



**CITY COMMISSION
AGENDA ITEM COVER MEMO**

DATE: May 20, 2024

Staff Review:

City Manager _____
City Attorney _____
Finance _____
Fire Department _____
Police Department _____
Public Works _____

AGENDA ITEM: A11

**SUBMITTED BY: Mason A. Garcia, Planning Director
Planning Department**

SYNOPSIS

This agenda is a presentation on the Comprehensive Master Plan Update and the Olde Town Plan. The presentation will focus on a potential timeline to adoption significant Comprehensive Master Plan Update items a proposal for the Olde Town Richmond concept plan. Kendig Keast Collaborative will present a proposal for updates and revisions to the Comprehensive Master Plan and the enhancement to the Olde Town area (redevelopment areas and ideas).

COMPREHENSIVE PLAN 2014 GOALS ADDRESSED

The Comprehensive Master Plan recommends five-year updates that identify the successes and shortcomings of the plan, review what has changed over the last five years, and formulate recommendations on how the plan should be modified in light of those changes.

BACKGROUND

See key updates and proposal summary below:

- Recap of the 2014 Priorities;
- 2024 Priorities;
- Potential Redevelopment Opportunities;
- Main Pathways and Gateways; and
- Redevelopment Ideas.

BUDGET ANALYSIS

FUNDING SOURCE	ACCOUNT NUMBER	PROJECT CODE/NAME	FY 2023 - 2024 FUNDS BUDGETED	FY 2023 - 2024 FUNDS AVAILABLE	AMOUNT REQUESTED
N/A	N/A	N/A	N/A	N/A	N/A

BUDGET AMENDMENT REQUIRED? YES _____ NO

Requested Amendment: N/A
Budgeted funds estimated for FY 2023 - 2024: N/A

Purchasing Review: N/A
Financial/Budget Review: N/A

FORM CIQ: N/A

FORM 1295 N/A

SUPPORTING MATERIALS

A presentation has been submitted by the Planning Consultant Kendig Keast Collaborative for review by the Mayor and City Commission.

STAFF'S RECOMMENDATION

Update for City Commission. Provide input on the Comprehensive Master Plan Update and Olde Town Richmond Plan Development Concept.

City Manager Approval: _____



CITY COMMISSION

Comprehensive Master Plan Update and Olde Town Plan - Presentation

Agenda Date: May 20, 2024

Agenda Item:

Agenda Item Subject: Comprehensive Master Plan Update and Olde Town Plan.

Project Planner: Mason A. Garcia, Planning Director

INTRODUCTION

This agenda is a presentation on the Comprehensive Master Plan Update and the Olde Town Plan. The presentation will focus on the research found regarding the Comprehensive Master Plan Update and the Olde Town Plan. Kendig Keast Collaborative will present a proposal for updates and revisions to the Comprehensive Master Plan and the enhancement to the Olde Town area (redevelopment areas and ideas). See key updates and proposal summary below:

- Recap of the 2014 Priorities;
- 2024 Priorities;
- Potential Redevelopment Opportunities;
- Main Pathways and Gateways; and
- Redevelopment Ideas.

See attached presentation.

End of Report



Comprehensive Master Plan & Olde Town Plan

May 20, 2024

Latest from process:



Changes to
Future Land Use map



Olde Town
draft concept plan



Next steps
and timing

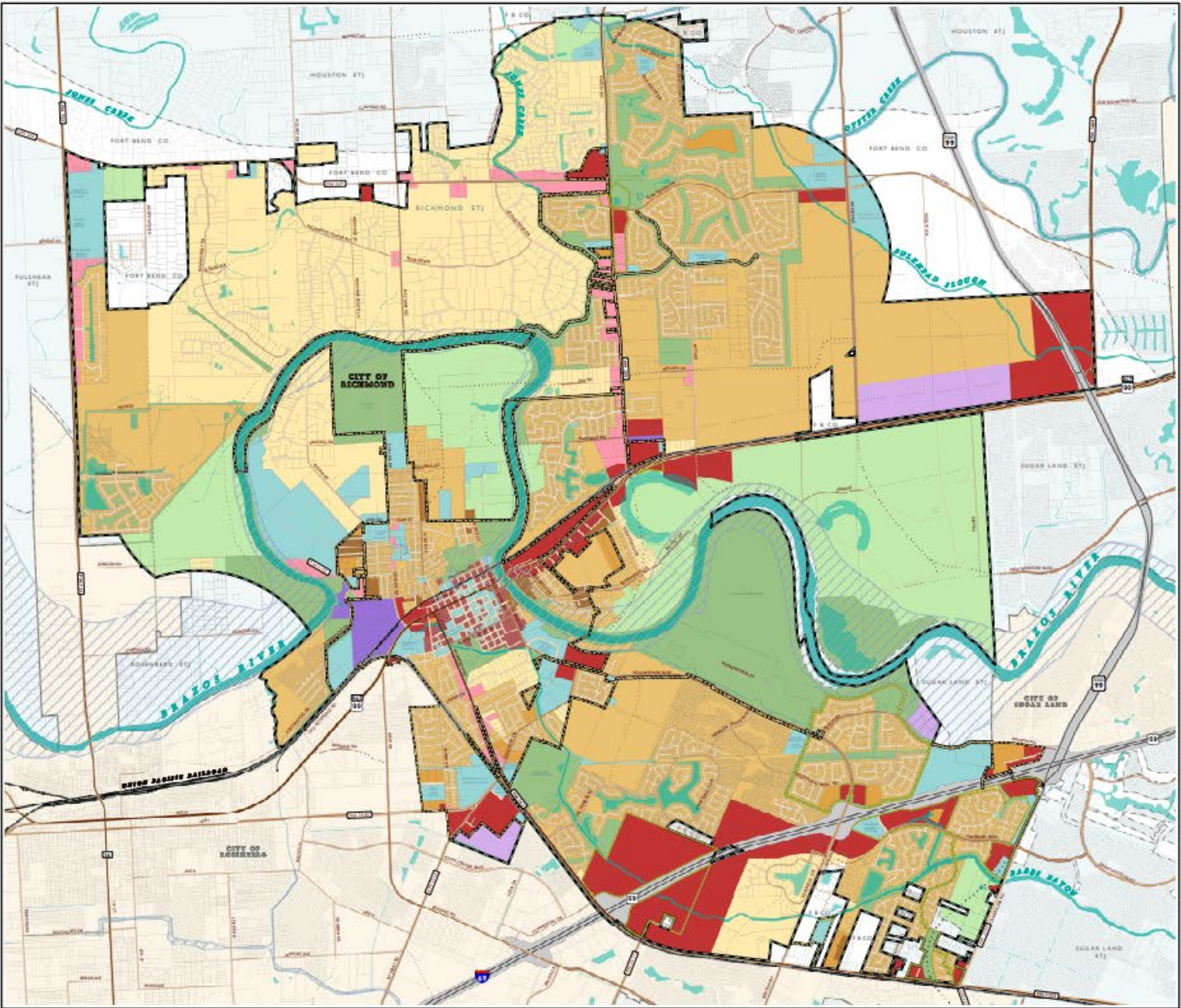


FUTURE LAND USE PLAN

LEGEND

LAND USE CLASSIFICATION	LAND USE DESCRIPTION
RURAL	Agricultural and rural uses, warranting protection from premature development or lands being held for future development. Includes scattered rural homesteads that are independent of subdivisions.
SUBURBAN RESIDENTIAL	Single-family residential lots that are typically one acre or larger. Clusters located in commercial subdivisions on the periphery of subdivisions, although portions of the original City grid have a similar lot size and spacing character. Frequently located near natural or man-made amenities (e.g., water bodies, scenic views, golf courses, greenways). The overall design and lot configuration typically aim to preserve the character of the region's natural amenities.
GENERAL RESIDENTIAL	Single-family detached or attached homes, townhomes, or patio homes. Characterized by low densities and separation between dwellings, relative to suburban residential areas.
MULTIFAMILY RESIDENTIAL	Apartment complexes, senior living facilities, and other higher-density housing types. Generally located along corridors or in transitional areas between commercial and lower-density residential areas, using buffering to reduce the differences in scale or intensity of development. They include limited office and retail components within master-planned projects.
MANUFACTURED HOMES RESIDENTIAL	Generally located along corridors, or in transitional areas between commercial and lower-density residential areas, using buffering to reduce the differences in scale or intensity of development.
SUBURBAN CORRIDOR	Low-impact commercial development (with occasional residential uses) within or at the edge of appropriate neighborhood settings, such as strip centers or suburban centers. May include residential buildings converted to small-scale office or retail space along major corridors.
GENERAL COMMERCIAL	A broad range of retail, recreation, entertainment, office, institutional, and service uses. Sites and buildings are relatively large in scale and serve the local and regional trade areas. The location and proximity relative to other classifications should be carefully considered, especially in areas containing projects in nearby residential areas.
HISTORIC DISTRICT	To retain Richmond's original City grid street pattern and reflect a greater diversity of land use types. Typically using performance standards to ensure compatible character and scale of residential, commercial, civic/institutional, and vertical mixed uses.
BUSINESS PARK	Low-rise office or light industrial uses, often as part of a master-planned project. Characterized by similar signage and design standards that promote high-quality building and landscaping materials.
INDUSTRIAL	A variety of light heavy industrial uses, including those with potentially significant impacts on surrounding properties. Special considerations include green building practices, buffering, screening and outdoor security and storage to optimize compatibility with adjacent land uses.
PUBLIC / INSTITUTIONAL	Schools, hospitals, places of worship, community organizations, and City, County, and State-owned land or buildings that may require special scale of land.
PARKS AND OPEN SPACE	Community parks, recreational facilities, cemeteries, and open spaces, as well as conservation areas required by the Reclamation and other natural resources. Park design, intensity of development, and planned uses / activities should match the character of the surrounding area.

DOWNTOWN HISTORIC DISTRICT



LEGEND

JURISDICTIONAL BOUNDARIES
EXTRAJURISDICTIONAL JURISDICTION
CITY LIMITS
LIMITED PURPOSE ANNEXATIONS
OTHERS - CITY
OTHERS - CITY LIMIT
FORT BEND CO

FEATURES
FEMA FLOODWAYS
RAILROADS

THROUGHFARE SYSTEM
REGIONAL
REGIONAL PROPOSED
PRINCIPAL ARTERIAL
MINOR ARTERIAL
MINOR ARTERIAL PROPOSED
COLLECTOR
COLLECTOR PROPOSED
RESIDENTIAL

ADOPTED JULY 21, 2014

This map shall serve as the City's planning reference to guide future development and influence land use and zoning regulations.

It is recommended and advised that the Future Land Use Plan will allow the existing zoning ordinance to remain in effect until such time as zoning regulations are updated to reflect the future land use plan.

DISCLAIMER

This map is intended for general informational purposes only, and does not constitute a legal notice.

The City of Richmond, Texas, makes no warranty regarding the accuracy or completeness of the information on this map and the user assumes all responsibility for any errors or omissions.



2019 Map

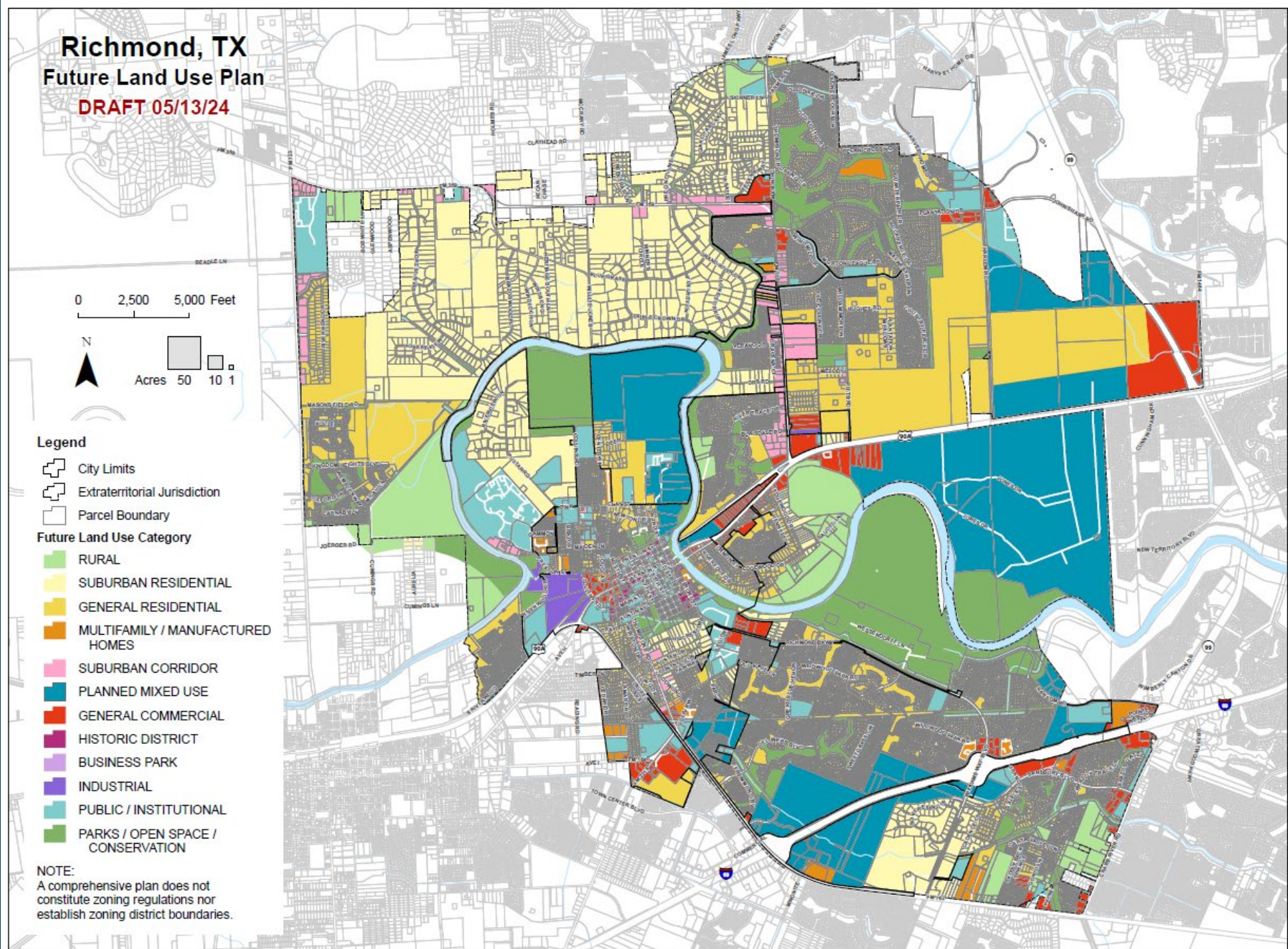
Legend

- City Limits
- Extraterritorial Jurisdiction
- Parcel Boundary

Future Land Use Category

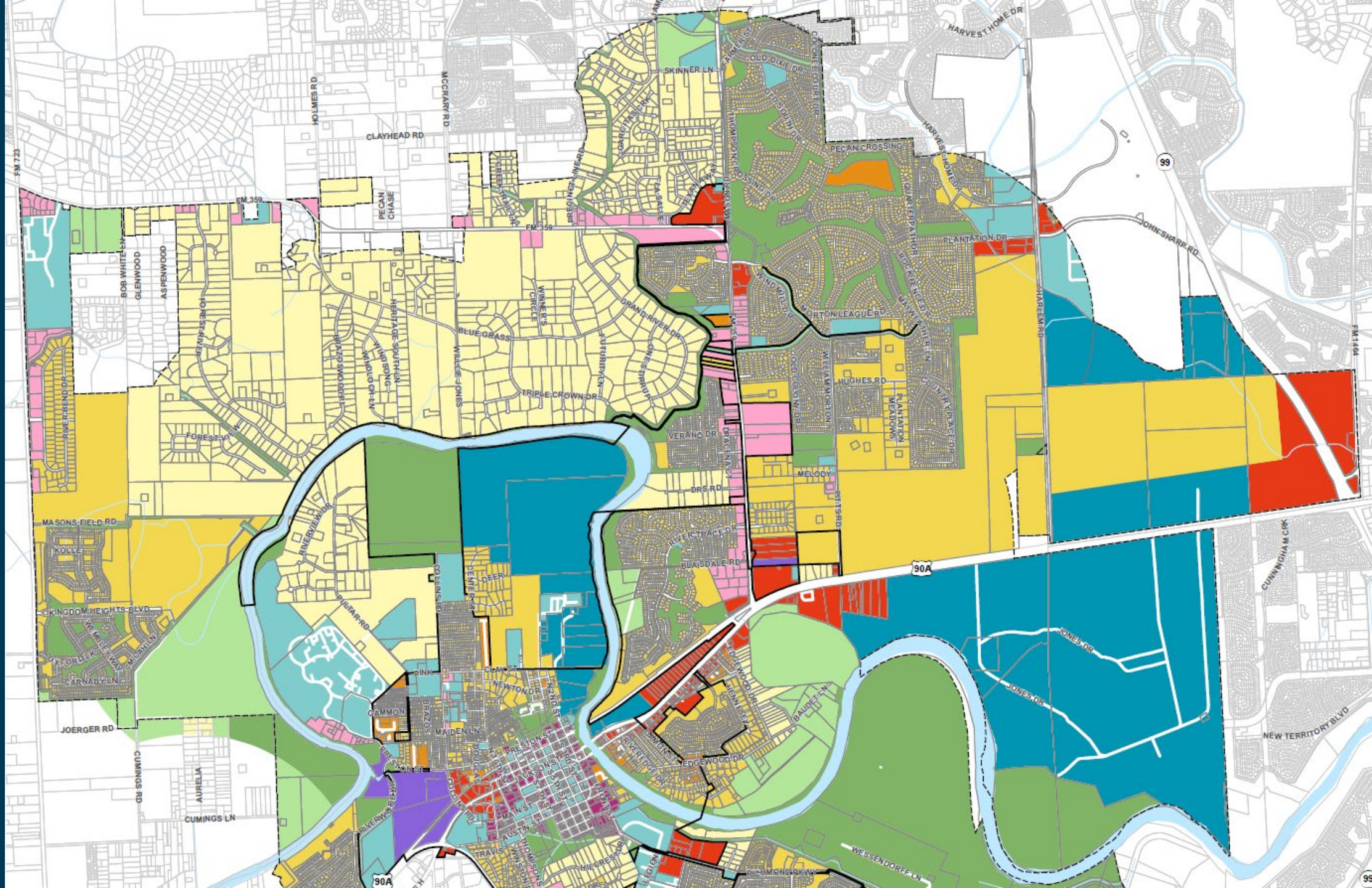
- RURAL
- SUBURBAN RESIDENTIAL
- GENERAL RESIDENTIAL
- MULTIFAMILY / MANUFACTURED HOMES
- SUBURBAN CORRIDOR
- PLANNED MIXED USE
- GENERAL COMMERCIAL
- HISTORIC DISTRICT
- BUSINESS PARK
- INDUSTRIAL
- PUBLIC / INSTITUTIONAL
- PARKS / OPEN SPACE / CONSERVATION

Acres 50 10 1



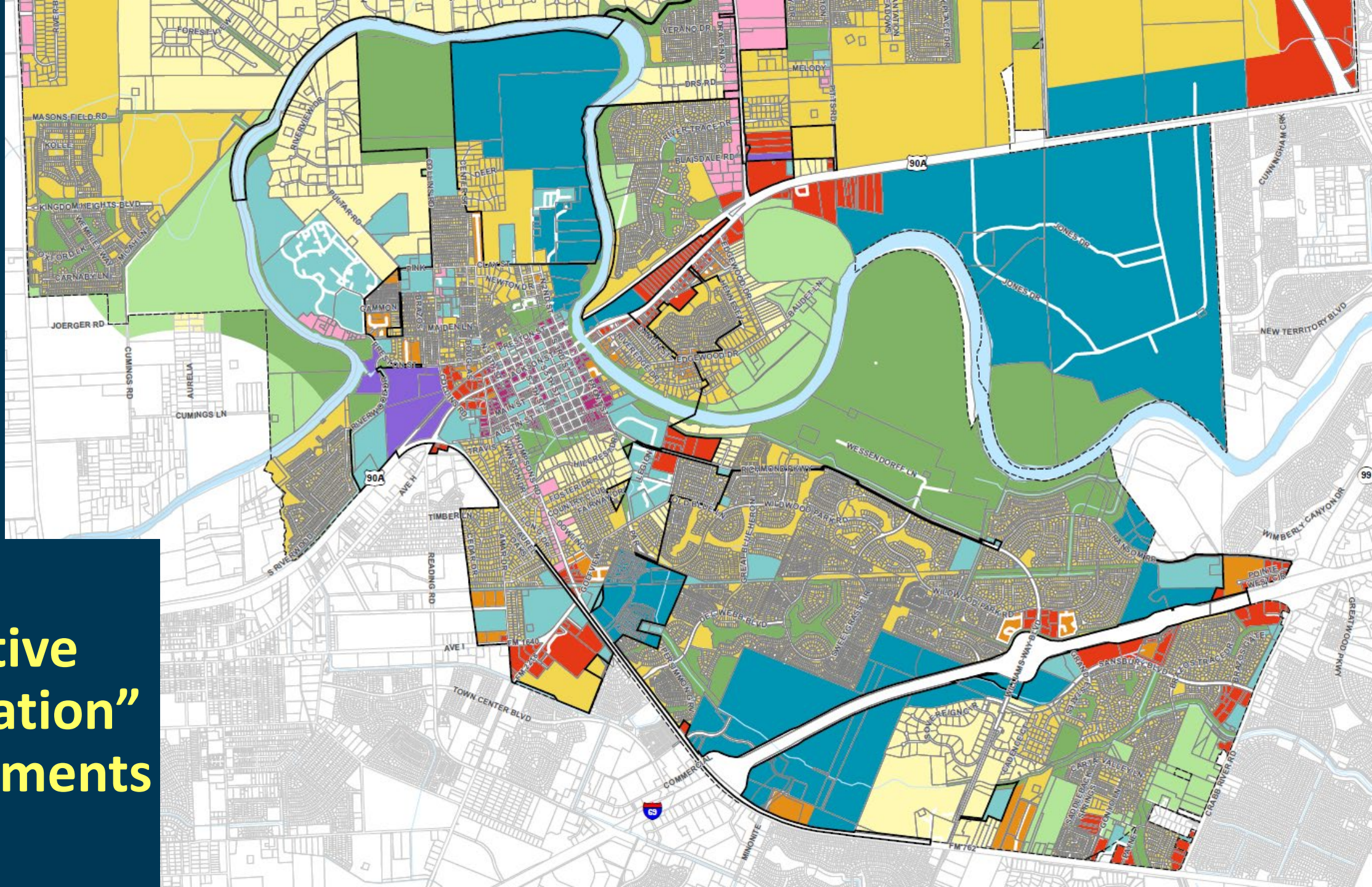
How
handle
Indigo

Flex
for
large
areas
still to
develop



Mix of housing types or of other uses

Creative “destination” developments



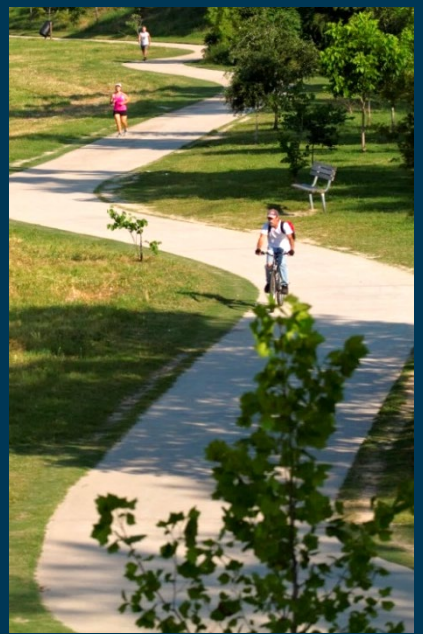


- ① Podium loft apartments
- ② Mixed-use
- ③ Office
- ④ Institutional
- ⑤ Restaurant / commercial
- ⑥ Townhouses
- ⑦ Structured parking ramp
- ⑧ Park amphitheater
- ⑨ Public garden or other park uses
- ⑩ Pedestrian trail
- ⑪ Plaza
- ⑫ New railroad bridge
- ⑬ Pedestrian bridge (current RR bridge)
- ⑭ Streetscape enhancements
Curb extensions
Crosswalk accent paving



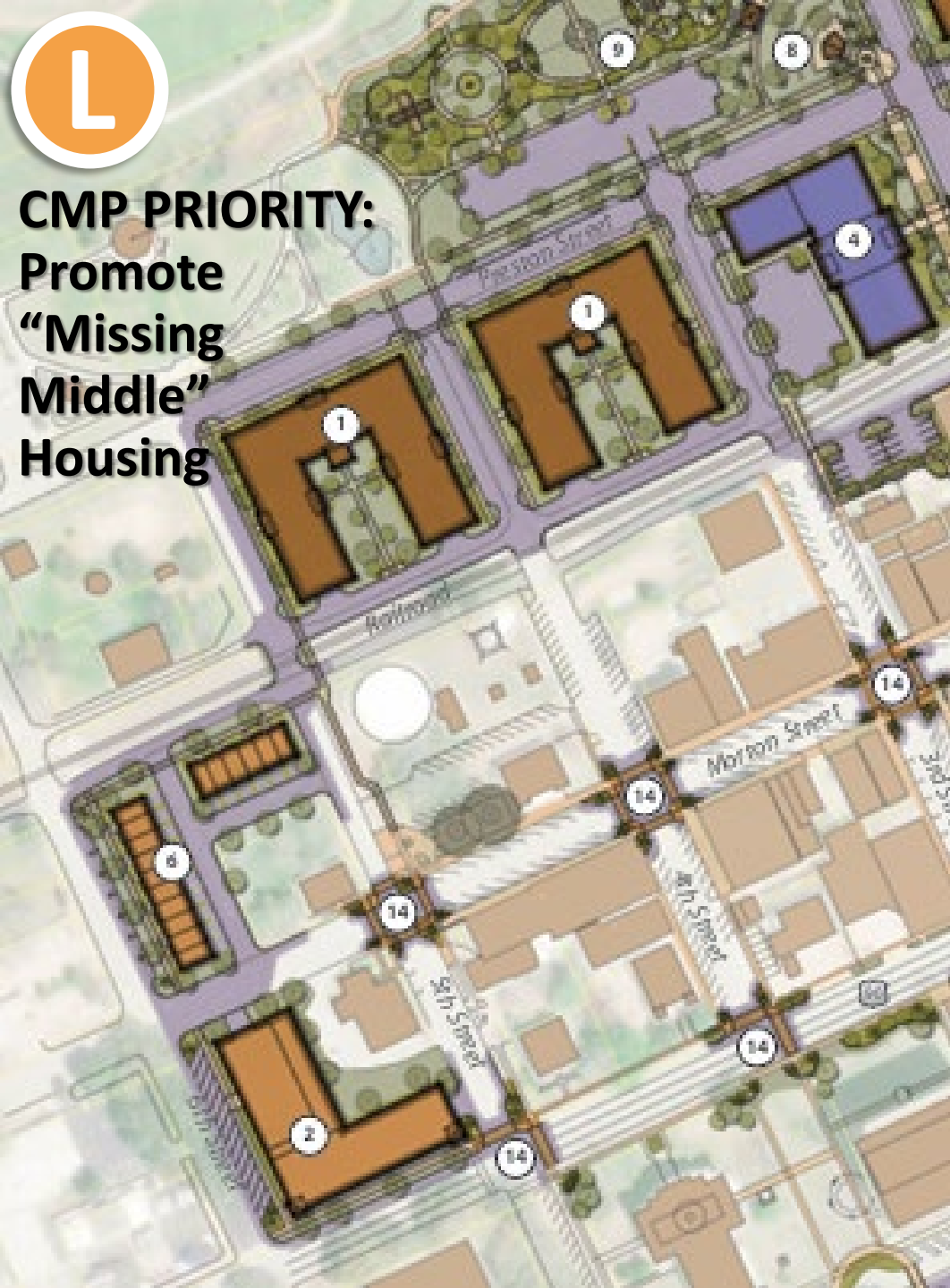
CMP PRIORITY:
Revitalize
Core Area of City

Mix of Active Uses Capitalize on Riverfront





CMP PRIORITY:
Promote
“Missing
Middle”
Housing



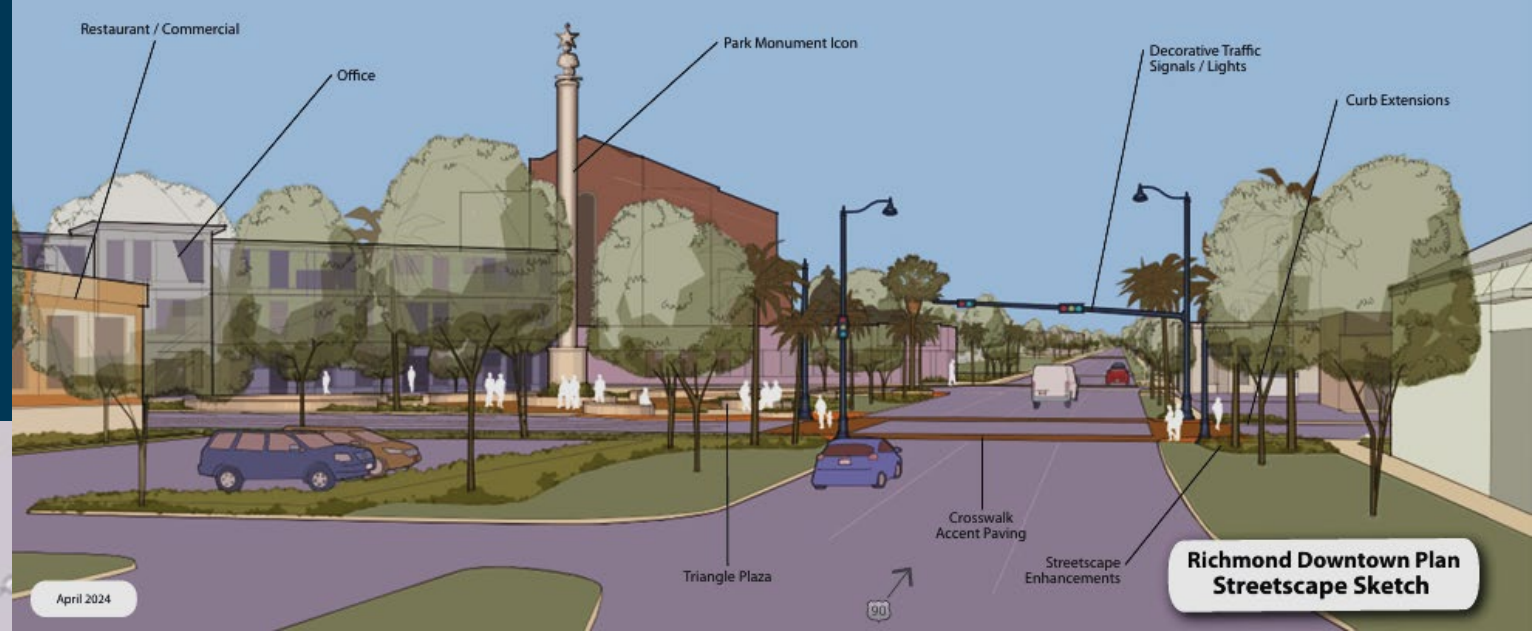
“24/7” People Presence



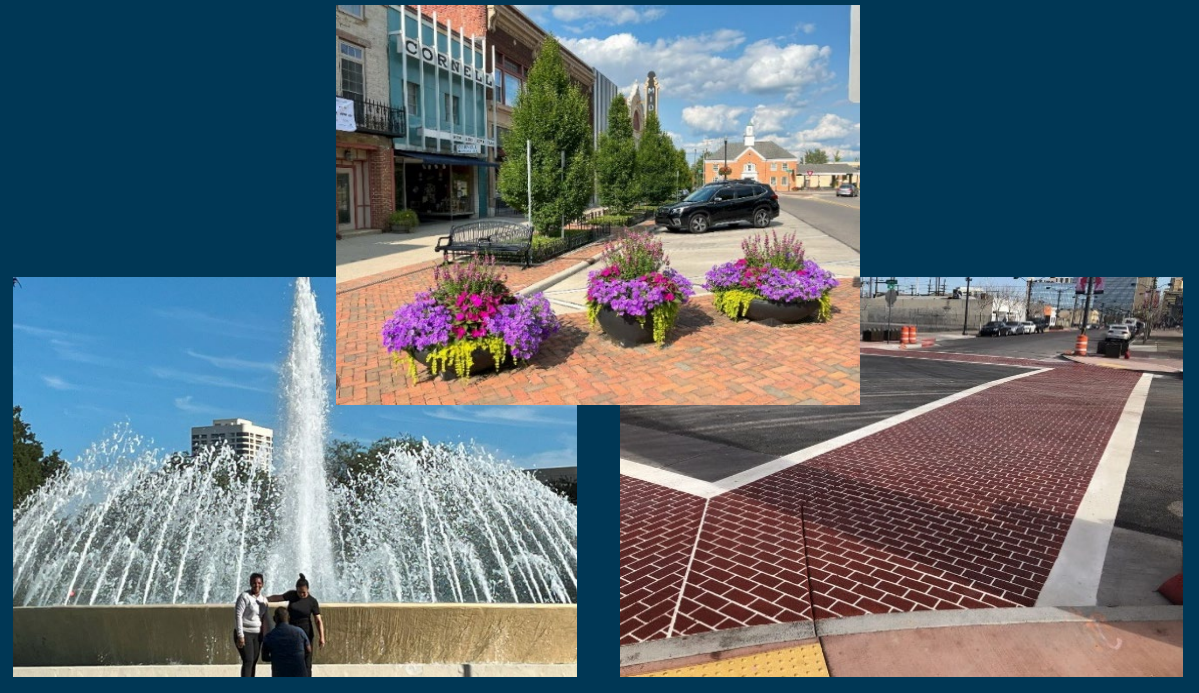


CMP PRIORITY: Address Barriers to Mobility

Connect Destinations



Improve User Experience





Source: Flying Truss KC



**Define and
Beautify**

REMAINING STEPS



City Commission
Workshop
on Draft Plans

Mid June

Public
Open House

Late June

P&Z Commission
Hearing and
Recommendation

July 1?

City Commission
Hearing and
Potential Adoption

July 15?



**CITY COMMISSION
AGENDA ITEM COVER MEMO**

DATE: May 20, 2024

Staff Review:

City Manager _____
City Attorney _____
Finance _____
Fire Department _____
Police Department _____
Public Works _____

AGENDA ITEM: A12 East Wastewater Treatment Plant (WWTP)

Update SUBMITTED BY: Howard Christian, Assistant City Manager

SYNOPSIS

The City is preparing for expansion and development in the Extra Territorial Jurisdiction (ETJ) east of the Brazos. A primary concern will be providing water and wastewater services. The City's Utility Master Plan calls for an East Wastewater Treatment Plant (WWTP) to be constructed on the east side of the Brazos River to serve future development and relieve capacity issues at the Regional WWTP as it occurs. The City purchased 29 acres off Pitts Road for the future site.

COMPREHENSIVE PLAN 2014 GOALS ADDRESSED

Rehabilitate and preserve Richmond's existing neighborhoods and community assets.

BACKGROUND

The City purchased 29 acres off Pitts Road for the future East Wastewater Treatment site. The City selected Garver Engineering to provide Preliminary engineering that included the following scope of work.

Conceptual Design

- Hydraulic Modeling to determine the basis of design flows
- WWTP conceptual design and construction estimate
- Collection system modifications to re-route flows
- Lift station upgrades and re-routing force mains
- WWTP effluent outfall routing and permitting to the Brazos
- Stormwater detention pond
- Permitting with the Texas Commission on Environmental Quality and the U.S. Army Corps of Engineers
- Utility easements
 - Stormwater conveyance to detention pond
 - Effluent outfall pipe to the discharge location

Wade Parks and Tyson Hann, from Garver Engineering, will provide the status update for the project.

BUDGET ANALYSIS

FUNDING SOURCE	ACCOUNT NUMBER	PROJECT CODE/NAME	FY 2024 FUNDS BUDGETED	FY 2024 FUNDS AVAILABLE	AMOUNT REQUESTED

BUDGET AMENDMENT REQUIRED? YES _____ NO _____

Purchasing Review:

Financial/Budget Review:

FORM CIQ: _____

FORM 1295 _____

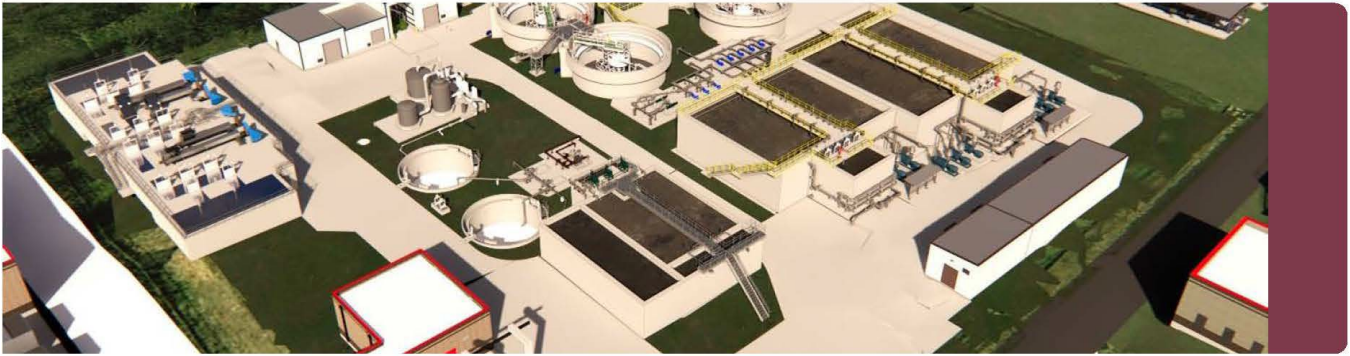
SUPPORTING MATERIALS

East Wastewater Treatment Plant update

STAFF'S RECOMMENDATION

No action required.

City Manager Approval: _____



A Charming Past. A Soaring Future.

Richmond East WWTP Study Update

May 20, 2024

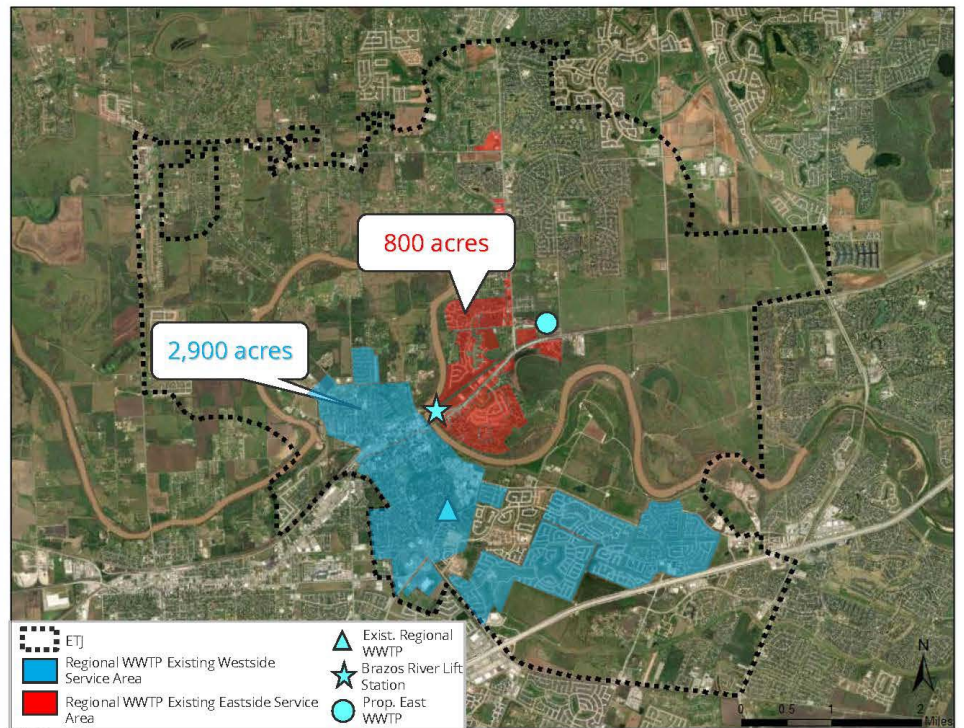
OUR AGENDA

01. Project Overview
02. East WWTP Design
03. Environmental Permitting

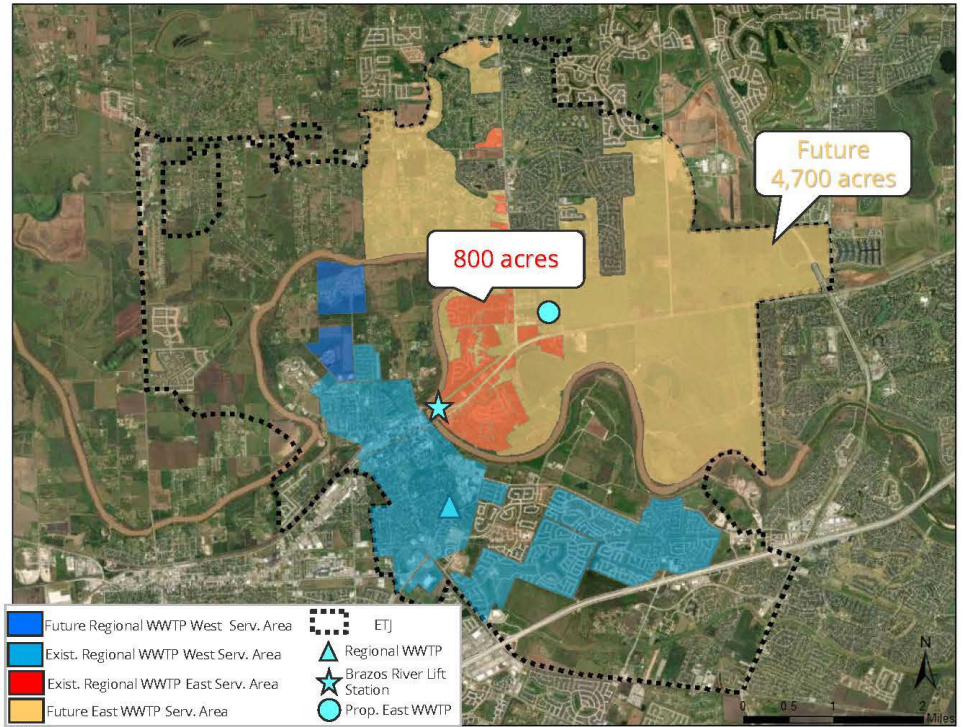
1

01. 02. 03. Project Overview

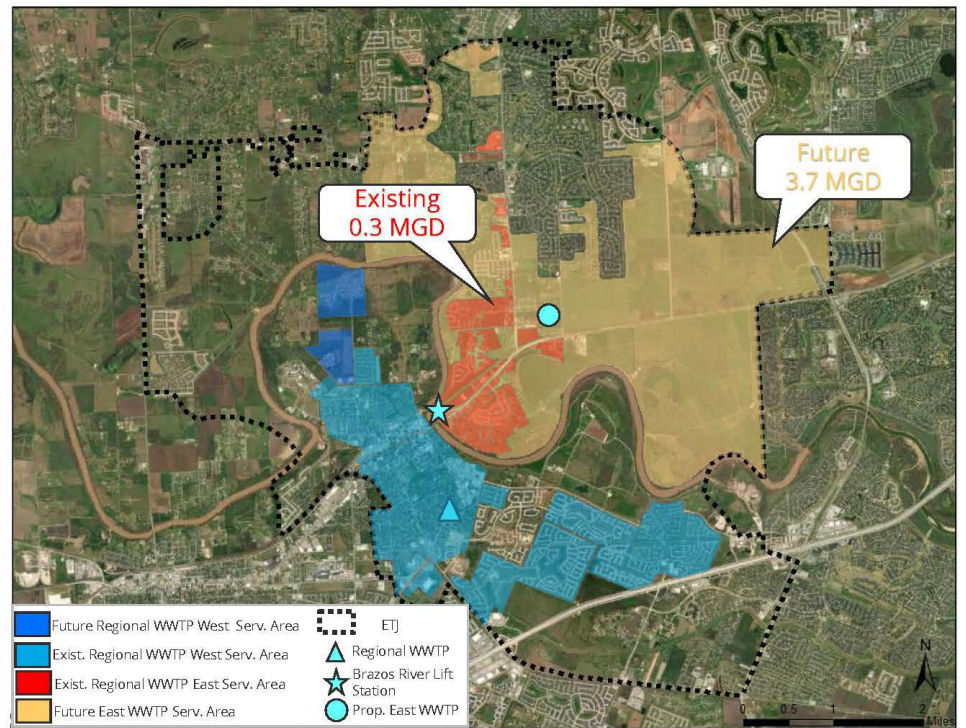
There is approximately 3,700 acres of developed properties flowing to the existing WWTP



5,500 acres east of the Brazos River will be served by the proposed East WWTP



The East WWTP is projected to be 4.0 MGD, double the flows of the regional WWTP



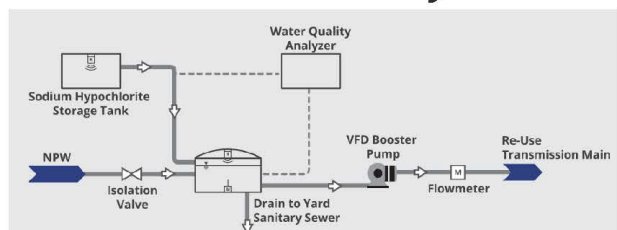
2

01. 02. 03. East WWTP Design

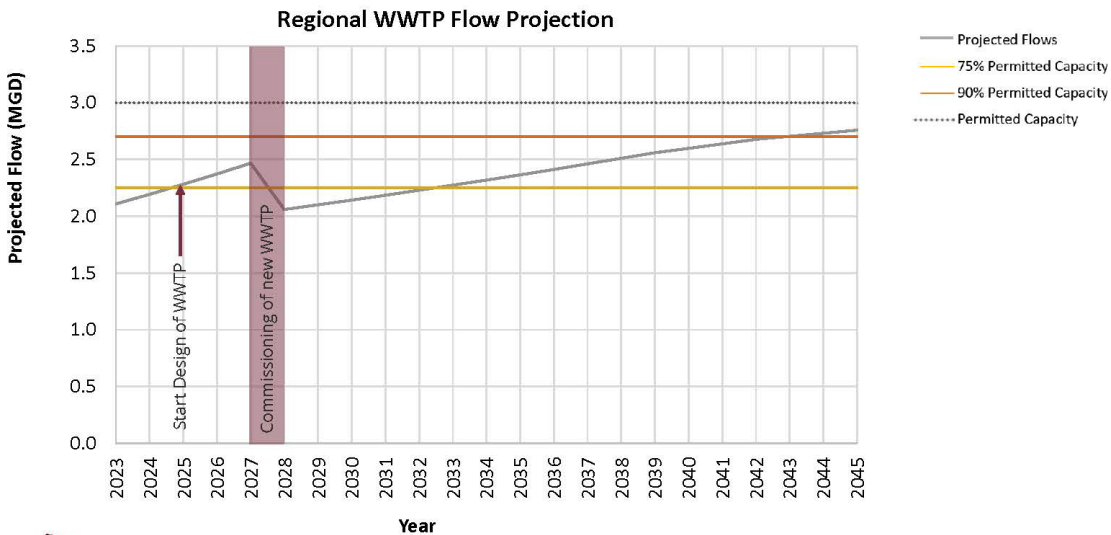
Constructing the East WWTP will also be more developer friendly and sustainable

- Costs required for collection system and WWTP construction will be lower for developer cost-sharing
- East WWTP will also provide opportunity for reclaimed water to support new developments and gain subsidence credits

Reclaimed Water System



Commissioning of East WWTP maintains capacity at the Regional WWTP.

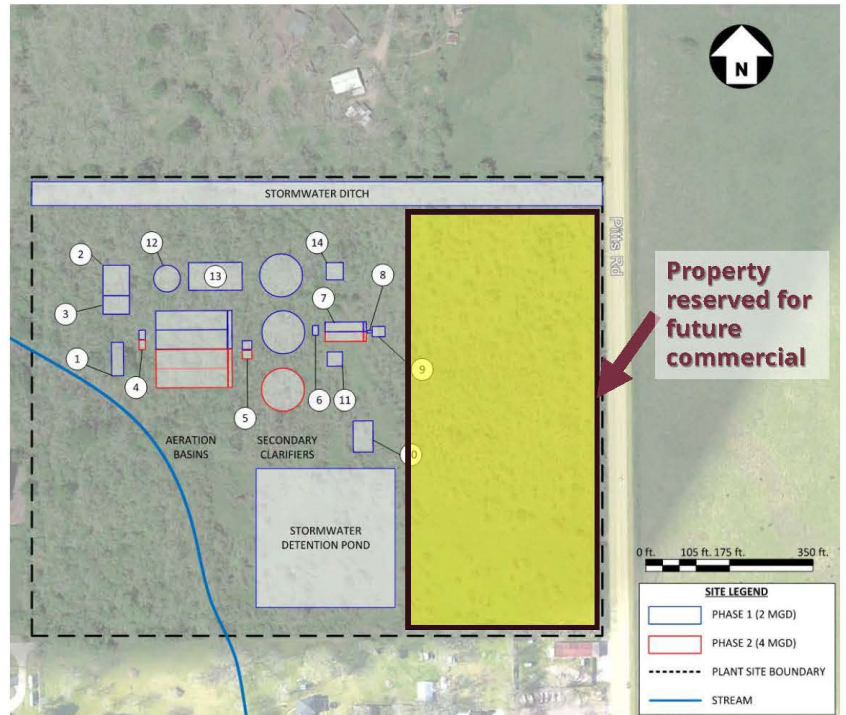


A two-phased East WWTP buildout balances capital costs and functionality

- Develop East WWTP for a two-phase buildout using modular design
 - First Phase – 2 MGD Average Daily Flow
 - Second Phase – Additional 2 MGD Average Daily Flow



The East WWTP has two phases for buildout to balance capital costs and functionality



3

01. 02. 03.
Environmental Permitting

The City and Garver team are conducting the field investigation based on feedback from the Texas Historical Commission



The outfall easement acquisition has been delaying the project

May

- Resubmit Texas Historical Commission application with field survey

June

- Mobilize Geotechnical investigation
- Begin negotiation with property owners for outfall pipeline easement

August

- 60 day review by THC completed
- Submit USACE permit application

October

- 60 day permit review by USACE completed