



# CITY OF RICHMOND

WHERE HISTORY MEETS OPPORTUNITY

## Regular Scheduled City Commission Meeting and Joint Meeting with Planning and Zoning Commission (in person)

**600 Morton Street**

**Richmond, Texas 77469**

Monday, August 15, 2022, at 4:30 P.M.

And

**via Video/Telephone Conference call  
(pursuant to Texas Government Code, Section 551.125)**

Join Zoom Meeting

<https://us06web.zoom.us/j/82932255047>

Meeting ID: 829 3225 5047

One tap mobile

+13462487799,, 82932255047# US (Houston)

+12532158782,, 82932255047# US (Tacoma)

Dial by your location

+1 346 248 7799 US (Houston)

+1 253 215 8782 US (Tacoma)

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 312 626 6799 US (Chicago)

+1 646 931 3860 US

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

Meeting ID: 829 3225 5047

Find your local number: <https://us06web.zoom.us/j/82932255047>

Mayor Rebecca K. Haas

Commissioner Terry Gaul

Commissioner Barry Beard

Commissioner Carl Drozd

Commissioner Alex BeMent

---

*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*

*August 15, 2022*

*Page 1 of 8*



# CITY OF RICHMOND

WHERE HISTORY MEETS OPPORTUNITY

## AGENDA

- A1. Call to Order, Quorum Determined and Meeting Declared Open.
- A2. Recite the Pledge of Allegiance to the U. S. Flag and the Texas Flag.
- A3. Employee Recognition for Service with the City of Richmond and Proclamations:
  1. Employee Recognition for service:
    - a. Stewart Hall - 10 Years – Street Department.
    - b. Lowell Neinast - 20 Years - Police Department.
  2. Employee Introductions:
    - a. Mason Garcia – Planning Director
  3. Proclamations:
    - a. Honoring Karl Baumgartner for his years of service on the Fort Bend Subsidence District.
- A4. Mayor, City Commissioners and City Staff Announcements per Sec. 551.0415 of the Texas Government Code.
- A5. 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.)
- A6. Joint Meeting of the City Commission and the Planning and Zoning Commission. (Mayor).
  - (a) *Call to Order Planning and Zoning Commission Meeting, Quorum Determined and Meeting Declared Open. (Kubelka)*
  - (b) Public Hearing to receive comments for or against a request by Chetan Dave/Steve Helm of Excelsior Partners LLC, representing River Ranch, Ltd / Larry K. Siller & Nathan C. and Teresa G. Young and the Young 2012 Descendant to conditionally rezoning an approximately 14.3294 acres tract of land from General Commercial (GC) to General Residential (GR), and to the extent the rezoning deviates from the Future Land Use Plan of the Comprehensive Master Plan, to provide for an amendment thereto. The subject site is located at 2055 Richmond Parkway, north of Richmond Parkway and the Fountains at Jane Long Farms subdivision, west of the Ayala subdivision, and east of the Liberty Center retail development. (Mayor)

*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 OF RICHMOND

WHERE HISTORY MEETS OPPORTUNITY

(c) **(Planning and Zoning Commission)** Review and consider a making a recommendation to the City Commission on the request by Chetan Dave/Steve Helm of Excelsior Partners LLC, representing River Ranch, Ltd./Larry K Siller & Nathan C. and Teresa G. Young and the Young 2012 Descendant Trust, to conditionally rezone an approximately 14.3294 acres tract of land from General Commercial (GC) to General Residential (GR), and to the extent the rezoning deviates from the Future Land Use Plan of the Comprehensive Master Plan, to provide for an amendment thereto. The subject site is located at 2055 Richmond Parkway, north of Richmond Parkway and the Fountains at Jane Long Farms subdivision, west of the Ayala subdivision, and east of the Liberty Center retail development. (Kubelka)

(d) **(Planning and Zoning Commission)** Adjourn Planning and Zoning Meeting. (Kubelka)

- A7. Public hearing to receive comments for or against a request by Elite Line Properties, LLC for the annexation of a 10.0011-acre tract, located in the William Morton Survey, Abstract 62, in Fort Bend County, Texas, east of FM 359 near the intersection of Del Agua Drive, and the right of way of FM 359 adjacent to said tract and the existing city limits from the unnamed road south of Frank's Nursery to the drainage ditch crossing FM 359 south of Pecan Grove in Fort Bend County, Texas.
- A8. Public hearing to receive comments for or against a request by International Leadership of Texas, Inc. for the annexation of a 22.00-acre tract, located in the William Morton Survey, Abstract 62, in Fort Bend County, Texas, east of FM 359 near the intersection of Del Agua Drive, and the right of way of FM 359 adjacent to said tract and the existing city limits from the unnamed road south of Frank's Nursery to the drainage ditch crossing FM 359 south of Pecan Grove in Fort Bend County.
- A9. Update on Fire Protection with the discussion with Fort Bend County.

*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 OF RICHMOND

WHERE HISTORY MEETS OPPORTUNITY

## CONSENT AGENDA

A10. All consent agenda items listed are considered routine by the City Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Commissioner so requests; in which event, the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda. Information concerning consent agenda items is available for public review.

1. Review and consider taking action on the minutes the Regular City Commission Meeting and the Workshop held on July 18, 2022, and a Special City Commission Meeting held on August 1, 2022 (copies are enclosed)
2. Review and consider taking action on the Fire Department report (a copy is enclosed).
3. Review and consider taking action on the Police Department report (a copy is enclosed).
4. Review and consider taking action on the Municipal Court Report (a copy is enclosed).
5. Review and consider taking action on the Monthly Financial Report (a copy is enclosed).
6. Review and consider taking action on the Tax Assessor/Collector Report (a copy is enclosed).
7. Review and consider taking action on the Public Works Report (a copy is enclosed).
8. Review and consider taking action on Planning Department Report (a copy is enclosed).
9. Review and consider taking action on the Building Department Report (a copy is enclosed).
10. Review and consider taking action on the Code Enforcement Report (a copy is enclosed).
11. Review and consider taking action on the Emergency Management Report (a copy is enclosed).

*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 OF RICHMOND

WHERE HISTORY MEETS OPPORTUNITY

12. Set date for next meetings. (Special City Commission Meeting, Thursday, September 8<sup>th</sup> at 4:30 p.m. and Regular City Commission Meeting and Workshop on Monday, September 19<sup>th</sup> at 9:00 a.m. and 4:30 p.m.)

## **REGULAR AGENDA**

- A11. Review and accept the Truth and Taxation Worksheets that coordinate with the FY 2022 Certified Tax Roll.
- A12. Review and discuss FY 2022-23 Annual Budget Workshop to discuss Tax Rate and Additional Budget discussions.
- A13. Review and record vote on notice to publish tax rate.
- A14. Review and consider taking action on Resolution No. 422-2022, authorizing Publication of Notice of Intent to issue Certificates of Obligation.
- A15. Review and consider taking action on an Amending Plat – Mandola Farms Section 2 – 1.964 acres of land – 1 Blocks – 1 Lots – 1 Reserves. The subject site is located the south side of U.S. Highway 90A and bounded by Hennessey Road, Edgewood Drive, and Damon Street.
- A16. Review and consider taking action on a Final Plat – Circle Oak Section 1 – 36.136 acres of land – 4 Block – 0 Lots – 7 Reserves. The subject site is located on the southwest corner of U.S. 59 and F.M. 762 within the George Foundation/Berry Tract development.
- A17. Review and consider taking action on a Preliminary Plat – Circle Oak Street Dedication 1 – 0.936 acre of land – 0 Blocks – 0 Lots – 0 Reserves. The subject site is located on the southwest corner of U.S. 59 and F.M. 762 within the George Foundation/Berry Tract development.
- A18. Review and consider taking action on a Final Plat – Indigo Section 1 – 108.5 acres of land – 13 Blocks – 243 Lots – 29 Reserves. The subject site is a section within the Indigo Master Planned Community located between Harlem Road and Grand Parkway, south of Owens Road.
- A19. Review and consider taking action on a Final Plat – Indigo Village Core – 12.79 acres of land – 1 Block – 0 Lots – 1 Reserve. The subject site is a section within the Indigo Master Planned Community located between Harlem Road and Grand Parkway, south of Owens Road.
- A20. Review and consider taking action on a Short Form Final Plat – Knile Center – 2.9866 acres of land – 1 Blocks – 0 Lots – 2 Reserves. The subject site is located at 902 Richmond Parkway in the Olde Town (OT) District.

*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 OF RICHMOND

WHERE HISTORY MEETS OPPORTUNITY

- A21. Review and consider taking action on Final Plat - Market Center at Harvest Green – 7.423 acres of land – 1 Block – 0 Lots – 2 Reserves. The subject site is located at the northeastern corner of Harlem Road and John Sharp/Owens Rd intersection, directly east to James Bowie Middle School.
- A22. Review and consider taking action on a plat variance for Abigail's Place Neighborhood Resource Center – 1.50 acres of land – 1 Block – 5 Lots – 1 Reserve, to deviate from the minimum required 15-foot rear setback as provided in Table 3.1.102B of the Unified Development Code.
- A23. Review and consider taking action on Ordinance No. 2022-25, approving the request by Chetan Dave/Steve Helm of Excelsior Partners LLC, representing River Ranch, Ltd / Larry K. Siller & Nathan C. and Teresa G. Young and the Young 2012 Descendant Trust, to conditionally rezoning an approximately 14.3294 acres tract of land from General Commercial (GC) to General Residential (GR), and to the extent the rezoning deviates from the Future Land Use Plan of the Comprehensive Master Plan, to provide for an amendment thereto. The subject site is located at 2055 Richmond Parkway, north of Richmond Parkway and the Fountains at Jane Long Farms subdivision, west of the Ayala subdivision, and east of the Liberty Center retail development.
- A24. Review and consider taking action on Ordinance No. 2022-26, annexing a 10.0011-acre tract owned by Elite Line Properties, LLC, located in the William Morton Survey, Abstract 62, in Fort Bend County, Texas, east of FM 359 near the intersection of Del Agua Drive, and a portion of the right of way of FM 359 adjacent to said tract and the existing city limits from the unnamed road south of Frank's Nursery to the drainage ditch crossing FM 359 south of Pecan Grove in Fort Bend County, Texas.
- A25. Review and consider taking action on Ordinance No. 2022-27, annexing a 22.00-acre tract owned by International Leadership of Texas, Inc., located in the William Morton Survey, Abstract 62, in Fort Bend County, Texas, east of FM 359 near the intersection of Del Agua Drive, and a portion of the right of way of FM 359 adjacent to said tract and the existing city limits from the unnamed road south of Frank's Nursery to the drainage ditch crossing FM 359 south of Pecan Grove in Fort Bend County, Texas.
- A26. Review and consider taking action on Ordinance No. 2022-20, adopting Article X "Residential Rental Registration," of Chapter 18 "Licenses and Business Regulations," of the City Code to require the registration of certain residential rental properties.
- A27. Review and consider taking action on authorizing contract for design of Second/Clay street and drainage Project.
- A28. Review and consider taking action on Resolution No. 423-2022, approving and authorizing a contract for the sale of Reuse Water with Fort Bend County Municipal Utility District No. 215.

*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 OF RICHMOND

WHERE HISTORY MEETS OPPORTUNITY

- A29. Review and consider taking action on Resolution No. 415-2022, approving an interfund loan for the Myrtle Street property.
- A30. Excuse from Attendance at Regular City Commission Meeting.
- A31. Consider taking action on requests for future agenda items.
- A32. Adjourn to Executive Session, as authorized by Texas Government Code, 551.074, Personnel Matters.

## **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 section;" 551.074 Personnel Matters.

- E1. Executive Session for Personnel Matters.
  - 1. Discuss City Manager's duties and responsibilities, Section 4.01(6) of the City Charter.
  - 2. Discuss City Attorney's duties and responsibilities, Section 4.04(2) of the City Charter.

## **OPEN MEETING**

- C1. Reconvene into Open Meeting, and take action on items, if necessary.
  - A. City Manager
  - B. City Attorney
- C2. Adjournment.

*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 OF RICHMOND

WHERE HISTORY MEETS OPPORTUNITY

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 551.071 – for purpose of consultation with 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. 505 for needed accommodations.

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

*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.*