



RICHMOND

EST. **TEXAS** 1837

Where History Meets Opportunity

Planning & Zoning Commission Meeting (In-Person)

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

Monday, December 6, 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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Meeting ID: 896 8216 4829

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Find your local number: <https://us06web.zoom.us/j/kmUJDvq5Z>

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 November 1, 2021, regular meeting (a copy is enclosed).
- B2. Next Planning and Zoning Commission meeting is Monday, January 3, 2022, at 5:00 p.m.

REGULAR AGENDA

Zoning Amendments

- C1a. Public hearing to receive comments for or against a request by Meritage Homes to rezone an approximate 45.135 acre tract of land from Business Park (BP) to General Residential (GR) and to the extent the rezoning deviates from the Future Land Use Plan of the Comprehensive Master Plan, to provide for an amendment thereto. The subject site is located along F.M. 2218 at Wall Street, south of Wal-Mart.
- C1b. Consideration of the approval of a final report to City Commission on agenda item C1a., above.
- C2a. Public hearing to receive comments for or against a request by NewQuest Properties to rezone an approximate 1.7709 acre tract of land from Suburban Residential (SR) to General Commercial (GC) and to the extent the rezoning deviates from the Future Land Use Plan of the Comprehensive Master Plan, to provide for an amendment thereto. The subject site is located at the northern corner of F.M. 762 (Thompson Road) and Circle Oak Parkway intersection.
- C2b. Consideration of the approval of a final report to a City Commission on agenda item C2a., above.

UDC Text Amendment

- C3a. Public hearing to receive comments for or against text amendments to the Unified Development Code, to include certain changes to fence regulations. The specific sections to be amended includes:
 - 1. Section 5.2.101, Fences and Walls;
 - 2. Section 6.3.311, Fence Permit;

3. Chapter 7, Measurements and Words.

- C3b. Consideration of the approval of a final report to City Commission on Agenda Item C3a., above.
- C4a. Public hearing to receive comments for or against text amendments to the Unified Development Code, to include certain changes to parking requirements and standards. The proposed changes primarily pertain to allowance of on-street parking within OT, Olde Town district. The specific section to be amended includes:
 - 1. Section 4.2.103, Alternatives or Modifications to Required Parking
- C4b. Consideration of the approval of a final report to City Commission on Agenda Item C4a., above.

Other

- C5. Development related staff update.
- C6. Excuse from attendance at regular Planning and Zoning Commission Meeting.
- C7. Discuss Planning and Zoning Snippet provided by staff.
- C8. Consider agenda item requests by Commissioners for January 3, 2021 regular meeting.
- C9. 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.