

City of Richwood — TEXAS —

PLANNING AND ZONING COMMISSION MEETING AGENDA

Monday, August 14, 2023 at 6:00 PM

Richwood City Hall, 1800 Brazosport Blvd. N.

BE IT KNOWN that the PLANNING AND ZONING COMMISSION of the City of Richwood will meet on Monday, August 14, 2023 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

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 held August 8, 2022.

VII. DISCUSSION AND ACTION ITEMS

A. Preliminary review and action on re-plat of lots 30 & 31; block 1 of Oakwood Shores Subdivision section 1 also known as 31702 Bayou Bend.

B. Preliminary review and action on re-plat of lots 14, 15 & 16; block 2 of the Havenwood Subdivision also known as 15637 Edgewater.

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, do hereby certify that I did, on August 10, 2023 at 12:00 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.

Kirsten Garcia, City Secretary
City of Richwood

MINUTES

RICHWOOD PLANNING AND ZONING COMMISSION MEETING

Monday, August 08, 2022 at 6:10 PM

BE IT KNOWN that the PLANNING AND ZONING COMMISSION of the City of Richwood will meet in Planning and Zoning Commission on Monday, August 8, 2022, 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

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

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

III. PUBLIC COMMENTS

There was no public comment.

IV. CONSENT AGENDA

- A. Approval of minutes from called meeting held June 13, 2022
- Motion to approve minutes from called meeting held June 13, 2022

Motion made by Mike Johnson, Seconded by Rory Escalante.

Voting Yea: Mike Johnson, Melissa Strawn, Rory Escalante

Motion carried.

V. DISCUSSION AND ACTION ITEMS

- A. Discussion regarding current zoning regulation throughout the city.

Eric Foerster, City Manager, presented the topic of discussion.

Josh Strawn presented on behalf of the HOA. Mr. Strawn stated he would like a liaison with the city. He added that the HOA is still working on looking into codes.

VI. ADJOURNMENT

Being there no further business, the meeting was adjourned at 6:20 p.m.

These minutes were read and approved on this 14th day of August 2023.

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: Neil & Stephanie Skinner Date: 4-27-2023

Address: 103 Scarlet Oak Drive

Home Phone: 281-808-6788 Business Phone: _____

SUBJECT PROPERTY:

Address of property in question: 31702 & 31618 Bayou Bend

Legal Description of property: Lots 30-31, Blk. 1, Oakwood Shores

Current Zone: Residential

Zone being requested: Residential

PURPOSE OF THE REPLAT (be specific): _____

The purpose of the replat is to combine Lots 30 & 31 into one Lot (Lot 30A)

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. 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.

Neil Skinner

Name of Applicant



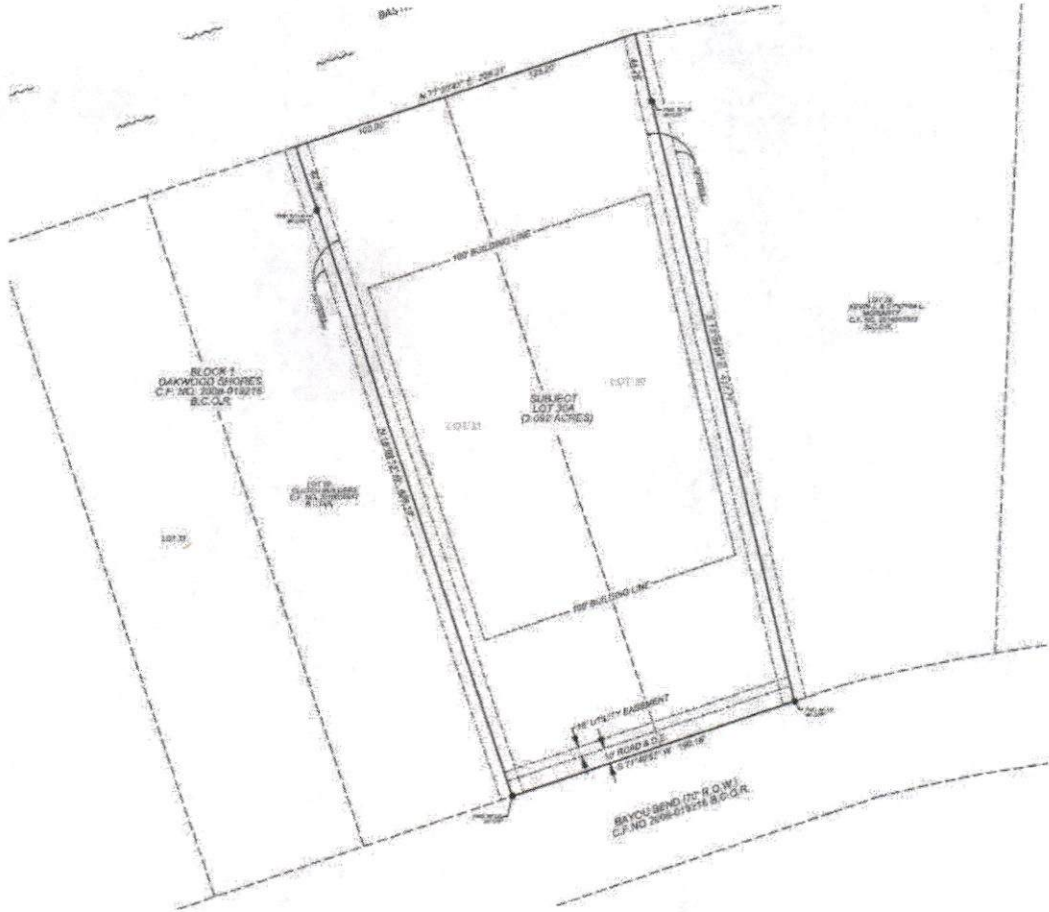
Signature of Applicant

April 28, 2023

Date

IMPORTANT:

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



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

Receipt No: 91097
Receipt Date: 04/28/2023
Time of Receipt: 04/28/2023 03:43 PM

31702 & 31618 Bayou Bend R	<u>260.00</u>
	\$260.00

Check: 130	<u>260.00</u>
	\$260.00

OWNER'S DEDICATION

STATE OF TEXAS COUNTY OF BRAZORIA

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WE, WILLIAM NEIL SKINNER AND STEPHANIE LYN SKINNER, OWNERS OF LOTS 30 & 31, BLOCK 1 OF OAKWOOD SHORES, AS RECORDED IN CLERK'S FILE NO. 2008-019216 OF THE BRAZORIA COUNTY OFFICIAL RECORDS, IN THE JARED E. GROCE SURVEY, ABSTRACT 66, BRAZORIA COUNTY, TEXAS, CITY OF RICHWOOD, AND BEING THOSE SAME LOTS AS RECORDED IN COUNTY CLERK'S FILE NO. 2020-039043 OF THE BRAZORIA COUNTY OFFICIAL RECORDS, AND THE SUBJECT PROPERTIES OF THIS REPLAT, 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 THE CITY OF BRAZORIA COUNTY, TEXAS, THIS THE DAY OF 2023.

WILLIAM NEIL SKINNER STEPHANIE LYN SKINNER

NOTARY PUBLIC STATE OF TEXAS COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, WILLIAM NEIL SKINNER, 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 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES 20

NOTARY PUBLIC STATE OF TEXAS COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, STEPHANIE LYN SKINNER, 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 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES 20

VELASCO DRAINAGE DISTRICT

VELASCO DRAINAGE DISTRICT ACCEPTED THIS THE DAY OF 2023. 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 DISTRICTS 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 ITS PRINCIPALS AND AGENTS.

STUART HERBST - CHAIRMAN (AREA 3) CORY LACHANCE - VICE CHAIRMAN (AREA 1)

CHRIS OLDHAM - SECRETARY (AREA 2)

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

OWNER: WILLIAM NEIL SKINNER STEPHANIE LYN SKINNER 103 SCARLET OAK STREET LAKE JACKSON, TEXAS 77566

CITY COUNCIL I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING REPLAT OF LOTS 30 & 31, BLOCK 1, OF THE OAKWOOD SHORES 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

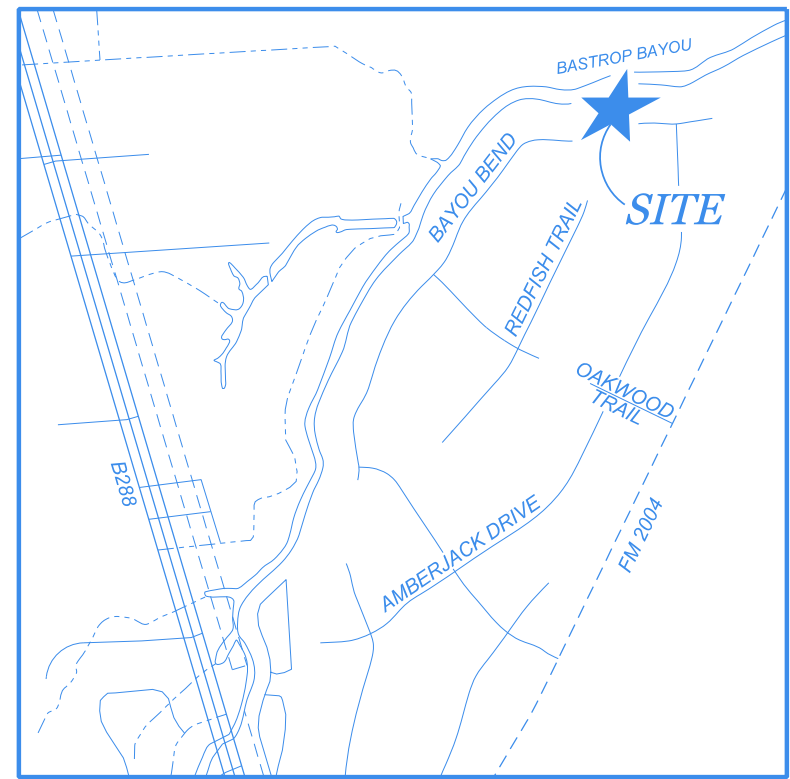
CITY PLANNING COMMISSION I HEREBY CERTIFY THAT THE ABOVE AN FOREGOING REPLAT OF LOTS 30 & 31, BLOCK 1, OAKWOOD SHORES WAS APPROVED THIS THE DAY OF 20 BY THE CITY PLANNING COMMISSION OF RICHWOOD.

CHAIRMAN WITNESS MY HAND THIS THE DAY OF 20

CITY SECRETARY

GENERAL NOTES:

- 1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83), NORTH ARROW SHOWN IS A GRAPHIC REPRESENTATION OF TEXAS STATE PLANE GRID NORTH.
2. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL SURFACE LEVEL LENGTHS. (S.F. = 0.99987514569)
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. A TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY BY ALAMO TITLE COMPANY, FILE NO. 20086609-01, DATE OF POLICY, JULY 20, 2020, FOR ALL ITEMS OF RECORD.
5. THE EASEMENTS AND BUILDING LINES SHOWN HEREON ARE AS THEY APPEAR ON THE PLAT OF OAKWOOD SHORES, AS RECORDED IN CLERK'S FILE NO. 2008-019216 OF THE B.C.O.R., HOWEVER, THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, BUILDING LINES, RESTRICTIONS AND COVENANTS DEFINED IN CLERK'S FILE NO. 2008-023001, 2010-02985, 2011-041607, 2013-032247, 2013-038295, 2013-061375, 2015-014190, 2017-005320, 2018-004233, 2019-016322 AND 2019-016334 OF THE B.C.O.R..
6. THIS PROPERTY IS SUBJECT TO AN UNOBSTRUCTED AERIAL EASEMENT, AS RECORDED IN CLERK'S FILE NO. 2008-019216 OF THE B.C.O.R.
7. THIS PROPERTY MAY BE SUBJECT TO THE AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE RECORDED IN CLERK'S FILE NO. 2008-033199 OF THE B.C.O.R.
8. 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.
9. 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.
10. ● DENOTES A FOUND IRON PIPE/ROD.
11. ○ SET 3/4" I.R. W/ TRS CAP.



VICINITY MAP

ALL THAT CERTAIN 2.092 ACRE TRACT of land lying and situated in the Jared E. Survey, Abstract 66, Brazoria County, Texas, known as Lots 30 and 31, Block 1, of Oakwood Shores, as recorded in Clerk's File No. 2020039043 of the Brazoria County Official Records, and being those same lots as recorded in Clerk's File No. 2020-039043 of the Brazoria County Official Records, said 2.092 acre tract of land hereby conveyed 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 (S.F.= 0.99987481108) as follows:

BEGINNING at a 3/4" iron rod with survey cap found marking the Southeast corner of said Lot 30, being the Southwest corner of all that certain Lot 29, Block 1, of said Oakwood Shores Subdivision, same being a point on the Northwestern right-of-way boundary line of the 70 foot wide Bayou Bend, as delineated on the plat of said Oakwood Shores Subdivision, and POINT OF BEGINNING of the herein described 2.092 acre tract, located at Texas State Plane coordinate position X=3119225.81 and Y=13605037.37;

THENCE South 71°49'57" West, coincident with the Northwestern right-of-way line of said Bayou Bend (70' R.O.W.), a distance of 190.16 feet to a found 5/8" iron rod for the Southwest corner of said Lot 31, same being the Southeast corner of Lot 32, Block 1 of said Oakwood Shores;

THENCE North 18°08'13" West, coincident with said Lot 32, Block 1, at 393.34 feet pass a found 5/8" iron rod for high bank, and continue for a total distance of 436.10 feet to a point for corner at the waters edge of Bastrop Bayou;

THENCE North 71°50'41" East, continuing along the water's edge of Bastrop Bayou, being the North Northwestern boundary line of said Lots 30 and 31, Block 1, a distance of 228.21 feet to a point for corner being the Northeast corner of said Lot 30;

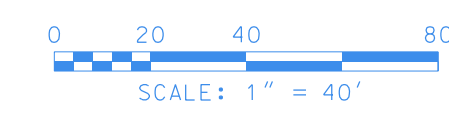
THENCE South 13°09'04" East, coincident with said Lot 29, at a distance of 44.26 feet pass a 3/4" iron rod with survey cap found marking a point on line for reference, and continuing for a total distance of 437.71 feet to the POINT OF BEGINNING, containing 2.092 acre of land, more or less.

REPLAT OF LOT 30A, BLOCK 1

BEING 2.092 ACRES AND FORMERLY KNOWN AS LOTS 30 & 31, BLOCK 1 OF OAKWOOD SHORES

AS RECORDED IN COUNTY CLERK'S FILE NO. 2008-019216 OF THE BRAZORIA COUNTY OFFICIAL RECORDS IN THE JARED E. GROCE SURVEY ABSTRACT 66 CITY OF RICHWOOD BRAZORIA COUNTY, TEXAS

MAY 2023



Doyle & Wachtstetter, Inc. Surveying and Mapping GIS/GIS 131 COMMERCE STREET, CLUTE, TEXAS 77531 OFFICE: 979.265.3622 FIRM: 10024500 FAX: 979.265.9900





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: Imad Innabi Date: 04/12/23

Address: 14027 SH 288, Angleton, Texas 77515

Home Phone: 832-455-9604 Business Phone: _____

SUBJECT PROPERTY:

Address of property in question: Lots 14, 15 and 16, Block 2, Edgewater Drive, Clute

Legal Description of property: HAVENWOOD (A0066 J E GROCE) BLK 2 LOT 14, LOT 15, LOT 16

Current Zone: R-1

Zone being requested: R-1

PURPOSE OF THE REPLAT (be specific): _____

Combine 3 lots into 1 lot to build a home. Home will be built on the center of
the property (BCAD: 214499, 214500 and 214501)

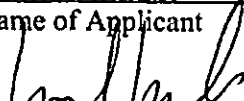
Submitted by: Baker & Lawson, Inc. 4005 Technology Drive, Suite 1530, Angleton, Texas 77515

979-849-6681 dheidrich@bakerlawson.com ahammond@bakerlawson.com

*Mr. Innabi
Pg. 1 of 14*

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. 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.

Imad Innabi
Name of Applicant

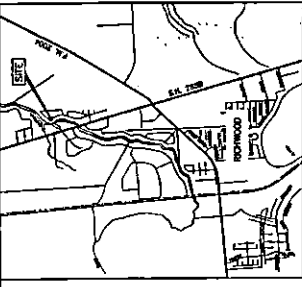

Signature of Applicant

4-15-23
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.

*Innabi
Pg. 2 of 14*



VICINITY MAP
APPX. SCALE: 1" = 1/2" = 100'

- LEGEND
- 5/8" = 1/2" = 100'
- 1/4" = 1/4" = 25'

- NOTES
1. THIS MAP WAS PREPARED WITH THE COOPERATION OF THE CITY OF ANGLETON, TEXAS...
2. THE PROPERTY LINES SHOWN ON THIS MAP ARE BASED ON THE RECORDS OF THE PUBLIC RECORDS...
3. THE PROPERTY LINES SHOWN ON THIS MAP ARE BASED ON THE RECORDS OF THE PUBLIC RECORDS...

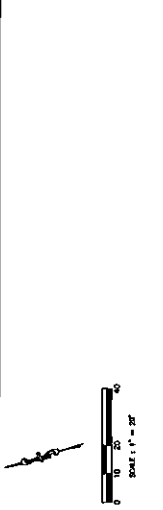
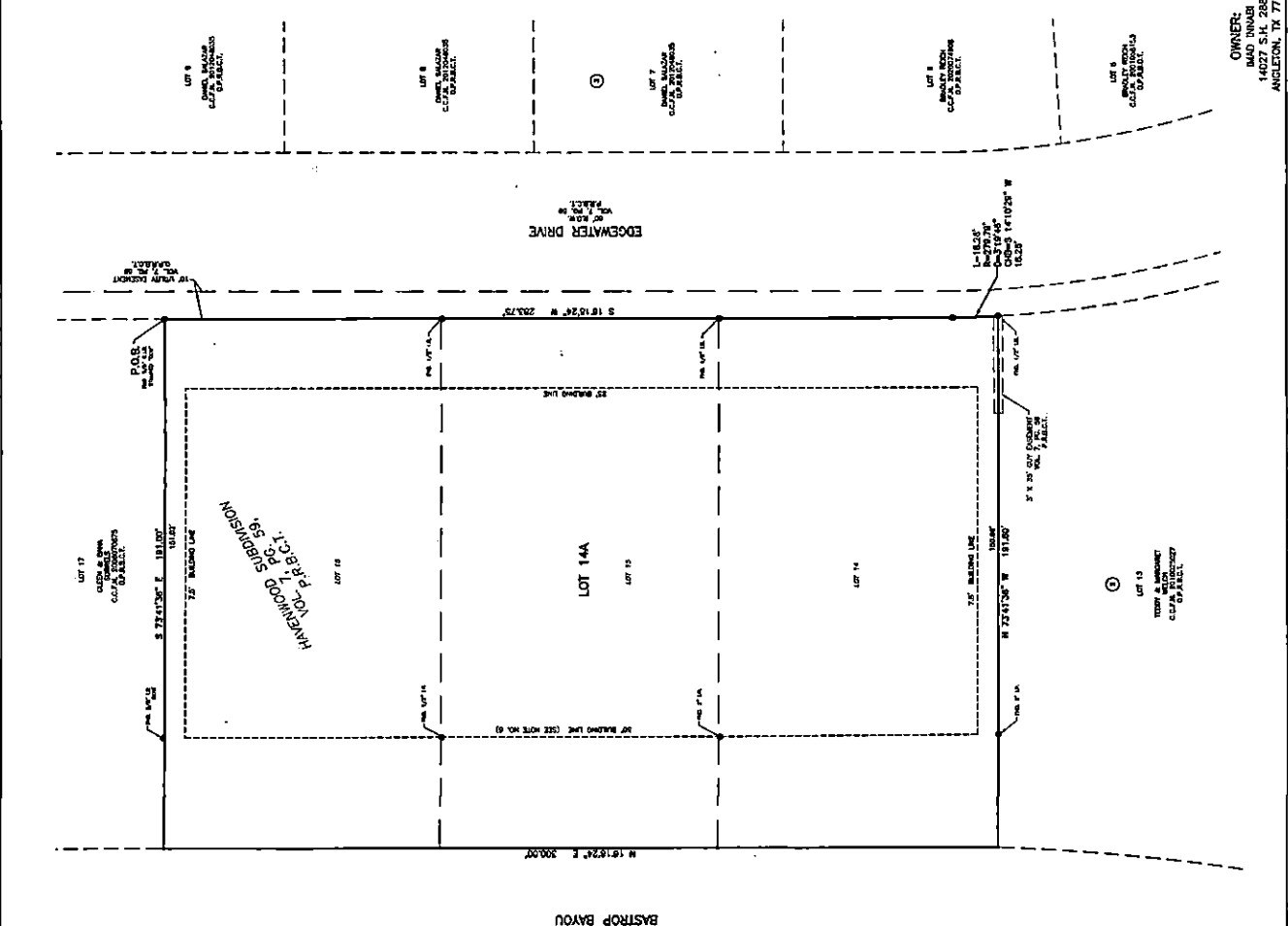
PRELIMINARY
NOT TO BE
RECORDED
SUBJECT TO THE
RECORDS OF THE
PUBLIC RECORDS

REPLAT OF LOTS 14, 15 & 16
HAVENWOOD
BLOCK 2
AS RECORDED IN
VOL. 7, PG. 59
P.R.B.C.T.

J. E. GROCE SURVEY
ABSTRACT NO. 66
BRAZORIA COUNTY, TEXAS

B&S
Brazoria & Southeast
4025 TECHNOLOGY DR.
ANGLETON, TEXAS
77515-1111
TEL: 409/541-1111
FAX: 409/541-1112

OWNER:
MAD HAIKIR
14027 S.H. 288B
ANGLETON, TX 77515



THIS MAP WAS PREPARED WITH THE COOPERATION OF THE CITY OF ANGLETON, TEXAS...
THE PROPERTY LINES SHOWN ON THIS MAP ARE BASED ON THE RECORDS OF THE PUBLIC RECORDS...

STATE OF TEXAS
COUNTY OF BRAZORIA
I, J. E. GROCE, Surveyor, do hereby certify that the foregoing plat was prepared by me or under my supervision and that it is correct and true according to the records of the Public Records...

EXCEPT WHERE SHOWN OTHERWISE, THE PROPERTY LINES SHOWN ON THIS MAP ARE BASED ON THE RECORDS OF THE PUBLIC RECORDS...
THE PROPERTY LINES SHOWN ON THIS MAP ARE BASED ON THE RECORDS OF THE PUBLIC RECORDS...

STATE OF TEXAS
COUNTY OF BRAZORIA
I, J. E. GROCE, Surveyor, do hereby certify that the foregoing plat was prepared by me or under my supervision and that it is correct and true according to the records of the Public Records...