



# City of Richmond

*Where History Meets Opportunity*

## Richmond Historical Commission Meeting Minutes

600 Morton Street  
City Commission Room  
Richmond, Texas 77469  
Tuesday, October 18, 2016, at 8:00 A.M.

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### RICHMOND HISTORICAL COMMISSION MINUTES

The Richmond Historical Commission for the City of Richmond, Texas, met in a regular meeting on Tuesday, October 18, 2016 at 8:00 a.m. Cindy Drabek, Chairwoman, called the meeting to order at 8:00 a.m. A quorum was present, with the following members in attendance:

Cindy Drabek  
Becky Haas  
Lonnie Meadows  
Claire Rogers (non-voting)  
Jess Stuart (non-voting)

Chairwoman Cindy Drabek declared the meeting open.

Chairwoman Cindy Drabek introduced agenda item number A2., public comment. A public hearing form was submitted by Ms. Laurel Wendt. Ms. Wendt stated that she spoke with Mr. Tobais on October 5<sup>th</sup> about hotels not being built in downtown. She stated that 300 Morton will be an economic impact if built. She stated that downtown Richmond has a parking problem and has offered a parking plan to the City to ease the parking problems. The parking plan is from 1994 but has been recently revised. She also has a lighting plan for downtown. The lighting plan is from 1997. Ms. Wendt stated the City is not putting money into development of downtown because it has not economic impact. She stated that the City should build parking lots to ease the problems of parking during busy lunchtime hours. Hearing no other public comment the agenda item was closed.

Chairwoman Cindy Drabek introduced agenda item B1., review and approve minutes

from September 20, 2016. The motion was presented by Commissioner Meadows and seconded by Commissioner Haas for approval. The vote was two "ayes" and no "nays" for approval.

Chairwoman Cindy Drabek introduced agenda item C1., Economic Development Update from Executive Director, Mr. Rob Tobias. Mr. Tobias was not in attendance so Chairwoman Drabek proceeded to the next agenda item.

Chairwoman Cindy Drabek introduced agenda item C2a., Historic District Properties, Non-Compliance. Commissioner Becky Haas stated property located behind Sandy McGee's restaurant was overgrown with tall weeds and grass. Commissioner Haas wanted to know who she should report the problem to. Mrs. Lori Bownds, Building Official, stated that she should contact Robert Melson with Code Enforcement to report the problem. Mrs. Bownds also gave Commissioner Haas Mr. Melson's telephone number. Commissioner Haas also reported that property at the corner on Preston and 2<sup>nd</sup> was boarded up and contained shipping containers. Commissioner Haas wanted to know what we could do about the removal. Ms. Jessica Duet, City Planner, asked how long the shipping containers had been located on the property. Commissioner Haas stated about two to three years. Ms. Duet stated that the UDC only allows them under a temporary capacity but these have been there prior to the effective date of the UDC and are "grandfathered". Since the shipping containers are "grandfathered" we cannot remove them under the regulations of the UDC. Commissioner Haas was encouraged to contact Mr. Melson to file a complaint on this property. Commissioner Haas also stated that property located at Preston and 4<sup>th</sup> street was in disrepair, specifically the exterior façade. Both Mrs. Bownds and Ms. Duet stated to Commissioner Haas to file a complaint with Mr. Melson since newly adopted building codes might address maintenance of the home. Audience member stated that the home was a rental unit.

Chairwoman Cindy Drabek introduced agenda item C2b., Downtown Richmond. Commissioner Becky Haas reported downtown visitors were mostly from out of town. She also stated that the car show last week brought some traffic to downtown. Commissioner Haas also brought up an idea of downtown shops decorating their storefronts for the holiday season.

Chairwoman Cindy Drabek introduced agenda item C2c., Community and Museum Events. Commissioner Rogers gave updates on the following events in the community: Texian Market Days – Saturday, October 22<sup>nd</sup> from 9 am to 5 pm at George Ranch Historical Park; Black and White Masquerade – Friday, October 28<sup>th</sup> from 6 pm to 9 pm; Miss Ivy's Spooktacular Halloween Party – 2 pm to 5 pm for children and 5 pm to 8 pm for adult tours; All Hallow's Day at the George Ranch Historical Park – free with admission to the park; Ghosts and Grub Nighttime Tour and George Ranch Historical Park – dinner and tour tickets; Bagley Pecan Festival – Sunday, November 20<sup>th</sup> from 1 pm to 6 pm at Wessendorff and Decker Parks; Miracle on Morton Street – Saturday, December

2<sup>nd</sup> from 11 am to 7 pm on Morton Street; and Candlelight Tours – Saturday, December 3<sup>rd</sup> from 10 am to 7 pm at the Fort Bend Museum Moore Home.

Chairwoman Cindy Drabek introduced agenda item C3a., Historic Preservation Officer's report on the RHC Position Reappointments, Ms. Jessica Duet.

Ms. Duet stated that Commissioner Cindy Drabek and Commissioner Becky Haas had been reappointed to their positions at the City Commission meeting on October 17, 2016. The City Commission also appointed Karen Bleil to the vacant position on Richmond Historical Commission. This was the seat left vacant by Commissioner Beard.

Chairwoman Cindy Drabek introduced agenda item C3b., Wayfinding Sign Program update. Ms. Duet stated that the contract was being signed. The kick-off meeting was being held October 27, 2016, at 10:00 a.m. at the Public Works Water Facility Building. The meeting would only be between 45 minutes to one hour. The kick-off meeting is about gathering feedback on what is important to Richmond. Chairwoman Drabek wanted to know if information gathered by the RHC taskforce would be given to National Sign Plazas and Ms. Duet stated yes.

Chairwoman Cindy Drabek introduced agenda item C3c., Morton Street resale shop. Ms. Duet stated that the resale shop located on Morton Street had received all permits to open business. At present no permits had been filed for signage to bring to the Commission.

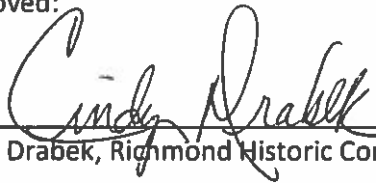
Chairwoman Cindy Drabek introduced agenda item C3d., 300 – 308 Morton Street update. Ms. Duet stated that staff had meet with the applicants for a pre-development meeting about two weeks ago. At that time staff learned that office was proposed for the second story and the restaurant use would remain at the old Italian Maid location and retail on the first floor. Ms. Duet stated that staff reviewed parking regulations identified in the UDC with the application having to do with special regulation for the DN district and those for shared parking. That was the last time staff had contact with the applicant. Audience members were allowed to participate in the discussion. Property owners at the resale shop complained in lack of parking in the downtown area. Another audience participant said this development would use up all the available parking in downtown even if they met the parking requirements of the UDC because the UDC does not recognize Richmond's uniqueness. Chairwoman Drabek instructed Ms. Duet to contact the applicant for 300 – 308 Morton to give a presentation at the next RHC meeting in November.

Chairwoman Cindy Drabek introduced agenda item C3e., 611 Jackson Street update. Ms. Duet stated that previous approval by the RHC for façade improvements were not moving forward at 611 Jackson Street. Instead the owner was going to keep the existing façade. Also, plans to renovate the remaining part of the building into a café were put on hold and the building was to remain vacant. Instead the Catalyst office space is to be

converted into a coffee shop. The Building Department has a permit in their office under review for the conversion. All other uses in the building will remain the same.

There being no further business to be brought before the Richmond Historical Commission, Chairwoman Drabek adjourned the meeting at 8:47 a.m.

Approved:

A handwritten signature in cursive script that reads "Cindy Drabek". The signature is written in black ink and is positioned above a horizontal line.

Cindy Drabek, Richmond Historic Commission Chair