



RICHMOND

EST. **TEXAS** 1837

Where History Meets Opportunity

Planning & Zoning Commission Meeting

Monday, January 4, 2021 at 5:00 P.M.

via Video Conference call

(pursuant to Texas Government Code, Section 551.127)

Join Zoom Meeting

<https://zoom.us/j/91880707800?pwd=eXFNQzRPaERTQ0ILOG5JaWlpNmZxUT09>

Meeting ID: 918 8070 7800

Passcode: 376799

One tap mobile

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Meeting ID: 918 8070 7800

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Find your local number: <https://zoom.us/j/91880707800?pwd=eXFNQzRPaERTQ0ILOG5JaWlpNmZxUT09>

In compliance with the recommendation of the CDC and other governmental agencies, to avoid the spread of the COVID19 Virus, the Planning and Zoning 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 November 9, 2020, joint meeting with the City Commission (a copy is enclosed).
- B2. Review and approve minutes from the December 7, 2020, regular meeting (a copy is enclosed).
- B2. Next Planning and Zoning Commission meeting is Monday, February 1, 2021, at 5:00 p.m.

REGULAR AGENDA

- C1. Elect Planning and Zoning Commission Chair and Vice-Chair.
- C2. Swearing in newly appointed Planning and Zoning Commissioners Aimee Frederick (Position 2) and Melissa Schultz (Position 4).

Plat Applications

- C3a. Public hearing to receive comments for or against a request by Randy McClendon on behalf of Shakil Lakhani and Anita Kermally, to replat approximately 1.016 acre tract of land in the Joseph Kuykendahl League Survey, Abstract No. 49; also being a replat of Lots 19 & 20 of Block 2, Estates at Lakes of Williams Ranch Sec. 1 as recorded in Plat No. 20180168 of the Fort Bend County Plat Records to create one lot. The proposed replat is called Estates at Lakes of Williams Ranch Sec. 1, Partial Replat No. 4.
- C3b. Review and recommendation of a final report to City Commission for a replat of Lots 19 & 20 of Block 2, Estates at Lakes of Williams Ranch Sec. 1 as recorded in Plat No. 20180168 of the Fort Bend County Plat Records as Estates at Lakes of Williams Ranch Sec. 1, Partial Replat No. 4 – 1.016 acres of land – 1 Block – 1 lot – 0 Reserves.
- C4. Review and recommendation of a final report to City Commission for a Preliminary Plat – Lamar CISD Maxine Phelan Elementary School – 15.835 acres of land – 0 Lots – 1 Block – 1 Reserve. The subject site is a proposed school site

within Veranda Master Planned Development.

- C5. Review and recommendation of a final report to City Commission for a Preliminary Plat – Mandola Farms Section Two – 25.0 acres of land – 109 Lots – 3 Blocks – 3 Reserves. The subject site is a section within Mandola Farms Residential Development located on the south side of U.S. Highway 90A, demarcated by Hennessey Road, Edgewood Drive, and Damon Street.

Conditional Use Permit

- C6a. Public hearing to receive comments for or against a request by Vincent Ramos (owner of the subject site) for a Conditional Use Permit to allow the operation of a convenience store with sale of limited fresh produce and grocery at the subject site located at 1117 Powell Street and to the extent the Conditional Use Permit deviates from the Future Land Use Plan of the Comprehensive Master Plan, to provide for an amendment thereto.
- C6b. Consideration of the approval of a final report to City Commission on Agenda Item C6a., above.

Other

- C7. Discuss Comprehensive Master Plan Update.
- C8. Consider agenda item requests by Commissioners for February 1, 2021 regular meeting.
- C9. Development related staff update.
- C10. 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.