



City of Richmond

Where History Meets Opportunity

Regular Scheduled City Commission Meeting (in person)

600 Morton Street

Richmond, Texas 77469

March 16, 2026 at 4:30 P.M.

And

Join Zoom Meeting

<https://us06web.zoom.us/j/83605303605>

One tap mobile

+13462487799,,83605303605# US (Houston)

Mayor Rebecca K. Haas

Commissioner Terry Gaul

Commissioner Carl Drozd

Commissioner Barry Beard

Commissioner Alex BeMent

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:
 - Jose Cruz Mendez Orocio – 5 years, Water Distribution Department.
 - Christopher Jackson – 10 years, Water Distribution Department.Proclamations:
 - Women History Month.
 - Autism Awareness Month.
 - Dr Nivens Named 2026 AASA National Superintendent of the Year.
- 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).

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City Commission Meeting Agenda

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No Deliberations with the Commission. Time may not be given to another speaker.)

- A6. Public hearing to receive comments for or a request by Michael Singh for a Conditional Use Permit (UDC Sec. 6.1.103, Nonconforming Buildings and Structures, and Sec. 6.1.108, Conversion of Nonconformities) to allow for the reconstruction of a nonconformity and the conversion of the nonconformity. The subject site is located at 1111 Golfview Drive, Fairway at Town Center Apartments, east of Golfview Dr. and north of a CenterPoint easement.
- A7. Update and Presentation on the Utility Master Plan.
- A8. Presentation on Stormwater Bank Program.

CONSENT AGENDA

- A9. 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 of the Special City Commission Meeting held on February 9, 2026 and Regular City Commission Meeting and Workshop held on February 16, 2026 (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 Tax Assessor/Collector Report (a copy is enclosed).
 - 6. Review and consider taking action on the Monthly Financial Report (a copy

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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).
12. Review and consider taking action on the Development Corporation Report (a copy is enclosed).
13. Set date for next meetings. City Commission Workshop and Regular City Commission Meeting on Monday, April 20, 2026 at 9:00 a.m. and 4:30 p.m.)

REGULAR AGENDA

- A10. Review and consider accepting the Development Corporation Annual Report Year Ending 2025.
- A11. Review and consider taking action on Ordinance No. 2026-05, amending Chapter 34 of the City Code by adding sanitary control easement and rules and regulations regarding sanitation and pollution control for areas in proximity of the City's drinking water wells.
- A12. Review and discuss the process for removing, deferring, or not implementing a previously approved project or budgeted FTE, and to clarify whether formal Commission action is required when funding constraints arise.
- A13. Review and consider taking action on Ordinance No. 2026-06, Conditional Use Permit (UDC Sec. 6.1.103, Nonconforming Buildings and Structures, and Sec. 6.1.108, Conversion of Nonconformities) to allow for the reconstruction of a nonconformity and the conversion of the nonconformity. The subject site is located at 1111 Golfview Drive, Fairway at Town Center Apartments, east of Golfview Dr. and north of a CenterPoint easement.

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- A14. Review and consider taking action on a Final Plat – Circle Oak Section 2 – 34.354 acres of land – 0 lots - 10 reserves – 2 blocks. The subject site is located southeast of the U.S. 59 and F.M. 762 intersection within the George Foundation/Berry Tract development.
- A15. Review and consider taking action on a Preliminary Plat – Circle Oak Section 3 – 45.441 acres of land – 3 Blocks – 0 Lots – 14 Reserves. The subject site is located southeast of the U.S. 59 and F.M. 762 intersection within the George Foundation/Berry Tract development.
- A16. Review and consider taking action on a Preliminary Plat – Veranda Commons – 2.371 acres of land – 1 Reserve – 0 Lots – 1 Block. The subject Site is located within the Veranda Master Planned Community.
- A17. Review of proposed Unified Development Code (UDC) text amendments to revise and clarify residential land-use regulations, including the addition and modification of building type definitions and associated standards for multi-unit residential development. The amendments are intended to align the UDC with adopted Comprehensive Master Plan policies and the Central Richmond Revitalization Plan.
- A18. Review of current apartment/multifamily development standards contained in the Unified Development Code (UDC), including a look at building heights, max residential units per acre and setbacks.
- A19. Review and consider taking action on Resolution No. 41-2026, appointing board members to Development Corporation of Richmond.
- A20. Review and consider taking action on Resolution No. 42-2026, authorizing the submission of a Grant application through the Texas Department of Agriculture for the Downtown Revitalization Program.
- A21. Review and consider taking action on authorizing City Manager to execute a construction services contract for the FM 359 Williams Way water line extensions.
- A22. Explanation of absence at Regular City Commission Meeting.
- A23. Consider taking action on requests for future agenda items.
- A24. Adjourn to Executive Session, as authorized by Texas Government Code, Section 551.071, Attorney Consultation, Section 551.072, Deliberation regarding Real

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Property, Section 551.087 Deliberation Economic Development Negotiations and Section 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;" Sec. 551.071, Consultation with attorney , Section 551.072, Deliberation regarding Real Property, Section 551.087 Deliberation Economic Development Negotiations, Section 551.074 Personnel Matters.

E1. Section 551.072, Deliberation regarding Real Property, Section 551.074 Personnel Matters.

1. Update on Real Estate.
2. City Attorney.
3. Resolutions for easements.
4. Incentive Agreement for Project Sheriff
5. Incentive Agreement for Project Book End

OPEN MEETING

- C1. Reconvene in open session and take action as needed.
- C2. Adjournment.

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

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.

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 for needed accommodations.

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

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