



City of Richmond

Where History Meets Opportunity

Planning & Zoning Commission Meeting

600 Morton Street
City Commission Room
Richmond, Texas 77469
Monday, February 5, 2018, at 5:00 P.M.

AGENDA

- A1. Call to Order, Quorum Determined, Meeting Declared Open.
- A2. Public comments. (Public comment is limited to a maximum of 3 minutes per speaker and/or 21 minutes total time for all speakers. Not for items listed on Agenda. No Deliberations with the Commission).

CONSENT AGENDA

- B1. Review and approve minutes from the January 2, 2018, meeting (a copy is enclosed).
- B2. Next Planning and Zoning Commission meeting is Monday, March 5, 2018, at 5:00 p.m.

REGULAR AGENDA

Plats

- C1. Review and recommendation of a final report to City Commission for a six month plat extension – The Estates at Lakes of Williams Ranch Section 1 – 37.714 acres of land – 49 Lots – 3 Blocks – 13 Reserves.
- C2. Review and recommendation of a final report to City Commission for a six month plat extension – Veranda Section Twelve – 21.8 acres of land – 32 Lots – 2 Blocks – 6 Reserves.

- C3. Review and recommendation of a final report to City Commission for a preliminary plat – Harvest Green Section 25 – 70.7± acres of land – 199 Lots – 4 Blocks – 12 Reserves.
- C4. Review and recommendation of a final report to City Commission for a final plat – Veranda Section Two – 19.70 acres of land – 28 Lots – 1 Block – 3 Reserves.
- C5. Review and recommendation of a final report to City Commission for a final plat – Veranda Section Sixteen – 4.39 acres of land – 44 Lots – 2 Blocks – 1 Reserve.
- C6. Review and recommendation of a final report to City Commission for a final plat – Veranda Section Seventeen – 9.66 acres – 48 Lots – 3 Blocks – 4 Reserves.
- C7. Review and recommendation of a final report to City Commission for a final plat – Veranda Section Nineteen – 7.95 acres of land – 38 Lots – 2 Blocks – 3 Reserves.
- C8. Review and recommendation of a final report to City Commission for a final plat – Veranda Section Twenty – 8.48 acres of land – 29 Lots – 1 Block – 2 Reserves.
- C9. Review and recommendation of a final report to City Commission for a final plat – Veranda Section Twenty-One – 14.10 acres of land – 39 Lots – 2 Blocks – 5 Reserves.
- C10. Review and recommendation of a final report to City Commission for a short form final plat – FM 762 at Payne – 1 Block – 1 Reserve.

Text Amendments

- C11a. Public hearing to receive comments for or against text amendments to the Unified Development Code to establish a Recreational Vehicle Park (RV) zoning district. The Sections include:
 - 1) Section 2.1.101, *Zoning Districts Established*
 - 2) Section 2.2.101, *Interpretation of Land Use Tables*
 - 3) Section 2.2.102, *Residential and Commercial Uses of the Home*
 - 4) Section 2.2.103, *Institutional, Recreation, and Amusement Uses*
 - 5) Section 2.2.104, *Commercial Uses*
 - 6) Section 2.2.105, *Agriculture, Industrial, Transportation, Utility, and Communication Uses*
 - 7) Section 2.2.106, *Temporary Uses*
 - 8) Section 2.2.201, *Residential and Commercial Use of the Home Limited and Conditional Use Standards*

- 9) Section 2.2.202, *Institutional, Recreation, and Amusement Limited and Conditional Use Standards*
- 10) Section 2.2.203, *Commercial Limited and Conditional Use Standards*
- 11) Section 2.2.204, *Industrial, Transportation, Utility, and Communication Limited and Conditional Use Standards*
- 12) Section 2.2.205, *Temporary Use Standards*
- 13) Section 3.1.201, *Nonresidential and Mixed-Use Development Standards*
- 14) Section 4.1.205, *Recreational Vehicle Parks*
- 15) Section 4.4.301, *Buffering*
- 16) Section 4.7.202, *Message Centers*
- 17) Section 4.7.302, *Nonresidential, Public/Institutional, and Mixed-Use District Signs*
- 18) Section 4.7.401, *Standards for Temporary Signs by Type*
- 19) Section 5.1.201, *Building Form and Design*
- 20) Section 5.2.102, *Accessory Buildings and Structures*

C11b. Consideration of the approval of a final report to City Commission on Agenda Item C11a., above.

C12. Adjournment.

In compliance with Americans with Disabilities Act, City of Richmond will provide reasonable accommodations for persons attending Planning and Zoning Commission meetings. To better serve you, requests should be received 48 hours prior to the meetings. Please contact the City Secretary's Office at 281-342-5456 for accommodations.

CERTIFICATION OF POSTING

I, Gary W Smith, do hereby certify that on the 1st day of February, 2018
 At 2:15 a.m./p.m., I posted a copy of the attached Notice of Meeting of The RICHMOND
 PLANNING AND ZONING COMMISSION Board Meeting, at City Hall, City of Richmond, Texas, in a place
 readily accessible to the general public at all times, and that the posting was performed at least seventy-
 two (72) hours before the scheduled time of the meeting.

Executed this 1st day of February, 2018

Gary W Smith
 for Laura Scarlato, City Secretary