



RICHMOND

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Planning & Zoning Commission Meeting Minutes

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

Monday, August 1, at 5:00 P.M.

The Planning and Zoning Commission for the City of Richmond, Texas met in a regular meeting on Monday, August 1, 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
Noell Myska
David Randolph

Staff in attendance: Mason Garcia, Planning Director; Helen Landaverde, Planner II; Howard Christian, Assistant City Manager; Christine Cappel, Administrative Manager; Terri Vela, 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. 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 July 5, 2022, meeting. Commissioner Myska commented that she was not in attendance at the last meeting, and she had a comment. She explained that in other communities, there are limits on how many rental communities can be located in a certain section and she explained how this can be balanced for Richmond. Commissioner Myska moved to approve the minutes. The motion was seconded by Commissioner Martinez. 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 Tuesday, September 6, 2022, at 5:00 p.m.

The City Commission welcomed Mason Garcia, the new Planning Director for the City of Richmond.

Commissioner Kubelka introduced agenda item C1., Review and recommendation of a final report to City Commission for a Final Plat – Circle Oak Section 1 – 36.136 acres of land – 4 Block – 0 Lots – 4 Reserves. The subject site is located on the southwest corner of U.S. 59 and F.M. 762 within the George

Foundation/Berry Tract development. Mr. Garcia explained that the final plat has seven (7) reserves vs the four (4) that were in the report. Commissioner Myska asked what was included in the neighborhood. Mr. Garcia explained that there will be two (2) reserves that will contain commercial, and thirteen (13) acres will be multi-family. He concluded by recommending approval with conditions listed in the report. Commissioner Myska moved to forward Staff's recommendation of a conditional approval to the City Commission. The motion was seconded by Commissioner Martinez. 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 Street Dedication 1 – 0.936 acre of land – 0 Blocks – 0 Lots – 0 Reserves. The subject site is located on the southwest corner of U.S. 59 and F.M. 762 within the George Foundation/Berry Tract development. Mr. Garcia recommended approval with conditions listed in the report. Commissioner Myska 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 C3., Review and recommendation of a final report to City Commission for a Final Plat – Indigo Section 1 – 108.5 acres of land – 13 Blocks – 243 Lots – 29 Reserves. The subject site is a section within the Indigo Master Planned Community located between Harlem Road and Grand Parkway, south of Owens Road. Commissioner Myska asked why the City was allowing the smaller lots. Mr. Garcia explained that this was part of the Development Agreement. Commissioner Myska also inquired about the parking, and Mr. Garcia explained that this will be shown in the Site Plan once submitted. Mr. Garcia recommended approval with conditions listed in the report. Commissioner Frederick moved to forward Staff's recommendation of a conditional approval to the City Commission. The motion was seconded by Commissioner Martinez. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item C4a., Review and recommendation of a final report to City Commission for a Final Plat – Indigo Village Core – 12.79 acres of land – 1 Block – 0 Lots – 1 Reserve. The subject site is a section within the Indigo Master Planned Community located between Harlem Road and Grand Parkway, south of Owens Road. Mr. Garcia recommended approval with conditions listed in the report. Commissioner Myska 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 C5., Review and recommendation of a final report to City Commission for a Short Form Final Plat – Knile Center – 2.9866 acres of land – 1 Blocks – 0 Lots – 2 Reserves. The subject site is located at 902 Richmond Parkway in the Olde Town (OT) District. Commissioner Myska asked what they are asking for in the Short Form Final Plat. Mr. Garcia explained that they are combining to make two (2) reserves. Mr. Garcia recommended approval with conditions listed in the report. Commissioner Myska 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 Martinez voted nay.

Commissioner Kubelka introduced agenda item C6., Review and recommendation of a final report to City Commission for an Amending Plat – Mandola Farms Section 2 – 1.964 acres of land – 1 Blocks – 1 Lots – 1 Reserves. The subject site is located the south side of U.S. Highway 90A and bounded by Hennessey Road, Edgewood Drive, and Damon Street. Mr. Garcia explained that the proposed amending plat is to relocate a portion of Restricted Reserve "A" and Lot 7, Block 1. Mr. Garcia recommended Staff's recommendation

for approval. Commissioner Myska moved to forward Staff's recommendation of approval to the City Commission. The motion was seconded by Commissioner Randolph.

Commissioner Kubelka introduced agenda item C7., Review and recommendation of a final report to City Commission for a Final Plat – Market Center at Harvest Green – 7.423 acres of land – 1 Blocks – 0 Lots – 2 Reserves. The subject site is located at the northeastern corner of Harlem Road and John Sharp/Owens Rd intersection, directly east to James Bowie Middle School. Mr. Garcia recommended approval with conditions listed in the report. Commissioner Martinez moved to forward Staff's recommendation of a conditional approval to the City Commission. The motion was seconded by Commissioner Myska. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item C8., Review and recommendation of a final report to City Commission for a replat – Abigail's Place Neighborhood Resource Center – 1.50 acres of land – 1 Block – 5 Lots – 1 Reserve, and a plat variance to deviate from the minimum required 15-foot rear setback as provided in Table 3.1.102B of the Unified Development Code. Mr. Garcia explained that lots 3, 4, and 5 do not meet the minimum standards of 15 feet. The applicant is requesting a plat variance to the rear setback requirement for the proposed duplexes on Lots 3, 4 and 5. He further explained that the proposed replat subdivides an existing lot into four lots for Duplexes and one lot for the existing attach poverty facility and a reserve to provide access for the proposed Duplexes. Mayor Aaron Groff explained that in the rear is a CenterPoint easement, and that there will be a landscape buffer. He further explained that as a result of adjusting the width of the private street as well as parking a little too far back, the buffer had to be moved and he explained that there is a current fence in place. Mr. Garcia recommended Staff's recommendation for approval. Commissioner Myska moved to forward Staff's recommendation of approval to the City Commission. The motion was seconded by Commissioner Myska.

Commissioner Kubelka introduced agenda item C9., Development related staff update.

The pre-application projects discussed included the following proposed projects:

- US90A Westbound near Brazos River (GC) – Warehouse for clothing retail (Fashion and Fascinating Merchandise LLC)
- 1212 FM 2218 (GC) – Car Wash (Honeybadger Houston, LLC)
- 812 6th Street (OT) – Residential development of three (3) homes/townhomes

Projects under review discussed included the following proposed projects:

- SE Corner FM 762 and Cemetery Road ((ETJ/Development Agreement – George Foundation/WFBMD)

Commissioner Kubelka introduced agenda item C10., Discussion of joint public hearing, Planning and Zoning Commission and City Commission, for the rezoning of The Edge at Richmond Parkway, item C7, on August 15, 2022. Mr. Garcia explained that the P&Z Commission will be meeting with the City Commission regarding this public hearing.

Commissioner Kubelka introduced agenda item C11., Consider agenda item requests by Commissioners for the August 1, 2022, regular meeting. None were presented.

Commissioner Kubelka introduced agenda item C12., Adjournment. There being no further business to be brought before the Planning and Zoning Commission, Commissioner Kubelka adjourned the meeting at 7:11 p.m.

Approved:



Katherine M. Graeber-Kubelka
Katherine M. Graeber-Kubelka (Chair)