



City of Richmond

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Zoning Board of Adjustment Meeting Minutes

600 Morton Street

City Commission Room

Richmond, Texas 77469

Thursday, December 1, 2016 at 5:00 P.M.

ZONING BOARD OF ADJUSTMENT MINUTES

The Zoning Board of Adjustment for the City of Richmond, Texas met in a regular meeting on Thursday, December 1, 2016, at 5:00 p.m. Vice-Chairman Benes called the meeting to order at 5:06 p.m. A quorum was present, with the following members in attendance:

Joe Benes
Stephen Doggett
Elizabeth Drozd
J. J. Martinez
Michael Scherer

Vice-Chairman Benes declared the meeting open.

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

Chairman Doggett introduced agenda item B1., review and approve minutes from September 20, 2016. The motion was presented by Mr. Martinez and seconded by Mr. Scherer. The vote was unanimous for approval.

Chairman Doggett introduced agenda item C1a., public hearing to receive comments for or against a request by Vincent Oстера for property located at 117 Sims Road being 0.2342 acres out of the Edgewood Addition Annex #5, Section 5, Loot 14, William Morton Survey, Fort Bend County, Texas. The request is for a variance to the landscaping/buffering regulations from the Unified Development Code, specifically, Section 4.4.301, *Buffering*, Subsection B., *Bufferyard Classifications*, and Subsection C., *District Bufferyards*. Ms. Jessica Duet, City Planner, gave a brief presentation to the Board and recommendation of denial by the Planning Department. Mr. Robert Haas gave a

presentation on behalf of the property owner. Mr. Keven Daily spoke in opposition to the variance request. Mr. Daily had concerns for the size and use of the building. Mr. Alex Mumet, attorney for the neighborhood, spoke in opposition to the variance request. Mr. Mumet stated that the variance request should not be granted since the situation was being created by the owner. Mr. Mumet also stated that said regulations have been in place since October 1, 2015. He also stated concerns for drainage issues for the neighborhood. Hearing no other public comment, the public hearing was closed.

Chairman Doggett introduced agenda item C1b., consideration and action on agenda item C1a. The Board voted one "ayes", three "nays", and Mr. Scherer abstained from voting due to a conflict of interest. The variance was denied for the landscaping/buffering regulations from the Unified Development Code, specifically, Section 4.4.301, *Buffering*, Subsection B., *Bufferyard Classifications*, and Subsection C., *District Bufferyards*.

Chairman Doggett introduced agenda item C2., consider ratifying the actions of the Zoning Board of Adjustment on the requests of River Pointe Church from the decision made from August 4, 2016, meeting. The ratifications include: 1) Section 4.2.102, *Location, Design, and Use of Required Parking*, Subsection B., *Location*, Table 4.2.102A, *Required Parking Setback*; 2) Section 4.2.102, *Location, Design, and Use of Required Parking*, Subsection E., *Dimensions of Standard Parking Spaces*, Table 4.2.102B, *Parking Module Dimensions*; 3) Section 4.2.102, *Loading Spaces and Design*, Subsection B., *Required Loading Spaces*, Table 4.2.104, *Required Loading Spaces*; 4) Section 4.2.301, *General Outdoor Lighting Requirements*, Subsection D., *Maximum Freestanding Fixture Height*; 5) Section 4.4.301, *Buffering*, Subsection C., *District Bufferyards*, Table 4.4.301B, *District Bufferyards*; 6) Section 4.4.401, *Development Landscaping*, Subsection B., *Parking Lot Landscaping*, Table 4.4.401, *Parking Lot Planting Requirements*; 7) Section 4.4.401, *Development Landscaping*, Subsection C., *Site Landscaping*, 2.a.1., *Nonresidential, Mixed-Use, Multi-Family, and Public Institutional Planting Requirements*; 8) Section 4.4.401, *Development Landscaping*, Subsection C., *Site Landscaping*, 2.a.2., *Nonresidential, Mixed-Use, Multi-Family, and Public Institutional Planting Requirements*; 9) Section 4.4.401, *Development Landscaping*, Subsection C., *Site Landscaping*, 2.c., *Nonresidential, Mixed-Use, Multi-Family, and Public Institutional Planting Requirements*; and 10) Section 4.4.401, *Development Landscaping*, Subsection C., *Site Landscaping*, 2.c., *Nonresidential, Mixed-Use, Multi-Family, and Public Institutional Planting Requirements*. The vote was unanimous for approval.

There being no further business to be brought before the Zoning Board of Adjustment, Mr. Martinez motioned to adjourn the meeting. The motion was seconded by Mr. Benes. The Zoning Board of Adjustment meeting was adjourned at 6:00 p.m.

Approved:

Stephen Doggett, ZBA Chair

Stephen Doggett, Zoning Board of Adjustment Chair