



City of Richmond

Where History Meets Opportunity

Regular Scheduled City Commission Meeting (in person)

600 Morton Street

Richmond, Texas 77469

Tuesday, January 20, 2026 at 4:30 P.M.

And

Join Zoom Meeting

<https://us06web.zoom.us/j/2240869784?omn=83646075075>

Meeting ID: 224 086 9784

One tap mobile

+13462487799,,2240869784# US (Houston)

Commissioner Terry Gaul
Commissioner Carl Drozd

Commissioner Barry Beard
Commissioner Alex BeMent

AGENDA

- A1. Call to Order, Quorum Determined and Meeting Declared Open.
- A2. Recite the Pledge of Allegiance to the U. S. Flag and the Texas Flag.
- A3. Employee Recognition for Service with the City of Richmond:
Zachary DesJardins – 5 years, Parks Department.
Matt Easley – 5 years, Information Technology Department.
Proclamations:
- A4. Mayor, City Commissioners and City Staff Announcements per Sec. 551.0415 of the Texas Government Code.
- A5. Public comments (Public comment is limited to a maximum of 3 minutes per item. No Deliberations with the Commission. Time may not be given to another speaker.)

Any item on this posted agenda may be discussed in Executive Session provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code.

- A6. Public hearing to receive comments for or against a request by Vincent Ostera to replat 0.6972-acre tract of land being a replat of Lots 12, 13 and 14, Edgewood Addition Annex No. 5, recorded in Vol. 259, Pg 49 of the Deed Records of Fort Bend County, Texas, to create one (1) lot and one (1) block and plat variances to the UDC Table 3.1.201B, minimum required setbacks. The subject site is located south of Highway 90a along the east side of Sims Road.
- A7. Public hearing to receive comments for or against a request Joseph S. Abboud to annex a parcel of land, containing an approximate 3.4079-acres situated in the Joseph Kuykendall League, Abstract No. 49, Fort Bend County, Texas, and being out of a called 4.052-acre tract of land conveyed to TD. Phan LTD., as described in warranty deed recorded under Fort Bend County Clerk's File (F.B.C.C.F) No. 2007049506; save and except that portion thereof acquired by Fort Bend County in Agreed Final Judgment in F.B.C.C.F. No. 2021117298. The site is located at the northeast corner of Sansbury Boulevard and Williams Way Boulevard.
- A8. Public hearing to receive comments for or against a request by Joseph S. Abboud to rezone an approximate 3.4079-acre tract of land from Suburban Residential (SR) to Suburban Commercial (SC) and to the extent the rezoning deviates from the Future Land Use Plan of the Comprehensive Plan and to provide for an amendment thereto. The site is located at the northeast corner of Sansbury Boulevard and Williams Way Boulevard.
- A9. Update and presentation on traffic patterns/stoppage on FM 359.

CONSENT AGENDA

- A10. All consent agenda items listed are considered routine by the City Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Commissioner so requests; in which event, the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda. Information concerning consent agenda items is available for public review.
1. Review and consider taking action on the minutes the Regular City Commission Meeting and Workshop held on December 15, 2025 (copies are enclosed).
 2. Review and consider taking action on the Fire Department report (a copy is enclosed).
 3. Review and consider taking action on the Police Department report (a copy is enclosed).

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4. Review and consider taking action on the Municipal Court report (a copy is enclosed).
5. Review and consider taking action on the Tax Assessor/Collector Report (a copy is enclosed).
6. Review and consider taking action on the Public Works Report (a copy is enclosed).
7. Review and consider taking action on Planning Department Report (a copy is enclosed).
8. Review and consider taking action on the Building Department Report (a copy is enclosed).
9. Review and consider taking action on the Code Enforcement Report (a copy is enclosed).
10. Review and consider taking action on the Emergency Management Report (a copy is enclosed).
11. Review and consider taking action on the Development Corporation Report (a copy is enclosed).
12. Set date for next meeting. (City Commission Workshop and Regular City Commission Meeting on Tuesday, February 16, 2026 at 9:00 a.m. and 4:30 p.m.)

REGULAR AGENDA

- A11. Review and consider taking action on the Monthly Financial report and Quarterly Investment Report (copies are enclosed).
- A12. Review and consider taking action on Resolution No. 24-2025, Fire Protection Agreement with Fort Bend County. Full cost of service analysis.
- A13. Review and consider taking action on Resolution No. 35-2026, appointment of Board Members to the Richmond Historic Commission.
- A14. Review and consider taking action on Resolution No. 36-2026, amending the bylaws of the Development Corporation of Richmond to allow board members to

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live in the extra territorial jurisdiction.

- A15. Review and consider taking action on a Replat – Vincent Estates at Sims Rd– 0.6972-acre tract – 1 Blocks – 1 Lot – 0 Reserves and plat variances to the UDC Table 3.1.201B, minimum required setbacks.
- A16. Review and consider taking action on Ordinance No. 2026-01, annexation of a parcel of land 0 Williams Way Boulevard, containing 3.4079-acres situated in the Joseph Kuykendall League, Abstract No. 49, Fort Bend County, Texas, and being out of a called 4.052-acre tract of land conveyed to TD. Phan LTD., as described in warranty deed recorded under Fort Bend County Clerk’s File (F.B.C.C.F) No. 2007049506; save and except that portion thereof acquired by Fort Bend County in Agreed Final Judgment in F.B.C.C.F. No. 2021117298.
- A17. Review and consider taking action on the Development Agreement and Replat– *Manor Estates of Aubreyopolis at Morton Street* – 0.7711 acres of land – 1 Block – 1 Lots – 0 Reserves. The subject site is located at 907 Morton Street; south of Morton Street in between South 9th Street and South 10th Street.
- A18. Review and consider taking action on Ordinance No 2026-02, rezone an approximate 3.4079-acre tract of land from Suburban Residential (SR) to Suburban Commercial (SC) and to the extent the rezoning deviates from the Future Land Use Plan of the Comprehensive Plan and to provide for an amendment thereto.
- A19. Review and consider taking action on a Final Plat – Auto Zone Pecan Grove – 0.7072 acres of land – 1 Block – 1 Lot – 0 Reserves. The subject site is located east of FM 359, in between Plaza 359 at Pecan Grove (9ers Grill) and Dr. Car Wash.
- A20. Review and consider taking action on a Preliminary Plat – Circle Oak Section 2 – 34.354 acres of land – 0 lots- 10 reserves – 2 blocks. The subject site is located on the southeast corner of U.S. 59 and F.M. 762 within the George Foundation/Berry Tract development
- A21. Review and consider taking action on Ordinance No. 2026-03, regulating the occupying of temporary structures.
- A22. Review and update on the UDC’s requirements for multifamily development, including height and density standards in comparison with other similar cities.
- A23. Review and update on current fire department practice on deploying equipment and provide a cost effective proposal and analysis of reducing unnecessary wear and tear while maintaining public safety.

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- A24. Review and discuss City's Board and commission appointment process. Define and refinement of current process where necessary.
- A25. Review and consider taking action on authorizing City Manager to execute a Construction Manager contract for street rehabilitation project.
- A26. Explanation of absence at Regular City Commission Meeting.
- A27. Consider taking action on requests for future agenda items.
- A28. Adjourn to Executive Session, as authorized by Texas Government Code, Section 551.071, Attorney Consultation, Section 551.072, Deliberation regarding Real Property, Section 551.087 Deliberation Economic Development Negotiations and Section 551.074 Personnel Matters.

EXECUTIVE SESSION

In accordance with Chapter 551, Government Code, Vernon's Texas Code Annotated (V.T.C.A) (Open Meetings Law), "The City Commission may meet in a Closed Executive Meeting pursuant to provisions of the Open Meetings Law, Chapter 551, Government Code, V.T.C.A. in accordance with the authority contained in the following section;" Sec. 551.071, Consultation with attorney , Section 551.072, Deliberation regarding Real Property, Section 551.087 Deliberation Economic Development Negotiations, Section 551.074 Personnel Matters.

E1. Section 551.072, Deliberation regarding Real Property, Section 551.074 Personnel Matters. Sec. 551.071, Consultation with attorney

- 1. Old Fire Station.
- 2. Real Estate
- 3. Discussion on hotel development.

OPEN MEETING

- C1. Reconvene in open session.
- C2. Adjournment.

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If, during the course of the meeting covered by this Agenda, the Commission shall determine that an executive session of the Commission, should be held or is required in relation to any item included in this Agenda, then such executive session, as authorized by the Texas Open Meetings Act, will be held by the Board at the date, hour, and place given in this Agenda concerning any and all subjects and for any and all purposes permitted by Sections 551.071-551.090 of the Texas Government Code, including, but not limited to, Section 551.071 – for purpose of consultation with attorney, on any or all subjects or matters authorized by law.

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

The City of Richmond City Commission meetings are available to all persons regardless of disability. This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations, should you require special assistance, must be made 48 hours prior to this meeting. Braille is not available. Please contact the City Secretary's office at (281) 342-5456 for needed accommodations.

If you have any questions, please let me know.
Terri Vela

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