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Planning & Zoning Commission Meeting Minutes

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

Monday, June 3, 2019, at 5:00 P.M.

The Planning and Zoning Commission for the City of Richmond, Texas met in a regular meeting on Monday, June 3, 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; and Gary Smith, City Attorney

Commissioner Pittman introduced agenda A2, public comments. He asked if there were any public comments for the sections that do not include 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 May 6, 2019. Commissioner Hogue made a motion to approve the minutes. 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 will be on Monday, July 1, 2019 at 5:00 p.m.

Mr. Abraham explained to the Board that a copy of the resolution that appoints the Planning and Zoning Commission as a Capital Improvements Advisory Committee is added to the agenda packet. He added that a report and presentation slides will be provided for review prior to the next regular meeting.

Commissioner Pittman introduced agenda item C1., Review and recommendation of a final report to City Commission for a replat of Reserve "A", "B", and "C" of Richmond 90A Ltd. Division – Richmond 90A Ltd Division Partial Replat No 1 – 13.2850 acres of land – 0 Lots – 1 Block – 3 Reserves. Mr. Garcia explained that the proposed replat relocates the boundary line between Reserve A and Reserve B. Mr. Garcia concluded by stating staff's recommendation of approval, conditional upon addressing comments listed in the report and an additional comment to revise the district names table to identify the correct Fire District. Commissioner Myska moved to forward staff's recommendation to the City Commission. The motion was seconded by Commissioner Hogue. The vote for recommending

conditional approval was unanimous.

Commissioner Pittman introduced agenda item C2a., Public hearing to receive comments for or against a request by Baby Kaithamattathil to rezone an approximate 2.203 acre tract of land from General Residential (GR) to General Commercial (GC) and to the extent the rezoning deviates from the Future Land Use Plan of the Comprehensive Plan, to provide for an amendment thereto. The subject site is located on the west side of Douglas Street, south of Preston Street, east of Collins Road, and north of the Union Pacific railroad. Subject property is abutting Collins Plaza to the west along Collins Road. Hearing no public comment, the agenda item was closed.

Commissioner Pittman introduced agenda item C2b., Consideration of the approval of a final report to City Commission on Agenda Item C2a., above. Mr. Abraham made a presentation, and explained that the subject is presently vacant and presents certain constraints in terms of development. He explained that the applicant has provided a schematic plan for the subject site, and an adjoining tract which shows a hotel on the subject site. Mr. Abraham clarified that the submitted plan does not comply with the standards of the Unified Development Code, and that development plans are reviewed and approved by staff after the rezoning process. He further added that the proposed rezoning is in conformance with the Comprehensive Master Plan goals, but not in conformance with the Future Land Use Plan, which identifies the site as General Residential. Mr. Abraham concluded by stating staff's recommendation of approval of the proposed rezoning and amendment of the Future Land Use Plan to reflect the rezoning. Commissioner Hogue moved to forward staff's recommendation to the City Commission. The motion was seconded by Commissioner King. The vote for recommending approval was unanimous.

Commissioner Pittman introduced agenda item C3a., Public hearing to receive comments for or against a request by Valdemar Reyes to rezone an approximate 0.210 acre (9,183 square feet) tract of land from General Commercial (GC) to General Residential (GR) and to the extent the rezoning deviates from the Future Land Use Plan of the Comprehensive Plan, to provide for an amendment thereto. The subject site is located at 106 Riveredge Drive. Subject property is abutting residential properties on the north and south side along Riveredge Drive. Mr. Irineo Reyes, residing at 110 Riveredge Drive, stated his intent to rezone his property from commercial to residential because the commercial zoning designation has caused the Fort Bend Central Appraisal District (CAD) to increase his property value. Hearing no other public comment, the agenda item was closed.

Commissioner Pittman introduced agenda item C3b., Consideration of the approval of a final report to City Commission on Agenda Item C3a., above. Mr. Abraham made a presentation, and explained that the applicant is requesting a rezoning because the Fort Bend CAD classifies the subject site as a commercial property based on the zoning designation, even though it is used residentially. He explained that the subject site is legally non-conforming, and the applicant is not proposing any redevelopment. He further added that the proposed rezoning is in conformance with the Comprehensive Master Plan goals, but not in conformance with the Future Land Use Plan, which identifies the site as General Commercial. Mr. Abraham concluded by stating staff's recommendation of approval of the proposed rezoning and amendment of the Future Land Use Plan to reflect the rezoning. Commissioner King moved to forward staff's recommendation to the City Commission. The motion was seconded by Commissioner Kubelka. The vote for recommending approval was unanimous.

There being no further business to be brought before the Planning and Zoning Board, Commissioner Pittman adjourned the meeting at 5:35 p.m.

Approved:



Larry Pittman, Planning and Zoning Commission Chair