



City of Richmond

Where History Meets Opportunity

Planning & Zoning Commission Meeting Minutes

600 Morton Street
Richmond, Texas 77584
Monday, February 5, 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 Monday, February 5, 2018, at 5:00 p.m. Commissioner Hogue, called the meeting to order at 5:00 p.m. A quorum was present, with the following members in attendance:

Katherine M. Graeber – Kubelka
Ernest Hogue
Libby King
Larry Pittman

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

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 January 2, 2018. The motion was presented by Commissioner Graeber - Kubelka for approval of the minutes with an amendment to agenda item C4. to change "none" to "nine". The motion was seconded by Commissioner Pittman. The vote was unanimous for approval.

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

Commissioner Hogue introduced agenda item C1., review and recommendation of a final report to City Commission for a six month final plat extension for Estates at Lakes of Williams Ranch Section 1 – 37.714 acres of land – 49 Lots – 3 Blocks – 13 Reserves. City staff recommended approval of this final plat six month extension. 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 C2., review and recommendation of a final report to City Commission for a six month final plat extension for Veranda Section Twelve – 21.8 acres of land – 32 Lots – 2 Blocks – 6 Reserves. City staff recommended approval of this final plat six month extension. 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 C3., review and recommendation of a final report to City Commission for a preliminary plat for Harvest Green Section 25 – 70.7± acres of land – 199 Lots – 4 Blocks – 12 Reserves. Commissioner Hogue excused himself from the discussion of this preliminary plat. The discussion of the agenda item was then led by Commissioner Pittman due to Vice Chair Dostal's absence. City staff recommended approval of this preliminary plat with four conditions. Commissioner Graeber – Kubelka motioned to recommend approval with City staff's recommendation. The motion was seconded by Commissioner King. The vote was unanimous for approval.

Commissioner Hogue introduced agenda item C4., review and recommendation of a final report to City Commission for a final plat for Veranda Section Two – 19.70 acres of land – 28 Lots – 1 Block – 3 Reserves. City staff recommended approval of this final plat. Commissioner Pittman motioned to recommend approval with City staff's recommendation. The motion was seconded by Commissioner King. The vote was unanimous for approval.

Commissioner Hogue introduced agenda item C5., review and recommendation of a final report to City Commission for a final plat for Veranda Section Sixteen – 4.39 acres of land – 44 Lots – 2 Blocks – 1 Reserve. City staff recommended approval of this final plat. Commissioner King 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 C6., review and recommendation of a final report to City Commission for a final plat for Veranda Section Seventeen – 9.66 acres of land – 48 Lots – 3 Blocks – 4 Reserves. City staff recommended approval of this final plat with one condition. Commissioner Graeber – Kubelka motioned to recommend approval with City staff's recommendation. The motion was seconded by Commissioner King. The

vote was unanimous for approval.

Commissioner Hogue introduced agenda item C7., review and recommendation of a final report to City Commission for a final plat for Veranda Section Nineteen – 7.95 acres of land – 38 Lots – 2 Blocks – 3 Reserves. City staff recommended approval of this final plat with one condition. Commissioner Pittman motioned to recommend approval with City staff's recommendation. The motion was seconded by Commissioner King. The vote was unanimous for approval.

Commissioner Hogue introduced agenda item C8., review and recommendation of a final report to City Commission for a final plat for Veranda Section Twenty – 8.48 acres of land – 29 Lots – 1 Block – 2 Reserves. City staff recommended approval of this final plat with one condition. Commissioner King 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 C9., review and recommendation of a final report to City Commission for a final plat for Veranda Section Twenty- One – 14.10 acres of land – 39 Lots – 2 Blocks – 5 Reserves. City staff recommended approval for this final plat. Commissioner Pittman motioned to recommend approval with City staff's recommendation. The motion was seconded by Commissioner King. The vote was unanimous for approval.

Commissioner Hogue introduced agenda item C10., review and recommendation of a final report to City Commission for a short form final plat for FM 762 at Payne – 4.255 acres of land – 1 Block – 1 Reserve. City staff recommended approval of this short form final plat with four conditions. Commissioner Pittman motioned to recommend approval with City staff's recommendation. The motion was seconded by Commissioner King. The vote was unanimous for approval.

Commissioner Hogue introduced agenda item C11a., public hearing to receive comments for or against text amendments to the Unified Development Code, to establish a Recreational Vehicle (RV) Park zoning district. The sections include: 1) Section 2.1.101, *Zoning Districts Established*; 2) Section 2.2.101, *Interpretation of Land Use Tables*; 3) Section 2.2.102, *Residential and Commercial Uses of the Home*; 4) Section 2.2.103, *Institutional, Recreation, and Amusement Uses*; 5) Section 2.2.104, *Commercial Uses*; 6) Section 2.2.105, *Agriculture, Industrial, Transportation, Utility, and Communication Uses*; 7) Section 2.2.106, *Temporary Uses*; 8) Section 2.2.201, *Residential and Commercial Use of the Home Limited and Conditional Use Standards*; 9) Section 2.2.202, *Institutional, Recreation, and Amusement Limited and Conditional Use Standards*; 10) Section 2.2.203, *Commercial Limited and Conditional Use Standards*; 11) Section 2.2.204, *Industrial, Transportation, Utility, and Communication Limited and Conditional Use Standards*; 12) Section 2.2.205, *Temporary Use Standards*; 13) Section 3.1.201, *Nonresidential and*

Mixed-Use Development Standards; 14) Section 4.1.205, *Recreational Vehicle Parks*; 15) Section 4.4.301, *Buffering*; 16) Section 4.7.202, *Message Centers*; 17) Section 4.7.302, *Nonresidential, Public/Institutional, and Mixed-Use District Signs*; 18) Section 4.7.401, *Standards for Temporary Signs by Type*; 19) Section 5.1.201, *Building Form and Design*; and 20) Section 5.2.102, *Accessory Buildings and Structures*. Commissioner Hogue asked if there were any public comments. Mr. Valdemar Reyes (110 Riveredge Drive) spoke in favor of the proposed RV zoning district. He spoke of his manufactured home park community and the floods they have endured the last three years. Mr. Reyes also spoke of the parks history and inclusion of RVs in the beginning. He stated he would like to put RVs on his property now and the best way to accomplish that would be with a new RV zoning district. The second speaker was Mr. Valdemar Reyes, Jr. (110 Riverside Drive). Mr. Reyes, Jr. spoke in favor of the RV zoning district. He stated allowing RVs on this property would bring commerce to an otherwise unusable piece of property due to flooding. Hearing no other public comment, the agenda item was closed. Ms. Jessica Duet, Planning Director, gave a presentation to the Planning and Zoning Commission. The presentation provided details to the Planning and Zoning Commission on proposed permitted, limited, and conditional uses; examples of additional criteria for limited and conditional uses, development standards; setbacks; design criteria; bufferyard standards; signage; building form standards; accessory buildings and structures; and additional definitions required for the RV zoning district.

Commissioner Hogue introduced agenda item C11b., consideration of the approval of a final report to City Commission on agenda item C11a. The Planning and Zoning Commission discussed items including 1) allowances for covered RV parking spaces; 2) a minimum distance between RVs; 3) inclusion of tent camping in RV parks; and 4) allowance for individual RV owner storage in the RV parks. The Planning and Zoning Commission decided to table this agenda item until their next regularly scheduled meeting and schedule a workshop to further discuss points brought up during this meeting.

There being no further business to be brought before the Planning and Zoning Commission, Commissioner Pittman motioned for the meeting to be adjourned. Commissioner King seconded and the Commission was adjourned. The meeting was adjourned at 5:59 p.m.

Approved:



Ernest Hogue, Planning and Zoning Commission Chair