



# **RICHMOND**

EST. **TEXAS** 1837

*Where History Meets Opportunity*

## **Planning & Zoning Commission Meeting**

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

**Monday, October 6, 2025, at 5:00 P.M.**

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<i>Position 1:</i>	<b><i>Katherine M. Graeber – Kubelka (Chair)</i></b>
<i>Position 2:</i>	<b><i>Juan Martinez</i></b>
<i>Position 3:</i>	<b><i>Kristin Schulze</i></b>
<i>Position 4:</i>	<b><i>David Randolph</i></b>
<i>Position 5:</i>	<b><i>Noell Myska (Vice Chair)</i></b>

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This meeting may be viewed by using the following Zoom meeting link:

### **Join Zoom Meeting**

<https://us06web.zoom.us/j/89491549509?pwd=QdORoOWYmuWMbsLsO2SkHWEJfalMp5.1>

**Meeting ID:** 894 9154 9509

**Passcode:** 168493

One tap mobile

+13462487799,,89491549509#,,,,\*168493# US (Houston)

+12532158782,,89491549509#,,,,\*168493# US (Tacoma)

### **Join instructions**

[https://us06web.zoom.us/meetings/89491549509/invitations?signature=YQ0e7o1OpT4gM-8JU2wR7Y0o5fNDIfOj\\_C04mkiQgUo](https://us06web.zoom.us/meetings/89491549509/invitations?signature=YQ0e7o1OpT4gM-8JU2wR7Y0o5fNDIfOj_C04mkiQgUo)

A quorum of the City Commission may be present at this meeting.

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### **AGENDA**

- A1. Call to Order, Determine Quorum, Declare Meeting Open.
- A2. Recite the Pledge of Allegiance to the U. S. Flag and the Texas Flag.

*Planning and Zoning Commission Meeting Agenda*

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- A3. Public comments. (Public comment is limited to a maximum of 3 minutes per item. Time may not be given to another speaker. No Deliberations with the Commission).

### **CONSENT AGENDA**

- B1. Review and approve minutes from the September 2, 2025, regular meeting (a copy is enclosed).
- B2. Next Planning and Zoning Commission meeting is Monday, November 3, 2025, at 5:00 p.m.

### **REGULAR AGENDA**

- C1a. Public hearing to receive comments for or against a request by Seth-David Passovoy on behalf of Aubrey Rinehart to replat - *Manor Estates of Aubreyopolis At Morton Street* - approximately 0.7711 acres of land being a replat of Lots 7-14 and a portion of Lots 1-6, Block 115, City of Richmond Plat, F.B.C.P.R. Vol. 8, Page 3, situated in the Jane H. Long League, Abstract No. 55, Fort Bend County, Texas, and for a plat variances to Table 3.1.102A Single-Family Detached Lot and Building Standards, Table 3.1.102B Single-Family Attached and Multi-Family Lot and Building Standards, Table 2.2.201 Residential and Commercial Uses of the Home Limited and Conditional Use Standards, Table 4.4.301A Bufferyard Classifications and Table 4.4.301B District Bufferyards, and Section 4.1.101C.2.a Access and Frontage of the Unified Development Code.
- C1b. Review and recommendation of a final report to City Commission for a Replat and Plat Variances – *Manor Estates of Aubreyopolis at Morton Street* – 0.7711 acres of land – 1 Block – 3 Lots – 0 Reserves. The subject site is located at 907 Morton Street; south of Morton Street in between South 9<sup>th</sup> Street and South 10<sup>th</sup> Street.
- C2a. Public hearing to receive comments for or against a request by Christian Castano with Beacon Land Services for a plat variance to the sidewalk requirements for a final plat - *Mason Crossing* - approximately 4.9167-acre tract of land being a portion of the residue of a called 79.027 acres as recorded under F.B.C.C.F. No. 9722234 situated in the Randall Jones, Abstract No.42, Fort Bend County, Texas.
- C2b. Review and recommendation of a final report to City Commission for a Final Plat and Plat Variance – *Mason Crossing* – 4.9167-acre – 1 Block – 0 Lots – 4 Reserves. The subject site is located at the northwest corner of the Brandt Road and Mason Road intersection.

- C3a. Public hearing to receive comments for or against a request by Derek Frantz to annex parcel of land, located at 2800 FM 359, containing 3.00 acres land being the Confederate Museum Association called 1.00 acre tract (Volume 1908, Page 172, Official Records of Fort Bend County, Texas) and a called 2.00 acre tract (Volume 2168, Page 1729, Official Records of Fort Bend County, Texas), being out of the original Bert Winston called 119.34 acre tract (Volume 552, Page 395, Deed Records), being in the Randall Jones Survey, Abstract 42, in Fort Bend County, Texas and a portion of FM 359 from the present City Limits at FM 359 and 1421 FM 359 to the property that has been proposed for annexation.
- C3b. Review and recommendation of final report to City Commission on annexing 2800 FM 359, containing 3.00 acres land owned by Derek Frantz, located on the north side of FM 359 and west of the intersection of FM 359 and La Salle Lane also including a portion of FM 359 from the present City Limits at FM 359 and 1421 FM 359 to the property that has been proposed for annexation.
- C4. Staff Presentation – Code Enforcement Procedures
- C5. Staff discussion on potential text amendments to City of Richmond Unified Development Code regarding Carwashes and Electric Vehicle Charger Land uses.
- C6. Development Updates.
- C7. Explanation of absence from attendance at regular Planning and Zoning Commission Meeting.
- C8. Consider agenda item requests by Commissioners for November 3, 2025, regular meeting.
- C9. Adjournment.

*In compliance with Americans with Disabilities Act, City of Richmond will provide reasonable accommodations for persons attending Planning and Zoning Commission meetings. To better serve you, requests should be received 48 hours prior to the meetings. Please contact the City Secretary's Office at 281-342-5456 for accommodations.*