



STATE OF TEXAS  
COUNTY OF FORT BEND  
CITY OF RICHMOND

The City Commission for the City of Richmond, Texas met in Regular Session on January 20, 2026, at 4:30 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  
Terry Gaul, Commissioner P1  
Barry Beard, Commissioner P2  
Carl Drozd, Commissioner P3  
Alex BeMent, Commissioner P4  
Terri Vela, City Manager  
Howard Christian, Assistant City Manager  
Gary Smith, City Attorney  
Lasha Gillespie, City Secretary

**A1. Call to Order, Quorum Determined and Meeting Declared Open.**

- Mayor Haas called the meeting to order at 4:30 p.m. A quorum was determined, and the meeting was declared open.

**A2. Recite the Pledge of Allegiance to the U. S. Flag and the Texas Flag.**

- The City Commission and attendees recited the Pledge of Allegiance to the United States Flag and the Texas Flag.

**A3. Employee Recognition for Service with the City of Richmond:**

- The Mayor recognized Zachary DesJardins, Parks Department, and Matt Easley, Information Technology Department, for five years of service with the City of Richmond.

**A4. Mayor, City Commissioners and City Staff Announcements per Sec. 551.0415 of the Texas Government Code.**

- Appreciation for City staff's coordination and responsiveness during recent downtown activities and events, particularly regarding public safety, logistics, and cleanup efforts.

**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.)**

- **Rosemary Buddeke**, spoke in opposition to the proposed development at 907 Morton Street. She expressed concerns regarding the intensity of the proposed use, including the number of residential units, traffic circulation, parking availability, drainage, infrastructure capacity, and compatibility with surrounding properties. Ms. **Buddeke** emphasized the importance of preserving neighborhood character and cautioned against setting precedent for similar developments.



- **Susan Knight**, a local resident and real estate broker, also spoke in opposition. Ms. Knight discussed historic preservation considerations, potential impacts on property values, and the long-term implications of increased density in the downtown area. She encouraged the Commission to carefully consider cumulative impacts on surrounding neighborhoods.

The Commission received the comments but did not deliberate.

- A6. Public hearing to receive comments for or against a request by Vincent Oстера to replat 0.6972-acre tract of land being a replat of Lots 12, 13 and 14, Edgewood Addition Annex No. 5, recorded in Vol. 259, Pg 49 of the Deed Records of Fort Bend County, Texas, to create one (1) lot and one (1) block and plat variances to the UDC Table 3.1.201B, minimum required setbacks. The subject site is located south of Highway 90a along the east side of Sims Road.**
- No public comments were received. The public hearing was closed.
- A7. Public hearing to receive comments for or against a request Joseph S. Abboud to annex a parcel of land, containing an approximate 3.4079-acres situated in the Joseph Kuykendall League, Abstract No. 49, Fort Bend County, Texas, and being out of a called 4.052-acre tract of land conveyed to TD. Phan LTD., as described in warranty deed recorded under Fort Bend County Clerk's File (F.B.C.C.F) No. 2007049506; save and except that portion thereof acquired by Fort Bend County in Agreed Final Judgment in F.B.C.C.F. No. 2021117298. The site is located at the northeast corner of Sansbury Boulevard and Williams Way Boulevard.**
- No public comments were received. The public hearing was closed.
- A8. Public hearing to receive comments for or against a request by Joseph S. Abboud to rezone an approximate 3.4079-acre tract of land from Suburban Residential (SR) to Suburban Commercial (SC) and to the extent the rezoning deviates from the Future Land Use Plan of the Comprehensive Plan and to provide for an amendment thereto. The site is located at the northeast corner of Sansbury Boulevard and Williams Way Boulevard.**
- No public comments were received. The public hearing was closed.
- A9. Update and presentation on traffic patterns/stoppage on FM 359.**
- City staff provided an update regarding traffic congestion and stoppages along FM 359, particularly during school pickup and drop-off times associated with the International Leadership of Texas campus. Discussion included the use of traffic control officers, temporary lane closures, limitations of the original traffic impact analysis, and safety concerns related to pedestrians and emergency vehicle access. Commissioners expressed concern regarding the recurring nature of the congestion and its impact on public safety and mobility. Commissioners requested that staff continue coordination efforts with the school and relevant agencies and return with additional information and potential mitigation options. No action was taken.



## CONSENT AGENDA

**A10.** Commissioner Beard selected (2) Fire Department report for further discussion.

**Motion:** Commissioner Gaul made a motion to accept the Consent Agenda with the exception of the Fire Department report. Commissioner BeMent seconded. Motion passes unanimously.

- **Fire-** It was noted that most responses during the month were EMS-related calls, with a smaller percentage consisting of fire suppression, alarms, and other service responses. Commissioners asked questions regarding overall call trends, including whether call volume has increased year-over-year and how EMS demand is affecting staffing and apparatus deployment. Discussion included response times, peak call periods, and how frequently primary fire apparatuses, including larger units, are deployed for medical calls. Commissioners also inquired about the impact of EMS-heavy call volume on personnel fatigue, equipment wear, and maintenance schedules. The Fire Chief explained current deployment practices and confirmed that apparatus is dispatched based on response protocols designed to maintain safety and meet response time standards. The Chief acknowledged that high EMS call volume can contribute to increased wear on front-line units. The Commission discussed whether alternative deployment models or smaller response vehicles could reduce strain on major apparatus while maintaining service levels. Staff indicated that operational adjustments are periodically reviewed and that additional analysis could be provided in conjunction with broader fire services discussions. Commissioners expressed appreciation for the department's performance and professionalism, particularly given the increasing demand for service.

**Motion:** Commissioner Beard moved to approve the Fire Department report. Commissioner Gaul seconded. Motion passes unanimously.

**A11. Review and consider taking action on the Monthly Financial Report and Quarterly Investment Report.**

- Staff presented the monthly financial report and quarterly investment report. Revenues and expenditures were discussed, and staff reported that financial performance was generally tracking with budget expectations. Discussion also touched on long-term fiscal planning, particularly in light of ongoing discussions related to fire services and infrastructure projects. Commissioners emphasized the importance of continued monitoring of service-related costs and maintaining adequate reserves to protect the City's financial position.

**Motion:** Commissioner Beard moved to approve the Monthly Financial report and Quarterly Investment Report. Commissioner Drozd seconded. Motion passes unanimously.

**A12. Review and consider taking action on Resolution No. 24-2025, Fire Protection Agreement with Fort Bend County. Full cost of service analysis.**

- City Manager Terri Vela reported that staff received an update from the Assistant County Attorney's Office regarding the proposed fire protection agreement. Fort Bend County Commissioner Dexter L. McCoy was present to address the Commission.
- Commissioner Beard stated the County cancelled the prior fire protection agreement and ceased payments, while the City has continued providing fire and EMS services in the ETJ. He expressed concern that the proposed agreement limits compensation to fire-related incidents only, despite



a significant percentage of calls being EMS-related. He also stated the agreement does not clearly define title transfer of the ladder truck or repayment terms.

- Commissioner Dexter McCoy stated the County is working with multiple municipalities to standardize ETJ service agreements and has engaged a third-party consultant to evaluate long-term service and compensation structures. He emphasized the need for collaboration and stated the County intends to reach a fair agreement.
- Commissioner Drozd questioned the County's definition of "fire protection services," noting that EMS first-response calls appear excluded from compensable services while the City continues to receive those calls through the County 911 system.
- Commissioner BeMent provided historical context, noting the County previously paid \$350,000 annually under the prior agreement and that the City sought to reevaluate the amount based on actual service costs. He expressed concern that the County cancelled the agreement for FY2025 and that compensation for services provided remains unresolved.
- Commissioner Gaul stated that all parties appear to agree on the need to provide services and establish fair compensation, but he expressed frustration with the negotiation process. He questioned whether the proposed agreement clearly defines the City's obligations and the ladder truck terms, and indicated he would support the agreement if those provisions were clearly established.
- City Manager Vela stated she had not been directly involved in providing information to the consultant and that the City has not participated in consultant discussions.
- Mayor Becky Haas emphasized the importance of public safety services and stated the City must ensure both service delivery and fair compensation.
- Further discussion occurred regarding EMS compensation, the consultant process, the ladder truck provisions, and clarity of contract terms.

**Motion:** Mayor Haas called for a motion on Resolution No. 24-2025. No motion was made. The item failed for lack of a motion. No action was taken.

*At staff's request, Agenda Items A15-A20 were taken out of order to accommodate attendees present for those items.*

**A13. Review and consider taking action on Resolution No. 35-2026, appointment of Board Members to the Richmond Historic Commission.**

- No concerns were raised regarding eligibility or qualifications of the appointees.

**Motion:** Commissioner Beard moved to approve Resolution No. 35-2026 appointing members to the Richmond Historical Commission as listed on the Resolution. Commissioner Drozd seconded. Motion passes unanimously.

**A14. Review and consider taking action on Resolution No. 36-2026, amending the bylaws of the Development Corporation of Richmond to allow board members to live in the extra territorial jurisdiction.**

- Staff explained that the amendment expands residency eligibility but does not require ETJ representation, change board structure, or alter the Commission's appointment authority. All appointments would continue to require Commission approval.



**Motion:** Commissioner Beard moved to approve Resolution No. 36-2026, amending the bylaws of the Development Corporation of Richmond to allow board members to live in the extra territorial jurisdiction as amended in the version sent via email this afternoon. Commissioner BeMent seconded. Motion passes unanimously.

**A15. Review and consider taking action on a Replat – Vincent Estates at Sims Rd– 0.6972-acre tract – 1 Blocks – 1 Lot – 0 Reserves and plat variances to the UDC Table 3.1.201B, minimum required setbacks.**

- Staff and the Planning and Zoning Commission recommended approval of the replat and associated variances. Commissioners asked questions regarding setbacks, lot configuration, and compliance with UDC standards.

**Motion:** Commissioner Gaul moved to approve a Replat – Vincent Estates at Sims Rd– 0.6972-acre tract – 1 Blocks – 1 Lot – 0 Reserves and plat variances to the UDC Table 3.1.201B, minimum required setbacks subject to staff’s comments. Commissioner Beard seconded. Motion passes unanimously.

**A16. Review and consider taking action on Ordinance No. 2026-01, annexation of a parcel of land 0 Williams Way Boulevard, containing 3.4079-acres situated in the Joseph Kuykendall League, Abstract No. 49, Fort Bend County, Texas, and being out of a called 4.052-acre tract of land conveyed to TD. Phan LTD., as described in warranty deed recorded under Fort Bend County Clerk’s File (F.B.C.C.F) No. 2007049506; save and except that portion thereof acquired by Fort Bend County in Agreed Final Judgment in F.B.C.C.F. No. 2021117298.**

- Staff summarized the annexation request and confirmed that all notice and hearing requirements had been satisfied.

**Motion:** Commissioner Beard moved to approve Ordinance No. 2026-01, annexation of a parcel of land 0 Williams Way Boulevard, containing 3.4079-acres situated in the Joseph Kuykendall League, Abstract No. 49, Fort Bend County, Texas. Commissioner Drozd seconded. Motion passes unanimously.

**A17. Review and consider taking action on the Development Agreement and Replat– *Manor Estates of Aubreyopolis at Morton Street* – 0.7711 acres of land – 1 Block – 1 Lots – 0 Reserves. The subject site is located at 907 Morton Street; south of Morton Street in between South 9<sup>th</sup> Street and South 10<sup>th</sup> Street.**

- The City Manager advised that a revised resolution had been distributed reflecting the Commission’s requested changes. The applicant was notified and was present.

The City Attorney summarized the revisions:

- **Section B1:** Removed references to the large and small covered parking structures; remaining structures include the main house, carriage house, and pool house.
- **Section D5:** Revised language to require that existing parking spaces and driveways shall be maintained in compliance with City regulations.



- **Section F5:** Defined stabilization as at least six of eight units occupied under minimum one-year leases, completion of renovations, and occupancy of one unit by the owner or designated property manager.
- **Section G3:** Minor spelling correction.
- Commissioner BeMent opposed the project, stating that eight residential units were too many for the site and would negatively impact neighboring residents. Other Commissioners acknowledged a preference for single-family use but noted the property has been vacant for approximately five years and continues to deteriorate. They expressed that redevelopment was preferable to continued decline and that no viable alternative had been presented. Discussion also focused on the canopy structure. Concerns were raised about its appearance. The applicant confirmed the frame is structurally sound and expressed willingness to work with staff to evaluate repair or removal options. Parking was confirmed to meet City standards.

Motion: Commissioner Gaul moved to approve Ordinance No. 2025-17, including the development agreement for 907 Morton Street, as modified and redistributed. Commissioner Beard seconded. Motion passes 3-1. Commissioner BeMent opposed.

**A18. Review and consider taking action on Ordinance No 2026-02, rezone an approximate 3.4079-acre tract of land from Suburban Residential (SR) to Suburban Commercial (SC) and to the extent the rezoning deviates from the Future Land Use Plan of the Comprehensive Plan and to provide for an amendment thereto.**

- **Motion:** Commissioner Beard moved to approve Ordinance No 2026-02, rezone an approximate 3.4079-acre tract of land from Suburban Residential (SR) to Suburban Commercial (SC) and to the extent the rezoning deviates from the Future Land Use Plan of the Comprehensive Plan and to provide for an amendment thereto. Commissioner Gaul seconded. Motion passes unanimously.

**A19. Review and consider taking action on a Final Plat – Auto Zone Pecan Grove – 0.7072 acres of land – 1 Block – 1 Lot – 0 Reserves. The subject site is located east of FM 359, in between Plaza 359 at Pecan Grove (9ers Grill) and Dr. Car Wash.**

- **Motion:** Commissioner Drozd moved to approve a Final Plat – Auto Zone Pecan Grove – 0.7072 acres of land – 1 Block – 1 Lot – 0 Reserves. The subject site is located east of FM 359, in between Plaza 359 at Pecan Grove (9ers Grill) and Dr. Car Wash. Commissioner Beard seconded. Motion passes unanimously.

**A20. Review and consider taking action on a Preliminary Plat – Circle Oak Section 2 – 34.354 acres of land – 0 lots- 10 reserves – 2 blocks. The subject site is located on the southeast corner of U.S. 59 and F.M. 762 within the George Foundation/Berry Tract development**

- **Motion:** Commissioner Beard made a motion to approve on a Preliminary Plat – Circle Oak Section 2 – 34.354 acres of land – 0 lots- 10 reserves – 2 blocks. The subject site is located on the southeast corner of U.S. 59 and F.M. 762 within the George Foundation/Berry Tract development. Commissioner Gaul seconded. Motions passes unanimously.

**A21. Review and consider taking action on Ordinance No. 2026-03, regulating the occupying of temporary structures.**



- Staff explained that the ordinance is intended to address temporary structures and camping-related activity by providing enforcement authority and clarifying where temporary structures may or may not be used for habitation. Commissioners discussed enforcement considerations and emphasized the importance of consistent application to ensure the ordinance does not unintentionally impact individuals outside its intended scope. Staff stated that enforcement would be handled on a case-by-case basis and acknowledged that clarifications or amendments may be brought forward if necessary following implementation.

**Motion:** Commissioner Drozd moved to approve Ordinance No. 2026-03, regulating the occupying of temporary structures. Commissioner Gaul seconded. Motion passes unanimously.

**A22. Review and update on the UDC’s requirements for multifamily development, including height and density standards in comparison with other similar cities.**

- Staff noted that the City’s maximum building height is lower than the comparison cities and that the City currently imposes a maximum total residential unit cap, which the comparison cities do not. The City also regulates density by units per acre.
- Commission discussion focused on whether multifamily and mixed-use developments should remain combined under the same regulatory category, particularly as it relates to height limitations. Concerns were expressed about continued multifamily development and the City’s ability to regulate such development where annexation agreements may require multifamily allowances.
- Commissioners also discussed differences in setback and parking requirements compared to other cities. Some members expressed a preference for maintaining larger setbacks and adequate parking to preserve spacing and avoid overcrowding. Staff clarified that certain differences among cities may reflect urban context and variations in how standards are structured. The item was presented for discussion only.

**A23. Review and update on current fire department practice on deploying equipment and provide a cost effective proposal and analysis of reducing unnecessary wear and tear while maintaining public safety.**

- Discussion focused on apparatus deployment for EMS-related calls and the impact of call volume on front-line equipment. Commissioners discussed whether alternative response models or smaller units could reduce unnecessary wear and maintenance costs while maintaining response time standards and public safety. Staff explained that deployment protocols are based on established response criteria designed to ensure safety and coverage. Commissioners requested that staff evaluate potential cost-effective adjustments, if feasible, and return with additional information as appropriate. No action taken

**A24. Review and discuss City’s Board and commission appointment process. Define and refinement of current process where necessary.**

- Staff was directed to review the current process and return with proposed refinements for future consideration. No action was taken.



**A25. Review and consider taking action on authorizing City Manager to execute a Construction Manager contract for street rehabilitation project.**

- Staff noted that utilizing construction management services would provide additional oversight to ensure the project is completed in accordance with approved plans and within budget. Commissioners asked questions regarding the scope of services to be provided under the contract, anticipated project timelines, and funding sources. Staff confirmed that the project is included in the City's capital improvement planning and that funds have been allocated accordingly.

**Motion:** Commissioner Drozd moved to authorize the City Manager to execute an Engineering Services Contract for Construction Management to Cobb Fendley for the phase 1 street rehabilitation in the amount of \$195,868. Commissioner Beard seconded. Motion passes unanimously.

**A26. Explanation of absence at Regular City Commission Meeting.**

- None

**A27. Consider taking action on requests for future agenda items.**

- Commissioner Drozd moved to have Clarification regarding occupancy and occupational permit requirements and how current regulations are applied as a future agenda item. Commissioner Beard seconded. Motion passes unanimously.
- Commissioner BeMent moved to have a discussion on Fire Protection agreement as a future agenda item. Commissioner Beard seconded. Motion passes unanimously.

**Emergency Management – Weather Update**

Staff provided an update regarding an anticipated weather event, including the potential for a hard freeze over the weekend with temperatures dropping into the 20s and the possibility of precipitation creating icy road conditions. The Street Department has prepared equipment to treat bridges and will monitor conditions, including coordination with TxDOT regarding the river bridge. Fort Bend County advised that it plans to activate at Level 3 and begin jurisdictional coordination calls. Commissioners inquired about roadway treatment materials and preparedness measures. Staff confirmed that treatment materials are available and that departments will implement standard storm preparation procedures. Commissioners emphasized ensuring readiness of City equipment and vehicles in the event of icy conditions. The Consent Agenda was then closed.

**A28. Adjourn to Executive Session, as authorized by Texas Government Code, Section 551.071, Attorney Consultation, Section 551.072, Deliberation regarding Real Property, Section 551.087 Deliberation Economic Development Negotiations and Section 551.074 Personnel Matters.**



## **OPEN MEETING**

### **C1. Reconvene in open session.**

- Commissioner Drozd moved to authorize the City Manager to negotiate with outside legal counsel for imminent domain purposes. Commissioner Beard seconded. Motion passes unanimously.
- Commissioner Beard moved to authorize the City Manager to gather required documentation necessary to proceed with the hotel project. Commissioner Drozd seconded. Motion passes unanimously.

### **C2. Adjournment.**

Meeting adjourned at 7:57 p.m.

**APPROVED:**

  
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Rebecca K. Haas, Mayor

**ATTEST:**

  
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Lasha Gillespie, City Secretary