



RICHMOND

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Planning & Zoning Commission Meeting Minutes

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

Monday, February 7, 2022, at 5:00 P.M.

The Planning and Zoning Commission for the City of Richmond, Texas met in a regular meeting on Monday, February 7, 2022 at 5:00 p.m. A quorum was present, with the following members in attendance:

Katherine M. Graeber-Kubelka (Chair)
Juan Martinez
Aimee Frederick
David Randolph

Staff in attendance: Jose Abraham, Planning Director; Howard Christian, Assistant City Manager; 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 January 3, 2022, meeting. Commissioner Frederick moved to approve the minutes. The motion was seconded by Commissioner Randolph. 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, March 7th at 5:00 p.m.

Commissioner Kubelka introduced agenda item C1., Review and recommendation of a final report to City Commission for a Land Plan – Wall Street Village – 49.5 acres of land – 150 Lots – 9 Reserves. The subject site is located along F.M. 2218 at Wall Street, south of Wal-Mart. There was no discussion. Commissioner Frederick moved to forward Staff's recommendation of a conditional approval to the City Commission. The motion was seconded by Commissioner Randolph. 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 Preliminary Plat – Circle Oak Section 1 – 35.93 acres of land – 4 Blocks – 0 Lots – 5 Reserves. The subject site is located at the southwest corner of U.S. 59 and F.M. 762 intersection. Mr. Abraham generally discussed details of the proposed subdivision. He explained that the developer will be providing a Traffic Impact Analysis and drainage related studies. Commissioner Randolph asked how many units are proposed, to which, Mr. Abraham explained that a detailed plan has not be provided. Further, he mentioned that the proposed landuse allowance is based on an approved Development Agreement. Commissioner Randolph asked if the use takes account for schools, and Mr. Abraham explained school districts factor in proposed residential development for the capacity projections. Commissioner Randolph moved to forward Staff’s recommendation of conditional approval to the City Commission. The motion was seconded by Commissioner Frederick. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item C3., Review and recommendation of a final report to City Commission for a Final Plat – Veranda Section 35 – 17.40 acres of land – 3 Blocks – 90 Lots – 3 Reserves. The subject site is located within the Veranda Master Planned Community, and along Richmond Parkway and abuts the Huntington Senior Living that is currently under construction to the east. Mr. Abraham generally discussed details of the proposed final plat with a focus on lot counts and the non-traditional lot allowance and request for reduced setback for non-traditional lots. Additionally, Mr. Abraham clarified that only non-traditional lots are proposed to have a reduced setback. Commissioner Randolph moved to forward Staff’s recommendation of a conditional approval to the City Commission. The motion was seconded by Commissioner Frederick. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item C4., Review and recommendation of a final report to City Commission for a request by the Fleming family to rename the section of 10th Street, which is part of the FM 762/ 10th Street extension and improvement project to Arizona Fleming Street. The referenced street section is located north of US 90A and extends to Clay Street. Mr. Abraham generally discussed the progress of the street renaming and he mentioned that Staff is working with Fort Bend County get details of the properties along the proposed 10th street. He also indicated that the item was discussed with City Commission. In response to Commissioner Martinez’s question, Mr. Abraham briefly explained the public comment received on the item. Mr. Abraham indicated that once written consent from impacted property owners is provided to Staff, the street renaming will be brought back to the Planning and Zoning Commission.

Commissioner Kubelka introduced agenda item C5., Review and recommendation of a final report to City Commission regarding a petition for inclusion of an approximate 234.872-acre tract of land in the City of Richmond Extraterritorial Jurisdiction (ETJ). The subject tract is proposed to be developed as a mixed-use development called Agrihood. An approximate 83 acres of the subject tract is currently within City of Richmond ETJ and the remainder is presently located wholly within Fort Bend County. The subject property is part of the Jane Wilkins Survey Abstract No. 96 and Jesse H. Cartwright Survey, Abstract No. 16 and is located between Harlem Road and Grand parkway, south of Owens Road. Mr. Abraham provided a background on the proposed Agrihood development and indicated that the applicant is in the process of creating a Municipal Utility District for the proposed development. He concluded that a portion of the property is within Richmond’s ETJ and that the applicant is requesting inclusion of the remainder as well. Mr. Smith and the Commission generally discussed the benefits of including the proposed site into Richmond’s ETJ. Commissioner Frederick moved to forward Staff’s

recommendation of approval to the City Commission. The motion was seconded by Commissioner Martinez. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item C6., Discussion on Unified Development Code allowance for restaurants within OT, Olde Town district. Mr. Abraham explained that Table 2.2.201 which provides specific standards pertaining to Conditional Uses and Limited Uses limits the allowance of restaurant to Buildings that existed on the effective date of the UDC. According to him, this meant that a vacant site within OT district cannot be developed as a restaurant. He explained that based on the goals for OT district which allows for a mix of uses, and the physical extent of the OT districts, staff is reviewing this restriction to see if it needs to be reconsidered. He concluded by requesting input from the Planning and Zoning Commission on this issue. Mr. Abraham and Commissioners discussed the issue and suggested that allowing restaurant uses within OT district as new development as well as redevelopment would be beneficial. Commissioners also noted that measures to offer protection to existing residential uses must also be considered. Commissioner Frederick emphasized that parking requirement within OT district must be reconsidered to ensure that development is not cost-prohibitive. She also noted that if parking requirement is significantly more than what is needed, it causes loss of green spaces within OT district further causes drainage related concerns. Mr. Abraham indicated that a proposed text amendment will be presented at the next regular meeting.

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:

- Southeast Corner of Hwy 59 and FM 762 – Commercial & Multi-family
- 200 US 90A – Take Out Restaurant
- 1421 FM 359 – Urgent Care Facility/Medical Office

Projects under reviews discussed included the following proposed projects:

- 21555 Southwest Freeway – Tesla Showroom
- 1515 Preston Street – Gas Station, Washeteria and Convenient Store
- 821 E. Highway 90A – Office
- 1005 Fort Street – Parking for Art Studio
- 203 Sims Road – Antique Store

Commissioner Kubelka introduced agenda item C8., Excuse from attendance at regular Planning and Zoning Commission Meeting. Mr. Abraham noted that Commissioner Myska has requested to be excused from the meeting citing conflict work-related training. Commissioner Frederick moved to excuse Commissioner Myska's absence at the meeting. The motion was seconded by Commissioner Randolph. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item C9., Consider agenda item requests by Commissioners for March 7, 2022, regular meeting. Mr. Abraham mentioned he would like to schedule a sign trip as previously discussed. Commissioner Martinez would like to discuss the Veranda entrance at FM 762 and Wildwood Park Drive. Commissioner Kubelka suggested a possible discussion regarding the entrance/exits proposed for the George foundation development.

Commissioner Kubelka introduced agenda item C10., Adjournment. There being no further business to be brought before the Planning and Zoning Commission, Commissioner Kubelka adjourned the meeting at 5:53 p.m.

Approved:



Katherine M. Graeber-Kubelka (Chair)