



RICHMOND

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Planning & Zoning Commission Meeting Minutes

Zoom Teleconferencing Meeting Room

Monday, May 3, 2021, at 5:00 P.M.

The Planning and Zoning Commission for the City of Richmond, Texas met in a regular meeting on Monday, May 3, 2021, at 5:02 p.m. 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 (Chair)
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; Terri Vela, City Manager, and Gary Smith, City Attorney.

Commissioner Kubelka introduced agenda A2, public comments, and asked 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 April 5, 2021, meeting. Commissioner Myska moved to approve the minutes. The motion was seconded by Commissioner Hogue. 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, June 7, 2020, at 5:00 p.m.

Commissioner Kubelka introduced agenda item C1a., Public hearing to receive comments for or against a request by Matthew May, to replat approximately .0952 acre tract of land being Lot 10, Block 5 of Grand River, a subdivision in Fort Bend County Texas, according to the plat recorded in Slide No. 1650/B & 1651/A, and Lot 38 in Block 5 of Grand River Replat No. 1, a subdivision in Fort Bend County Texas according to the plat there of recorded in Slide No. 1868/A plat records of Fort Bend County, Texas in order to create one lot. The proposed replat is called Grand River Replat No. 5. Hearing no more public comments, the agenda item was closed.

Commissioner Kubelka introduced agenda item C1b., Review and recommendation of a final report to City Commission for a Replat - Grand River Replat No. 5 – 9.0952 acres of land – 1 Block – 1 Lot – 0 Reserves. The subject site is part of the Grand River Residential Subdivision located at 2015 Grand River

Drive and 1934 Man O War Ct. Mr. Abraham explained that there was a typographical error pertaining to the acreage of the subject site and explained that the total acreage is 9.0952 acres. Commission and staff generally discussed the application with a focus on the proposed horse arena on the subject site. Commissioner Hogue moved to forward Staff's recommendation to the City Commission. The motion was seconded by Commissioner Myska who also emphasized that The Home Owner's Association's Comments be addressed as well. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item C2., Review and recommendation of a final report to City Commission for a Final Plat – Mandola Farms Section 2 – 25.04 acres of land – 109 Lots – 3 Blocks – 3 Reserves. The subject site is the final 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. Mr. Abraham generally discussed the application and presented Staff's recommendation of approval with specific conditions listed in the report. Commissioner Myska noted that some lots appear to be less than 50 foot in width and suggested that staff ensure that all lots meet the minimum lot width requirement. Mr. Abraham explained that lot width is measured at the required setback line and that the street curvature slightly reduces the width identified at the street, but that the lot width at the setback line would be 500 foot. He added that the lot width is defined to be measured at the setback line. Commissioner Myska moved to forward Staff's recommendation of approval with the specific conditions listed in the report to the City Commission. The motion was seconded by Commissioner Hogue. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item C3., Review and recommendation of a final report to City Commission for a Preliminary Plat – FM 723 Boat and RV Storage – 2.5049 acres of land – 0 Lots – 1 Block – 1 Reserve. The subject site is located along the eastside of FM 723 South of Riverside Boulevard. Mr. Abraham generally explained the proposed plat and indicated that the subject site is proposed to be developed as Boat and RV storage facility. He added that a final plat for the subject site is required and shall be presented at a later stage. Mr. Abraham concluded by presenting Staff's recommendation of approval with specific conditions listed in the report. Commissioner Myska moved to forward Staff's recommendation of approval 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 C4., Review and recommendation of a final report to City Commission for a Preliminary Plat – Veranda Section Thirty-Two – 19.9 acres of land – 34 Lots – 1 Block – 4 Reserves. The subject site is a section within Veranda master planned community. Mr. Garcia explained that the proposed subdivision includes 34 Lots with typical 60 foot lot width. He added that the proposed preliminary plat is in conformance with the approved General Plan for the Veranda Master Planned Community. Commissioner Myska inquired about a turn lane for the entrance into the Veranda community from Richmond Parkway and suggested that traffic related issues must be addressed. Commissioner Hogue abstained from any discussion and voting. Commissioner Myska moved to forward Staff's recommendation of approval to the City Commission. The motion was seconded by Commissioner Frederick. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item C5., Consider agenda item requests by Commissioners for June 7, 2021 regular meeting. Mr. Abraham explained that he is planning to have a couple of discussion items for some UDC text amendments.

Commissioner Kubelka introduced agenda item C6., Development related staff update. Mr. Garcia 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:

- Office Warehouse at FM 359 and FM 723 Intersection;
- Hookah Bar at 140 Collins Road;
- Gas Station and Retail Building at 126 Collins Road;
- Day Care at 1810 Thompson Road; and
- Proposed Office at 1810 Thompson Road.

Projects under reviews discussed included the following proposed projects:

- HEB Fuel Station/Carwash at 23520 Circle Oak Parkway;
- Cambridge Rehab Gazebo Addition at 1106 Golfview Drive;
- Richmond Town Center at 3415 FM 762;
- Tiny Toon's Childcare and Learning Center at 821 E. Hwy 90A;
- Intex Warehouse at 821 E. Hwy 90A;
- Plantation Hardware at 11818 Mason Road;
- Veranda Dog Park Parking Lot at Veranda Residential Subdivision; and
- Veranda Entryway at 2627 FM 762.

Mr. Abraham announced that Mr. Garcia has accepted a job with another municipality. Mr. Abraham expressed his appreciation for Mr. Garcia's hardwork and contributions. The Commission wished him the best in his future endeavors.

Commissioner Kubelka asked Mr. Abraham about the next meeting. Mr. Abraham explained that the next City Commission meeting will be held in person at the City Hall Annex and reminded that the next meeting and onward will also include reciting the Pledge of Allegiance to the U.S. flag and Texas flag.

There being no further business to be brought before the Planning and Zoning Commission, Commissioner Kubelka adjourned the meeting at 5:27 p.m.

Approved:



Katherine M. Graeber-Kubelka (Chair)