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Planning & Zoning Commission Meeting Minutes

City Commission Room | 600 Morton Street, Richmond, Texas 77469

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

The Planning and Zoning Commission for the City of Richmond, Texas met in a regular meeting on Monday, September 7, 2021, at 5:10 p.m. A quorum was present, with the following members in attendance:

Katherine M. Graeber-Kubelka (Chair)
Aimee Frederick
Ernest Hogue

Staff in attendance: Jose Abraham, Planning Director; Oanh Nguyen, Planner II, Lori Bownds, Building Official; Christine Cappel, Public Works Administrative Manager; and Gary Smith, City Attorney.

Commissioner Kubelka introduced agenda A2, Recite the Pledge of Allegiance to the U. S. Flag and the Texas Flag.

Commissioner Kubelka introduced agenda A3, 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 August 2, 2021, meeting. Commissioner Frederick 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, October 4, 2021, at 5:00 p.m.

Commissioner Kubelka introduced agenda item 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. Mr. Abraham explained that this is a request for a preliminary plat, but they had a preliminary plat that was previously approved. The applicant has indicated that CenterPoint Energy is in the process of purchasing the acreage since it abuts their property. This change does not create any non-conformance or impact the review. Staff is moving forward with a final plat. Staff has reviewed the plat and Staff is recommending approval with conditions listed in the report. Commissioner Hogue abstained from any discussion and voting. Mr. Smith explained that since a quorum would not be available for the Commission approval, that this item will go to City Commission without a recommendation.

Commissioner Kubelka introduced agenda item 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. Hearing no public comments, the agenda item was closed.

Commissioner Kubelka introduced agenda item 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. Mr. Abraham explained that this is a preliminary plat but it includes some tracts that were a part of a separate deed. Staff met with the property owner as part of a pre-application conference, and they are proposing an event center. A preliminary concept has been provided, and Mr. Abraham further stated that this is not a final approved plan. A Site Development Plan needs to be submitted and approved prior to the project starting. Staff reviewed the preliminary plat and is recommending conditional approval. Mr. Abraham explained that there is another final plat requirement for the property that will be submitted. Commissioner Hogue 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 Frederick. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item 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. Hearing no public comments, the agenda item was closed.

Commissioner Kubelka introduced agenda item 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. Mr. Abraham explained that the property owner has two lots, the resident is shifting the lot line so they can have one lot bigger than the other. Commissioner Hogue 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 Frederick. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item 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 Drive to FM 359 and reclassify Edgewood Drive and Baudet Drive from Minor Arterial to Collector St. Hearing no public comments, the agenda item was closed.

Commissioner Kubelka introduced agenda item C4b., Consideration of the approval of a final report to City Commission on Agenda Item C4a., above. Mr. Abraham explained the agenda request to consider a proposed amendment to the Major Thoroughfare Plan with respect to the currently proposed extension of Golfview Dr to FM 359. This discussion was based on a proposed event center being considered at the northeast corner of Edgewood Drive and Baudet Lane since the proposed arterial road would divide the subject site and affect the usability of the property. Discussions between Fort Bend County Engineering and City Staff that followed on the subject indicated that the location of the proposed thoroughfare may

not be feasible or cost-effective; primarily due to the need to cross Brazos and the oxbow area south of US 90A. Both parties agreed upon removing the proposed extension of Golfview Drive to FM 359 and reclassifying Edgewood Drive and Baudet Drive from Minor Arterial to a Collector Street. Since the proposed thoroughfare is located within City of Richmond ETJ, Fort Bend County took a lead on amending their plan so that City of Richmond may adopt the amendment approved by Fort Bend County. Fort Bend County Commissioners Court has approved the amendment. Commissioner Frederick moved to forward Staff's recommendation of approval to the City Commission. The motion was seconded by Commissioner Hogue. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item C5., 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

Hearing no public comments, the agenda item was closed.

Commissioner Kubelka introduced agenda item C5b., Consideration of the approval of a final report to City Commission on Agenda Item C5a., above. Mr. Abraham provided a presentation to consider a text amendment to the Unified Development Code (UDC) to include Conditional Use Permit requirement for Massage establishments. City Commission directed Staff to take the Conditional Use Permit approach. Staff is proposing to recommend amendment changes to the UDC in the sections of Definitions, Commercial Uses and Commercial Limited and Conditional Use Standards. Commissioner Frederick questioned the definitions of a massage establishment how it differs from a massage therapist. Mr. Smith explained that this process is to make it difficult for illicit massage businesses from establishing within the City. Commissioner Hogue commented he doesn't have a problem when the businesses are operated properly, and the codes are enforced. Commissioner Frederick explained that is why the language is so important so that it can be enforced. Commissioner Frederick continued with the new rules that every massage business will have to submit a Conditional Use Permit. Mr. Smith further explained that this process would bring this business before the City Commission and the Planning and Zoning Commission with having two public hearings and this will give the community awareness of this type of business. Mr. Abraham further explained that human trafficking is being tracked through Fort Bend County. Commissioner Hogue 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 C6., Development related staff update. 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 conference projects discussed included:

- Mixed Use at Southwest corner of US 59 and Williams Way intersection;
- Residential master planned community at Agrihood along Harlem Road (ETJ);
- Carwash and Retail at the Tract located on the East side of River Pointe Church (along feeder).

Site Development Plan reviews included resubmittals from previously discussed projects.

Mr. Abraham introduced Ms. Nguyen, Planner II, to the Commission. He explained that she brings experience from both public and private side of City planning and adds great value to City of Richmond Planning Team. Commissioners welcomed Ms. Nguyen to the City.

Commissioner Kubelka introduced agenda item C7., Excuse from attendance at regular Planning and Zoning Commission Meeting. Mr. Abraham noted that Commissioner Myska and Commissioner Schultz have requested to be excused from the meeting citing work-related travel reasons. Commissioner Frederick moved to excuse Commissioner Myska's and Commissioner Schultz's absence at the meeting. The motion was seconded by Commissioner Hogue. The vote for the motion was unanimous.

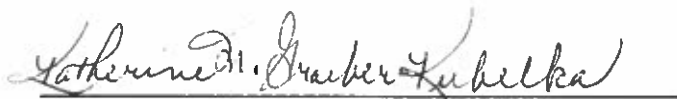
Commissioner Kubelka introduced agenda item C8., Discuss Planning and Zoning Snippet provided by staff. Mr. Abraham made a presentation regarding the temporary signs related provisions in UDC with the same questions from the last discussion. He discussed a general overview of the requirements on the nonconforming signs and how signage has an impact on the communities' holistic value. Mr. Abraham highlighted the discussion questions that were presented as part of the snippet that was provided and suggested that the questions guide the discussion. Commission members and staff generally discussed the following issues related to signs regulations.

- Time limit on non-conforming signs
- Sign maintenance requirements and enforcement
- Allowances for signs that are proportional to the building or development
- Ensure allowances to reflect the optimum need to successfully advertise their business
- Commissioner Frederick banners in the OT District

Commissioner Kubelka introduced agenda item C8., Consider agenda item requests by Commissioners for October 4, 2021 regular meeting. Commissioner Frederick would like Mr. Abraham to provide photos of signs they previously discussed.

There being no further business to be brought before the Planning and Zoning Commission, Commissioner Kubelka adjourned the meeting at 5:57 p.m.

Approved:



Katherine M. Graeber-Kubelka (Chair)