



STATE OF TEXAS
COUNTY OF FORT BEND
CITY OF RICHMOND

The City Commission for the City of Richmond, Texas met in Special Session at 600 Morton Street on June 14, 2021, at 4:30 p.m.

Mayor Becky Haas proceeded to call the meeting to order at 4:32 p.m. The meeting was broadcast via video conference call. All members of the public may participate in the meeting and via video conference call.

A quorum was present, with the following members in attendance:

Becky Haas, Mayor
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

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

Agenda item A3, Review and discuss proposed creation of Municipal Utility District No. 251.

Scott Snodgrass, Founding Partner of The Edible Group provided the presentation for Richmond Agrihood. The property is located partially in an unincorporated area of Fort Bend County and partially in the City of Richmond's extraterritorial jurisdiction. Of the 233-acre site, 16 acres will be devoted to mixed-use, 193 acres reserved for general residential, and 24 acres will be dedicated to farm or ag preserve. The property is adjacent to Bullhead Slough and the plans are to utilize the water setting with walking trails and landscaping. The development will promote "community" throughout with front porches, narrow streets, and a village core town center area. The idea is to provide a high-quality product at an affordable price. Health and wellness will be a focus encouraging connectivity, workability allowing a resident to be able to accomplish all their daily tasks without driving their car. Commissioner Gaul expressed concern of the possibility of providing utilities to the development that would

be located too far for the City to be able to afford it. Also, that the development does not conform to the Unified Development Code “UDC”. The development appears to be very dense. However, Commissioner Gaul is open to the concept. Commission BeMent inquired as to how the developer views owner-occupied homes versus family rental. The Homeowners Association “HOA” would monitor rentals. Commissioner Gaul stated that if a MUD is needed it would be preferred that the possibility of annexation would occur. Commissioner Beard stated that a sense of community is not a new thing, Richmond was laid out in 1824 by its founders to create community. Commissioner Drozd stated the development appears to be a “commune” concept, concern for the ability for large trucks having enough turn radius and safety hazards of the narrow streets. A concern for parking was expressed by Mayor Haas along with the ability of fire trucks to navigate the narrow streets. The item was a discussion therefore, no action was taken.

Agenda item A4, Review and discuss proposed Veranda, Single Family Rental Product.

Trey Reichert, Johnson Development was present to introduce the revisions to the concept stating Johnson Development has been working with staff and the city for quite some time. Mr. Reichert introduced Matt Magee with Highland Homes. Mr. Magee provided the presentation for the 17 acres on the north side of Richmond Parkway that is being proposed for a Single-Family Rental community. The array of different colors on the palette for the homes will allow for diversity of the Motor Court Design. This neighborhood design provides single-family homes with two car garages, ample driveways, and private yards. The developer is proposing 135 homes with a larger home, higher density and large amounts of green space. This is a “lifestyle community”. Commissioner Gaul stated the architecture is attractive, but the density is concerning. There are concerns about the property being for rental and lack of homeowner care. When asked if the renters would have the same privileges in Veranda as the homeowners which the answer was no. The Cottage House, Fitness Center and pool are only for the homeowners. Commissioner Beard stated he was very impressed with Tricon Residential upon meeting with them. Commissioner BeMent shared concerns of having a rental property and the length of time Tricon would manage the property. The response was it would be managed and monitored forever. Mayor Haas inquired if there would be any variance requests. City Manager Vela stated the Development Agreement would work through the issues. Commissioner Drozd inquired if there were any other properties that were designed similar to this concept and the answer was yes but not in the state of Texas. This was a discussion item only therefore there was no action taken.

At 5:54 p.m. the Mayor adjourned to Executive Session, as authorized by Texas Government Code, Section 551.071, Attorney Consultation, and Section 551.087, Deliberation regarding Economic incentives.

The Commission reconvened at 7:45 p.m.

Commission Beard made the motion to approve the City Manager engaging a law firm recommended by staff. Commissioner BeMent seconded the motion and the vote was unanimous to approve.

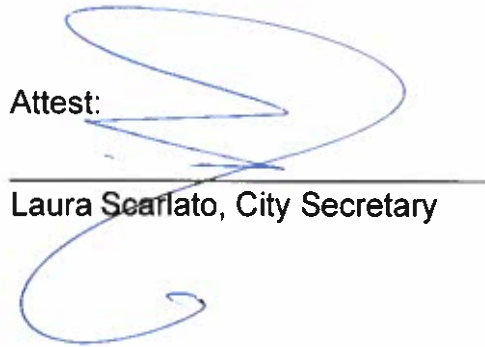
With no further business to discuss, Mayor Haas declared the meeting adjourned at 7:47 p.m.

APPROVED:



Rebecca K. Haas, Mayor

Attest:



Laura Scarlato, City Secretary