



# City of Richmond

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## Planning & Zoning Commission Meeting Minutes

600 Morton Street

Richmond, Texas 77584

Tuesday, September 4, 2018 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, September 4, 2018, 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:

Katherine M. Graeber – Kubelka

Ernest Hogue

Libby King

Larry Pittman

Staff in attendance: Jessica Duet, Planning Director; Gary Smith, City Attorney; Jose Abraham, Planner II; and Jordan Adams, GIS Specialist.

Commissioner Hogue declared the meeting open.

Commissioner Hogue introduced agenda item A2., public comment. He asked if there were any public comments. The first speaker was Ms. Darla Farmer. Ms. Farmer spoke about fencing issues for special needs children, specifically height requirements and customization. She wanted support from the Planning and Zoning Commission to change the Unified Development Code because she cannot afford to apply for a variance. The second speaker was Ms. Rachelle Hademenos. Ms. Hademenos stated she did not think there would be an issue with the fencing material when she applied for her fence permit, specifically the chain link material. She stated the City had to provide accommodations through the Americans with Disabilities Act. Hearing no other public comment the agenda item was closed.

Commissioner Hogue introduced agenda item B1., review and approval of the minutes from August 6, 2018. The motion was presented by Commissioner Pittman for approval

of the minutes with amendments to agenda item B1. to spell out the acronym for Olde Town (OT) and Downtown (DN) zoning districts and agenda item C4. to spell out the acronym for medium density overlay (MDO) boards. 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 Monday, October 1, 2018, at 5:00 p.m.

Commissioner Hogue excused himself from the discussion of agenda item C1. Commissioner Pittman introduced agenda item C1., review and recommendation of a final report to City Commission for a final plat for Harvest Green Section 27 – 16.06 acres of land – 45 Lots – 4 Blocks – 6 Reserves. City staff recommended approval of this final plat. Commissioner Graeber - Kubelka motioned to recommend approval with City staff's recommendation. The motion was seconded by Commissioner King. The vote was three "ayes" for approval. Commissioner Hogue abstained from the vote.

Commissioner Hogue introduced agenda item C2., review and recommendation of a final report to City Commission for a replat for Riverside Ranch Commercial Section Two Replat No. 1 – 4.0 acres of land – 1 Block – 1 Reserve. City staff recommended approval of this replat with five conditions. Commissioner Pittman motioned to recommend approval with City staff's recommendation. The motion was seconded by Commissioner Graeber - Kubelka. The vote was unanimous of approval.

Commissioner Hogue introduced agenda item C3a., public hearing to receive comments for or against a request by River Ranch, LTD; Williams Way Development LLC; and Fort Bend Legacy, LTD; to replat approximately 9.5290 acre tract of land in the Jane H. Long League, Abstract No. 55, also being all of Williams Way Center, a subdivision recorded as Plat No. 20150031 of the Official Public Records of Fort Bend County, Texas, to create five reserves and one block. Commissioner Hogue asked if there were any public comments. Hearing no public comment the agenda item was closed.

Commissioner Hogue introduced agenda item C3b., review and recommendation of a final report to City Commission for a replat for Williams Way Center Replat No. 1 – 9.5290 acres of land – 1 Block – 5 Reserves. City staff recommended approval of this replat with four conditions. Commissioner King motioned to recommend approval with City staff's recommendation. The motion was seconded by Commissioner Graeber - Kubelka. The vote was unanimous of approval.

Commissioner Hogue introduced agenda item C4., review and recommendation of a final report to City Commission for a short form final plat for Golfview Holding Addition – 4.642 acres of land – 1 Block – 1 Reserve. City staff recommended approval of this replat with eight conditions. Commissioner Graeber - Kubelka motioned to recommend approval with City staff's recommendation. The motion was seconded by Commissioner

Pittman. The vote was unanimous of approval.

Commissioner Hogue introduced agenda item C5a., public hearing to receive comments for or against a request by Fernando and Maria Vera; to replat approximately 1.0546 acre tract of land situated in the William Morton Survey, Abstract No. 63, being a replat of Lots 1, 2, 3, 4, 5, 6, 7, and 8, Block 3, De Chaumes Addition, to create one lot and one block. Commissioner Hogue asked if there were any public comments. Hearing no public comment the agenda item was closed.

Commissioner Hogue introduced agenda item C5b., review and recommendation of a final report to City Commission for a replat for Vera Construction on North 2<sup>nd</sup> Street – 1.0546 acres of land – 1 Lot – 1 Block. City staff recommended approval of this replat. Commissioner Pittman motioned to recommend approval with City staff's recommendation. The motion was seconded by Commissioner Graeber - Kubelka. The vote was unanimous of approval.

There being no further business to be brought before the Planning and Zoning Commission, Commissioner Graeber - Kubelka motioned for the meeting to be adjourned. Commissioner King seconded and the Commission was adjourned at 5:49 p.m.

Approved:



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Larry Pittman, Planning and Zoning Commission Vice-Chairman