



RICHMOND

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Planning & Zoning Commission Meeting Minutes

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

Tuesday, February 13, 2024, at 5:00 P.M.

The Planning and Zoning Commission for the City of Richmond, Texas met in a regular meeting on Tuesday, February 13, at 5:05 p.m. A quorum was present, with the following members in attendance:

Katherine M. Graeber-Kubelka (Chair)
Noell Myska
Juan Martinez

Staff in attendance: Mason Garcia, Planning Director; Helen Landaverde-Ripple, Planner II; Matt Roberts, Planner; Christine Cappel, Administrative Manager; Terri Vela, City Manager; Gary Smith, City Attorney; Howard Christian, Assistant City Manager and Rebecca K. Haas, Mayor.

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 January 2, 2024, regular meeting. Commissioner Myska moved to approve the minutes. The motion was seconded by Commissioner Martinez. The vote for the motion was unanimous. Aye votes were cast by all commissioners.

Commissioner Kubelka introduced agenda item B2., stating that the next Planning and Zoning Commission meeting would be on Monday, March 4, 2024, at 5:00 p.m.

Commissioner Kubelka introduced agenda item B3., Special Planning and Zoning Commission meeting, tour of Historic District is Saturday, February 17, 2024, at 10:00 a.m. Mr. Garcia provided the Commission with information regarding the location of the meeting's starting point and the items of interest for consideration.

Commissioner Kubelka introduced agenda item C1., Review and recommendation of a final report to City Commission for a Preliminary Plat – Kingdom Heights Section Nine – 45.97 acres of land – 5 Blocks – 100 Lots – 7 Reserves. The subject site is a section within the Kingdom Heights Master Planned Community

located along the east side of FM 723. Ms. Ripple explained that the applicant is proposing adjustments to the approved conceptual plan which includes:

- Reducing the number of lots by 8.26%, nine less lots, from 109 to 100.
- The acreage of lots increased by 5.80%, from 18.29 acres to 19.35 acres.
- The proposed water plant adjacent to the park (northwest) has been removed to enlarge the residential lots in Block 1.
- The lake to the south of the park has been reduced and changed to landscape and open space (proposed Reserve C).
- The proposed park in Block 4 has also been reduced and changed to landscape and open space (proposed Reserve D) to enlarge the residential lots.
- The proposed lakes in Block 1, Reserve B, and Block 5, Reserve G have been enlarged.
- Another landscape and open space, has been created (Reserve F) adjacent to Reserve B.
- The total area dedicated for lakes and parks has decreased by 4.69%, from 18.54 acres to 17.67 acres.

Further, it was explained that the proposed preliminary plat generally follows the adopted Conceptual Land Plan, and the applicant proposes to remove the water plant and a lake, as well as reduce the acreage designated for parks/open space/landscaping, in order to create larger lots and lakes on the subject property. In conclusion, she recommended approval of this preliminary plat, explaining that the proposed revisions to the approved Concept Plan are considered minor. Commissioner Myska moved to approve Staff's recommendation of conditional approval to the City Commission. The motion was seconded by Commissioner Martinez. The vote for the motion was unanimous. Aye votes were cast by all commissioners.

Commissioner Kubelka introduced agenda item C2, Staff Update on Petitions for release from Extraterritorial Jurisdiction. Mr. Garcia gave a presentation to the Commission providing an update on Petitions that have been received by the City of Richmond for release of properties from the ETJ. No action was needed.

Commissioner Kubelka introduced agenda item C3, Development related staff update.

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

- 2026 E Hwy 90A (ETJ and WFBMD) - Commercial Development & City Utilities
- 0 Hwy 90A - Richmond Landing Block 1, Reserve O (GC District and WFBMD) - Office Warehouses
- 508 Morton St. (OT District, Historic Overlay District and WFBMD) – Duplexes and/or single-family detached
- U.S. Hwy 59 (ETJ and WFBMD) - Williams Ranch Multifamily Commercial
- 603 Maiden Lane (GR District) - Duplex or Single-family Detached
- 1202 Richmond Parkway (OT District) - Kitchen Shipping Containers – Restaurant
- 310 & 311 Austin (OT District) - Bakery or Pizzeria

Projects under review discussed included the following proposed projects:

- 3821 Richmond Parkway (ETJ) - Riverpark West Rec Center – Overall Park
- 22315 Southwest Freeway (GC and WFBMD) - Retail at US 59
- 1300 Harlem Rd (ETJ & Development Agreement) - Indigo Section 1 Parks
- 2631 FM 762 (MU and WFBMD) - Mixed Use Development

- 1500 Pultar Rd. (ETJ) - Fort Bend Women's Center Paving, Drainage and Appurtenances for Maintenance Building
- 2021 (1041) E Hwy 90A (GC & WFBMD) - Fashions and Fascinating Wedding Retail Center
- 1006 FM 359 (SC & WFBMD) - Elite Business Center
- Skinner Lane (ETJ) - Water Plant No. 2 Improvements
- Texana Way (ETJ) - FBC WCID #3 - Proposed Improvements Lake 1 and 4
- 11730 Mason Rd (R225667) (ETJ) - Water Plant No. 1 Phase 2 Improvements
- 2127 (2627) FM 762 (MU & WFBMD) - Quick N Clean Car Wash

Commissioner Kubelka introduced agenda item C4., Excuse from attendance at regular Planning and Zoning Commission Meeting. Commissioner Myska moved to excuse Commission Frederick and Commissioner Randolph. The motion was seconded by Commissioner Martinez. The vote for the motion was unanimous. Aye votes were cast by all commissioners.

Commissioner Kubelka introduced agenda item C5., Consider agenda item requests by Commissioners for March 4, 2024, regular meeting. No topics were suggested.

Commissioner Kubelka introduced agenda item C6., Adjournment. There being no further business to be brought before the Planning and Zoning Commission, Commissioner Kubelka adjourned the meeting at 5:33 p.m.

Approved:



Katherine M. Graeber-Kubelka (Chair)