

City of Richwood — TEXAS —

BOARD OF ADJUSTMENTS AGENDA

Monday, July 11, 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, July 11, 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. Approval of minutes from called meeting on May 09, 2022.
- VII. DISCUSSION AND ACTION ITEMS
 - A. Public hearing and action regarding variance request to allow an accessory structure within the side setback in a R-4 Rural Residential District, located at 31511 Bayou Bend.
 - B. Public hearing and action regarding variance request to allow livestock, specifically one (1) goat, to be kept on a .3444-acre lot in an R-1 residential zone, located at 233 San Saba.
- 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, May 09, 2022 at 6:00 PM

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

The meeting was called to order at 6:00 p.m.

II. INVOCATION

Patricia Ditto, Finance Director, led the invocation.

III. PLEDGES OF ALLEGIANCE

Mayor Boykin led the p

IV. ROLL CALL OF COUNCIL MEMBERS

Steve Boykin, Mayor:	Present
Mike Johnson, Position 1:	Present
Melissa Strawn, Position 2:	Present
Matthew Yarborough, Position 3:	Present
Rory Escalante, Position 4:	Present
Mark Brown II, Position 5:	Absent

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

V. PUBLIC COMMENTS

Josh Strawn – Spoke regarding the poaching incident in Oakwood Shores, advised Council that Parks and Wildlife were contacted and there are now two suspects with possible felony charges.

VI. CONSENT AGENDA

A. Minutes from meeting held December 13, 2021

Motion to approve consent agenda.

Motion made by Mike Johnson, Seconded by Melissa Strawn.

Voting Yea: Mike Johnson, Melissa Strawn, Matthew Yarborough, Rory Escalante

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.

Discussion held on the product manufactured.

Motion to approve David Riggs request for conditional use for firearm.

Motion made by Matthew Yarborough, Seconded by Mike Johnson.

Voting Yea: Mike Johnson, Melissa Strawn, Matthew Yarborough, Rory Escalante

VIII. ADJOURNMENT

Being there no further business, the meeting was adjourned at 6:07 p.m.

These minutes were read and approved on this 11th day of July 2022.

Mayor

ATTEST:

City Secretary

INSTRUCTIONS FOR APPLICATION FOR ZONING CHANGE/VARIANCE

Anyone wishing to apply for a variance or specific (conditional) use permit or any other type of zoning change must follow the procedures outlined below.

A variance is a zoning adjustment which permits minor changes of zone district requirements where individual properties are burdened by the strict application of the law. The power to vary is restricted and the degree of variation is limited to the minimum change necessary to overcome the inequality inherent in the property. A variance to the uses permitted on the property is specifically prohibited.

A specific (conditional) use is limited to those specific uses of land or structures or both which are permitted within any "use district" subject to the provisions of Ordinance No. 324 of the City of Richwood.

PROCEDURES:

1. Application for Zoning Change/Variance Request must be completed and submitted, along with all applicable fees and a drawing to start the process.
2. The City will set a public hearing and provide notice to the requestor of date and time.
3. The City will also provide proper notification of neighbors within 200 feet by certified mail, publish a public notice in the newspaper, and post a notice on the City's web site which will contain the drawing as well as the date and time of the public hearing.
4. The City will hold the public hearing on the date and time stated in the notices.
5. The final decision will be made by the City Council/Board of Adjustments in open meeting.

FEES:

Where the application includes one to ten lots in a subdivision, a plat of which is on file in the office of the County Clerk of Brazoria County, Texas, the fee shall be \$200. Each additional lot will be \$20 per lot.

Where the application includes any parcel of land not covered by the above fee provisions, a fee of \$300.00 for the first acre or fraction thereof and a fee of \$60.00 for each additional acre or fraction thereof.

For each owner of each lot or parcel of land included in any application and for each owner of each lot or parcel of land owned within 200 feet thereof, a fee or charge of \$5.00 for each owner required to be notified pursuant to law.

NOTE: YOU MUST ATTACH ALL APPLICABLE INFORMATION AND DRAWINGS, INCLUDING BUT NOT LIMITED TO: CURRENT PLATS, PLOT PLANS, BUILDING PLANS, OR ANY PERMIT APPLICATIONS ALONG WITH YOUR APPLICATION.

Failure to do so will result in an automatic denial of the application.



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: CHRIS + TAYLOR CLINTON Date: 6/8/22
Address: 31511 Bayou Bend, RICHWOOD, TX 77531

Home Phone: 281-898-5537 Business Phone: _____
979-864-7046

SUBJECT PROPERTY:

Address of property in question: 31511 Bayou Bend, RICHWOOD, TX 77531
Legal Description of property: OAKWOOD SHORES (10030-10377) BLK 3 Lot 95
The subject property is currently zoned R-4

PURPOSE OF THE VARIANCE (be specific): _____

please see "attachment 1"

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:

please see attachment 2, answer #1

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

Attachment 2, answer #2

How will the variance improve your use of the property?

attachment 2, answer #3

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

attachment 2, answer #4

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?

attachment 2, answer #5

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:

We have invested almost \$60K cash into the building. moving/tearing it down would be unfeasible for us, and cause more construction to be done for a project that is already complete.

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.

Taylor Clinton
Name of Applicant

T Clinton
Signature of Applicant

6/8/22
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.

ATTACHMENT 1

PURPOSE OF THE VARIANCE:

There was a misunderstanding on the setback requirements for our barn that was constructed at 31511 Bayou Bend. On our survey and house plans, the building line is setback at 15 feet from the left and right sides of the property. Our primary residence is constructed at 30' from the left side of the property, and our accessory building is constructed at 18' from the right side of the property. Our property is in zone R-4 which has an accessory building side setback of 25 feet. When I applied for the accessory building permit through the City, I was told that the barn needs to be 25 feet from the side of the property line (see permit application). After speaking to the consultants, I ensured to them that the barn would be 25 feet from the side of the property. We were granted a conditional permit based off of my statement that the building would be 25' from the right side of our property. This was an unintentional, inaccurate statement on my behalf. I was confused because the plans that we submitted to the HOA were approved, and I assumed that the HOA had the same setback requirements as the City.

After we were granted the conditional permit, the construction of our barn began. The barn, rebar, and cement has been completed and the project was 100% finished on 06/05/2022. We had every necessary inspection completed and approved through the construction process.

Because of my accidental negligence, my husband and I would like to please request a variance to allow us to leave our accessory building at an 18' setback.

I would like to make it very known that this incident is not by any means a reflection of Laura Tyner, Tonya Machann, or BBG Consultants. Looking back at my conversations with Tonya, she was clear that the barn needed to be built 25 feet from the side of the property and that the setbacks on the plan I submitted were incorrect. I was confusing myself and not following/connecting the dots when I was confirming to her that we were building at a 25' setback. This was truly unintentional on my part – I have no reason to purposely lie or intentionally build my structure outside of the necessary requirements. I am fully aware of how the law works, and I know that if we build something out of code we will not receive a certificate of occupancy at the end of construction. This was an honest mistake by me.

ATTACHMENT 2

ANSWER #1:

Our property is 170 feet wide and has a beautiful oak tree in the center of the property. Our primary residence is in construction and setback at 15' from the lefthand side of our property line, while our accessory building has been fully constructed and is setback 18' from the righthand side of our property line. There was a major misunderstanding during permitting that lead to our barn being constructed with the incorrect minimum setback for the side of the property. All necessary inspections were completed and approved during the construction of our barn. If at any time the subject of our setback being incorrect would have been pointed out we would have immediately fixed it.

ANSWER #2:

Currently, we will not be able to occupy our residence when it is completed due to the barn being constructed at the incorrect setback for the righthand side. Also, moving the barn further into the middle of our property puts our oak tree at risk.

ANSWER #3:

Granting the variance is the most feasible solution for us, with the main reason being that the building is already 100% completed. All of the necessary inspections were completed and approved throughout the entire construction process of the barn. If this subject would have been brought up and clarified at any point during construction, we would have immediately stopped the work and taken the necessary action needed to be in compliance before completing the building.

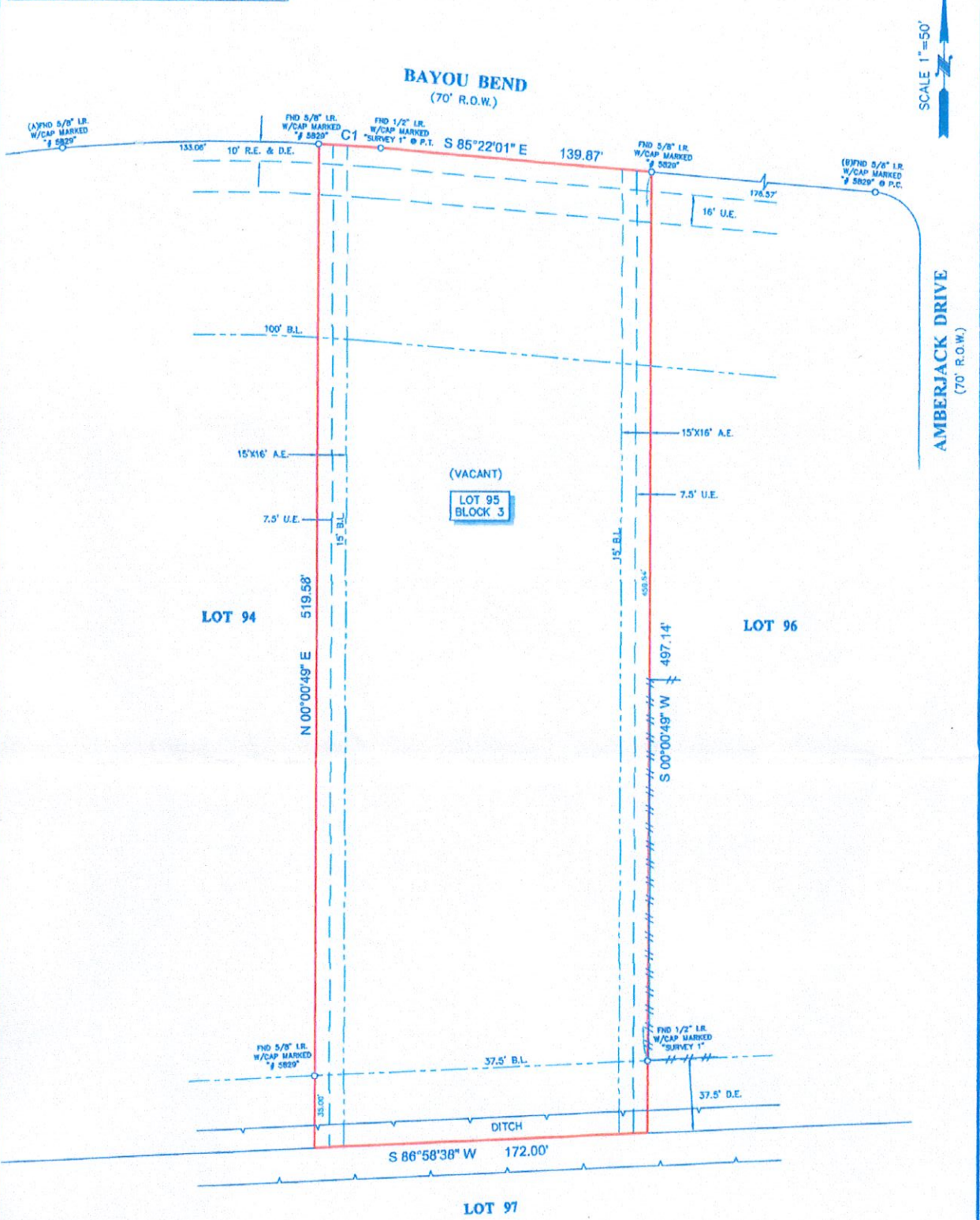
ANSWER #4:

Yes, there are numerous properties within Oakwood Shores that have a primary residence and accessory buildings.

ANSWER #5:

Yes, granting this variance will be in harmony with the neighborhood and does not contrary the intent/purpose of the zoning ordinance. The Oakwood Shores setback requirements for all structures is 15' from the side of the property. Our barn also meets all other setback requirements (front, back, and in relation to the main residence) for the HOA and R-4 Zone. The only violation we have is the 25' setback from the righthand side. Another consideration is that if we chose to build our house where the barn is currently sitting, the house would be in compliance sitting at 18' from the righthand side of the property. For that reason, I do not feel as though granting a variance to leave the barn at 18' from the side will have a negative impact on an easements or utilities, and there are no adverse effects to our neighbors.

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	965.00'	32.41'	S 86°19'48" E	32.41'



- NOTES:**
1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
 2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT FOR THE REQUEST OF THE BUYER.
 3. THIS SURVEY IS CERTIFIED TO DARRYL WAYNE WELCH FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 5. THERE ARE NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.

LEGAL DESCRIPTION: LOT 95, IN BLOCK 3, OF OAKWOOD SHORES, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CLERK'S FILE NO. 2008019216 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS.

CLIENT: TBD **ADDRESS:** 31511 BAYOU BEND



SURVEYOR'S CERTIFICATE:
 IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND SURROUNDING THE PREMISES OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON JULY 10, 2018 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS REQUIRED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND THAT THERE ARE NO ENCUMBRANCES OR INTERFERENCES EXCEPT AS SHOWN.

Richard Fussell
 RLF:LF



LEGEND

- BL = BUILDING LINE
- U.E. = UTILITY EASEMENT
- R.E. = ROAD EASEMENT
- D.E. = DRAINAGE EASEMENT
- — — — — FENCE
- — — — — WOOD
- — — — — APPROXIMATE HIGH BANK



Survey 1, Inc.
 Your Land Survey Company

www.survey1inc.com
 survey1@survey1inc.com
 Firm Registration No. 100708-00
 P.O. Box 2543 | Alvin, TX 77512
 (281)393-1392 | Fax(281)393-1393

FIELD CREW:	TECH:	DATE:
JR	SF	JULY 11, 2018
DRAFTER:	FINAL CHECK:	
JNM	BC	JCF
		7-64954-18

LEGAL DESCRIPTION

LOT 95, IN BLOCK 3, OAKWOOD SHORES, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CLERK'S FILE NO.2008019216 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS.

SURVEY INFORMATION

PROPERTY LINES, SETBACKS, AND OTHER SITE RELATED INFORMATION WAS TAKEN FROM SURVEY BY SURVEY 1, INC. DATED 07/11/18.

COVERAGE BREAKDOWN

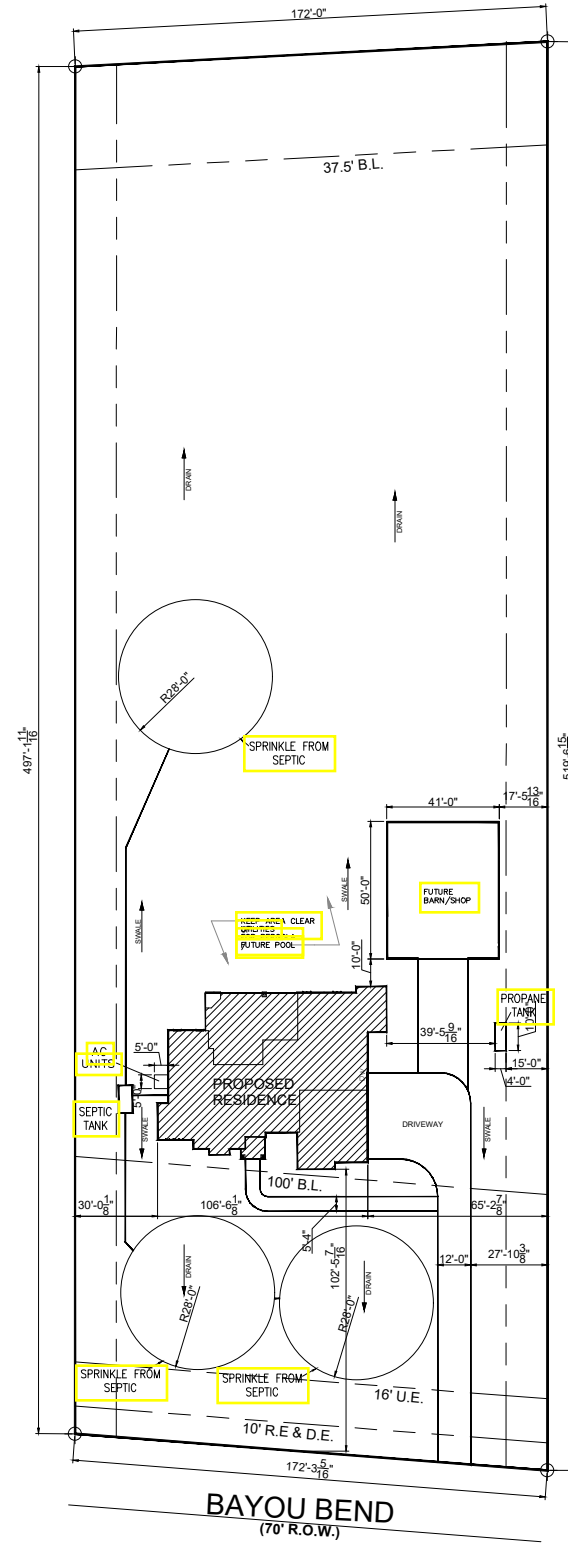
LOT AREA	- SF
HOUSE PAD	- SF
DRIVE / WALK	- SF
TOTAL COVERED	- SF
PERCENT COVERED	- %

NOTES (UNLESS NOTED OTHERWISE)

- OWNER IS TO APPROVE LOCATION OF HOUSE ON LOT, AND TO VERIFY ALL EASEMENTS AND BUILDING LINES, PRIOR TO START OF CONSTRUCTION.

- DRIVEWAY APPROACH, SIDEWALKS, AND RAMPS SHALL BE CONSTRUCTED TO FORT BEND STANDARDS.

-FINAL GRADING SHALL BE SUCH THAT THIS PROPERTY DOES NOT DRAIN ONTO ADJACENT PROPERTIES, AND SUCH THAT EXISTING DRAINAGE ON ADJACENT PROPERTIES IS NOT ALTERED.



NOTES

GRADING FROM FOUNDATION MIN. 6 IN.
 FIRST FLOOR USE DRAINS OR SWALES
 MASONRY WALL, ETC. PREVENT 6 IN. HO
 (R401.3)
 FOUNDATION MIN. 12 IN. + 2%
 DRAIN
 ORGANIC MATERIAL
 WOOD FORMS REMOVED (R408.5, R08.2)
 FOUNDATION WALLS MIN. 6 IN. ABOVE EARTH
 (IF MASONRY VENEER USED)
 PRESERVATIVE-TREATED WOOD
 DECAY RESISTANT 1/2 IN. ABOVE
 GROUND EXPOSED
 (R317.1)

Section VII, Item A.

DESIGNED BY: SF
DRAWN BY: SF

CLINTON RESIDENCE
31511 BAYOU BEND

1 Site Plan
1" = 30'-0"

SITE PLAN
A1.1

ISSUED FOR BIDDING	12
ISSUED FOR PERMITTING	
ISSUED FOR CONSTRUCTION	

1/14/2022 12:37:10 PM



DESIGN + VISUALIZATION

DESIGNED BY: SF
DRAWN BY: SF

CLINTON RESIDENCE

31511 BAYOU BEND

NOTES

- GRADING FROM FOUNDATION MIN. 6 IN. FALL IN FIRST 10 FT. USE DRAINS OR SWALES WHEN LOT LINES, WALL, ETC. PREVENT 6 IN/10 FT. (R401.3)
- TOP OF FOUNDATION MIN. 12 IN. + 2% ABOVE STREET DRAIN (R403.17.3)
- EXCAVATION FREE OF ORGANIC MATERIAL & WOOD FORMS REMOVED (R409.5, 506.2)
- FOUNDATION WALLS MIN. 6 IN ABOVE EARTH (4 IN. IF MASONRY VENEER USED) (R404.1.6)
- SILL PRESERVATIVE TREATED WOOD OR DECAY RESISTANT IF ≤ 8 IN. ABOVE EXPOSED GROUND (R317.1)



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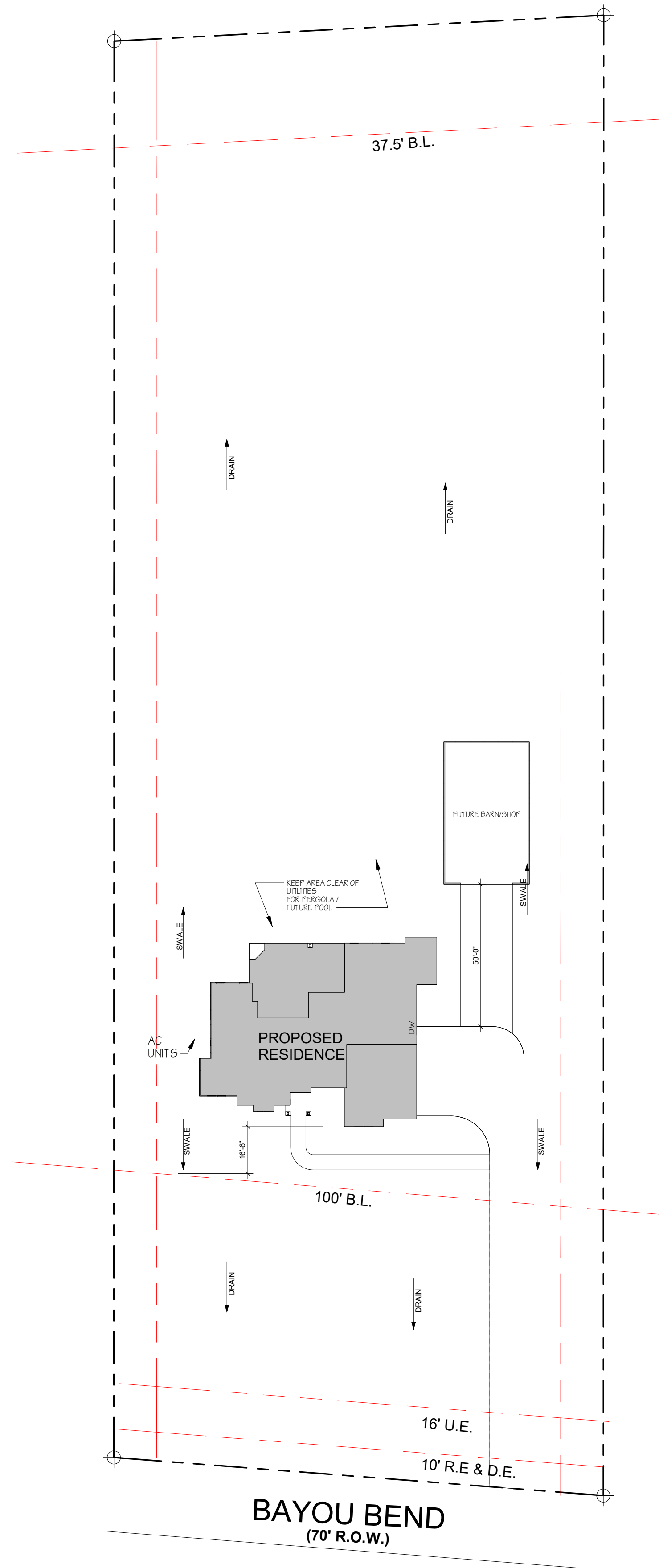
LOT AREA	- SF
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NOTES (UNLESS NOTED OTHERWISE)

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1 Site Plan
1" = 30'-0"

SITE PLAN

A1.1

ISSUED FOR BIDDING	
ISSUED FOR PERMITTING	
ISSUED FOR CONSTRUCTION	

1/7/2022 5:02:40 PM

ATTACHMENT 1

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I would like to make it very known that this incident is not by any means a reflection of Laura Tyner, Tonya Machann, or BBG Consultants. Looking back at my conversations with Tonya, she was clear that the barn needed to be built 25 feet from the side of the property and that the setbacks on the plan I submitted were incorrect. I was confusing myself and not following/connecting the dots when I was confirming to her that we were building at a 25' setback. This was truly unintentional on my part – I have no reason to purposely lie or intentionally build my structure outside of the necessary requirements. I am fully aware of how the law works, and I know that if we build something out of code we will not receive a certificate of occupancy at the end of construction. This was an honest mistake by me.

ATTACHMENT 2

ANSWER #1:

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ANSWER #4:

Yes, there are numerous properties within Oakwood Shores that have a primary residence and accessory buildings.

ANSWER #5:

Yes, granting this variance will be in harmony with the neighborhood and does not contrary the intent/purpose of the zoning ordinance. The Oakwood Shores setback requirements for all structures is 15' from the side of the property. Our barn also meets all other setback requirements (front, back, and in relation to the main residence) for the HOA and R-4 Zone. The only violation we have is the 25' setback from the righthand side. Another consideration is that if we chose to build our house where the barn is currently sitting, the house would be in compliance sitting at 18' from the righthand side of the property. For that reason, I do not feel as though granting a variance to leave the barn at 18' from the side will have a negative impact on an easements or utilities, and there are no adverse effects to our neighbors.



BBG CONSULTING, INC.

Project Address:	31511 Bayou Bend
Date:	May 3, 2022
Square Footage:	30 x 40 Barn

Plan Review Comments

Plans are **conditionally approved**, provided that the following conditions are met, as outlined in the email correspondence below:

5/3/22, 12:18 PM

BBG Consulting, inc Mail - 31511 bayou bend permit for barn



BBG PLAN REVIEW <planreview@bbgcode.com>

31511 bayou bend permit for barn

1 message

taylor clinton <taylor1007@gmail.com>

Tue, May 3, 2022 at 11:28 AM

To: BBG PLAN REVIEW <planreview@bbgcode.com>, Laura Tyner <tyner@richwoodtx.gov>

Good morning,

I am emailing to ensure the following conditions will be met in regards to our pole barn:

1. Structure will be 25' off of the property line
2. The elevation of the structure will be 11' (same as residential building on property)
3. The barn will not be occupied until we have the windstorm certificate which we are actively in the process of obtaining.

Please let me know how much the permit will cost and I will arrange payment.

Thank you!

Taylor Clinton
281-898-5537

Taylor Clinton
Danbury, TX
Cell: 281-898-5537



TX BBG CONSULTING, INC.

The following is a list of all completed on-site inspections for the project located at 31511 Bayou Bend

- 5564 4/25/2022 31511 Bayou Bend Pier E. Salinas 979-417-7403 Approved - pending engineers letter
- 5564 5/4/2022 31511 Bayou Bend underground plumbing Esteban Salinas 979-417-7403 Approved
- 5564 5/11/2022 31511 Bayou Bend Foundation Empire Homes 979-417-7403 Disapproved - need form survey submitted and approval
- 5564 5/18/2022 31511 Bayou Bend T- Pole Empire Homes 979-417-7403 Approved
- 5576 6/1/2022 31511 Bayou Bend Rebar- Pole Barn Juan Velazquez 979-201-6695 Approved

I've also attached the initial comment letter and conditional approval letter for the pole barn.

Sincerely,

Kevin Taylor
President
TX BBG Consulting, Inc.
972-746-6671



BBG CONSULTING, INC.

Project Address:	31511 Bayou Bend	
Date:	April 29, 2022	
Square Footage:	30 x 40 Barn	
Zoning:	Dwelling District Residential R4	
Requirements	Allowed	BBG Reviewed
Wind Load Requirement	120 mph 3 second gust	See Note Below
Codes Adopted	2015 International Codes 2015 Energy Code 2014 NEC	
Flood Zone/BFE	Elevation certificate provided	Provided with House
Setbacks (Main Dwelling)	Front Yard: 50 ft Side Yard: =25' or 10% of Width Side Yard Corner: 25 Ft Rear Yard: 25 ft	Complies
Setbacks (Accessory Building)	No accessory building shall be located in a front yard. Rear yard setback: 25 ft Side yard setback: 25 ft interior Side yard setback: 25 ft Corner lots	Show Setbacks on Plans
Setbacks Swimming Pool	Rear Setback: 5 ft Side Setback: 3 ft 22.6 ' from overhead utility line	N/A
Maximum Lot Coverage	35%	Complies
Maximum Height	2 ½ Stories and 35 Feet	Complies
Minimum Lot Area	1 Acre (43,560 sq.ft)	93,208 sq ft
Minimum Lot Width Minimum Lot Depth	150 ft 200 ft	Complies
Minimum Floor Area	1,500 Sq. Ft	Complies
Flood Plain	Check new Flood Plain Maps Data 12/30/2020	See Comments

Plan Review Comments

Plans are disapproved with the following comments.

Windstorm Requirement:

1. The entire building must be engineered for windstorm. Due to regional restrictions for compliance with the Texas department of insurance wind speed requirements we must verify that the proposed structure is capable of withstanding 120 (138 ult) mph winds (3 second gust). This can either be done by providing manufacturer specifications with an engineer's seal which state that it can withstand this wind speed or by contacting a Texas department of insurance approved engineer to provide the necessary details for construction to ensure that it will withstand the required wind speed. The link below can provide additional information and also has a list of approved engineers.
 - a. <https://appscenter.tdi.texas.gov/windstorm/p/publicAQIList>
2. Use the site plan submitted with the new home permit and show the proposed barn compliant with the 25' side setback.
3. Building must be elevated at the same height as the residence. See elevation certificate provided.



BBG CONSULTING, INC.

Project Address:	31511 Bayou Bend
Date:	May 3, 2022
Square Footage:	30 x 40 Barn

Plan Review Comments

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5/3/22, 12:19 PM

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31511 bayou bend permit for barn

1 message

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Cell: 281-898-5537

June 10, 2022

PATE DENA
31503 BAYOU BND
ANGLETON, TX 77515-7066

Dear PATE DENA:

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 variance of property located at 31511 Bayou Bend in the Oakwood Shores Subdivision. The lot in question is currently zoned R-4 Rural Residential. The variance request is to allow an accessory structure within the side setback. The current requirement is that no accessory structures be erected within 25 feet of the property line. This variance is being requested by Christopher and Taylor Clinton 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, July 11, 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:

A simple solution for all involved is for Clinton to build a 2' high fence on both sides of his backyard property.

Name (printed / signed)

Dena Pate, D S

Date

6/22/22

June 10, 2022

CALLAWAY STEVEN & IRMA
31606 BAYOU BND DR
RICHWOOD, TX 77531

Dear CALLAWAY STEVEN & IRMA:

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Sincerely,

Kirsten Garcia
City Secretary

(See Public Notice on back)

APPROVE

DISAPPROVE

Comments:

The Pole Barn is on my side of setback not met & I am protecting my property value by disapproving. The Barn's location is side by side to my house and not further back on property to justify this variance as the MOST AFFECTED property owner.

[Signature]
Name (printed /signed)

6/24/22
Date

From: [Oswaldo Ibarra](#)
To: [Kirsten Garcia](#)
Subject: 31511 Bayou Bend
Date: Monday, June 27, 2022 7:37:10 PM

I Oswaldo G. Ibarra approve the variance at 31511 Bayou Bend in the Oakwood Shores Subdivision.
Any question feel free to e mail me or call me at: (713)202-6034

Sent from my iPhone

Dear council members,

Over the last few weeks, my husband and I have been gathering feedback from each of you as well as our neighbors regarding our variance request at 31511 Bayou Bend. I have spent a lot of my time trying to understand the reasoning behind a different setback for accessory buildings in the R4 district. So far from what I have read in the zoning ordinance and previous council meetings, I am under the assumption that it was put in place for aesthetics. The first official version of the zoning ordinance was created in 2006, prior to Oakwood Shores being annexed into the city, and the building setbacks have not been modified since. There has been no indication that my barn is a safety concern or encroaching on an easement, especially considering that I can have my main dwelling built in the location where my barn is at.

Taking into consideration that this setback is for aesthetic purposes, I believe I have come up with a feasible and time friendly solution that will meet the needs and benefit all parties involved. I would like for you to please consider granting the variance contingent upon the installation of a fence around our property. I have attached copies of a proposed fencing plan and am confident that it meets HOA guidelines/deed restrictions, so there should be no issue getting the fence passed and installed.

- Installing a fence is a much more value-added option than moving the barn. The fence will provide a visual representation of the boundaries between all 3 of our lots, which was a little difficult to visualize now that our lot is being occupied. A fence will also create some added privacy, which I believe we can all benefit from – especially our neighbor to the left who expressed that she would appreciate a privacy fence.
 - There was some expressed concern about the barn devaluing neighboring property, and while I don't necessarily agree, I do respect the concern which is why I offered to find a value-added solution that can benefit our neighbors.
 - I would like to point out here that the R4 zoning district states that I can build my main dwelling at the 17.5 ft side setback. I would question if my main dwelling was built at 17.5 ft from the righthand property line (in place of where my barn is at), would there still be an assumption that my property is devaluing others?
 - We will be able to have a fence installed prior to construction completion, which is currently estimated to be December.
- If the variance is denied, and we are required to move the barn, the barn will be moving 7.5 feet to the LEFT. Not forward, not backwards, but to the LEFT. This means that, visually speaking, the barn hardly changes. I personally do not believe that moving my barn over 7.5 feet is going to visually accomplish or improve anything other than bringing the structure into compliance. If a neighbor is concerned that walking outside and seeing a barn is an eyesore or devalues their property, the only thing I can try to do to accommodate that is building a fence. Again, I understand that you will still be able to see the barn if a fence is installed, but I am trying to offer something that visually represents the separation between the properties and offer some privacy to our neighbors at my own expense. In my opinion, our community and neighbors stand to benefit more from a privacy fence than my barn being moved over 7.5 feet with no fence.
 - The HOA is in charge of determining whether or not properties conform to the look, feel, and harmony of the neighborhood. The HOA approved our plans as is, with no changes to the setback of the barn. I realize that the R4 zoning setback is more restrictive than the HOA guidelines for accessory buildings – I just want to make it clear

that the HOA felt my project was aesthetically equivalent to the rest of the properties in OWS.

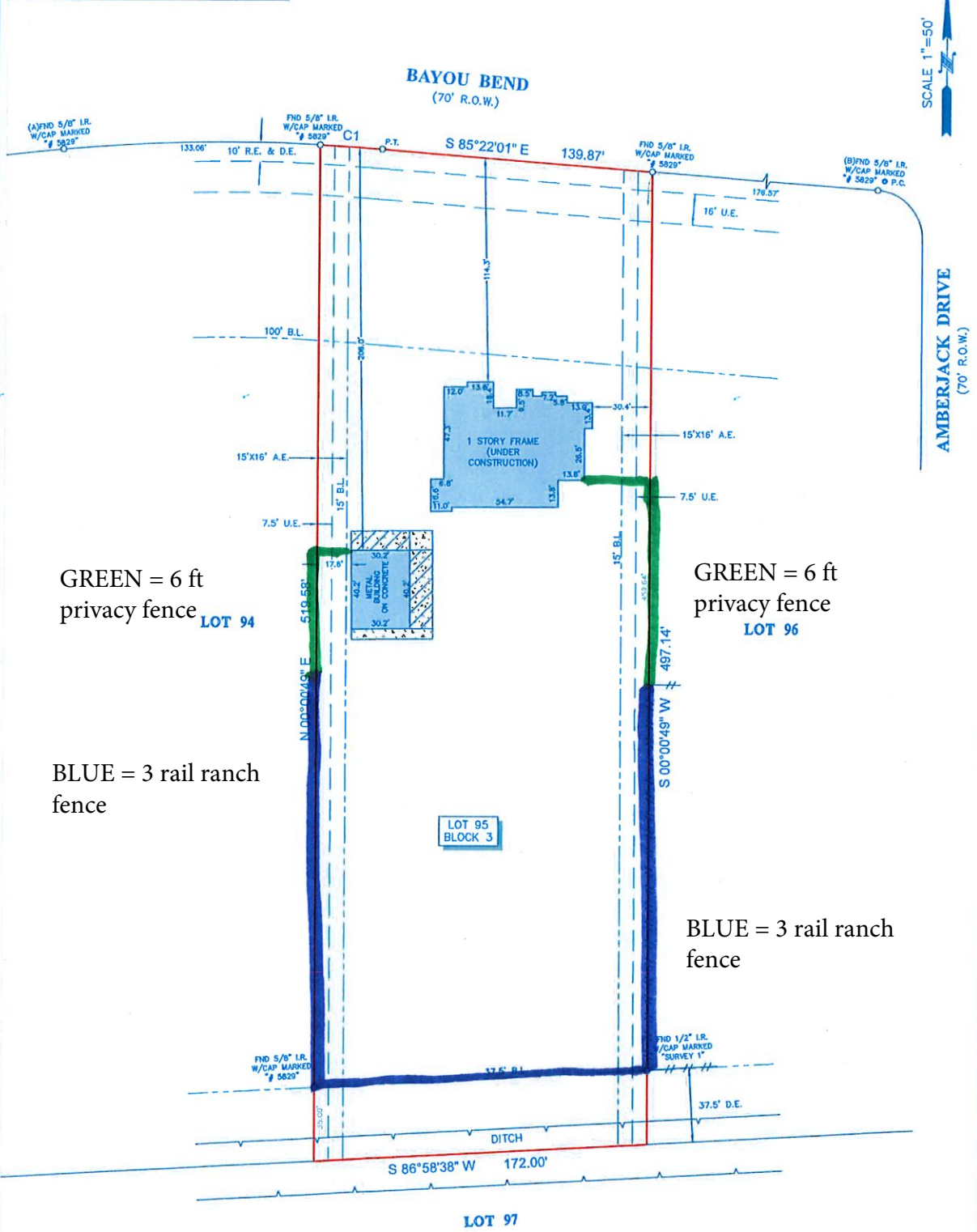
- From a financial standpoint, we cannot afford to have the barn moved before our house is complete. It would take us approximately a year and a half to be able to complete moving the barn.

Lastly, I would like to point out that although this was truly an honest mistake, there are no checks and balances in the permitting/inspection process for large, permanent accessory buildings to ensure that they comply with the setbacks in the ordinance. If the process continues to have no checks and balances, the door is left wide-open for people to make unintentional mistakes like I did or even worse, take advantage of the system. I know that our permit was conditional and that the responsibility is on me, I am not trying to place the blame elsewhere, I am just asking you to please consider that I was able to complete my project out of compliance (unintentionally) without being stopped. If our neighbor would not have pointed out the violation, we would have moved in and lived the rest of our lives without realizing our barn is out of compliance. Even further, residents could very well be purchasing properties that have permanent accessory structures located at the wrong setback and have no idea. I would ask council to please consider working to identify a change to the process that introduces hard stops/validations for permanent structures regardless of if they are a main dwelling or accessory building.

Thank you all for taking the time over the last 4 weeks to come out and visit with us. We value your efforts in serving the city and its citizens, and it is refreshing to witness a city council who puts “boots on the ground” into action. This has been one of the most stressful months that my husband and I have ever gone through, so your patience has been truly appreciated.

Thank you,
Taylor Clinton

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	965.00'	32.41'	S 86°19'43" E	32.41'



GREEN = 6 ft
privacy fence
LOT 94

GREEN = 6 ft
privacy fence
LOT 96

BLUE = 3 rail ranch
fence

BLUE = 3 rail ranch
fence


- NOTES:
1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
 2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT PER THE REQUEST OF THE BUYER.
 3. THIS SURVEY IS CERTIFIED TO DARRYL WAYNE WELCH FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 5. THERE ARE NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.

LEGAL DESCRIPTION: LOT 95, IN BLOCK 3, OF OAKWOOD SHORES, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CLERK'S FILE NO. 2008019216 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS.

CLIENT: TBD	ADDRESS: 31511 BAYOU BEND
<p>SURVEYORS CERTIFICATE: IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON JUNE 14, 2022 AND THAT THIS PLAT SUBSTANTIALLY COMPLES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.</p> <p><i>Richard Fussell</i> RICHARD FUSSELL 4148</p>	<p>LEGEND</p> <p>BL. = BUILDING LINE U.E. = UTILITY EASEMENT R.E. = ROAD EASEMENT D.E. = DRAINAGE EASEMENT --- FENCE --- -H-H- WOOD --- APPROXIMATE HIGH BANK ---</p>
<p>www.survey1inc.com survey1@survey1inc.com Firm Registration No. 100759-00 P.O. Box 2543 AHN, TX 77512 (281)393-1382 Fax(281)393-1383</p>	<p>FIELD CREW: JF TECH: AH DRAFTER: AR FINAL CHECK: EF DATE: 6-16-22 JOB#: 6-113194-22</p>

31511 Bayou Bend – Variance Request; additional documents

Many of the council members have asked for us to get a quote on moving the barn. Unfortunately, to move the barn we would basically have to completely rebuild the structure. None of the posts or metal can be reused. The only component that might be savable are the trusses, but even then, I am not sure if I feel comfortable reusing them – I don't want to compromise the integrity of the structure. The quote below is for demolishing and rebuilding the entire structure. From a financial standpoint, we cannot afford this large of an expense right now. It would take us around a year and a half to be able to complete this.


STUCKEY BARN
- AND SUPPLY -
919-236-7771

Total Estimating Cost for your Stuckey Barn

Job Name: Chris Taylor Clinton Phone 281-898-5532
 Address: 31511 Bayou Bend

Barn Specifications:
 Size: 30x40x16 Lean 11x40 Extension 30x10
 Windstorm: Yes No Engineer: Yes No **Total Price** 37,478

Post Hole Concrete:
 No. of Posts 24 5 sacks per post 120 ^{4.79} x ~~3.99~~ each 514.80
 Tax 8.25% 42.48 Pallets for transport 69 Total: 626.28
 Pads 12" x 12" x 4" No. needed 24 Price 120 Total: 746.28
Total Price for the Post holes and Pads +50 (delivery) 716.28 (Pallets are refundable upon return and each holds 42 bags)

Concrete Foundation: Includes: 4" thick, 3/8 rebar, 16" centers, 2 1/2 rebar chairs, 6 mil black polly and 3000 psi. Note: You will need some sand for leveling and possibly a pump truck, we have no way of knowing this until the project is ready for concrete.
 Square Footage 2240 Price per square foot 4.75 Total Cost 45,000
 (tear down + repair)

Doors For The Barn:

Model _____	Model _____
Quantity Width Height Hoist Cost Total	Quantity Width Height Hoist Cost Total
_____	_____
_____	_____
Hardware: _____	Hot Shot: 75.00 per door _____
Total Price for Door: _____	Installation Price <u>\$1400</u>
Total _____	(take down + reinstallation)

Total Project Price \$83,274.28

**City of Richwood
Application for Variance Request**

Date: 6/17/22

Applicant Data and Owner:

Kelsie Myers (*Student - Minor*) & Tammie Myers (*Property Owner - Parent*)
233 San Saba Street
Richwood, TX 77531
832-535-4363

Subject Property:

Address of Property in Question: 233 San Saba Street, Richwood, TX 77531
Legal Description of Property: DAVIDSON SLATER PLACE (A0066 J E GROCE TR 105A)(RICHWOOD) BLK 4 LOT 22
The subject property is currently zoned: Residential (.34 acres; 15000sq ft.)

Variance Request for:

Ordinance Chapter 3 - Animals Article IV. - Livestock and Fowl - Sec. 3-100. - Minimum Area

Purpose of the Variance:

Which exceptional conditions apply to your property that do not generally apply to other properties in your zoning District?

- The residence in which I reside is bound by minimum acreage for my FFA Market Show Goat Project. I have learned throughout my freshman and sophomore year of high school agriculture and livestock production classes the minimum acreage the City of Richwood requires for goats and sheep (1 acre) is in excess of the recommended area from other sources, including Texas A&M Agrilife Extension as referenced in a chart below.

How do the above conditions prevent reasonable use of your land under the term of the zoning ordinance?

- Under the current minimum area restriction, I am unable to keep my FFA Market Show Goat Project at my residence. Unfortunately, the district that I attend school in does not provide an Ag Barn and has no future plans to do so. Whether I am brushing, bathing, walking or bonding with my goat, I do it daily. It's very important to keep sanitary conditions for him. Market Show Goats have very strict dietary needs and are not free-range foragers. I have put a lot of time and effort into researching different select feeds and supplements. The feed requires a balanced diet in protein, fiber, minerals, vitamins and nutraceuticals which help with prevention of urinary calculi (similar to kidney stones in humans). Supplements, such as harvested hay, provide a compliment to the daily commercialized feed. Goats prefer to harvest leaves from shrubs and trees as opposed to weeds and grasses. Having several pecan trees in our backyard is such a treat to him. As everything above suggests, goats are very finicky. They aren't the hearty animals you may believe them to be.

How will the variants improve your use of the property?

- The variants requested are not only for my benefit, but for fellow classmates and FFA/4-H members. I believe it is important to invest time into your future dreams and one of those for me is studying animal science and large animal veterinary medicine. It is also important to note that within the requested variance of "minimum area" I feel that it is important to have additional information added for "Permit for FFA & 4-H Projects and Sanitary Conditions". This is not only about me, members of FFA & 4-H, but also about the welfare of our show animals.

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

- I am unsure if there are areas with a similar type of improvement, however, I am positive that the future of my fellow FFA member projects would benefit from such improvement. My life has had many ups and downs and when I joined FFA, my life changed for the better. FFA is so much more than raising animals, but this is a big part of my future and the future of our economy and our nation. Did you know that over 50% of the US's goat meat is still imported? As a local FFA Chapter Officer and Southwest District Officer, it is my goal to build and sustain agricultural knowledge within our communities.

Will the granting of a variance in the form of requested be in harmony with the neighborhood and non contrary to the intent and purpose of the zoning ordinance?

- It is my intention that through the approval of requested variance, there be additional ordinances put in place to ensure harmony within the neighborhood. The intent of the zoning ordinance is to not have overpopulation of animals on property within the city limits. I believe my recommendation still places reasonable limitations on such. I recognize the value of accountability measures for the sake of animal welfare. I believe the parameters I function within offer a transparent and responsible example.

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

Having to house my Market Show Goat Project elsewhere would not be beneficial for many reasons, but time and expenses is what comes to mind first. It is important to spend as much time as I can with the goat. The daily care, grooming and prepping for shows, as well as being able to check on him throughout the day ensures the likelihood of noticing any behavioral changes that can be linked to illnesses. Goats are very regimented and if their schedule is off, it can cause them to become stressed. I would need transportation to and from which is not feasible for my family. Also, the expenses are tough to keep up with as a teen already. It is my project, not my parents, so I do my best to earn money around the house and work a part-time job during the summer months to help pay for this project. Keeping him elsewhere would require stalling fees and travel on top of all current expenses. It is also my goal to ensure my records are accurate since this is a scramble scholarship and I must provide detailed monthly reports to my sponsors.

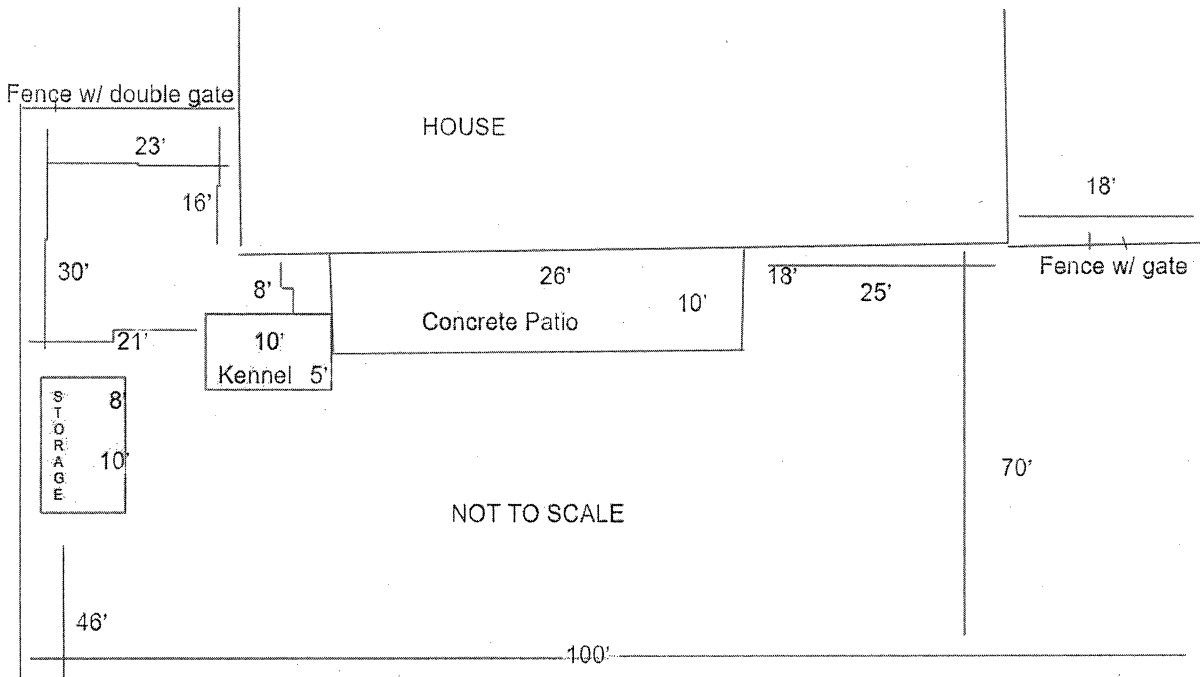
I (we) certify that all of the above statements and the statements contained in any papers or plans submitted here are true and accurate to the best of my knowledge and belief. The work within the request must be carried out within one year of the public hearing or the variance becomes null and void.

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.

<u>Kelsie Myers</u>	<u>Tammie Myers</u>
Name of Applicant	Property Owner
<u>Kelsie Myers</u>	<u>Tammie Myers</u>
Signature of Applicant	Signature of Property Owner
<u>6/17/22</u>	
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.



Drawing of dwelling and residence backyard

Photo of inside goat pen





Photo showing proper shelter from weather elements and sanitary conditions. Ventilation is also extremely important which is why I have a fan in his pen. Proper ventilation reduces the risk of respiratory diseases that affect lambs and goats. It also helps keep him cool in these HOT summer months.

Requesting Amendment of:

Minimum Area.

Every area of property upon which any livestock or fowl is proposed to be kept or maintained shall have or contain the following minimum square feet or area for each head:

- (1) Livestock, except goats or sheep:
 - a. For the first animal1 acre
 - b. For each successive animal1 acre
- (2) Goats or sheep1 acre
- (3) Fowl and small animals such as rabbits, etc.5 square feet per animal of coup space

Suggested Modifications:

- (2) Goats or sheep 2650 sqft or .06 acre of land/head*
 - a. Pens and shelters must meet all requirements below:
 - i. Fences/Pens must be a minimum of 48 inches high
 - ii. 10sq feet minimum of sheltered area per mature animal; sheltered area is considered a simple structure with a 4-7 foot high roof and adequate weather shield
 - iii. 30sq feet minimum pen size**

*Information obtained through Brazoria County Ag Extension Office - Chart pictured below is from Texas A&M Agrilife Extension.

**Pen size recommendation averaged with research of minimum requirements shown below:

- 20sq ft/per animal according to Texas 4-H Youth Development via Texas A&M Agrilife Extension
- Minimum of 40 square feet of pen space per goat according to Goat Guide by Jim Missildine, *a Retired Agricultural Science Instructor, Show goat business as a producer, Judge Goat shows, Texas State University Teacher- Selection and Evaluation of Livestock, Honor Show Chow National Goat Ambassador*
- Minimum of 25 square feet of floor or ground space per animal according to Oklahoma State University Extension - Meat Goat Production by Tom Smith
- Each goat should have a minimum of 15 square feet of space in their pen - no limitations to outside the pen, as long as there is room to exercise - K-State Research & Extension Meat Goat Manual developed by Kelli Griffith (*Graduate Student, Extension Education*), Glenn Rask (*Associate Professor, Extension Education*), Kraig Peel (*Assistant Professor, Animal Sciences*), Steve LeValley (*Extension Sheep Specialist*), and Celina Johnson (*Youth Livestock Specialist*)

Kind and class of livestock	Approximate AUE*	No. of head per AU
Hair Sheep, 80-lb. ewe	.12	8
Hair Sheep, 40-lb. weaned lamb	.06	17
Hair Sheep, 125-lb. ram	.17	6
Goat, 100-lb. doe	.15	7
Goat, 45-lb. weaned kid	.07	14
Goat, 180-lb. buck	.24	4
Cattle, 500-lb. stocker calf	.6	1.7
Cattle, 1,000-lb. cow	1	1
Cattle, 1,800-lb. bull	1.7	.6

Requesting the Addition of: Permit for FFA & 4-H Projects; Sanitary Conditions**Permit for Future Farmers of America and 4-H projects.**

- (a) A member of a chapter of Future Farmers of America (FFA) or the 4-H Club (4-H) that operates within Brazoria County, Texas, may apply for a special permit that allows small livestock including goats, sheep, domestic fowl and rabbits at the member's residence under the direction of the FFA or 4-H, if approved by the City Secretary.
- (b) An application for this permit must include:
 - (1) The applicant's name, physical address and phone number;
 - (2) The name, mailing address and phone number of applicant's parent or legal guardian;
 - (3) The name, mailing address and phone number of the property owner;
 - (4) The number of goats, sheep, chickens, ducks or rabbits to be kept on the property;
 - (5) A site plan of the property showing areas where coops, pens and hutches will be maintained;
 - (6) Written proof of membership and participation in the FFA or 4-H program requiring applicant to raise the animals for show purposes;
 - (7) No fee required.
- (c) A permit may only be issued:
 - (1) For a 12-month term, which may be renewed each year by submitting a new application for a permit;
 - (2) After an inspection of the area by city staff to confirm that the applicant is in compliance with the application requirements and all applicable city ordinances; and
 - (3) Upon a finding by city staff that the activity sought to be permitted will not create a health or nuisance hazard to the public.
- (d) Failure to comply with any of the requirements of this section will disallow the issuance of the necessary permit.
- (e) Permits are non transferable and may be revoked at any time pursuant to (insert animal code here), upon graduation from high school, nonattendance or dropping out of the FFA or 4-H program.

Sanitary Conditions.

- (a) The owner or person in possession of animals shall keep yards, pens, and enclosures in which such animals are confined in such a manner so as not to give off odors offensive to persons of ordinary sensibilities residing in the vicinity, or to breed or attract flies as appropriately, mosquitoes, or other noxious insects, or, in any manner, to endanger the public health or safety, or create a public nuisance.
- (b) All persons keeping such animals shall comply with the following sanitary regulations:
 - (1) Manure and droppings shall be removed from pens, stables, yards, cages and other enclosures at least twice weekly and handled or disposed of in such manner as to keep the premises free of any nuisance;
 - (2) Feeding and watering troughs or buckets shall be kept clean and free of build up so as to prevent the breeding of flies, mosquitoes, or other insects;

- (3) No putrescible material shall be allowed to accumulate on the premises, and all such material used to feed which is unconsumed shall be removed and disposed of by sanitary means;
- (4) Any pen or enclosure shall be maintained in such a manner as to be not less than five feet from any adjoining residentially zoned property and meet the minimum square footage requirements mentioned in Section 3 - 100.

References used in Variance Request:

- [Ordinance Number 18-423](#) (Amended and Adopted 3/12/18)
- [Current Ordinance Chapter 3](#)
- [Texas A&M Agrilife Extension - Texas 4-H Youth Development Sheep & Goat Project Guide](#)
- [Texas A&M Agrilife Extension - Livestock for Small Acreage Landowners](#)
- [Goat Guide to assist FFA & 4H members in raising a successful market goat project](#) - Developed by Jim Missildine, a *Retired Agricultural Science Instructor, Show goat business as a producer, Judge Goat shows, Texas State University Teacher- Selection and Evaluation of Livestock, Honor Show Chow National Goat Ambassador*
- [Meat Goat Manual](#) - K-State Research and Extension
- Letter from Ag Advisor - Attached

Other Brazoria County Minimum Space per listed livestock at listed in City Ordinances:

- **Freeport** 2500sq ft. - *“Goats or sheep. Two thousand, five hundred square feet of land not occupied by inhabitable buildings shall be required for each animal.”*
- **Angleton** - *No acreage requirement for small livestock found*
 - *“Small livestock shall mean all types of domesticated swine, sheep, and goats and non-companion animals weighing 250 pounds or less; excluding any pygmy breed.*

City of Richwood,

June 22, 2022

The Myers Family has recently adopted an agriculture science and market project for their daughter, Kelsie Myers, the Vice President for Brazosport FFA. Kelsie was uniquely granted a sponsorship award from the highly competitive Rodeo Austin Ultimate Scramble Championship. Locally, FFA has grown exponentially in our Brazoria County area's youth. Involvement in FFA increases peer leadership and accountability, as well as literacy and appreciation in agriculture in our students. Many more FFA students are able to branch from a small suburban setting to become invested in higher education in agriculture sciences and enter innovative careers that lead to improving Texas agriculture.

Brazosport High School junior, Kelsie Myers, has prepared for an opportunity to raise a short term market goat project that will conclude at the Rodeo Austin youth market goat show March 2023. This project facilitates youth animal husbandry, personal discipline, and real life application. The showmanship progress, animal health and development is monitored by myself as one of her FFA advisors, as well as a team of district agriculture science teachers, who carry a wide array of resources and knowledge. We offer a supportive vertical team between both Brazosport and Brazoswood High School campuses. Last year, Kelsie learned about the various aspects of livestock handling in her Livestock Production class. This year, Kelsie will be my student in Applications of Veterinary Medicine, which will include the properties of livestock medicine. The priority of animal projects are to design an experience that a student is primarily responsible for all of the animal needs under the supervision of an agriculture teacher, as they develop skills in the human-animal-bond, animal behavior, conditioning, nutrition, and showmanship.

Welfare concerns are easily dismissed upon observation of facilities provided by the Myers family. Industrially raised meat goats are given many times much smaller living quarters, attention to care and resources. Pasture raised goats many times the latter. The Myers' goat is provided daily free exercise time in the ample yard space. The Myers provide open graze as well as structured agility spaces for their animal. Show wethers, castrated male goats, require routine and constant handling, grooming and exercise to align with show quality standards as well as judge expectations. These areas of care are being provided at the Myers residence.

Weight gain and muscle development are tightly monitored and anticipated in market animal projects. Market goats' feed carries adequate energy potential, surpassing pasture raised nutritional input. High protein rations for market goats range from 16-18%. Macro and micronutrient daily nutritional needs are met. Nutritional supplements promote increased weight and condition, as well as intestinal and rudimentary microflora support. In comparison, pasture raised goats lack the closely partnered supplementation and nutritional programs that cascade feed conversion and body quality seen in FFA youth market goats, starting at a young age. The Myers have a scale for tracking weight. Biosecurity is maintained monthly with dewormers and veterinary care is easily accessible. Goat's rudimentary manure is stable and considered beneficial green compost. Waste output is minimal with a single goat and employed in

sustainable home gardens and turf. The housing space for the goat project has effective drainage and ventilation as well as ample and reliable protection from the elements.

Kelsie Myers is promoting successful, responsible, and sustainable agriculture in her small scale market goals and activities. Kelsie is a bright product of Brazosport High School's agriculture science and FFA program. I appreciate the opportunity to share and invite further conversation if requested. I am excited about the potential partnership with the City of Richwood.

Sincerely,

Risha Broom
Agriculture Science Teacher
rbroom29@gmail.com



Livestock for Small Acreage Landowners

Richard V. Machen and Robert K. Lyons*

Rural areas in Texas are being rapidly developed and urbanized, especially in the central and southwest parts of the state. Many urban dwellers want to escape to the country to live a quiet, peaceful life or enjoy recreational opportunities on their own land. As a result, large tracts in rural areas are being divided into properties of 5 to 100 acres; many are fewer than 20 acres.

New rural landowners almost always want to maintain or obtain an ad valorem tax exemption, which is most often granted for agricultural use of the land. They often decide to start livestock enterprises to meet tax exemption requirements. However, most taxing authorities require one to demonstrate that such an enterprise is economically viable. In other words, owning one animal as a family pet will not qualify property for the tax exemption. This publication identifies the three livestock enterprises best suited to small acreages and most likely to be profitable.

These three enterprises require:

- minimal facilities (both in construction, expense and space required);

- minimal labor (both time and physical effort); and
- minimal animal husbandry expertise.

They also have readily accessible markets for excess production or unwanted animals.

The most important concern of any landowner, big or small, is good stewardship of the land. The three livestock enterprises discussed here are the most environmentally compatible with small acreages. Livestock enterprises almost always depend, at least to some degree, on having forage for the animals to eat. As a livestock producer, forage is your primary product. No livestock enterprise can be economically viable for long if grazing destroys the forage growing on the land.

Determining Stocking Rate

Because livestock enterprises depend upon forage, the most critical decision you may make is the appropriate stocking rate for your land. Stocking rate is the number of animals per unit area of land. It is typically expressed as acres per animal unit. An animal unit consumes 26 pounds of forage daily.

*Associate Professor and Extension Livestock Specialist and Associate Professor and Extension Range Specialist, The Texas A&M University System.

For an example, look at the listings in Table 1. One 80-pound ewe of a hair sheep breed equals .12 animal unit equivalent. So, eight ewes are one animal unit (meaning that eight ewes consume about 26 pounds of forage daily). If you own 20 acres, but only 10 acres produce forage for grazing, you would need to determine how many pounds of forage those 10 acres were producing to know how many ewes you could graze on the land. Small acreage landowners usually overestimate the carrying capacity (sustainable stocking rate) of their property.

Table 1. Animal Unit Equivalents (AUE).

Kind and class of livestock	Approximate AUE*	No. of head per AU
Hair Sheep, 80-lb. ewe	.12	8
Hair Sheep, 40-lb. weaned lamb	.06	17
Hair Sheep, 125-lb. ram	.17	6
Goat, 100-lb. doe	.15	7
Goat, 45-lb. weaned kid	.07	14
Goat, 180-lb. buck	.24	4
Cattle, 500-lb. stocker calf	.6	1.7
Cattle, 1,000-lb. cow	1	1
Cattle, 1,800-lb. bull	1.7	.6

Landowners who graze too many animals for a long period of time will destroy the productivity of their land. Overgrazing has these consequences:

- Desirable, nutritious plants disappear and undesirable plants multiply, so animals do not perform well without costly supplemental feed.
- With the loss of native range plants, rainfall can not percolate into the ground easily and tends to run off. Run-off causes soil erosion and pollutes surface water. The regeneration of just 1 inch of topsoil will require several lifetimes.

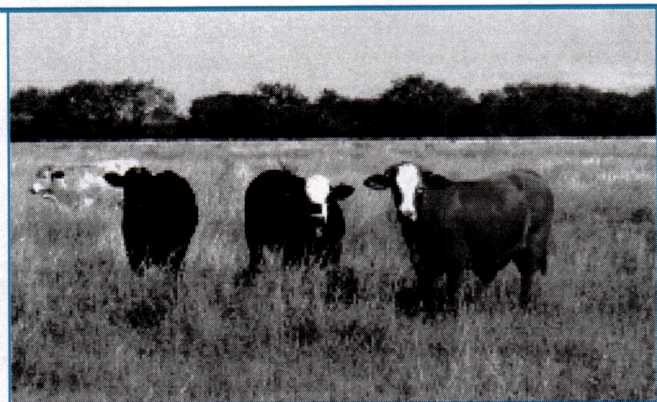
Each property is unique, with different soil types, topography and plants. Therefore, general recommendations for appropriate stocking rates or carrying capacities are not included here. You will need help to determine your stocking rate accurately. Contact your county Extension agent or a representative of the Natural Resource Conservation Service. These professionals have guides to the forage production capacity of every county in Texas, and can help you determine the amount of forage your land is likely to produce. They will advise you about the number of acres of your land that will be required to support an animal unit with minimal supplemental feed.

Enterprise #1. Stocker Calves

For this discussion, stocker calves are either 1) weaned calves of suitable age and body condition for a grazing program, or 2) heifers with brood cow potential, grazed from weaning (at least 4 months old) to yearling age (12 to 14 months old). Feeder calves, in contrast to stockers, are weaned calves bound for a feedyard because of their weight, age, body condition and/or the market conditions. (An example of a feeder calf would be a fat steer weighing more than 650 pounds.)

Cattle prefer grass rather than browse (trees and shrubs) or forbs (weeds). If your acreage has mostly grass, cattle should do well. However, if you don't have enough forage to support at least eight to ten stockers for at least 4 months, you shouldn't choose this enterprise.

In a stocker calf enterprise, your primary product is the forage (grass) and you sell that product



by marketing calves you own and have grazed, or by allowing others to graze their animals on your land. A stocker calf enterprise offers these benefits:

1. **Flexibility.** Landowners do not have to own the cattle. When grass is available, grazing can be leased to someone who is willing to pay to graze their stockers on your property. Selling grass usually incurs less risk than buying cattle.

2. Minimal facility requirements. Stockers can be grazed without an investment in large facilities and handling equipment, unlike a perennial cow/calf operation. The minimum requirement is a small pen or corral from which calves can be loaded into a trailer. Portable cattle panels can be used instead of permanent facilities.

The property should have a permanent perimeter fence constructed with at least five barbed wires, with the top wire at least 50 inches above the ground. Seven barbed wires or 48-inch net wire with two barbed wires above it would be preferred. Barbed wires above the net wire should be either close together (less than 2 inches apart) or far apart (at least 6 inches apart) so they will not catch the leg of a jumping deer. Electric fencing is suitable for internal partition fences but not for a perimeter fence.

The health of incoming calves is of paramount importance to any stocker operator, but especially to the small acreage landowner. A lack of handling facilities combined with inexperienced caretakers could result in a disaster. Ideally, a group of calves would come directly from the ranch where they were born, preferably from within the county or from an adjacent county. Calves from several sources, or from a commission company, are more likely to incur health problems.

Heifer development is a very viable enterprise for small acreages. Many central Texas cow/calf producers have a 1-1-1 operation—one herd, one bull, all in one pasture. As a result, it is difficult for them to develop replacement heifers. The small acreage owner could establish a cooperative agreement with such a producer to pasture weaned heifers for 6 to 8 months and then return them to their owner. An attractive part of this arrangement is the well defined grazing period.

How to begin

Before looking for stocker calves to pasture, the landowner should decide on an appropriate, yet negotiable, price for the pasture and management services provided. The simplest arrangement is to sell the grazing rights and let the owner of the cattle be responsible for their management. Grazing can be priced several ways, including 1) cents per pound of weight gain, 2) dollars per head per month, or 3) dollars per hundredweight of initial weight. The simplest plan is a fixed rate per head per month. With this arrangement no scales are required and the profit or expense can be calculated easily by all parties involved. In general, the monthly pasture charge for calves ranges from \$5 to \$15 per head. If you include management ser-

vices such as monitoring water supply, distributing salt, or putting out mineral supplements, supplemental feed or hay, you would charge more. The time required to perform these services depends upon the equipment you have, the size and arrangement of your pastures, and the number of stocker calves involved.

When you are ready to begin, you will need to make contact with cattle producers who need pasture. Newspaper ads and notices posted at feed stores and livestock commission companies can help. Large animal veterinarians and county Extension agents might also help put you in touch with cattle producers.

Why not cows?

Some might wonder why a typical cow/calf operation would not work on small acreage. There are several reasons.

- An 1100-pound cow will consume 22 to 33 pounds of forage or 1/2 a square bale of grass hay each day. If a typical stocking rate for native range is 25 acres per animal unit, then 100 acres might support only four animal units, assuming all 100 acres produce grass and are grazable.
- It is not economically feasible to own a bull for fewer than 10 to 15 cows. Bulls require even more feed than cows and are hard on facilities and fences.
- A cow/calf enterprise is not flexible. When drought reduces available forage, producers must either buy expensive feed or sell some cows to prevent overgrazing. This is the time when cattle prices are lowest. Then, after rains have come and grass has grown, producers buy more cows when prices are highest. With a sell low/buy high strategy, an operation can not be economically viable.
- Facilities for managing large animals are expensive and reduce the acreage available for grazing.
- A cow/calf operation requires considerable animal husbandry skill. A beef cow represents a \$400 to \$1000 investment. Naturally, the owner is economically and humanely compelled to care for the animals, but illnesses, injuries, birthing complications and preventive health programs often intimidate the inexperienced producer. Veterinary services can be expensive. Animals must be transported to a veterinary clinic in a trailer (another investment) or the producer must find a veterinarian willing to make "house calls."

Enterprise #2. Meat Goats

Because of their relatively small size, goats are even better suited to small acreage operations than cattle. Goats eat more browse plants than other domestic livestock do. Therefore, they are the best species for managing or sculpting woody plant habitats. Unfortunately, plants such as juniper or mesquite are very low on a goat's list of preferred plants, so do not count on goats to manage these "undesirable" plants. Do not expect goat browsing to eliminate juniper more than 4 feet tall.

Breeds for meat goat production include:

Boer. This breed was originally developed in South Africa and imported in 1993. Animals have mostly white bodies with dark red heads and white blazes on their faces. Boer goats are docile and easy to handle. Both sexes are horned.

Spanish. The breed characteristics of Spanish goats are not well defined. Their color ranges from black to white and their mature weight ranges from 60 to 130 pounds for does and from 90 to 250 pounds for bucks. As a breed, Spanish goats are hardy and adapt well to rough terrain. Of the breeds mentioned here, they are the least docile.



Dairy. Dairy breeds such as Nubian, Saanen, Alpine and LaMancha can be raised for meat. However, because they were bred for milk production, some individuals have an udder conformation that is not conducive to pasture conditions and nursing kids. This makes dairy type goats less suitable for a meat goat operation. Dairy goats are docile. If not disbudded, many dairy goats will have horns.

Pygmy. This is the smallest of the goat breeds. Most pygmy goats are less than 30 inches tall at the shoulder and weigh less than 80 pounds. Bred primarily as a novelty and for exhibition, their small size, docility and low nutrient requirements make these goats well suited to small acreages. They are marketed as pets or breeding animals, or for meat.

Enterprise #3. Hair Sheep

Hair sheep breeds are also produced for meat. They are generally smaller than wool sheep breeds, which makes them more suitable for small acreages. They are also more tolerant of internal parasites. Most wool sheep must be shorn at least once a year. Hiring an experienced shearing crew and marketing small quantities of wool can be difficult chores for the small producer.

Sheep prefer forbs (weeds) and grass. Some weeds, such as ragweed, nightshades, thistles, broomweed and prairie coneflower, are not palatable and will not be controlled by grazing. Some plants are toxic (for example, johnsongrass after a frost and silverleaf nightshade) and can kill an animal if eaten in large quantities.

Breeds of hair sheep include:

Barbado. This breed was developed in Texas and is the most popular breed in the state. It was developed by crossing the Barbados Blackbelly



with the Rambouillet and mouflon. These sheep have tan or brown bodies with black bellies and legs. They are very prolific. Males are horned and females are polled.

Barbados Blackbelly. This breed is similar to the Barbado. Both sexes are polled.

Dorper. A cross between the Blackheaded Persian and the Dorset Horn breeds, Dorper sheep are either solid white or white with black heads. They are very docile. Both sexes are polled.

St. Croix. Also known as the Virgin Island White, these sheep are white, docile, and have a strong flocking instinct.

Katahdin. This is a cross of the "African Hair Sheep" with domestic U.S. sheep, primarily the down breeds. They are white to light tan, very docile, and have a moderate flocking instinct.

Goat and Sheep Management

Facilities

Predators are the biggest problem in sheep and goat production. As rural areas are developed, predation from bobcats and foxes probably will decrease, but coyotes, unconfined dogs, and feral hogs will be an increasing threat.

Barbed wire alone is not suitable for goat or sheep fencing. Perimeter fencing should be 39- to 48-inch net wire, with vertical stays of the net wire spaced 12 inches apart to prevent horned animals from getting caught in the fence. Where there is a significant predator problem, vertical stays 6 inches apart will form a better barrier, but animals with horns will get caught if they put their heads through the wire. Smooth or barbed wire can be stretched above the net. These wires should be either less than 2 inches apart or at least 6 inches apart so they will not catch the leg of a jumping deer. Placing a barbed wire near the ground on the outside of the fence will deter some predators from digging under the fence.

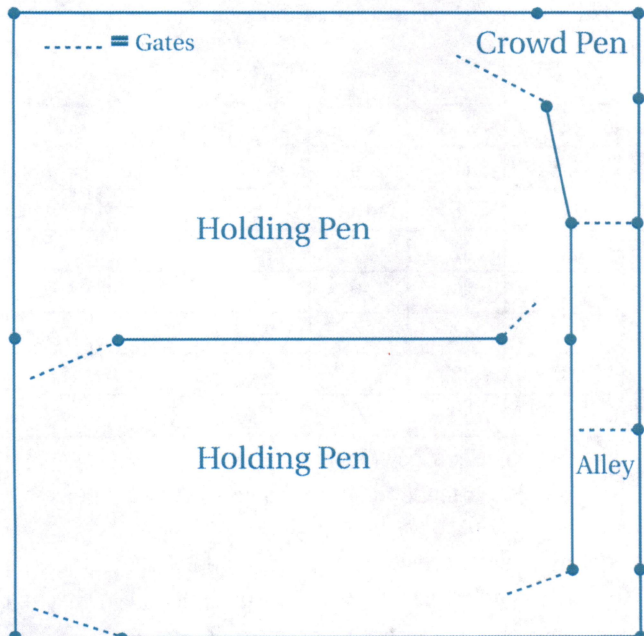
To manage goats or sheep you will need a small pen or corral (see figure). Fences in handling or working pens should be at least 48 inches high. For the safety of people and livestock, barbed wire should **not** be used in working facilities. One pen

large enough to hold the entire herd or flock is required. A smaller crowd pen and alley adjacent to the large holding pen will allow you to handle animals individually. Sides of the crowd pen, alley and the gate entering the crowd pen should be opaque and at least 48 inches high. The alley should be 3 to 4 feet wide; wider alleys allow animals to turn around and move past the handler. By adding a gate opening to the outside on the small end of the alley, the alley can also be used as a loading chute when transporting animals.

The least expensive way to transport goats or sheep is to use a cage that slides into the back of a pickup. Such a cage can hold eight to ten young animals or five to six grown females at one time. If a loading ramp is not available, animals must be lifted into the pickup bed. If you are unable to lift heavy objects, a trailer is the best option.

A 12- to 16-foot bumper pull stock trailer can be pulled with a 1/2-ton (or larger) pickup. When loading a trailer, make sure small animals do not go under the trailer and escape. A trailer is relatively expensive, and you might not use it often, so you might consider partnering with a neighbor to purchase one.

The only other facility needed for goats or sheep is shelter from bad weather. Dense stands of brush, especially juniper, provide adequate protection. If you must construct a shelter, all that is needed is a simple structure with a 4- to 7-foot-high roof and solid walls on the north and west sides. Allow 10 to 12 square feet of sheltered area per mature animal in the herd. Consider building portable shelter. Shelters built on skids can be moved where needed or transported to another location. It is a good practice to move a shelter to a clean location periodically, and allow sunlight to disinfect the previous site.



Simple working pens for goats and sheep.

Purchasing Breeding Stock

Novice buyers often pay too much for livestock, purchase poor quality stock, or both. Do some research ahead of time. Subscribe to and read industry publications. Find people you can trust. Talk to trained professionals. Visit with breeders. They can be valuable sources of information. When you purchase from a breeder, you can see and evaluate the parent animals, determine the pedigree, and learn about the environmental, handling, health and nutritional conditions in which the animals have been raised.

Young animals (weaning to 1 year old) are usually less expensive than mature, producing animals. The trade-off is the delay before you have a marketable product. If mature, bred females were purchased, kids/lambs could be of marketable size in as little as 4 months. If weaned females 4 to 6 months old were purchased, it would be at least 10 to 12 months before offspring were marketable.

Health Care

After predators, internal parasites are the next biggest threat to a goat or sheep enterprise. The primary gastrointestinal parasite is *Haemonchus contortus*, commonly called the stomach worm. There are only a few oral medications that control this pest, and *H. contortus* has become resistant to some of them.

Another health problem related to parasites is coccidiosis. Microscopic coccidia are present in the intestines of almost all goats and sheep. When animals are stressed by sudden weather changes, weaning, abrupt changes in diet, etc., the parasites can explode in numbers. Coccidiosis is seldom a problem in mature animals or animals grazing pasture. High risk animals can be given a coccidiosis preventative such as decoquinate or monensin mixed with commercially prepared feed.

Like coccidia, the bacteria *Clostridium perfringens* type C&D are always present in the intestines of sheep and goats. When animals are under stress, the bacteria can cause enterotoxemia (also known as overeating). A toxin produced by the bacteria causes illness and often kills the animal. Young animals should be vaccinated as soon as they begin to eat solid feed. Most vaccines should be followed by a booster 14 to 21 days later.

Consult your veterinarian for help in setting up a program to manage parasites and other health problems.

Breeding

The gestation period for goats and sheep is 150 days, so it is possible to have two kid/lamb crops each year. With a continuous mating system it is likely that there will be three crops in a 24-month period. Reproduction is affected by day length—as day length gets shorter, breeding activity increases. The period of greatest activity is from September through December.

The estrous cycle for does and ewes is 21 days. Therefore, the breeding season should be at least 45 days. The ratio of males to females is important. Mature males can easily breed 50 females in a season, but more than that is not recommended. Young males (less than 18 months old) should not be exposed to more than eight to ten females at a time or more than 25 to 30 females over a 60-day breeding season.

Kidding/lambing time requires intensive labor to ensure maximum survival of the offspring. Bred females should be observed both morning and evening. They occasionally need help during the birthing process. The observant producer is available to give this help and to provide special care for weak newborns.

Nutrition

As previously mentioned, the stocking rate and the availability of forage largely determine the nutritional status of grazing animals. If the amount of forage you have is balanced with the number of animals you are grazing, there may be little need for supplemental feed. Sometimes, though, forage quality is poor, especially during the winter or during a drought. Then supplemental feeding may be required. A mature animal is usually given 1/2 to 2 pounds of supplemental feed per day, depending on the nutrient deficiency and the type of feed used.

Some small acreage producers choose to have more animals than the pasture could possibly support. In such cases, the first priority should be to provide hay as a substitute for forage. If the hay is fair to poor quality, other supplemental feed may be needed as well.

Marketing and Economics

Mature commercial meat goats and hair sheep cost from \$50 to \$500 per head, depending on quality. The cost of maintaining the breeding herd or flock (including feed, hay and health care costs) can vary widely. Profitability largely depends on the animals' reproductive performance. Table 2 shows the importance of "percent kid/lamb crop." If each female weans one offspring per breeding, you have a 100 percent kid/lamb crop for each breeding season. If your herd has two breeding cycles per year, your kid/lamb crop would be 200

% kid/lamb crop**	Production expense, \$/mature female*				
	10	20	30	40	50
	Expected net income (or loss), \$/mature female***				
40	4	(6)	(16)	(26)	(36)
60	11	1	(9)	(19)	(29)
80	18	8	(2)	(12)	(22)
100	25	15	5	(5)	(15)
120	32	22	12	2	(8)
140	39	29	19	9	(1)
160	46	36	26	16	6
180	53	43	33	23	13
200	60	50	40	30	20

* Example: feed, hay, health care.
 ** % crop = number of offspring weaned ÷ number of females exposed for breeding.
 *** Assumed weaning weight = 50 pounds.
 Assumed market price = 70 ¢ per pound live weight.
 Shaded area represents negative net income.

percent per year. The higher your production cost, the more kids/lambs you must produce for your enterprise to be profitable.

Production expenses are those expenditures directly associated with the livestock enterprise, such as feed, hay, health supplies and veterinary services. Capital expenses such as facilities, fences, equipment, water system maintenance, utilities and hired labor are important, but not included in the production expense figures in the table.

Kids and lambs are usually weaned at 4 to 6 months of age (45 to 70 pounds). Animals not kept for breeding are typically marketed at this time. Note that the profit/loss predictions in the table are based on a 50-pound market weight and a 70¢-per-pound live weight market price. Generally, heavier animals sell for less per pound, but of course command more dollars per head. Since 1990, the market price for kids and lambs has ranged from \$0.50 to \$1.20 per pound live weight. Prices are cyclical within the year, influenced by religious and ethnic

holidays and the price and availability of imported lamb and goat meats. Prices usually are lowest from July 1 through mid-November, improve from mid-November through the first of the year, and reach their annual high just before Easter.

Kids and lambs can be sold through commission companies, at flea markets or road-side stands, or directly from the farm or ranch.

Conclusion

While it is not likely that you will enjoy huge profits from livestock production on a small acreage, these enterprises, if managed properly, should qualify your land for the agricultural exemption from ad valorem taxes. Remember, though, that land ownership is a privilege that requires us to take good care of our precious natural resources. The Texas Agricultural Extension Service has the following resources to help you:

Web Sites

Extension Animal Science

<http://animalscience-extension.tamu.edu>

Extension Rangeland Ecology & Management

<http://cnrit.tamu.edu>

TEXNAT

<http://texnat.tamu.edu>

Publications of the Texas Agricultural Extension Service

<http://agpublications.tamu.edu>

Related Extension Publications

(available through your county Extension office or the web site above):

B-6037 What Range Herbivores Eat - and Why

L-5152 Understanding Forage Intake in Range Animals

L-5097 Reference Guide for Texas Ranchers

B-6036 Why Range Forage Quality Changes

B-6074 Juniper Biology and Management in Texas

L-5024 Range Condition: Key to Sustained Ranch Productivity

L-5002 Impact of Grazing Management on Non-point Source Pollution

L-5029 Improving Rainfall Effectiveness on Rangeland

B-1646 How Much Forage Do You Have?

B-1606 Balancing Forage Demand with Forage Supply

B-6072 Toxic Plant Handbook

B-5021 Spanish Goat Management

L-5094 Monitoring Internal Parasite Infection in Small Ruminants

L-5095 A *Haemonchus contortus* Management Plan for Sheep & Goats in Texas

Call (979) 845-6573 for current prices and ordering instructions for the following:

Texas Beef Cattle Management Handbook

Texas Range Management Handbook

Texas A&M AgriLife Extension Service *AgriLifeExtension.tamu.edu*

More Extension publications can be found at *AgriLifeBookstore.org*

Educational programs of the Texas A&M AgriLife Extension Service are open to all people without regard to race, color, sex, disability, religion, age, or national origin.

Goat Guide

To assist FFA & 4-H members in
raising a successful market goat
project.

Prepared by Jim Missildine

Oct. 2008

Revised Oct. 31, 2013

This guide was developed with the Texas FFA/4-H market goat program in mind. Some of the information included may not be practical or relevant to market goat shows in other States.

Introduction

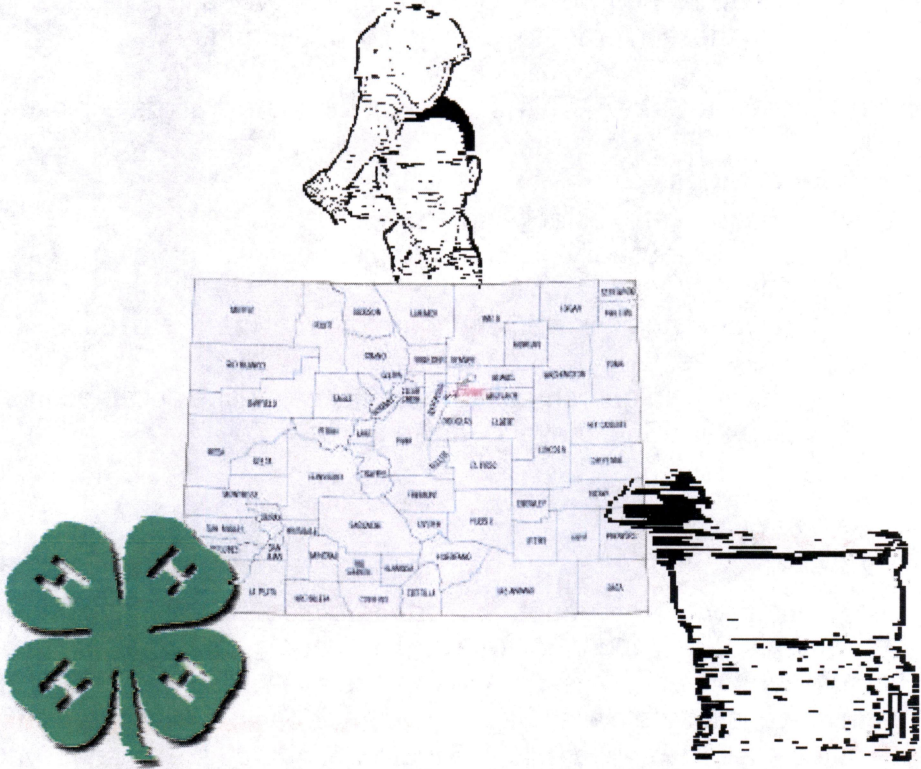
Welcome to a very rewarding project program. The 4-H and FFA goat project will help you develop skills that are important and relative to many future endeavors in your life. You will learn responsibility, time management, animal husbandry skills, sportsmanship, finance and record keeping-just to name a few. This project program also creates a family purpose where all members of the family can work together for a common goal. Good luck with your goat project. I hope that your experience becomes a part of your lifestyle.

Facilities

Goats can be effectively raised in fairly simple facilities. Goats need a living arrangement that includes protection from the weather in a barn or shed and a pen for exposure to the sun and exercise. Whether you are using existing facilities or are building a new facility, you will want to consider additional information to include:

- Determine the largest number of goats that you would have on feed at any given time.
- A minimum of 15 square feet of barn space per goat and a minimum of 40 square feet of pen space per goat.
- Arrangement of the pens that allows ease in working with the goats on a daily basis.
- The barn should be open to the south and closed to the north.
- Proper ventilation- year round
- Feed and equipment storage
- Washing and Grooming facilities
- Lighting
- Adequate plumbing
- Base material in pens
- Access to an exercise track or pen
- Fencing for pens that is predator proof

Raising and Showing Meat Goats!



A youth manual for meat goat projects in Colorado!

Developed by:

Kelli Griffith¹, Glenn Rask², Kraig Peel³, Steve LeValley⁴, and Celina Johnson⁵

¹ Graduate Student, Extension Education
² Associate Professor, Extension Education
³ Assistant Professor, Animal Sciences
⁴ Extension Sheep Specialist
⁵ Youth Livestock Specialist

- 2. This is only an outlet for animals that are good enough to be used as seedstock.
- **Show Prospect Markets** – This market targets the show industry.
 - **Advantages:**
 1. Prices are normally fairly stable.
 2. Goats shown in the different shows provide publicity for the producer.
 - **Disadvantages:**
 1. This is only an outlet for those goats that are high enough quality to be competitive in the show ring.
 2. The show ring is subject to trends and cycles. It is necessary to keep up with these in order to keep goats in demand.
- **Youth Livestock Sales** – This is a market for goats that are exhibited in youth shows.
 - **Advantages:**
 1. The market is established.
 2. The seller usually gains a premium over market value.
 - **Disadvantages:**
 1. Buyers can be limited and therefore may be overused.
 2. The seller will have to find buyers.
 3. There is no guarantee that your animal will be accepted into a Junior Livestock Sale (have to “make the sale”).

Step 5: Facilities

The main requirements for a goat’s comfort are space for resting, exercising, shelter from the elements, clean and fresh feed and water. It is not necessary to build a brand new structure just for your goats. It is okay to use an existing building, as long as it will meet certain needs for the goats. Each goat should have a minimum of 15 square feet of space in the shelter. For example, a 5 foot by 6 foot (30 sq. ft.) shed would be big enough for two goats.

Goats also prefer dry and well bedded floors. The bedding should be changed often enough to keep it relatively clean and dry. The building should also be well-drained so that there is no danger of standing water inside the shelter.

Straw or sawdust is used as **bedding** for goats.

In the harsh Colorado climate it will be necessary for your goats to have some sort of shed or barn that will keep them warm during the severe winters and cool on hot summer days. Remember that the temperature of the goat’s environment is critical to its well being. Goats are less likely to eat when it is very hot. Goats are also more likely to get sick when it is very cold or during drastic temperature changes. Make sure that your barn has good air flow. In the summer, some sort of fan (even misting system) may be helpful but is not a necessary expense to keep the goats cool enough that they continue

City of Richwood
1800 Brazosport Blvd
Richwood TX 77531
(979) 265-2082

Receipt No: 76571
Receipt Date: 06/24/2022
Time of Receipt: 06/24/2022 09:55 AM

Variance	<u>250.00</u>
	\$250.00
Cash	260.00
Change Tendered	<u>-10.00</u>
	\$250.00

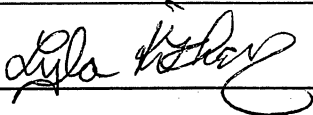
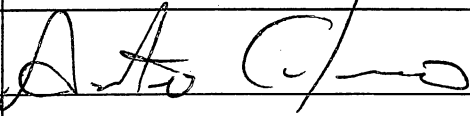
To Whom It May Concern:

I, Kelsie Myers, am requesting a variance through the City of Richwood to be able to house my FFA Market Show Goat at my residence located at 233 San Saba Street. Currently, the ordinance suggests 1 acre/goat and our property falls below that. However, with the knowledge obtained in my high school classes, FFA, and through extensive research, the property which I live at exceeds the recommended amount of space needed for one head of market goat (2650sq ft).

Your signature below indicates that you are a neighboring property within 200 feet of my residence as listed on Brazoria CAD and are in agreement with me having the opportunity to follow through with my FFA Market Show Goat Project at my residence. This information will be shared with my FFA Advisors and the City of Richwood during our variance request process.

Please note that the variance request specifically requests additional ordinance be placed for FFA/4-H Members to obtain permits that are 12 months in length and have to re-applied for each year. This will prevent overpopulation and specifically serve students with future career endeavors in agriculture.

Sincerely,
Kelsie Myers

Address	Homeowner Name Printed	Signature
225 San Saba	Lyla Kitchen	
229 San Saba		
237 San Saba		
241 San Saba		
230 San Saba		
234 San Saba		
238 San Saba		
228 Moore	Antonio Cancino	
230 Moore		
234 Moore	Corey Dunlap	Verified-Supportive by Discussion on ring doorbell

June 23, 2022

To Whom It May Concern:

I, Kelsie Myers, am requesting a variance through the City of Richwood to be able to house my FFA Market Show Goat at my residence located at 233 San Saba Street. Currently, the ordinance suggests 1 acre/goat and our property falls below that. However, with the knowledge obtained in my high school classes, FFA, and through extensive research, the property which I live at exceeds the recommended amount of space needed for one head of market goat (2650sq ft).

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Sincerely,
Kelsie Myers

Address	Homeowner Name Printed	Signature
225 San Saba	Lyla Kitchen	<i>Lyla Kitchen</i>
229 San Saba	Betsy Farkas Betsy Farkas	<i>Betsy Farkas</i>
237 San Saba	John Nunez Jr.	<i>John Nunez Jr.</i>
241 San Saba	Tiffany Alvarado	<i>Tiffany Alvarado</i>
230 San Saba	Glenda Muir	<i>Glenda Muir</i>
234 San Saba	Manuel Guel Jr.	<i>Manuel Guel Jr.</i>
238 San Saba	Mahesh Choj	<i>Mahesh Choj</i>
228 Moore	Antonio Cancino	<i>Antonio Cancino</i>
230 Moore	Rosita Pios / Rosa Alvarez	<i>Rosita Pios</i>
234 Moore	Corey Dunlap	<i>Corey Dunlap</i>

Verified-Supportive
by Discussion
on ring
doorbell

MaKenzy Mulder
Brazosport FFA Advisor
(903) 449-0300
June 27, 2022

To whom it may concern,

I am writing this letter in support of Kelsie Myers and students like her who are to raise FFA and 4-H animal projects in their backyards. Specifically, I am writing in support of small ruminant species (sheep and goats). I encourage everyone involved to speak to your local FFA or 4-H students to hear their insight on raising animal projects. You will find that these students spend hours with their animals each day performing various tasks, such as feeding, watering, exercising and grooming. You will also find that they are very attached to their animals and treat them more like pets at times than they do a market animal.

It is important to define a market animal: an animal that is intended to be raised for food supply. This is a short term project; most market sheep and goats are with their FFA student for 6-8 months. The animals are then shown and sent to be processed. These projects teach students first hand about the food chain and how the meat they purchase from the grocery store gets to the shelf, which is an important part of being an informed consumer. Informed consumers make better citizens and better voters.

While these individual animals are lonely when first separated from their herd at the breeder, in their 6-8 months with an FFA student, an individual sheep or goat receives more human interaction and attention than a typical herd of market animals at a standard producer. It takes approximately 45 minutes to feed and water a market goat, one to two hours to exercise (usually twice daily), and one to two hours to properly groom. That's 3-5 hours per day of individual attention and handling. Goats are intelligent creatures and will become attached to the people who are performing these tasks every day. They will learn to associate these humans as their new herd very quickly, within the first week of their new placement.

Their diet is specific to each animal's needs; it can change with energy levels, muscle development, health concerns and so on. The food consists of grain, hay and supplements. Much of what they eat is targeted towards the type of muscle or fat that they need to develop, but some of their feed is targeted towards preventing disease or health problems. Their exercise plan changes as they begin to develop muscle and attitude. Many goats are walked on a treadmill (some goats even love to run on the treadmill, it's all about finding what the goat likes), walked as if they are in the show ring and practice setting up every day. Some exercise plans may include things like pulling tires, climbing stairs, or running with their human counterparts. Because each goat has a diet and exercise plan unique to their needs, it is not necessary for each goat to have a large pen or acreage to live in.

Kelsie's goat specifically has a 5'x10' shelter and about an 1/8 of an acre yard. A 5'x10' shelter is larger than the recommended 10 square feet per goat in the attached NC State

University article, and larger than the recommended 15 square feet per goat in the attached 4-H guide for market goats. Kelsie has multiple free exercise opportunities set in place for her goat, including blocks in his shelter to jump on. She has a kids playset for the goat to climb on, mini trampoline to jump on and treadmill to walk or run on in the yard as well. All of these things give her goat plenty of opportunity for stimulation and exercise, far beyond what a normal market goat receives at a producer. These things also reduce the need for acreage; her goat is receiving free and scheduled exercise and being fed a diet that does not include forage.

Kelsie is spending 3-6 hours each day ensuring that her goat is receiving the attention it needs to satisfy being separated from a herd, as well as letting the goat play with her dogs. I can assure you that any goat kept in Kelsie's backyard is living a pampered life with plenty of space. If you have any further questions, please feel free to contact me.

Thank you for your time,

MaKenzy Mulder

Housing and Facilities for Meat Goats

NC STATE EXTENSION

Meat Goat Notes

Shelter

Meat goats require minimum shelter in comparison to dairy goats. Goats will seek shelter from rain, preventing them from foraging. During warmer weather, rain may only cause mild discomfort, but in colder temperatures, goats in general should not remain cold and wet for long periods.

The goat ability to withstand adverse weather conditions is strongly related to body condition. Goats in good condition, that is goats that have a fat layer under the skin, can withstand rain and cold weather without much problem if they have access to good quality forage. For example, at the NC State goat farm, replacement does on a small grain grazing experiment have had no shelter since early March without any health problems. However, these animals were in very good body condition and had access to ample amounts of high quality forage. Young goats, on the other hand, are particularly vulnerable to respiratory infection and to hypothermia if they do not have access to shelter during rainy and cold weather. And it is not uncommon for a combination of cold wind and rain and the occasional snow and sleet to cause losses of young animals. Thus, the necessity for sheltering meat goats probably relates to the expected weather pattern in the area, the nutritional level and body condition of the herd, the physiological stage of the animals (newborn kids, dry does or does in early pregnancy, does in late pregnancy or lactating does) and the class of animals.

A sturdy shed, dry and open to the south side, can usually provide adequate protection. Rear eave heights of 4 to 6 feet and front eave heights of 6 to 8 feet are adequate. Eight to 10 square feet per goat is desirable for open housing. Other references suggest 5½ square feet per goat. Goats also like to be in or near a shed during the night hours. If the facility is part of the farmstead, so much the better because nearness to human activity plays a role in predator control. For feeding hay, grain or concentrate, 16 linear inches of feeder space is sufficient per doe, or 8 to 12 linear inches of feeder space if hay is self fed. For young stock, recommendations are 12 linear inches of feeder space per animal, or 2 to 4 linear inches if hay or grain is self-fed. Troughs need to be easy to clean, should prevent goats from urinating or defecating on the feed, and be accessible from both sides.

Besides housing goats in a well-ventilated shed or barn, it is also important to regularly remove bedding soiled by manure and urine to minimize the formation of excessive amounts of ammonia. Ammonia can cause respiratory infections and pneumonia. As the concentration of ammonia is higher closer to the ground because of its density, young animals are especially affected by high concentrations of ammonia in a poorly ventilated barn or shed.

In the tropics or wetter climates, the type of goat shelter commonly found is one with an elevated, slatted floor. This design protects goats from rain, allows air movement and reduces accumulation of urine and feces, which in turn, favors sanitation.

Kidding Facilities

Kidding during cold months may require shelter for the does and kids to guarantee kid survival. Temporary kidding pens 4 feet x 5 feet have been used by goat producers with much success. The kidding pens should be located in an area free of cold wind. Does are placed in these jugs during kidding and for 3 to 5 days after kidding. This practice increases the bonding between the doe and the newborn, especially for the first-kidding does. In addition, it allows the producer to provide assistance if there are kidding complications. It also allows the producer to ensure that weak newborn kids get a sufficient amount of colostrum during the first 12 to 24 hours of life. After the kidding season, these pens can be taken apart and stored.

Working Facilities

A working facility will help operations like ear-tagging, vaccinations, medication (anthelmintics, etc.), counting, sorting, hoof trimming, etc.

A small pen with some means of herding the goats into it is usually sufficient for small operations. The pen should be sturdy, preferably solid-sided, and at least 5 to 6 feet tall. As goat numbers increase, the need for more elaborate working facilities arises. A basic working facility to handle larger numbers of goats is composed of a catch or crowding pen, a working chute, a "squeeze chute" or headgate, and a sorting (or cutting) arrangement of alleys, gates and pens to separate the goats. The crowding pen should be half as long as the working chute and up to 12 feet wide at the open end. The working chute should be about 10 feet long, 5 to 6 feet high, and 12 to 15 inches wide. Longer chutes tend to cause crowding and trampling at the forward end, and should be divided into sections with sliding gates. An adjustable chute will be advantageous to handle from small goats and kids to large bucks. Also, a series of canvas flaps suspended about halfway down into the chute keeps the goats' heads down and eliminates riding. The sides of the chute should be smooth and solid. Ideally, for horned goats the chute should be tapered, with the top nearly twice the width of the bottom.

Goats should be handled quietly during working operations. Excess noise creates agitation, and may well cause goats to go over, under, or through whatever stands in the way, including the goats' owner. Women generally are better than men in handling goats, and will perform the jobs at hand in a manner that creates less stress. Goats do not flow as smoothly as cattle, tending to rush toward an actual or expected opening. Goats readily drop to the ground under crowding pressure and are at greater risk from trampling and smothering.

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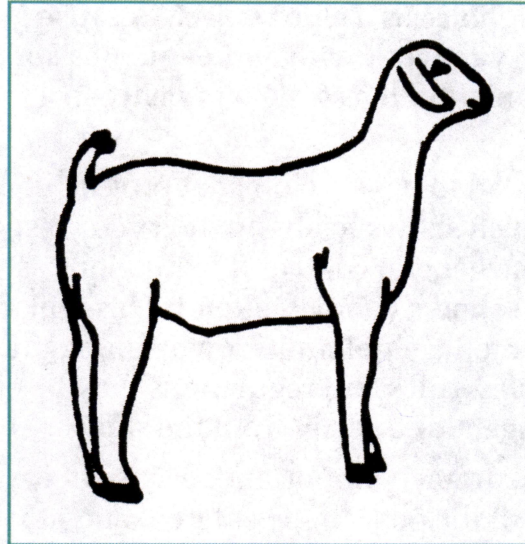
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The Texas A&M University System

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4-H Meat Goat Guide



Texas Agricultural Extension Service
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4-H Meat Goat Guide

Frank Craddock and Ross Stultz*

Competition in the show arena is increasing every year as 4-H members are discovering that goats are an excellent choice as a club project. Because goats are small, easy to work with and demand a small amount of space, they provide a meaningful livestock experience in a relatively short amount of time.

If you have decided to have a club goat project, your first decision will be to determine which shows to attend. It is your responsibility, as an exhibitor, to read the general rules and regulations as well as special rules governing the shows you will attend. This will tell you the number of goats you may enter, weight limits, ownership dates and entry deadlines. Show schedules, rules and regulations may be obtained from your county Extension agent or directly from the shows.

Show dates are extremely important because they determine the age and size or weight of the goats to be entered, and at what time of year they should be purchased. Most shows require that goats have their milk teeth. Goats usually hold their milk teeth until they are 10 to 12 months of age. After this time, it is probable that a goat will lose its baby teeth and become ineligible for show.

Goat shows also have weight limit requirements that must be met. Under normal conditions, goats will gain approximately 2 to 3 pounds per week. Not all goats can be fed to the same final weight because there are differences in frame size. Large frame goats may be correctly finished at 120 pounds, while small frame goats may be correctly finished at 80 pounds. You must learn to look at indicators of frame size and growth (length of head, neck, cannon bone and body) and determine at what weight a goat will be correctly finished. If you know the approximate weight of a goat at the time of purchase and the length of time until a show, you can calculate feed requirements (light, moderate or heavy) needed to enable that goat to enter the show at its correct weight.

Remember that size does not make a good goat. There are good small goats and good big goats. Your management program is the key.

* Professor and Extension Sheep and Goat Specialist, and former Extension Assistant-Animal Science/Sheep and Goat Production: The Texas A&M University System.

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Facilities and Equipment

One of the major advantages of a club goat project is that expensive facilities are not needed. A barn or shed where goats can retreat from cold, wet conditions and a pen with outside exposure are essential. Adequate fencing, a feeder and a water container are required, yet other equipment may be considered optional.

Barns/sheds

Goats need a living arrangement that combines access to a shed or barn and an area where they can get outside in the sunshine. The shed area should have at least 15 square feet of space for each goat. The outside pen needs to be as large as possible to permit the goats to exercise. The shed should be well drained and should open to the east or south. Barn temperature is critical. Structures should be well ventilated so goats will remain cool and continue to grow during the summer months. However, when club goats are slick shorn for shows, barns should be altered during the winter to keep goats as warm as possible. This can be done by closing the front with a tarp or plastic sheet and by using heat lamps. The illustration shows the recommended dimensions and layout for a goat feeding facility.

Fences

Fence height should be at least 42 inches to keep goats from attempting to jump. Fences should be predator proof. If using net wire fences, 12-inch mesh should be used rather than 6-inch mesh to keep goats from hanging their heads in the wire. The most desirable pens are constructed from galvanized livestock panels that are 5 feet tall with 4-inch squares.

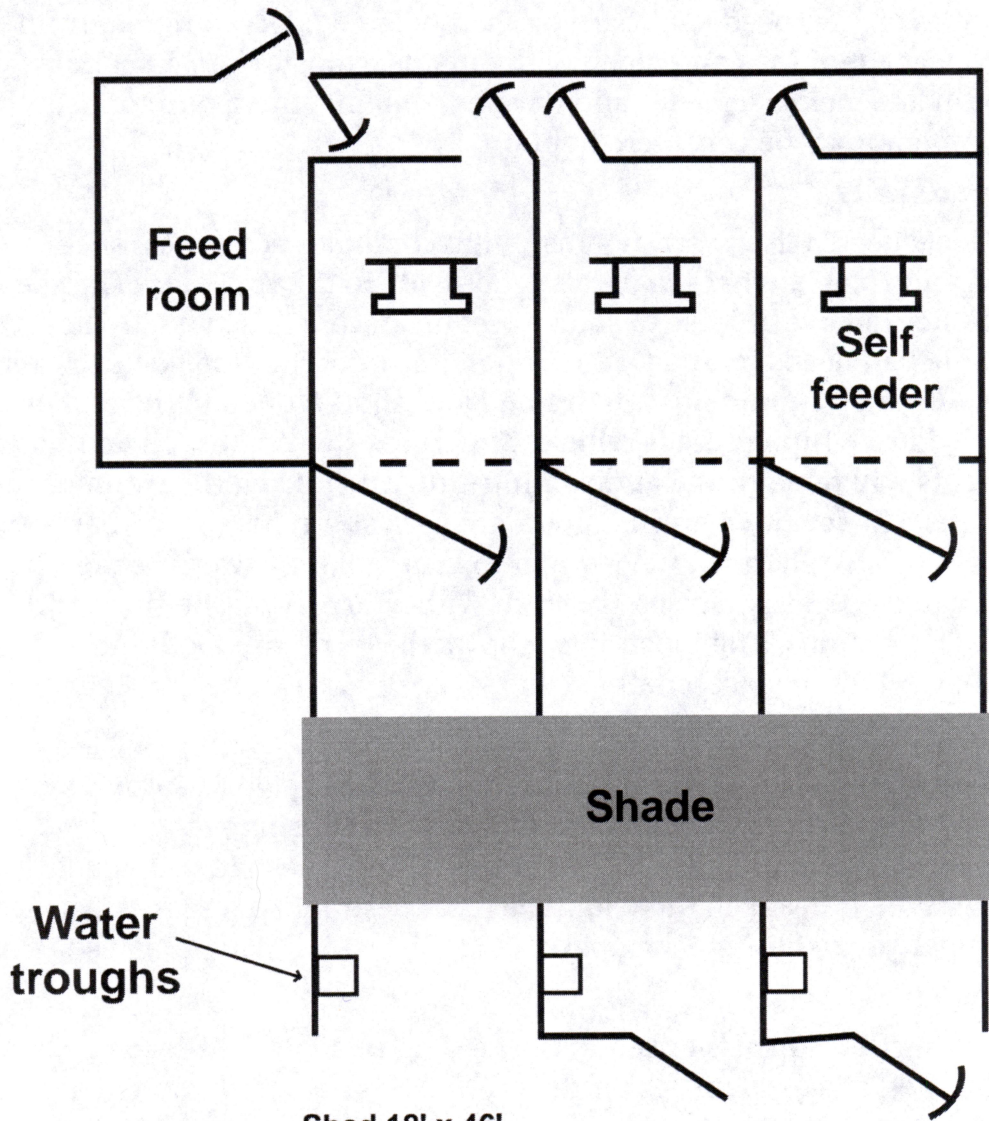
Feeders

Self-feeders are often used in the feeding of goats. Self-feeders should be blocked at least 6 inches off the ground. If goats are hand fed, use movable troughs that hang on the fence at the appropriate height. Troughs should be hung at the same height as the top of the shoulder of the goat being fed. These movable troughs need to be taken down and cleaned regularly. Likewise, hay and mineral feeders need to be raised off the ground. This will help reduce the spread of disease. It also is important to make sure that goats are unable to stand in their feed troughs because they will urinate or defecate on the feed.

Water containers

Fresh water is the most important ingredient in feeding club goats. Water should be checked daily. Water troughs should be small in size so they can be drained and cleaned on a regular basis. Troughs should be located in the shade to keep water cool. In the hot summer months, some goats tend to drink too much water and appear "full." Water should never be totally removed from the goat. However, rationing water prior

GOAT FEEDING FACILITY



- Shed 18' x 46'
- Feeding alley 3'
- Feeding room 10' x 18'
- Pens under shed 12' x 15"
- Pens 12' x 27"

to a show will help remove the belly from the goat and improve its appearance in the show ring. Remember, do not dehydrate your goat. The proper amount of fluids is vital to the feel and condition of your goat.

Equipment

To properly feed and exhibit a club goat, it is necessary to have the following additional equipment:

- stiff brush to clean water troughs;
- shovel to clean pens;
- scales to weigh goats;
- trimming table that measures 45 inches long by 20 inches wide and 18 inches tall;
- electric clippers with 20- and 23-tooth combs and cutters
- small animal grooming clippers;
- syringes and needles;
- goat blankets and/or socks;
- halters, collars and/or show chains;
- hoof trimmers;
- back-pack drench gun;
- small portable feed troughs;
- soft brush for grooming;
- water bucket.

You may want the following optional equipment if you are exhibiting several goats at major shows:

- show box to hold equipment;
- hot air blower or dryer;
- portable livestock scales;
- extension cords;
- muzzles;
- electric fans.

Selection

The selection of a goat for a project is one of the most important decisions you will make. The type of goat you select will have a major influence on the project's results. Remember that a winning goat is a combination of good selection, good nutritional management, proper grooming and outstanding showmanship.

People differ in their ability to select animals. Some have a natural eye for selecting young animals of high caliber, while others never