



City of Richmond

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Planning & Zoning Commission Meeting Minutes

600 Morton Street

Monday, February 1, 2016 at 5:00 P.M.

PLANNING & ZONING COMMISSION MINUTES

The Planning and Zoning Commission for the City of Richmond, Texas met in a regular meeting on Monday, February 1, 2016, at 5:00 p.m. Commissioner Murrile, called the meeting to order at 5:02 p.m. A quorum was present, with the following members in attendance:

Bill Dostal
Ernest Hogue
Josh Lockhart
Don Murrile
Larry Pittman

Commissioner Murrile declared the meeting open.

Commissioner Murrile introduced agenda item number A2., public comment. He asked if there were any public comments. Hearing no public comment the agenda item was closed.

Commissioner Murrile introduced agenda item number B1., review and approval of the minutes from December 15, 2015. The motion was presented by Commissioner Dostal and seconded by Commissioner Hogue. The vote was five “ayes” and no “nays” for approval.

Commissioner Murrile introduced agenda item number C1., review and recommendation of the general land plan for the Harvest Green, 1,042.1 acres of land. City staff recommended approval of the plat with three conditions. Due to a conflict of interest, Commissioner Hogue abstained from discussion and voting. Commissioner Dostal motioned to recommend approval of the plat with the two conditions stated by staff and an additional condition where the right-of-way width will be 60 feet and a landscape reserve will be 25 feet. The motion was seconded by Commissioner Pittman. The vote

was four “ayes” and no “nays” for approval with two conditions stated by staff with an additional condition by the Commission. Commissioner Hogue abstained from voting.

Commissioner Murrile introduced agenda item number C2., review and recommendation of short form final plat for the Fort Bend County MUD No. 134E Wastewater Treatment Plant Site, 6.95 acres of land – 1 reserve – 1 block. City staff recommended approval of the plat with 15 conditions. Commissioner Lockhart motioned to recommend approval of the plat with the 15 conditions as stated by staff and one additional condition that fencing standards meet that of TCEQ and the Unified Development Code. The motion was seconded by Commissioner Pittman. The vote was five “ayes” and no “nays” for approval with 15 conditions as stated by staff and one additional condition that fencing standards meet that of TCEQ and the Unified Development Code.

Commissioner Murrile introduced agenda item number C3a., public hearing to receive comments for or against a request by Aqeel Yusuf to rezone an approximate 13,031 square foot tract of land from General Residential (GR) to General Commercial (GC) to allow for the development of office space, and to extent such rezoning deviates from the Future Land Use map of the Comprehensive Master Plan, to provide for an amendment thereto for property located at 2117 Lamar Drive. Mr. Fred Escobedo spoke at the public hearing. Mr. Escobedo resides at 2113 Lamar Drive, Richmond, TX. Mr. Escobedo said he did not speak in favor or in opposition to the rezoning at 2117 Lamar Drive. Mr. Escobedo did have questions to the Commission as to how the residential properties would be protected if the property were developed commercially. Hearing no other public comment the agenda item was closed.

Commissioner Murrile introduced agenda item number C3b., consideration of the approval of a final report to City Commission on agenda item C3a. Due to a conflict of interest, Commissioner Murrile abstained from discussion and voting. Jessica Duet, City Planner, made a presentation to the Commission on agenda item C3a. During the presentation, the Planning Department made a recommendation for approval to Suburban Commercial (SC) in lieu of General Commercial (GC) with matching Future Land Use map changes. The Commission asked if the property was currently under residential deed restrictions. Gary Smith, City Attorney, stated in the past deed restrictions were in force on the property, however, the City does not enforce deed restrictions on property for development. Commissioner Lockhart motioned to recommend rezoning property located at 2117 Lamar Drive from General Residential (GR) to Suburban Commercial (SC) and to extent such rezoning deviates from the Future Land Use map of the Comprehensive Master Plan, to provide for an amendment thereto to the Mayor and City Commission. The motion was seconded by Commissioner Dostal. The vote was four “ayes” and no “nays” for approval to recommend rezoning property located at 2117 Lamar Drive from General Residential (GR) to Suburban Commercial (SC) and to extent such rezoning deviates from the Future Land Use map of the Comprehensive Master Plan to the Mayor and City Commission.

There being no further business to be brought before the Planning and Zoning Commission, Commissioner Lockhart motioned for the meeting to be adjourned. Commissioner Dostal seconded and the Commission adjourned. The meeting was adjourned at 6:11 p.m.

Approved:

Don Murrile, Planning and Zoning Commission Chair