

# City of Richwood

## TEXAS

### PLANNING AND ZONING COMMISSION MEETING AGENDA

Monday, August 12, 2024 at 6:05 PM

*Richwood City Hall, 1800 Brazosport Blvd. N.*

BE IT KNOWN that the PLANNING AND ZONING COMMISSION of the City of Richwood will meet in Planning and Zoning Commission on Monday, August 12, 2024 at 6:05 PM at 1800 N. Brazosport Blvd., Richwood, TX 77531 at the Richwood City Hall in the Council Chambers with the following agenda:

- I. CALL TO ORDER
- II. ROLL CALL OF COUNCIL MEMBERS
- III. PUBLIC COMMENTS
- IV. CONSENT AGENDA
  - [A.](#) Approval of minutes from meeting held May 13, 2024.
  - [B.](#) Approval of minutes from meeting held June 10, 2024.
- V. DISCUSSION AND ACTION ITEMS
  - [A.](#) Preliminary review and action on re-plat of lots 4 & 5, Block 1, of the Havenwood Subdivision (A066 J.E.Groce) in the extraterritorial jurisdiction of the City of Richwood.
  - [B.](#) Public hearing to consider rezoning Lots 7 through 18, MARQUIS AT MAGNOLIA (REPLAT) (A0066 J E GROCE) (RICHWOOD), from R-1 Single-Family Residential to R-2 Two-Family Residential.
- VI. 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, do hereby certify that I did, on August 9, 2024 at 3:00 PM post this notice of meeting on the bulletin board at 1800 N. Brazosport Blvd., Richwood, TX, in compliance with the Texas Open Meetings Law.

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Kirsten Garcia, City Secretary  
City of Richwood

# MINUTES

## RICHWOOD PLANNING AND ZONING COMMISSION MEETING

Monday, May 13, 2024 at 6:00 PM

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BE IT KNOWN that the PLANNING AND ZONING COMMISSION of the City of Richwood will meet in Planning and Zoning Commission on Monday, May 13, 2024 at 6:00 PM at 1800 N. Brazosport Blvd., Richwood, TX 77531 at the Richwood City Hall in the Council Chambers with the following agenda:

I. CALL TO ORDER

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

II. INVOCATION

Tricia Ditto, Finance Director, led the invocation.

III. PLEDGES OF ALLEGIANCE

Mayor Durham led the pledges.

IV. ROLL CALL OF COUNCIL MEMBERS

Michael Durham, Mayor:	Present
Paul Stallberg, Position 1:	Present
Mike Challenger, Position 2:	Present
Amanda Reynolds, Position 3:	Present
R, Position 4:	Present
Jeremy Fountain, Position 5:	Present

Others present: Eric Foerster, City Manager; Kirsten Garcia, City Secretary; Nadia Nelson, Police Department; Tricia Ditto, Finance Director; Clif Custer, Public Works Director; Phillip Knop, City Attorney.

V. PUBLIC COMMENTS

There was no public comment.

VI. CONSENT AGENDA

A. Approval of minutes from called meeting held December 11, 2023.

**Motion to approve consent.**

**Motion made by Amanda Reynolds, Seconded by Jeremy Fountain.**

**Voting Yea: Paul Stallberg, Mike Challenger, Amanda Reynolds, William Yearsin, Jeremy Fountain**

**Motion carried.**

VII. DISCUSSION AND ACTION ITEMS

A. Preliminary review and action on re-plat of lots 1 & 7 of lot 10B Richwood Addition, also known as 2002 Brazosport Blvd N.

Kirsten Garcia, City Secretary, presented.

Discussion held on ownership of the property.

**Motion to approve.**

***The motion was made by Amanda Reynolds and seconded by Mike Challenger.  
Voting Yea: Paul Stallberg, Mike Challenger, Amanda Reynolds, William Yearsin, Jeremy Fountain  
Motion carried.***

VIII. ADJOURNMENT

Being there no further business, the meeting was adjourned at 6:05

**These minutes were read and approved on the 8th day of July 2024.**

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Secretary

# MINUTES

## RICHWOOD PLANNING AND ZONING COMMISSION MEETING

Monday, June 10, 2024 at 6:10 PM

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BE IT KNOWN that the PLANNING AND ZONING COMMISSION of the City of Richwood will meet on Monday, June 10, 2024 at 6:10 PM at 1800 N. Brazosport Blvd., Richwood, TX 77531 at the Richwood City Hall in the Council Chambers with the following agenda:

I. CALL TO ORDER

The meeting was called to order at 6:10 p.m.

II. ROLL CALL OF COUNCIL MEMBERS

Michael Durham, Mayor:	Present
Paul Stallberg, Position 1:	Present
Mike Challenger, Position 2:	Absent
Amanda Reynolds, Position 3:	Absent
R, Position 4:	Present
Jeremy Fountain, Position 5:	Present

Others present: Eric Foerster, City Manager; Kirsten Garcia, City Secretary; Stephen Mayer, Chief of Police; Tricia Ditto, Finance Director; Clif Custer, Public Works Director; Phillip Knop, City Attorney.

III. PUBLIC COMMENTS

No public comment.

IV. DISCUSSION AND ACTION ITEMS

A. Preliminary review and action on re-plat of lots 90A, Block 1, of Replat of Lots 90 and 91, Block 1, of Oakwood Shores Subdivision Section 1.

Kirsten Garcia, City Secretary, presented.

Mr. Geltemeyer presented his request.

**Motion to approve replat.**

**Motion made by Jeremy Fountain. Seconded by William Yearsin.**

**Voting Yea: Paul Stallberg, William Yearsin, Jeremy Fountain**

**Motion carried.**

V. ADJOURNMENT

Being there no further business, the meeting was adjourned at 6:15 p.m.

These minutes were read and approved on the 8th day of July 2024.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Secretary



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

**APPLICATION FOR REPLAT 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: Demetris Peledon Date: 6/4/24  
Address: 215 Stratton Rdg Rd. #85 Clute TX 77531  
Home Phone: 979 388 8396 Business Phone: 979 486 6309

**SUBJECT PROPERTY:**

Address of property in question: 5002 SH 288 B Clute, TX 77531  
Legal Description of property: Havenwood (A0066 J.E. Grace) BLK 1 Lot 4 + Lot 5  
Current Zone: \_\_\_\_\_  
Zone being requested: \_\_\_\_\_

**PURPOSE OF THE REPLAT** (be specific): Building a residence, initially we pulled a construction permit with the County, however, we were told to combine both lots 4+5.

I (we) certify that all 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. I also hereby give permission for the members of the City of Richwood Planning and Zoning and City Staff to access the property in question for the purpose of gathering information to make an informed decision on this request.

Demetrio Celedon  
Name of Applicant

*Demetrio Celedon*  
Signature of Applicant

6/4/2024  
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.

VELASCO DRAINAGE DISTRICT

VELASCO DRAINAGE DISTRICT ACCEPTED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024. THE BOARD OF SUPERVISORS OF THE VELASCO DRAINAGE DISTRICT DOES NOT WARRANT, REPRESENT, OR GUARANTEE:

1. THAT THE FACILITIES OUTSIDE THE BOUNDARIES OF THE SUBDIVISION ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED IN THIS PLAT.
2. THAT DRAINAGE FACILITIES DESCRIBED IN THIS PLAT ARE ADEQUATE FOR RAINFALL IN EXCESS OF VELASCO DRAINAGE DISTRICT MINIMUM REQUIREMENTS.
3. THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE VELASCO DRAINAGE DISTRICT.
4. THAT THE DISTRICT ASSUMES ANY RESPONSIBILITY FOR CONSTRUCTION, OPERATION, OR MAINTENANCE OF SUBDIVISION DRAINAGE FACILITIES.

THE DISTRICT REVIEW IS BASED SOLELY ON THE DOCUMENTATION SUBMITTED FOR REVIEW, AND ON THE RELIANCE OF THE REPORT SUBMITTED BY THE TEXAS REGISTERED PROFESSIONAL ENGINEER.

THE DISTRICT'S REVIEW IS NOT INTENDED NOR WILL SERVE AS A SUBSTITUTION OF THE OVERALL RESPONSIBILITY AND/OR DECISION MAKING POWER OF THE PARTY SUBMITTING THE PLAT OR PLAN HEREIN, THEIR OR IT'S PRINCIPALS AND AGENTS.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WE, DEMETRIO M. CELEDON AND ANA MARIA CELEDON, OWNERS OF LOT 4A OF THE REPLAT OF LOTS 4 AND 5, BLOCK 1 OF THE HAVENWOOD SUBDIVISION, AS RECORDED IN VOLUME 7, PAGES 59-60 OF THE BRAZORIA COUNTY PLAT RECORDS, IN THE JARED E. GROCE SURVEY, ABSTRACT 66, BRAZORIA COUNTY AND BEING THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING REPLAT OF LOTS 4 AND 5, BLOCK 1 AND DO HEREBY DEDICATE TO THE PUBLIC USE ALL STREETS, EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON, FOR THEIR USE FOREVER; AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS OR ALLEYS, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS, TO WARRANT AND DEFEND THE TITLE OF THE LAND SO DEDICATED.

WITNESS MY HAND IN \_\_\_\_\_ COUNTY, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

DEMETRIO M. CELEDON

ANA MARIA CELEDON

NOTARY PUBLIC STATE OF TEXAS COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, DEMETRIO M. CELEDON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC BRAZORIA COUNTY, TEXAS DATE

NOTARY PUBLIC STATE OF TEXAS COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, ANA MARIA CELEDON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC BRAZORIA COUNTY, TEXAS DATE

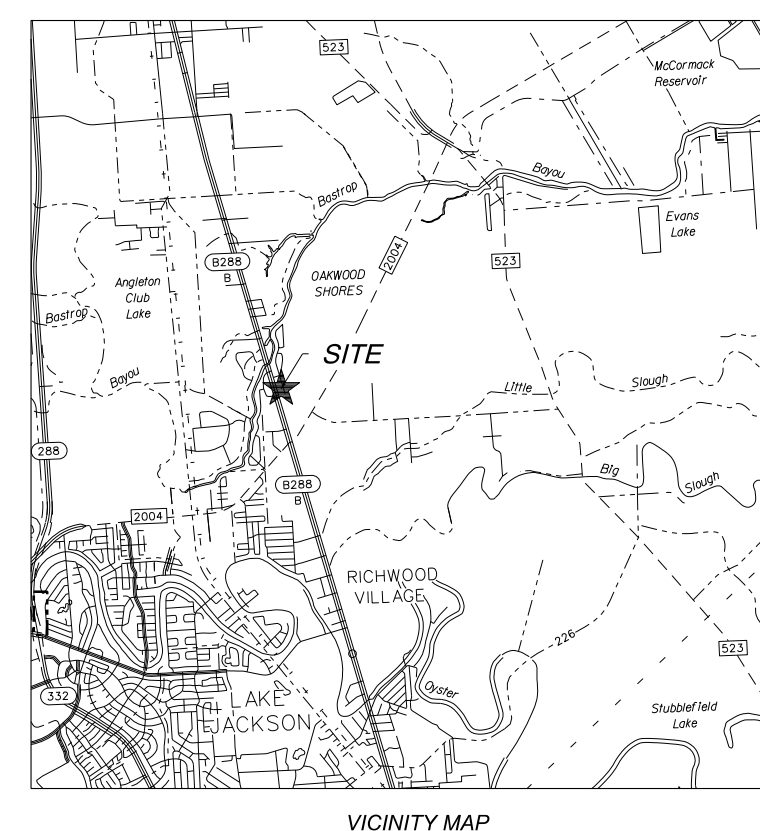
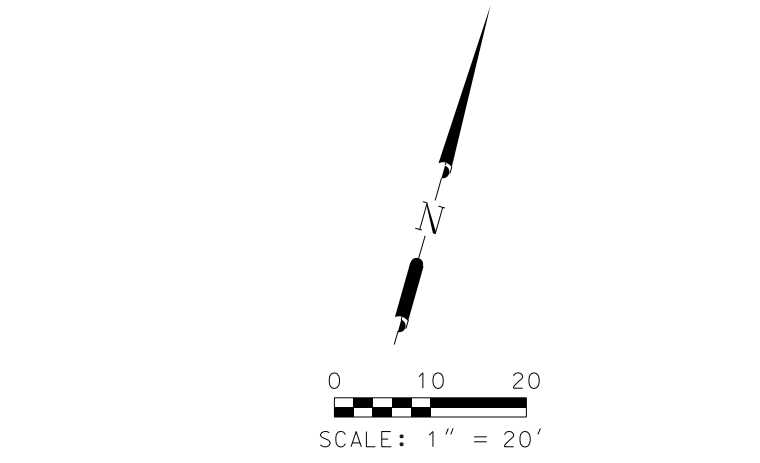
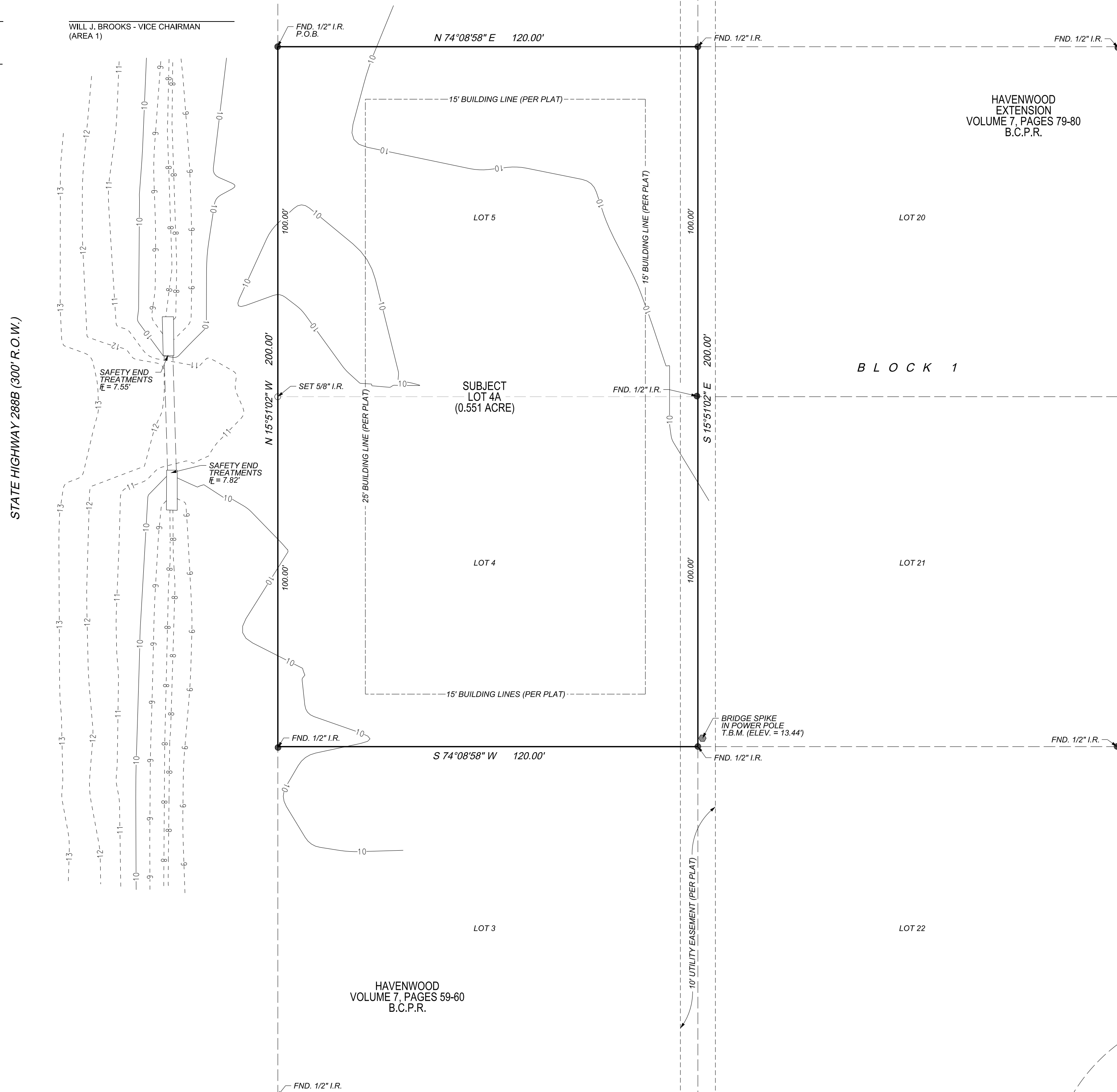
GENERAL NOTES:

1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
2. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL SURFACE LEVEL LENGTHS. (S.F. = 0.999872891)
3. THE SUBJECT TRACT IS LOCATED WITHIN THE LIMITS OF ZONE "AE", SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATION DETERMINED TO BE 12 FEET, AS SHOWN ON FLOOD INSURANCE MAP NUMBER 48039C0610K, DATED: DECEMBER 30, 2020.
4. NO TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY. THERE MAY BE ITEMS OF RECORD WHICH AFFECT THIS PROPERTY, NOT SHOWN HEREON.
5. THE EASEMENTS AND BUILDING LINES SHOWN HEREON ARE AS THEY APPEAR ON THE PLAT OF HAVENWOOD SUBDIVISION, AS RECORDED IN VOLUME 7, PAGES 59-60 B.C.P.R., HOWEVER, THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, BUILDING LINES, RESTRICTIONS AND COVENANTS DEFINED IN VOLUME 660, PAGE 330 AND VOLUME 663, PAGE 446 B.C.C.D.R.
6. ALL DRAINAGE AND MAINTENANCE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS AND OTHER OBSTRUCTIONS, TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITIES. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
7. ALL DRAINAGE FACILITIES WITHIN DRAINAGE AND DETENTION EASEMENTS AND RESERVES SHOWN ON THIS PLAT WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND/OR ADJACENT LOT OWNERS, HOWEVER, ANY GOVERNMENTAL ENTITY MAY ENTER ONTO THE EASEMENTS TO MAINTAIN THESE DRAINAGE FACILITIES IF NECESSARY.
8. THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 4 AND 5, BLOCK 1 OF THE HAVENWOOD SUBDIVISION INTO ONE LOT (LOT 4A).
9. THERE IS NO EVIDENCE OF A WATER WELL LOCATED ON THE SUBJECT PROPERTY.
10. ALL ELEVATIONS ARE RELATIVE TO THE NATIONAL GEODETIC SURVEY, NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88) AND REFERENCED TO N.G.S. MONUMENT "LJN A" AT ELEVATION 23.00 FEET.
11. BENCHMARK: SET BRIDGE SPIKE IN A POWER POLE, NEAR THE EAST CORNER OF LOT 4, BLOCK 1, HAVENWOOD SUBDIVISION AT ELEVATION 13.44 FEET.

STUART HERBST - CHAIRMAN (AREA 3)

WILL J. BROOKS - VICE CHAIRMAN (AREA 1)

BILLY P. CRAIN - SECRETARY (AREA 2)



ALL THAT CERTAIN 0.551 ACRE of land being composed of Lot 4 and Lot 5, Block 1 of Havenwood Subdivision as recorded in Volume 7, Pages 59-60 of the Brazoria County Plat Records and being those same lots conveyed to Demetrio M. Celedon and Ana Maria Celedon in County Clerk's File 2019025434 of the Brazoria County Official Records and situated in the Jared E. Groce Survey, Abstract 66, Brazoria County Texas and being more particularly described by metes and bounds, using survey terminology which refers to the Texas State Plane Coordinate System, South Central Zone (NAD83), in which the directions are Lambert grid bearings and the distances are surface level horizontal lengths as follows:

BEGINNING at a found 1/2" iron rod in the northeast right-of-way line of State Highway 288 Business (300' wide right-of-way) and marking the west corner of the aforementioned Lot 5, same being the south corner of Lot 6, Block 1 of said Havenwood Subdivision;

THENCE coincident with the common line of said Lots 5 and 6, Block 1, a distance of 120.00 feet to a found 1/2" iron rod for corner marking the south corner of Lot 19, Block 1 of the Havenwood Extension recorded in Volume 7, Pages 79-80 of the Brazoria County Plat Records, same being the west corner of Lot 20, Block 1 of said Havenwood Extension;

THENCE South 15°51'02" East, coincident with the common line of said Lots 5 and 20, Block 1, at a distance of 100.00 feet pass a found 1/2" iron rod marking the north corner of said Lot 4, same being the west corner of Lot 21, Block 1 of said Havenwood Extension and continue to a total distance of 200.00 feet to a found 1/2" iron rod for corner marking the north corner of Lot 3, Block 1 of said Havenwood Subdivision, same being the west corner of Lot 22 of said Havenwood Extension;

THENCE South 74°08'58" West, coincident with the common line of said Lots 3 and 4, Block 1, a distance of 120.00 feet to a found 1/2" iron rod for corner in the northeast right-of-way line of State Highway 288 Business;

THENCE North 15°51'02" West, along the northeast right-of-way line of State Highway 288 Business, same being the southwest line of said Lot 4, Block 1, at a distance of 100.00 feet pass a set 5/8" iron rod marking the south corner of said Lot 5, Block 1 and continue to a total distance of 200.00 feet to the POINT OF BEGINNING, containing 0.551 acre of land, more or less.

REPLAT OF LOTS 4 AND 5, BLOCK 1 OF THE HAVENWOOD SUBDIVISION AS RECORDED IN VOLUME 7, PAGES 59-60 OF THE BRAZORIA COUNTY PLAT RECORDS IN THE JARED E. GROCE SURVEY ABSTRACT 66 CITY OF RICHWOOD BRAZORIA COUNTY, TEXAS JULY 2024

OWNER: DEMETRIO M. & ANA MARIA CELEDON 215 STRATTON RIDGE ROAD TRLR 85 CLUTE, TEXAS 77531 (979) 480-6309

SURVEYOR: DOYLE & WACHTSTETTER, INC. 131 COMMERCE STREET CLUTE, TEXAS 77531 (979) 265-3622

CITY COUNCIL: I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING REPLAT OF LOTS 4 AND 5, BLOCK 1, HAVENWOOD SUBDIVISION WAS APPROVED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE CITY COUNCIL OF RICHWOOD.

MAYOR: \_\_\_\_\_

SAID SUBDIVISION SHALL BE SUBJECT TO ALL REQUIREMENTS OF THE CODE OF ORDINANCES OF THE CITY OF RICHWOOD, TEXAS.

WITNESS MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CITY SECRETARY: \_\_\_\_\_

CITY PLANNING COMMISSION: I HEREBY CERTIFY THAT THE ABOVE AN FOREGOING REPLAT OF LOTS 4 AND 5, BLOCK 1, HAVENWOOD SUBDIVISION WAS APPROVED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE CITY PLANNING COMMISSION OF RICHWOOD.

CHAIRMAN: \_\_\_\_\_

WITNESS MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CITY SECRETARY: \_\_\_\_\_

STATE OF TEXAS COUNTY OF BRAZORIA

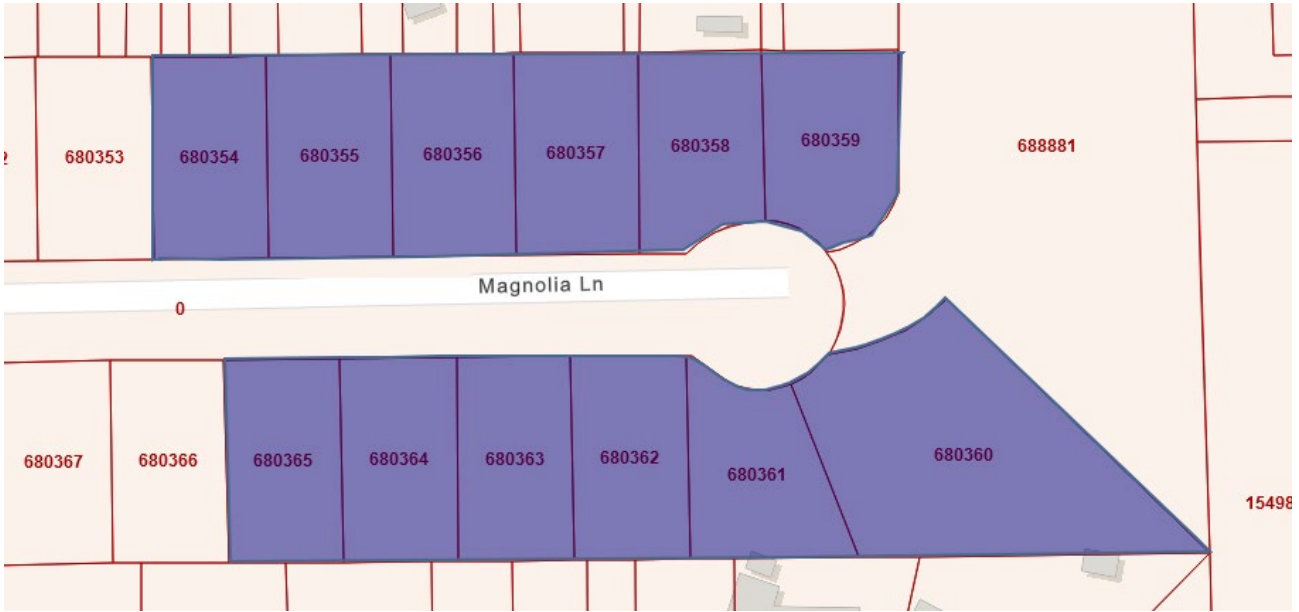
CHRISTOPHER C. WACHTSTETTER, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE REPLAT OF LOTS 4 AND 5, BLOCK 1, HAVENWOOD SUBDIVISION, JARED E. GROCE SURVEY, ABSTRACT 66, BRAZORIA COUNTY, TEXAS, WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

Christopher C. Wachtstetter  
CHRISTOPHER C. WACHTSTETTER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NUMBER 6587



## NOTICE OF PUBLIC HEARING

Notice is hereby given that a Joint Public Hearing will be held before the Planning and Zoning Commission and the City Council of the City of Richwood to rezone Lots 7 through 18, MARQUIS AT MAGNOLIA (REPLAT) (A0066 J E GROCE) (RICHWOOD). The lots in question are currently zoned R-1, Single-Family Residential. The request is to rezone the property as R-2, a Two-Family Residential. NCHI Trading LLC is requesting this rezone; the property is shown below.



Anyone seeking to give or receive information on this amendment should be at Richwood City Hall (1800 N. Brazosport Boulevard) on Monday, August 12, 2024, at 6:00 p.m. before the City Council.