



# **RICHMOND**

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## **Planning & Zoning Commission Meeting Minutes**

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

Monday, January 6, 2020, at 5:00 P.M.

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The Planning and Zoning Commission for the City of Richmond, Texas met in a regular meeting on Monday, January 6, 2020 at 5:00 p.m. Chairman Pittman, called the meeting to order at 5:00 p.m. A quorum was present, with the following members in attendance:

Larry Pittman (Chair)  
Ernest Hogue  
Katherine M. Graeber-Kubelka

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

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

Commissioner Pittman introduced agenda item B1., Review and approve minutes from the December 2, 2019, meeting. Commissioner Hogue moved to approve the minutes. The motion was seconded by Commissioner Kubelka. 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 Monday, February 3, 2020 at 5:00 p.m.

Commissioner Pittman introduced agenda item C1., Elect Planning and Zoning Commission Chair and Vice-Chair. Without full attendance from the Commission, Commissioner Pittman moved to postpone the item until the next meeting.

Commissioner Pittman introduced agenda item C2., Review and recommendation of a final report to City Commission for a six month plat extension – Veranda Section Twenty-Five – 26.67 acres of land – 52 Lots – 2 Blocks – 5 Reserves. Commissioner Hogue abstained from participation regarding any item related to Johnson Development activity. Jose Abraham, Planner Director, explained that the plat in question was previously approved by City Commission on May 20, 2019, but due to a timing issue, the owner is requesting a six month extension to record the plat. Mr. Abraham delivered staff's recommendation of approval for the six month plat extension. Commissioner Kubelka moved to forward staff's recommendation of approval. The motion was seconded by Commissioner Pittman.

Commissioner Pittman introduced agenda item C3., Update on potential petition for annexation into City of Richmond city limits for: a) An approximate 0.158 acre tract described in dedication deed dated May 18, 1983 from Jacob W. Blasdel and Ruth A. Blasdel to the Public, said dedication deed recorded at Vol. 1203, Page 31 of the Official Records of Fort Bend County dedicated to the public as a right-of-way owned by Fort Bend County and located on the northeast side of Damon Street; and b) An approximate 29.039 acre tract located in the William Morton Survey, Abstract 62, Fort Bend County, Texas described in the deed recorded in Fort Bend County Clerk's File No. 2006100712. And; An approximate 2.083 acres of Land (more or less) to be annexed into the city limits of the City of Richmond being a portion of the road right-of-way of Pitts Road (80 feet wide overall including a portion of a call 2.156 acre road widening - Fort Bend County Clerk's File No. 9509356 and including all of a call 0.206 acre road right-of-way - Fort Bend County Clerk's File No. 9237267), all being in the William Morton Survey, Abstract No. 62, Fort Bend County, Texas.

Gary Smith, City Attorney, provided an update regarding potential annexation of properties into the City Limits, explaining that the 0.158 acre tract is owned by Fort Bend County and is located on the north-east side of Damon Street and is dedicated for future extension of Avenue B. He added that this tract will serve as a connection to the recently approved Mandola Farms subdivision and that staff has already received the Fort Bend County Commissioner's Court's letter requesting annexation by the City of Richmond. He also noted that the potential annexation will not result in the expansion of the City of Richmond Extra Territorial Jurisdiction boundary.

Mr. Smith noted that the 29.039 acre tract includes a property recently purchased by the city for a waste-water treatment plant and Pitts Road right-of-way; extending from the north end of the property to Hwy 90A. He mentioned that the Fort Bend County Commissioner's Court will consider the release of the portion of Pitts Road right-of-way adjoining the tract, extending upto Hwy 90A and a request to annex the same at an upcoming meeting. He added that this potential annexation would result in expansion of the City's Extra Territorial Jurisdiction. Mr. Smith concluded by providing the Commission with an updated annexation timeline. The first public hearing for the item would be held at the Regular City Commission meeting on January 21, 2020; the second public hearing would be held during a Special City Commission meeting on January 27, 2020; and the final annexation ordinance would be discussed during the following Regular City Commission meeting on February 17, 2020. As this item was only an informational update, no action was required.

There being no further business to be brought before the Planning and Zoning Commission, Commissioner Pittman adjourned the meeting at 5:13 p.m.

Approved:

  
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Larry Pittman, Planning and Zoning Commission Chair