



RICHMOND

EST. **TEXAS** 1837

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Planning & Zoning Commission Meeting Minutes

Zoom Teleconferencing Meeting Room

Monday, March 1, 2021, at 5:00 P.M.

The Planning and Zoning Commission for the City of Richmond, Texas met in a regular meeting on Monday, March 1, 2021, at 5:00 p.m. In compliance with recommendations from the Centers for Disease Control (CDC) and local governmental agencies to reduce the spread of COVID-19, the Planning and Zoning Commission meeting was teleconferenced via the Zoom Virtual meeting platform. A quorum was present, with the following members in attendance:

Katherine M. Graeber-Kubelka (Chairperson)

Aimee Frederick

Melissa Schultz

Ernest Hogue

Noell Myska

Staff in attendance: Jose Abraham, Planning Director; Mason Garcia, Associate Planner; Howard Christian, Assistant City Manager; Christine Cappel, Public Works Administrative Manager; Lori Bownds, Building Official; and Gary Smith, City Attorney.

Commissioner Kubelka introduced agenda A2, public comments, and if there were any public comments. Hearing no public comments, the agenda item was closed.

Commissioner Kubelka introduced agenda item B1., Review and approve minutes from the February 1, 2021, meeting. Commissioner Myska moved to approve the minutes. The motion was seconded by Commissioner Schultz. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item B2., stating that the next Planning and Zoning Commission meeting would be on Monday, April 5, 2020, at 5:00 p.m.

Commissioner Kubelka introduced agenda item C1a., Public hearing to receive comments for or against a request by Randy McClendon on behalf of Fort Bend County, to replat approximately 1.991 acre tract of land in the Jane Long League Survey, Abstract No. 55; also being Block 50 and Block 51, and adjoining portion of 3rd Street, City of Richmond, as recorded in Vol. A PG. 62 Fort Bend County Map Records in order to create one block and reserve. The proposed replat is called Fort Bend OEM Site. Hearing no public comment, the agenda item was closed.

Commissioner Kubelka introduced agenda item C1b., Review and recommendation of a final report to City Commission for a replat of Block 50 and Block 51, and adjoining portion of 3rd Street, City of Richmond, as recorded in Vol. A PG. 62 Fort Bend County Map Records as Fort Bend OEM Site – 1.991

acres of land – 1 Block – 0 Lots – 1 Reserve. Commissioner Myska asked if 3rd Street would not continue between Fort Street and Austin Street. Mr. Abraham explained that the said portion of 3rd Street is being abandoned and will be made part of the subject site. He further added that a Site Development Plan review is under review and concluded by recommending approval of the replat conditioned upon addressing the comments listed in the report. Commissioner Hogue moved to forward Staff's recommendation of conditional approval to the City Commission. The motion was seconded by Commissioner Myska. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item C2a., 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 resale store 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. Hearing no public comment, the agenda item was closed.

Commissioner Kubelka introduced agenda item C2b., Consideration of the approval of a final report to City Commission on Agenda Item C6a., above. Commissioner Myska expressed her concern regarding the outdoor storage of merchandise and general maintenance. Mr. Abraham explained that the approval of the proposed use is based on specific conditions which include measures to address the said concern. Mr. Abraham presented and explained the staff report highlighting the unique situation of an existing commercial building on a residentially zone property. Commissioner Hogue and Commissioner Myska expressed their concerns about property maintenance related issues that may arise and inquired if the issue was considered while formulating staff's recommendation. Mr. Abraham explained that the applicant must meet all the conditions made part of the Conditional Use permit (CUP) and violation could result in the CUP being revoked by the City Commission. He also added that City's Code Enforcement Department would monitor and ensure conformance to Property Maintenance Code. Mr. Abraham concluded by presenting staff's recommendation of approval with specific conditions listed in the report. He also clarified that the CUP applies only to the existing building and surrounding parking area and not the entire property. Commissioner Hogue moved to forward Staff's recommendation of approval of the CUP with the specific conditions listed in the report to the City Commission. The motion was seconded by Commissioner Schultz. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item C3., Consider agenda item requests by Commissioners for April 5, 2021 regular meeting. Mr. Abraham spoke about the informational snippets that were provided with the agenda packet. He explained that the one-page snippets are intended to provide brief information about a planning and zoning-related topic and are not made part of the agenda. He also indicated that if the Commission would like to discuss a topic it can be added to the following month's agenda. Hearing none, the agenda item was closed.

Commissioner Kubelka introduced agenda item C4., Development related staff updates. In response to a question asked at the February regular meeting, Mr. Abraham explained that the existing Plantation Ace Hardware on FM 359 will move to the new location considered for development on the west side of Mason Rd and south of Richmond Fire Station 3 site.

Mr. Abraham provided an overview of development projects discussed at pre-application conferences and that are under review since the last regular meeting. The pre-application projects discussed included the following proposed projects:

- Rezoning of 1215 Main Street;
- Offices at 1810 Thompson Road;
- Sign fabrication Company at 126 Collins;

- Elementary School for Veranda; and
- Retail store selling fresh produce at 211 N 10th Street.

Projects under reviews discussed included the following proposed projects:

- Fossum Family Dental Care at 1840 FM 359;
- Anchor Bend Church at 1400 FM 2218;
- Walgreens addition of a clinic at 1600 Jackson Street;
- Tiny Toon's at 821 E Hwy 90a;
- Fort Bend Commissary Services at 729 FM 359; and
- Gas Station at 3535 FM 762.

Commissioner Kubelka introduced agenda item C5., Staff update pertaining to a presentation made to the City Commission regarding Conditional Use Permit for Massage businesses. Mr. Abraham explained that a presentation was made to the City Commission by Joe Madison, Executive Director of Demand Disruption, and Rhonda Kuykendall, chairwoman of FBC DA Human Trafficking Team. He indicated the following about the presentation:

- The presentation highlighted the initiatives taken by the Fort Bend County District Attorney's office and other partners against human trafficking and other associated illicit operations. According to him, the presentation focused on how Cities can be proactive in tackling the growing trend of illicit massage businesses that operate as fronts for commercial sex operations.
- The presenters elaborated upon how they have been worked with other Cities in the area like Pearland and Fulshear to adopt Conditional Use Permit (CUP) requirements for Massage Businesses.
- According to the presenters, CUP requirements can discourage illicit massage businesses and would allow code enforcement to monitor operations of massage businesses. City Commission acknowledged and emphasized the need to proactively address the issue.

Mr. Abraham explained that staff is reviewing the information provided by the presenters and researching what other cities have adopted in terms of the CUP requirements for massage businesses. He further added that Staff is reviewing the provisions of state legislature regarding this issue to ensure a comprehensive approach towards addressing this growing concern, and that Staff intends to work with Demand Disruption and FBC DA Human Trafficking Team to identify the best proactive approach in this matter.

There being no further business to be brought before the Planning and Zoning Commission, Commissioner Kubelka adjourned the meeting at 5:31 p.m.

Approved:



Katherine M. Graeber-Kubelka (Chair)