



City of Richmond

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Planning & Zoning Commission Meeting Minutes

600 Morton Street
Richmond, Texas 77584
Monday, August 7, 2017 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, August 7, 2017, at 5:00 p.m. Commissioner Hogue, called the meeting to order at 5:01 p.m. A quorum was present, with the following members in attendance:

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

Staff in attendance: Jessica Duet, Planning Director; Gary Smith, City Attorney; Jose Abraham, Planner II, Kelly Kaluza, City Engineer, and Lori Bownds, Building Official.

Commissioner Hogue declared the meeting open.

Commissioner Hogue introduced agenda item 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 B1., review and approval of the minutes from June 5, 2017. The motion was presented by Commissioner Pittman for approval of the minutes with an amendment to provide the action for agenda item C8b. and correct "member" to "members" on page three. The motion was seconded by Commissioner Graeber - Kubelka. The vote was unanimous for approval.

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

Commissioner Hogue introduced agenda item C1., review and recommendation of a final

report to City Commission for a final plat for Veranda Section Eighteen – 12.39 acres of land – 55 Lots – 2 Blocks – 3 Reserves. City staff recommended approval of this final plat. Commissioner Pittman motioned to recommend approval with City staff's recommendation. The motion was seconded by Commissioner Dostal. The vote was unanimous for approval.

Commissioner Hogue introduced agenda item C2., review and recommendation of a final report to City Commission for a final plat for Estates at Lakes of Williams Ranch Section 1 – 37.714 acres of land – 49 Lots – 3 Blocks – 13 Reserves. City staff recommended approval of this final plat with eight conditions. Commissioner Dostal motioned to recommend approval with City staff's recommendation with one amendment to condition 8 to state ... "Reserve "I" may be constructed by the Homeowners Associated as an access way". The motion was seconded by Commissioner Pittman. The vote was unanimous for approval.

Commissioner Hogue introduced agenda item C3., review and recommendation of a final report to City Commission for a final plat for Riverside Ranch Commercial Section Two – 12.1784 acres of land – 1 Block – 4 Reserves. City staff recommended approval of this final plat with five conditions. City staff made an amendment to condition 3 to state remove plat note # 13. Commissioner Dostal motioned to recommend approval with City staff's recommendation. The motion was seconded by Commissioner Graeber - Kubelka. The vote was unanimous for approval.

Commissioner Hogue introduced agenda item C4a., public hearing to receive comments for or against a request by Joshua and William Estes to rezone 0.124 acres (22,320 square feet) of land to General Residential (GR) to Suburban Commercial (SC) and to the extent the zoning deviates from the Future Land Use Plan of the Comprehensive Master Plan, to provide for an amendment thereto, for commercial development. Subject site is located at 716 South Union Street in the northwest corner of South Union Street and Austin Street. It is abutting single-family residential to north along South Union Street; single-family residential to the west; single-family residential and Calvary Episcopal Church to the east; and single-family residential to the south. Mr. Terry Jordan, Calvary Episcopal Church spoke against the rezoning. Mr. Jordan spoke of concerns of drainage to the new development since the church has drainage problems. He stated this site if rezoned could set a precedent for other properties to be rezoned and further impact the drainage in this area. Mrs. Rebecca Haas also spoke against this rezoning. She stated that commercial values in this neighborhood are making residential values go up too high. She also wanted to know what the property is going to be used for. Mr. Joshua Estes spoke in favor of the rezoning. He stated he was the petitioner of the property. Mr. Estes said he was a personal injury attorney and would be renovating the house. Mr. Jose Abraham, Planner II, gave a presentation to the Planning and Zoning Commission. Hearing no other public comment the agenda item was closed.

Commissioner Hogue introduced agenda item C4b., consideration of the approval of a final report to City Commission on agenda item C4a. Commissioner Dostal asked the City Engineer, Kelly Kaluza, if the site would have issues with drainage. Mr. Kaluza stated that the site would have to have detention with zero run off due to the drainage problems in this area. Commissioner Pittman asked if a zoning district besides Suburban Commercial would allow the attorney's office but would be more restrictive with the uses. Ms. Duet responded that the Olde Town zoning district would allow the attorney office use but would restrict some other uses he might be concerned about like bars/nightclubs. Commissioner Pittman expressed concern in allowing Suburban Commercial into the neighborhood. Mr. Abraham responded that staff had examined this concern but with Suburban Commercial already existing two lots north and Oak Bend Hospital being zoned General Commercial, the neighborhood at least on this block was already introduced to commercial zoning. Commissioner Graeber – Kubelka motioned to recommend rezoning 716 South Union Street from General Residential (GR) to Suburban Commercial (SC) and to the extent the zoning deviates from the Future Land Use Plan of the Comprehensive Master Plan, to provide for an amendment thereto. The motion was seconded by Commissioner Dostal. The vote was unanimous for approval.

Commissioner Hogue introduced agenda item C5., consideration and action of a final report to City Commission on a text amendment to the Unified Development Code, Section 6.3.410, *Certificate of Appropriateness for Demolition Affecting Landmarks or Historic Overlay (HD) District*; Section 6.3.411, *Demolition by Neglect*; Section 5.1.301, *Historic Overlay (HD) District Design Standards*; Section 7.1.300, *Definitions*; and amending Table 6.3.103, *Public Meeting and Hearing Approvals*; and Table 6.3.206, *Required Notice*, relating to the Historic Overlay District and Demolition by Neglect. Commissioner Pittman motioned to recommend approval with four amendments per City's staff recommendation: 1) change the conditions to "may" instead of "shall include" in Section 6.3.410, *Certificate of Appropriateness for Demolition Affecting Landmarks or Historic Overlay (HD) District*, Subsection F.5.f.; 2) In Section 5.1.301, *Historic Overlay (HD) District Design Standards*, recodify Subsection I. to Subsection J.; 3) Section 6.3.411, *Demolition by Neglect*, Subsection D., *Failure to Respond*, rework subsection so that process flows better; 4) Section 6.3.411, *Demolition by Neglect*, Subsection D., *Failure to Respond*, change first attempt to certified mail; and 5) Section 6.3.411, *Demolition by Neglect*, Subsection H., *Timing*, remove. The motion was seconded by Commissioner Graeber - Kubelka. The vote was unanimous for approval.

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 was adjourned. The meeting was adjourned at 5:57 p.m.

Approved:

A handwritten signature in black ink, appearing to read 'E. Hogue', is written over a horizontal line.

Ernest Hogue, Planning and Zoning Commission Chair