



RICHMOND

EST. **TEXAS** 1837

Where History Meets Opportunity

Planning & Zoning Commission Meeting Jointly with Richmond Historical Commission

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

Monday, August 7, 2023, at 5:00 P.M.

<i>Position 1:</i>	<i>Katherine M. Graeber – Kubelka (Chair)</i>
<i>Position 2:</i>	<i>Juan Martinez</i>
<i>Position 3:</i>	<i>Aimee Frederick (Vice Chair)</i>
<i>Position 4:</i>	<i>David Randolph</i>
<i>Position 5:</i>	<i>Noell Myska</i>

This meeting may be viewed by using the following Zoom meeting link:

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A quorum of the City Commission may be present at this meeting.

AGENDA

Planning and Zoning Commission

A1. Call to Order, Determine Quorum, Declare Meeting Open.

Richmond Historical Commission

A2. Call to Order, Determine Quorum, Declare Meeting Open.

Planning and Zoning Commission

A3. Recite the Pledge of Allegiance to the U. S. Flag and the Texas Flag.

A4. 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

Planning and Zoning Commission

B1. Review and approve minutes from the July 3, 2023, regular Planning and Zoning meeting (a copy is enclosed).

B2. Next Planning and Zoning Commission meeting is Tuesday, September 5, 2023, at 5:00 p.m.

Richmond Historical Commission

B3. Next Richmond Historic Commission meeting is Tuesday, August 15, 2023.

REGULAR AGENDA

Planning and Zoning Commission

Plat Application

C1. Public hearing to receive comments for or against a request by Naomi Strauss,

Core Land Surveying, to replat an approximate 2.3135 acres of land and right-of-way abandonment — SCI DGV Richmond Commercial — 1 Block – 0 Lot – 1 Reserve, being a replat of Lots 1-10, Block 85, City of Richmond, recorded under Volume 8, Page 2, Deed of Records of Fort Bend County and adjoining acreage as recorded by deed under County Clerk’s File No. 2018017279, all of lots 11-14 of said Block 85 as recorded by deed under County Clerk’s File No. 2020061769, all of Tract 3: 0.158 acres, part of Front Street and Houston Road as recorded by deed under County Clerk’s File No.2018017279, all of Tract 4: Block 84 (S PT) as recorded by deed under County Clerk’s File No.201817279, said 2.1448 acre tract lying in the W. Morton Survey, Abstract 63 and J.H. Long Survey, Abstract 55 as recorded in the Fort Bend County Deed Records. The proposed subdivision is located at 405-407 Richmond Parkway and 109 Liberty Street, on the east side of Richmond Parkway and south of Liberty Street/US 90A.

- C1b. Consideration of the approval of a final report to City Commission on agenda item C1a., above.

Conditional Use Permit

- C2a. Public hearing to receive comments for or against a request by Seth L. Samuelson, Odyssey Engineering Group on behalf of DGV Group 1 Richmond LLC, for a Conditional Use Permit to allow for a drive-through facility associate with a restaurant for property located at 405-407 Richmond Parkway and 109 Liberty Street/US 90A.
- C2b. Consideration of the approval of a final report to City Commission for Agenda Item C2a., above.

Tree Removal Permit

- C3. Review and consider taking action on a Tree Removal Permit request by Seth L. Samuelson, Odyssey Engineering Group on behalf of DGV Group 1 Richmond LLC, for a Tree Removal Permit to allow for a drive-through facility associate with a restaurant for property located at 405-407 Richmond Parkway and 109 Liberty Street/US 90A.

Richmond Historical Commission

Certificate of Appropriateness

- C4a. Public hearing to receive comments for or against a request by Seth L. Samuelson, Odyssey Engineering Group on behalf of DGV Group 1 Richmond LLC, for a Certificate of Appropriateness to allow for the demolition or relocation of 12 structures, 10 buildings, one shed, and one shade structure to allow for the construction of a drive-through facility associate with a restaurant for property

located at 405-407 Richmond Parkway and 109 Liberty Street/US 90A.

- C4b. Consideration of the approval of a Certificate of Appropriateness for Item C4a., above.

Richmond Historical Commission

- C4c. Adjournment: Richmond Historical Commission meeting.

Planning and Zoning Commission

Plat Application

- C5a. Public hearing to receive comments for or against a request by Ryan Moeckel on behalf of Mohammad and Aleyda Dosani and Car Wash System, LLC, to replat an approximate 5.881 acres of land being a replat of Lots 1 and 2, Block 4, Sovereign Shores Estates and Lot 3-A, Sovereign Shores Estates Partial Replat No. 2 and also being a 0.9781 acre tract conveyed to Car Wash System, LLC, in F.B.C.C.F. No. 2023009815, in the Jane Long Survey, Abstract No. 55, Fort Bend County, Texas.
- C5b. Consideration of the approval of a final report to City Commission on agenda item C5a., above.
- C6. Review and recommendation of a final report to City Commission for a Short Form Final Plat – Quick N Clean FM 762 – 2.018 acres of land – 1 Block – 0 Lots – 1 Reserves. The site is located along the eastern portion of FM 762 and just south of the George Memorial Library.
- C7a. Public hearing to receive comments for or against a request by Adam Clent, Beacon Land Services, to replat an approximate 9.3074 acres of land — La Vista – – 1 Block – 1 Lot – 1 Reserves, being a replat of Lot 1, Block 1, of Farmer Road Estate, recorded in Slide No. 1648A, F.B.C.M.R., situated in the William Morton League, Abstract No. 62, Fort Bend County, Texas. The subject site is located east of Mason Road and west of Farmer Road and north of Pecan Grove MUD Water Plant #1.
- C7b. Consideration of the approval of a final report to City Commission on agenda item C7a., above.

Rezoning

- C8a. Public hearing to receive comments for or against a request by Zainul Momin with Makmo Design LLC to rezone an approximate 21.274-acre tract of land from

General Residential (GR) to Mixed-Use (MU) to the extent the rezoning deviates from the Future Land Use Plan of the Comprehensive Plan, to provide for an amendment thereto. The subject site is located at 924 FM 359, east of the Rio Vista Drive and FM 359 intersection.

- C8b. Consideration of the approval of a final report to City Commission for Agenda Item C8a., above.

Other

- C9. Staff update on a proposed annexation request of:
- a) A parcel of land containing 21.274 acres, located at 924 FM 359 in the William Morton League, Abstract No. 62, in Fort Bend County, Texas and being that certain tract of land (called "21.275 acres") described in that certain instrument to Clark Family Properties, LP, recorded in under Clerk's File No. 2005016526 in the Official Public Records of Fort Bend County, Texas.
 - b) A parcel of land containing 1.216 acres, located at 1221 FM 359, in the Randall Jones 1/2 League, Abstract 42, Fort Bend County, Texas, being all of a tract of land conveyed unto Rekcute Holdings Inc by deed as recorded under County Clerk File No. 2004027997 of the Official Public Records of Fort Bend County, Texas, being out of a 7.00 acre tract out of a 42.14 acre tract of land as recorded in Volume 963, Page 812 of the deed of records of Fort Bend County, Texas.
- C10. Comprehensive Master Plan Update – Kick-off meeting - Summary
- C11. Development related staff update.
- C12. Excuse from attendance at regular Planning and Zoning Commission Meeting.
- C13. Consider agenda item requests by Commissioners for Tuesday, September 5, 2023, regular meeting.
- C14. 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.