



PLANNING AND ZONING COMMISSION MEETING AGENDA

Monday, October 13, 2025 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, October 13, 2025 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. DISCUSSION AND ACTION ITEMS

[A.](#) Consider approval of a replat of Lot 36, being 1.16 acres in the J.E. Groce Survey, Abstract 66, City of Richwood, Brazoria County, Texas.

- VII. 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 October 7, 2025 at 2:00 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



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: Jan Pettey Date: 7/21/25
 Address: 101 W Mahan, Richwood TX 77531
 Home Phone: 979-292-9474 Business Phone: _____

SUBJECT PROPERTY:

Address of property in question: Richwood (A0066JE GROCE)
 Legal Description of property: Lot 36 Acres 1.16 (W Mahan)
 Current Zone: Residential
 Zone being requested: Residential

PURPOSE OF THE REPLAT (be specific): Property ID: 242451
Replat. Later build.

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.

Jan Petterey
Name of Applicant

Jan Petterey
Signature of Applicant

7/21/25
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.

BRAZORIA COUNTY TEXAS

THE STATE OF TEXAS
COUNTY OF BRAZORIA

I, JAN PETTEY, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF THE JAN PETTEY SUBDIVISION, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS JAN PETTEY SUBDIVISION IN THE JARED E. GROCE SURVEY, ABSTRACT 66, BRAZORIA COUNTY, TEXAS; AND DEDICATE TO PUBLIC 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 MYSELF, MY SUCH HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED. THERE IS ALSO DEDICATED FOR UTILITIES AN UNRESTRICTED EASEMENT, FIFTEEN (15) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE GROUND UPWARD LOCATED AS SHOWN HEREON. WE HAVE ALSO COMPLIED WITH ALL REGULATIONS HERETO BEFORE ADOPTED BY THE COMMISSIONER'S COURT OF BRAZORIA COUNTY, TEXAS.

WITNESS MY HAND IN _____ COUNTY, TEXAS, THIS
THE ____ DAY OF _____, 2025.

JAN PETTEY, OWNER

NOTARY PUBLIC
STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, JAN PETTEY, 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 _____, 2025.

NOTARY PUBLIC
BRAZORIA COUNTY, TEXAS

DATE

ALL THAT CERTAIN 1.796 ACRE of land being Lot 1, Block 1 of the above and foregoing Jan Pettey Subdivision and being composed of a called 1.15 acre tract conveyed to Jan R. Pettey in County Clerk's File 2024030509 of the Brazoria County Official Records and a called 0.67 acre tract conveyed to Jan Pettey in County Clerk's File 2019006170 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 pipe in the south right-of-way line of West Mahan Street and marking the northwest corner of said Pettey 1.15 acre tract, same being the northeast corner of said Pettey 0.67 acre tract;

THENCE North 74°18'22" East, along the south right-of-way line of West Mahan Street, same being the north line of said Pettey 1.15 acre tract, a distance of 211.52 feet to a found P.K. nail for corner;

THENCE South 61°17'02" East, along the southwest right-of-way line of West Mahan Street, same being the northeast line of said Pettey 1.15 acre tract, a distance of 21.13 feet to a found P.K. nail for corner;

THENCE South 15°52'11" East, along the west right-of-way line of West Mahan Street, same being the east line of said Pettey 1.15 acre tract, a distance of 185.51 feet to a found 1/2" iron rod for corner in the north line of a called 1.516 acre tract conveyed to Jackie Earl Hendrix in County Clerk's File 1992002062 of the Brazoria County Official Records;

THENCE South 74°07'28" West, coincident with the north line of said Hendrix 1.516 acre tract, same being the south line of said Pettey 1.15 acre tract, a distance of 273.40 feet to a found 1/2" iron rod for corner in the east line of the aforementioned Pettey 0.67 acre tract;

THENCE South 2°45'18" East, coincident with the west line of said Hendrix 1.516 acre tract, same being the east line of said Pettey 0.67 acre tract, a distance of 55.31 feet to a point for corner in the left descending bank of Oyster Creek;

THENCE along the bank of Oyster Creek with the following meanders:
North 59°01'40" West, a distance of 46.69 feet,
North 60°34'58" West, a distance of 101.12 feet and,
North 66°13'19" West, a distance of 39.49 feet to a point for corner marking the southeast corner of a called 0.519 acre tract conveyed to Joseph S. Garrett and Denise D. Garrett in County Clerk's File 2004055145 of the Brazoria County Official Records;

THENCE North 23°39'14" East, coincident with the west line of said Pettey 0.67 acre tract, same being the east line of said Garrett 0.519 acre tract, a distance of 218.22 feet to a found 1/2" iron rod for corner in the south right-of-way line of West Mahan Street;

THENCE South 66°20'46" East, along the south right-of-way line of West Mahan Street, same being the north line of said Pettey 0.67 acre tract, a 70.00 feet to the POINT OF BEGINNING, containing 1.796 acre of land, more or less.

STATE OF TEXAS
COUNTY OF BRAZORIA

I, CHRISTOPHER C. WACHSTETTER, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE JAN PETTEY SUBDIVISION, OUT OF THE 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. WACHSTETTER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 6587

CITY COUNCIL

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF RICHWOOD, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF JAN PETTEY AS SHOWN HEREIN.

IN TESTIMONY WHEREOF, WITNESS THE OFFICIAL SIGNATURES OF THE MAYOR, CITY COUNCIL AND CITY SECRETARY OF THE CITY OF RICHWOOD, TEXAS, THIS THE ____ DAY OF _____, 2025.

MICHAEL DURHAM, MAYOR

AMANDA REYNOLD, POSITION 3

PAUL STALLBERG, POSITION 1

WILLIAM YEARSIN, POSITION 4

MIKE JOHNSON, POSITION 2

JEREMY FOUNTAIN, POSITION 5

KRISTEN GARCIA,
CITY SECRETARY

CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF RICHWOOD, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF JAN PETTEY AS SHOWN HEREIN.

IN TESTIMONY WHEREOF, WITNESS THE OFFICIAL SIGNATURES OF THE CHAIRMAN AND SECRETARY OF THE PLANNING AND ZONING COMMISSION, THIS THE ____ DAY OF _____, 2025.

CHAIRMAN

CITY SECRETARY

SAFEbuilt.
Approved for permit issuance

Remove note
prior to
recording.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE.

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

OWNER:
JAN PETTEY
101 W. MAHAN STREET
RICHWOOD, TEXAS 77531
(979) 292-9474

Doyle & Wachtstetter, Inc.
Surveying and Mapping GPS/GIS
131 COMMERCE STREET, CLUTE, TEXAS 77531
OFFICE: 979.265.3622 FIRM: 10024500 FAX: 979.265.9940

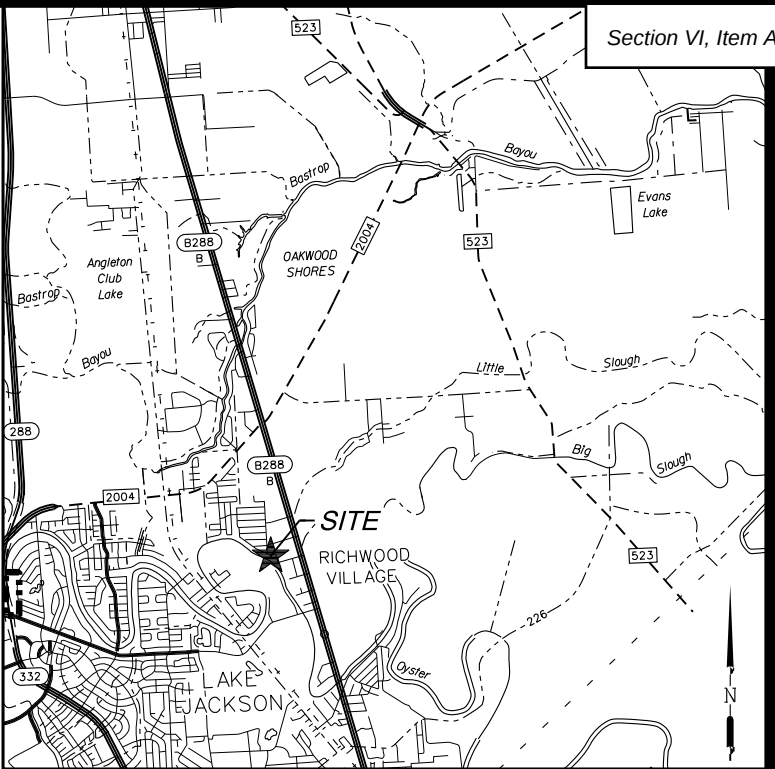
JARED E. GROCE SURVEY
ABSTRACT 66

COUNTY CLERK

I, JOYCE HUDMAN, CLERK OF THE COUNTY OF BRAZORIA, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 20____ AT _____ O'CLOCK AND IN COUNTY CLERK'S FILE _____ OF THE BRAZORIA COUNTY PLAT RECORDS.

WITNESS MY HAND AND SEAL OF OFFICE, AT ANGLETON, THE DAY AND DATE LAST ABOVE WRITTEN.

JOYCE HUDMAN
COUNTY CLERK



VELASCO DRAINAGE DISTRICT

VELASCO DRAINAGE DISTRICT ACCEPTED THIS THE ____ DAY OF _____, 2025. 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 ITS PRINCIPALS AND AGENTS.

STUART HERBST - CHAIRMAN
(AREA 3)

WILL J. BROOKS - VICE CHAIRMAN
(AREA 1)

BILLY P. CRAIN - SECRETARY
(AREA 2)

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. = 0.999875160)
3. THE SUBJECT TRACT IS LOCATED WITHIN THE LIMITS OF ZONE "C" (SHADED), AS SHOWN ON FLOOD INSURANCE MAP NUMBER 48039C0620K, 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. THIS PROPERTY MAY BE SUBJECT TO BUILDING RESTRICTIONS RECORDED IN VOLUME 768, PAGE 358 B.C.D.R., VOLUME 4, PAGE 88 B.C.P.R. AND THE CITY OF RICHWOOD.
6. THIS PROPERTY MAY BE SUBJECT TO A 1' WIDE EASEMENT ALONG THE NORTH, EAST AND WEST BOUNDARY LINES OF LOT 1, BLOCK 13, DAVIDSON SLATER PLACE, WITH THE USUAL RIGHT OF INGRESS AND EGRESS, FOR THE PURPOSE OF PLACING, MAINTAINING AND SERVICING UTILITIES PER VOLUME 768, PAGE 358 B.C.D.R.
7. 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, THOUGH AN APPROVED DRAINAGE STRUCTURE.
8. ALL DRAINAGE FACILITIES WITHIN DRAINAGE AND DETENTION EASEMENTS AND RESERVES SHOWN ON THIS PLAT WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND/OR ADJACENT LOT OWNERS. HOWEVER, ANY GOVERNMENTAL ENTITY MAY ENTER ONTO THE EASEMENTS TO MAINTAIN THESE DRAINAGE FACILITIES IF NECESSARY.
9. THE PURPOSE OF THIS PLAT IS TO COMBINE A CALLED 0.67 ACRE TRACT AND A CALLED 1.15 ACRE TRACT INTO ONE LOT (LOT 1A).
10. THERE IS NO EVIDENCE OF A WATER WELL LOCATED ON THE SUBJECT PROPERTY.
11. ALL ELEVATIONS ARE RELATIVE TO THE NATIONAL GEODETIC SURVEY, NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88) AND REFERENCED TO N.G.S. MONUMENT "JUN A" AT ELEVATION 23.00 FEET.
12. BENCHMARK SET BRIDGE SPIKE IN A POWER POLE, NEAR THE NORTHWEST CORNER OF LOT 1, BLOCK 13, DAVIDSON SLATER PLACE AT ELEVATION 20.00 FEET.

JAN PETTEY SUBDIVISION

A ONE LOT SUBDIVISION
BEING COMPOSED OF

A CALLED 1.15 ACRE TRACT

RECORDED IN

COUNTY CLERK'S FILE 2024030509

OF THE

BRAZORIA COUNTY OFFICIAL RECORDS

AND

A CALLED 0.67 ACRE TRACT

RECORDED IN

COUNTY CLERK'S FILE 2019006170

OF THE

BRAZORIA COUNTY OFFICIAL RECORDS

IN THE

JARED E. GROCE SURVEY

ABSTRACT 66

CITY OF RICHWOOD

BRAZORIA COUNTY, TEXAS

JULY 2025

1 LOT - 1 BLOCK