



# City of Richmond

*Where History Meets Opportunity*

## Planning & Zoning Commission Meeting Minutes

600 Morton Street  
Richmond, Texas 77584  
Monday, November 5, 2018 at 5:00 P.M.

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### PLANNING & ZONING COMMISSION MINUTES

The Planning and Zoning Commission for the City of Richmond, Texas met in a regular meeting on Monday, November 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  
Noell Myska  
Larry Pittman

Staff in attendance: Gary Smith, City Attorney; Howard Christian, Assistant City Manager; Lori Bownds, Building Official; Jose Abraham, Planning Director; and Jordan Adams, GIS Specialist.

Commissioner Hogue declared the meeting open.

Commissioner Hogue introduced agenda item A2., public comments. He asked if there were any public comments. Mr. Jair Flores (1314 Clifton Hills Lane) spoke and expressed his concerns about the gate installed between his neighborhood Williams Ranch and the adjoining Veranda residential development. He indicated that because of the gate, residents are restricted to one way in and one way out of their neighborhood via US 59 feeder which further limits the direction in which they can travel upon exiting the neighborhood. Mr. Flores narrated his personal experience of having to drive around the gate in a family emergency situation to make it to the hospital on time. Mr. Flores requested that the City consider removal of the gate. Hearing no further public comments the agenda item was closed.

Commissioner Hogue introduced agenda item B1., review and approval of the minutes

from October 1, 2018. Commissioner Graeber – Kubelka moved to approve the minutes. The motion was seconded by Commissioner Myska. The vote for approval was unanimous.

Commissioner Hogue introduced agenda item B2., stating the next Planning and Zoning Commission meeting will be on Monday, December 3, 2018, at 5:00 p.m.

Commissioner Hogue introduced agenda item C1., Review and recommendation of a final report to City Commission for a preliminary plat – Veranda Section Twenty-Eight – 17.2 acres of land – 53 Lots – 3 Blocks – 5 Reserves and associated plat variance. Staff recommended approval of this preliminary plat and the proposed plat variance to allow a reduced building line of 20 feet for 45 foot wide single family residential lots. Staff also suggested that it would be beneficial for all parties involved to consider any future plat variance more holistically by amending the *Amended and Restated Development Agreement between the City of Richmond and HW 589 Holdings LLC (DA)* in order to avoid deviation from the master plan expressed in the DA. Commissioner Myska indicated that she has concerns about traditional single family homes being built on 45 foot wide lots within the Veranda Development. She clarified that smaller lot sizes for patio homes, townhomes, and duplexes are understandable. Mr. Abraham responded by stating that the DA allows for 25% of the total lots within Veranda to be 45 foot wide non-traditional single family lots. Commissioner King inquired whether staff is recommending that future plat variances be approved after ensuring that DA is amended. Mr. Abraham clarified that the recommendation is to review future plat variances vis-à-vis the master plan expressed in the DA and the development so far. This according to staff may include revisiting and reconsidering the provisions of the DA to address the need for a variance without compromising the originally envisioned master plan. Commissioner Hogue called for a motion but no motion was made.

Commissioner Hogue introduced agenda item C2., review and recommendation of a final report to City Commission for a final plat – Veranda Section Twenty-Three – 8.45 acres of land – 68 Lots – 3 Blocks – 2 Reserves. Staff recommended conditional approval of this final plat. Commissioner Pittman moved to forward staff's recommendation of conditional approval to the City Commission. The motion was seconded by Commissioner Myska. The vote for approval was unanimous with the exception of Commissioner Hogue who abstained.

Commissioner Hogue introduced agenda item C3., review and recommendation of a final report to City Commission for a final plat – Veranda Section Twenty-Four – 20.43 acres of land – 83 Lots – 2 Blocks – 3 Reserves. Staff recommended conditional approval of this final plat. Commissioner Graeber – Kubelka moved to forward staff's recommendation of conditional approval to the City Commission. The motion was seconded by Commissioner King. The vote for approval was unanimous with the exception of Commissioner Hogue who abstained.

Commissioner Hogue introduced agenda item C4., review and recommendation of a final

report to City Commission for a final plat – Veranda Section Twenty-Six – 18.61 acres of land – 68 Lots – 2 Blocks – 3 Reserves. Staff recommended conditional approval of this final plat. Commissioner Myska moved to forward staff’s recommendation of conditional approval to the City Commission. The motion was seconded by Commissioner Graeber – Kubelka. The vote for approval was unanimous with the exception of Commissioner Hogue who abstained.

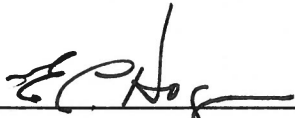
Commissioner Hogue introduced agenda item C5a., Public hearing to receive comments for or against a request by Robert Ochoa to replat approximately 0.3064 acre tract of land as Casper Estates; being a replat of a part of lots 1 and 2 and all of lots 3, 4, and 5 of Block 11 of Town of Richmond in order to create One (1) Block and Two (2) Lots. Commissioner Hogue asked if there were any public comments. Hearing no public comments the agenda item was closed.

Commissioner Hogue introduced agenda item C5b., Review and recommendation of a final report to City Commission for Casper Estates; being a replat of a part of lots 1 and 2 and all of lots 3, 4, and 5 of Block 11 of Town of Richmond – 0.3064 acres of land – 1 Block – 2 lots – 0 Reserves. Staff recommended approval of this replat. Commissioner Pittman moved to forward staff’s recommendation of approval to the City Commission. The motion was seconded by Commissioner Graeber – Kubelka. The vote for approval was unanimous.

Commissioner Hogue introduced agenda item C6., Staff presentation of the amendment to Section. 6.1.107. B. *Manufactured Home Standards* and Division 7.1.300 *Definitions of the Unified Development Code (UDC)* approved by the City Commission at the October 15, 2018 regular City Commission Meeting. Said amendment reflects recently enacted Senate Bill 1248, which amended previous laws pertaining to municipal regulation of manufactured home parks. Mr. Abraham made a presentation after staff and Commission generally discussed the amendment during which time Mr. Smith emphasized that the amendment only serves to bring the provisions of the UDC to conformance with the Texas Local Government Code and does not deviate from the City of Richmond’s Comprehensive Plan goals or the general intent of the UDC in any manner. No action by the Commission was needed on this agenda item.

There being no further business to be brought before the Planning and Zoning Commission, Commissioner King moved for the meeting to be adjourned. Commissioner Myska seconded the motion and the meeting was adjourned at 5:38 p.m.

Approved:

  
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Ernest Hogue, Planning and Zoning Commission Chair