



City of Richmond

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Planning & Zoning Commission Meeting Minutes

600 Morton Street

Monday, March 7, 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, March 7, 2016, at 5:00 p.m. Commissioner Murrile, called the meeting to order at 5:03 p.m. A quorum was present, with the following members in attendance:

Bill Dostal
Ernest Hogue
Don Murrile
Larry Pittman

Commissioner Murrile declared the meeting open.

Commissioner Murrile introduced agenda item number A2., public comment. Two public participation forms were submitted to Chairman Murrile for public comment. The first speaker was Pat McDonald. He spoke about agenda item number C2. Mr. McDonald represents the Henderson-Wessendorff Foundation. Mr. McDonald had concerns about the Cinnamon Teal Way stub out connection on the Del Webb property to the future Johnson Development. Mr. McDonald expressed concerns for safety of children and too many connections to Johnson Development which would destroy the community feel. The second speaker was Mr. Trey Reichert. Mr. Reichert represents Johnson Development Corp. Mr. Reichert expressed also expressed concerns with the Cinnamon Teal Way stub out connection on the Del Webb property to the future Johnson Development. Mr. Reichert stated Johnson Development was providing too many access points into their development which would create an identity problem for Johnson. The connection to Del Webb would also create an issue for children safety with through access to the developments. Hearing no further public comment the agenda item was closed.

Commissioner Murrile introduced agenda item number B1., review and approval of the

minutes from February 1, 2016. The motion was presented by Commissioner Pittman and seconded by Commissioner Hogue. The vote was four “ayes” and no “nays” for approval.

Commissioner Murrile introduced agenda item number C1., review and recommendation of preliminary plat for the Del Webb Section Eleven, 22.80 acres of land – 120 lots – 3 blocks – 3 Reserves. City staff recommended approval of the plat with three conditions. The Commission had discussion about concerns over the stub street connection on Cinnamon Teal Way to Johnson Development. Kelly Kaluza explained the connection was for better circulation as City Commission adopted Del Webb General Plan for 1,500 homes. The Commission felt Johnson Development was providing an adequate amount of connections to Del Webb without this connection to Cinnamon Teal Way. An idea was brought up by Gary Smith, City Attorney, to provide cul-de-sac to cul-de-sac connection with a Knox box for emergency access connection via developments. However, it was brought up by the City Engineer that Johnson Development has future plans to provide a drainage ditch between the two communities at this location. Commissioner Dostal motioned to recommend approval of the plat with the three conditions as stated by staff and one additional condition that per the original submission to staff dated February 2016 a cul-de-sac on Cinnamon Teal Way between Block 1 and Block 4 be shown on the plat. The motion was seconded by Commissioner Hogue. The vote was four “ayes” and no “nays” for approval with three conditions as stated by staff and one additional condition that per the original submission to staff dated February 2016 a cul-de-sac on Cinnamon Teal Way between Block 1 and Block 4 be shown on the plat.

There being no further business to be brought before the Planning and Zoning Commission, Commissioner Pittman motioned for the meeting to be adjourned. Commissioner Dostal seconded and the Commission adjourned. The meeting was adjourned at 5:32 p.m.

Approved:

Don Murrile, Planning and Zoning Commission Chair