



RICHMOND

EST. **TEXAS** 1837

Where History Meets Opportunity

Planning & Zoning Commission Meeting

Monday, May 4, 2020, at 5:00 P.M.

via Video Conference call

(pursuant to Texas Government Code,
Section 551.127)

Join Zoom Meeting

<https://zoom.us/j/99778675511?pwd=NnROVXpsT05lVzFWMWtibHYzbFRkdz09>

Meeting ID: 997 7867 5511

Password: 200884

One tap mobile

+13462487799,,99778675511#,,1#,200884# US (Houston)

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Meeting ID: 997 7867 5511

Password: 200884

Find your local number: <https://zoom.us/j/99778675511?pwd=NnROVXpsT05lVzFWMWtibHYzbFRkdz09>

In compliance with the recommendation of the CDC and other governmental agencies, to avoid the spread of the COVID19 Virus, the City Commission meeting will be held as a teleconference on Zoom virtual meeting platform. Comments may also be submitted via email or request made to be contacted by phone during the meeting to make comments during the public hearing to the Planning Director at jabraham@richmondtx.gov

AGENDA

- A1. Call to Order, Determine Quorum, Declare Meeting Open.
- A2. Public comments. (Public comment is limited to a maximum of 3 minutes per item. Time may not be given to another speaker. No Deliberations with the Commission).

CONSENT AGENDA

- B1. Review and approve minutes from the March 2, 2020, meeting (a copy is enclosed).
- B3. Next Planning and Zoning Commission meeting is Monday, June 1, 2020, at 5:00 p.m.

REGULAR AGENDA

Plat Applications

- C1a. To receive comments for or against a request by Vanessa Piedra on behalf of HW 589 Holdings LLC., to replat 2.64 acres of land, being a replat of lots 7-15 of Block 2 of Veranda Section 29 as recorded in plat no. 20190286 of the Fort Bend County Plat Records, in order to change the minimum slab elevation note for lots 7-15 and to reflect the release of a CenterPoint easement that created an encumbrance on lots 13-15. The proposed replat is called Veranda Section Twenty - Nine Partial Replat No. 1.
- C1b. Review and recommendation of a final report to City Commission for a Replat—Veranda Section Twenty - Nine Partial Replat No. 1— of 2.64 acres of land – 1 Block – 9 lots – 0 Reserves. The subject site is part of Veranda Residential subdivision located at the west corner of Old Blue Lane and Wildwood Park Road intersection.
- C2. Review and recommendation of a final report to City Commission for a Final plat – Crossbridge Church at Harvest Green – 14.429 acres of land – 0 Lots – 1 Block – 1 Reserve. The subject site is located at the northern corner of Harlem Road and Harvest Home Drive intersection.
- C3. Review and recommendation of a final report to City Commission for a Short Form Final plat – Riverside Ranch Commercial Sec Two Replat No 2 and Extension – 5.2579 acres of land – 0 Lots – 1 Block – 1 Reserve. This plat combines 0.5312 acre of unplatted land with the replat of Reserve B of Riverside Ranch Commercial Sec Two. The subject site is located along the east side of FM 723 and on the west side of Riverside Ranch.

- C4. Review and recommendation of a final report to City Commission for a Final plat – Mandola Farms Section One – 62.96 acres of land – 154 Lots – 6 Blocks – 3 Reserves. The subject site is a section within proposed Mandola Farms residential subdivision which is a large tract of land located on the south side of U.S. Highway 90A, with the boundary of Hennessey Road, Edgewood Drive, and Damon Street.

Request for Reduced Parking Requirements

- C5a. Staff update on a proposed multi-family development located south of US 59, along the east side of Williams Way abutting the City of Richmond Wastewater treatment plant at its southeast corner. The subject site and the project were previously discussed as part of a petition for inclusion into City of Richmond ETJ and a request for reduced parking requirements.
- C5b. Review and recommendation of a final report to City Commission for a request to allow reduced parking requirement for a proposed multi-family residential development based on a Parking Study provided as per Section 4.2.100 of the Unified Development Code.

Discussion

- C6. Discuss potential petition for annexation into City of Richmond city limits for:
- a) An approximate .083 acres of Land (more or less) to be annexed into the city limits of the City of Richmond being a portion of the road right-of-way of Pitts Road (80 feet wide overall including a portion of a call 2.156 acre road widening - Fort Bend County Clerk's File No. 9509356 and including all of a call 0.206 acre road right-of-way – Fort Bend County Clerk's File No. 9237267), all being in the William Morton Survey, Abstract No. 62, Fort Bend County, Texas.
 - b) An approximate 0.0694 acre located in the William Morton Survey, abstract No. 62, in Fort Bend County, Texas; being a portion of 9th Street (called 70-foot wide per Volume 309, Page 328, Fort Bend County Deed Records) extending from the south right of way line of Highway 90A to the existing city limits line on the northern line of the proposed Mandola Farms development.
 - c) An approximate 118.78 acres of land in the Jane Long Survey, abstract no. 55 in Fort Bend County, Texas; being the former Fort Bend Country Club and currently future expansion of the Veranda development bounded by FM 762, Del Webb Sweetgrass development, the existing Veranda development, and the current city limits to the southeast of Golfview.

- C7. Discussion on Comprehensive Master Plan Update process.
- C8. Consider agenda item requests by Commissioners for June 1, 2020 regular meeting.
- C9. Adjournment.

In compliance with Americans with Disabilities Act, City of Richmond will provide reasonable accommodations for persons attending Planning and Zoning Commission meetings. To better serve you, requests should be received 48 hours prior to the meetings. Please contact the City Secretary's Office at 281-342-5456 for accommodations.