



City of Richmond

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Zoning Board of Adjustment Special Meeting Minutes

600 Morton Street

City Commission Room

Richmond, Texas 77469

Tuesday, December 19, 2017 at 5:00 P.M.

ZONING BOARD OF ADJUSTMENT MINUTES

The Zoning Board of Adjustment for the City of Richmond, Texas met in a special meeting on Tuesday, December 19, 2017, at 5:00 p.m. Chairman Doggett called the meeting to order at 5:02 p.m. A quorum was present, with the following members in attendance:

Joe Benes
Diana DeLeon
Stephen Doggett
Michael Scherer

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

Chairman Doggett declared the meeting open.

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

Chairman Doggett introduced agenda item B1., review and approve minutes from June 22, 2017. The motion was presented by Mr. Scherer and seconded by Mr. Benes. The vote was unanimous for approval.

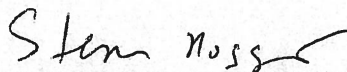
Chairman Doggett introduced agenda item C1a., public hearing to receive comments for or against a request by Austin Metcalf of Texas Land Engineers, Inc., for variances to the parking, architectural standards, and landscaping from the Unified Development Code which include 1) Section 4.2.102, Location, Design, and Use of Required Parking Spaces, Subsection F., Parking Space Design and Markings, and Subsection H., Surfacing; 2) Section 5.1.200, Non-Residential and Mixed-Use Design Standards; including section

5.1.201, Building Form and Design, and Section 5.1.202, Mechanical Equipment and Meters; and 3) Section 4.4.401, Development Landscaping, for approximately a 145.368 acre tract of land. The subject site is located along the east side of Harlem Road, south of the Jester State Prison Farm complex of the Texas Department of Criminal Justice. Chairman Doggett asked if there were any public comments. Mr. Scott Snodgrass of LOAM spoke in favor of the variance. He stated the site was a vegetable farm which sells to the public but not on-site. The business has drop sites within the community such as Block House Coffee. Mr. Jose Abraham, Planner II, gave a brief presentation to the Zoning Board of Adjustment. He stated the site was partially located in the City's Extraterritorial Jurisdiction (ETJ) and specifically the variances requested are located in the ETJ. The property was purchased from Johnson Development. The property deed restricts the use to farming. The variance requests are for a dirt access road from Harlem and a trailer for their office and agriculture operations. Mr. Abraham stated the Planning Department recommends a hard surface of 200 feet from the edge of pavement of Harlem Road for the access driveway and a planting a row of trees along the front edge of the area to be developed for farming operations with a minimum of one tree for every 30 feet of frontage. He also stated both recommendations for the variances would expire upon a change of the agricultural use of the site. Mr. Sheerer requested if Mr. Snodgrass had issues with staff's recommendations for the variance approval. Mr. Snodgrass replied no. Hearing no other public comment, the public hearing was closed.

Chairman Doggett introduced agenda item C1b., consideration and action on agenda item C1a. The motioned was presented by Mr. Scherer for approval with City staff's recommendation. The motion was seconded by Mr. Benes. The vote was unanimous for approval.

There being no further business to be brought before the Zoning Board of Adjustment, Chairman Doggett adjourned the Zoning Board of Adjustment meeting at 5:22 p.m.

Approved:



Stephen Doggett, Zoning Board of Adjustment Chair