



City of Richmond

Where History Meets Opportunity

Planning & Zoning Commission Meeting Minutes

600 Morton Street

Richmond, Texas 77584

Monday, May 7, 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, May 7, 2018, at 5:00 p.m. Commissioner Hogue, called the meeting to order at 5:01 p.m. A quorum was present, with the following members in attendance:

Katherine M. Graeber – Kubelka
Ernest Hogue
Libby King
Noell Myska
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. Mr. Robert Haas (1716 Magnolia Lane) spoke during the public hearing. Mr. Haas he was concerned about recreational vehicle development in the floodplain and floodway. He stated RV development can be problematic in the floodway especially with utility connections. Hearing no further public comment the agenda item was closed.

Commissioner Hogue introduced agenda item B1., review and approval of the minutes from April 2, 2018. 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, June 4, 2018, at 5:00 p.m.

Commissioner Hogue introduced agenda item C1., vote for a Vice-Chair of the Planning and Zoning Commission. Commissioner Graeber – Kubelka motioned to recommendation nomination of Commissioner Pittman as Vice-Chair. The motion was seconded by Commissioner King. The vote was unanimous for approval.

Commissioner Hogue introduced agenda item C2., a workshop presented by Johnson Development for future Veranda Sections Nineteen "B" and Twenty-Seven. Mr. Trey Reichert of Johnson Development gave a presentation. He stated Newmark Homes would like to construct a 45 foot product in this area. The 45 foot product is part of the 25 percent which is allowed under the development agreement for nontraditional development in Veranda. Currently, the 45 foot product has been approved in Sections 11 and 15. Mr. Reichert also stated the lots would have a 125 foot depth. He suggested when platting, a note should be stated on the plan that the garages will have a 22.5 foot setback with the building lines a 20 foot front. Commissioner Pittman asked the average square footage of the homes. Mr. Reichert responded at 2,800 square feet with a four bedroom and three bathrooms and an average sale price of \$270,000. Commissioner Pittman asked the minimum square footage of the home. Mr. Reichert responded at 2,200 square feet. Mr. Reichert also stated the development was going through a detention pond beautification. Commissioner Pittman asked if the detention ponds were going to be dug deeper. Mr. Reichert responded that the detention pond depth was limited by TXDOT. Mr. Reichert also explained to the Planning and Zoning Commission that the recreation center and pool would be opening this summer and that 236 homes have been sold with 140 homes occupied in the Veranda Development.

Commissioner Hogue excused himself from the discussion of agenda item C3. Commissioner Pittman introduced agenda item C3., review and recommendation of a final report to City Commission for a final plat for Veranda Section Twelve – 21.58 acres of land – 29 Lots – 2 Blocks – 3 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 Graeber - Kubelka. The vote was four "ayes" for approval. Commissioner Hogue abstained from the vote.

Commissioner Hogue introduced agenda item C4., review and recommendation of a final report to City Commission for a final plat for Rivers Edge Commercial Reserve South Tract "B" – 4.74 acres of land – 1 Block – 1 Reserve. City staff recommended approval of this final plat. Commissioner Pittman motioned to recommend approval with City staff's recommendation. The motion was seconded by King. The vote was unanimous for approval.

Commissioner Hogue introduced agenda item C5a., public hearing to receive comments for or against the proposed annexation of a 1.974 acre tract in the Randall Jones ½ League, Abstract 42, and the William Morton Survey, Abstract 62, Fort Bend County, Texas, being out of a 42.17-acre tract (called) as recorded in Volume 963, Page 812, the Deed Records of Fort Bend County, Texas, and more particularly described by metes and bounds in that deed from Petrosewicz Enterprises, LTD, a Texas limited partnership to Pecan Group, LLC, dated July 11, 2014, and recorded under County Clerk's number 2014073799, Official Records, Fort Bend County, Texas, as requested by Pecan Group, LLC and the City of Richmond. Commissioner Hogue asked if there were any public comments. Hearing no public comment the agenda item was closed.

Commissioner Hogue introduced agenda item C5b., consideration of the approval of a final report to City Commission on agenda item C5a. Commissioner Pittman asked if the City had an access agreement with the property owner. Ms. Jessica Duet stated the City had access to our property. Commissioner Pittman motioned to recommend annexation of a 1.974 acre tract. The motion was seconded by Commissioner King. The vote was unanimous for approval.

Commissioner Hogue introduced agenda item C6a., public hearing to receive comments for or against a request by Pecan Group, LLC and City of Richmond to zone 1.974 acres of land to Suburban Commercial (SC) to construct commercial uses and an elevated water storage tank. The subject site is located on the west side of FM 359 approximately 600 feet north with Del Agua Street intersection. Ms. Jessica Duet, Planning Director, gave a short presentation to the Planning and Zoning Commission. Commissioner Hogue asked if there were any public comments. Hearing no public comment the agenda item was closed.

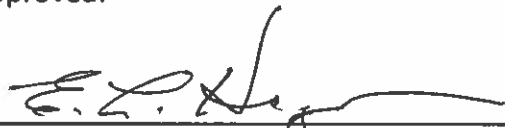
Commissioner Hogue introduced agenda item C6b., consideration of the approval of a final report to City Commission on agenda item C6a. Commissioner Graeber – Kubelka motioned to recommend zoning the 1.974 acre tract of land to Suburban Commercial (SC). The motion was seconded by Commissioner King. The vote was unanimous for approval.

Commissioner Hogue introduced agenda item C7., consideration and approval of a final report to City Commission on a text amendment to the Unified Development Code to establish a Recreational Vehicle (RV) Park zoning district. Ms. Duet gave an overview to the Planning and Zoning Commission of the changes since the proposed RV zoning district went to the City Commission meeting on March 26, 2018. The proposed changes gave regulations for length of stay, only allowed a concrete surface for a RV parking pad, made one uniform design for RV space markers, limited RV shade structure roofs to open gable and neutral earth tone color, the planting of one large tree between RV parking pad sites, allowance of wastewater risers only within City Limits and sanitary dumping stations in the City's ETJ, and changes to the minimum and maximum development size

of an RV Park. Commissioner Pittman motioned to recommend approval with the Planning Department's recommendation. The motion was seconded by Commissioner King. The vote was unanimous for approval.

There being no further business to be brought before the Planning and Zoning Commission, Commissioner King motioned for the meeting to be adjourned. Commissioner Pittman seconded and the Commission was adjourned at 5:54 p.m.

Approved:



Ernest Hogue, Planning and Zoning Commission Chair