



City of Richmond

Where History Meets Opportunity

Regular Scheduled City Commission Meeting (in person)

**600 Morton Street
Richmond, Texas 77469**

April 20, 2026 at 4:30 P.M.

And

Join Zoom Meeting

<https://us06web.zoom.us/j/2240869784?omn=82562775356>

Meeting ID: 224 086 9784

One tap mobile

+13462487799,,2240869784# US (Houston)

Mayor Rebecca K. Haas

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:
Proclamations:
 - 2026 AASA National Superintendent of the Year – Dr Roosevelt Nivens.
 - Child Abuse Prevention Month.
 - National Lemonade Day.
 - Public Service Week, May 3rd- 9th.
 - Recognizing Mr. Earl Thompson
 - National Public Safety Telecommunications Week, April 12th-18th.
- A4. Mayor, City Commissioners and City Staff Announcements per Sec. 551.0415 of

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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.)
- A6. 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.
- A7. Public hearing to receive comments for or against a request by John Camarillo (Miller Survey | DCCM) to replat 29.08-acre acres of land, being Replat No. 2 of Indigo Sec 2A, in the Jane Wilkins Survey, Abstract No. 96, Fort Bend County Clerk’s File (F.B.C.C.F.) No. 20260078, Fort Bend County, Texas.
- A8. Public hearing to receive comments for or against a request by John Camarillo (Miller Survey | DCCM) to replat .4152 acres of land being Partial Replat No.2 of Indigo Commons in the Jane Wilkins Survey, Abstract No. 96, Fort Bend County Clerk’s File (F.B.C.C.F.) 20240065, Fort Bend County, Texas.
- A9. 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.
- A10. 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

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- A11. 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 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
- A12. Update on Circle Oak Development on Hwy59/I69 at FM762.
- A13. Update and Presentation impact on the new sanitary control easement.
- A14. Update on Sex Offender Ordinance.

CONSENT AGENDA

- A15. 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 of the Special City Commission Meeting held on March 20, 2026 and Regular City Commission Meeting and Workshop held on March 16, 2026 (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).
 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).

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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 meetings. City Commission Workshop and Regular City Commission Meeting on Monday, May 18, 2026 at 9:00 a.m. and 4:30 p.m.)

REGULAR AGENDA

- A16. Review and discuss requested petition to create an emergency services district.
- A17. Review and discuss process for managing the excess detention capacity to determine how we allocate it, how we proceed, prioritize one developer versus another, whether or not we charge for that, and if so, how much and so forth.
- A18. Review and consider taking action on the Monthly Financial Report and quarterly investment report (copies are enclosed).
- A19. Review and consider taking action on Ordinance No. 2026 -07, adopting 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

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- A20. Review and consider taking action on Ordinance No. 2026 -08, adopting text amendments to the Unified Development Code to revise land use allowance and site development requirements pertaining to
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
- A21. 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.
- A22. 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.
- A23. Review and consider taking action on 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.
- A24. Review and consider taking action on replat 29.08-acre acres of land, being Replat No. 2 of Indigo Sec 2A, in the Jane Wilkins Survey, Abstract No. 96, Fort Bend County Clerk’s File (F.B.C.C.F.) No. 20260078, Fort Bend County, Texas.
- A25. Review and consider taking action on replat .4152 acres of land being Partial Replat No.2 of Indigo Commons in the Jane Wilkins Survey, Abstract No. 96, Fort Bend County Clerk’s File (F.B.C.C.F.) 20240065, Fort Bend County, Texas.
- A26. Review and consider taking action on 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.
- A27. Review and consider taking action on authorizing City Manager to execute construction contract for phase 1 street rehabilitation project.
- A28. Review and consider taking action on Resolution 45-2026, authorizing multiple use

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agreement between the City and TxDot to install automated license plate readers.

- A29. Review and consider taking action on Ordinance 2026-09, adoption of 2024 International Code.
- A30. Explanation of absence at Regular City Commission Meeting.
- A31. Consider taking action on requests for future agenda items.
- A32. Adjournment.

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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