



STATE OF TEXAS
COUNTY OF FORT BEND
CITY OF RICHMOND

The City Commission for the City of Richmond, Texas met in a Special Scheduled City Commission Workshop on January 17, 2023, at 4:30 p.m.

The meeting was broadcast via video conference call. All members of the public may participate in the in-person meeting.

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

Becky Haas, Mayor

Terry Gaul, Commissioner P1- Via Zoom

Barry Beard, Commissioner P2

Carl Drozd, Commissioner P3

Alex BeMent, Commissioner P4

Terri Vela, City Manager

Howard Christian, Assistant City Manager "ACM"

Gary Smith, City Attorney

Lasha Gillespie, City Secretary

Agenda item A1. Call to order, Quorum Determined and Meeting Declared Open.

- A Quorum was determined, and Mayor Becky Haas proceeded to call the meeting to order at 4:35 p.m.

Agenda item A2. Public comments.

One individual signed up to speak.

- Andre Robinson – 6206 Terrell Hills Dr., Richmond 77469 – Mr. Robinson spoke to the City Commission about lot sizes and a proposed Olde Town development.

Agenda item A3. Discussion on Single Family Rental Community and Multifamily Development.

- A report on multi-family development that focuses on the guidelines and requirements in the UDC was presented to the City Commission by Planning Director Garcia.
- After a lengthy discussion, the City Commission and Planning Director Garcia essentially agreed that the city may want to start looking into a multi-family designation for developments and apartment complexes and look into some of the strategies that neighboring communities have used that are comparable to Richmond's requirements and are likely to preserve their values and/or outward appearance.

Agenda item A4. Discussion on Zero Lot Line Zoning.

- Planning Director Garcia explained that zero lot line is a form of residential property where the building is right up against or very close to the property boundary when introducing this study on zero lot line zoning. He continued by citing townhouses, patio homes, and garden homes as examples. PD Garcia went on to discuss the different zero lot line regulations in other cities and how they were different from one another. After considering the City Commission's suggestions, it was determined to hold further discussions to see whether the city would like to consider the zero lot line concept.

Agenda item A5. Discussion on Parking in DN and OT district.

- Planning Director Garcia requested a new discussion about Downtown and Olde Town parking so that the City Commission could provide guidance on how to address the parking issues in the future. Based on the data presented, it may be concluded from this discussion that the city would not be able to maximize occupancy and have every property occupied at the existing UDC requirements. If all the businesses were open at once, there wouldn't be adequate parking.

Agenda item A6. Discussion Infill Development in Olde Town.

- Planning Director Garcia provided a report on the relevant UDC regulations that apply to Old Towne and how they affect infill development in the area. There was a thorough discussion of how certain UDC provisions, such as those relating to setbacks, onsite detention, and drainage regulations, are impeding development in the Old Towne district. PD Garcia continued by saying that the UDC could be modified to permit development, but that any such change would need to consider whether doing so would be in the best interests of the nearby properties. This is because placing a commercial building next to a residence might raise some concerns.

Agenda item A7. Adjournment.

- Meeting adjourned at 7:10 p.m.

APPROVED:



Alex BeMent, Mayor Pro Tem

ATTEST:



Lasha Gillespie, City Secretary