



# City of Richmond

*Where History Meets Opportunity*

## Planning & Zoning Commission Meeting Minutes

600 Morton Street  
Richmond, Texas 77584  
Tuesday, January 3, 2017 at 5:00 P.M.

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### PLANNING & ZONING COMMISSION MINUTES

The Planning and Zoning Commission for the City of Richmond, Texas met in a regular meeting on Tuesday, January 3, 2017, at 5:00 p.m. Commissioner Hogue, called the meeting to order at 5:00 p.m. A quorum was present, with the following members in attendance:

Bill Dostal  
Katherine M. Graeber - Kubelka  
Ernest Hogue  
Larry Pittman

Commissioner Hogue declared the meeting open.

Commissioner Hogue 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 Hogue introduced agenda item number B1., review and approval of the minutes from December 5, 2016. The motion was presented by Commissioner Graeber-Kubelka for approval of the minutes. The motion was seconded by Commissioner Pittman. The vote was three "ayes" and no "nays" for approval.

Commissioner Hogue introduced agenda item number B2., stating the next Planning and Zoning Commission meeting will be Monday, February 6, 2017, at 5:00 p.m.

Commissioner Hogue introduced agenda item number C1., review and recommendation of final report to the City Commission for a preliminary plat for CVS Pharmacy Williams Way, 5.0000 acres of land – 1 Block – 3 Reserves. City staff recommended approval of this final plat with five conditions. Commissioner Dostal motioned to recommend

approval with City staff's recommendation. The motion was seconded by Commissioner Graeber - Kubelka. The vote was three "ayes" and no "nays" for approval.

Commissioner Hogue introduced agenda item C2a., public hearing to receive comments for or against One Point Heritage Replat, a subdivision of 1.0076 acres of land, being a replat of a portion of Reserve "A", of Heritage Heights, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Volume 11, Page 13, of plat records in Fort Bend County, Texas, and being situated in the J.T. Edwards ¼ League, Abstract No. 23, City of Richmond, Fort Bend County, Texas, to create six (6) residential lots and one (1) block. Commissioner Hogue asked if there were any public comments. Hearing no public comment the agenda item was closed.

Commissioner Hogue introduced agenda item number C2b., review and recommendation of a final report to the City Commission for a replat for One Point Heritage – 1.0076 acres of land – 6 Lots – 1 Block. City staff recommended approval of this replat with four conditions. Commissioner Dostal motioned to recommend approval with City staff's recommendation. The motion was seconded by Commissioner Pittman. The vote was three "ayes" and no "nays" for approval.

Commissioner Hogue introduced agenda item C3a., public hearing to receive comments for or against Sovereign Shores Estates Partial Replat No. 2, a subdivision of 1.7607 acres (76,694 sq. ft.) of land being a replat of Lot 3, Block 4, Sovereign Shores Estates (Slide No. 2364B-2365B; F.B.C.P.R.) and also being a 0.3376 acre tract conveyed to Mohammad Dosani and Aleyda Dosani (F.B.C.C.F. No. 2016103826) in the Jane Long Survey, Abstract No. 55, Fort Bend County, Texas, for 1 lot and 1 block. Commissioner Hogue asked if there were any public comments. Hearing no public comment the agenda item was closed.


Commissioner Hogue introduced agenda item number C3b., review and recommendation of a final report to the City Commission for a partial replat for Sovereign Shores Estates Partial Replat No. 2 – 1.7607 acres of land – 1 Lot – 1 Block. City staff recommended approval of this partial replat with eight conditions. Commissioner Graeber – Kubelka motioned to recommend approval with City staff's recommendation. The motion was seconded by Commissioner Dostal. The vote was three "ayes" and no "nays" for approval.

Commissioner Hogue introduced agenda item number C4., discussion of the regulation of banner signs. Ms. Jessica Duet, City Planner, gave a brief presentation to the Planning and Zoning Commission about the allowance of banner signs in the City Limits and the City's ETJ in regard to the Unified Development Code (UDC) regulations and West Fort Bend Management District (WFBMD) standards. Ms. Duet stated that in areas where the UDC and WFBMD overlap the City interprets the most restrictive regulations/standards to be enforced. Those standards/regulations which are most strict are WFBMD since they

do not allow banner signs. Ms. Duet stated that City staff was looking for feedback from the Planning and Zoning Commission since staff receives a fair number of requests for banner signs in the City and ETJ. The City also has issues with how to enforce in areas where City regulations and WFBMD standards overlap. Once the presentation concluded, the Commissioner Dostal asked if the banner in Crawford Park was limited only to 501 (c) organizations. Mrs. Lori Bownds, Building Official, responded to Commissioner Dostal that, yes, the banner could only be rented to 501 (c) organizations. Commissioner Pittman asked the cost to rent the banner sign in Crawford Park. Mrs. Bownds answered the cost was \$50.00 for two weeks. Commissioner Pittman asked what sort of other banner signs we see throughout the City besides civic organizations. Mrs. Bownds responded we see signs for mattress and tire sales. Commissioner Pittman questioned if there was another outlet for civic organizations to get the word out in regard for signs besides using banners. Ms. Duet responded that the section of the UDC for temporary signs does not get utilized but can be used to put out "bandit" type signs for community events or civic events. Ms. Duet stated that she was questioned about promotional signage for the Pecan Festival. Ms. Duet stated she gave information to an organizer about putting up "bandit" type signage so many days before the event for the event and to steer people for parking, however, that type of signage was never used in the community. Commissioner Pittman suggested creating a definition for staff to use for "special events" which could help with the current situation for banner signs. Commissioner Graeber – Kubelka stated that social media is a way civic organizations or any business gets their message out today and doesn't see the need to move backwards. She stated we needed to look to the future. Commissioner Hogue asked a question of how older people would know of events if not on social media. Various Commissioners stated through print newspaper, signs, etc. Commission Dostal wanted to know if Crawford Park was the only issue staff sees with banner signs. Both Ms. Duet and Mrs. Bownds stated no. They both stated it is an ongoing problem with banner signs in general.

There being no further business to be brought before the Planning and Zoning Commission, Commissioner Pittman motioned for the meeting to be adjourned. Commissioner Graeber – Kubelka seconded and the Commission adjourned. The meeting was adjourned at 5:54 p.m.

Approved:



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Ernest Hogue, Planning and Zoning Commission Chair