



City of Richmond

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Planning & Zoning Commission Meeting Minutes

600 Morton Street

Tuesday, July 5, 2016 at 6:00 P.M.

PLANNING & ZONING COMMISSION MINUTES

The Planning and Zoning Commission for the City of Richmond, Texas met in a regular meeting on Tuesday, July 5, 2016, at 6:00 p.m. Commissioner Murrile, called the meeting to order at 6:02 p.m. A quorum was present, with the following members in attendance:

Bill Dostal
Ernest Hogue
Josh Lockhart
Don Murrile
Larry Pittman

Commissioner Murrile declared the meeting open.

Commissioner Murrile introduced agenda item number A2., public comment. He asked if there were any public comments. Hearing no public comment the agenda item was closed.

Commissioner Murrile introduced agenda item number B1., review and approval of the minutes from June 6, 2016. The motion was presented by Commissioner Pittman and seconded by Commissioner Hogue. The vote was four "ayes" and no "nays" for approval.

Commissioner Murrile introduced agenda item number C1., review and recommendation of final plat for Williams Ranch Section 4, 21.56 acres of land – 59 Lots – 3 Blocks – 2 Reserves. City staff recommended approval of the final plat with one condition. Commissioner Dostal motioned to recommend approval of the plat with City staff's recommendation. The motion was seconded by Commissioner Lockhart. The vote was four "ayes" and no "nays" for approval.

Commissioner Murrile introduced agenda item number C2., review and recommendation of general plan for Riverwood Village, 122.36 acres of land. An explanation was given by

Kelly Kaluza, City Engineer, for about the existing Riverwood Village Section 1 and the second point of access to Riverwood Village from the railroad crossing. A question was asked by the Commission if a signal would be needed at the crossing with the railroad. Mr. Kaluza stated there has not been a conversation yet about a signal at this location. City staff recommended approval of this general plan. Commissioner Dostal motioned to recommend approval of the general plan with City staff's recommendation. The motion was seconded by Commissioner Hogue. The vote was four "ayes" and no "nays" for approval.

Commissioner Murrile introduced agenda item number C3., review and recommendation of preliminary plat for Riverwood Village Section 2, 65.01 acres of land – 122 Lots – 3 Blocks – 7 Reserves. The Commission had a question if there were any floodplain issues in this area. City staff recommended approval of this preliminary plat. Commissioner Hogue motioned to recommend approval of the preliminary plat with City staff's recommendation. The motion was seconded by Commissioner Lockhart. The vote was four "ayes" and no "nays" for approval.

Commissioner Murrile introduced agenda item number C4., review and recommendation of final plat for Veranda Section Three, 15.69 acres of land – 49 Lots – 2 Blocks – 3 Reserves. City staff recommended approval with one condition. Commissioner Dostal motioned to recommend approval of the plat with City staff's recommendation. The motion was seconded by Commissioner Lockhart. The vote was four "ayes" and no "nays" for approval.

Commissioner Murrile introduced agenda items C5., C6., and C7., review and recommendation of final plats for the Veranda Development. City staff recommended approval with one condition for all the final plats. Commissioner Dostal motioned to recommend approval of the final plats with City staff's recommendations. The motion was seconded by Commissioner Hogue. The vote was four "ayes" and no "nays" for approval.

Commissioner Murrile introduced agenda item C8a., public hearing to receive comments for or against a request by Burks Taylor Property, LLC to rezone an approximate 13, 720 square foot tract of land from General Residential (GR) to Suburban Commercial (SC) to allow general office and retail sales and service, and to the extent such rezoning deviates from the Future Land Use map of the Comprehensive Master Plan, to provide an amendment thereto for property located at 1114 Inwood Drive. Mr. Robert Haas spoke at the public hearing. Mr. Haas resides at 1716 Magnolia Drive, Richmond, TX. Mr. Haas spoke in favor of the rezoning at 1114 Inwood Drive. Mr. Haas stated that the property had been site planned with the City previously and meets all parking and setback requirements for commercial development. He also inquired if the agenda item reflecting "General Commercial (GC)" was a typo. Mr. Haas was informed that it indeed was a typo and that the property owners were requesting a rezoning to Suburban Commercial (SC).

Mr. Juan Ortiz spoke at the public hearing in opposition to the rezoning at 1114 Inwood Drive. Mr. Ortiz resides at 1903 Long Drive, Richmond, TX. Mr. Ortiz had concerns as to the uses the property owner will have and his quality of life. Mr. Ortiz stated he lived adjacent to the north of 1114 Inwood Drive. He was concerned about light from the development at 1114 Inwood Drive. The Commission brought up concerns about restaurant, bar/night club, and alcohol beverage sales uses. Mr. Gary Smith, City Attorney, spoke about 1114 Inwood Drive. Mr. Smith stated that alcohol beverage sales were permitted by right in the UDC in the SC zoning district and any use permitted at this location would be limited by the required parking. Hearing no other public comment the agenda item was closed.

Commissioner Murrile introduced agenda item number C8b., consideration of the approval of a final report to City Commission on agenda item C8a. Ms. Jessica Duet, City Planner, made a presentation to the Commission on agenda item C8a. During the presentation Ms. Duet pointed out 1114 Inwood Drive had gotten approved for a commercial site plan from the City in January 2015. Since then the property was given a certificate of occupancy for an office use. The office use is now a legal nonconforming use. The Planning Department gave a recommendation for approval to Suburban Commercial (SC) with matching Future Land Use map change. The Commission asked if the property could be converted to a restaurant use under the SC zoning classification. Ms. Duet stated, theoretically yes but the parking could never be accommodated on-site due to the size of the building. The Commission asked if a bar/night club could be permitted on-site. Ms. Duet stated, due to the proximity of residential it would be impossible to attain that use on this site although a limited use. The Commission expressed concern over alcohol beverage sales being a permitted use in the SC district. Their concern was not so much strictly for the property at 1114 Inwood Drive since parking more than likely could not be accommodated but the fact that the property next door to the east is vacant. The Commission's concern was property to the east could be combined with 1114 Inwood to construct a large alcohol beverage sales facility which would encroach upon the neighborhood should Burks Taylor Property, LLC sell in the future. Commissioner Lockhart motioned to recommend rezoning property located at 1114 Inwood Drive from General Residential (GR) to Suburban Commercial (SC) and to the extent such rezoning deviates from the Future Land Use map of the Comprehensive Master Plan, to provide for an amendment thereto to the Mayor and City Commission. The motion was seconded by Commissioner Dostal. The vote was two "ayes" and two "nays" for approval. Chairman Murrile voted "nay" to break the tie decision. The motion did not pass.

There being no further business to be brought before the Planning and Zoning Commission, Commissioner Lockhart motioned for the meeting to be adjourned. Commissioner Hogue seconded and the Commission adjourned. The meeting was adjourned at 7:08 p.m.

Approved:

Don Murrile, Planning and Zoning Commission Chair