



RICHMOND

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Planning & Zoning Commission Meeting Minutes

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

Monday, March 2, 2020, at 5:00 P.M.

The Planning and Zoning Commission for the City of Richmond, Texas met in a regular meeting on Monday, February 3, 2020 at 5:00 p.m. Chairman Pittman, called the meeting to order at 5:01 p.m. A quorum was present, with the following members in attendance:

Larry Pittman (Chair)
Ernest Hogue
Katherine M. Graeber-Kubelka
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; Howard Christian, Assistant City Manager; and Gary Smith, City Attorney.

Commissioner Pittman introduced agenda A2, public comments, and asked for public comments regarding any items not included on the agenda. Hearing no public comment, the agenda item was closed.

Commissioner Pittman introduced agenda item B1., Review and approve minutes from the February 3, 2020, 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., Review and approve minutes from the February 18, 2020, meeting. Commissioner Kubelka moved to approve the minutes. The motion was seconded by Commissioner Myska. The vote for the motion was unanimous.

Commissioner Pittman introduced agenda item B3., stating that the next Planning and Zoning Commission meeting would be held on Monday, April 6, 2020 at 5:00 p.m.

Commissioner Pittman introduced agenda item C1a., Public hearing to receive comments for or against a request by Ryan Moeckel on behalf of A-L 148 FM 762 – Berry Pkwy, LP., and DW Sweetgrass Homeowners Association., Inc., to replat a portion of Restricted Reserve “B”; and all of Reserve “F” of Del Webb - Richmond Section Two, a subdivision recorded as Plat No. 20100022: of the Plat Records of Fort Bend County; to combine with a parcel of 1.7791 acres of land in the Jane H. Long League Abstract No. 55, Fort Bend County, Texas in order to create one (1) Block, two (2) Reserve and zero (0) Lots.

Mr. Phil Kalz, residing at 3247 Persimmon Grove, expressed his concerns about the proposed project, citing decreased property value, removal of the community greenbelt, vehicular, noise and light pollution, and the odor emitted from dumpsters. Mr. Kalz explained that the project could result in increased traffic near the entrance to Del Webb-Richmond and impact the community negatively. He asked the Commission whether the project was finalized. Mr. Gary Smith, City Attorney, interjected that due to the rules of the public hearing, the Commission could not respond to speaker's questions. Commissioner Pittman added that he understood the concerns of the residents and would take their comments into consideration when forwarding a recommendation to the City Commission. Commissioner Pittman advised that regardless of the Commission's recommendation, the City Commission would make the final decision on the proposed replat.

Mr. Ross Atkins, residing at 3039 Malaxis Lane, expressed his disapproval for the project. Mr. Atkins noted that although his property would likely not be directly impacted by the project, he nonetheless wanted to express his support for his neighbors. He further explained that the strip retail development detailed in the project would lower surrounding property values, and therefore it would be wrong not to consider input from the community's residents.

Mr. Robert Snider, residing at 3239 Persimmon Grove, prefaced his comments by citing his experience as a retired civil engineer. Primarily, Mr. Snider expressed concerns regarding the aesthetics of the project. Based on his own field measurements, he noted that the frontage of the plaza not only overlapped an existing center lane, but that both proposed entrance/exists along FM 762 would worsen the already existing traffic and congestion from HEB and Brazos Town Center. Additionally, Mr. Snider noted that the project would eliminate a large portion of a berm that provided both a visual and sound buffer between his own home and HEB shopping complex. He added that the proposed project would lead to the removal of a mature tree located along his property's back fence. He concluded by citing impacts caused by pollution and potential rodent issues. Mr. Benjamin Svoboda, residing at 3255 Persimmon Grove, expressed his opposition to the proposed replat. Mr. Svoboda noted that his property was directly adjacent to the subject site and separated only by his rear yard fence. He cited numerous concerns, including potential flooding, decreased property value, increased traffic congestion, and overall diminished quality of life.

Mr. Dave Vrshek, resident of 1006 Cleistes Lane, expressed his support for the project, stating that in his opinion the homeowners can work with the developer to resolve or reduce the impact of issues such as traffic, flooding, and loss of greenbelts. Mr. Vrshek offered that he had experience with helping homeowners coordinate with the George Foundation throughout the development of the HEB shopping complex to mitigate their concerns.

Mt. Austin Alvis, a representative from the developer, New Quest, stated that while he has met with some of the homeowners to discuss the property before, he nonetheless felt obliged to apologize to the residents who felt that a formal due process was not followed during New Quest's acquisition of the property. Mr. Alvis detailed this process, in which New Quest negotiated with the HOA rather than individual residents. While New Quest had several site options for a potential development, the group ultimately concluded that the opportunity to independently develop the property in conjunction with the existing HEB shopping center would create a cohesive commercial community. Mr. Alvis cited that New Quest had worked with HEB to develop a development strategy, and had consulted the HOA in order to revise the proposed replat with desirable alterations, including moving dumpsters, increasing the greenbelt landscape buffer, planting new trees, reinforcing the existing berm, and reducing noise and light pollution. Mr. Alvis expressed New Quest's collective intention to be a good community partner and suggested that the concerned residents of Del Webb-Richmond to look to Brazos Town

Center—a New Quest development—for the existence of any of their nuisance concerns. Mr. Alvis concluded, soliciting residents to provide feedback on the proposed project. Mr. Reed Wilson, another representative with New Quest, pointed out the subject of the ongoing discussion was replat, and not a rezoning. Mr. Wilson also elaborated on the process by which New Quest acquired the property, detailing that New Quest contacted the HOA, who in turn acted on a clause in their own declaration to transfer or change common areas. He emphasized New Quest welcomes input and feedback from residents.

Mr. Lance Smith, residing at 918 Cleistes Lane, stated he has lived in the subdivision for 1½ years, and voiced his concerns that the residents were not accurately represented in this process. Mr. Rammond Andrews, residing at 3242 Persimmon Grove, expressed his displeasure that as a senior community, the residents of Del-Webb Richmond had invested in the environment around them, and that residents were not fairly represented. He reasoned that while change is inevitable, change without resident's input was unacceptable. Hearing no more public comments, the agenda item was closed.

Commissioner Pittman introduced agenda item C1b., Review and recommendation of a final report to City Commission for a short form final plat—Richmond Town Center—2.9377 acres of land – 1 Block – 0 lots – 2 Reserves. This plat combines a parcel of 1.7791 acres of land in the Jane H. Planning and Zoning Commission Meeting Agenda March 2, 2020 Page 2 of 3 Long League Abstract No. 55, Fort Bend County, Texas with the replat of a portion of Restricted Reserve "B"; and all of Reserve "F" of Del Webb - Richmond Section Two, a subdivision recorded as Plat No. 20100022 of the Plat Records of Fort Bend County. The subject site is located at the northern intersection of FM 762 and Circle Oak Parkway, and south of Del Webb Residential subdivision. Mr. Mason Garcia, Associate Planner, that the proposed short form final plat included all of restricted reserve "F" of Del-Webb Richmond Section 2, and a portion of restricted reserve "B" of Del-Webb Richmond Section 2, totaling approximately 1.7791 acres. Mr. Garcia clarified that although a shopping center had been discussed at a previous pre-application conference in October 2019, the agenda item pertained only to the plat, and that no action would be taken regarding site development. He added that site development plans would be administratively reviewed for compliance with standards of the Unified Development Code (UDC) and West Fort Bend Management District (WFBMD). Mr. Garcia stated Staff's recommendation of conditional approval of the proposed short form final plat. He noted that an amendment to the Future Land Use Plan to reflect the proposed plat is necessary.

Commissioner King asked if the property bordered Dr. Thompson's and Del Web-Sweetgrass HOA property. Mr. Abraham confirmed this and noted that the property included unplatted acreage and a portion being replatted. According to Mr. Abraham, an existing contract was in place between New Quest and Del Webb-Sweetgrass HOA. Mr. Alvis spoke again on behalf of New Quest, explaining that a contract was in place to exchange land, and that the property under consideration was to be replatted prior to the exchange. Commissioner Hogue reasoned that while he understood the concerns of the residents, it appeared that it is best to express their grievances to their HOA. With that statement, Commissioner Hogue made a motion to forward staff's recommendation to the City commission. Commissioner Kubelka seconded the motion. Prior to the vote, Commissioner Pittman reiterated that while the Commission provides a recommendation, the City Commission is the decision-making authority. The vote for the motion was unanimous.

Commissioner Pittman introduced agenda item C2., Review and recommendation of a final report to City Commission for a Preliminary plat – Crossbridge Church at Harvest Green – 14.429 acres of land – 0 Lots – 1 Block – 1 Reserve. Mr. Garcia stated that the subject site was located at the northern intersection of Harlem Road and Harvest Home Drive. He stated Staff's recommendation for approval of this preliminary plat. Commissioner Kulbelka moved to forward Staff's recommendation to the City Commission. Commissioner Myska seconded the motion. 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 Short Form Final plat – Siyouni – 1.5265 acres of land – 0 Lots – 1 Block – 1 Reserve. Mr. Garcia explained that the short form final plat consisted of 1 block, 0 lots, and 1 reserve located at 2120 Thompson Road. He added that a shopping center had been discussed at a previous pre-application conference in October 2019 but the agenda item pertained only to the plat, and that no action would be taken regarding site development. Mr. Garcia assured that site plans would be reviewed to confirm compliance with all applicable standards prior to construction. He concluded, stating Staff's recommendation of conditional approval for the short form final plat. Commissioner Kulbelka moved to forward Staff's recommendation to the City Commission. Commissioner King seconded the motion. 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 Final plat – Veranda Section Twenty-Seven – 13.38 acres of land – 45 Lots – 3 Blocks – 2 Reserves. Mr. Abraham explained that the final plat pertains to a subdivision section consisting of 45 (50' X 120') single family residential within Veranda Master Planned Community. The preliminary plat for the same subdivision section was approved previously in December 2019. Mr. Abraham delivered Staff's recommendation for conditional approval of the final plat. Before the discussion, Commissioner Hogue abstained from the vote due to a potential conflict of interest. Commissioner Myska noted a revision to update a listed street name from Williams Way to Richmond Parkway. Commissioner Myska moved to forward Staff's recommendation to the City Commission. Commissioner King seconded the motion. The vote for the motion was unanimous.

Commissioner Pittman introduced agenda item C5., Review and recommendation of a final report to City Commission for a Preliminary plat – Veranda Section 31/33 – 39.6 acres of land – 68 Lots – 2 Blocks – 5 Reserves and associated Plat variance. Mr. Abraham explained that the preliminary plat pertains to a subdivision section consisting of 25 (60' X 125') single family residential lots with a regular 25' building setback, and 43 (45' X 120') single family residential lots with a regular 25' building setback. However, as part of the preliminary plat, the applicant is requesting a plat variance to allow a reduced building line of 20 feet for (45' x 120') lots in order to accommodate detached single-family residences. Mr. Abraham explained that the Development Agreement for the Veranda allows 25% of the lots to be non-traditional lots and pointed towards an exhibit that tracked the lot count of non-traditional products. Mr. Abraham noted that both Veranda Section Twenty-Seven and Veranda Section Twenty-Eight included an identical variance request, which had been approved previously by the City Commission in July 2018 and November 2018, respectively. After which, Veranda Section Twenty-Seven has been revised to include regular 50 foot wide lots with a regular 25 foot building setback. Mr. Abraham concluded, stating Staff recommendation of approval of the preliminary plat and the requested plat variance. Before the discussion, Commissioner Hogue abstained from the vote due to a potential conflict of interest. Commissioner Kulbeka moved to forward Staff's recommendation to the City Commission. Commissioner King seconded the motion. The vote for the motion was unanimous.

Commissioner Pittman introduced agenda item C6., Review and recommendation of a final report to City Commission for a Preliminary plat – Veranda Section Thirty-Four – 13.2 acres of land – 63 Lots – 2 Blocks – 4 Reserves and associated Plat variance. Mr. Abraham explained that the preliminary plat pertained to a subdivision section consisting of 63 (40' X 115') single family residential lots. As with the previous agenda item, the applicant had requested a plat variance to allow a reduced building line of 20 feet in order to accommodate detached single family residences unlike other non-traditional homes in the community. Mr. Abraham again reiterated that that previously both Veranda Section Twenty-Seven and Veranda Section Twenty-Eight included an identical variance request, which had been approved previously by the City Commission in July 2018 and November 2018, respectively. After which, Veranda Section Twenty-Seven has been revised to include regular 50 foot wide lots with a regular 25 foot

building setback. Mr. Abraham explained that the Development Agreement for the Veranda allows 25% of the lots to be non-traditional lots and pointed towards an exhibit that tracked the lot count of non-traditional products. Mr. Abraham concluded, stating Staff's recommendation of approval of the preliminary plat and the proposed plat variance. Before the discussion, Commissioner Hogue abstained from the vote due to a potential conflict of interest. Commissioner Myska moved to forward Staff's recommendation to the City Commission. Commissioner King seconded the motion. The vote for the motion was unanimous.

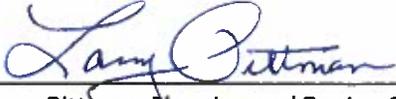
Commissioner Pittman introduced agenda item C7., Review and recommendation of a final report to City Commission for a request to allow reduced parking requirement for a proposed multi-family residential development based on a Parking Study provided as per Section 4.2.100 of the Unified Development Code. Mr. Abraham explained that the subject site is an approximate 15.9023 acre tract located south of US 59, along the east side of Williams Way abutting the City of Richmond Wastewater Treatment Plant at its southeast corner. A petition for the property's inclusion into the City of Richmond's Extraterritorial Jurisdiction received a positive recommendation previously by the Planning and Zoning Commission in October 2019, and was pending further approval by the City Commission.

Mr. Abraham explained that this request is based on the provisions of the UDC which gives the City Commission the authority to reduce parking requires if a parking study by the applicant can established lower parking demand. Mr. Abraham explained the parking study and staff's review and analysis findings. He explained that the applicant request for a 1.5 spaces per unit for One Bedroom units; and 1.8 spaces per unit for Two or more-bedroom units. He added that upon review, staff considered additional safety factor to determine that a higher than what is proposed by the applicant would be more appropriate. Mr. Abraham stated that Staff recommended approval of a reduced parking requirement of 1.8 spaces per unit, or 1.07 spaces per bedroom, whichever is higher. A representative from Davis Development delivered a presentation providing further details of the parking study's findings. With no additional discussion, Commissioner King moved to forward Staff's recommendation to the City Commission. However, the motion failed to get a second. Commissioner Hogue indicated that he would prefer the spaces per unit be rounded to a whole 2 spaces per unit and moved to forward Staff's recommendation to the City Commission with an amended 2.0 parking spaces per unit. However, the motion also died failed to get a second. Commissioner Pittman asked the applicant about how a requirement of 2 spaces per unit would impact their proposal. The applicant responded by saying that it must be evaluated and that an immediate response wouldn't be wise on his part. Commissioner Pittman asked the applicant if the request can be discussed at the next meeting, to which the applicant stated yes, and the P&Z Commission moved to postpone the discussion and consideration of the request to the April 2020 regular meeting.

Commissioner Pittman introduced agenda item C8., Consider agenda item requests by Commissioners for March 2, 2020 regular meeting. Mr. Abraham explained that this month, they are working on the surveys for the Comprehensive Master Plan Update, and that Staff would provide more details regarding upcoming feedback sessions.

There being no further business to be brought before the Planning and Zoning Commission, Commissioner Pittman adjourned the meeting at 6:32 p.m.

Approved:



Larry Pittman, Planning and Zoning Commission Chair