



RICHMOND

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Planning & Zoning Commission Meeting Minutes

City Commission Room | 600 Morton Street, Richmond, Texas 77469

Monday, August 5, 2019, at 5:00 P.M.

The Planning and Zoning Commission for the City of Richmond, Texas met in a regular meeting on Monday, August 5, 2019 at 5:00 p.m. Chairman Pittman, called the meeting to order at 5:05 p.m. A quorum was present, with the following members in attendance:

Larry Pittman (Chair)
Katherine M. Graeber-Kubelka (Vice Chair)
Ernest Hogue
Libby King
Noell Myska

Staff in attendance: Jose Abraham, Planning Director; Mason Garcia, Associate Planner; Jordan Adams, GIS Specialist; Christine Cappel, Public Works Administrative Manager; and Gary Smith, City Attorney.

Commissioner Pittman introduced agenda A2, public comments. He asked if there were any public comments for items not included on the agenda. Hearing no public comment, the agenda item was closed.

Commissioner Pittman introduced agenda item B1., review and approval of the minutes from July 1, 2019. Commissioner Kubelka moved to approve the minutes. The motion was seconded by Commissioner Hogue. The vote for the motion was unanimous.

Commissioner Pittman introduced agenda item B2., stating that the next Planning and Zoning Commission meeting will be on Tuesday, September 3, 2019 at 5:00 p.m.

Following the announcement of the next Commission meeting, Gary Smith, City Attorney, briefed the Commission regarding possible changes to processes, or proceedings pertaining generally to plat approvals due to new State of Texas legislation slated to take effect as of September 1, 2019.

Commissioner Pittman introduced agenda item C1a., Public hearing to receive comments for or against a request by Fort Bend County Women's Center Inc., to replat approximately 30.000 acres of land being all of Reserve A, Block 1 of Oaks of Rio Bend subdivision as recorded in plat no. 20050003 of the Fort Bend County Plat Records in order to create one (1) Block and one (1) Reserve. Hearing no public comment, the agenda item was closed.

Before introducing the next agenda item, Commissioner Pittman announced that the Williams Ranch Section 5 Partial Replat No. 1 would not be discussed, as the previously scheduled public hearing was withdrawn by the applicant.

Commissioner Pittman introduced agenda item C1b., Review and recommendation of a final report to City Commission for Oaks of Rio Bend Replat No. 1 – 30 acres of land – 1 Block – 0 lots – 1 Reserve. Mr. Garcia, Associate Planner, explained that the replat addressed changes to the reserve’s designated use from single family residential to commercial, in addition to adjustments to the previously platted fire lane easements. Mr. Garcia delivered staff’s recommendation for approval of the replat, with the condition that comments from the report were addressed by the applicant. Mr. Abraham, Planning Director, expanded on these conditions, citing that the existing plat erroneously included a statement that designated the reserve for single family residential use. Furthermore, the applicant provided additional detail for the replat, explaining their intent to construct a building on the reserve with dimensions that would obstruct the current fire line easement. Commissioner Hogue moved to forward staff’s recommendation of conditional approval to the City Commission. The motion was seconded by Commissioner Kubelka. The vote for the motion was unanimous.

Commissioner Pittman introduced agenda item C2a., Public hearing to receive comments for or against a request by Ryan Moeckel to replat a portion of Reserve “B” and all of lots 15 and 16, Block 1 of Kingdom Heights, Section One, a subdivision recorded as Plat No. 20060032; of the Official Public Records of Fort Bend County, Texas, in order to create two reserves for landscaping and to extend existing Foxgate Drive into a proposed section of Kingdom Heights Residential subdivision. The replat is part of a proposed final plat for Providence at Kingdom Heights. Hearing no public comment, the agenda item was closed.

Commissioner Pittman introduced agenda item C2b., Review and recommendation of a final report to City Commission for a major amendment to the Concept Plan for Kingdom Heights – Master Planned Community. Mr. Abraham presented the details pertaining to the Concept Plan for Kingdom Heights and the proposed major amendment. Following a brief presentation, Mr. Abraham offered staff’s recommendation of approval, conditioned upon the applicant’s inclusion of a statement in the General Plan indicating that the section of Providence at Kingdom Heights would include a minimum of 50 foot wide and 6,000 sq. ft. lots. Prior to the vote, Commissioner Myska announced she would abstain from voting due to a potential conflict of interest. Commissioner Kubelka moved to forward staff’s recommendation of conditional approval to the City Commission. The motion was seconded by Commissioner King. The vote for the motion was unanimous.

Commissioner Pittman introduced agenda item C2c., Review and recommendation of a final report to City Commission for a final plat – Providence at Kingdom Heights – 18.6677 acres of land – 90 Lots – 2 Blocks – 2 Reserves. The replat included a portion of Reserve “B,” and all of lots 15 and 16, Block 1 of Kingdom Heights, Section One, a subdivision recorded as Plat No. 20060032; of the Official Public Records of Fort Bend County, Texas. Mr. Abraham explained that the final plat in question was a final plat of a previously approved preliminary plat for Providence at Kingdom Heights. Mr. Abraham provided further detail for the project, noting that the City of Richmond and City of Rosenberg had collaboratively adjusted their respective Extraterritorial Jurisdiction (ETJ) boundaries to ensure that the entire development was captured within the City of Richmond’s ETJ. Additionally, Mr. Abraham noted that the presiding Municipal Utility District and Levee Improvement District were collectively in the process of annexing the development. Furthermore, Mr. Abraham added that applicant would provide

the staff with one-line preliminary drawings for the development, a statement that the applicant corroborated. With that, Mr. Abraham delivered staff's recommendation of conditional approval. Prior to the vote, Commissioner Myska again abstained from voting due to a potential conflict of interest. Commissioner Hogue moved to forward staff's recommendation of conditional approval to the City Commission. The motion was seconded by Commissioner Kubelka. The vote for the motion was unanimous.

Commissioner Pittman introduced agenda item C3., Review and recommendation of a final report to City Commission for a preliminary plat – Harvest Green Section 29 – 17.6 acres of land – 59 Lots – 2 Blocks – 4 Reserves. Mr. Garcia explained that the preliminary plat was part of the Harvest Green Community, and included 55' x 125' single-family residential lots. Mr. Garcia stated staff's recommendation of approval for this preliminary plat, conditioned upon addressing comments specified in the report. Commissioner Myska moved to forward staff's recommendation of conditional approval to the City Commission. The motion was seconded by Commissioner King. The vote for the motion was unanimous.

Commissioner Pittman introduced agenda item C4., Review and recommendation of a final report to City Commission for a Concept Plan (General Plan as per the Development Agreement) – Mandola Farms – 88.0 acres of land – 262 Lots. Mr. Abraham provided background for the General Plan, stating that the subject site was originally zoned as Mixed-Use (MU), but was rezoned last year to General Residential (GR). Following the rezoning, Meritage Homes commenced a service and development agreement with the City of Richmond. Mr. Abraham noted that the proposed layout exceeded the maximum block length allowed in the City's Unified Development Code (UDC). Despite this, staff recommended conditional approval of the General Plan, given that the block length discrepancy and other comments would be resolved prior to the submitting preliminary plats. Commissioner King discussed that traffic is a concern in the area and that a traffic impact analysis for the area is critical. Mr. Abraham indicated that the Commission may include the completion of a traffic impact analysis as comment. Commissioner Myska moved to forward staff's recommendation of conditional approval to the City Commission, with the additional comment that the applicant shall provide a traffic impact analysis for review and approval. The motion was seconded by Commissioner King. The vote for the motion was unanimous.

There being no further business to be brought before the Planning and Zoning Board, Commissioner Pittman adjourned the meeting at 5:34 p.m.

Approved:



Larry Pittman, Planning and Zoning Commission Chair