



BOARD OF ADJUSTMENTS AGENDA

Monday, September 13, 2021 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, September 13, 2021, 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 meeting held August 9, 2021.

VII. DISCUSSION AND ACTION ITEMS

[A.](#) Public hearing and action regarding variance request to allow a church to operate within C2 / Commercial zoned district.

VIII. ADJOURNMENT

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 September 7, 2021 at 11:30am 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 of Board of Adjustments

Special Meeting of Monday, August 26, 2019

BE IT KNOWN THAT, a Special Meeting of the Board of Adjustments of the City of Richwood was held Monday, August 26, 2019, beginning at 5:55 PM in the Richwood City Hall, 1800 N. Brazosport Blvd. Richwood, Texas.

CALL TO ORDER

The meeting was called to order at 5:58 p.m.

INVOCATION

Lindsay Koskiniemi led the invocation.

PLEDGES OF ALLEGIANCE

Pledge of Allegiance & Texas Pledge

Mayor Boykin led both pledges.

ROLL CALL OF MEMBERS

Present:

- Mayor Boykin
- Katie Johnson
- Mark Brown
- Melissa Strawn
- Mike Johnson
- Matt Yarborough (arrived at 6:01 p.m.)

Others present: Lindsay Koskiniemi - Interim City Manager, Clif Custer – Public Works Director, John Washburn – Interim Finance Director, Stephen Mayer – Chief of Police.

PUBLIC COMMENTS

All public comments will be subject to the following rules: all speakers will be permitted to speak no longer than 3 minutes; all speakers will only be permitted to speak once; speakers cannot defer their 3 minutes to another speaker; the first five individuals who sign up for the public comment section will be permitted to speak

No public comments

APPROVAL OF PREVIOUS MEETING MINUTES

Mark Brown made motion to approve minutes from April 2019 BOA meetings. Mike Johnson seconded the motion. Unanimously approved.

DISCUSSION AND ACTION ITEMS

Public Hearing and action on application for variance to side setback of seven and a half feet for the construction of a portable structure to cover and RV at 510 N Mahan as requested by Ralph and Rhonda Koffel

Ms. Koffel requested a variance to the 7.5’ setback from the property line. Ms. Koffel explained her variance request of a covered structure for her RV which has a leak in the roof. She wants the structure on the property line. Ms. Koffel stated her neighbors approved of the structure. ICM clarified letters received by the City from neighbors within a 200’ proximity included a letter of disapproval and a letter of approval.

Mr. Brown asked if the slides on the RV will interfere with the neighboring property. Mr. Koffel stated they would not. Mr. Brown asked if the structure is temporary to meet the setback requirements. Following discussion included proper anchoring of structure.

Mike Johnson made motion to approve variance of 7.5’ setback. Melissa seconded. Council asked interim city manager why a variance is needed. Interim city manager answered it is required in the city’s ordinance due to the proximity of the neighboring property. The variance request would allow the structure to sit on the property line. Matt Yarborough, Mark Brown, and Katie Johnson approved. All in favor of granting variance request.

ADJOURNMENT

6:15 Board of Adjustments adjourned.

These minutes were read and approved on this 9th day of September, 2019.

Mayor

ATTEST:

Lindsay Koskiniemi, Interim City Manager

979-417-6706

4 letters to

Section VII, Item A.



Richwood, TX 77531

(979)265-2082 (979)265-7345 (fax)

1800 Brazosport Blvd

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: Paulina Medrano Date: 8-3-2021
Address: Lot 5 acres on South side of Momentum Rentals
See Attached

Home Phone: (979) 417-6706 Business Phone: _____

SUBJECT PROPERTY:

Address of property in question _____

Legal Description of property: Templo LA Hermosa (church)

The subject property is currently zoned _____

PURPOSE OF THE VARIANCE (be specific): Relocated church to

City of Richwood

AUG 18 2021

PAID

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

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:

*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: *None*

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

How will the variance improve your use of the property? *More space and up date*

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

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.

Paulino Medrano
Name of Applicant

Paulino Medrano
Signature of Applicant

8-3-2021
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.



Section VII, Item A.

Property Identification #: 242404

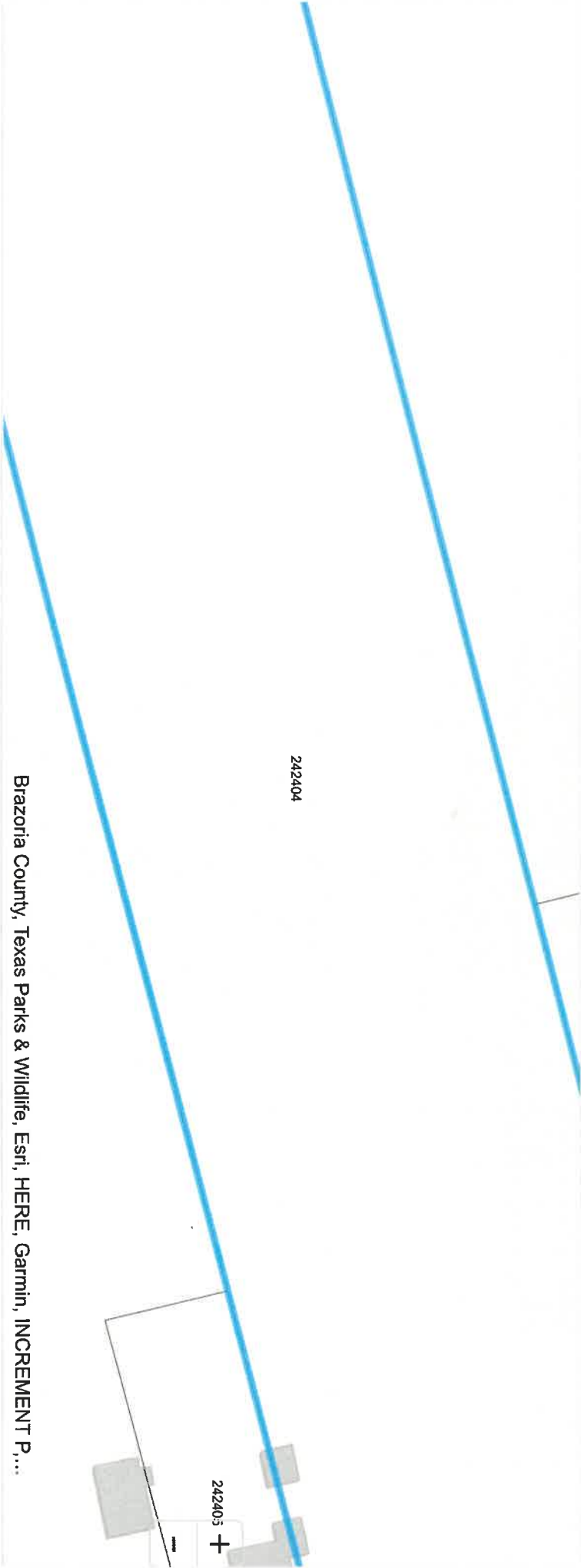
Property Information: 2021

Owner Identification #: 1175288

Geo ID: 7255-0023-000
Status Address: N HIGHWAY 288B RICHWOOD, TX 77531
Property Type: Real
State Code: C2

Legal Description: RICHWOOD (A0066 J E GROCE) (RICHWOOD) LOT 15 ACRES 5.00
Abstract: S7255
Neighborhood: RICHWOOD AREA
Appraised Value: \$137,440.00
Jurisdictions: DR2, CRW, JBR, RDB, SBR, GBC, CAD, NAV

Name: KING TERESA LYNN
Exemptions: DBA: Null



Brazoria CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Brazoria County Appraisal District expressly disclaims any and all liability in connection herewith.



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

XBP Confirmation Number: 104849243

TOTAL: **\$220.00**

Billing Information
PAULINO MEDRANO
, 77531

Transaction taken by: ltyner

Public Hearing Notice



The City of Richwood Board of Adjustments will hold a public hearing on September 13, 2021 at 6:00 PM to consider a The City of Richwood has received an application for a Zoning Variance Request. A request has been made to allow a Church to operate in a C-1 Commercial Zoned District located at property just south of 1940 N Brazosport Blvd. The current zoning requirement does not list churches as permitted uses in a C-1 Commercial Zoned District.

City of Richwood

TEXAS

August 19, 2021

CLARK RICHARD A
470B THIS WAY ST
LAKE JACKSON, TX 77566-5142

Dear CLARK RICHARD A:

The City of Richwood has received an application for a Zoning Variance Request. A request has been made to allow a Church to operate in a C-1 Commercial Zoned District located at property just south of 1940 N Brazosport Blvd. in Richwood. The current zoning requirement does not list churches as permitted uses in a C-1 Commercial Zoned District. Said request is being made by Paulino Medrano for the property shown on the back of this letter.

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, September 13, 2021 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:

There Are several reason why the zoning should not be changed, but basically this property is zoned properly and to change the zoning would have an adverse effect on the value and use of the property

Name

Richard A. Clark

Address

*470-B This way
LAKE JACKSON, TX, 77566*

 (979) 265 2082

 info@richwoodtx.gov

1800 Brazosport Blvd. N. 

Richwood, Texas 77531



August 19, 2021

MRS EQUIPMENT GROUP LLC
809 SOUTH HIGHWAY 35
PORT LAVACA, TX 77979

Dear MRS EQUIPMENT GROUP LLC:

The City of Richwood has received an application for a Zoning Variance Request. A request has been made to allow a Church to operate in a C-1 Commercial Zoned District located at property just south of 1940 N Brazosport Blvd. in Richwood. The current zoning requirement does not list churches as permitted uses in a C-1 Commercial Zoned District. Said request is being made by Paulino Medrano for the property shown on the back of this letter.

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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:

They have been very good Neighbors would love to see them expand

John Gillig
Name

1940 N Brazosport blvd
Address

(979) 265 2082

info@richwoodtx.gov

1800 Brazosport Blvd. N.
Richwood, Texas 77531