



RICHMOND

EST. **TEXAS** 1837

Where History Meets Opportunity

Planning & Zoning Commission Meeting

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

Monday, April 6, 2026, at 5:00 P.M.

Position 1: Katherine M. Graeber – Kubelka (Chair)

Position 2: Juan Martinez

Position 3: Kristin Schulze (Vice Chair)

Position 4: David Randolph

Position 5: Noell Myska

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

Join Zoom Meeting

<https://us06web.zoom.us/j/86272139228?pwd=vvIC2JlinX3Y7OT7LD3Mi330lJHqIF.1>

Meeting ID: 862 7213 9228

Passcode: 718949

One tap mobile

13462487799,,86272139228#,,,,*718949# US (Houston)

16694449171,,86272139228#,,,,*718949# US

Meeting ID: 862 7213 9228

Passcode: 718949

Join Instructions:

<https://us06web.zoom.us/join/86272139228/invitations?signature=SIBvAv9MCFxJZPRjUufoyt6cG7hqpPXtnHJxeTm8aM>

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

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.
- 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 March 9, 2026, regular meeting (a copy is enclosed).
- B2. Next Planning and Zoning Commission meeting is Monday, May 4, 2026, at 5:00 p.m.

REGULAR AGENDA

Plat Applications

- C1a. Public hearing to receive comments for or against a request by Brenda Trejo (Pedraza Surveying), to replat an approximate 3.288 acre tract of land, Bees to Honey – 1 Block – 0 Lots – 1 Reserve, being a replat of Reserves X and Y of Richmond Landing III (Plat No. 20050066 F.B.C.D.R), Fort Bend County, Texas. The subject site is located northwest of E. Highway 90A, adjacent to ThriftWise Resale Store | Fort Bend County Women’s Center.
- C1b. Consideration of the approval of a final report to City Commission on agenda item C1a., above.
- C2a. Public hearing to receive comments for or against a request by Brenda Trejo (Pedraza Surveying), to replat an approximate 0.6749 acre tract of land, Pedraza Properties – 1 Block – 1 Lots – 0 Reserves, being a replat Lots 1, 2, & 3, Block 1 of Winston Terrace (Vol. 237, Pg. 531 F.B.C.D.R), Fort Bend County, Texas, for a plat variance to Table 3.1.201B Nonresidential and Mixed-Use Setbacks. The subject site is located at the southwest intersection of Travis Street and Thompson Road/FM 762.
- C2b. Consideration of the approval of a final report to City Commission on agenda item C2a., above.

- C3. Review and recommendation of a final report to City Commission for a Preliminary Plat – Williams Way Health and Professional Suites – 3.4079 acres of land – 1 Block – 1 Lot – 0 Reserves. The subject site is located northeast of the intersection of Williams Way Blvd. and Sansbury Blvd.

Other

- C4a. Public hearing to receive comments for or against text amendments to the Unified Development Code, to revise land use allowance and site development requirements pertaining to Electric Vehicle Charging uses.

The specific sections include:

- 1) Table 2.2.104 Commercial Uses
- 2) Sec. 2.2.203, Commercial Limited and Conditional Use Standards
- 3) Sec. 4.2.101.C Commercial Use Parking Requirements
- 4) Division 7.1.300, Definitions

- C4b. Consideration of the approval of a final report to City Commission on agenda item C4a., above.

- C5a. Public hearing to receive comments for or against text amendments to the Unified Development Code, to revise land use allowance revise land use allowance and site development requirements pertaining to Carwash uses.

The specific sections include:

- 1) Table 2.2.104 Commercial Uses
- 2) Sec. 2.2.203, Commercial Limited and Conditional Use Standards
- 3) Sec. 4.2.101.C Commercial Use Parking Requirements
- 4) Division 7.1.300, Definitions

- C5b. Consideration of the approval of a final report to City Commission on agenda item C5a., above.

- C6a. Public hearing to receive comments for or against a request a proposed amendment to the Major Thoroughfare Plan of the Comprehensive Plan proposed by LJA, Engineering Inc. The proposed amendment includes a change to realign and the reclassification of the connection of Manford Boulevard to Sansbury Boulevard.

- C6b. Consideration of the approval of a final report to City Commission on agenda item C6a., above.
- C7. Review of proposed Unified Development Code (UDC) text amendments to revise and clarify residential land-use regulations, including the addition and modification of building type definitions and associated standards for multi-unit residential development. The amendments are intended to align the UDC with adopted Comprehensive Master Plan policies and the Central Richmond Revitalization Plan.
- C8. Review of current apartment/multifamily development standards contained in the Unified Development Code (UDC), including a look at building heights, max residential units per acre and setbacks.
- C9. Staff Update – Sealed Pavement Report.
- C10. Development related staff update.
- C11. Explanation of absence from attendance at regular Planning and Zoning Commission Meeting.
- C12. Consider agenda item requests by Commissioners for May 4, 2026, regular meeting.
- C13. 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.