



CITY OF RICHMOND PLANNING DEPARTMENT

600 MORTON STREET • RICHMOND, TEXAS 77469

PHONE 281-342-0559 • FAX 281-238-1215

February 11, 2021

Adel Diaz, Realtor
REALM Real Estate Professionals
810 Highway 6 S., Ste.100
Houston, TX 77079

Re: Zoning Verification, 1810 Thompson Rd. / R19265

Ms. Adel,

The property located at 1810 Thompson Rd, Richmond, Texas, 77406 (R19265), is within the City Limits of Richmond. The property is zoned (SC) Suburban Commercial. Please note the following regarding the referenced property:

- The SC, Suburban Commercial designation permits certain commercial/ non-residential uses upon meeting the development standards and requirements provided in the Unified Development Standards (UDC).
- UDC is available for review at the following link:
<http://online.encodeplus.com/regs/richmond-tx/doc-viewer.aspx#secid-1111>
- The property was developed as a residential use prior to the adoption of the current UDC. Since the property has been vacant for more than 6 months, the UDC requires the property to be converted to Commercial Use.
- The property is also within the West Fort Bend Management District and all development standards and regulations associated with the district apply to the property.
- Since the adoption of the UDC and Official Zoning Map and effective date of October 1, 2015, this property does not have variances, limited uses, or conditional uses filed or approved.
- The referenced property is not listed as a historical property. Additionally, the property is not located within the City of Richmond Historical Overlay District.

If you have any further questions, please feel free to contact the Planning Department. I can be reached via email at jabraham@richmondtx.gov or telephone (281) 342-0559.

Regards,

Jose Abraham | Planning Director
City of Richmond | 600 Morton Street, Richmond, Texas 77469
Ph. (281) 342-0559