



STATE OF TEXAS
COUNTY OF FORT BEND
CITY OF RICHMOND

The City Commission for the City of Richmond, Texas met in Regular Session on February 16, 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- *not in attendance*
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 and a quorum was determined.

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

- The Pledge of Allegiance to the United States Flag and the Texas Flag was recited.

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

Aileen Heard – 5 years, Building Department.
Ben Lozano Jr. – 5 years, Customer Service Department.
Larry Watson – 20 years, Parks Department.

Proclamations:

Black History Month- A proclamation recognizing Black History Month was presented, highlighting the contributions of Arizona Fleming and her impact on civil rights and voter registration efforts in Fort Bend County.

Distinguished Budget Presentation Award for FY 2025- The City was also recognized for receiving the Distinguished Budget Presentation Award for Fiscal Year 2025.

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

- Commissioner Beard recognized the City's new Economic Development Director for a recent presentation to the Greater Fort Bend Partnership and complimented the quality of the presentation. He also commented on the Black History Month proclamation honoring Arizona Fleming, noting her historical significance and contributions, including her work alongside Thurgood Marshall, and expressed appreciation for the notable historical figures connected to



Richmond.

- The Mayor shared that she recently attended Jane Long Elementary’s Professional Day where she interacted with students and spoke about the City. She also attended the Rosenberg Girls Softball opening day ceremony, noting that approximately 370 girls were registered. The Mayor commented on the strong community participation and the importance of youth programs.
- 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.)**
- Staff confirmed that no individuals had signed up to provide public comment. Public comments closed.
- A6. Presentation on River Pointe Church Development.**
- Representatives presented a conceptual master plan for the River Pointe Church property located near U.S. 59. The proposal included a mixed-use development concept incorporating retail, residential, medical, office, hospitality, and recreational components. The presentation highlighted plans for lakes, walking trails, green space, and waterfront restaurant opportunities intended to create a destination-style development and community gathering area. The developer explained that the project is still conceptual and would be guided by development standards and architectural controls to ensure quality and consistency. It was noted that the development could include a conference hotel and supporting commercial uses to support economic development opportunities. Commissioners asked questions regarding public access to the proposed trails and open space areas. The developer confirmed the intent is for these amenities to be open to the public. Discussion also included parking, market demand, and interest from potential developers and medical users. The developer stated there has already been interest in approximately 22 acres of the developable property. No action required.
- A7. Presentation on the Richmond Police Department 2025 Annual Report.**
- The Chief of Police presented the department’s 2025 Annual Report, outlining departmental activity, crime statistics, staffing updates, and community engagement efforts. The report indicated the department handled approximately 48,000 non-emergency calls and nearly 10,000 emergency calls during the year. Officers responded to approximately 15,000 calls for service. Violent crime statistics remained relatively consistent while property crimes decreased, which staff attributed in part to changes in retail theft reporting practices by a major retailer. The report also highlighted departmental training efforts, noting an increase from approximately 6,400 hours of training in 2024 to over 9,000 hours in 2025. Promotions, hiring activity, and community outreach efforts were also discussed. Commissioners expressed appreciation for the department’s work and noted the importance of maintaining proactive policing strategies as the City continues to grow. No action required.
- A8. Update and discussion Fire Protection Agreement.**
- Staff provided an update on discussions with Fort Bend County regarding the Fire Protection Agreement. Staff reported that recent meetings focused on reviewing service responsibilities, response data, and costs associated with fire protection services provided outside City limits. It



was noted that the City provided updated cost information to the County and discussions included clarification regarding equipment costs, including the ladder truck arrangement. Staff indicated discussions were productive and ongoing. Commissioners discussed the importance of ensuring the City receives appropriate compensation for services while maintaining strong working relationships with the County. No action required.

A9. Presentation on Occupancy and Occupation Permit including requirements and current regulations that are applied.

- Staff presented information regarding the City's occupancy and operational permit requirements, including the regulatory framework and inspection requirements administered through the Fire Marshal's Office. Staff explained that a 2022 fee study identified operational permits that existed in ordinance but did not previously have established fees. Staff clarified differences between Certificates of Occupancy and operational permits and discussed efforts to address situations where older businesses lacked documented Certificates of Occupancy. Staff indicated departments are working cooperatively to bring businesses into compliance while minimizing hardship on long-standing businesses. Commissioners emphasized the importance of maintaining a straightforward and reasonable process for local businesses. No action required.

A10. Update and presentation on traffic patterns/stoppage on FM 359.

- Staff provided an update regarding traffic congestion concerns along FM 359 near the International Leadership of Texas (ILTexas) charter school, which serves approximately 1,400 students. Staff explained that previous traffic management practices included temporarily closing a traffic lane during student drop-off and pick-up times, which contributed to significant traffic backups. Staff reported that following a traffic impact analysis, several improvements were implemented to address the congestion. These included the construction of additional driveways to improve vehicle circulation, installation and coordination of a traffic signal to better manage peak traffic periods, and adjustments to traffic control practices to eliminate lane closures while utilizing police presence and signal timing adjustments to maintain traffic flow. Commissioners discussed the importance of ensuring that the school continues to address traffic impacts associated with its operations and emphasized the need to continue monitoring traffic conditions. Staff indicated that traffic flow has improved compared to prior conditions but will continue to be evaluated. No action required.

CONSENT AGENDA

A11. Action: Commissioner Gaul moved to approve the Consent Agenda in its entirety. Commissioner BeMent seconded. Motion passes unanimously.

A12. Review and consider accepting the 2025 Richmond Police Department Full Racial Profiling Report.

- The City Commission reviewed the 2025 Richmond Police Department Racial Profiling Report presented by Chief Craig. The report included statistical data related to traffic stops conducted during the reporting period, including demographic information, search and arrest data, and other required reporting metrics. The summary indicated that the Richmond Police Department has



complied with all requirements mandated by the Texas Racial Profiling Law and that no complaints of racial profiling were reported.

Action: Commissioner Beard made a motion to accept the 2025 Richmond Police Department Full Racial Profiling Report. Commissioner Gaul seconded. Motion passes unanimously.

A13. Review and consider taking action on the Annual Comprehensive Financial Report for the Year Ending September 30, 2025.

- Lupe Garcia, a representative from the City's independent auditing firm Whitley-Penn, presented the results of the Annual Comprehensive Financial Report (ACFR) for the fiscal year ending September 30, 2025. The auditors explained their review included the City's financial statements, internal controls, and compliance with accounting standards and federal reporting requirements. The auditors reported the City received an unmodified (clean) audit opinion, indicating the financial statements are fairly presented and no material weaknesses, significant deficiencies, or compliance findings were identified. The required federal single audit related to federal funding, including ARPA funds, also resulted in no findings. During the discussion, the auditors noted the City performs well in the timeliness of its financial reporting and audit preparation process. It was mentioned that the City submits its financial information promptly and is typically ahead of many other municipalities in completing the audit process, which reflects strong internal coordination and financial management practices. Commissioners expressed appreciation for the clean audit results and recognized staff for their work in maintaining strong financial practices and timely reporting.

Action: Commissioner Gaul moved to accept the Annual Comprehensive Financial Report for the Year Ending September 30, 2025. Commissioner Beard seconded. Motion passes unanimously.

A14. Review and consider taking action on a Replat – Circle Oak Section 4 – 26.269 acres of land – 1 Block – 0 Lots – 2 Reserves. A replat of 26.269 acres of land in the Jane H. Long Survey, Abstract No. 55, the Robert Handy Survey, Abstract No. 187 and the William Lusk Survey, Abstract No. 276, also being a replat of Reserve "D" of Circle Oak Section 1, as recorded in Plat No. 20220205, Fort Bend County, Texas. The subject site is within the Circle Oak Development South of U.S. 59 and East of FM 762.

- Staff explained the request reorganizes previously platted and unplatted portions of the property. Staff also noted the Planning and Zoning Commission recommended approval subject to standard conditions including updated tax certificates, required plat notes, and utility district clearances. Commissioners asked questions regarding the layout and requested clearer exhibits in future agenda packets showing before-and-after configurations for replats to improve clarity.
- **Action:** Commissioner Beard moved to approve on a Replat – Circle Oak Section 4 – 26.269 acres of land – 1 Block – 0 Lots – 2 Reserves. A replat of 26.269 acres of land in the Jane H. Long Survey, Abstract No. 55, the Robert Handy Survey, Abstract No. 187 and the William Lusk Survey, Abstract No. 276, also being a replat of Reserve "D" of Circle Oak Section 1, as recorded in Plat No. 20220205, Fort Bend County, Texas. The subject site is within the Circle Oak Development South



of U.S. 59 and East of FM 762 subject to staff's recommendations. Commissioner BeMent seconded. Motion passes unanimously.

A15. 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. Staff stated the proposed amendments were intended to better align the Unified Development Code with the City's Comprehensive Master Plan and the Central Richmond Revitalization Plan while introducing additional housing types often referred to as "missing middle" housing, including four-plexes, courtyard buildings, and cottage courts. Commissioners discussed concerns about the potential impact of these housing types on existing single-family neighborhoods, particularly in older areas of Richmond. Discussion focused on density, neighborhood compatibility, and the importance of maintaining the character of established residential areas. Commissioners also noted the need to further evaluate development standards such as lot sizes and building placement before considering any ordinance changes. The item was presented for discussion and direction and is expected to return for further review. No action required.

A16. 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.

Staff presented a comparison of Richmond's multifamily development standards with nearby cities including Fulshear, Rosenberg, and Sugar Land focusing on building height, residential density, maximum unit limits, and setback requirements. Potential changes discussed included increasing building height to 40 feet and three stories, increasing density from 20 to 30 units per acre, and removing the current 200-unit cap. Commissioners expressed concerns about higher densities and the impact on nearby single-family neighborhoods, noting that recent Richmond developments average closer to 25 units per acre. Concerns were also raised about reducing setbacks adjacent to residential properties and the need to maintain appropriate buffers between multifamily and single-family development. The item was presented for discussion and direction. No action required.

A17. Review and consider taking action on Resolution No. 40-2026, appointing a HGAC Board Member.

- Discussion included the importance of maintaining representation, particularly due to opportunities related to regional planning coordination and potential grant funding opportunities available through H-GAC participation.
- **Action:** Commissioner Gaul made a motion to appoint Mayor Haas as the primary representative and Economic Director Lacie Chambers as the alternate. Commissioner BeMent seconded. Motion passes unanimously.

After moving to the next agenda item, it was noted that H-GAC bylaws require representatives to be members of the governing body. The item was reopened for reconsideration.



- **Action:** Commissioner Gaul amended his motion to appoint Mayor Haas as the primary representative and Commissioner Alex BeMent as the alternate. Commissioner Beard seconded. Motion passes unanimously.

A18. 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.

The Fire Chief provided an update on changes to response protocols intended to reduce unnecessary deployment of fire apparatus while maintaining service levels. Beginning March 2, fire apparatus will no longer automatically respond to certain medical calls at facilities with on-site medical personnel unless additional assistance is requested. This change is expected to reduce approximately 1,000 responses annually, decreasing wear on equipment and reducing operational costs while maintaining emergency response readiness. No action taken.

A19. Explanation of absence at Regular City Commission Meeting.

- **Action:** Commissioner Beard moved to approve Commissioner Drozd's explanation of absence. Commissioner BeMent seconded. Motion passes unanimously.

A20. Consider taking action on requests for future agenda items.

- Commissioner Beard moved to have an update regarding the potential sale of Myrtle Street and the annex property, including a projected timeline for when the sale might occur as a future agenda item. Commissioner BeMent seconded. Motion passes unanimously.
- Commissioner Beard moved to have 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 as a future agenda item. Commissioner BeMent seconded. Motion passes unanimously.

A21. 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.

- Mayor Haas adjourned meeting to Executive Session at 7:15 p.m.

C1. Reconvene in open session.

- Reconvened into open session at 8:02 p.m. No action taken.

C2. Adjournment.

- Mayor Haas adjourned the meeting at 8:02 p.m.

APPROVED:



Rebecca K. Haas

Rebecca K. Haas, Mayor

ATTEST:

Lasha Gillespie

Lasha Gillespie, City Secretary