



# City of Richmond

*Where History Meets Opportunity*

## Special Scheduled and Workshop City Commission Meeting Jointly with Planning & Zoning Commission via Video Conference call (pursuant to Texas Government Code, Section 551.127)

**Monday, November 9, 2020 at 4:30 P.M.**

Join Zoom Meeting

<https://zoom.us/j/97791987294>

Meeting ID: 977 9198 7294

One tap mobile

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Dial by your location

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+1 929 205 6099 US (New York)

Meeting ID: 977 9198 7294

Find your local number: <https://zoom.us/u/ac6YavTuSK>

Mayor Evalyn Moore

Commissioner Terry Gaul

Commissioner Barry Beard

Commissioner Carl Drozd

Commissioner Alex BeMent

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**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](mailto: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.**

*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 Special and Workshop Meeting Agenda

November 9, 2020

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## AGENDA

- A1. Call to Order, Quorum Determined and 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. Presentation: Update and discussion on the progress of the Veranda development.
- A4. Adjournment.

If, during the course of the meeting covered by this Agenda, the Commission shall determine that an executive session of the Commission, should be held or is required in relation to any item included in this Agenda, then such executive session, as authorized by the Texas Open Meetings Act, will be held by the Board at the date, hour, and place given in this Agenda concerning any and all subjects and for any and all purposes permitted by Sections 551.071-551.090 of the Texas Government Code, including, but not limited to, Section 551.072 – for purpose of deliberating regarding real property 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. 504 for needed accommodations.

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

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600 Morton Street  
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A1. Call to Order, Quorum Determined, Meeting Declared Open.



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- 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.)



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- A3. Presentation: Update and discussion on the progress of the Veranda development.



**CITY COMMISSION  
AGENDA ITEM COVER MEMO**

**DATE: November 9, 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 an agenda item request for a workshop discussion jointly with the Planning and Zoning Commission regarding Veranda Development in terms of development progress and sales trends. The update shall be a presentation by Trey Reichert, Vice President and General Manager of Veranda by Johnson Development. The presenter plans to provide most recent sales figures and trends, aerial images illustrating development progress, and updates on near future projects within Veranda.

**COMPREHENSIVE PLAN 2014 GOALS ADDRESSED**

This presentation and discussion provide an opportunity to assess and evaluate the progress resulting from policy decisions pertaining to the Veranda Development Agreement and City of Richmond Comprehensive Master Plan.

D.2. Continuously re-evaluate 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 Veranda DA was entered into on September 15, 2015 between the City of Richmond and HW 589 holdings, for the development of 589.09 tract of land as a master planned, mixed-use community including single family attached & detached residential, multi-family residential, retail, commercial, educational, and recreational use. The development was branded as Veranda. The City is authorized by Section 212.172 of the Texas Local Government Code to enter into this DA. On 21<sup>st</sup> August 2017, this DA was amended and restated to include the provisions and restrictions for an additional adjacent tract of 116.78 acres acquired by the Developer. This inclusion was made to achieve a unified development

scheme for both the tracts. *(Please note that this tract was recently annexed and the acreage indicated in the DA is 118.78 acres).* The DA provides long-term foreseeability and efficiency in terms of operation of infrastructure, regulatory requirements, and financing mechanism which are all critical to a high-quality development. As the Veranda Development is nearing completion, it would be beneficial to review the progress made so far and additionally review trends pertaining to home values and sales. This update presentation from the developer can help the Commissions and staff to be better informed while considering future projects within the Veranda development.

**BUDGET ANALYSIS**

FUNDING SOURCE	ACCOUNT NUMBER	PROJECT CODE/NAME	FY 2020 – 2021 FUNDS BUDGETED	FY 2020 – 2021 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 2020 - 2021: N/A

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

FORM CIQ:   N/A  

FORM 1295   N/A  

**SUPPORTING MATERIALS**

**A presentation shall be made by the developer at the meeting**

**STAFF’S RECOMMENDATION**

**Staff requests feedback and suggestions from the City Commission and Planning and Zoning Commission.**

City Manager Approval: \_\_\_\_\_



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A4. Adjournment.