



# CITY OF RICHMOND

WHERE HISTORY MEETS OPPORTUNITY

## Special Scheduled City Commission Workshop (in person) 600 Morton Street Richmond, Texas 77469

Thursday, September 8, 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/85354360955>

Meeting ID: 853 5436 0955

One tap mobile

+13462487799,,85354360955# US (Houston)

+16694449171,,85354360955# US

Dial by your location

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Meeting ID: 853 5436 0955

Find your local number: <https://us06web.zoom.us/j/85354360955>

Mayor Rebecca K. Haas

Commissioner Terry Gaul

Commissioner Barry Beard

Commissioner Carl Drozd

Commissioner Alex BeMent

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*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*

*September 8, 2022*

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# CITY OF RICHMOND

*WHERE HISTORY MEETS OPPORTUNITY*

## **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. Public Hearing on Proposed FY 2022-23 Budget, per section 7.05 of the City Charter and section 102.006 of the Local Government Code.
- A4. Set date for the adoption of Proposed FY 2022-23 Budget as September 19, 2022 in accordance with section 102.007 of the Local Government Code.
- A5. Discuss Single Family Rental Communities and Multifamily Development.
- A6. Adjourn to Executive Session, as authorized by Texas Government Code, 551.074

## **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

- E1. Executive Session for Attorney Consultation.
  1. Development Agreement-Project Normandy.

## **OPEN MEETING**

- C1. Reconvene into Open Meeting
- 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*

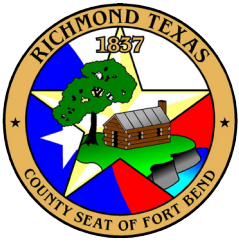
If, during the course of the meeting covered by this Agenda, the Commission shall determine that an executive session of the Commission, should be held or is required in relation to any item included in this Agenda, then such executive session, as authorized by the Texas Open Meetings Act, will be held 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

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# CITY OF RICHMOND

*WHERE HISTORY MEETS OPPORTUNITY*

## **Special Scheduled City Commission Workshop**

600 Morton Street

Thursday, September 8<sup>th</sup>, 2022, at 4:30 p.m.

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



# CITY OF RICHMOND

*WHERE HISTORY MEETS OPPORTUNITY*

## **Special Scheduled City Commission Workshop**

600 Morton Street

Thursday, September 8<sup>th</sup>, 2022, 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 Scheduled City Commission Workshop**

600 Morton Street

Thursday, September 8<sup>th</sup>, 2022, at 4:30 p.m.

- A3. Public Hearing on Proposed FY 2022-23 Budget, per section 7.05 of the City Charter and section 102.006 of the Local Government Code.



**CITY COMMISSION  
AGENDA ITEM COVER MEMO**

**DATE: 09/08/2022**

**Staff Review:**

City Manager \_\_\_\_\_  
City Attorney \_\_\_\_\_  
Finance \_\_\_\_\_  
Fire Department \_\_\_\_\_  
Police Department \_\_\_\_\_  
Public Works \_\_\_\_\_

**AGENDA ITEM: A3. Budget Public Hearing**

**SUBMITTED BY: Justin Alderete**

**SYNOPSIS**

**Hold Public Hearing in accordance with section 102.006 Texas Local Government Code, and City Charter Section 7.05.**

**COMPREHENSIVE PLAN GOALS ADDRESSED**

**N/A**

**BACKGROUND**

**EXECUTIVE SUMMARY:**

The Texas Government Code Section 102.007 (a) requires the governing body of a municipality to take action on the proposed budget at the conclusion of the public hearing. Staff recommends the City Commission take action to set the date for adoption of the budget as, September 19, 2022, at 600 Morton Street, Richmond, TX 77469, at 4:30 pm.

**BUDGET ANALYSIS**

**N/A**

**BUDGET AMENDMENT REQUIRED? YES \_\_\_\_\_ NO X \_\_\_\_\_**

**Requested Amendment:**

**Budgeted funds estimated for FY2022:**

Purchasing Review:

**Financial/Budget Review:**

FORM CIQ: \_\_\_\_\_

FORM 1295 \_\_\_\_\_

**SUPPORTING MATERIALS**

N/A

**STAFF'S RECOMMENDATION**

**Staff recommends the Commission take action on the budget by setting the date for adoption as September 19, 2022 in accordance with section 102.007 Local Government Code**

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





## **NOTICE OF PUBLIC HEARING FISCAL YEAR 2023 PROPOSED BUDGET**

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The City of Richmond will hold a public hearing at 4:30 p.m. on Thursday, September 8, 2022, for the Proposed Fiscal Year 2023 Budget at 600 Morton Street, Richmond, Texas 77469, in the City Commission Chambers.

In accordance with Texas Local Government Code Section 102.005(b): This budget will raise more total property taxes than last year's budget by \$371,342 or 8.0%, and of that amount, \$352,840 is tax revenue to be raised from new property added to the tax roll this year.

At said time and place, all such persons shall have the right to appear and be heard. The proposed budget is available on the website at [www.richmondtx.gov](http://www.richmondtx.gov) and also is available for review in the City Secretary's office at City Hall, 402 Morton Street, Richmond, Texas 77469.



# CITY OF RICHMOND

*WHERE HISTORY MEETS OPPORTUNITY*

## **Special Scheduled City Commission Workshop**

600 Morton Street

Thursday, September 8<sup>th</sup>, 2022, at 4:30 p.m.

- A4. Set date for the adoption of Proposed FY 2022-23 Budget as September 19, 2022 in accordance with section 102.007 of the Local Government Code.



# CITY OF RICHMOND

*WHERE HISTORY MEETS OPPORTUNITY*

## **Special Scheduled City Commission Workshop**

600 Morton Street

Thursday, September 8<sup>th</sup>, 2022, at 4:30 p.m.

- A5. Discuss Single Family Rental Communities and Multifamily Development.



**CITY COMMISSION  
AGENDA ITEM COVER MEMO**

**DATE: September 8, 2022**

**Staff Review:**

City Manager \_\_\_\_\_

City Attorney \_\_\_\_\_

Finance \_\_\_\_\_

Fire Department \_\_\_\_\_

Police Department \_\_\_\_\_

Public Works \_\_\_\_\_

**AGENDA ITEM: A5.**

**SUBMITTED BY: Mason A. Garcia, Planning Director  
Planning Department**

**SYNOPSIS**

**Review and consider a report intended to provide general discussion on single family rentals and multi-family development with a focus on provisions and requirements within the Unified Development Code (UDC). The report also discusses UDC requirements for possible new zoning designations to accommodate single-family rental type developments.**

**COMPREHENSIVE PLAN 2014 GOALS ADDRESSED**

**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**

**At a joint City Commission and Planning and Zoning Commission Meeting held on August 15, 2022 staff discussed a proposal for a rezoning which would provide single family detached rental units. At the meeting it was determined the proposed use would not fit under the current standards within the Unified Development Code (UDC) and a closer examination of the UDC regarding single family rentals and zoning designation would be required. As developers are considering new single-family rentals development projects within Richmond, it has been expressed the need for a discussion on the current policies and regulations pertaining to single family rental developments. The attached report provides a general overview on single family rentals/build-to-rent and their fit within the current zoning designations and proposed zoning designations to better meet the needs of this new development type.**

**BUDGET ANALYSIS**

<b>FUNDING SOURCE</b>	<b>ACCOUNT NUMBER</b>	<b>PROJECT CODE/NAME</b>	<b>FY 2021 - 2022 FUNDS BUDGETED</b>	<b>FY 2021 - 2022 FUNDS AVAILABLE</b>	<b>AMOUNT REQUESTED</b>
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 and a map in support has been submitted by the Planning Department for review by the Mayor and City Commission.**

**STAFF'S RECOMMENDATION**

**This is a discussion item and No recommendation is included.**

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



## PLANNING AND ZONING COMMISSION

*Staff Update: Discussion on Single Family Rental Community and Multifamily Development.*

**Agenda Date:** September 6, 2022

**Agenda Item:** C7.

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**Agenda Item Subject:** Single Family Rentals and Mixed-Use Development.

**Project Description:** This report is intended to provide a discussion on multi-family development with a focus on provisions and requirements within the Unified Development Code (UDC).

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**Presenter:** Mason A. Garcia, Planning Director

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### INTRODUCTION

Zoning laws are an important aspect of urban planning as they dictate land-use, shape growth and affect development outcomes within the City of Richmond. Discussion on land-use started in the early 1800's with one of the first comprehensive zoning codes being adopted in New York in 1916. The purpose of zoning is to regulate land-use, ensure sustainable growth and protect neighboring uses. "Demographic growth and the residential building stock are intimately connected, because with a growing population comes increased demand of housing." (Rice | Kinder, Taking Stock Housing Trends in the Houston Area, 2017). Recently, a new asset class that offers rental of single-family homes communities has started to pop up around Houston and surrounding suburbs. Single family rentals (SFR) also known as build-to-rent encompasses a variety of rental housing options. These include developments with single family parcels and lower density rental communities which provide on-site management and maintenance, akin to an apartment complex. While residential home builders and multi-family construction companies alike offer their own unique spin on this housing type there is one common issue Richmond faces. The Unified Development Code (UDC) currently does not have provisions to permit these developments and may need to be expanded or modified to provide flexibility to accommodate such requests. This report will provide discussion points on the Build-To-Rent Housing along with consideration of the current Mixed – Use zoning designation and new zoning designations that may handle multi-family.

### DEVELOPMENT POLICY AND REGULATIONS

In recent years demand for affordable housing has exerted pressure on low housing stock in the Houston area. This has driven the market to explore creative ways in which to best serve the needs of the potential residents while generating profit. The result has been a myriad of offerings one such being the SFR Single-family dwelling unit. While this has presented a product that is gaining popularity among potential renters the city does not offer a zoning designation to permit this development type. The current zoning designations for which this offering may fit within are GR, General Residential and MU, Mixed-Use. This offering is truly a hybrid of both zoning designations and does not fit neatly into either. Zoning laws are unable to require owner occupied dwellings as opposed to renter occupied dwellings. Therefore it is

important to consider what practical methods may be used for the allowance of this new type of residence.

The Comprehensive Master Plan notes the importance of diversification to ensure the growth development and enhancement for City of Richmond. Goal D.2 of the Plan is to “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.”

The UDC defines Single Family dwellings in two distinct categories:

**Single-Family Attached** means dwelling units located in a single building where each unit is constructed on an individual lot or land that is designated as a limited common element in a declaration of condominium; and contains:

1. Two but not more than six dwelling units that are designed so that individual units have individual ground-floor access and are separated from each other by unpierced common walls from foundation to roof (e.g., side-by-side duplexes, triplexes, and townhouses); or
2. Two dwelling units that are designed so that individual units:
  - a. May or may not have individual exterior doors, but provide no direct access between the first floor and second floor unit (access may be through a common interior foyer that provides access to both units or through separate exterior doors); and
  - b. Are separated from each other by a floor (e.g., over-under duplexes).

The phrase single-family attached does not include multi-family.

**Single-Family, Detached** means dwelling units that are:

1. Located in individual buildings that are constructed on:
  - a. Individual lots; or
  - b. Land that is designated as a limited common element in a declaration of condominium;
2. Separated from each other by outside walls; and
3. Intended for the use of a single housekeeping unit.

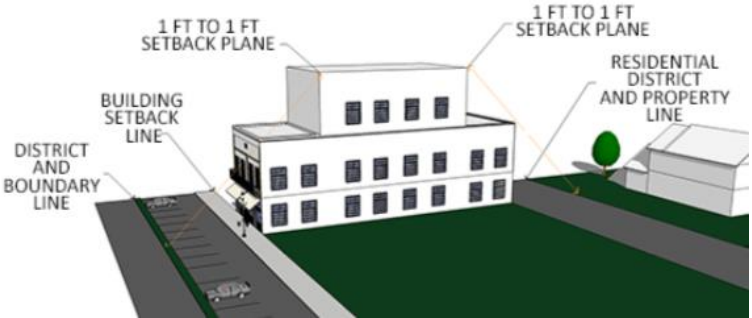
The phrase "single-family, detached" does not include "duplexes," "triplexes," or "townhouses."

This portion discussion will highlight the requirements of the Single Family Detached use within the General Residential and Mixed-Use Districts. The Single Family Detached definition is what many proposed SFR’s look most similar too, but fail to meet the requirements of the GR, General Residential Standards. Please note the following requirements of the GR, General Residential and MU, Mixed Use within the UDC.

<p><b>LANDUSE ALLOWANCE</b></p>	<p><u>General Residential and Mixed-Use</u></p> <ul style="list-style-type: none"> <li>• Single Family Detached are allowed as a as use by right in the GR, General Residential and SR, Suburban Residential District and Limited Use in the following Zoning Districts and prohibited in all other:             <ol style="list-style-type: none"> <li>1. OT, Olde Town District                 <ol style="list-style-type: none"> <li>a. The use existed on the <a href="#">effective date</a> of this <a href="#">UDC</a> or is located within an existing building that was either constructed as a residence or matches the general residential character of the OT district.</li> </ol> </li> <li>2. DN, Downtown                 <ol style="list-style-type: none"> <li>a. The use existed on the <a href="#">effective date</a> of this <a href="#">UDC</a>.</li> </ol> </li> <li>3. MU, Mixed Use District only as a Planned Development.                 <ol style="list-style-type: none"> <li>a. It shall be designed as part of an overall planned development.</li> </ol> </li> </ol> </li> </ul>
<p><b>LOT SIZE AND INTENSITY REQUIREMENTS</b></p>	<p><u>General Residential</u></p> <ul style="list-style-type: none"> <li>• Setback requirements apply <u>General Residential</u> Standard Neighborhood:             <ul style="list-style-type: none"> <li><b>Minimum Area of Development: N/a</b></li> <li><b>Minimum Lot size: 70-foot-wide and 12,000 square feet.</b></li> <li><b>Front Setback: 30'</b></li> <li><b>Interior Side Setback: 5'</b></li> <li><b>Street Side Setback: 15'</b></li> <li><b>Rear Setback: 30'</b></li> <li><b>Maximum Building Height: 35 Feet</b></li> </ul> </li> <li>• Setback requirements apply <u>General Residential</u> Planned Residential Neighborhood (Planned General 1):             <ul style="list-style-type: none"> <li><b>Minimum Area of Development: 15 ac.</b></li> <li><b>Minimum Lot size: 50-foot-wide and 8,200 square feet.</b></li> <li><b>Front Setback: 25'</b></li> <li><b>Interior Side Setback: 5'</b></li> <li><b>Street Side Setback: 15'</b></li> <li><b>Rear Setback: 20'</b></li> <li><b>Maximum Building Height: 35 Feet</b></li> </ul> </li> <li>• Setback requirements apply <u>General Residential</u> Planned Residential Neighborhood (Planned General 2):             <ul style="list-style-type: none"> <li><b>Minimum Area of Development: 10 ac.</b></li> <li><b>Minimum Lot size: 50-foot-wide and 6,000 square feet.</b></li> <li><b>Front Setback: 25'</b></li> <li><b>Interior Side Setback: 5'</b></li> <li><b>Street Side Setback: 15'</b></li> <li><b>Rear Setback: 15'</b></li> <li><b>Maximum Building Height: 35 Feet</b></li> </ul> </li> </ul>



	<p><u>Mixed-Use</u></p> <ul style="list-style-type: none"> <li>• Setback requirements apply for <u>Mixed Use</u> developments: <ul style="list-style-type: none"> <li><b>Minimum Area of Development:</b> 5 ac.</li> <li><b>Front:</b> 40'</li> <li><b>Street Side:</b> 40'</li> <li><b>Interior Side:</b> 25'</li> <li><b>Rear:</b> 30'</li> </ul> </li> <li>• Setback requirements apply to the Apartments: <ul style="list-style-type: none"> <li><b>Minimum Area of Development:</b> 5 ac.</li> <li><b>Front:</b> 35'</li> <li><b>Street Side:</b> 25'</li> <li><b>Interior Side:</b> 15'</li> <li><b>Rear:</b> 35'</li> </ul> </li> </ul>
<p><b>DENSITY / INTENSITY REQUIREMENT</b></p>	<p><u>General Residential</u></p> <ul style="list-style-type: none"> <li>• GR, Standards Neighborhood lots 2.77/ acre</li> <li>• GR, Planned Residential Neighborhood (Planned General 1) 3.61/acre</li> <li>• GR, Planned Residential Neighborhood (Planned General 2) 4.28 / acre</li> </ul> <p><u>Mixed-Use</u></p> <ul style="list-style-type: none"> <li>• The UDC requires that all proposed Multi-family development must be a minimum of 5 Acres and a minimum of 250 feet street frontage.</li> <li>• Minimum lot area per Dwelling unit is 1,500 square feet.</li> <li>• Density and intensity are controlled using Floor Area Ratio (FAR) requirements. FAR is the ratio means a measure of the intensity of development of a lot or parcel, which is calculated as by dividing the total floor area on the parcel proposed for development by the base site area.</li> <li>• Following are the maximum FAR allowed in the UDC based on number of stories: <ul style="list-style-type: none"> <li>1 Story – 0.280</li> <li>2 Story – 0.335</li> <li>3 Story – 0.358</li> <li>4 Story – 0.371</li> </ul> </li> <li>• Maximum building height allowed in the MU district is 60 feet. But height for apartment buildings are limited to 35 feet.</li> <li>• <i>(FAR requirement limits the amount of floor area a development can have based on the size of the property and thereby controls total number of units and the height of the building)</i></li> <li>• If development in the MU district abuts a residential use, UDC requires additional setback planes for buildings.</li> </ul>

	<p style="text-align: center;"><b>Figure 3.1.201A</b> <b>Setback Planes</b></p> 
<p><b>PARKING REQUIREMENT</b></p>	<p><u>General Residential</u></p> <ul style="list-style-type: none"> <li>• 2 spaces per dwelling unit</li> </ul> <p><u>Mixed – Use</u></p> <ul style="list-style-type: none"> <li>• One Bedroom &amp; Efficiency Unit: 1.5 Spaces per Unit</li> <li>• Two Bedrooms: 2.0 Spaces per Unit</li> <li>• Three and more Bedrooms: 3.0 Spaces per Unit</li> </ul> <p><b>1. Total number of parking spaces shall not be at a rate lower than 1.1 parking space per bedroom.</b></p>
<p><b>LANDSCAPING REQUIREMENT</b></p>	<p><u>General Residential</u></p> <ul style="list-style-type: none"> <li>• Yards are required on all sides of the house along with one large tree in the front yard</li> </ul> <p><u>Mixed -Use</u></p> <ul style="list-style-type: none"> <li>• All landscaping requirements in the UDC applies to multi-family developments including parking area planting island and endcaps, screening for parking area, yard planting, Tree preservation, and bufferyard planting requirements.</li> </ul>
<p><b>BUILDING DESIGN STANDARDS</b></p>	<p><u>General Residential</u></p> <ul style="list-style-type: none"> <li>• All front doors must face the street</li> </ul> <p><u>Mixed-Use</u></p> <ul style="list-style-type: none"> <li>• The UDC provides minimum requirements pertaining to building design for commercial, multi-family and mixed-use developments. The UDC emphasizes 360-Degree Architecture and appropriate building scale.</li> <li>• The UDC requires the use of design features such as varying roof lines, changes in wall planes, dormers, bay windows, primary entrance treatments, covered staircase, balconies, location of garages on the side or rear etc., to avoid a box-like appearance and so that the development is aesthetically pleasing.</li> <li>• All lighting requirements that limit lighting overspill apply to multi-family developments.</li> </ul>

## POLICY & DISCUSSION

As shown above the density provided by the GR, General Residential zoning district, do not meet the density needs of the proposed development. While the Mixed-Use designation does not focus on the residential aspect and also requires “a minimum of 25% nonresidential” *Section 4.1.203.C.3. UDC*. The city recently had an iteration of the Single-Family Rental Community within the Veranda Master Planned Community. The Veranda Section Thirty-Five Plat is within an area covered under a Development Agreement between the City of Richmond and HW 589 Holdings LLC. This agreement affords not only this section but other sections within the Master Planned Community with a limited number of lots to deviate from the interim UDC. The interim UDC contained regulations for which development could continue during the preparation of the Unified Development Code until its adoption. Another point to note is the site is not within the Richmond City limits and is in the Richmond Extraterritorial Jurisdiction, which does not adhere to City zoning districts.

Nearby the City of Missouri City was able to bring in a build-to-rent community but this involved the creation of a Planned Unit Development via rezoning. A Planned Unit Development is defined as “A land development project comprehensively planned as an entity via a unitary site plan which permits flexibility in building siting, mixtures of housing types and land uses, usable open spaces and the preservation of significant natural features.” In this model Missouri city took a base zoning designation and afforded the developer certain deviations based on the underlying zoning district. In this case the underlying proposed district was R-4 patio-cluster residential. This patio-cluster residential is a more intense residential zoning district than those currently offered by the UDC. The City of Richmond has two zoning designations dedicated to residential use while City of Missouri City has approximately 10.

In north Texas the City of McKinney has also dealt with similar demands as this one via a rezoning. This rezoning included a multitude of zonings including “PD” - Planned Development District, “H” - Historic Preservation Overlay District, and “TMN” - Traditional McKinney Neighborhood Overlay District. In the ordinance it stated the purpose was for the allowance of single family uses, and to modify the development standards. The applicant had asked for a variance to the front and rear setback requirements to 20’ and the allowance of a front porch encroachment of 10 feet.

The city of Richmond has a few of avenues that may be pursued to permit the allowance of a SFR community within the City proper. The creation of a new or multiple zoning districts will be the focus of this discussion. The current options within the city include two single family zoning districts with one mixed-use zoning district. We will examine what modifications could be made for each along with potential advantages and pitfalls.

### Residential

The first avenue would be the creation of a zoning district with requirements that propose a reduction of the standards of the General Residential Planned Residential Neighborhood (Planned General 2). These reductions would entail decreasing the following items:

- **Minimum Lot size:** 50-foot-wide and 6,000 square feet.

- **Front Setback: 25'**
- **Interior Side Setback: 5'**
- **Street Side Setback: 15'**
- **Rear Setback: 15'**

#### Lot and Building Standards

Reducing the lot minimum lot width and lot size would allow for a denser development, but also provide for each dwelling to be platted on its own lot. A reduction in setbacks would provide for more buildable area within each lot.

#### Utilities

Utilities in this scenario would more than likely be provided and operated by the city.

#### Building Design Standards

Control of building design standards would still be reviewed by the Building Official but will include the single requirement of the front door to face the street. This may lead to an abundance of dwelling units that are somewhat identical in nature with little architectural detail.

#### Parking

Parking for this zoning designation would be as shown above at 2 spaces per single Family Dwelling unit.

#### Platting

This proposed zoning designation would be subject to the current platting process with the inclusion of a preliminary and final platting stage. This option would not only be available to developers looking to rent out units but also other builders looking to construct and sell a smaller residential product. Providing separate lots for a build-to-rent development would also permit a developer at any time to sell off individual lots leaving the potential subdivision a mix of rental and owner-occupied lots. This would provide a mix of outcomes in the area; homeowners maintain and update property in an inconsistent manner from person to person, while the developer may also be operating on a different timeline.

#### Buffering

Buffering requirements may follow the current UDC requirements for the General Residential standards.

#### **Multi-family**

The second option would be to create a new multi-family zoning designation. This designation would focus on the horizontal multi-family development unit which would accommodate products as single family rentals, duplexes, triplexes and townhomes. Minor changes to the following items would ensure the protection, safety and health of neighboring property while allowing for higher density development. These items include:

**Dwellings units / acre: 14**

**Front: 35'**

**Street Side:** 25'

**Interior Side:** 15'

**Rear:** 35'

**Max building height:** 2 stories or 35'

#### Lot and Building Standards

Dwelling units per acre would cap the amount of residential sites within a given parcel. This would reduce front, street side and rear setbacks from MU, Mixed Use to GR, General Residential (Planned General 2). Standards would allow for the development to be more appealing to developers while also catering to neighboring property owners by providing common setbacks typically reserved for Single Family developments. Please note interior side setbacks would be applicable to distance between buildings. In this model the developer would be able to offer amenities as they see fit which may include a leasing facility, clubhouse, pool, pet friendly amenities along with other items.

#### Utilities

Maintenance and Utility management would be fall under the responsibility of the developer and only become the cities responsibility at the street connection.

#### Building Design Standards

Building design standards may be adopted to follow the current regulations of multi-family buildings which require architectural features and articulation of the proposed dwelling units. This option provides the city greater control over the design of the proposed SFR units.

#### Parking

Parking standards currently adopted for the multi-family apartment use may also be brought over to have continuity with current approved multi-family requirements. This would ensure that SFR units of different sizes from 1 bedroom to 3 bedroom would be properly parked without over parking the development.

#### Buffering

Buffering requirements may follow the current UDC requirements for the General Residential standards.

#### Platting

As this relates to platting this would be the largest difference between both proposals. The new multi-family zoning designation would be required to indicate reserves to support the proposal and which conform to any regulations and requirements with a new zoning designation.

#### Landscaping

Development landscaping standards within the UDC currently already apply to any multi-family project. These include landscaping, parking lot landscaping, buffering and tree preservation and protection requirements.

**DISCUSSION POINTS**

- The above mentioned items were not a comprehensive list of items covered by each zoning designation but rather a starting point for which discussion and ideas may begin.
- The city may not enforce through zoning whether a dwelling unit is owner occupied or renter occupied.
- Would an additional Single-family zoning classification provide only single-family rental developers needed accommodations or would this also allow for building of smaller for sale units?
- Will the creation of an additional multi-family zoning designation meet the needs of the developer while ensuring City of Richmond is using the best practices?
- Where will the location of these zoning designations best meet Richmond’s needs?

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



# CITY OF RICHMOND

*WHERE HISTORY MEETS OPPORTUNITY*

## **Special Scheduled City Commission Workshop**

600 Morton Street

Thursday, September 8<sup>th</sup>, 2022, at 4:30 p.m.

- A6. Adjourn to Executive Session, as authorized by Texas Government Code, 551.074

### **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

- E1. Executive Session for Attorney Consultation.  
1. Development Agreement-Project Normandy.

*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*

## **Special Scheduled City Commission Workshop**

600 Morton Street

Thursday, September 8<sup>th</sup>, 2022, at 4:30 p.m.

### **OPEN MEETING**

- C1. Reconvene into Open Meeting
- 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.*