



Where History Meets Opportunity

Planning & Zoning Commission Meeting Minutes

City Hall | 402 Morton Street, Richmond, Texas 77469

Saturday, February 17, 2024, at 10:00 A.M.

The Planning and Zoning Commission for the City of Richmond, Texas met in a regular meeting on Saturday, February 17, 2024, at 10:00 a.m. A quorum was present, with the following members in attendance:

Katherine M. Graeber-Kubelka (Chair)
Noell Myska
Juan Martinez
Mason Garcia, Planning Director
Helen Landaverde-Ripple, Planner II

Terri Vela, City Manager
Gary Smith, City Attorney
Scott Fajkus, Building Chief Official
Rebecca K. Haas, Mayor

Agenda Item A1. Call to order, Quorum Determined and Meeting Declared Open.

Agenda Item B1. Walking Tour of Downtown.

- The tour commenced at City Hall on Morton Street and proceeded east toward the under-construction parking lot at Morton Street's end.
- Mr. Garcia noted the approval of Certificates of Occupancy by the Richmond Historical Commission for façade changes at 314 Morton St. (Sandy McGee's) and 103 South 3rd St., where each property had its façade repainted.
- The tour showcased the new parking lot, highlighting the eastern Morton Street improvements under Richmond's Phase 1 downtown parking enhancements, featuring around 25 paved spaces and a dumpster for the City's dumpster sharing initiative.
- The group advanced north along 2nd Street, crossed the train tracks, and journeyed east on North Calhoun Street.
- Mr. Garcia highlighted efforts to boost connectivity between downtown Richmond and Wessendorff Park, mentioning an additional sidewalk on South 4th Street extending from Preston Street to North Calhoun and across to Wessendorff Park.
- The tour progressed to North Calhoun, turned south on South 5th Street, where discussions of Pre-Application Conference meetings for potential residential development at the undeveloped land at South 5th Street and Morton Street frontage took place.
- On South Calhoun Street, the group visited 601 Calhoun Street, engaging in a dialogue about development requirements for the site.
- The tour concluded at 700 Jackson Street, with Mr. Garcia indicating that the existing structure (a former Wells Fargo bank with a drive-thru) necessitates a Conditional Use Permit in the Olde Town zoning district for the drive-thru's continued use.
- Additionally, the acquisition of Certificates of Appropriateness by Pomp Boutique and Lit Bookbar for new signage was acknowledged.

Agenda Item B2. Adjournment.

- With no further business to be brought before the Planning and Zoning Commission, Commissioner Kubelka adjourned the meeting at 11:00 a.m.

APPROVED:

Katherine M. Graeber-Kubelka (Chair)