



Planning & Zoning Commission Meeting Minutes

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

Monday, May 1, 2023, at 5:00 P.M.

The Planning and Zoning Commission for the City of Richmond, Texas met in a regular meeting on Monday, May 1, 2023, at 5:00 p.m. A quorum was present, with the following members in attendance:

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

Staff in attendance: Mason Garcia, Planning Director; Helen Landaverde, Planner II; Christine Cappel, Administrative Manager; Gary Smith, City Attorney; Rebecca Haas, Mayor, Terri Vela, City Manager, Howard Christian, Public Works Director, and Scott Fajkus, Building Official.

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.

Becky Haas (1716 Magnolia Ln., Richmond) - Mrs. Haas stated she speaks for herself, not as the City or its Commissioners. She stated she spoke at the Commissioners Meeting last Tuesday, she would like to present to the Commissioners what she said at the meeting. "Good afternoon, Judge and Commissioners, I am Becky Haas, Mayor of Richmond. I am speaking to you today about item number 38a1 on your agenda, which will be discussed in the Executive Session. The item is acquisition of real property located near or adjacent to existing County facilities. This will be the third time this item has been discussed in the Executive Session and the City has not been informed of any plans. The only reason I am aware of this is because two angry property owners called the City to ask about a letter, they received from the County telling them that the County was interested in purchasing their property. They're aware they don't have a say in the matter, and if they don't negotiate with the County, their property will be taken via eminent domain for a parking lot, really? What is to become of the historical homes on that property. One by one the County is taking away the City's history. I think what bothers me the most is the City of Richmond has not been made aware of this. I was not Mayor when the property was taken for the building of the OEM building. I don't take kindly to the -- We want it, we're going to take it, too bad

procedure that the County feels privileged to do. I feel it shows a lack of respect for the City of Richmond. It might be said in your Executive Session that City isn't losing that much tax revenue off the little piece of property that we might be losing, and that the Mayor might be being petty. However, every little bit adds up, right now by my figures adding all the County buildings in the City of Richmond, the appraisal value is at \$252,000,000, that means the City of Richmond is missing out on \$1.6 million of tax revenue. We could've built the overpass over Tenth Street. Not only that, but we could also have had it paid off in five years had we had that money. In closing, let me say the City is grateful for what the County does for us. You are good partners; we want to be good partners will you all. I don't like surprises and I'm sure the county doesn't either. So far this is a surprise to us and everything we have been told is hearsay except for the letters that we have been shown. I do request that what I have said be reflected in the minutes word by word."

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

Commissioner Kubelka introduced agenda item B1., Review and approve minutes from the April 3, 2023, regular meeting. Commissioner Myska 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, June 5, 2023, at 5:00 p.m.

Commissioner Kubelka introduced agenda item C1., Review and recommendation of a final report to City Commission for a Final Plat – Indigo Village Cottages – 1.356 acres of land – 1 Block – 17 Lots – 4 Reserves. The subject site is a section within the Indigo Master Planned Community located between Harlem Road and Grand Parkway, south of Owens Road. Ms. Landaverde gave a presentation regarding the final plat for the Indigo Village Cottages. 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 C2., Review and recommendation of a final report to City Commission for a Final Plat – Williams Ranch Multifamily Commercial Reserve – 18.2033 acres of land – 1 Block – 0 Lots – 2 Reserves. The subject site is located along the north side of US 59 and to the south of Williams Ranch and east of Del Webb residential subdivisions. Williams Ranch Section 6 and Del Webb Richmond Section 12-A and B and Section 13-B, residential subdivisions. Ms. Landaverde gave a presentation regarding the final plat for Williams Ranch Multifamily Commercial Reserve. Commissioner Myska moved to forward Staff's recommendation of 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 Preliminary Plat – IL Richmond – 22 acres of land – 1 Block – 0 Lots – 1 Reserve. The subject site is located along the east side of FM 359 and to the south of Plantation Place residential subdivision. Ms. Landaverde gave a presentation regarding the preliminary plat for IL Richmond. Commissioner Martinez 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 C4., Review and recommendation of a final report to City Commission for a Preliminary Plat – Kingdom Heights Section Eight – 48.304 acres of land

– 4 Blocks – 125 Lots – 5 Reserves. The subject site is a section within the Kingdom Heights Master Planned Community located along the east side of FM 723. Ms. Landaverde gave a presentation regarding the final report on Kingdom Heights Section Eight. Commissioner Frederick moved to approve Staff's recommendation of the final report. The motion was seconded by Commissioner Myska. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item C5a., Review and recommendation of a final report to City Commission for a Replat - Plantation Crossing Partial Replat No. 2 – 4.868 acres of land – 0 Block – 0 Lot – 1 Reserve. The subject site is located at 735 Plantation and 2015 Harlem Road; directly across James Bowie Middle School. Ms. Landaverde gave a presentation regarding the final report on Plantation Crossing Partial Replat No. 2.

Commissioner Kubelka introduced agenda item C5b., Consideration of the approval of a final report to City Commission on agenda item C5a., above. Commissioner Myska moved to approve Staff's recommendation of the final report. The motion was seconded by Commissioner Martinez. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item C6., Staff Report Parking in Downtown and Olde Town District. Mr. Garcia gave a presentation regarding Downtown and Olde Town district parking. The Commissioners held a lengthy discussion regarding parking in the downtown area.

Commissioner Kubelka introduced agenda item C7., Staff Report on County Acquisition of real property located near or adjacent to existing County facilities. Mr. Garcia explained that the County is exploring the possibility of acquiring property adjacent to current County facilities, the exact location is unknown. He continued by explaining the development policy and regulations of the Olde Town and Historic Overlay Districts.

Commissioner Kubelka introduced agenda item C8., Development related staff update.

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

- Mercantile St & City Heart Ave in Indigo Core Village – Welcoming Center
- Indigo Core Village Subdivision – Mixed Use – The Commons
- 0 Preston St (R398111) – Single-family detached
- 405-407 Richmond & 109 Liberty – Commercial Retail
- FM 359 & Bob White Dr – Residential Subdivision
- 302 S 2nd St – Retail Sales
- 105 S 2nd St – Retail Sales
- 610 S 11th St – 5 Star Learning Academy/Child Daycare

Projects under review discussed included the following proposed projects:

- 2410 & 2402 Harlem Rd & 5009 John Sharp Dr – Market Center at Harvest Green
- 511 FM 359 – Pecan Grove PRO/MED Retail Center
- 23337 SW Freeway – Kelsey Seybold Clinic
- 409 S 11th – The redeemed Evangelical Mission Church
- 1816 George Ave – Telecommunication Facility
- 1006 FM 359 – IL Richmond K-8 School

Other Items of discussion:

- Comprehensive Master Plan Update
- Comprehensive Mater Plan Update - Nominate P&Z Commissioner
- Richmond Small Business Downtown Meeting

Commissioner Kubelka introduced agenda item C9., Excuse from attendance at regular Planning and Zoning Commission Meeting. None to approve.

Commissioner Kubelka introduced agenda item C10., Consider agenda item requests by Commissioners for June 5, 2023, regular meeting. Commissioner Frederick would like an update on the parking lot situation in the County and requests that they attend the next meeting in order to discuss this issue.

Commissioner Kubelka introduced agenda item C11., Adjournment. There being no further business to be brought before the Planning and Zoning Commission, Commissioner Kubelka adjourned the meeting at 6:30 p.m.

Approved:



Katherine M. Graeber-Kubelka (Chair)