

# PLANNING AND ZONING COMMISSION MEETING AGENDA

# Monday, May 13, 2024 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 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
- II. INVOCATION
- III. PLEDGES OF ALLEGIANCE
- IV. ROLL CALL OF COUNCIL MEMBERS
- V. PUBLIC COMMENTS
- VI. CONSENT AGENDA
  - Approval of minutes from called meeting held December 11, 2023.
- 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.
- 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 <u>May 10, 2024</u> 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

Section VI. Item A.

## **MINUTES**

# RICHWOOD PLANNING AND ZONING COMMISSION MEETING

## Monday, August 14, 2023 at 6:00 PM

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

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:

Mike Johnson, Position 1:

Mike Challenger, Position 2:

Amanda Reynolds, Position 3:

Rory Escalante, Position 4:

Jeremy Fountain, Position 5:

Present

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 were no public comments.

#### VI. CONSENT AGENDA

A. Approval of minutes from called meeting held August 8, 2022.

Motion to approve consent agenda.

Motion made by Rory Escalante, seconded by Amanda Reynolds. Voting Yea: Mike Challenger, Amanda Reynolds, Rory Escalante, Jeremy Fountain Motion carried.

#### 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.

Motion to approve re-plat of lots 30 & 31; block 1 of Oakwood Shores Subdivision section 1, also known as 31702 Bayou Bend.

Motion made by Mike Challenger, Seconded by Amanda Reynolds.

Voting Yea: Mike Challenger, Amanda Reynolds, Rory Escalante, Jeremy Fountain

#### Motion carried.

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

Motion to approve re-plat of lots 14, 15 & 16; block 2 of the Havenwood Subdivision, also known as 15637 Edgewater.

Motion made by Amanda Reynolds, Seconded by Mike Challenger.

Voting Yea: Mike Challenger, Amanda Reynolds, Rory Escalante, Jeremy Fountain Motion carried.

#### VIII. ADJOURNMENT

Being there no further business, the meeting was adjourned at 6:10 p.m.

These minutes were read and approved on this 11th day of December 2023.

ATTEST:	
City Secretary	



**DATA ON APPLICANT AND OWNER:** 

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.

Name:Jonathan Kirk Enterprises, LLC Date:04/18/24			
Address:105 West Road, Lake Jackson, Texas 77566			
Home Phone: 979-236-4135 Business Phone: 979-236-4135			
SUBJECT PROPERTY:			
Address of property in question: 2002 Brazosport Blvd N, Richwood			
Legal Description of property: Lots 1 & 7, Replat of Lot 10B Richwood Addition			
Current Zone:			
Zone being requested:			
PURPOSE OF THE REPLAT (be specific):			
The purpose for this replat is to relocate the property line between Lots 1 and 7 of			
the replat of Lot 10B of the Richwood Addition as recorded in CCFN 2014005583.			

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.

Name of Applicant

Signature of Applicant

4-18-24

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.

STUART HERBST - CHAIRMAN

WILL BROOKS - VICE CHAIRMAN

BILLY P. CRAIN - SECRETARY

PROJECT LOCATION 'SAN SABA RICHWOOD BURKETT SUCCESS VICINITY MAP SCALE 1" = 2,500"

# FIELD NOTES FOR 0.475 ACRE

DESCRIPTION OF A 0.475 ACRE TRACT OF LAND, LOCATED WITHIN THE J.E. GROCE FIVE LEAGUE GRANT, ABSTRACT NO. 66, BRAZORIA COUNTY TEXAS, BEING ALL OF LOTS 1 AND LOT 7 OF THE REPLAT OF LOT 10B OF THE RICHWOOD ADDITION AS RECORDED IN COUNTY CLERK'S FILE NO. (C.C.F.N.) 2014005583 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY TEXAS (O.P.R.B.C.T.), SAID 0.475 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS):

BEGINNING AT A 5/8-INCH IRON ROD FOUND FOR THE EAST CORNER OF THE AFOREMENTIONED LOT 7, SAME BEING LOCATED IN THE NORTHWEST LINE OF A CALLED 0.769 ACRE TRACT AS RECORDED IN C.C.F.N. 2014042052 AND BEING A SOUTHEASTERLY CORNER OF A CALLED PRIVATE ACCESS EASEMENT AS RECORDED IN C.C.F.N. 2014005583 OF THE O.P.R.B.C.T.;

THENCE SOUTH 74°07'49" WEST, ALONG THE SOUTHEAST LINE OF SAID LOT 7, SAME BEING THE NORTHWEST LINE OF SAID 0.769 ACRE TRACT, A DISTANCE OF 134.03 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE SOUTH CORNER OF SAID LOT 7, SAME BEING A SOUTHWESTERLY CORNER OF SAID PRIVATE ACCESS EASEMENT;

THENCE NORTH 15'50'38" WEST, ALONG THE SOUTHWEST LINE OF SAID LOT 7 AND THE SOUTHWEST LINE OF SAID LOT 1, PASSING AT A DISTANCE OF 89.25 FEET A 5/8-INCH IRON ROD FOUND FOR THE NORTH CORNER OF SAID LOT 7 AND THE SOUTH CORNER OF SAID LOT 1, CONTINUING A TOTAL DISTANCE OF 154.55 FEET TO AN "X" IN CONCRETE FOUND FOR THE WEST CORNER OF SAID LOT 1, SAME BEING AN INTERIOR CORNER OF SAID PRIVATE ACCESS EASEMENT;

THENCE NORTH 74°09'22" EAST, ALONG THE NORTHWEST LINE OF SAID LOT 1, SAME BEING A SOUTHEAST LINE OF SAID PRIVATE ACCESS EASEMENT, A DISTANCE OF 134.03 FEET TO AN "X" FOUND FOR THE NORTH CORNER OF SAID LOT 1, SAME BEING AN INTERIOR CORNER OF SAID PRIVATE ACCESS EASEMENT;

THENCE SOUTH 15°50'38" EAST, ALONG THE NORTHEAST LINE OF SAID LOT 1 AND THE NORTHEAST LINE OF SAID LOT 7, PASSING AT A DISTANCE OF 65.30 FEET A 5/8-INCH IRON ROD FOUND FOR THE EAST CORNER OF SAID LOT 1 AND THE NORTH CORNER OF SAID LOT 7, CONTINUING A TOTAL DISTANCE OF 154.49 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, CONTAINING 0.475 ACRE OF LAND, MORE

# OWNER'S ACKNOWLEDGEMENT:

## STATE OF TEXAS § COUNTY OF BRAZORIA §

I JONATHAN KIRK, RESPECTIVELY OF JONATHAN KIRK ENTERPRISES LLC, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF THE REPLAT OF LOT 1A RICHWOOD ADDITION, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF JONATHAN KIRK ENTERPRISES, ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS REPALT OF LOT 1A RICHWOOD ADDITION IN THE J.E. GROCE 5 LEAGUE GRANT, BRAZORIA COUNTY, TEXAS; AND ON BEHALF OF JONATHAN KIRK ENTERPRISES, LLC, DEDICATE TO PUBIC USE, AS SUCH, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN THEREON FOREVER: AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, 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, SUCH HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED. THERE IS ALSO DEDICATED FOR UTILITIES AN UNOBSTRUCTED EASEMENT. FIFTEEN FEET WIDE AS SHOWN HEREON. WE HAVE ALSO COMPLIED WITH ALL REGULATIONS HERETO BEFORE ADOPTED BY THE COMMISSIONER'S COURT OF BRAZORIA COUNTY, TEXAS.

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS. PARKS. WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

JONATHAN KIRK JONATHAN KIRK ENTERPRISES, LLC

#### STATE OF TEXAS § COUNTY OF BRAZORIA §

BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED JONATHAN KIRK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND, IN THE CAPACITY, THEREIN STATED. GIVEN

UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_, 20\_\_\_\_\_

NOTARY PUBLIC STATE OF TEXAS

**OWNER:** JONATHAN KIRK ENTERPRISES, LLC 105 WEST ROAD

# SURVEYORS NOTES

- 1. THE REASON FOR THIS REPLAT IS TO RELOCATE THE PROPERTY LINE BETWEEN LOTS 1 & 7 OF REPLAT OF LOT 10B OF THE RICHWOOD ADDITION AS RECORDED IN C.C.F.N. 2014005583.
- 2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CITY PLANNING LETTER WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAYS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THE SURVEYOR, ANY OF THESE ITEMS MAY EXIST THAT ARE NOT SHOWN
- 3. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
- 4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NO. 48039C0610K, REVISED DECEMBER 30, 2020, THE SURVEYED PROPERTY LIES WITHIN ZONE "AE" BASE FLOOD ELEVATION 11.9 FEET.
- 5. AN AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EASEMENTS OR OVERHEAD UTILITIES. 6. THIS SURVEY PLAT HAS BEEN PREPARED ALONG WITH A METES & BOUNDS DESCRIPTION OF SUBJECT TRACT.

FOR: JOHNATHAN KIRK ENTERPRISES

TITLE COMPANY: CHARTER TITLE COMPANY APRIL 19, 2024 ISSUED DATE:

CITY PLANNING LETTER NOTES:

15' UTILITY EASEMENT AS RECORDED IN C.C.F.N. 2014005583 O.P.R.B.C.T. PLOTTED AND SHOWN HERON.

7.5' BUILDING LINES AS RECORDED IN C.C.F.N. 2014005583 O.P.R.B.C.T. PLOTTED AND SHOWN HERON.

15' BUILDING LINES AS RECORDED IN C.C.F.N. 2014005583 O.P.R.B.C.T. - PLOTTED AND SHOWN HERON.

# SURVEYOR'S CERTIFICATE

### STATE OF TEXAS § COUNTY OF BRAZORIA §

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS.

<u>PRELIMINARY</u> NOT TO BE RECORDED FOR ANY PURPOSE DATE: 4/24/2024

DARREL HEIDRICH REGISTERED PROFESSIONAL LAND SURVEYOR LAND SURVEYOR NO. 5378

# **REPLAT OF LOT 1A RICHWOOD ADDITION**

A 0.475 ACRE 1 LOT 1 BLOCK SUBDIVISION

**BEING ALL OF** LOTS 1 & 7 OF THE **REPLAT OF LOT 10B RICHWOOD ADDITION** C.C.F.N. 2014005583 O.P.R.B.C.T.

> J. E. GROCE 5 LEAGUE GRANT **ABSTRACT NO. 66 CITY OF RICHWOOD BRAZORIA COUNTY, TEXAS**



Baker & Lawson Inc. 4005 Technology Dr., Suite 1530 Angleton, TX 77515 Phone # 979-849-6681 www.bakerlawson.com Licensed Surveying Firm No. 10052500

**JOB NO.:** 15738 SCALE: 1" = 20' DRAWN BY: AD LAKE JACKSON TX, 77566 DRAWING NO.: 15738 RICHWOOD REPLAT 1A DATE: 4/24/2024

CKED BY: A REV. NO. 0