



City of Richmond

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Planning & Zoning Commission Meeting Minutes

600 Morton Street

Richmond, Texas 77584

Tuesday, January 2, 2018 at 5:00 P.M.

PLANNING & ZONING COMMISSION MINUTES

The Planning and Zoning Commission for the City of Richmond, Texas met in a regular meeting on Tuesday, January 2, 2018, at 5:00 p.m. Commissioner Hogue, called the meeting to order at 5:05 p.m. A quorum was present, with the following members in attendance:

Katherine M. Graeber – Kubelka
Ernest Hogue
Larry Pittman

Staff in attendance: Jessica Duet, Planning Director; Gary Smith, City Attorney; and Jose Abraham, Planner II.

Commissioner Hogue declared the meeting open.

Commissioner Hogue introduced agenda item A2., public comment. He asked if there were any public comments. Hearing no public comment the agenda item was closed.

Commissioner Hogue introduced agenda item B1., review and approval of the minutes from December 4, 2017. The motion was presented by Commissioner Pittman for approval of the minutes. The motion was seconded by Commissioner Graeber - Kubelka. The vote was unanimous for approval.

Commissioner Hogue introduced agenda item B2., stating the next Planning and Zoning Commission meeting will be Monday, February 5, 2018, at 5:00 p.m.

Commissioner Hogue introduced agenda item C1., elect Planning and Zoning Commission Chair and Vice-Chair. Commissioner Pittman motioned to recommend Commissioner Hogue Chair and Commissioner Dostal Vice-Chair. The motion was seconded by

Commissioner Graeber – Kubelka. The vote was unanimous for approval.

Commissioner Hogue introduced agenda item C2., review and recommendation of a final report to City Commission for a final plat for Grace Community Bible Church – 12.68 acres of land – 1 Block – 2 Reserves. City staff recommended approval of this final plat. Commissioner Graeber - Kubelka motioned to recommend approval with City staff's recommendation. The motion was seconded by Commissioner Pittman. The vote was unanimous for approval.

Commissioner Hogue introduced agenda item C3., review and recommendation of a final report to City Commission for a preliminary plat for Kingdom Heights Section Five – 18.6677 acres of land – 78 Lots – 7 Blocks – 5 Reserves. City staff recommended approval of this preliminary plat with three conditions. Commissioner Pittman motioned to recommend approval with City staff's recommendation. The motion was seconded by Commissioner Graeber - Kubelka. The vote was unanimous for approval.

Commissioner Hogue introduced agenda item C4., public hearing to receive comments for or against Morton Cemetery Association to replat 0.818 acres of land in a plat showing division of Lots 1, 2, 3, & 4 in Block No. 4 (F.B.C. 2016033065) of Newton Place (Volume 232, Page 95; Deed Records); being in the William Morton League, Abstract No. 63, City of Richmond, Fort Bend County, Texas, to create one (1) block, seventy-three (73) lots, and five hundred forty-nine (549) spaces. Commissioner Hogue asked if there were any public comments. Mr. John Dworaczyk (501 Newton Drive) wanted to know what was going to happen to the trees on the property. Hearing no other public comment, the agenda item was closed.

Commissioner Hogue introduced agenda item C5., review and recommendation of a final report to City Commission for a replat to Morton Cemetery Section RKT – 0.818 acres of land – 549 Spaces – 73 Lots – 1 Block. City staff recommended approval of this replat. Commissioner Pittman motioned to recommend approval with City staff's recommendation. The motion was seconded by Commissioner Graeber – Kubelka. The vote was unanimous for approval.

Commissioner Hogue introduced agenda item C6a., public hearing to receive comments for or against a request by Joseph Mandola and George Woodley to rezone 84.25 acres of land from Mixed Use (MU) to General Residential (GR) and to the extent the zoning deviates from the Future Land Use Plan of the Comprehensive Master Plan, to provide for an amendment thereto, for single-family development. The subject site is located on the south side of U.S. Highway 90A. It is a large tract of land within the boundary of Hennessey Road, Edgewood Drive, and Damon Street. It is abutting single-family residential to the east, west, and south; and commercial to the north. Commissioner Hogue asked if there were any public comments. Mr. Richard Arismendez (1114 Edgewood Drive) spoke. Mr. Arismendez asked if the development was going to be

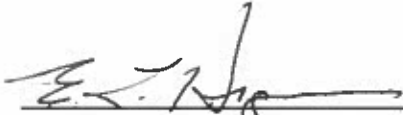
single-family residential. The second speaker was Ms. Cora Lou Hennessey (402 Edgewood Drive). Ms. Hennessey had concerns that the pasture land to be developed will flood. She also wanted to know how she will be notified when the property will be developed. The third speaker was Mr. Clarence Hennessey (402 Edgewood Drive). Mr. Hennessey stated he was against the proposed development over concerns for flooding on existing development. The fourth speaker was Mr. Shane Hennessey (406 Edgewood Drive). Mr. Hennessey wanted to know how the developer will address flood mitigation to the existing homes. The fifth speaker was Mr. Herman Klawitter (1003 Edgewood Drive). Mr. Klawitter expressed concerns of flooding to the existing neighborhood and drainage. He also had concerns about possible increase in traffic due to higher density. The sixth speaker was Mr. Christopher Anzaldua (1116 Edgewood Drive). Mr. Anzaldua wanted to know if his property and the proposed development were going to be annexed into the City Limits. He also wanted to know if an easement was going to be taken from his property. The seventh speaker was Mr. Raymond Moore (916 Hinson Road). Mr. Moore expressed concerns for drainage on the existing neighborhood due to the proposed development. The eighth speaker was Ms. Melissa Strnadel (511 Edgewood Drive). Ms. Strnadel wanted to know when the next decision was going to be made for the rezoning. She also wanted to know if apartments were proposed for the development. She stated she had concerns for drainage, traffic, and flooding in regard to the proposed development. Ms. Strnadel stated she was opposed to the rezoning. Ms. Jessica Duet, Planning Director, gave a presentation to the Planning and Zoning Commission. She also stated the next public meeting would take place with the City Commission on February 19, 2018, at 4:30 p.m. Ms. Duet stated notifications for another public hearing would be sent out giving the residents another opportunity to protest or express favor for the rezoning. She also told the audience they could call, email, or stop by in person to the City Hall Annex if they needed further information. Next the representatives from Meritage Homes of Texas, Ms. Shannon Wiesepape and Mr. David Joran spoke to the Planning and Zoning Commission. Mr. Jordan stated Meritage does have a few concept plans for the proposed development. Ms. Wiesepape stated they will have a drainage assessment approved by an engineer more than likely with detention on-site for the development. Plans have not been finalized for the drainage since Meritage has not completed their purchase of the property from the land owner. Ms. Wiesepape also stated that the surrounding homeowner's taxes would not go up because of this proposed development. Mr. Jordan addressed the audience stating where other Meritage communities are in the area such as Aliana and Riverstone. Commissioner Pittman asked Mr. Jordan what was Meritage's potential start date for the project. Mr. Jordan responded that it would be approximately two years if everything goes as planned. Hearing no other public comment the agenda item was closed.

Commissioner Hogue introduced agenda item C6b., consideration of the approval of a final report to City Commission on agenda item C6a. Commissioner Pittman motioned to recommend rezone 84.25 acres of land from Mixed Use (MU) to General Residential (GR) and to the extent the zoning deviates from the Future Land Use Plan of the

Comprehensive Master Plan, to provide for an amendment thereto. The motion was seconded by Commissioner Graeber – Kubelka. The vote was unanimous for approval.

There being no further business to be brought before the Planning and Zoning Commission, Commissioner Pittman motioned for the meeting to be adjourned. Commissioner Graeber - Kubelka seconded and the Commission was adjourned. The meeting was adjourned at 6:06 p.m.

Approved:



Ernest Hogue, Planning and Zoning Commission Chair