



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 9:00 a.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- *not in attendance*
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 9:02 a.m. A quorum was determined, and the meeting was declared open.

A6. Presentation on River Pointe Church Development.

- Commissioners requested clarification on the scope of the project and any potential financial involvement from the City. Staff noted that the developer would present the proposal in detail during the evening meeting, including information regarding the hotel component and other aspects of the development.

A7. Presentation on the Richmond Police Department 2025 Annual Report.

- Commissioners requested that future reports include a comparison column showing 2024 data to better evaluate year-to-year changes in crime statistics. Staff explained that reductions in certain property crimes may be attributed to changes in retail practices, particularly at Walmart, as well as changes in enforcement practices. Commissioners also discussed population growth in the city and how that relates to overall crime trends.

A8. Update and discussion Fire Protection Agreement.

- Staff reported that the City recently received the consultant report related to the fire protection services analysis and that a follow-up meeting has been scheduled to review the report and continue discussions. Commissioners discussed previous proposals related to the agreement, including a prior offer involving the provision of a ladder truck in exchange for several years of service. Discussion also addressed emergency responses occurring in the County's unincorporated areas and the City's extraterritorial jurisdiction (ETJ). Commissioners



emphasized the importance of establishing a clear agreement defining the scope of services to be provided and ensuring that the City receives appropriate compensation for those services.

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

- Staff explained that the discussion originated from a concern raised regarding how the City applies inspection requirements to existing businesses, particularly older establishments that may not have copies of their original certificates of occupancy. Commissioners discussed situations where long-standing businesses may not have records of their original certificate of occupancy and may be required to obtain updated documentation during inspections. Concerns were expressed that the process could become unnecessarily burdensome for businesses that have operated for many years without issue. Staff indicated that the current process is being reviewed to ensure that requirements are clearly defined and that the appropriate documentation and authority exist for inspections being conducted.

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

- Commissioners discussed observations of traffic patterns during peak hours and acknowledged that while some improvements have been made, congestion still occurs during high-traffic periods, particularly near school dismissal times. Staff indicated that traffic conditions will continue to be monitored and that additional adjustments may be considered.

CONSENT AGENDA

A11. Commissioner Beard selected items (2) Fire, (7) Public Works, (8) Planning and (10) Code Enforcement for further discussion.

- **Fire-** Request that future reports separate fire department calls occurring within the county service area currently under review from those occurring within the City limits and areas served under agreements with municipal utility districts (MUDs). The information will assist the Commission in evaluating service demands related to the fire protection agreement with Fort Bend County.
- **Public Works-** Discussion included questions regarding the City's surface water credits, with staff confirming that no credits have been lost and that regulatory requirements continue to be monitored. Commissioners also discussed grant requirements related to George Park and ongoing coordination with Lamar Consolidated ISD regarding potential park property considerations.
- **Planning:** Staff provided an update on the property located at 1111 Gulfview, where an apartment complex previously destroyed by fire is seeking approval through the Conditional Use Permit process due to existing nonconforming conditions.
- **Code Enforcement:** Commented on the positive impact of code enforcement efforts and noted improvements in property conditions throughout the community.

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

- Commissioners asked questions regarding certain statistical comparisons in the report, including differences in warning and citation rates among demographic groups. Staff explained that the



report follows state-mandated reporting requirements and includes data related to traffic stops, searches, and enforcement actions. Staff also clarified that inventory searches occur when vehicles must be documented prior to being towed following an arrest. Additional clarification regarding statistical trends will be provided during the formal presentation.

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

- Staff reported that the City received an unmodified opinion from the independent auditors, indicating that the financial statements are presented fairly and in accordance with applicable accounting standards. Commissioners noted that the audit process proceeded efficiently due to the City's organized financial reporting practices and strong financial management.

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.

- Commissioners requested that future replat agenda items include clearer visual comparisons showing the property layout before and after the proposed replat to assist in understanding the proposed changes. Minor corrections in the documentation were also noted.

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 presented proposed amendments to the Unified Development Code intended to allow additional housing types commonly referred to as "missing middle" housing, including duplexes, fourplexes, and courtyard-style housing. Commissioners discussed density considerations and the importance of ensuring compatibility with surrounding neighborhoods, particularly within the Old Town area.

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.

- Commissioners expressed concerns about increasing density levels and emphasized the need to consider long-term impacts on infrastructure, neighborhood compatibility, and property maintenance. Staff indicated that the item was presented for discussion purposes and that additional analysis will be conducted before any proposed amendments move forward.

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



- The Mayor indicated willingness to continue serving as the City's representative, with a Commissioner continuing to serve as the alternate representative. Commissioners noted that HGAC participation provides valuable opportunities for regional coordination and grant funding.

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 stated that beginning March 2, the department will discontinue routine responses to medical facilities where medical professionals are already present and only transportation is required. In these cases, Fort Bend County EMS will handle the transport unless fire department assistance is specifically requested. Staff estimated that this change could reduce fire department responses by approximately 1,000 calls annually, allowing the department to reduce wear on equipment and maintain greater availability for emergency incidents.

C2. Adjournment.

- Workshop adjourned at 10:39 a.m.

APPROVED:

Rebecca K. Haas

Rebecca K. Haas, Mayor

ATTEST:

Lasha Gillespie

Lasha Gillespie, City Secretary