



BOARD OF ADJUSTMENTS AGENDA

Monday, May 09, 2022 at 6:00 PM

Richwood City Hall, 1800 Brazosport Blvd. N.

BE IT KNOWN THAT a City of Richwood Board of Adjustments will meet Monday, May 9, 2022, beginning at 6:00 PM at Richwood City Hall, located at 1800 Brazosport Blvd. N., Richwood, Texas 77521 with the following agenda:

I. CALL TO ORDER

II. INVOCATION

III. PLEDGES OF ALLEGIANCE

IV. ROLL CALL OF COUNCIL MEMBERS

V. PUBLIC COMMENTS

VI. CONSENT AGENDA

A. Minutes from meeting held December 13, 2021

VII. DISCUSSION AND ACTION ITEMS

A. Public hearing and action regarding request to allow a conditional use for a Home Occupation of Firearm Component Manufacturer.

VIII. ADJOURNMENT

The City Council may go into Executive Session on any item listed on the Agenda in accordance with Section 551.071 of the Government Code (attorney-client privilege).

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (979) 265-2082 or FAX (979) 265-7345 for further information.

I, Kirsten Garcia, to hereby certify that I did, on _____ at _____ post this notice of meeting on the bulletin board at 1800 N. Brazosport Blvd., Richwood TX, in compliance with the Texas Open Meetings Law.

Kirsten Garcia, City Secretary
City of Richwood

MINUTES

RICHWOOD BOARD OF ADJUSTMENTS

Monday, December 13, 2021 at 6:00 PM

BE IT KNOWN THAT a City of Richwood Board of Adjustments will meet Weekday, Month DD, 20YY, beginning at 6:00 PM at Richwood City Hall, located at 1800 Brazosport Blvd. N., Richwood, Texas 77521 with the following agenda:

I. CALL TO ORDER

Called to order at 6:00 p.m.

II. INVOCATION

III. PLEDGES OF ALLEGIANCE

IV. ROLL CALL OF COUNCIL MEMBERS

Steve Boykin, Mayor:	Present
Mike Johnson, Position 1:	Absent
Melissa Strawn, Position 2:	Present
Matthew Yarborough, Mayor Pro Tem:	Present
Rory Escalante, Position 4:	Present
Mark Brown II, Position 5:	Present

Others present: Eric Foerster, City Manager; Kirsten Garcia, City Secretary; Patricia Ditto, Finance Director; Clif Custer; Public Works Director; Matthew Allen, City Attorney.

V. PUBLIC COMMENTS

There was no public comment.

VI. CONSENT AGENDA

A. Approval of minutes from called meeting held September 21, 2021

Motion to approve consent agenda.

Motion made by Matthew Yarborough, Seconded by Mark Brown II.

Voting Yea: Melissa Strawn, Matthew Yarborough, Rory Escalante, Mark Brown II

VII. DISCUSSION AND ACTION ITEMS

A. Public hearing and action regarding variance request to allow a storage building to be built on a separate lot from the main structure.

Francisco Reboloso presented his variance request.

Discussion held on status of variance should the lot sale.

Discussion held on employees doing work in the accessory building.

Discussion held on traffic in the parking lot between the two buildings.

Motion to approve variance request to allow a storage building to be built 2020 N Brazosport North Lot 10B on a separate lot from the main structure.

Motion made by Rory Escalante, Seconded by Mark Brown II.

Voting Yea: Melissa Strawn, Matthew Yarborough, Rory Escalante, Mark Brown II

VIII. ADJOURNMENT

Being there no further business, the meeting was adjourned at 6:21 p.m.

These minutes were read and approved on this 9th day of May 2022.

Mayor

ATTEST:

City Secretary

Public Hearing Notice



The City of Richwood will hold a public hearing on May 9, 2022, at 6:00 PM to consider a conditional use request for a Home Occupation of Firearm Component Manufacturer. Home occupations are conditional uses within in R-1 Residential Zone and occupations manufacture or sale of product regulated by the FDA, ATF, or other federal and state regulators must be approved by variance.

November 17, 2021

TILLER TERRY D
20 HICKORY CT
RICHWOOD, TX 77531-2840

Dear TILLER TERRY D:

Notice is hereby given that a Public Hearing will be held before the Board of Adjustments and City Council of the City of Richwood for the purpose of considering a conditional use and variance of property located at 17 Hickory Court. The lot in question is currently zoned R-1 Residential. The request is to allow a conditional use for a Home Occupation of Firearm Component Manufacturer. Home occupations are conditional uses within in R-1 Residential Zone and occupations manufacture or sale of product regulated by the FDA, ATF, or other federal and state regulators must be approved by variance This conditional use is being requested by David Riggs and the property is shown on the following page.

You are receiving this notice because you are either the property owner of the proposed property or the registered owner of a piece of property within 200 ft.

Anyone seeking to give or receive information on this requested variance should be present at Richwood City Hall (1800 N. Brazosport Boulevard) on Monday, May 9, 2022, at 6:00 p.m. before the Board of Adjustments.

If you have any questions or concerns, please feel free to contact me at 979-265-2082. My email is kgarcia@richwoodtx.gov.

Sincerely,

Kirsten Garcia
City Secretary

(See Public Notice on back)

☒ APPROVE ☐ DISAPPROVE

Comments:

Terry D Tiller
Name (printed /signed)

4-28-22
Date



1800 Brazosport Blvd
Richwood, TX 77531
(979)265-2082 (979)265-7345 (fax)

APPLICATION FOR VARIANCE REQUEST

PLEASE NOTE: The following questions must be answered completely. If additional space is needed, attach extra pages to the application. Contact the City of Richwood at (979) 265-2082 for clarification of terms or for specific zone district requirements.

DATA ON APPLICANT AND OWNER:

Name: David Riggs Date: 4/14/22
Address: 17 Hickory Court
Home Phone: — Business Phone: (979) 235-0740 personal cell

SUBJECT PROPERTY:

Address of property in question: 17 Hickory Court
Legal Description of property: _____
The subject property is currently zoned Residential

PURPOSE OF THE VARIANCE (be specific): To be able to
continue to operate my business. I manufacture
a firearm component that is regulated by the
ATF. I have held an OT type FFL (manufacturer of firearms)
license with the ATF since March 2010. I have
been manufacturing in my garage since March 2010.
Upon renewal of my license the ATF informed me
that I would need permission from the city to
renew.

BEFORE COMPLETING THE FOLLOWING, READ THE NOTICE TO THE ZONING VARIANCE APPLICANTS - PAGE 1

Which exceptional conditions apply to your property that do not generally apply to other properties in your zoning district:

How do the above conditions prevent reasonable use of your land under the term of the Zoning Ordinance?

How will the variance improve your use of the property?

Are there other properties in your area that have a similar type of improvement?

Will the granting of a variance in the form requested be in harmony with the neighborhood and not contrary to the intent and purpose of the Zoning Ordinance?

Yes. I have no store front. No private sales. No visitors. The manufacturer of my product does not generate excessive noise, no pollution, does not use chemicals. There are ^{no} visible signs of the activity from outside the garage.

Application for Zoning Request

OTHER LAND USE CONSIDERATIONS:

Is the request the least modification possible of the Zoning Ordinance which are in question?
No ___ Yes ___ If yes, explain why the alternative solutions are not feasible:

I (we) certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and accurate to the best of my knowledge and belief. The work within the request must be carried out within one year of the public hearing or the variance becomes null and void..

I also hereby give permission for the members of the City of Richwood Board of Adjustments and City Staff to access the property in question for the purpose of gathering information to make an informed decision on this variance request.

David Riggs
Name of Applicant


Signature of Applicant

4/14/22
Date

IMPORTANT:

A drawing, including all dimensions and structures, must be attached along with the applicable fee, to be considered. Failure to include both will result in automatic denial of application.



City of Richwood
1800 N Brazosport Blvd
Richwood, TX 77531
(979) 265-2082
www.richwoodtx.gov

XBP Confirmation Number: 118755319

Transaction detail for payment to City of Richwood.		Date: 04/14/2022 - 3:43:42 PM MT	
Transaction Number: 170642167PT VisaXXXX-XXXX-XXXX-9117 Status: Successful			
Account #	Item	Quantity	Item Amount
	Miscellaneous	1	\$225.00

TOTAL: \$225.00

Billing Information
DAVID RIGGS
, 77531

Transaction taken by: Admin pjacobsen