



Planning & Zoning Commission Meeting Minutes

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

Monday, October 3, at 5:00 P.M.

The Planning and Zoning Commission for the City of Richmond, Texas met in a regular meeting on Monday, October 3, 2022, at 5:02 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: Mason Garcia, Planning Director;; Howard Christian, Assistant City Manager; Christine Cappel, Administrative Manager; Gary Smith, City Attorney, Lasha Gillespie, City Secretary, Mayor Rebecca Haas; Christopher Legington, Fire Marshall; Jerry Jones, Economic Development Director, and Terri Vela, City Manager.

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.

Norman Nolte of 3002 Lacewing Way, a 5-year resident of Del Web Sweetgrass, expressed his opposition to the proposed business park. He emphasized the negative impact on all residents' life, health concerns due to the exhaust fumes that are linked to causing cancer and the south breeze that the subdivision receives will turn into poisonous gas.

Ashley McBride of 1707 Stuart Creek Drive, the HOA President of Williams Ranch, explained her high concerns for the safety and health concerns of the residents in the area as well as the veterans who visit all the area hospitals and outpatient care. She expressed her opposition to the proposed business park and hope that the Commission would consider their concerns.

Bruce Gilman of 3118 Grey Hawk Cove, the HOA President of Del Webb Sweetgrass, explained his objection to the proposed business park. He stated that he strongly believes the proposed development degrades and adversely affects the public health, safety and property values, and general welfare of the adjoining neighborhoods. He stated that the commissioners previously stated "the business park is not in line with the current land use plan." He further explained that the variance adversely impacts the road

and the buffer. He believes the mixing of extreme truck traffic along with automobiles, and school buses creates great safety concerns for families. He further explained that the proposed street extension may not be able to handle the proposed volume of traffic. He hopes that the Commission considers their concerns.

Donna Spake of 3423 Pine Warbler Court, explained that she moved down from Wisconsin, and she is concerned about the air pollution and truck traffic. She further explained that it will be detrimental to the area subdivisions. She would like to know if a Traffic Impact Analysis was done for this project.

Peggy Walther of 471 Emory Peak, explained that she just moved from the valley where the development of new corporations, gas facilities and SpaceX have caused a number of environmental problems. She would think that this would cause a civil action against the City due to the quality of air, and noise pollution. She hopes the City government would protect the citizens against diminished property values, quality of life and the fact that she doesn't believe that clean diesel is clean.

Thomas Degrazio explained that there are primary schools in Veranda and on Williams Way, and due to the school buses and school traffic along with this new proposed business park would put a lot of traffic in harm's way. There will also be a significant amount of noise pollution from these trucks and asked who is monitoring the environmental impact. He also wondered why the City would allow a commercial operation in a primarily residential community, and it will get worse if this is approved.

Sharon Sites from Del Webb, and explained they moved to Del Webb to retire and for the clean air. She explains that right now there is a lot of noise pollution even without the proposed business park. She also explained the air pollution problems that will cause for the subdivisions as well as diminish the property values.

Hearing no more public comments, the agenda item was closed.

Commissioner Kubelka introduced agenda item B1., Review and approve minutes from the September 6, 2022, meeting. Commissioner Randolph 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 Monday, November 7, 2022, at 5:00 p.m.

Commissioner Kubelka introduced agenda item C1., Review and recommendation of a final report to City Commission for a Preliminary Plat – Williams Ranch Business Park – 73.295 acres of land – 2 Blocks – 0 Lots – 5 Reserves. The subject site is located along the north side of Highway 59 and to the south of Williams Ranch and east of Del Webb residential subdivisions.

Mr. Garcia explained that the subject site is part of the Williams Ranch Municipal Utility District No. 1. and the property is in the City's ETJ and West Fort Bend Management District. The applicant is proposing to extend Andado Lane to U.S. Highway 59. The subject site is proposed to be developed as: (1) light industrial (multi-building warehouses measuring approximately 650,000 square feet) which will include commercial (offices measuring approximately 97,500 square feet); and (2) multi-family units (approximately 380 units; 285 one (1) bedrooms units and 95 two (2) bedroom units). He explained that the administering body may approve or conditionally approve plats only if it finds that the plat follows these items in conformance, which includes:

- Conforms to any and all applicable provisions of this UDC;

- Promotes the public health, safety and general welfare;
- Provides for the proper arrangement of streets in relation to existing or proposed streets and conforms to the City's Thoroughfare Plan (as adopted in the Comprehensive Master Plan) for the extension of roads, streets, and public highways within the City, taking into account access to and extension of public utilities;
- Provides for the efficient movement of vehicular and pedestrian traffic;
- Ensures adequate and appropriately placed utilities;
- Provides access for firefighting apparatus as determined by the Fire Chief;
- Provides light and air and avoids congestion;
- Facilitates the orderly and efficient layout and use of the land;
- Delineates and labels all building and lot lines for all residential and nonresidential uses, including required setbacks; and
- Advances the goals and policies of the Comprehensive Master Plan and the purposes of this UDC, including, if applicable, current and future streets, alleys, parks, playgrounds, and public utilities.

Mr. Garcia continued to explain the Texas Local Government code approval and the standards for approval for plats. There was a lengthy discussion regarding the proposed project. Mr. Garcia explained staff comments included revising the last row of the Reserve Table currently the Reserve "D" is identified when the use for Reserve "E" needs to be provided in this row, revise City Secretary Signature block to the current City Secretary LaSha Gillespie and to revise to indicate UDC buffer between areas of different uses as per Sec. 4.1.104C.1. UDC.

The Planning and Zoning Commission convened in an Executive Session at 5:33 p.m. As noted in C7. In accordance with Chapter 551, Government Code, Vernon's Texas Code Annotated (V.T.C.A) (Open Meetings Law), "The Planning and Zoning Commission may meet in a Closed Executive Meeting pursuant to provisions of the Open Meetings Law, Chapter 551, Government Code, V.T.C.A. in accordance with the authority contained in the following sections;" 551.071 Consultation with Attorney.

The Planning and Zoning Commission reconvened in open session at 6:03 p.m.

Mr. Garcia reiterated staff comments. Commission Fredericks moved to deny the preliminary plat based on not meeting the criteria listed in staff's comments, primarily that the primary plat doesn't indicate conformance to Sec. 4.1.104C.1. of the UDC requiring the provision of appropriate buffers between areas of different uses and due to the policy concerns, it does not conform with Sec. 6.3.502.F.2 of the UDC that promotes the public health and safety, and general welfare. The motion was seconded by Commissioner Randolph. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item C2., Discussion on zero lot line development and other related regulations. Mr. Garcia had a presentation discussing zero lot line zoning with a focus on provisions and requirements within the Unified Development Code (UDC).

Commissioner Kubelka introduced agenda item C3., Discussion on Parking within Downtown and Olde Town districts. Mr. Garcia had a presentation discussing the parking within the Downtown and Olde Town districts.

Commissioner Kubelka introduced agenda item C4., Development related staff update.

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

- 105 2nd Street (DN) – H.O.D – Bible Study

- 2616 Precinct Line Rd – ETJ – Place of Worship
- SW corner of Williams Way Blvd. and US 59 – ETJ – Pitstop Express

Projects under review discussed included the following proposed projects:

- 5115 FM 359 – ETJ – Move-It Richmond
- 2021 E Hwy 90A – GC – Fashion – Retail
- 4120 Richmond Parkway – ETJ – Retail Center
- 4720 FM 359 – ETJ – Foster Creek Vet Clinic (Parkin and Detention Pond)

Commissioner Kubelka introduced agenda item C5., Excuse from attendance at regular Planning and Zoning Commission Meeting. 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 C6., Consider agenda item requests by Commissioners for November 7, 2022, regular meeting. There were no items presented for discussion.

Commissioner Fredericks made a statement regarding previous agenda items that were approved and felt that they possibly made wrong decisions. She explained the ones in particular were the Knile School, and the rezoning from Residential to Commercial for a Charter School on 359; in hindsight she explained that the Commissions mission is financial responsibility and preservation of undeveloped tracts, and perhaps the Commission would have thought differently about those decisions. As well as having further discussions regarding how drainage mitigations could be resolved. She further explained that she would like this to be a catalyst to jump-start conversations on what are the goals of the Planning and Zoning Commission, and how to determine vision and goal sets. She believes in their decision-making to keep in mind what is best for the City as in fiscal health and responsibility that this would help guide the Commission in their decision-making.

There was a lengthy discussion regarding the decision-making within the Commission. Ms. Vela explained that she would like a Finance 101 Class to be presented to the Commission to go over a budget and see the bigger picture to see how the Commission fits into the City and what does that mean as in the goals. She also explained that Mr. Garcia is currently working on getting the Comprehensive Master Plan updated, and explained that this will be very helpful. Ms. Vela further explained the low impact development has always been a goal for the City to achieve and promote.

Commissioner Kubelka introduced agenda item C8., Adjournment. There being no further business to be brought before the Planning and Zoning Commission, Commissioner Kubelka adjourned the meeting at 7:45 p.m.

Approved:



Katherine M. Graeber-Kubelka (Chair)