



# RICHMOND

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

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

Monday, December 5, at 5:00 P.M.

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The Planning and Zoning Commission for the City of Richmond, Texas met in a regular meeting on Monday, December 5, 2022, at 5:04 p.m. A quorum was present, with the following members in attendance:

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

Staff in attendance: Mason Garcia, Planning Director; Helen Landaverde, Planner II; Howard Christian, Assistant City Manager; Brittany Mullings, Executive Secretary; Gary Smith, City Attorney, and Mayor Rebecca Haas.

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 November 7, 2022, meeting. Commissioner Myska 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 Tuesday, January 3, 2023, at 5:00 p.m.

Commissioner Kubelka introduced agenda item C1a., Public hearing to receive comments for or against a request by Franklin R Schodek to replat, Morton Cemetery Section FBJ a Replat of Block No. 7 of DeChaumes Addition, approximately 2.083 acres land being the Morton Cemetery Associations call 0.518 acre tract (Fort Bend County Official Public Records 9781819): the call 0.342 acre tract (Fort Bend County Official Public Records 2008098757); the call 0.172 acre (Fort Bend County Official Public Records 2011107983) and the call 0.164 acre tract (Fort Bend County Official Public Records 2012088153): known as and block No. 7 of the DeChaumes Addition (Volume C, Page 495; Deed Records) and being in the William Morton League, Abstract No. 63; City of Richmond, Fort Bend County Texas – 112 Blocks – 896

Spaces (plots) – 0 Reserves. The subject site is located at 403 North 2nd Street. Hearing no public comments, the agenda item was closed.

Commissioner Kubelka introduced agenda item C1b., Review and consider taking action on a Replat – Morton Cemetery Section FBJ a Replat of Block No. 7 of DeChaumes Addition, approximately 2.083 acres land being the Morton Cemetery Associations call 0.518 acre tract (Fort Bend County Official Public Records 9781819); the call 0.342 acre tract (Fort Bend County Official Public Records 2008098757); the call 0.172 acre (Fort Bend County Official Public Records 2011107983) and the call 0.164 acre tract (Fort Bend County Official Public Records 2012088153): known as and block No. 7 of the DeChaumes Addition (Volume C, Page 495; Deed Records) and being in the William Morton League, Abstract No. 63; City of Richmond, Fort Bend County Texas – 112 Blocks – 896 Spaces (plots) – 0 Reserves. The subject site is located at 403 North 2nd Street. Commissioner Myska 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 C2a. Public hearing to receive comments for or against a request by Geoff Freeman of LJA Engineering, to replat Circle Oak Section 1 Partial Replat of Reserve A Replat No. 1, approximately 3.894 acres of land – 1 Block – 0 Lots – 1 Reserve. The proposed subdivision is located on the southeast corner of U.S. 59 and F.M. 762 within the George Foundation/Berry Tract development. Hearing no public comments, the agenda item was closed.

Commissioner Kubelka introduced agenda item C2b. Review and consider taking action on a Replat – Circle Oak Section 1 Partial Replat of Reserve A Replat No. 1, approximately 3.894 acres of land – 1 Block – 0 Lots – 1 Reserve. The proposed subdivision is located on the southeast corner of U.S. 59 and F.M. 762 within the George Foundation/Berry Tract development. Ms. Landaverde explained that this proposed replat will enlarge Reserve A from 3.70 acres to 3.894 acres and the enlargement will be on the northeastern portion of the property. She concluded by recommending conditional approval of the replat. Commissioner Randolph 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 C3. Infill Development OT, Olde Town discussion. Mr. Garcia explained that this was a continuation of the previous discussions. Mr. Garcia went over the feedback and information regarding the preapplication meetings that have occurred in the last three years and provided samples to the Commission. There was a lengthy discussion from the Commissioners. Mr. Christian explained the detention, future development, and drainage improvements. Commissioner Frederick expressed her frustration with the lot sizes and inquired what could be done in the meantime. Commission discussions continued.

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

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

- 501 Highway 90A (GC/WFBMD) – Fort Bend Women's Center Penny Wise Resale Stores
- 2627 FM 762 (MU/WFBMD) – Quick n Clean Car Wash
- Richmond Landing Reserves "X & Y" (GC/WFBMD) – Coffee shop and office/warehouse buildings

Projects under review discussed included the following proposed projects:

- 4120 Richmond Parkway (ETJ) – Retail Center
- 3520 FM 723 (ETJ) – Riverside Ranch (Commercial)
- 610 Liberty St (OT/HOD/WFBMD) – On-street parking
- 1515 Preston (OT/WFBMD) – Blaschke's #2

Commissioner Kubelka introduced agenda item C5., Excuse from attendance at regular Planning and Zoning Commission Meeting. All Commissioners were present.

Commissioner Kubelka introduced agenda item C6., Consider agenda item requests by Commissioners for January 3, 2022, regular meeting. There were no suggestions from the Commission.

Commissioner Kubelka introduced agenda item C7., Adjournment. There being no further business to be brought before the Planning and Zoning Commission, Commissioner Kubelka adjourned the meeting at 6:09 p.m.

Approved:



Katherine M. Graeber-Kubelka (Chair)