



RICHMOND

EST. **TEXAS** 1837

Where History Meets Opportunity

Planning & Zoning Commission and City Commission Joint Meeting Minutes

Zoom Teleconference

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

The City Commission for the City of Richmond, Texas met in Special Session as a Joint Workshop with the Planning and Zoning Commission. on November 9, 2020 at 4:30 p.m. Mayor Pro Tem Carl Drozd proceeded to call the meeting to order at 4:30 p.m. A quorum was present, with the following members in attendance:

Evalyn W. Moore, Mayor - **Absent**
Terry Gaul, Commissioner P1
Barry Beard, Commissioner P2
Carl Drozd, Commissioner P3
Alex BeMent, Commissioner P4
Terri Vela, City Manager
Gary Smith, City Attorney
Laura Scarlato, City Secretary

Planning and Zoning Commission Members Present:

Libby King - **Absent**
Ernie Hogue
Katherine Graeber-Kubelka
Larry Pittman
Noell Myska – Joined late

Agenda item A2, Public Comments was opened and there were no citizens signed up to speak therefore the agenda item was closed.

Agenda item A3, Presentation: Update and discussion on the progress of the Veranda Development. City Manager Terri Vela introduced Trey Reichert, Vice President and General Manager of Riverstone and Veranda by Johnson Development Corporation. Mr. Reichert gave a brief history of his personal background, thanked Mayor Moore for her service and for believing in the vision for the development and congratulated Mayor elect Becky Haas. The approximate 589 acres of land was purchased from the Henderson-Wessendorff Foundation in 2015 and at this time, there is limited land to be developed. There are currently two sections left after the month of November. Currently there are 1400 lots that have been developed. Upon full buildout, non-traditional category which includes townhomes and patio homes will consist of 22% of the development. Builders have sold 964 homes since sales began in 2017 with 780 homes being closed and occupied. The average home price is \$344,000. There have been 17

homes sold in the first 8 days of November and 348 homes in 2020. Veranda is in the lead for sales of all Johnson Development properties. Sasha Reynolds was hired as a Lifestyle Director and is creating a community that celebrates life and plans events to bring out the residents. The annexation of the Fort Bend Country Club which is now available for development is on track to raise the values on the tax roll to an estimated value of \$90 million. The Veranda Homeowners Association took over the responsibility of maintenance and landscaping of Richmond Parkway. The trees that could not be saved were carved into beautiful forms of artwork by Galveston Artist James Phillips. Veranda has received many awards; Best Community Entrance Award from the Greater Houston Builders Association (GHBA) and Best Community Amenity of the Year by the GHBA. The entrance features a 50' clock tower and the latter for the pool. The numerous amenities were reviewed. An elementary school is scheduled to be open the Fall 2022. Wildwood Park Road is under construction and will have an entrance off of FM 762. A dog park is in the planning phase and will include a water feature for split sections for different sizes. There was a lengthy question and answer period regarding separating fences with neighboring developments, the commercial piece on FM 762, and the cemetery located on the property. Commissioner BeMent commented on Section 30, the retention pond that is a wetland that will grow into a beautiful area. Mr. Reichert indicated there will be an elevated walkway with two boardwalks that span the wetland areas. Over 20% of the buyers are health care workers. The average price per square foot has increased from \$125 to \$180 in the past five years. The buyers are 50% coming from Houston or Sugar Land and then the remaining 50% are from out of state and various locations. The garden style apartments will back up to the George Memorial Library.

The Commission was very complimentary of the presentation to Mr. Reichert as he completed the report.

With no further business to discuss, Mayor Pro Tem Drozd declared the meeting adjourned at 5:36 p.m.

Approved:



Katherine M. Graeber-Kubelka (Vice-Chair)