



# **RICHMOND**

EST. **TEXAS** 1837

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## **Planning & Zoning Commission Meeting Minutes**

City Commission Room | 600 Morton Street, Richmond, Texas 77469

Monday, May 6, 2019, at 5:00 P.M.

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The Planning and Zoning Commission for the City of Richmond, Texas met in a regular meeting on Monday, May 6, 2019 at 5:00 p.m. Chairman Pittman, called the meeting to order at 5:00 p.m. A quorum was present, with the following members in attendance:

Larry Pittman (Chair)  
Katherine M. Graeber-Kubelka (Vice Chair)  
Ernest Hogue  
Libby King  
Noell Myska

Staff in attendance: Jose Abraham, Planning Director; Mason Garcia, Associate Planner; Jordan Adams, GIS Specialist; Christine Cappel, Public Works Administrative Manager; Howard Christian, Assistant City Manager; and Gary Smith, City Attorney.

Commissioner Pittman introduced agenda A2, public comments. He asked if there were any public comments not pertaining to items on the agenda. Hearing no public comment, the agenda item was closed.

Commissioner Pittman introduced agenda item B1., review and approval of the minutes from April 1, 2019. Commissioner Myska noted that the minutes needed to reflect that she abstained from the vote regarding the preliminary plat of Providence at Kingdom Heights due to a potential conflict of interest. Commissioner Hogue moved to approve the minutes with the necessary corrections. The motion was seconded by Commissioner Kubelka. The vote for approval was unanimous.

Commissioner Pittman introduced agenda item B2., stating that the next Planning and Zoning Commission meeting would be held on Monday, June 3, 2019 at 5:00 p.m.

Commissioner Pittman introduced agenda item C1a., Public hearing to receive comments for or against a request by Fort Bend Habitat for Humanity to replat approximately 0.15 acre tract of land; being a replat of lots 38 and 39 of the AP George Subdivision of Borden's Addition in order to create one (1) Block and one (1) Lot. A member of the audience spoke up requesting more information on the project. Mr. Abraham explained that the proposed replat combines two existing smaller lots into one larger lot in order to meet minimum standards. He further noted that the applicant planned to construct a residential home on the combined lots. Hearing no further public comment, the agenda item was closed.

Commissioner Pittman introduced agenda item C1b., Review and recommendation of a final report to City Commission for a replat of lots 38 and 39 of the AP George Subdivision of Borden's Addition – 0.15 acres of land – 1 Block – 1 lot – 0 Reserves. Mr. Garcia provided additional background on the replat, stating that the property was currently zoned to General Residential, and consisted of two existing lots that the applicant, Fort Bend Habitat for Humanity, intended to combine in order to build a single-family residential home. Mr. Garcia concluded, stating staff's recommendation for approval of the replat. Commissioner Hogue moved to forward a positive recommendation of approval to the City Commission. The motion was seconded by Commissioner Myska. The vote for approval was unanimous.

Commissioner Pittman introduced agenda item C2., Review and recommendation of a final report to City Commission for a final plat – E Lox Biz Park – 3.9999 acres of land – 0 Lots – 1 Block – 2 Reserves. Commissioner Myska abstained from the vote due to a potential conflict of interest. Mr. Abraham explained that this plat previously was approved in July 2017, but the applicant failed to record the plat, and had therefore expired. The applicant resubmitted the plat to be recorded with no further changes. Commissioner Kubelka moved to forward a positive recommendation of approval to the City Commission. The motion was seconded by Commissioner King. The vote for approval was unanimous.

Commissioner Pittman introduced agenda item C3., Review and recommendation of a final report to City Commission for a final plat – Veranda Section Twenty-Five – 26.67 acres of land – 52 Lots – 2 Blocks – 5 Reserves. Mr. Abraham explained that this final plat for Veranda Section 25 included larger lots, ranging from 60 to 70 feet, contingent with the approved General Plan and previous preliminary plats. Mr. Abraham concluded, stating staff's recommendation for approval of the final plat. Before the vote, Commissioner Hogue abstained from voting on any items pertaining to Johnson Development activity. Commissioner Myska moved to forward a positive recommendation of approval to the City Commission. The motion was seconded by Commissioner King. The vote for approval was unanimous.

Commissioner Pittman introduced agenda item C4., Review and recommendation of a final report to City Commission for a final plat – Old Blue Lane to Wildwood Park Road Street Dedication – 6.46 acres of land – 0 Lots – 1 Blocks – 3 Reserves. Mr. Abraham explained that this final plat consisted only of a street dedication, with no lots involved, and that it corresponded with the General Plan and previous preliminary plats. Mr. Abraham concluded by stating staff's recommendation for approval of the final plat. Commissioner Pittman inquired about the platted open passageway behind the Fountain of Jane Long Farms subdivision, and subsequent access and egress of residents from both communities. Mr. Abraham answered that residents would have access from the open roadway. Furthermore, Commissioner Pittman sought clarification regarding elevation contours displayed on the plat. Jorge Delarosa from Costello Engineering, Inc. explained that the natural elevation contours of the land were denoted on the plat. In regards to a swale depicted on the plat, he assured that as the engineer of record, Costello would consult the drainage district on options for backfilling the natural formation to mitigate any anticipated drainage issues as necessary. Mr. Abraham further added that Fort Bend County required final plats to include contours observed at the time of the survey. Prior to the vote, Commissioner Hogue again reiterated that he would abstain from voting on any items related to Johnson Development activity. Commissioner Kubelka moved to forward a positive recommendation of approval to the City Commission. The motion was seconded by Commissioner King. The vote for approval was unanimous.

Commissioner Pittman introduced agenda item C5., Review and recommendation of a final report to City Commission for an amending plat – Riverwood Village Sec 5 Amending Plat – 49.58 acres of land – 173 Lots – 7 Blocks – 14 Reserves. Mr. Garcia explained that the amending plat revised several surveying errors from the original plat, and that the acreage and lot configurations were left unchanged. Mr.

Garcia concluded, stating staff's recommendation for approval of the amending plat, with the added condition that the applicant revise minor typographical and formatting errors in the title block, legal description, and reasoning for the amendment. Commission Pittman asked for an explanation as to how road names were approved. Mr. Abraham briefly detailed this process, and offered that he would confirm the legal name of the roads listed on the plat before forwarding staff's final report and recommendation to the City Commission. Commissioner Hogue moved to forward a positive recommendation of approval to the City Commission. The motion was seconded by Commissioner Myska. The vote for approval was unanimous.

There being no further business to be heard by the Planning and Zoning Commission, Commissioner Pittman adjourned the meeting at 5:26 p.m.

Approved:

A handwritten signature in black ink, appearing to read "Larry Pittman", written over a horizontal line.

Larry Pittman, Planning and Zoning Commission Chair