



City of Richmond

Where History Meets Opportunity

Special Scheduled City Commission Meeting via Video Conference call (pursuant to Texas Government Code, Section 551.127)

Monday, May 11, 2020 at 4:30 P.M.

Join Zoom Meeting

<https://zoom.us/j/99551475808?pwd=b3V6dUJBMjBvNXBEbWNyVlFqUUZ4dz09>

Meeting ID: 995 5147 5808

Password: 696065

One tap mobile

+13126266799,,99551475808# US (Chicago)

+13462487799,,99551475808# US (Houston)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 929 205 6099 US (New York)

+1 253 215 8782 US (Tacoma)

+1 301 715 8592 US (Germantown)

Mayor Evalyn Moore

Commissioner Terry Gaul

Commissioner Barry Beard

Commissioner Carl Drozd

Commissioner Alex BeMent

In compliance with the recommendations of the CDC and other governmental agencies, to limit meetings to less than ten persons to limit the spread of the COVID-19 virus, members of the public will not be permitted to attend the meeting in person. However, members of the public may submit comments to the City Commission in any of the following ways: 1) emailing the City Secretary at lscarlato@ci.richmond.tx.us; 2) delivering written comments to City Hall drop box prior to the meeting; or 3) by notifying the City Secretary in advance that they wish to be contacted by phone at 281-342-5456 option 2 during the meeting in order to make their comments during the comments from the audience for Agenda Items portion of the meeting.

AGENDA

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.

City Commission Meeting Agenda

May 11, 2020

Page 1 of 3

- A1. Call to Order, Quorum Determined, Meeting Declared Open.
- A2. 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.)
- A3. Public Hearing on petition for annexation into City of Richmond city limits for an approximate 2.083 acres of Land (more or less) to be annexed into the city limits of the City of Richmond being a portion of the road right-of-way of Pitts Road (80 feet wide overall including a portion of a call 2.156 acre road widening - Fort Bend County Clerk's File No. 9509356 and including all of a call 0.206 acre road right-of-way – Fort Bend County Clerk's File No. 9237267), all being in the William Morton Survey, Abstract No. 62, Fort Bend County, Texas.
- A4. Review and consider taking action on Resolution No. 326-2020, Memorandum of Understanding with Lamar Consolidated Independent School District to provide for reasonable communication and coordination efforts between our Police Department and LCISD Police Department.
- A5. Review and consider taking action on Ordinance No. 2020-14, ratifying the Mayor's Fifth Amended and Restated Emergency Order in Response to the COVID 19 Pandemic.
- A6. Staff update on and discussion of parking requirement for multi-family developments.
- A7. Adjourn to Executive Session, as authorized by Texas Government Code, Section 551.087, Deliberation regarding Economic Development Negotiations.

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 sections"; Section 551.087, Deliberation regarding Economic Development Negotiations.

- E1. Deliberation regarding Project Battleship.

OPEN MEETING

- C1. Reconvene into Open Meeting, and take action on items, if necessary.
- C2. Review and consider taking action on Project Battleship.

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.

C3. 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 551.071-551.084 of the Texas Government Code, including, but not limited to, Section 551.071 – for purpose of a private consultation with the Board’s 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 ex.11 for needed accommodations. If you have any questions please let me know.

Terri Vela



City of Richmond

Where History Meets Opportunity

Special Called City Commission Meeting

600 Morton Street

Monday, May 11, 2020 at 4:30 p.m.

A1. Call to Order, Quorum Determined, Meeting Declared Open.



City of Richmond

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Special Called City Commission Meeting

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Monday, May 11, 2020 at 4:30 p.m.

- A2. 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.)



City of Richmond

Where History Meets Opportunity

Special Called City Commission Meeting

600 Morton Street

Monday, May 11, 2020 at 4:30 p.m.

- A3. Public Hearing on petition for annexation into City of Richmond city limits for an approximate .083 acres of Land (more or less) to be annexed into the city limits of the City of Richmond being a portion of the road right-of-way of Pitts Road (80 feet wide overall including a portion of a call 2.156 acre road widening – Fort Bend County Clerk's File No. 9509356 and including all of a call 0.206 acre road right-of-way – Fort Bend County Clerk's File No. 9237267), all being in the William Morton Survey, Abstract No. 62, Fort Bend County, Texas.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN TO ALL INTERESTED PERSONS, THAT:

The City of Richmond Texas proposes to institute annexation proceedings to enlarge and extend the boundary limits of said city to include the following described territory, to-wit:

A FIELD NOTE DESCRIPTION of 2.083 acres of Land (more or less) to be annexed into the city limits of the City of Richmond being a portion of the road right-of-way of Pitts Road (80 feet wide overall including a portion of a call 2.156 acre road widening - Fort Bend County Clerk's File No. 9509356 and including all of a call 0.206 acre road right-of-way – Fort Bend County Clerk's File No. 9237267), all being in the William Morton Survey, Abstract No. 62, Fort Bend County, Texas. The bearing basis for this description is referenced to the Texas Coordinates System of 1983 (South Central Zone) and was determined by Global Positioning System methods.

FOR CONNECTION, begin at a point for the Northwest corner of the City of Richmond call 25.801 acre annexation (Ordinance No. 2006-07; Fort Bend County Clerk's File No. 2006084464); Said corner being the Northwest corner of an original call 25.806 acre tract (Volume 970, Page 49; Deed Records of Fort Bend County, Texas), being the Southeast corner of a call 7.0095 acre tract (Fort Bend County Clerk's File No. 9886477, and being the Southeast corner of an original call 28.431 acre tract (Fort Bend County Clerk's File No. 9625539); Said point being a point in the Westerly line of the City of Richmond call 29.041 acre tract (Fort Bend County Clerk's File No. 2019125559) to be annexed into the city limits of the City of Richmond (29.039 acres – Annexation Tract 1); **THENCE**; South 3 degrees, 38 minutes, 0 seconds East – 20.97 feet (more or less) along the Westerly line of said call 29.041 acre tract with the Easterly line of said original call 25.806 acre tract being along the existing city limits of the City of Richmond to a point for the Southwest corner of said call 29.041 acre tract and for the Southwest corner of said 29.039 acre Annexation Tract 1; **THENCE**; North 87 degrees, 50 minutes, 30 seconds East - 1227.71 feet (more or less) along the Southerly line of said call 29.041 acre tract with the Northerly line of the Partition of a call 11.772 acre tract (Fort Bend County Clerk's File No. 9237267) to a point in the Westerly right-of-way line of said Pitts Road (80 feet wide overall) as occupied on the ground (called 0.585 acre road easement, no description – Volume 580, Page 854; Deed Records of Fort Bend County, Texas; includes Fort Bend County 10 foot wide road right-of-way – Volume 229, Page 474; Deed Records of Fort Bend County, Texas) for the Northwest corner of said call 0.206 acre road right-of-way; Said corner being the most Westerly Northwest corner of and **PLACE OF BEGINNING** for this 2.083 acre tract;

THENCE; North 87 degrees, 50 minutes, 30 seconds East – 27.79 feet continuing along the Southerly line of said call 29.041 acre tract with the Northerly line of said call 11.772 acre Partition and crossing into said Pitts Road to a point for interior corner of this tract; Said corner being the Northeast corner of said call 0.206 acre road right-of-way, being the Southeast corner of said call 29.041 acre tract, and being the Southeast corner of said 29.039 acre Annexation Tract 1;

THENCE; North 2 degrees, 23 minutes, 15 seconds West – 999.80 feet (more or less) along the Easterly line of said call 29.041 acre tract along a line in said Pitts Road to a point for the most Northerly Northwest corner of this tract; Said corner

being the Northeast corner of said call 29.041 acre tract, being the Northeast corner of said 29.039 acre Annexation Tract 1, and being the Southeast corner of a call 21.9980 acre tract (Fort Bend County Clerk's File No. 9744169);

THENCE; North 87 degrees, 45 minutes, 30 seconds East - 56.09 feet (more or less) crossing a portion of the right-of-way of Pitts Road (no dedication information available) and then crossing said call 2.156 acre road widening along a projection of the Northerly line of said call 29.041 acre tract to a point for the Northeast corner of this tract in the Easterly right-of-way line of said Pitts Road;

THENCE; South 2 degrees, 9 minutes, 55 seconds East, at 1359.95 feet (more or less) pass a point in the Northerly line of the G.H. and S.A. Railroad right-of-way (100 feet wide) for the Southeast corner of said call 2.156 acre road widening, in all 1460.58 feet (more or less) along the Easterly right-of-way line of said Pitts Road with the Easterly line of said call 2.156 acre road widening being along the West line of the remainder of an original call 100 acre tract (Tract 3C – Fort Bend County Clerk's File No. 9632563 and Volume 296, Page 70; Deed Records of Fort Bend County, Texas) and then crossing said railroad right-of-way to a point for the Southeast corner of this tract in the Northerly right-of-way line of U.S. Highway No. 90-A (175 feet wide);

THENCE; South 81 degrees, 26 minutes, 39 seconds West – 77.09 feet (more or less) crossing said Pitts Road as occupied on the ground along the Southerly right-of-way line of said railroad with the Northerly right-of-way line of said U.S. Highway No. 90-A to a point for the Southwest corner of this tract;

THENCE; North 2 degrees, 42 minutes, 23 seconds West, at 100.52 feet (more or less) pass a point in the Northerly right-of-way line of said railroad for the Southwest corner of said call 0.206 acre road right-of-way, in all 358.65 feet (more or less) along the Westerly right-of-way line of said Pitts Road as occupied on the ground to a point for angle point corner of this tract;

THENCE; North 2 degrees, 9 minutes, 55 seconds West – 110.66 feet (more or less) continuing along the Westerly right-of-way line of said Pitts Road to the **PLACE OF BEGINNING** and containing 2.083 acres of Land (more or less).

A public hearing will be held by and before the City Commission of the City of Richmond, Texas on the 11th day of May, 2020 at 4:30 p.m. in the City Commission Chamber of the City Hall Annex located at 600 Morton Street, Richmond, Texas, for all persons interested in the above proposed annexation. At said time and place all such persons shall have the right to appear and be heard. Of all said matters and things, all persons interested in the things and matters herein mentioned, will take notice.

The completed annexation of the area will expand Richmond's extraterritorial jurisdiction;

The following area will be newly included in Richmond's extraterritorial jurisdiction—an approximate 80-foot tract as shown on the attached map;

The purpose of including the area within Richmond's extraterritorial jurisdiction is to promote and protect the general health, safety, and welfare of persons residing in and adjacent to Richmond;

The following ordinances will be applicable in the area that would be newly included in Richmond's extraterritorial jurisdiction:

Unified Development Code, including plat approvals, access management, regulation of groundwater, negotiation and execution of development agreements, regulations of signs, regulation of parking, landscaping, and architecture, and regulation of fireworks, regulation of rendering plants, and regulation of nuisances;

Hotel occupancy tax;

Water and Wastewater Impact Fees; and

Utility franchises.

Laura Scarlato, City Secretary

PROPOSED PITTS ROAD ROW ANNEXATION & EXTRATERRITORIAL JURISDICTION EXPANSION





**CITY COMMISSION
AGENDA ITEM COVER MEMO**

DATE: May 11, 2020

Staff Review:

City Manager _____
City Attorney _____
Finance _____
Fire Department _____
Police Department _____
Public Works _____

AGENDA ITEM: A3.

**SUBMITTED BY: Jose Abraham, Planning Director
Planning Department**

SYNOPSIS

This is the first public hearing for the proposed annexation of an approximate 2.083 acres of land to be annexed into the City Limits of the City of Richmond being a portion of the road right-of-way of Pitts Road (80 feet wide overall including a portion of a call 2.156 acre road widening – Fort Bend County Clerk’s File No. 9509356 and including all of a call 0.206 acre road right of way – Fort Bend County Clerk’s File No. 62, Fort Bend County, Texas.

Planning and Zoning Commission was informed about this proposed annexation at the May 4, 2020 regular meeting.

COMPREHENSIVE PLAN 2014 GOALS ADDRESSED

A.2. Promote compact, contiguous, and predictable growth and annexation patterns that result in the efficient use of infrastructure systems and public safety services.

BACKGROUND

City of Richmond recently annexed a 29.039 tract of land on the west side of the subject site (portion of the Pitts Road right-of-way). At that time, Fort Bend County Engineering had suggested that the Pitts Road right-of-way, from the north right of way of Hwy 90A to the north line of the 29.039 acre tract also be annexed by the City. Fort Bend County has, since then, released the portion of the Pitts Road right-of-way and have provided a letter requesting this proposed annexation. Upon annexation, this portion of Pitts Road will become a city street. This potential annexation would result in the expansion of the City of Richmond Extra Territorial Jurisdiction boundary. A second public hearing will be held on May 18, 2020 at the City Commission regular meeting. *(Sec. 43.0561. of the Texas Local Government Code requires two public hearings prior to the annexation).* The proposed date of annexation ordinance reading is May 18, 2020. A Service plan for the proposed annexation is attached.

BUDGET ANALYSIS

FUNDING SOURCE	ACCOUNT NUMBER	PROJECT CODE/NAME	FY 2019 – 2020 FUNDS BUDGETED	FY 2019 – 2020 FUNDS AVAILABLE	AMOUNT REQUESTED
N/A	N/A	N/A	N/A	N/A	N/A

BUDGET AMENDMENT REQUIRED? YES _____ NO X

Requested Amendment: N/A
Budgeted funds estimated for FY 2019 - 2020: N/A

Purchasing Review: N/A
Financial/Budget Review: N/A

FORM CIQ: N/A

FORM 1295 N/A

SUPPORTING MATERIALS

A report has been submitted by the Planning Department for review by the Mayor and City Commission.

STAFF'S RECOMMENDATION

Staff recommends annexing the subject site into the City Limits at the time of the reading of annexation Ordinance on May 18, 2020.

City Manager Approval: _____

CITY COMMISSION
Proposed Annexation: 1st Public Hearing

Agenda Date: May 11, 2020

Agenda Item:

Agenda Item Subject: 1st Public hearing for the proposed annexation of an approximate 2.083 acres of Land, being a portion of the road right-of-way of Pitts Road, to be annexed into the City Limits of the City of Richmond

NO ACTION BY THE CITY COMMISSION IS NEEDED

SUMMARY

This is the first public hearing for the proposed annexation of:

An approximate 2.083 acres of land to be annexed into the City Limits of the City of Richmond being a portion of the road right-of-way of Pitts Road (80 feet wide overall including a portion of a call 2.156 acre road widening – Fort Bend County Clerk’s File No. 9509356 and including all of a call 0.206 acre road right of way – Fort Bend County Clerk’s File No. 62, Fort Bend County, Texas.

PROPOSED PITTS ROAD ROW ANNEXATION & EXTRATERRITORIAL JURISDICTION EXPANSION



- City of Richmond recently annexed a 29.039 tract of land on the west side of the subject site (portion of the Pitts Road right-of-way). At that time, Fort Bend County Engineering had suggested that the Pitts Road right-of-way, from the north right of way of Hwy 90A to the north line of the 29.039 acre tract also be annexed by the City.
- Fort Bend County has, since then, released the portion of the Pitts Road right-of-way and have provided a letter requesting this proposed annexation (*Letter attached*).
- Upon annexation, this portion of Pitts Road will become a city street.
- This potential annexation would result in the expansion of the City of Richmond Extra Territorial Jurisdiction boundary (*please see map above*).
- A second public hearing will be held on May 18, 2020 at the City Commission regular meeting. (*Sec. 43.0561. of the Texas Local Government Code requires two public hearings prior to the annexation*).
- The proposed date of annexation ordinance reading is May 18, 2020.
- A Service plan for the proposed annexation is attached.

-----End of Report-----

MUNICIPAL SERVICE PLAN
A PORTION OF PITTS ROAD

Pitts Road right-of-way, from the north right-of-way of Hwy 90A to the north property line of a 29.039 acre tract owned by the City of Richmond located along the west side of Pitts Road.

FIRE

Existing City Services: Richmond Fire Department

Services to be Provided: Fire suppression will be available to the area upon annexation. Primary fire response will be provided by Fire Station No. 3, located at 11750 S. Mason Road, Richmond, Texas 77469. Adequate fire suppression activities can be afforded to the annexed area within current budget appropriation. Fire prevention activities will be provided by the Fire Marshal's office as needed.

POLICE

Existing City Services: None

Services to be Provided: Currently, the area is under the jurisdiction of the Fort Bend County Sheriff's Office. However, upon annexation, the City of Richmond Police Department will extend regular and routine patrols to the area. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriation.

BUILDING INSPECTION

Existing City Services: None

Services to be Provided: The Building Department will provide plan review, approval, and permit issuance upon annexation. This includes issuing building, electrical and plumbing permits for any new construction and remodeling and enforcing all other applicable codes which regulated building construction within the City of Richmond, Texas.

PLANNING AND ZONING

Existing City Services: None

Services to be Provided: The Planning Department's responsibility for regulating development and land use through the administration of the City of Richmond Unified Development Code will extend to this area on the effective date of the annexation. The platting of property will also continue to be regulated under the requirements of the City of Richmond Unified Development Code. These services can be provided within the department's current budget.

LIBRARY

Existing City Services: None

Services to be Provided: Fort Bend County Library currently provides service to this property. Upon the effective date of annexation, free library use privileges will be available to anyone residing in this area. These services will continue under Fort Bend County Library.

HEALTH DEPARTMENT- HEALTH CODE ENFORCEMENT SERVICE

Existing City Services: None

Services to be Provided: The Richmond Inspections Department will implement the enforcement of the City of Richmond's health ordinances and regulations on the effective date of the annexation. Such services can be provided with current Health Department Personnel and within the current budget appropriation. In addition, animal control services will be provided to the area by Fort Bend County.

STREET

Existing City Services: None.

Services to be Provided: Maintenance to Pitts Road will be provided by the City of Richmond Streets Department. This City service can be provided within the current budget appropriation.

STORM WATER MANAGEMENT

Existing City Services: None

Services to be Provided: Storm water drainage is currently provided by Fort Bend County Drainage District. The City of Richmond will provide drainage for the property in coordination with Fort Bend County Drainage District in accordance with standard policy.

STREET LIGHTING

Existing City Services: None

Services to be Provided: The City of Richmond will coordinate any request for improved street lighting with the local electric provider in accordance with standard policy.

TRAFFIC ENGINEERING

Existing City Services: None

Services to be Provided: The Public Works Department will be able to provide, after the effective date of annexation, any additional traffic control devices, as authorized by statute or ordinance and as guided by MUTCD and AASHTO.

WATER SERVICE

Existing City Services: None

Services to be Provided: Water service shall be provided in accordance with City of Richmond rules and regulations.

SANITARY SEWER SERVICE

Existing City Services: None

Services to be Provided: Sanitary sewer service shall be provided in accordance with City of Richmond rules and regulations.

SOLID WASTE SERVICES

Existing City Services: None

Services to be Provided: Solid Waste Collection, if required, shall be provided to the area of annexation in accordance with the present ordinance.

MISCELLANEOUS

All other applicable municipal services will be provided to the area in accordance with the City of Richmond's established policies governing extension of municipal services to newly annexed areas.

CAPITAL IMPROVEMENT PLAN

No Capital Improvements are planned for the annexation.

36. DISTRICT CLERK:

Take all appropriate action on request to increase the passport photo fee for the District Clerk's Office from \$10 to \$15, effective April 1, 2020 to recover the costs of taking passport photographs pursuant to Texas Government Code Section 51.3031.

Moved by Commissioner DeMerchant, Seconded by Commissioner Meyers
Duly put and unanimously carried (5-0), it is ordered to increase the passport photo fee for the District Clerk's Office from \$10 to \$15, effective April 1, 2020 to recover the costs of taking passport photographs pursuant to Texas Government Code Section 51.3031.

Judge George	Yes
Commissioner Morales	Yes
Commissioner Prestage	Yes
Commissioner Meyers	Yes
Commissioner DeMerchant	Yes

37. ENGINEERING:

A. Take all appropriate action on Request for Annexation to the City of Richmond to annex the right of way dedicated to the Public and currently maintained by the County, regarding Pitts Road, at 90A to 1,360 feet north of 90A, Precinct 1.

Moved by Commissioner Morales, Seconded by Commissioner Prestage
Duly put and unanimously carried (5-0), it is ordered to approve Request for Annexation to the City of Richmond to annex the right of way dedicated to the Public and currently maintained by the County, regarding Pitts Road, at 90A to 1,360 feet north of 90A, Precinct 1.

Judge George	Yes
Commissioner Morales	Yes
Commissioner Prestage	Yes
Commissioner Meyers	Yes
Commissioner DeMerchant	Yes

B. Take all appropriate action on Fifth Street Water and Sewer Service Agreement between Fort Bend County and Fort Bend County Water Control and Improvement District No. 2 regarding developer funded improvements to the Fifth Street Water and Wastewater System, Precinct 2.

Moved by Commissioner Prestage, Seconded by Commissioner Morales
Duly put and unanimously carried (5-0), it is ordered to approve Fifth Street Water and Sewer Service Agreement between Fort Bend County and Fort Bend County Water Control and Improvement District No. 2 regarding developer funded improvements to the Fifth Street Water and Wastewater System, Precinct 2.

Judge George	Yes
Commissioner Morales	Yes
Commissioner Prestage	Yes
Commissioner Meyers	Yes
Commissioner DeMerchant	Yes



February 25, 2020

City Commission
City of Richmond, Texas
402 Morton Street
Richmond, Texas 77469

Re: Request for Annexation

Mayor and Commissioners:

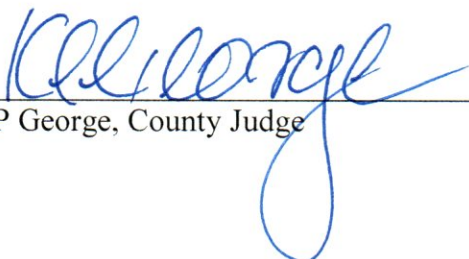
Fort Bend County is the political subdivision responsible for maintaining the roadway easement dedicated to common or public use in a Deed of Partition recorded in Volume 2417, Page 1702, and owner of land acquired for road widening under Special Warranty Deed recorded in Instrument Number 9509356, Official Public Records of Fort Bend County, Texas, with relevant portions of both described as a 2.083 acre tract of land on Exhibit A to this letter (the "**Property**"). Pursuant to Section 43.1055 of the Texas Local Government Code, Fort Bend County Commissioners Court requests the annexation of the Property into the City of Richmond, Texas.

The Property is contiguous to the City of Richmond, the annexing municipality.

Fort Bend County Commissioners Court hereby requests the City Commission of Richmond, Texas to annex the Property.

If additional information is required to process this request, please feel free to contact the undersigned.

Fort Bend County

By: 

KP George, County Judge

ATTEST:



Laura Richard, County Clerk



EXHIBIT A

KALUZA INC

Consulting Engineers & Surveyors

Engineering Firm No. F-1339 | Surveying Firm No. 10010000

3014 Avenue I, Rosenberg, Texas 77471

(281) 341-0808 ■ FAX (281) 341-6333

November 12, 2019

Revised: December 3, 2019

Annexation Tract 2 – 2.083 acres (more or less)

A FIELD NOTE DESCRIPTION of 2.083 acres of Land (more or less) to be annexed into the city limits of the City of Richmond being a portion of the road right-of-way of Pitts Road (80 feet wide overall including a portion of a call 2.156 acre road widening - Fort Bend County Clerk's File No. 9509356 and including all of a call 0.206 acre road right-of-way - Fort Bend County Clerk's File No. 9237267), all being in the William Morton Survey, Abstract No. 62, Fort Bend County, Texas. The bearing basis for this description is referenced to the Texas Coordinates System of 1983 (South Central Zone) and was determined by Global Positioning System methods.

FOR CONNECTION, begin at a point for the Northwest corner of the City of Richmond call 25.801 acre annexation (Ordinance No. 2006-07; Fort Bend County Clerk's File No. 2006084464); Said corner being the Northwest corner of an original call 25.806 acre tract (Volume 970, Page 49; Deed Records of Fort Bend County, Texas), being the Southeast corner of a call 7.0095 acre tract (Fort Bend County Clerk's File No. 9886477, and being the Southeast corner of an original call 28.431 acre tract (Fort Bend County Clerk's File No. 9625539); Said point being a point in the Westerly line of the City of Richmond call 29.041 acre tract (Fort Bend County Clerk's File No. 2019125559) to be annexed into the city limits of the City of Richmond (29.039 acres - Annexation Tract 1); **THENCE**; South 3 degrees, 38 minutes, 0 seconds East - 20.97 feet (more or less) along the Westerly line of said call 29.041 acre tract with the Easterly line of said original call 25.806 acre tract being along the existing city limits of the City of Richmond to a point for the Southwest corner of said call 29.041 acre tract and for the Southwest corner of said 29.039 acre Annexation Tract 1; **THENCE**; North 87 degrees, 50 minutes, 30 seconds East - 1227.71 feet (more or less) along the Southerly line of said call 29.041 acre tract with the Northerly line of the Partition of a call 11.772 acre tract (Fort Bend County Clerk's File No. 9237267) to a point in the Westerly right-of-way line of said Pitts Road (80 feet wide overall) as occupied on the ground (called 0.585 acre road easement, no description - Volume 580, Page 854; Deed Records of Fort Bend County, Texas; includes Fort Bend County 10 foot wide road right-of-way - Volume 229, Page 474; Deed Records of Fort Bend County, Texas) for the Northwest corner of said call 0.206 acre road right-of-way; Said corner being the most Westerly Northwest corner of and **PLACE OF BEGINNING** for this 2.083 acre tract;

THENCE; North 87 degrees, 50 minutes, 30 seconds East - 27.79 feet continuing along the Southerly line of said call 29.041 acre tract with the Northerly line of said call 11.772 acre Partition and crossing into said Pitts Road to a point for interior corner of this tract; Said corner being the Northeast corner of said call 0.206 acre road right-of-way, being the Southeast corner of said call 29.041 acre tract, and being the Southeast corner of said 29.039 acre Annexation Tract 1;

THENCE; North 2 degrees, 23 minutes, 15 seconds West - 999.80 feet (more or less) along the Easterly line of said call 29.041 acre tract along a line in said Pitts Road to a point for the most Northerly Northwest corner of this tract; Said corner being the Northeast corner of said call 29.041 acre tract, being the Northeast corner of said 29.039 acre Annexation Tract 1, and being the Southeast corner of a call 21.9980 acre tract (Fort Bend County Clerk's File No. 9744169);

- THENCE;** North 87 degrees, 45 minutes, 30 seconds East - 56.09 feet (more or less) crossing a portion of the right-of-way of Pitts Road (no dedication information available) and then crossing said call 2.156 acre road widening along a projection of the Northerly line of said call 29.041 acre tract to a point for the Northeast corner of this tract in the Easterly right-of-way line of said Pitts Road;
- THENCE;** South 2 degrees, 9 minutes, 55 seconds East, at 1359.95 feet (more or less) pass a point in the Northerly line of the G.H. and S.A. Railroad right-of-way (100 feet wide) for the Southeast corner of said call 2.156 acre road widening, in all 1460.58 feet (more or less) along the Easterly right-of-way line of said Pitts Road with the Easterly line of said call 2.156 acre road widening being along the West line of the remainder of an original call 100 acre tract (Tract 3C – Fort Bend County Clerk's File No. 9632563 and Volume 296, Page 70; Deed Records of Fort Bend County, Texas) and then crossing said railroad right-of-way to a point for the Southeast corner of this tract in the Northerly right-of-way line of U.S. Highway No. 90-A (175 feet wide);
- THENCE;** South 81 degrees, 26 minutes, 39 seconds West – 77.09 feet (more or less) crossing said Pitts Road as occupied on the ground along the Southerly right-of-way line of said railroad with the Northerly right-of-way line of said U.S. Highway No. 90-A to a point for the Southwest corner of this tract;
- THENCE;** North 2 degrees, 42 minutes, 23 seconds West, at 100.52 feet (more or less) pass a point in the Northerly right-of-way line of said railroad for the Southwest corner of said call 0.206 acre road right-of-way, in all 358.65 feet (more or less) along the Westerly right-of-way line of said Pitts Road as occupied on the ground to a point for angle point corner of this tract;
- THENCE;** North 2 degrees, 9 minutes, 55 seconds West – 110.66 feet (more or less) continuing along the Westerly right-of-way line of said Pitts Road to the **PLACE OF BEGINNING** and containing 2.083 acres of Land (more or less).


Brad L. Schodek, R.P.L.S. No. 6430



This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

KALUZA INC

Consulting Engineers & Surveyors

Engineering Firm No. F-1339

Surveying Firm No. 10010000

3014 Avenue I, Rosenberg, Texas 77471

(281) 341-0808 ■ FAX (281) 341-6333

November 12, 2019

Tract 2 – 1.243 acre (more or less)

A FIELD NOTE DESCRIPTION of 1.243 acre of Land (more or less) to be annexed into the city limits of the City of Richmond being a portion of the road right-of-way of Pitts Road (80 feet wide overall, including a portion of a call 2.156 acre road widening; Fort Bend County Clerk's File No. 9509356) being in the William Morton Survey, Abstract No. 62, Fort Bend County, Texas. The bearing basis for this description is referenced to the Texas Coordinates System of 1983 (South Central Zone) and was determined by Global Positioning System methods.

FOR CONNECTION, begin at a point for the Northwest corner of the City of Richmond call 25.801 acre annexation (Ordinance No. 2006-07; Fort Bend County Clerk's File No. 2006084464); Said corner being the Northwest corner of an original call 25.806 acre tract (Volume 970, Page 49; Deed Records of Fort Bend County, Texas), being the Southeast corner of a call 7.0095 acre tract (Fort Bend County Clerk's File No. 9886477, and being the Southeast corner of an original call 28.431 acre tract (Fort Bend County Clerk's File No. 9625539); Said beginning point being a point in the Westerly line of a call 29.041 acre tract to be annexed into the city limits of the City of Richmond (29.039 acres - Tract 1); **THENCE**; South 3 degrees, 38 minutes, 0 seconds East – 20.97 feet (more or less) along the Westerly line of said call 29.041 acre tract with the Easterly line of said original call 25.806 acre tract being along the existing city limits of the City of Richmond to a point for the Southwest corner of said call 29.041 acre tract and for the Southwest corner of said 29.039 acre Tract 1; **THENCE**; North 87 degrees, 50 minutes, 30 seconds East, at 1227.71 feet (more or less) pass a point in the Westerly right-of-way line of said Pitts Road (80 feet wide overall) as occupied on the ground (called 0.585 acre road easement, no description – Volume 580, Page 854; Deed Records of Fort Bend County, Texas; includes Fort Bend County 10 foot wide road right-of-way – Volume 229, Page 474; Deed Records of Fort Bend County, Texas), in all 1255.50 feet (more or less) along the Southerly line of said call 29.041 acre tract with the Northerly line of the Partition of a call 11.772 acre tract (Fort Bend County Clerk's File No. 9237267) to a point for the Southeast corner of said call 29.041 acre tract; Said corner being the Southeast corner of said 29.039 acre Tract 1 and being the Northeast corner of a call 0.206 acre tract of Land for road right-of-way for Pitts Road (width varies, no dedication information available – Fort Bend County Clerk's File No. 9237267); Said corner being the Southwest corner of and **PLACE OF BEGINNING** for this 1.243 acre tract;

THENCE; North 2 degrees, 23 minutes, 15 seconds West – 999.80 feet (more or less) along the Easterly line of said call 29.041 acre tract along a line in said Pitts Road to a point for the Northwest corner of this tract; Said corner being the Northeast corner of said call 29.041 acre tract, being the Northeast corner of said 29.039 acre Tract 1, and being the Southeast corner of a call 21.9980 acre tract (Fort Bend County Clerk's File No. 9744169);

- THENCE;** North 87 degrees, 45 minutes, 30 seconds East - 56.09 feet (more or less) crossing a portion of the right-of-way of Pitts Road (no dedication information available) and then crossing said call 2.156 acre road widening along a projection of the Northerly line of said call 29.041 acre tract to a point for the Northeast corner of this tract in the Easterly right-of-way line of said Pitts Road;
- THENCE;** South 2 degrees, 9 minutes, 55 seconds East – 999.88 feet (more or less) along the Easterly right-of-way line of said Pitts Road with the Easterly line of said call 2.156 acre road widening being along the West line of the remainder of an original call 100 acre tract (Tract 3C – Fort Bend County Clerk's File No. 9632563 and Volume 296, Page 70; Deed Records of Fort Bend County, Texas) to a point for the Southeast corner of this tract; Said corner bears North 2 degrees, 9 minutes, 55 seconds West – 249.43 feet (more or less) along the Easterly right-of-way line of said Pitts Road from a point for the Southeast corner of said call 2.156 acre road widening in the Northerly line of the G.H. and S.A. Railroad right-of-way;
- THENCE;** South 87 degrees, 50 minutes, 30 seconds West – 52.21 feet (more or less) crossing said call 2.156 acre road widening and then crossing a portion of the right-of-way of Pitts Road (no dedication information available) along a projection of the Southerly line of said call 29.041 acre tract to the **PLACE OF BEGINNING** and containing 1.243 acre of Land (more or less).

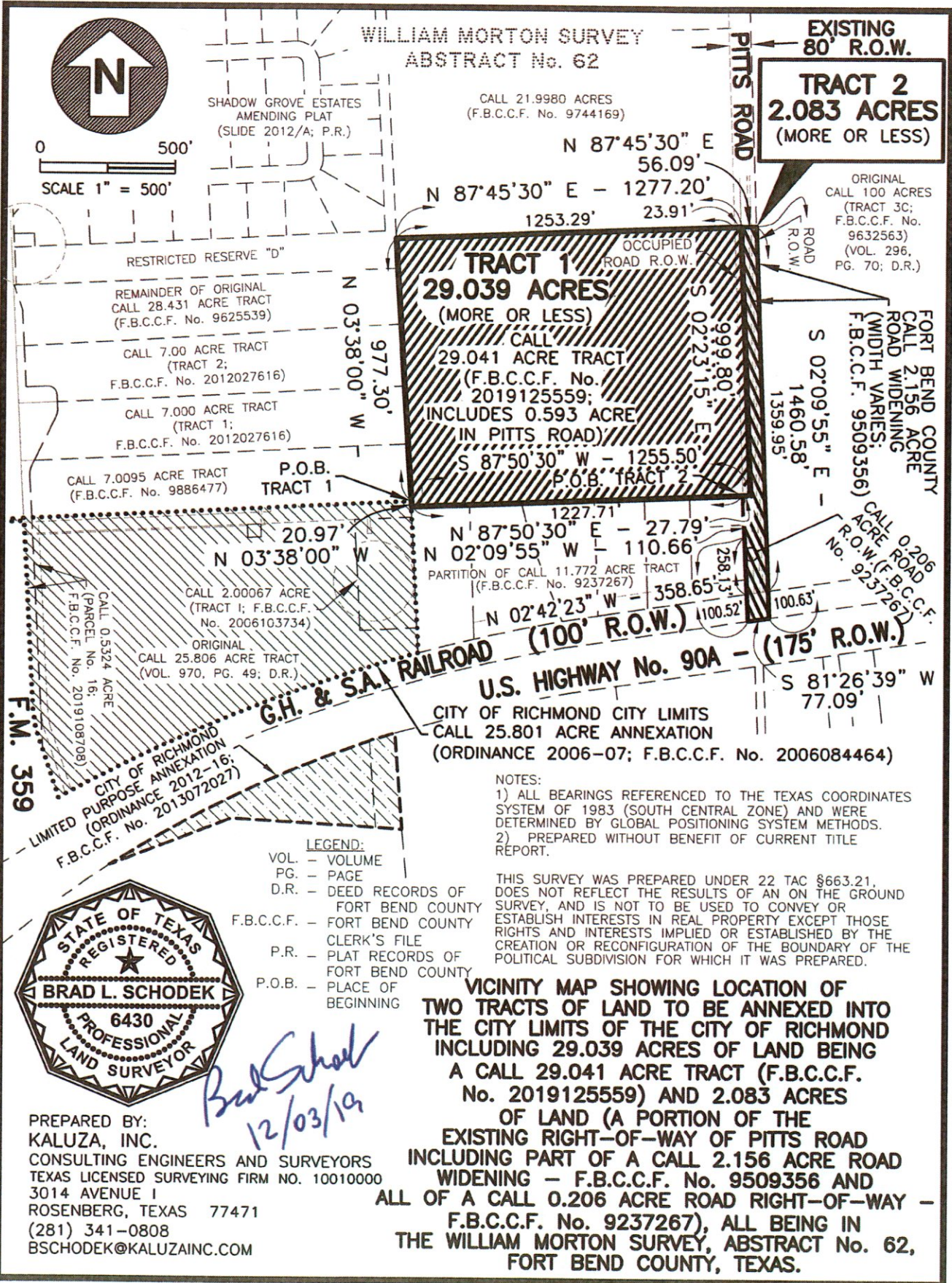


Brad L. Schodek, R.P.L.S. No. 6430



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EXHIBIT



0 500'
SCALE 1" = 500'

SHADOW GROVE ESTATES AMENDING PLAT (SLIDE 2012/A; P.R.)

CALL 21.9980 ACRES (F.B.C.C.F. No. 9744169)

EXISTING 80' R.O.W.
TRACT 2
2.083 ACRES
(MORE OR LESS)

ORIGINAL CALL 100 ACRES (TRACT 3C; F.B.C.C.F. No. 9632563) (VOL. 296, PG. 70; D.R.)

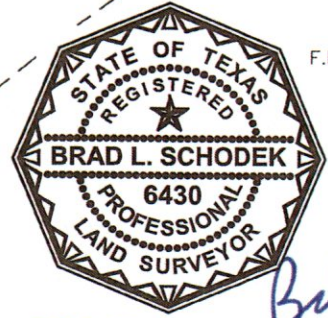
FORT BEND COUNTY CALL 2.156 ACRE ROAD WIDENING (WIDTH VARIES; F.B.C.C.F. No. 9509356)

CALL 0.206 ACRE ROAD R.O.W. (F.B.C.C.F. No. 9237267)

PARTITION OF CALL 11.772 ACRE TRACT (F.B.C.C.F. No. 9237267)

CITY OF RICHMOND CITY LIMITS CALL 25.801 ACRE ANNEXATION (ORDINANCE 2006-07; F.B.C.C.F. No. 2006084464)

F.M. 359



Brad Schodek
12/03/19

PREPARED BY:
KALUZA, INC.
CONSULTING ENGINEERS AND SURVEYORS
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BSCHODEK@KALUZAINC.COM



City of Richmond

Where History Meets Opportunity

Special Called City Commission Meeting

600 Morton Street

Monday, May 11, 2020 at 4:30 p.m.

- A4. Review and consider taking action on Resolution No. 326-2020, Memorandum of Understanding with Lamar Consolidated Independent School District to provide for reasonable communication and coordination efforts our Police Department and LCISD Police Department.



RESOLUTION NO 326-2020

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF RICHMOND, TEXAS, APPROVING AND AUTHORIZING AN MEMORANDUM OF UNDERSTANDING WITH LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT TO PROVIDE FOR REASONABLE COMMUNICATION AND COORDINATION EFFORTS BETWEEN THE RICHMOND POLICE DEPARTMENT AND THE LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT POLICE DEPARTMENT

WHEREAS, Chapter 791 of the Texas Government Code authorizes local governmental entities to enter into Interlocal Agreements for greater efficiency and effectiveness in the performance of their functions; and

WHEREAS, Lamar Consolidated Independent School District (Lamar) created a school police department pursuant to Chapter 37, Texas Education Code; and

WHEREAS, Section 37.081(g), Texas Education Code requires a school district police department and the police department of an overlapping governmental entity to enter into a memorandum of understanding to provide for reasonable communication and coordination efforts between the agencies; and

WHEREAS, the City and Lamar desire to enter into such a memorandum of understanding to provide for communication and coordination between the agencies; and

WHEREAS, the City Commission of the City of Richmond deems it in the public interest to approve and authorize the Memorandum of Understanding with Lamar to provide for such communication and coordination efforts; **NOW, THEREFORE,**

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF RICHMOND, TEXAS:

Section 1. The facts and recitations set forth in the preamble of this Resolution are hereby found to be true and correct.

Section 2. The City Commission of the City of Richmond approves the Memorandum of Understanding with Lamar to provide for reasonable communication and coordination

efforts between the entities' police department and authorizes the execution of the same, a copy of which is attached hereto as Exhibit A.

Section 3. Effective Date. This Resolution shall be effective from and after its adoption.

PASSED AND APPROVED on this the 11th day of May, 2020.

Evalyn Moore, Mayor

ATTEST:

APPROVED AS TO FORM:

Laura Scarlato, City Secretary

Gary W. Smith, City Attorney

Exhibit A



City of Richmond

Where History Meets Opportunity

Special Called City Commission Meeting

600 Morton Street

Monday, May 11, 2020 at 4:30 p.m.

- A5. Review and consider taking action on Ordinance No. 2020-14, ratifying the Mayor's Fifth Amended and Restated Emergency Order in Response to the COVID 19 Pandemic.



ORDINANCE NO. 2020-14

AN ORDINANCE OF THE CITY OF RICHMOND, TEXAS, RATIFYING THE MAYOR'S FIFTH AMENDED AND RESTATED EMERGENCY ORDER IN RESPONSE TO THE COVID 19 PANDEMIC AND CONFORMING THE ORDER TO GOVERNOR ABBOTT'S EO GA-21; PROVIDING FOR THE TERMINATION OF THE ORDER; PROVIDING FOR A PENALTY; PROVIDING FOR REPEAL; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

Whereas, on March 13, 2020, a Declaration of Local Disaster for Public Health Emergency was issued to allow the City of Richmond to take measures to reduce the possibility of exposure to COVID-19 and promote the health and safety of Richmond residents; and

Whereas, on March 13, 2020, a Declaration of State of Disaster was issued by Governor Abbott to take additional steps to prepare for, respond to, and mitigate the spread of COVID-19 to protect the health and welfare of Texans; and

Whereas, on March 16, 2020, President Donald Trump acknowledged the gravity of the COVID-19 pandemic, releasing strict new guidelines to limit people's interactions, including that Americans should avoid groups of more than 10 people; and

Whereas, on March 16, 2020, the City Commission at a Meeting of City Commission approved an extension of the Declaration of Local Disaster for Public Health Emergency; and

Whereas, on March 18, 2020, due to the substantial risks to the public, by Order of the Mayor of Richmond, certain establishments were ordered closed to implement the "All of Community" approach, as recommended by the Centers for Disease Control and Prevention ("CDC"), focused on slowing the transmission of COVID-19 through social distancing to reduce illness and death, while minimizing social and economic impacts; and

Whereas, on March 23, 2020, a Second Amended and Restated Order was issued to clarify and restate the extraordinary measures that must be taken to protect the public; and

Whereas, due to the continued rapid spread of COVID-19, additional measures are necessary to protect the ability of the public and private health care providers to handle the influx of new patients, and safeguard public health and safety through the "All of Community" approach;

Whereas, on March 24, 2020, a Third Amended and Restated Order was issued to protect the public and private health care system and the economic health of the community through the "Stay Home Work Safe" program;

Whereas, due to the continued rapid spread of COVID-19, additional measures are necessary to protect the ability of the public and private health care providers to handle the influx of new patients, and safeguard public health and safety through the use of mandates to remain at home, except for certain essential activities and work to provide essential business and government services or perform essential business and public infrastructure, and

Whereas, on April 27, 2020, Greg Abbott, Governor of the State of Texas, issued his emergency orders EO GA-18, EO GA-19, and EO GA-20 relating to reopening of essential services, reopened businesses, businesses remaining closed, opening of health care offices, and travel restrictions; and

Whereas, on May 6, 2020, Greg Abbott, Governor of the State of Texas, issued his emergency order EO GA-21 amending and expanding EO GA-18 relating to reopening of essential services and reopened businesses; and

Whereas, the provisions of EO GA-18, EO GA-19, and EO GA 21 require the amendment of the prior emergency orders issued by Mayor Moore; **Now, Therefore**,

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF RICHMOND:

Section 1. The facts and findings set forth in the preamble to this Ordinance are found to be true and correct.

Section 2. The City Commission hereby ratifies, amends, and extends the Fifth Amended and Restated Order of the Mayor of the City of Richmond issued on April 29, 2020 providing as follows:

In accordance with guidance from DSHS Commissioner Dr. Hellerstedt, and to achieve the goals established by the President to reduce the spread of COVID-19, every person in Texas shall, except where necessary to provide or obtain essential services or reopened services, minimize social gatherings and minimize in-person contact with people who are not in the same household. People over the age of 65, however, are strongly encouraged to stay at home as much as possible; to maintain appropriate distance from any member of the household who has been out of the residence in the previous 14 days; and, if leaving the home, to implement social distancing and to practice good hygiene, environmental cleanliness, and sanitation.

"Essential services" shall consist of everything listed by the U.S. Department of Homeland Security (DHS) in its Guidance on the Essential Critical Infrastructure Workforce, Version 3.0 or any subsequent version, plus religious services conducted in churches, congregations, and houses of worship. Other essential services may be added to this list with the approval of the Texas Division of Emergency Management (TDEM). TDEM shall maintain an online list of essential services, as specified in this executive order and any approved additions. Requests for additions should be directed

to TDEM at EssentialServices@tdem.texas.gov or by visiting the TDEM website at www.tdem.texas.gov/essentialservices.

"Reopened services" shall consist of the following to the extent they are not already "essential services:"

1. Retail services that may be provided through pick-up, delivery by mail, or delivery to the customer's doorstep.
2. In-store retail services, for retail establishments that operate at up to 25 percent of the total listed occupancy of the retail establishment.
3. Dine-in restaurant services, for restaurants that operate at up to 25 percent of the total listed occupancy of the restaurant; provided, however, that
 - a. this applies only to restaurants that have less than 51 percent of their gross receipts from the sale of alcoholic beverages;
 - b. the occupancy limits do not apply to customers seated in outdoor areas of the restaurant; and
 - c. valet services are prohibited except for vehicles with placards or plates for disabled parking.
4. Movie theaters that operate at up to 25 percent of the total listed occupancy of any individual theater for any screening.
5. Shopping malls that operate at up to 25 percent of the total listed occupancy of the shopping mall; provided, however, that within shopping malls, the food-court dining areas, play areas, and interactive displays and settings must remain closed.
6. Museums and libraries that operate at up to 25 percent of the total listed occupancy; provided, however, that
 - a. local public museums and local public libraries may so operate only if permitted by the local government, and
 - b. any components of museums or libraries that have interactive functions or exhibits, including child play areas, must remain closed.

7. Services provided by an individual working alone in an office, effective until 12:01 a.m. on Monday, May 18, 2020, when this single-person office provision is superseded by the expanded office-based services provision set forth below.

8. Golf course operations.

9. Local government operations, including county and municipal governmental operations relating to permitting, recordation, and document-filing services, as determined by the local government.

10. Wedding venues and the services required to conduct weddings; provided, however, that for weddings held indoors other than at a church, congregation, or house of worship, the facility may operate at up to 25 percent of the total listed occupancy of the facility.

11. Wedding reception services, for facilities that operate at up to 25 percent of the total listed occupancy of the facility; provided, however, that the occupancy limits do not apply to the outdoor areas of a wedding reception or to outdoor wedding receptions.

12. Starting at 12:01 a.m. on Friday, May 8, 2020:

a. Cosmetology salons, hair salons, barber shops, nail salons/shops, and other establishments where licensed cosmetologists or barbers practice their trade; provided, however, that all such salons, shops, and establishments must ensure at least six feet of social distancing between operating work stations.

b. Tanning salons; provided, however, that all such salons must ensure at least six feet of social distancing between operating work stations.

c. Swimming pools; provided, however, that (i) indoor swimming pools may operate at up to 25 percent of the total listed occupancy of the pool facility;

(ii) outdoor swimming pools may operate at up to 25 percent of normal operating limits as determined by the pool operator; and (iii) local public swimming pools may so operate only if permitted by the local government.

13. Starting at 12:01 a.m. on Monday, May 18, 2020:

- a. Services provided by office workers in offices that operate at up to the greater of (i) five individuals, or (ii) 25 percent of the total office workforce; provided, however, that the individuals maintain appropriate social distancing.
- b. Manufacturing services, for facilities that operate at up to 25 percent of the total listed occupancy of the facility.
- c. Gyms and exercise facilities and classes that operate at up to 25 percent of the total listed occupancy of the gym or exercise facility; provided, however, that locker rooms and shower facilities must remain closed, but restrooms may open.

14. Such additional services as may be enumerated by future executive orders or proclamations by the governor.

The conditions and limitations set forth above for reopened services shall not apply to essential services. The total listed occupancy limits described above refer to the maximum occupant load set by local or state law, but for purposes of this executive order, staff members are not included in determining operating levels except for non-essential manufacturing service providers and services provided by office workers.

Notwithstanding anything herein to the contrary, the governor may by proclamation identify any county or counties in which reopened services are thereafter prohibited, in the governor's sole discretion, based on the governor's determination in consultation with medical professionals that only essential services should be permitted in the county, including based on factors such as an increase in the transmission of COVID-19 or in the amount of COVID-19-related hospitalizations or fatalities.

In providing or obtaining essential services or reopened services, all persons (including individuals, businesses and other organizations, and any other legal entity) should use good-faith efforts and available resources to follow the minimum standard health protocols recommended by DSHS, found at www.dshs.texas.gov/coronavirus. All persons should also follow, to the extent not inconsistent with the DSHS minimum standards, the Guidelines from the President and the CDC, as well as other CDC recommendations. Individuals are encouraged to wear appropriate face coverings, but no jurisdiction can impose a civil or criminal penalty for failure to wear a face covering. Nothing in this executive order or the DSHS minimum standards precludes requiring a customer wishing to obtain services to follow additional hygiene measures.

Religious services should be conducted in accordance with the joint guidance issued and updated by the attorney general and governor.

People shall avoid visiting bars, massage establishments, tattoo studios, piercing studios, sexually oriented businesses, or interactive amusement venues such as bowling alleys, video arcades, amusement parks, water parks, or splash pads, unless these enumerated establishments or venues are specifically added as a reopened service by proclamation or future executive order of the governor. Notwithstanding anything herein to the contrary, the governor may by proclamation add to this list of establishments or venues that people shall avoid visiting. To the extent any of the establishments or venues that people shall avoid visiting also offer reopened services permitted above, such as restaurant services, these establishments or venues can offer only the reopened services and may not offer any other services. The use of drive- thru, pickup, or delivery options for food and drinks remains allowed and highly encouraged throughout the limited duration of this executive order.

This executive order does not prohibit people from accessing essential or reopened services or engaging in essential daily activities, such as going to the grocery store or gas station; providing or obtaining other essential or reopened services; visiting swimming pools, parks, beaches, rivers, or lakes; hunting or fishing; or engaging in physical activity like jogging, bicycling, or other outdoor sports, so long as the necessary precautions are maintained to reduce the transmission of COVID-19 and to minimize in-person contact with people who are not in the same household.

In accordance with the Guidelines from the President and the CDC, people shall not visit nursing homes, state supported living centers, assisted living facilities, or long-term care facilities unless to provide critical assistance as determined through guidance from the Texas Health and Human Services Commission (HHSC). Nursing homes, state supported living centers, assisted living facilities, and long-term care facilities should follow infection control policies and practices set forth by the HHSC, including minimizing the movement of staff between facilities whenever possible.

In accordance with the Guidelines from the President and the CDC, schools shall remain temporarily closed to in-person classroom attendance by students and shall not recommence before the end of the 2019-2020 school year, except that a student (accompanied by an adult if needed) may, as allowed by the school consistent with the minimum standard health protocols found in guidance issued by the Texas Education Agency (TEA), visit his or her school campus (a) for limited non-instructional administrative tasks such as cleaning out lockers, collecting personal belongings, and returning school items like band instruments and books; or (b) for graduating seniors, to complete post-secondary requirements that cannot be accomplished absent access to the school facility and its resources, excluding any activity or assessment which can be done virtually. Public education teachers and staff are encouraged to continue to work remotely from home if possible, but may

return to schools to conduct remote video instruction, as well as perform administrative duties, under the minimum standard health protocols found in guidance issued by the TEA. Private schools and institutions of higher education should establish similar standards to allow teachers and staff to return to schools to conduct remote video instruction and perform administrative duties when it is not possible to do so remotely from home.

Notwithstanding anything herein to the contrary, schools may conduct graduation ceremonies consistent with the minimum standard health protocols found in guidance issued by the TEA. Nothing in this executive order, the DSHS minimum standards, or the joint guidance issued and updated by the attorney general and governor precludes churches, congregations, and houses of worship from using school campuses for their religious services or other allowed services.

This executive order shall supersede any conflicting order issued by local officials in response to the COVID-19 disaster, but only to the extent that such a local order restricts essential services or reopened services allowed by this executive order, allows gatherings prohibited by this executive order, or expands the list of essential services or the list or scope of reopened services as set forth in this executive order..

B. These additional restrictions shall apply within the Richmond city limits.

(A) All public or private gatherings of any number of people occurring outside a single household or living unit are prohibited, except for such gatherings permitted by Governor Abbott's Executive Orders or as otherwise provided herein. Nothing in this Order prohibits the gathering of members of a household or living unit. To the extent individuals are using shared or outdoor spaces, they must at all times, maintain Social Distancing of at least six feet and other measures in accordance with current CDC guidelines when they are outside their residence; and

(B) During the continuing increase in COVID-19 cases in Richmond, religious and worship services should be provided by video and teleconference or by drive-in or drive through religious services. Religious services, upon review and advice from the City, should be conducted in accordance with the Guidelines for Houses of Worship During the COVID-19 Crisis, as promulgated by the attorney general and governor.

(C) Public access to Richmond city offices and facilities shall be limited to essential functions including but not limited to court obligations, making payments, and obtaining permits. Please contact the appropriate department or court for instructions or authorization to

appear. The City Manager may determine when and how to allow public access to city offices and facilities.

(D) Parks and other city facilities will remain closed to league activities and group gatherings involving members of more than a single household.

(E) Any person with knowledge that they have tested positive for or have been diagnosed with COVID-19, or anyone who shares a household with such person shall abide by any order or instruction provided to them by an authorized medical professional or a local health authority to quarantine themselves.

(F) Bars, gyms, indoor public swimming pools, interactive amusement venues such as bowling alleys and video arcades, massage establishments, tattoo studios, or piercing studios shall remain closed until designated as a reopened business. The use of drive-thru, pickup, or delivery options for food and drinks remains allowed.

C. That this Order shall be read to comply with Executive Order No. GA-19 signed by Texas Governor Greg Abbott on April 27, 2020 relating to the practice of licensed healthcare professionals during the COVID-19 disaster.

D. Richmond will post this Order on its website. In addition, the owner, manager, or operator of any facility that is likely to be impacted by this Order is strongly encouraged to post a copy of this Order onsite and to provide a copy to any member of the public asking for a copy. If any subsection, sentence, clause, phrase, or word of this Order or any application of it to any person, structure, gathering, or circumstance is held to be invalid or unconstitutional by a decision of a court of competent jurisdiction, then such decision will not affect the validity of this Order.

Section 3. This ordinance and the Fifth Amended and Restated Order and its extension by this ordinance supersedes the prior Order issued by Mayor Moore on March 13, 2020, the Second Amended and Restated Order, the Third Amended and Restated Order, and Ordinance No. 2020-11 adopted on March 25, 2020 to the extent of any conflict. The Fifth Amended and Restated Order is extended until further action of the City Commission.

Section 4. *Repeal.* Any ordinance or other part of any other ordinance in conflict herewith shall be and is hereby repealed only to the extent of such conflict.

Section 5. *Penalty.* Any person, firm partnership, association, corporation, company, or organization of any kind who or which violates any provision of this ordinance shall be deemed guilty of a misdemeanor and, upon

conviction thereof, shall be fined in an amount not to exceed Five Hundred Dollars (\$500.00). Each day during which said violation shall exist or occur shall constitute a separate offense.

Section 6. *Severability.* In the event any section, paragraph, subdivision, clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Commission of the City of Richmond, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 7. *Effective Date.* This Ordinance shall be effective from and after its adoption and publication.

PASSED AND ADOPTED THIS 11th day of May, 2020.

Evalyn W. Moore, Mayor

Attest:

Approved as to form:

Laura Scarlato, City Secretary

Gary W. Smith, City Attorney



FIFTH AMENDED AND RESTATED ORDER BY THE MAYOR OF THE CITY OF RICHMOND

WHEREAS, on March 13, 2020, a Declaration of Local Disaster for Public Health Emergency was issued to allow the City of Richmond to take measures to reduce the possibility of exposure to COVID-19 and promote the health and safety of Richmond residents; and

Whereas, on March 13, 2020, a Declaration of State of Disaster was issued by Governor Abbott to take additional steps to prepare for, respond to, and mitigate the spread of COVID-19 to protect the health and welfare of Texans; and

Whereas, on March 16, 2020, President Donald Trump acknowledged the gravity of the COVID-19 pandemic, releasing strict new guidelines to limit people's interactions, including that Americans should avoid groups of more than 10 people; and

Whereas, on March 16, 2020, the City Commission at a Regular Commission Meeting approved an extension of the Declaration of Local Disaster for Public Health Emergency; and

Whereas, due to the substantial risks to the public, certain establishments were ordered closed to implement the "All of Community" approach, as recommended by the Centers for Disease Control and Prevention ("CDC"), focused on slowing the transmission of COVID-19 through social distancing to reduce illness and death, while minimizing social and economic impacts by Order of Mayor of Richmond, on March 18, 2020, and further amended on March 23, 2020; and

Whereas, due to the continued rapid spread of COVID-19, On April 2, 2020, additional measures are necessary to protect the ability of the public and private health care providers to handle the influx of new patients, and safeguard public health and safety through the use of mandates to remain at home, except for certain essential activities and work to provide essential business and government services or perform essential business and public infrastructure; and

Whereas, to protect lives while restoring livelihoods, both of which can be achieved with the expert advice of medical professionals and business leaders, the following order is adopted pursuant to Executive Order No. GA-18.

NOW THEREFORE, I, MAYOR OF THE CITY OF RICHMOND, TEXAS, PURSUANT TO THE AUTHORITY VESTED BY TEXAS GOVERNMENT CODE

CHAPTER 418, HEREBY FIND AND ORDER:

SECTION 1. That the findings and recitations set out in the preamble to this Order are found to be true and correct and they are hereby adopted by the Mayor and made a part hereof for all purposes.

SECTION 2. That this Order shall be read to comply with Executive Order No. GA-18 signed by Texas Governor Greg Abbott on April 27, 2020 relating to statewide continuity of essential services and reopened services and activities during the COVID-19 disaster, to-wit:

In accordance with guidance from DSHS Commissioner Dr. Hellerstedt, and to achieve the goals established by the President to reduce the spread of COVID-19, every person in Texas shall, except where necessary to provide or obtain essential services or reopened services, minimize social gatherings and minimize in-person contact with people who are not in the same household. People over the age of 65, however, are strongly encouraged to stay at home as much as possible; to maintain appropriate distance from any member of the household who has been out of the residence in the previous 14 days; and, if leaving the home, to implement social distancing and to practice good hygiene, environmental cleanliness, and sanitation.

"Essential services" shall consist of everything listed by the U.S. Department of Homeland Security (DHS) in its Guidance on the Essential Critical Infrastructure Workforce, Version 3.0 or any subsequent version, plus religious services conducted in churches, congregations, and houses of worship. Other essential services may be added to this list with the approval of the Texas Division of Emergency Management (TDEM). TDEM shall maintain an online list of essential services, as specified in this executive order and any approved additions. Requests for additions should be directed to TDEM at EssentialServices@tdem.texas.gov or by visiting the TDEM website at www.tdem.texas.gov/essentialservices.

"Reopened services" shall consist of the following to the extent they are not already "essential services:"

1. Retail services that may be provided through pickup, delivery by mail, or delivery to the customer's doorstep.
2. Starting at 12:01 a.m. on Friday, May 1, 2020:
 - a) In-store retail services, for retail establishments that operate at up to 25 percent of the total listed occupancy of the retail establishment.
 - b) Dine-in restaurant services, for restaurants that operate at up to 25 percent of the

total listed occupancy of the restaurant; provided, however, that (a) this applies only to restaurants that have less than 51 percent of their gross receipts from the sale of alcoholic beverages and are therefore not required to post the 51 percent sign required by Texas law as determined by the Texas Alcoholic Beverage Commission, and (b) valet services are prohibited except for vehicles with placards or plates for disabled parking.

c) Museums and libraries that operate at up to 25 percent of the total listed occupancy; provided, however, that (a) local public museums and local public libraries may so operate only if permitted by the local government, and (b) any components of museums or libraries that have interactive functions or exhibits, including child play areas, must remain closed.

d) Services provided by an individual working alone in an office.

e) Local government operations, including county and municipal governmental operations relating to permitting, recordation, and document-filing services, as determined by the local government.

f) Such additional services as may be enumerated by future executive orders or proclamations by the governor.

The conditions and limitations set forth above for reopened services shall not apply to essential services.

In providing or obtaining essential services or reopened services, people and businesses should follow the minimum standard health protocols recommended by DSHS, found at www.dshs.texas.gov/coronavirus, and should implement social distancing, work from home if possible, and practice good hygiene, environmental cleanliness, and sanitation. This includes also following, to the extent not inconsistent with the DSHS minimum standards, the Guidelines from the President and the CDC, as well as other CDC recommendations. Individuals are encouraged to wear appropriate face coverings.

People shall avoid visiting bars, gyms, public swimming pools, interactive amusement venues such as bowling alleys and video arcades, massage establishments, tattoo studios, piercing studios, or cosmetology salons. The use of drive-thru, pickup, or delivery options for food and drinks remains allowed and highly encouraged throughout the limited duration of this executive order.

This order does not prohibit people from accessing essential or reopened services or

engaging in essential daily activities, such as going to the grocery store or gas station, providing or obtaining other essential or reopened services, visiting parks, hunting or fishing, or engaging in physical activity like jogging, bicycling, or other outdoor sports, so long as the necessary precautions are maintained to reduce the transmission of COVID-19 and to minimize in-person contact with people who are not in the same household.

In accordance with the Guidelines from the President and the CDC, people shall not visit nursing homes, state supported living centers, assisted living facilities, or long-term care facilities unless to provide critical assistance as determined through guidance from the Texas Health and Human Services Commission (HHSC). Nursing homes, state supported living centers, assisted living facilities, and long-term care facilities should follow infection control policies and practices set forth by the HHSC, including minimizing the movement of staff between facilities whenever possible.

SECTION 3. These additional restrictions shall apply within the Richmond city limits.

- (A) All public or private gatherings of any number of people occurring outside a single household or living unit are prohibited, except for performing or receiving religious services conducted in churches, congregations, and houses of worship or as otherwise provided herein. Nothing in this Order prohibits the gathering of members of a household or living unit. To the extent individuals are using shared or outdoor spaces, they must at all times, maintain Social Distancing of at least six feet and other measures in accordance with current CDC guidelines when they are outside their residence; and
- (B) During the continuing increase in COVID-19 cases in Richmond, religious and worship services should be provided by video and teleconference or by drive-in or drive through religious services. Religious services, upon review and advice from the City, should be conducted in accordance with the Guidelines for Houses of Worship During the COVID-19 Crisis, as promulgated by the attorney general and governor. Outdoor services shall comply with all relevant ordinances regulating outdoor events, including traffic control and noise regulations.
- (C) Public access to Richmond city offices and facilities shall be limited to essential functions including but not limited to court obligations, making payments, and obtaining permits. Please contact the appropriate department or court for instructions or authorization to appear. The City Manager may determine when and how to allow public access to city offices and facilities.

(D) Parks and other city facilities will remain closed to league activities and group gatherings involving members of more than a single household.

(E) Any person with knowledge that they have tested positive for or have been diagnosed with COVID-19, or anyone who shares a household with such person shall abide by any order or instruction provided to them by an authorized medical professional or a local health authority to quarantine themselves.

(F) Bars, gyms, public swimming pools, interactive amusement venues such as bowling alleys and video arcades, massage establishments, tattoo studios, piercing studios, or cosmetology salons shall remain closed until further order. The use of drive-thru, pickup, or delivery options for food and drinks remains allowed.

SECTION 4. That this Order shall be read to comply with Executive Order No. GA-19 signed by Texas Governor Greg Abbott on April 27, 2020 relating to the practice of licensed healthcare professionals during the COVID-19 disaster.

SECTION 5. Pursuant to Annex U, Section V. (A) (4) (a) of the Fort Bend County Emergency Operations Plan accepted by the City Commission on May 20, 2019, and in accordance with Texas Government Code §418.173, the Richmond Police Department, the Richmond Fire Marshal's Office, and other peace officers, as defined by Article 2.12 of the Texas Code of Criminal Procedure, are hereby authorized to enforce this order, and the failure to comply with this Order is an offense punishable by a fine of up to \$1,000 or confinement in jail for a term of up to 180 days.

SECTION 6. Richmond will post this Order on its website. In addition, the owner, manager, or operator of any facility that is likely to be impacted by this Order is strongly encouraged to post a copy of this Order onsite and to provide a copy to any member of the public asking for a copy. If any subsection, sentence, clause, phrase, or word of this Order or any application of it to any person, structure, gathering, or circumstance is held to be invalid or unconstitutional by a decision of a court of competent jurisdiction, then such decision will not affect the validity of this Order.

SECTION 7. This Fifth Amended and Restated Order supersedes any conflicting provision of the original Order, Second Amended and Restated Order, Third Amended and Restated Order, and Fourth Amended and Restated Order and applies within the incorporated areas of the City of Richmond and shall be effective from 12:01 a.m. on May 1, 2020 until 11:59 p.m. on May 15, 2020, unless a declaration of the local disaster for public health emergency is no

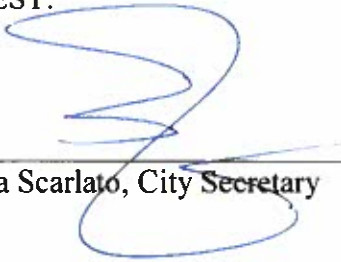
longer in effect.

ORDERED this the 29th day of April, 2020.



Evalyn W. Moore, Mayor

ATTEST:



Laura Scarlato, City Secretary



City of Richmond

Where History Meets Opportunity

Special Called City Commission Meeting

600 Morton Street

Monday, May 11, 2020 at 4:30 p.m.

- A6. Staff update on and discussion of parking requirement for multi-family developments.



**CITY COMMISSION
AGENDA ITEM COVER MEMO**

DATE: May 11, 2020

Staff Review:

City Manager _____

City Attorney _____

Finance _____

Fire Department _____

Police Department _____

Public Works _____

AGENDA ITEM: A6.

**SUBMITTED BY: Jose Abraham, Planning Director
Planning Department**

SYNOPSIS

Based on City Commission’s inputs, staff studied the issue of parking for multi-family developments and the findings are provided in a report. This report provides key research findings on multi-family parking demands and requirements. This report is intended to help evaluate the current multi-family development parking requirements of the UDC. The research is based on (1) Case study of two existing multi-family development in the City of Richmond’s ETJ; (2) Trends evident from Census and American Community Survey Data; (3) Comparative analysis of parking requirements of other jurisdiction is the Houston Metropolitan area.

COMPREHENSIVE PLAN 2014 GOALS ADDRESSED

Goal D.2. of the Comprehensive Plan emphasizes continuous re-evaluation of the City’s incentives, policies, and regulations – while at the same time – setting quality and character standards that are compatible with the historic character and future trajectory of the community.

BACKGROUND

The City Commission discussed a request for reduced parking requirement for a proposed multi-family development at the April 20, 2020 regular meeting and emphasized the following concerns and inputs:

- Adequate parking is a critical component of a quality multi-family development and must be carefully concerned. Any consideration of reduced parking requirement should be based on elaborate study and justification.
- Staff’s recommendation would result in approximately 30% reduction in parking for the proposed development, which is substantial and must be carefully concerned.

- If a parking shortage results from the reduced parking requirements, it would have a negative impact on the community.
- Considering parking on a case by case basis may not be wise and all multi-family development should be subjected to the same parking requirement, unless there is a unique circumstance involved that would result in different parking demand. The city commission emphasized that “consistency breeds credibility.”
- If reduced parking requirement is considered, it would be more beneficial to reconsider the UDC requirements instead of considering reduction on a case by case basis.

BUDGET ANALYSIS

FUNDING SOURCE	ACCOUNT NUMBER	PROJECT CODE/NAME	FY 2019-2020 FUNDS BUDGETED	FY 2019-2020 FUNDS AVAILABLE	AMOUNT REQUESTED
N/A	N/A	N/A	N/A	N/A	N/A

BUDGET AMENDMENT REQUIRED? YES _____ NO X

Requested Amendment: N/A

Budgeted funds estimated for FY 2019-2020: N/A

Purchasing Review: N/A

Financial/Budget Review: N/A

FORM CIQ: N/A

FORM 1295 N/A

SUPPORTING MATERIALS

A report has been submitted by the Planning Department for review by the Mayor and City Commission.

STAFF’S RECOMMENDATION

Staff is requesting discussion and input regarding the issue of multi-family development parking requirements. Staff is also recommending reconsideration of multi-family development parking requirements through a future UDC text amendment.

City Manager Approval: _____

CITY COMMISSION

Staff Report: Multi-family Parking Requirement Study and Research

Agenda Date: May 11, 2020

Agenda Item:

Agenda Item Subject: Multi-family development Parking requirements

Project Description: This report provides key research findings on multi-family parking demands and requirements. This report is intended to help evaluate the current multi-family development parking requirements of the UDC. The research is based on (1) Case study of two existing multi-family development in the City of Richmond’s ETJ; (2) Trends evident from Census and American Community Survey Data; (3) Comparative analysis of parking requirements of other jurisdiction in the Houston Metropolitan area.

Project Planner: Jose Abraham, Planning Director

OVERVIEW AND BACKGROUND

The City Commission discussed a request for reduced parking requirement for a proposed multi-family development at the April 20, 2020 regular meeting and emphasized the following concerns and inputs:

- Adequate parking is a critical component of a quality multi-family development and must be carefully considered. Any consideration of reduced parking requirement should be based on elaborate study and justification.
- Staff’s recommendation would result in approximately 30% reduction in parking for the proposed development, which is substantial and is concerning.
- If a parking shortage results from the reduced parking requirements, it would have a negative impact on the community.
- Considering parking on a case by case basis may not be wise and all multi-family development should be subjected to the same parking requirement, unless there is a unique circumstance involved that would result in a very different parking demand. The City Commission emphasized that “consistency breeds credibility.”
- If reduced parking requirement is considered, it would be more beneficial to reconsider the UDC requirements instead of considering reduction on a case by case basis.

Based on these inputs, staff studied the issue of parking for multi-family developments and the findings are provided in the following sections.

STAFF RESEARCH FINDINGS

CASE STUDY: Staff reviewed two existing multi-family development located within City of Richmond’s ETJ. Staff studied parking occupancy at Villas at Riverpark West and Arium at Wildwood. These apartments are located at the northeast and north west corners of the US 59 and Richmond Parkway intersection. We

have visited the development four times to get parking occupancy counts during weekdays and weekends. Additionally, we reviewed Cortland Sugarland located behind Rudy's along US 59. This development meets the parking requirement using 201 Tandem spaces (Spaces fronting garage doors).

Please note the following occupancy and parking related information for 2 existing multi-family development within our ETJ.

- VILLAS AT RIVER PARK WEST: This development was built around 2006.** A Minimum requirement of 1.5 spaces per unit for One bedroom, 2 spaces per unit for Two bedroom unit and 2.5 spaces per unit for Three and above bedroom units was applied.

DEVELOPMENT INFORMATION	
Item	Count
1 bedroom unit	192
2 bedroom unit	60
Total dwelling unit	252
Total Bedrooms	312
Total Parking Spaces	453
PARKING RATIO (per unit)	1.8
PARKING RATIO (per bedroom)	1.4

APRIL OCCUPANCY INFORMATION		
Item	Count	Percentage
1 bedroom unit Occupied	179	93%
2 bedroom unit Occupied	55	91%
Total dwelling unit Occupied	234	92%
Total Bedrooms Occupied	299	95%
Total cars registered	292	
Cars registered (per unit)	1.2	
Cars registered (per bedroom)	0.9	

PARKING REQUIREMENT COMPARISON (Requirement applied V UDC Standards)				
	Minimum Requirement Applied	Count	Current Minimum Requirement, UDC	Count
1 bedroom unit	1.5 spaces per unit	288	2.0 spaces per unit	384
2 bedroom unit	2.0 spaces per unit	120	3.0 spaces per unit	180
3 bedroom unit	2.5 spaces per unit	-	4.0 spaces per unit	-
TOTAL		408		564
Overall Parking Ratio		1.6 spaces/unit		2.2 spaces/unit

PARKING COUNT INFORMATION					
Villas at River Park west			Total spaces = 453		
10 Garage spaces, no Tandem spaces					
Date	Time	Vacant Spaces	Occupied	Vacancy	Occupancy
4/28/2020 (Tuesday)	7:30 PM	161	292	36%	64%
4/29/2020 (Wednesday)	7:30 PM	159	294	35%	65%
5/3/2020 (Sunday)	6:30 AM	141	312	31%	69%
5/3/2020 (Sunday)	8:00 PM	160	293	35%	65%
<i>Garages assumed to be occupied.</i>					

- 2) **ARIUM AT WILDWOOD:** This development was built around 2004. A minimum requirement of 1.5 spaces per unit for One bedroom, 2 spaces per unit for Two bedroom unit and 2.5 spaces per unit for Three and above bedroom units was applied. This development included 34 Tandem spaces to meet the minimum parking requirement.

DEVELOPMENT INFORMATION	
Item	Count
1 bedroom unit	132
2 bedroom unit	132
3 bedroom unit	24
Total dwelling unit	288
Total Bedrooms	468
Total Parking Spaces	522
Tandem Spaces	34
PARKING RATIO without Tandem (per unit)	1.7
PARKING RATIO without Tandem (per bedroom)	1.06

APRIL OCCUPANCY INFORMATION		
Item	Count	Percentage
1 bedroom unit Occupied	127	96.2%
2 bedroom unit Occupied	119	90.1%
3 bedroom unit Occupied	21	61.7%
Total dwelling unit Occupied	267	92.7%
Total Bedrooms Occupied	428	91.4%
Total cars registered	229	
Cars registered (per occupied unit)	0.85	
Cars registered (per occupied bedroom)	0.53	

PARKING REQUIREMENT COMPARISON (Requirement applied V UDC Standards)				
	Minimum Requirement Applied	Count	Current Minimum Requirement, UDC	Count
1 bedroom unit	1.5 spaces per unit	198	2.0 spaces per unit	264
2 bedroom unit	2.0 spaces per unit	264	3.0 spaces per unit	396
3 bedroom unit	2.5 spaces per unit	60	4.0 spaces per unit	96
TOTAL		522		756
Overall Parking Ratio		1.8 spaces/unit		2.6 spaces/unit

PARKING COUNT INFORMATION					
Arium at Wildwood			Total spaces = 488 (437 +51 Garages)		
51 Garage spaces, 34 Tandem spaces					
Date	Time	Vacant Spaces	Occupied	Vacancy	Occupancy
4/28/2020 (Tuesday)	8:00 PM	137	351	28%	72%
4/29/2020 (Wednesday)	8:00 PM	125	363	26%	74%
5/3/2020 (Sunday)	7:00 AM	94	394	19%	81%
5/3/2020 (Sunday)	8:30 PM	125	363	26%	74%
<i>Garages and Tandem Spaces assumed to be occupied.</i>					

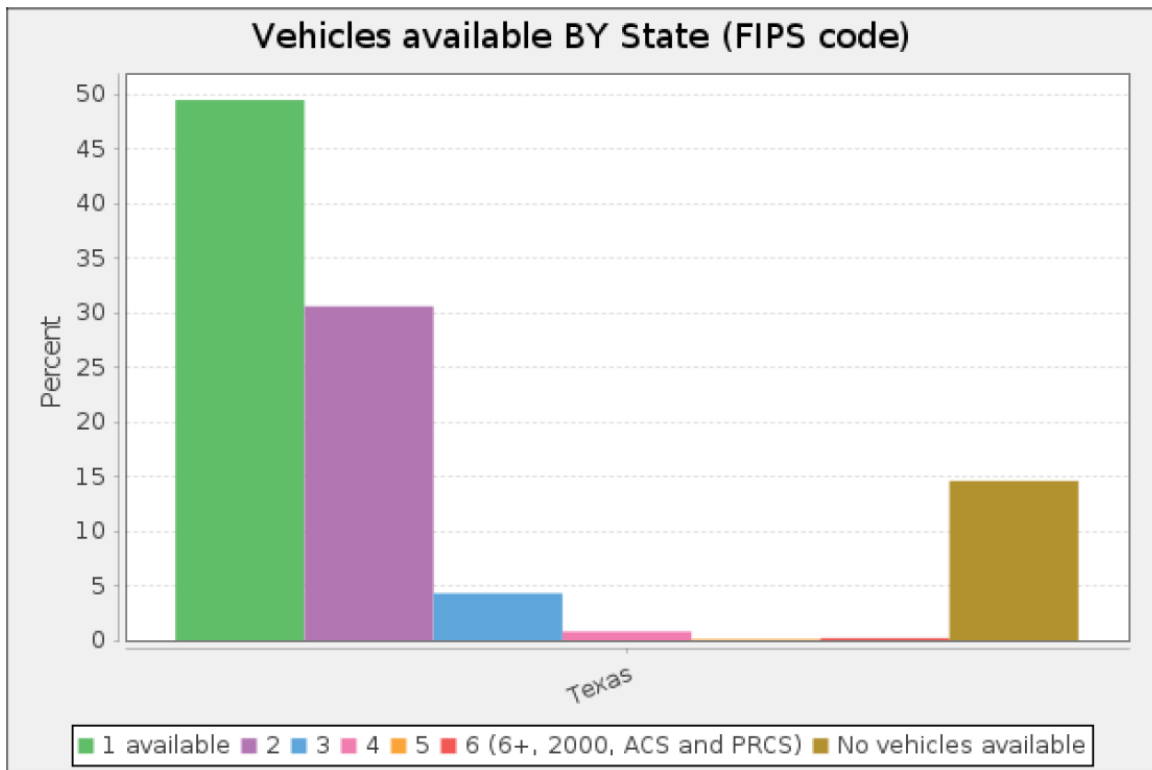
Please note the following findings from the studying the two existing multi-family development:

- Even with lower parking ratio, we are generally seeing parking vacancy rate in the 25 to 30% range.
- The parking vacancy recorded is despite assuming all garages to be occupied.
- There are no known parking related complaints for the two developments studied. Staff has not witnessed or received any complaints about overflow parking on public street providing access to the developments studied.
- The parking study does not include parking spaces provided for the leasing office and at the time of counting parking spaces, the spaces dedicated for leasing office visitors were vacant.
- Occupied dwelling units for both developments include certain units that do not generate parking since they are set aside as model units.
- The occupancy is above 90% which is the generally observed peak of rental occupancy (92-95%).

VEHICLE AVAILABILITY TRENDS: Staff analyzed data available from 2018 American Community Survey and 2010 Census to understand vehicle availability trends for households in Texas and Fort Bend County. The general trend shows higher percentage of one and two vehicle availability per household. We see that the percentage of one and two vehicles availability is higher than three or more vehicles even within households with more than two people. Please note the following information based on data from 2018 ACS and 2010 US Census that provides some insight/trends on parking demand within multi-family development:

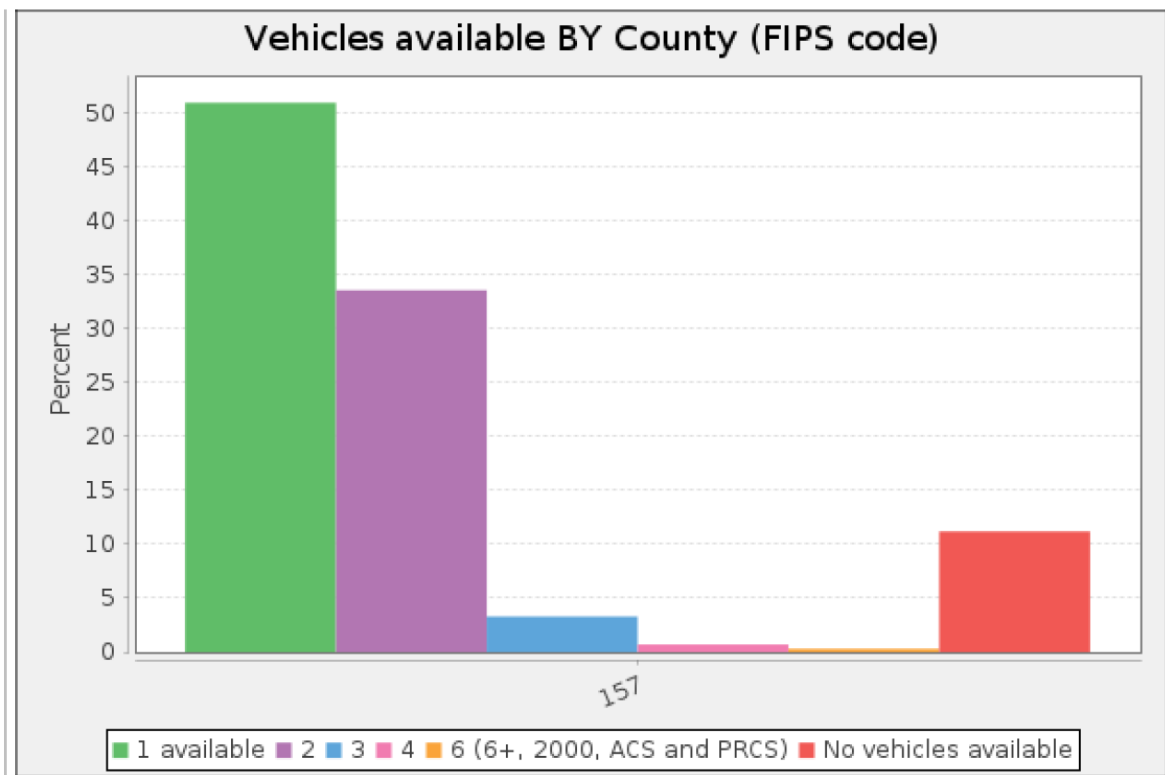
a) Availability of Vehicles within households living in Multi-family development within Texas

Vehicles within households living in Multi-family development within Texas								
	1 Vehicle	2 Vehicles	3 Vehicles	4 Vehicles	5 Vehicles	6+ Vehicles	NO Vehicle	Row TOTAL
Households living in Multi-family development with 50+ units in TEXAS	49.5%	30.6%	4.3%	0.8%	0.1%	0.2%	14.6%	100%



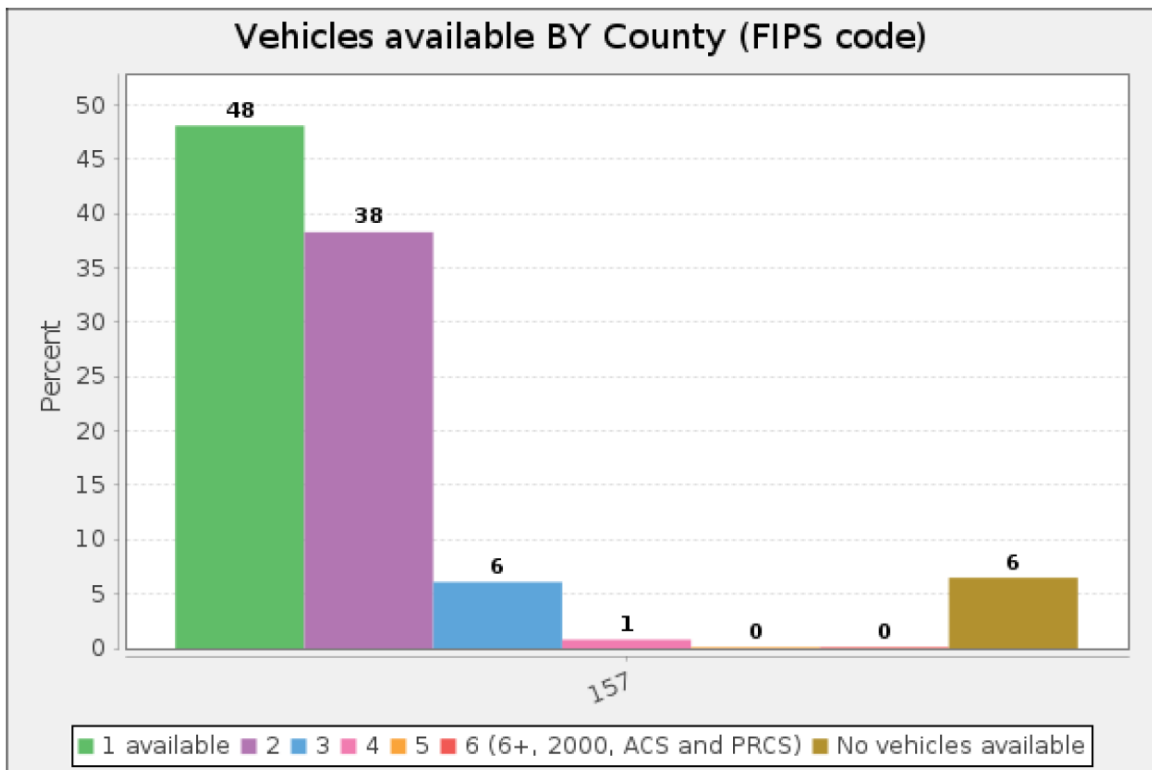
b) Availability of Vehicles within households living in Multi-family development with 50+ units within FB County

Vehicles within households living in Multi-family development within FB County							
	1 Vehicle	2 Vehicles	3 Vehicles	4 Vehicles	6+ Vehicles	NO Vehicle	Row TOTAL
Households living in Multi-family development with 50+ units in Fort Bend County	51%	33.6%	3.3%	0.7%	0.3%	11.2%	100%



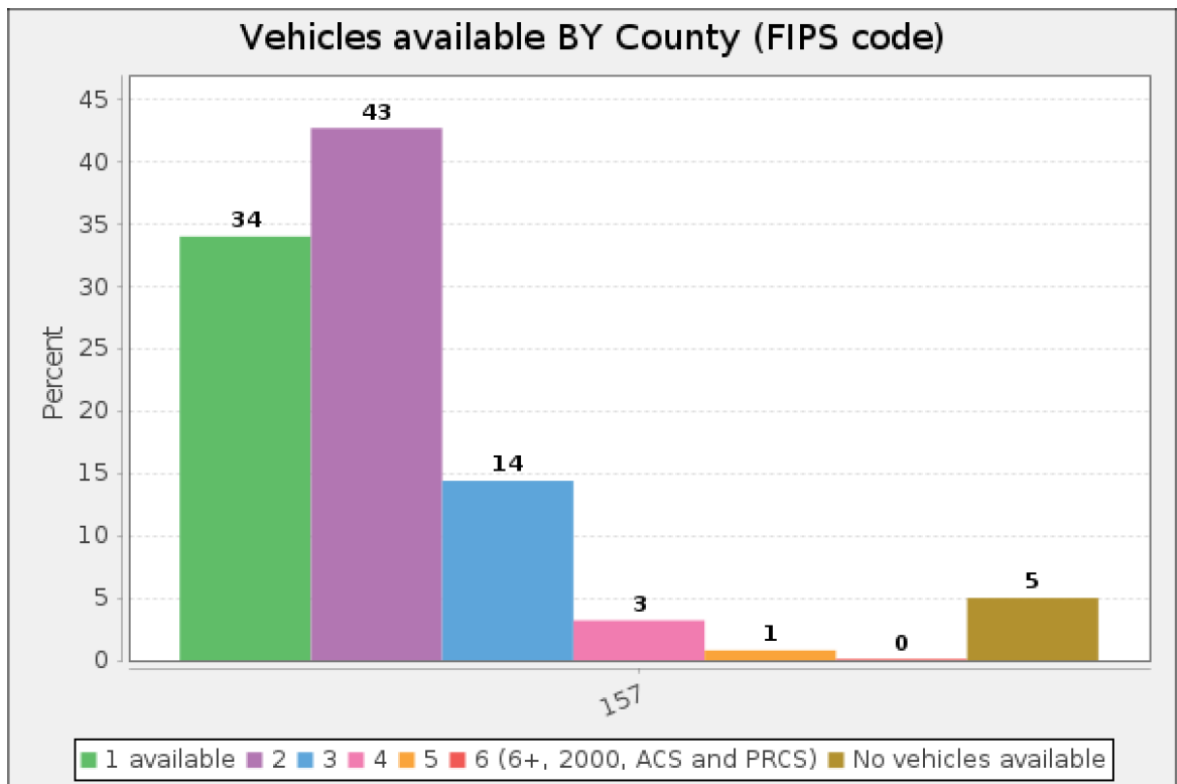
c) Availability of Vehicles within households living in Multi-family development within FB County (units ranging from 4 units and above)

Vehicles within households living in Multi-family development within FB County								
	1 Vehicle	2 Vehicles	3 Vehicles	4 Vehicles	5 Vehicles	6+ Vehicles	NO Vehicle	Row TOTAL
Households living in Multi-family development in Fort Bend County	48.1%	38.3%	6.1%	0.8%	0.1%	0.1%	6.5%	100%



d) Availability of Vehicles within Renters (households) within FB County

Vehicles available for RENTER households within FB County								
	1 Vehicle	2 Vehicles	3 Vehicles	4 Vehicles	5 Vehicles	6+ Vehicles	NO Vehicle	Row TOTAL
Households living in Multi-family development in Fort Bend County	34%	42.7%	14.4%	3.2%	0.8%	0.1%	5%	100%



e) Availability of Vehicles based on household size in Fort Bend County

2018 (data) Vehicle per household percentage						
	0 Veh	1 Veh	2 veh	3 Veh	4+ Veh	Total
Total	3%	23%	48%	18%	7%	100%
1-person household:	7%	73%	18%	1%	1%	100%
2-person household:	4%	19%	65%	11%	2%	100%
3-person household:	0%	16%	48%	29%	6%	100%
4-or-more-person household:	1%	9%	49%	27%	14%	100%

2010 (data) Vehicle per household percentage						
	0 Veh	1 Veh	2 veh	3 Veh	4+ Veh	Total
Total	2%	24%	48%	18%	7%	100%
1-person household:	5%	76%	14%	3%	2%	100%
2-person household:	2%	23%	62%	10%	2%	100%
3-person household:	4%	14%	50%	27%	5%	100%
4-or-more-person household:	1%	10%	51%	25%	13%	100%

f) Availability of Vehicles based on household size in Fort Bend County amongst Renters

	1 person HH	2 person HH	3 person HH	4 person HH	5 person HH	6 person HH	7 person HH	8 person HH	9 person HH	11 person HH
1 Vehicle per household	56.5%	43.2%	34.2%	28.7%	23.6%	17.2%	26.4%	40.7%	0%	0%
2 Vehicle per household	22.7%	46%	43.5%	49.6%	47.7%	41.6%	33.5%	30.7%	60.6%	0%
3 Vehicle per household	5.9%	4.5%	15.6%	15.1%	16.3%	33.1%	21.1%	20.5%	30.9%	100%
4 Vehicle per household	0.9%	0.9%	1.8%	3.0%	6.2%	5.6%	7.2%	8.1%	8.5%	0%
5 Vehicle per household	1.0%	0.2%	0.6%	0.6%	1.4%	0.5%	3.1%	0%	0%	0%
6+ Vehicle per household	0.1%	0.1%	0.1%	0.1%	0%	0%	0%	0%	0%	0%
NO Vehicle per household	12.9%	4.1%	5.1%	2.9%	4.7%	2.1%	8.8%	0%	0%	0%

OTHER JURISDICTION PARKING REQUIREMENTS FOR MULTI-FAMILY: Staff analyzed parking requirements of other jurisdictions in the region to see how it compares to City of Richmond requirements. Parking requirements within some jurisdictions are less than City of Richmond requirement and some are more. Please see following tables for the comparison. We also reviewed the proposed multi-family development project that was discussed for a reduced parking requirement based on requirements of other jurisdictions to compare resulting total number of spaces.

MULTI FAMILY PARKING REQUIREMENT COMPARISON							
	Richmond	Fulshear	Missouri City	Sugarland	Pearland	Stafford	Rosenberg
1 Bed	2 space/ unit	1.5 space/ unit	1.5 space/ unit	1.5 space/ unit	2 space/ unit	2.5 space/ unit	2 space/ unit
2 Bed	3 space/ unit	2 space/ unit	2 space/ unit	2 space/ unit	2.5 space/ unit	2.5 space/ unit	3 space/ unit
3+ Bed	4 space/ unit	2 space/ unit	2.5 space/ unit	2 space/ unit	3 space/ unit	2.5 space/ unit	4 space/ unit
Additional Requirement	NA	NA	NA	1 per 5 unit	NA	NA	2 per one bed, 2 per 2 Bed, & 3 per 3+ Bed (Guest)

PARKING COUNT FOR THE PROPOSED DEVELOPMENT COMPARISON							
	Richmond	Fulshear	Missouri City	Sugarland	Pearland	Stafford	Rosenberg
1 Bed / 115 Units	230	172.5	172.5	172.5	230	287.5	230
2 Bed / 140 Units	420	280	280	280	350	350	420
3+ Bed / 27 Units	108	54	67.5	54	80	67.5	108
Additional Requirement	NA	NA	NA	56	NA	NA	591
TOTAL	758	506.5	520	563	661	705	1349

NOTE: With the recommended reduction, the proposed development would result in a total of **508 Parking space.**

RECOMMENDATION

Staff is requesting discussion and input regarding the issue of multi-family development parking requirements. Staff is also recommending reconsideration of multi-family development parking requirements through a future UDC text amendment.

Please note that the Planning and Zoning Commission recommended approval of the request for reduced parking requirements for the proposed multi-family development (*previously discussed by the City Commission but pending action*) with an additional recommendation to reconsider UDC parking requirements for multi-family development based on the findings of the research done by staff.

-----*End of Report*-----



City of Richmond

Where History Meets Opportunity

Special City Commission Meeting

600 Morton Street

Monday, May 11, 2020 at 4:30 P.M.

- A7. Adjourn to Executive Session, as authorized by Texas Government Code, Section 551.087, Deliberation regarding Economic Development Negotiations.