



# **RICHMOND**

**EST. TEXAS 1837**

*Where History Meets Opportunity*

## **Planning & Zoning Commission Meeting Minutes**

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

Monday, November 1, 2021, at 5:00 P.M.

---

The Planning and Zoning Commission for the City of Richmond, Texas met in a regular meeting on Monday, November 1, 2021, at 5:00 p.m. A quorum was present, with the following members in attendance:

Katherine M. Graeber-Kubelka (Chair)  
Noell Myska  
Ernest Hogue  
Aimee Frederick  
Melissa Schultz

Staff in attendance: Oahn Nguyen, Planner II; Christian Togmus, Planner I; 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. Pledge of Allegiance to the U.S. Flag and Texas Flag was recited.

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 October 4, 2021, meeting. Commissioner Hogue moved to approve the minutes. The motion was seconded by Commissioner Frederick. 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, December 6 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 – DPEG Williams Way Multifamily Plat – 15.89 acres of land – 1 Block – 0 Lots – 3 Reserves. The subject site is located south of US 59, along the east side of Williams Way and abuts the City of Richmond Wastewater treatment plant at its southeast corner. Commissioner Myska abstained from any discussion and voting. There was no discussion on this item. 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 C2., Review and recommendation of a final report to City Commission for a Final Plat – Harlem Road Park – 12.82 acres of land – 1 Block – 0 Lots – 2 Reserves. The subject site is an existing Fort Bend County park located on the west side of Harlem Road. There was no discussion on this item. 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 C3a., 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 Final 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 C3b., Review and recommendation of a final report to City Commission for a Final Plat – Blasdel Farmhouse – 4.40 acres of land – 1 Block – 0 Lots – 1 Reserve. The subject site is located on the northeast corner of Edgewood Drive and Baudet Drive. Ms. Nguyen explained that a Site Development Plan has been submitted for review. 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 C4., Development related staff update. Ms. Nguyen 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:

- General Residential at Kingdom Heights;
- General Residential at 2100 Meadow Lane;
- Office at 512 7<sup>th</sup> Street;
- Retail/Office at 610 Liberty Street;
- Retail at 117, 119, & 203 Sims Road;
- Daycare at 1421 Great Blue Heron Lane; Commissioner Myska voiced her concerns about the parking situation for the school and daycare and that it would be an issue and needs to be addressed.
- General Office at 303 Austin Street.

Projects under review discussed included the following proposed projects:

- Vehicle Gas/Fueling Station at 1515 Preston Street;
- Dog Park at 24225 Wildwood Park Road;
- Multi-family at 5131 Williams Way Blvd.

Commissioner Kubelka introduced agenda item C5., Discuss potential amendment to fence regulations. Ms. Nguyen presented the highlights of the fence regulations related text amendment being considered. She explained that the amendment being considered would provide more clarity on permit requirements,

allowances and restrictions. She specified that specific restriction on fence requirements for vacant properties is also being considered. Commissioner Myska asked if there was a way to amend the regulation regarding specific residential properties. Ms. Nguyen explained that the agenda item was intended to initiate a discussion and seek input and that more details would follow at the next meeting.

Commissioner Kubelka introduced agenda item C6., Excuse from attendance at regular Planning and Zoning Commission Meeting. No excuse from attendance was considered.

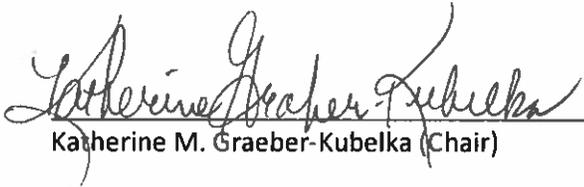
Commissioner Kubelka introduced agenda item C7., Discuss Planning and Zoning Snippet provided by staff. Ms. Nguyen and the Commission generally discussed the purpose of the Unified Development Code (UDC).

Commissioner Kubelka introduced agenda item C8., Consider agenda item requests by Commissioners for December 6, 2021 regular meeting. No suggestions were made.

Commissioner Kubelka introduced agenda item C9., Introducing Christian Togmus, Planner I. Ms. Nguyen introduced Mr. Togmus as our new Planner. She indicated that Mr. Togmus brings municipal planning experience and adds great value to City of Richmond with his passion for historic preservation and city planning. The Commissioners welcomed Mr. Togmus to the City.

There being no further business to be brought before the Planning and Zoning Commission, Commissioner Kubelka adjourned the meeting at 5:28 p.m.

Approved:



Katherine M. Graeber-Kubelka (Chair)