



RICHMOND

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Planning & Zoning Commission Meeting Minutes

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

Tuesday, September 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, September 3, 2019 at 5:00 p.m. Chairman Pittman, called the meeting to order at 5:01 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 items not included 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 August 5, 2019. Commissioner Pittman noted on Page 2 of the previous meeting minutes that a statement describing lot sizes of "60,000 square feet" should be amended to read "6,000 square feet". Commissioner Kubelka moved to approve the amended minutes. The motion was seconded by Commissioner Myska. The vote for the motion was unanimous.

Commissioner Pittman introduced agenda item B2., stating that the next Planning and Zoning Commission meeting will be on Monday, October 7, 2019 at 5:00 p.m.

Commissioner Pittman introduced agenda item C1a., Public hearing to receive comments for or against a request by KB Home Lone Star Inc., to replat all of Reserve "A"; Lot 18 and Lot 19, Block 1; and a portion of Wave Hill Lane of Williams Ranch Sec 5 as recorded in plat no. 20170235 of the Fort Bend County Plat Records, in order to create two Blocks, two Reserves and two Lots. The subject site is part of Williams Ranch residential subdivision located at the northwest corner of the Richmond Parkway and US Highway 59 intersection. With nobody having signed up to speak, the public hearing was closed.

Commissioner Pittman introduced agenda item C1b., Review and recommendation of a final report to City Commission for Williams Ranch Sec 5 Partial Replat No. 1 – 1.25 acres of land – 2 Blocks – 2 lots – 2 Reserves. Mason Garcia, Associate Planner, explained that the replat would provide the Williams Ranch subdivision with a second access point to US 59, which would follow the route of a previously abandoned connection. Mr. Garcia stated staff's recommendation stated Staff's recommendation of approval, conditioned upon addressing comments specified in the report. Prior to the vote, Commissioner Pittman acknowledged previous concerns expressed to the Commission regarding the lack of multiple routes into and out of the Williams Ranch subdivision, and cited the necessity for additional access and egress. Furthermore, in response to Commissioner Pittman's question, a representative from Jones|Carter, the project engineer, clarified that Fort Bend County would be responsible for street maintenance. Commissioner Kubelka moved to forward staff's recommendation of conditional approval to the City Commission. The motion was seconded by Commissioner King. The vote for the motion was unanimous.

Commissioner Pittman introduced agenda item C2., Review and recommendation of a final report to City Commission for a preliminary plat – Texas Sunset Ranch Reserve – 3.255 acres of land – 0 Lots – 1 Block – 1 Reserve. Mr. Garcia explained that the preliminary plat in question pertained to a project located at 601 Pitts Road. He added that, the applicant has indicated that is site is proposed to be developed for a event center. Mr. Garcia stated staff's recommendation for approval of the preliminary plat, conditioned upon addressing comments specified in the report. Commissioner Hogue moved to forward staff's recommendation of conditional approval to the City Commission. The motion was seconded by Commissioner King. The vote for the motion was unanimous.

Commissioner Pittman introduced agenda item C3., Review and recommendation of a final report to City Commission for a preliminary plat – Veranda Section Thirty – 17.0 acres of land – 65 Lots – 3 Blocks – 3 Reserves. Jose Abraham, Planning Director, explained that the plat layout met the minimum requirements of the Unified Development Code (UDC), and corresponded with the Veranda General Plan. Mr. Abraham stated staff's recommendation of approval. Prior to the vote, Commissioner Hogue announced he would abstain from voting due to a potential conflict of interest. Commissioner Myska moved to forward staff's recommendation of approval to the City Commission. The motion was seconded by Commissioner Kubelka. The vote for the motion was unanimous.

Commissioner Pittman introduced agenda item C4., Review and recommendation of a final report to City Commission for a preliminary plat – Hope on the Brazos – 6.567 acres of land – 15 Lots – 1 Block – 1 Reserve. Mr. Abraham explained that the applicant had previously submitted a preliminary plat and a plat variance request to allow for 50 foot wide lots, which got denied by the City Commission. The applicant had since revised the plat to meet the minimum standards stipulated in the UDC, specifically with regard to maintaining required minimum 70 foot wide lots and 12,000 square foot minimum lot area. Mr. Abraham stated staff's recommendation for approval of the preliminary plat, conditioned upon addressing comments specified in the report. Commissioner Hogue moved to forward Staff's recommendation of conditional approval to the City Commission. The motion was seconded by Commissioner Kubelka. The vote for the motion was unanimous.

Commissioner Pittman introduced agenda item C5a., Public hearing to receive comments for or against a request by Joseph Indelicato Jr. to rezone an approximate 0.1910 acre tract of land from General Residential (GR) to Olde Town (OT) 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

705 Front Street, at the northeast corner of the Front Street and East Austin Street intersection. On behalf of the property owner, Mr. Robert Haas provided background for the request. He explained that the property was previously a residence, which the owner intended to convert to a law office. The owner—who would be relocating his offices from Houston to Richmond— favored the aesthetics of the neighborhood and homes along Front Street, and filed the rezoning request in order to meet the appropriate land use and zoning regulations. With nobody else having signed up to speak, the public hearing was closed.

Commissioner Pittman introduced agenda item C5b., Consideration of approval of a final report to City Commission on Agenda Item C5a. Mr. Garcia explained that the rezoning request related to an approximate 0.1910 acre tract of land from General Residential to Olde Town. He added that the subject site is part of a larger tract located at 705 Front Street, which includes a 1,729 square foot residential single family house, a 500 square foot barn, and 120 square foot shed. He further stated that the entire tract encompassed two zoning designations: the front portion of the property (approximately 34,944 sq. ft.) zoned Olde Town, and the remainder (approximately 8,320 sq. ft.) zoned General Residential. According to Mr. Garcia, the split zoning designation for the property resulted from mapping errors and adjustments to the GIS data recorded by the Fort Bend Central Appraisal District (FBCAD). He added that the rezoning is requested in order to achieve a consistent zoning designation for the entire tract. Mr. Garcia concluded with staff's recommendation of approval of the proposed rezoning of the subject site from GR to OT, and to amend the Future Land Use Plan of the Comprehensive Master Plan to reflect the proposed rezoning. Commissioner Myska moved to forward staff's recommendation of approval to the City Commission. The motion was seconded by Commissioner Hogue. The vote for approval was unanimous.

Commissioner Pittman introduced agenda item C6a., Public hearing to receive comments for or against text amendments to Section 6.1.107.B. "Manufactured Home Park Standards," of the Unified Development Code (UDC), to conform to the provisions of Section 211.018, Texas Local Government Code relating to manufactured homes, manufactured home communities, and the continuation of land use. The first speaker, Ace Fernandez, expressed concerns regarding the text amendments, stating that a number of manufactured homes communities he operated—located at 501 Newton, 609 Front Street, and 1310 Newlin Drive, respectively— would be adversely affected by the decreased number of lots allowable for a nonconforming use designation and the limitations to the period of continuous abandonment of nonconforming manufactured home lots. For these reasons, Mr. Fernandez urged the Commission to examine the text amendments further before taking action. Additionally, Mr. Valdamar Reyes dually expressed concern about the text amendments, citing that the revised requirements for 50 percent of manufactured home lots to remain physically occupied, as well as limitations to the number of times a single manufactured home could be replaced within a 10 year period, would ultimately be detrimental to the function and operation of his mobile home parks. With nobody else having signed up to speak, the public hearing was closed.

Commissioner Pittman introduced agenda item C6b., Consideration for the approval of a final report to City Commission on agenda item C6a. Gary Smith, City Attorney, provided background for the UDC text amendments, explaining that in October 2018, City Commission approved amendments to Section 6.1.107. B. *Manufactured Home Standards* and Division 7.1.300 *Definitions* of the UDC. The text amendments were made to reflect the passage of Texas Senate Bill 1248, which amended the Texas Local Government Code to add Sections 211.018 and 214.906 regarding manufactured home parks and regulations for nonconforming manufactured home parks. However, Staff later discovered that the previous text amendments were based on a draft version of the bill different from the version

ultimately signed into law. Thus, the current language in the UDC differed from the provisions of the Texas Local Government Code. Mr. Smith stated that the proposed amendment would only serve to bring the provisions of the UDC into conformance with the Texas Local Government Code, and would not deviate from the City of Richmond's Comprehensive Plan goals or general intent of the UDC in any manner. Furthermore, Mr. Smith addressed the public comments, and assured the residents that the City was not seeking to change the code itself, but to rather insure that the UDC remained consistent with the State Legislature and Texas Local Government Code. Expanding on Mr. Smith's explanation Mr. Abraham discussed certain portions of the proposed text amendment. Citing the complexity of this item, Commissioner Hogue made a motion to table the agenda item until the next meeting to allow for an educational workshop to gain a better understanding of the topic. The motion to table the item pending further discussion was seconded by Commissioner Kubelka. The vote for approval was unanimous.

There being no further business to be brought before the Planning and Zoning Board, Commissioner Pittman adjourned the meeting at 5:59 p.m.

Approved:



Larry Pittman, Planning and Zoning Commission Chair