home/ agency foster home)	
Office, General	Child-Care Facility, Residential (other)	
Restaurant	Home Business	
Retail Sales and Services	Home Occupation	
Parking, Stand-Alone	Assisted Living Facility	
	Child Care Facility, Day-Care	
	Place of Public Assembly (event facilities; meeting halls; fraternal organizations; places of worship)	
	Animal Boarding or Veterinarian Services, Small Animal	
	Custom Assembly	
	Drive-In / Drive-Through Facility	
	Nano-brewery	
	Overnight Accommodations (e.g., hotels, motels)	
	Microbrewery	

PROPOSED AMENDMENTS

The proposed amendment would remove Drive-ins / Drive-through Facilities as a limited use in Downtown and Conditional Use in Olde Town (see proposed amendment below).

Table 2.2.104 Commercial Uses													
P = Permitted Use; L = Limited Use; C = Conditional Use; -- = Prohibited Use													
Land Use	Limited and Conditional Use Standards	Zoning Districts											
		Residential		Nonresidential									
		SR	GR	SC	GC	OT	DN	BP	IN	MU	PI	RV	
Commercial Uses													
Alcohol Beverage Sales	Sec. 2.2.203	--	--	P	P	P	P	--	--	L	--	L	
Animal Grooming Facilities	N/A	--	--	P	P	P	P	--	--	P	--	--	
Animal Boarding or Veterinarian Services, Large Animal	Sec. 2.2.203	--	--	--	C	--	--	--	L	--	--	--	
Animal Boarding or Veterinarian Services, Small Animal	Sec. 2.2.203	--	--	L	L	L	L	--	L	L	--	--	
Bar or Nightclub	Sec. 2.2.203	--	--	L	L	C	P	--	--	L	--	--	
Custom Assembly	Sec. 2.2.203	--	--	C	L	L	L	C	P	L	--	--	
Drive-In / Drive-Through Facility	Sec. 2.2.203	--	--	L	L	€	⊥	L	--	L	L	L	
Heavy Retail / Home Center	Sec. 2.2.203	--	--	--	L	--	--	--	L	L	--	--	
Massage Establishment	Sec. 2.2.203	--	--	C	C	C	C	C	C	C	--	C	
Mixed-Use	Sec. 2.2.203	--	--	--	--	--	P	--	--	L	--	--	
Nanobrewery	Sec. 2.2.203	--	--	C	L	L	L	C	P	L	--	--	
Nursery / Greenhouse, Retail	Sec. 2.2.203	--	--	--	L	--	--	--	P	L	--	--	
Office, General	Sec. 2.2.203	--	--	P	P	P	P	P	--	L	P ¹	L	
Overnight Accommodations (e.g., hotels, motels)	Sec. 2.2.203	--	--	L	L	L	L	L	--	L	--	--	
Pawn Shop	Sec. 2.2.203	--	--	--	--	--	--	--	L	--	--	--	
Restaurant	Sec. 2.2.203	--	--	P	P	L	P	--	--	L	L	C	
Retail Sales and Services	Sec. 2.2.203	--	--	P	P	P	P	P	P	L	--	L	
Vehicle Gas or Fueling Station	Sec. 2.2.203	--	--	L	P	--	--	P	P	L	--	--	
Vehicle Sales, Rental, and Service	Sec. 2.2.203	--	--	--	L	--	--	--	L	--	--	--	
Wholesale	N/A	--	--	--	--	--	--	--	P	--	--	--	

TABLE NOTES:

N/A - Not Applicable

¹ These allowances are to accommodate functions or actions related to the public provisions of services (e.g., bill payment window at a government office, fuel pumps or vehicle repair for government vehicles, alcohol sales at government sponsored public events, etc.).

Table 2.2.203 Commercial Limited and Conditional Use Standards			
Drive-In, Drive-Through Facility	SC GC	1. Drive-in, drive-through	N/A
	⊕		

Table 2.2.104 Commercial Uses														
P = Permitted Use; L = Limited Use; C = Conditional Use; -- = Prohibited Use														
Land Use	Limited and Conditional Use Standards	Zoning Districts												
		Residential		Nonresidential										
		SR	GR	SC	GC	OT	DN	BP	IN	MU	PI	RV		
	DN BP MU RV	facilities are permitted only as an accessory use to a principal use (e.g., restaurant or bank). 2. The facility shall take access from an arterial or collector street, or in the case of a multi-tenant center, from an internal drive.											1. The drive-in, drive-through facility shall not be located within the front yard. 2. Ordering stations facing abutting residentially zoned or used property shall be buffered with an eight foot high masonry wall and landscaping on the side facing the residential area.	
	PI	N/A											Drive-in and drive-through uses are allowed to accommodate functions or actions related to the public provisions of services (e.g., bill payment window at a government office, etc.)	

TABLE NOTE:
N/A - Not Applicable

TEXT AMENDMENTS TO THE UDC

Pursuant to Section 6.3.406 B, Petitions to amend the text of this UDC shall be made to the Code Official. The City Commission and any other body that is described in Article 6.2, *Administrative Bodies*, may initiate an amendment by an affirmative motion of a majority of the administrative body.

Text amendments are processed according to the sequential steps set out in Section 6.3.205, *Administrative Review and Referral*, through Section 6.3.207, *Public Meetings and Hearings*, and shall be decided by the City Commission after recommendation of the Planning and Zoning Commission, as set out in Section 6.3.103, *Public Hearing and Meeting Approvals*, including the following (Section 6.3.406 C.):

1. *Staff Review.* The Code Official shall review each proposed amendment in light of the decision criteria of Subsection D., below, and refer the application to other departments as deemed necessary. Based on the results of those reviews, the Code

Official shall provide a report and recommendation to the Planning and Zoning Commission.

2. *Planning and Zoning Commission Recommendation.*

- a. The Planning and Zoning Commission shall hold a public hearing on the proposed text amendment. Following the hearing, the Planning and Zoning Commission shall make a final report to the City Commission.
- b. The Planning and Zoning Commission may defer its report to the City Commission for not more than 60 days. If the Planning and Zoning Commission fails to finally report after 60 days to the City Commission, then the report is deemed to have a recommendation of denial. If the Planning and Zoning Commission makes a recommendation after the public hearing, then the proposal will move forward to the next regularly scheduled City Commission hearing as per the notice requirements set out in Section [6.3.206](#), *Public Notice*.
- c. Upon receiving the final report of the Planning and Zoning Commission, the City Secretary or City Attorney shall draft and forward an ordinance to the City Commission for consideration.

DECISION CRITERIA TO TEXT AMENDMENTS

Recommendations and decisions regarding petitions to amend the text of this UDC are legislative in nature, but shall be based on consideration that the proposed amendment (UDC Section 6.3.406 D)(see below Staff's findings):

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

Given that private investment decisions account for a vast majority of the City's physical form, zoning and associated development criteria (technical engineering standards) which are the basic keys to ensuring that the form, character, and quality of development reflect the City's planning objectives, the proposed text amendment would impede with the following implementation of the Comprehensive Master Plan:

Vision Statement

- ***Encourage, promote, and welcome expanding...business growth and development; and***
- ***Provide a healthy business and economic atmosphere.***

Priority H of the Comprehensive Master Plan, "Diversify Richmond's business and employer mix and reduce the opportunity to "keep residents of Richmond and surrounding communities shopping in Richmond.... (and) also increase tax revenue."

H.1. Provide a competitive set of economic development incentives to attract high-quality developers that have a consistent vision with the community.

H.8. Embrace economic and cultural diversification, which is thriving in Fort Bend County, as the community promotes the growth of Richmond’s businesses and neighborhoods.

In Olde Town District, drive-in/drive-through facilities is permitted with an approved Conditional Use Permit and as such must be discretionarily approved by the City Commission on a case-by-case basis. In addition to the requirements shown in Table 2.2.203, the approval process for the Conditional Use Permit and decision criteria listed in Section 6.3.401 (D), the application must follow an additional six (6) steps prior to approval seen below.

- 1. Pre-Application Conference meeting***
- 2. Filing of Application***
- 3. Application Completeness review***
- 4. Administrative Review and Referral***
- 5. Public notice***
- 6. Public Meetings and Hearing***

In Downtown District, drive-in/drive-through facilities is a limited use, this is to ensure the use is only permitted if the conditions set out in Table 2.2.203 Commercial, Limited and Conditional Use Standards are met.

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

The removal of the Drive-ins / Drive-through Facilities will not encourage economic opportunities as stated in Sec. 1.1.202.C of the UDC, “This UDC is enacted to be consistent with and implement the policies and other strategic directions of the City’s Comprehensive Master Plan” as it will increase the number of zoning districts that would prohibit Drive-ins / Drive-through Facilities; thereby, interfering with the Comprehensive Master Plan’s goals and priorities for business growth and development, and providing a healthy business and economic atmosphere.

The Comprehensive Master Plan cautions that development regulations, standards, policies and procedures “should reflect the community’s desire for quality development outcomes while recognizing economic factors. They should not delay or interfere unnecessarily with appropriate new development or redevelopment that is consistent with plan principles and directives.” The UDC has adopted several procedures that must be met (development criteria and standards) or approved by City Commission to ensure the public’s health, safety and welfare. The proposed text amendment would interfere unnecessarily with eligible new development or redevelopment that is consistent with plan principles and directives in the Olde Town and Downtown districts.

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

A properly designed site that meets the City's development criteria and standards would maintain and/or advance any public health safety or general welfare concerns brought by the development of Drive-ins / Drive-through Facilities.

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 prohibition of Drive-ins / Drive-through Facilities may mitigate adverse impacts to air quality and noise levels of surrounding neighbors. Drive-ins / Drive-through Facilities typically have cars running the entire time they are in the process of purchasing or consuming at these facilities.

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.

Generally, the Olde Town and Downtown districts have been developed and have existing infrastructure and services, by prohibiting Drive-ins / Drive-through Facilities the strategic objectives of the City Commission may not be advanced as the proposed text amendment would interfere with the Comprehensive Master Plan's Vision Statement and Polices:

D.1. Cultivate a predictable investment climate that attracts high-quality development practices (e.g., architecture, building quality, landscaping) by protecting property investments from incompatible or ad hoc development decisions.

D4. "Set aside a balanced mix of residential, civic and commercial land uses to meet the lifestyle needs of all residents and business owners."

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.

DISCUSSION POINTS

- Discuss existing *Drive-ins / Drive-through Facilities* use standards as it relates to the Olde Town and Downtown zoning districts.
- Discuss possibilities for alternate use considerations for *Drive-ins / Drive-through Facilities* in the Olde Town and Downtown districts.



Staff Report to P&Z Commission
Discussion on a possible text amendment to prohibit Drive-in / Drive-through
Facilities in the Olde Town and DN, Downtown districts.
October 2, 2023

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



PLANNING AND ZONING COMMISSION
Staff Update on Williams Ranch Commercial and Multifamily Reserve

Agenda Date: October 2, 2023
Agenda Item: C6.
Agenda Item Subject: Staff Update on Williams Ranch Commercial and Multifamily Reserve
Project Planner: Mason A. Garcia, Planning Director

INTRODUCTION

This is an agenda item to discuss the status of Williams Ranch Commercial and the final plat Williams Ranch Multifamily Commercial Reserve, two (2) reserves, zero (0) lots, in one (1) block. The discussion will focus on providing a summary of the platting completion and the proposed multifamily unit development of approximately 380 units; 285 one (1) bedrooms units and 95 two (2) bedroom units (see Schematic Drainage and Utility Plan).

SUMMARY

A preliminary and final plat for Williams Ranch Multifamily Commercial Reserve was submitted for review and consideration. The information below summarizes the platting process timeline.

Preliminary Plat

A preliminary plat for Williams Ranch Multifamily Commercial Reserve, to be developed as multi-family units (see Schematic Drainage and Utility Plan), was reviewed by the Planning and Zoning Commission on March 6, 2023, where the Commission recommended a conditional approval upon addressing the following:

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

The preliminary plat was conditionally approved upon addressing the comments listed above by the City Commission on March 20, 2023.

Final Plat

The Planning and Zoning Commission reviewed and recommend approval of the final plat on May 5, 2023. The City Commission granted approval of the final plat on May 15, 2023.

Mylar Submittal

The applicant submitted a mylar for City signatures on July 2, 2023. The applicant has informed Staff of the following:

“Fort Bend County Engineering Department requires a bond for the right-of-way before plat recordation. At first, the current owner did not want to file a bond for the road since

their goal was to sell the tract to the multifamily developer and the developer would do the bond. I think the current owner is working on getting a bond..."

The applicant will record the plat once the right-of-way bond has been resolved.

SUMMARY

Due to the incomplete right-of-way bond required by Fort Bend County, the property owner/developer has not submitted any plans for review at this time. Staff will provide an update on plans reviewed for the proposed multifamily development once plans have been submitted for review.

REMAINDER OF ACREAGE

Additional acreage previously proposed for an industrial park has had a single pre-development meeting with American Furniture Warehouse. The meeting was conducted on January 24, 2023. Staff provided the applicant with comments on a proposed furniture warehouse. There has been no submittal for a preliminary plat or further communication regarding the remaining acreage.

End of Report

STATE OF TEXAS :
COUNTY OF FORT BEND :

We, Parkside Vigavi WR, LLC, a Texas limited liability company, acting by and through Brett Walker, President of Parkside Williams Ranch, LLC, a Texas limited liability company, its Manager, and Luis Rene Garza Villareal, Manager of Vigavi Williams Ranch, LLC, a Texas limited liability company, its Manager, hereinafter referred to as Owners of the 18.2033 acre tract shown hereon and solid property according to all lines, dedications, restrictions, and notations on said map or plat and do hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally on 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 seven feet (7' 0") 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 on additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements or seven feet, six inches (7' 6") 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, 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, Texas, or any other governmental agency, the right to enter upon said easement at any time for the purpose of construction and maintenance of drainage facilities and structures.

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

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

IN TESTIMONY WHEREOF THE, Parkside Vigavi WR, LLC, a Texas limited liability company, has caused these presents to be signed by Brett Walker, President of Parkside Williams Ranch, LLC, a Texas limited liability company, its Manager, and thereunto authorized, this 18 day of July, 2023.

Parkside Vigavi WR, LLC,
a Texas limited liability company

By: Parkside Williams Ranch, LLC,
a Texas limited liability company,
its Manager
Brett Walker

By: Brett Walker, President

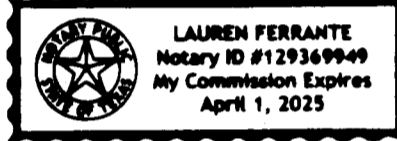
STATE OF TEXAS :
COUNTY OF FORT BEND :

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 18 day of July, 2023.

Notary Public in and for the State of Texas

My Commission Expires: April 1, 2025



IN TESTIMONY WHEREOF THE, Parkside Vigavi WR, LLC, a Texas limited liability company, has caused these presents to be signed by Luis Rene Garza Villareal, Manager of Vigavi Williams Ranch, LLC, a Texas limited liability company, its Manager, thereunto authorized, this 11 day of July, 2023.

Parkside Vigavi WR, LLC,
a Texas limited liability company

By: Vigavi Williams Ranch, LLC,
a Texas limited liability company,
its Manager
Luis Rene Garza Villareal

By: Luis Rene Garza Villareal, Manager

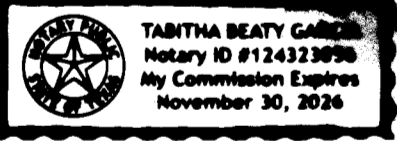
STATE OF TEXAS :
COUNTY OF FORT BEND :

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 11th day of July, 2023.

Notary Public in and for the State of Texas

My Commission Expires: 11-30-26



I, Walter K. Rogardus, 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.



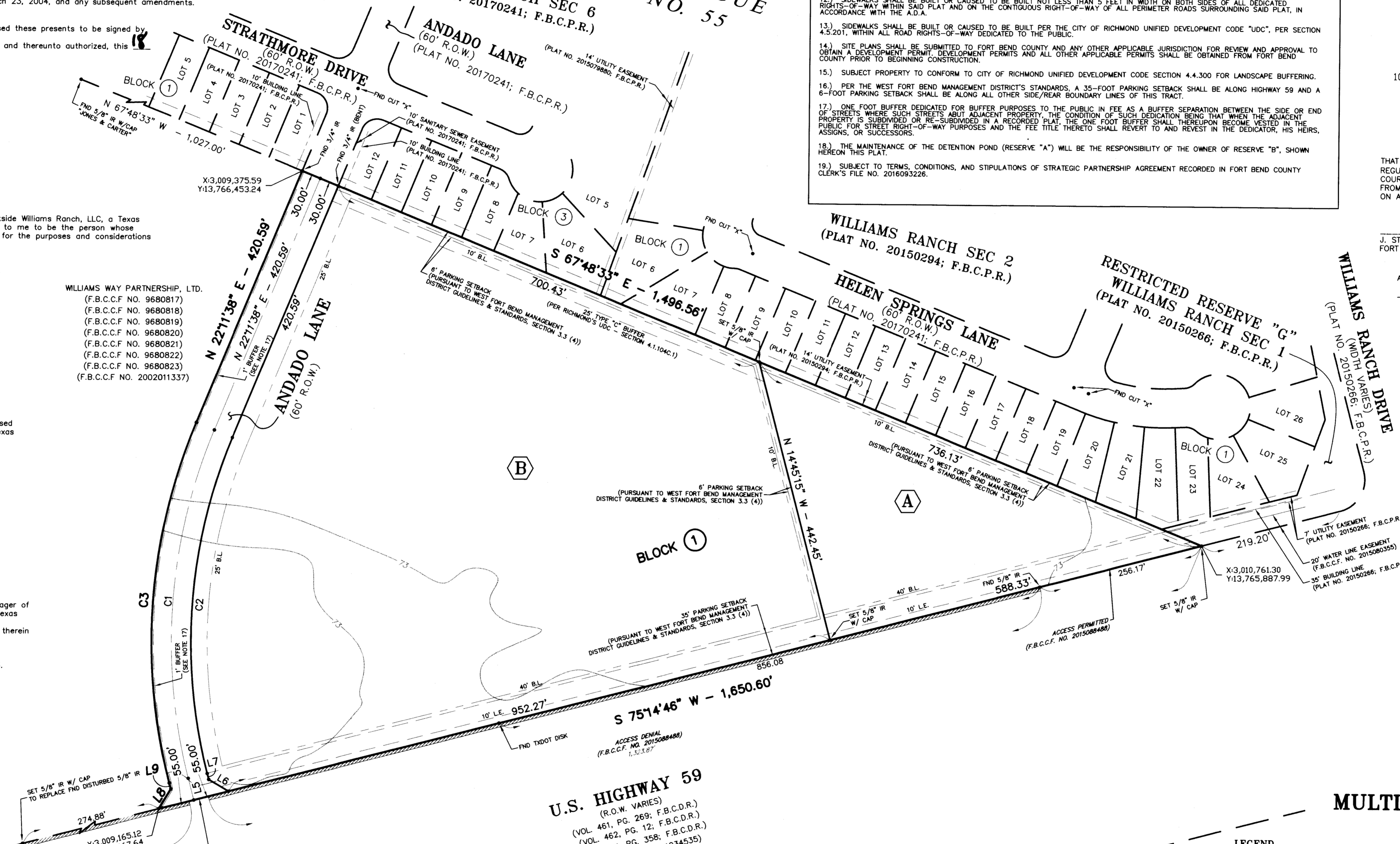
I, Robert Chris Kelly, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown, all 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.



RESTRICTED RESERVE TABLE

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

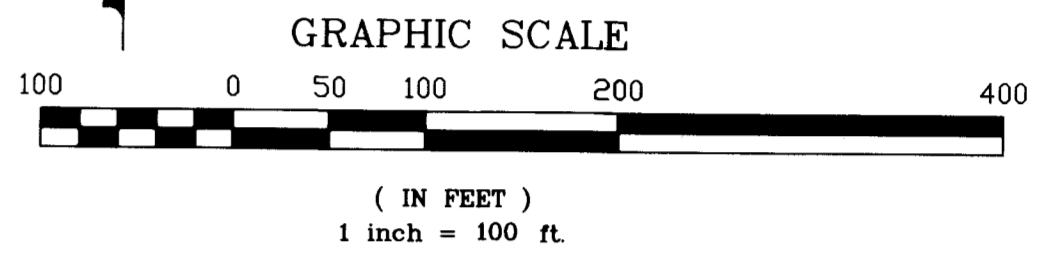
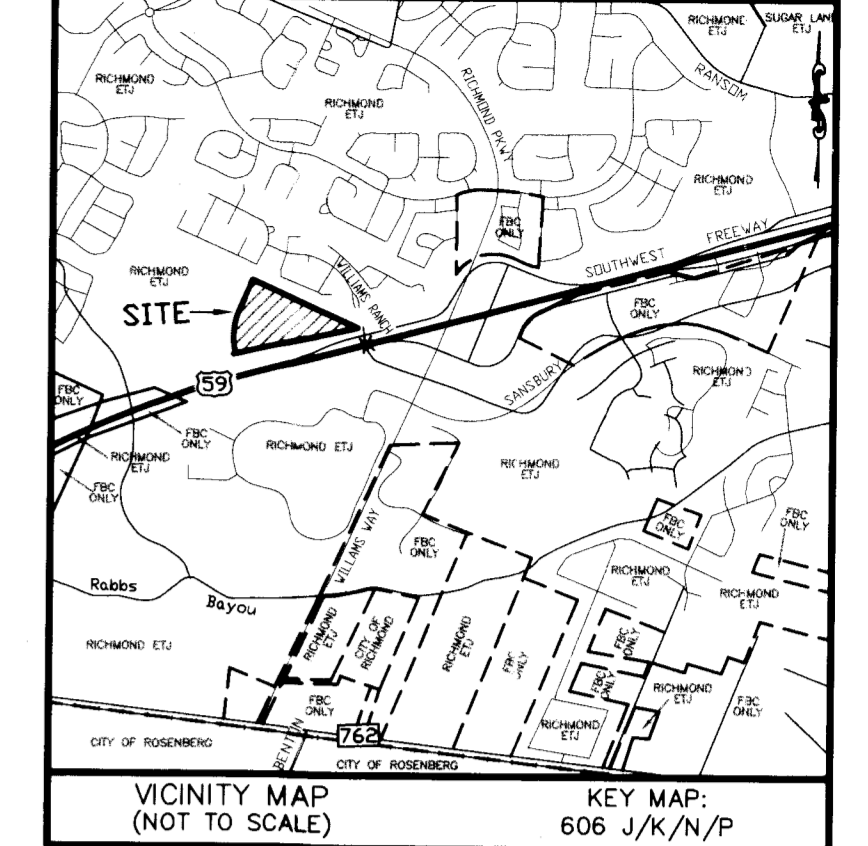
JANE H. LONG LEAGUE
ABSTRACT NO. 55
WILLIAMS RANCH SEC 6
(PLAT NO. 20170241; F.B.C.P.R.)



U.S. HIGHWAY 59
(R.O.W. VARIES)
(VOL. 461, PG. 269; F.B.C.D.R.)
(VOL. 462, PG. 12; F.B.C.D.R.)
(VOL. 494, PG. 358; F.B.C.D.R.)
(F.B.C.C.F. NO. 2011034535)
(F.B.C.C.F. NO. 2015086898)
(F.B.C.C.F. NO. 2015084888)
(F.B.C.C.F. NO. 2015088517)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	850.00'	548.13'	538.68'	N 03°43'12" E	36°56'52"
C2	820.00'	528.79'	519.67'	N 03°43'12" E	36°56'52"
C3	880.00'	567.48'	557.70'	N 03°43'12" E	36°56'52"

- NOTES:
- 1.) BEARINGS AND COORDINATES SHOWN HEREON ARE SURFACE, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NO. 4204, NO. 83), AS OBTAINED FROM THE CITY OF HOUSTON C.O.R.S. SYSTEM, AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.99987085637.
 - 2.) THE MINIMUM FINISHED SLAB ELEVATION SHALL BE 77.20 FEET ABOVE MEAN SEA LEVEL (NAVD '88 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, AS DETERMINED BY THE FUTURE SITE PLAN, WHICHEVER IS HIGHER.
 - 3.) BENCHMARK: ELEVATIONS ARE BASED ON GPS OBSERVATIONS IN THE FIELD USING NGS C.O.R.S. (NAVD '88, GEOID 12A)
 - 4.) ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE FORT BEND COUNTY DRAINAGE DISTRICT, THE CITY OF RICHMOND'S EXTRA TERRITORIAL JURISDICTION, WILLIAMS RANCH MUD NO. 1, AND FORT BEND COUNTY, TEXAS.
 - 5.) THE DRAINAGE SYSTEM FOR THIS SUBDIVISION WITHIN FORT BEND COUNTY IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
 - 6.) ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
 - 7.) ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
 - 8.) ACCORDING TO THE FORT BEND COUNTY OUTDOOR LIGHTING ZONE MAP, THIS PLAT LIES IN LIGHTING ZONE 3 (LZ3).
 - 9.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48157-C-0265 L, EFFECTIVELY DATED APRIL 2, 2014, THIS PROPERTY LIES IN SHADDED ZONE X1, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
 - 10.) NO ABOVE GROUND EVIDENCE WAS FOUND MARKING THE EXISTENCE OF ANY PIPELINES CROSSING THIS PLAT.
 - 11.) * - INDICATES A SET 5/8" IR W/ CAP STAMPED "MCKIM & CREED", UNLESS OTHERWISE NOTED.
 - 12.) SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
 - 13.) SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT PER THE CITY OF RICHMOND UNIFIED DEVELOPMENT CODE "UDC", PER SECTION 4-2-201, WITHIN ALL ROAD RIGHTS-OF-WAY DEDICATED TO THE PUBLIC.
 - 14.) SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMIT, DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
 - 15.) SUBJECT PROPERTY TO CONFORM TO CITY OF RICHMOND UNIFIED DEVELOPMENT CODE SECTION 4.4.300 FOR LANDSCAPE BUFFERING.
 - 16.) PER THE WEST FORT BEND MANAGEMENT DISTRICT'S STANDARDS, A 35-FOOT PARKING SETBACK SHALL BE ALONG HIGHWAY 59 AND A 6-FOOT PARKING SETBACK SHALL BE ALONG ALL OTHER SIDE/REAR BOUNDARY LINES OF THIS TRACT.
 - 17.) ONE FOOT BUFFER DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT, THE ONE FOOT BUFFER SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
 - 18.) THE MAINTENANCE OF THE DETENTION POND (RESERVE "A") WILL BE THE RESPONSIBILITY OF THE OWNER OF RESERVE "B", SHOWN HEREON THIS PLAT.
 - 19.) SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS OF STRATEGIC PARTNERSHIP AGREEMENT RECORDED IN FORT BEND COUNTY CLERK'S FILE NO. 2016093226.



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

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

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

VINCENT M. MORALES, JR., COMMISSIONER PRECINCT 1
GRADY PRESTAGE, COMMISSIONER PRECINCT 2
KP GEORGE, COUNTY JUDGE

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

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

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

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

FINAL PLAT OF
WILLIAMS RANCH
MULTIFAMILY COMMERCIAL RESERVE
AND STREET EXTENSION

A SUBDIVISION OF AN 18.2033 ACRE
TRACT OF LAND IN THE
JANE H. LONG LEAGUE,
ABSTRACT NO. 55,
FORT BEND COUNTY, TEXAS
1 BLOCK - 2 RESERVES - 0 LOTS

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

3003 West Alabama Street
Houston, Texas 77008
PHONE: 713.459.8719

~ SURVEYOR ~
MCKIM & CREED
ENGINEERS, SURVEYORS, PLANNERS

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

JOB NO. 08514-0005
MAY 12, 2023

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

DISTRICT NAMES

COUNTY ASSISTANCE DISTRICT	N/A
WCID	N/A
MUD	WILLIAMS RANCH MUD NO. 1
FWSD	N/A
LID	N/A
MANAGEMENT DISTRICT	WEST FORT BEND MANAGEMENT DISTRICT
SCHOOL	LAMAR CISD
FIRE	N/A
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	RICHMOND ETJ
UTILITIES CO.	CENTERPOINT

STATE OF TEXAS
COUNTY OF FORT BEND

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

This is the 28th day of July, 2023.

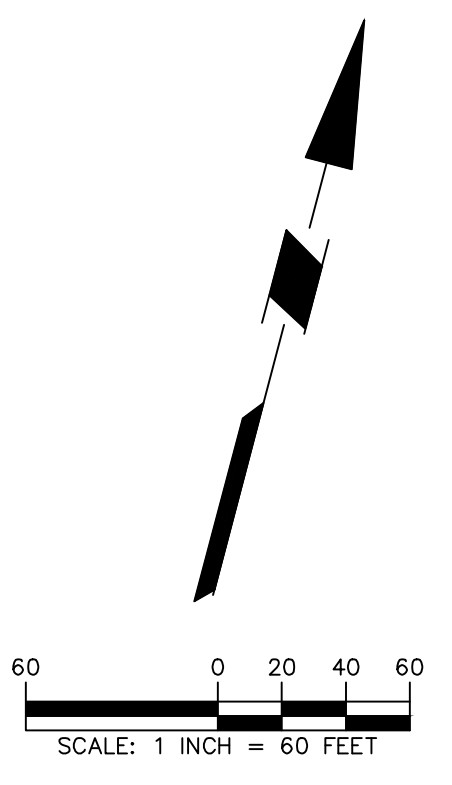
Jenni Vela
Terri Vela, City Manager

STATE OF TEXAS
COUNTY OF FORT BEND

This Plat of WILLIAMS RANCH MULTIFAMILY COMMERCIAL RESERVE AND STREET EXTENSION approved on May 15, 2023, by the City of Richmond City Commission, and signed this the 28th day of July, 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
Rebecca K. Haas, Mayor

Shaheer
LaSha Gillespie, City Secretary



- NOTES:
1. MINIMUM FINISHED FLOOR ELEVATION = 77.2

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

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

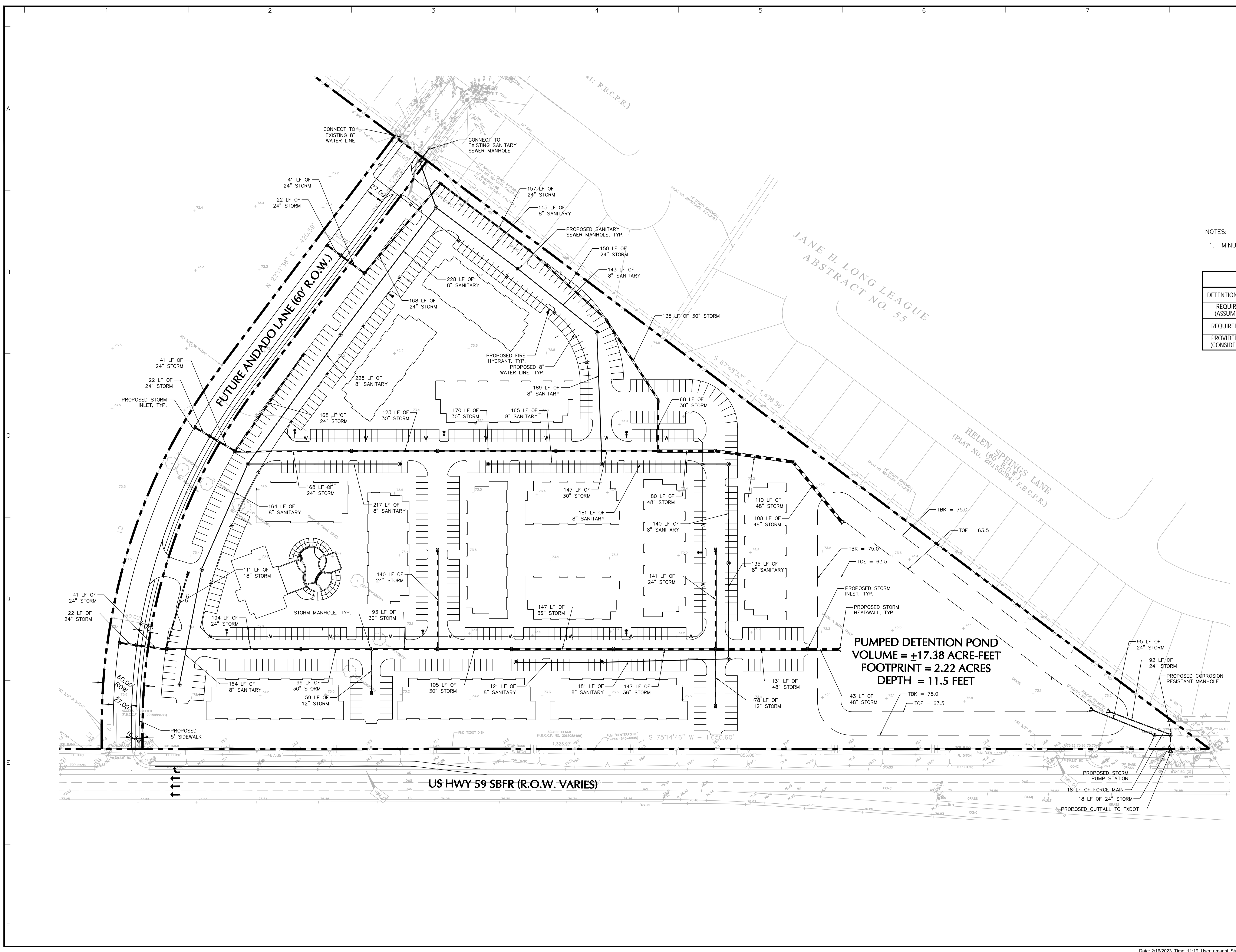
Date	Description	No.
Revisions		

LANGAN
Langan Engineering and Environmental Services, Inc.
17220 Katy Freeway, First Floor, Suite 125
Houston, TX 77094
T: 281.675.7900 F: 281.675.7901 www.langan.com
TBPE FIRM REG. #F-13709

Project
WILLIAMS RANCH DEVELOPMENT
RICHMOND
FORT BEND COUNTY TEXAS

Drawing Title
SCHEMATIC DRAINAGE & UTILITY PLAN

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





C7. DEVELOPMENT UPDATES TO THE PLANNING AND ZONING COMMISSION

October 2023

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

PRE-APPLICATION CONFERENCES			
LOCATION	LAND USE	TARGET INDUSTRY	DESCRIPTION
<ul style="list-style-type: none"> ▪ Thompson Rd & Inwood Dr. (GC and WFBMD) 	Retail development	Yes Business Services	<ul style="list-style-type: none"> ▪ <i>The subject site is located at the corner of Thompson Road and Inwood Drive. The applicant proposed a retail building of approximately 5,004 sf. Staff discussed development standards and the permitting process. Follow-up comments for the meeting were provided to the applicant.</i>
<ul style="list-style-type: none"> Indigo Section 2 subdivision (ETJ and Development Agreement) 	Residential/ Mixed Use	No	<ul style="list-style-type: none"> ▪ <i>The subject site is a section within the Indigo Master Planned Community located between Harlem Road and Grand Parkway, south of Owens Road. Staff met with the applicant to discuss proposed plat of Indigo Section 2 subdivision for a residential/ mixed-use development. Staff discussed the platting process. Follow-up comments for the meeting were provided to the applicant.</i>
<ul style="list-style-type: none"> ▪ 2006 Thompson Rd Ste. 200 (GC and WFBMD) 	Pharmacy	No	<ul style="list-style-type: none"> ▪ <i>The subject site is west of Thompson Road, office building adjacent to Thompson Square apartments, and south of Inwood Drive. Staff met with the applicant to discuss the permitting process. Follow-up comments for the meeting were provided to the applicant.</i>
<ul style="list-style-type: none"> ▪ 1421 Great Blue Heron Lane (ETJ) 	Veranda Montessori	No	<ul style="list-style-type: none"> ▪ <i>The subject site is located at the northwest corner of Erastus Smith Boulevard and Great Blue Heron Lane. The applicant is proposing a 13,768 sf. Montessori school with four (4) outdoor playgrounds. Staff met with the applicant to discuss the platting and permitting process and development standards. Follow-up comments for the meeting were provided to the applicant.</i>

<ul style="list-style-type: none"> 3821 Williams Way Blvd. (ETJ) 	River Park West Greenspace Refresh	No	<ul style="list-style-type: none"> The subject site is located along the east of Williams Way Boulevard. The applicant is proposing to upgrade the current recreation area. These upgrades will include the addition of a shade structure, playground equipment, sprayground, extend parking lot and dog park.
<ul style="list-style-type: none"> 806 Thompson Rd. (PI District) 	Calvary Episcopal Church (drainage and tree removal)	No	<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 improvements and tree removal. Staff discussed the permitting and tree removal process for the proposed improvements. Follow-up comments for the meeting were provided to the applicant.
<ul style="list-style-type: none"> FM 359 and Foster-Briscoe (ETJ) 	Battery energy storage system	Yes	<ul style="list-style-type: none"> The subject site is located along the south of FM 359 and west of Foster-Briscoe; north of Foster High School). The applicant, SMT Energy LLC, is proposing a 9.95 MW/12.386 MWh AC Utility Scale Battery Energy Storage System. Staff discussed the permitting process for the proposed development. Follow-up comments for the meeting were provided to the applicant.
<ul style="list-style-type: none"> 1006 FM 359 (SC and WFBMD) 	Elite Business Center	Yes	<ul style="list-style-type: none"> The subject site is located at 1006 FM 359, on the east side of FM 359 between Del Aqua Drive and Rio Vista Drive intersections along FM 359. The applicant is proposing 10 office warehouse buildings measuring from 8,125 sf to 11,700 sf. Staff discussed the Site Development Plan and platting 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"> 5330 FM 1640 (GC & WFBMD) 	Walmart Store #0546	<ul style="list-style-type: none"> The subject site is located southeast of FM 1640; directly across Wharton County Junior College. Staff reviewed the 3rd submittal of the site development plans.
<ul style="list-style-type: none"> 4400 FM 723 (ETJ) 	Foster High School Additions	<ul style="list-style-type: none"> The subject site is located at 4400 FM 723 located directly next to Briscoe Junior High School. Staff reviewed the 5th submittal of proposed additions (classrooms, gym, cafeteria expansion, custodial, storage, and additional parking). Staff provided comments to the submitted plans.

<ul style="list-style-type: none"> 0 Mercantile St (ETJ) 	Indigo Filing Station	<ul style="list-style-type: none"> The subject site is in the Indigo Core Village subdivision within the Indigo Master Planned Community located between Harlem Road and Grand Parkway, south of Owens Road. Staff reviewed the 2nd submittal of a proposed welcoming center and pedestrian gathering.
<ul style="list-style-type: none"> 2327 Richmond Parkway (ETJ) 	Break Time at Richmond Parkway (C-Store)	<ul style="list-style-type: none"> The subject site is located at the northeast corner of Circle Seven Road and Richmond Parkway and south of Long Acres Ranch. Staff reviewed the first submittal of a proposed convenient store and retail building. The scope of work includes an approximate 6,312 square foot building with 12 gas pumps.
<ul style="list-style-type: none"> 2315 Richmond Parkway (GC/WFBMD) 	Montessori at Veranda	<ul style="list-style-type: none"> The subject site is located at the northwest corner of Circle Seven Road and Richmond Parkway; adjacent to The Huntington Richmond apartments (62+ apartment community). Staff reviewed the first submittal of a proposed 13,250 square foot building for a Montessori Daycare.
<ul style="list-style-type: none"> 2406 FM 723 (ETJ) 	Market at Kingdom Heights (C-store with fuel pumps)	<ul style="list-style-type: none"> The subject site is located along the east side of FM 723, south of Kingdom Heights Boulevard. Staff reviewed the 3rd submittal of a proposed Gas Station and C-store. The scope of work includes an approximate 6,000 square foot building with 10 gas pumps.

<u>COMPREHENSIVE MASTER PLAN UPDATE EVENTS</u>
September 13 th , 2023, at 5:00 pm City Hall Annex 600 Morton Street Richmond, TX.
September 27 th , 2023, at 5:00 pm. @ Friends of North Richmond 1305 Clay Street Richmond, TX.
October 4 th , 2023, at the Masonic Lodge located at 211 Morton Street, Richmond, TX.

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