



RICHMOND

EST. **TEXAS** 1837

Where History Meets Opportunity

Planning & Zoning Commission Meeting (In-Person)

City Hall Annex Conference Room | 600 Morton Street, Richmond, Texas 77469

Tuesday, September 7, 2021 at 5:00 P.M.

<i>Position 1:</i>	<i>Ernest Hogue</i>
<i>Position 2:</i>	<i>Aimee Frederick</i>
<i>Position 3:</i>	<i>Katherine M. Graeber – Kubelka (Chair)</i>
<i>Position 4:</i>	<i>Melissa Schultz</i>
<i>Position 5:</i>	<i>Noell Myska (Vice Chair)</i>

This meeting may be viewed by using the following Zoom meeting link:

Join Zoom Meeting

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A quorum of the City Commission may be present at this meeting.

AGENDA

- A1. Call to Order, Determine Quorum, Declare Meeting Open.

- A2. Recite the Pledge of Allegiance to the U. S. Flag and the Texas Flag.
- A3. 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 August 2, 2021, regular meeting (a copy is enclosed).
- B2. Next Planning and Zoning Commission meeting is Monday, October 4, 2021, at 5:00 p.m.

REGULAR AGENDA

Plat Applications

- C1. Review and recommendation of a final report to City Commission for a Final Plat – Veranda Section Forty – 18.59 acres of land – 3 Blocks – 68 Lots – 3 Reserves. The subject site is a section within Veranda Master Planned Community.
- C2a. Public hearing to receive comments for or against a request by Ryan Moeckel on behalf of Blasdel Farmhouse LLC, to replat as part of a Preliminary Plat an approximate 4.4019 acre tract of land being all of Lots 8, 9, and 10 of Edgewood Annex No. 3 recorded in Vol. 252 Page 335 of the Fort Bend County Deed Records.
- C2b. Review and recommendation of a final report to City Commission for Preliminary Plat—Blasdel Farmhouse – 4.4019 acres of land – 1 Block – 0 Lots – 1 Reserve. The subject site is located at the northeastern corner of the intersection of Baudet Lane and Edgewood Dr.
- C3a. Public hearing to receive comments for or against a request by Andrew Allemand on behalf of John Severance, to replat approximately 6.874 acre tract of land being Lot 51 & 52, Block 3 of Grand River Replat No. 1, a subdivision in Fort Bend County Texas according the plat there of recorded in Slide No. 1867/B,1868/A, 1868/A, 1868/B, 1869/A, & 1869/B plat records of Fort Bend County, Texas, in order to reconfigure lot layout.
- C3b. Review and recommendation of a final report to City Commission for a Replat – Grand River Replat No. 7 – 6.874 acres of land – 1 Block – 2 Lots – 0 Reserves. The subject site is part of the Grand River Residential Subdivision located south of FM 359. The subject site includes two existing lots located at 1402 Bordens Bluff.

Major Thoroughfare Plan Amendment

- C4a. Public hearing to receive comments for or against a proposed amendment to the Major Thoroughfare Plan of the Comprehensive Plan to adopt recent amendment made Fort Bend County Major Thoroughfare Plan. The proposed amendments include the following changes:
- Remove proposed extension of Golfview Dr to FM 359;
 - Reclassify Edgewood Dr and Baudet Drive from Minor Arterial to Collector St.
- C4b. Consideration of the approval of a final report to City Commission on Agenda Item C4a., above.

UDC Text Amendment

- C5a. Public hearing to receive comments for or against text amendments to the Unified Development Code, to include a Conditional Use Permit requirement with associated standards for massage establishments. The specific sections include:
1. Table 2.2.104, *Commercial Uses*
 2. Table 2.2.203, *Commercial Limited and Conditional Use Standards*
 3. *Division 7.1.300, Definitions*
- C5b. Consideration of the approval of a final report to City Commission on Agenda Item C5a., above.

Other

- C6. Development related staff update.
- C7. Excuse from attendance at regular Planning and Zoning Commission Meeting.
- C8. Discuss Planning and Zoning Snippet provided by staff.
- C9. Consider agenda item requests by Commissioners for October 4, 2021 regular meeting.
- 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.