



RICHMOND

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Planning & Zoning Commission Meeting Minutes

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

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

The Planning and Zoning Commission for the City of Richmond, Texas met in a regular meeting on Monday, October 4, 2021, at 5:00 p.m. A quorum was present, with the following members in attendance:

Katherine M. Graeber-Kubelka (Chair)
Ernest Hogue
Melissa Schultz

Staff in attendance: Jose Abraham, Planning Director; Oanh Nguyen, Planner II, Lori Bownds, Building Official; Howard Christian, Assistant City 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 September 7, 2021, meeting. Commissioner Hogue 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, November 1, 2021, at 5:00 p.m.

Commissioner Kubelka introduced agenda item C1., Review and recommendation of a final report to City Commission for a Preliminary Plat – Veranda Section Thirty-Five – 17.4 acres of land – 3 Blocks – 90 Lots – 3 Reserves. The subject site is a section within Veranda Master Planned Community located along the north side of Richmond Parkway. Mr. Abraham explained that the site is located on the north side of Richmond Parkway and east of the Huntington senior living facility site. The plat includes a subdivision of a minimum of 37 lots that are 50' wide and 53 lots that are 40' wide. The Veranda Development Agreement allows 25% of the total number of lots to be non-traditional, and this section is included. Mr. Abraham concluded with Staff's recommendation of approval to the City Commission. Commissioner Hogue abstained from any discussion and voting. A quorum was not available and no recommendation was made by the Planning and Zoning Commission.

Commissioner Kubelka introduced agenda item C2., Review and recommendation of a final report to City Commission for a Final Plat – Veranda Section Forty-One – 25.81 acres of land – 2 Blocks – 47 Lots – 3 Reserves. The subject site is a section within Veranda Master Planned Community. Mr. Abraham explained that the site is located on the east side of Great Blue Heron Lane across from the proposed School site in Veranda. The plat includes a subdivision of 47 lots that are a minimum of 55' wide and includes drainage reserves in 2 blocks. The proposed preliminary plat is in conformance with the approved General Plan for the Veranda Master Planned Community. Mr. Abraham concluded by recommending approval with conditions listed in the report. Commissioner Hogue abstained from any discussion and voting. A quorum was not available and no recommendation was made by the Planning and Zoning Commission.

Commissioner Kubelka introduced agenda item C3., Review and recommendation of a final report to City Commission for a proposed amendment to the Concept Plan for Harvest Green– 1,686.4+ acres of land out of the William Morton Survey, A-62 and Jane Wilkins Survey, A-96. The proposed expansion includes additional acreage extending from the current eastern boundary to Grand Parkway. Ms. Nguyen explained that the applicant is amending the existing approved Concept Plan, which is approximately 1042 acres of land, by adding approximately 644 acres of land. The amendment to the concept plan includes an extension from the east side of the current concept plan to Grand Parkway. The proposed preliminary plat applications of Harvest Home Drive Street Dedication and Harvest Green Section Forty-One included on the agenda are located within this proposed expansion of Harvest Green development. Ms. Nguyen concluded with Staff's recommendation of approval to the City Commission. Commissioner Hogue abstained from any discussion and voting. A quorum was not available and no recommendation was made by the Planning and Zoning Commission.

Commissioner Kubelka introduced agenda item C4., Review and recommendation of a final report to City Commission for a Preliminary Plat – Harvest Home Drive Street Dedication – 9.4 acres of land – 1 Block – 0 Lots – 1 Reserve. The subject site is a section within the amendment of the Harvest Green development. Ms. Nguyen explained that the site is located on the east side of Harlem Road within the Harvest Green expansion. The proposed subdivision is an extension of Harvest Home Drive which is located on the west side of Harlem Drive. The plat includes zero lots, one reserve, in one block; however, only approximately one acre of the land is situated in the City of Richmond ETJ. Ms. Nguyen concluded with Staff's recommendation of approval to the City Commission. Commissioner Hogue abstained from any discussion and voting. A quorum was not available and no recommendation was made by the Planning and Zoning Commission.

Commissioner Kubelka introduced agenda item C5., Review and recommendation of a final report to City Commission for Preliminary Plat – Harvest Home Section Forty-One – 14.8 acres of land – 2 Blocks – 63 Lots – 3 Reserves. The subject site is a section within the proposed Harvest Green expansion. Ms. Nguyen explained that the site is located on the east side of Harlem Road and south of the proposed Harvest Home Drive street extension, within the proposed Harvest Green expansion. The plat includes 63 lots that are a minimum of 55' wide, 3 reserves, in 2 blocks. Ms. Nguyen concluded with Staff's recommendation of approval to the City Commission. Commissioner Hogue abstained from any discussion and voting. A quorum was not available and no recommendation was made by the Planning and Zoning Commission.

Commissioner Kubelka introduced agenda item C6., Staff update to discuss potential annexation of:

- a) An approximate 1.7709 acre tract; located at the northern corner of Circle Oak Parkway and FM 762 intersection and south of Del Webb residential neighborhood (Old Dr. Thompson property).

- b) An approximate 45.135 acre tract which is currently vacant, located south of Walmart and the intersection of FM 2218 and Wall St.

Mr. Abraham explained that the 1.7709 acre tract is a proposed retail center that is under construction. He added that the subject site is designated as SR, Suburban Residential on the Future Land use Plan and if annexed, rezoning to GC, General Commercial will be required. He also discussed the 45.135 acre tract which is proposed to be developed as a single-family residential neighborhood by Meritage Homes. According to him, the subject site is designated as BP, Business Park on the Future Landuse Plan and if annexed, rezoning to GR, General Residential will be required.

Commissioner Kubelka introduced agenda item C7., 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 projects discussed included the following proposed projects:

- Art Studio at 105 Fort Street;
- General Residential at 410 Riveredge Drive;
- Restaurant at 103 South 3rd Street; and
- Office Condos or Single-Family Attached at 902 Richmond Parkway.

Projects under reviews discussed included the following proposed projects:

- Retail Center at 4120 Richmond Parkway;
- Anchor Bend Church at 1400 FM 2218;
- Ace Hardware at 11818 Mason Road.

Commissioner Kubelka introduced agenda item C8., Excuse from attendance at regular Planning and Zoning Commission Meeting. Mr. Abraham noted that Commissioner Frederick and Commissioner Myska have requested to be excused from the meeting citing health and travel reasons. Commissioner Hogue moved to excuse Commissioner Frederick and Commissioner Myska absence at the meeting. The motion was seconded by Commissioner Schultz. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item C9., Discuss Planning and Zoning Snippet provided by staff. Mr. Abraham made a presentation regarding Signage.

Commissioner Kubelka introduced agenda item C10., Consider agenda item requests by Commissioners for October 4, 2021 regular meeting. No suggestions were made.

There being no further business to be brought before the Planning and Zoning Commission, Commissioner Kubelka adjourned the meeting at 5:30 p.m.

Approved:


Katherine M. Graeber-Kubelka (Chair)