

Minutes of Planning and Zoning Special Meeting

The City Council City of Richwood

A Planning and Zoning Special Meeting of the City Council of City of Richwood was held Monday, November 12, 2018, beginning at 6:00 PM in the Richwood City Hall, 1800 N. Brazosport Blvd. Richwood, Texas.

CALL TO ORDER

The meeting was called to order at 6:02 p.m.

INVOCATION

Michael Coon led the invocation.

PLEDGES OF ALLEGIANCE

Pledge of Allegiance & Texas Pledge

Mark Guthrie led the pledges.

ROLL CALL OF COUNCIL MEMBERS

Mark Guthrie, Mayor

Mike Johnson, Council member

Frank Blanks, Council member

Sarah Reed, Council member

Mark Brown II, Council member

Katie Johnson, Council member

Others present: Michael Coon, City Manager; Stephen Mayer, Chief of Police; Giani Cantu, City Secretary; Lindsay Koskiniemi, Finance Director; Clif Custer, Public Works Director

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

There were no public comments.

APPROVAL OF MINUTES

On motion by Sarah Reed second by Mark Brown II, with all present members voting “aye” the minutes of October 8, 2018 were approved as presented.

DISCUSSION AND ACTION ITEMS

Preliminary review and action of replat of Lots 70-73, Block 1, Oakwood Shores, being the same property also known as 32410 Bayou Bend

Cathy Fontenot, Survey 1, stated the owner is wanting to combine lots to widen and expand existing driveway, redo the septic system and build a storage shed.

Savandara Suon, owner, stated that they were advised by the building inspector that the lots must be combined in order to build on all of them.

Mr. Coon stated that under current ordinance accessory buildings cannot be placed on a lot that does not have a home. Staff's recommendation is to not continue to allow lots to be combined in Oakwood Shores. It is what is in the best financial interest of the City as a whole. In order for the development to be successful and self-funding, a certain number of developed lots are necessary.

Ms. Fontenot asked if there is anything that can be done to accomplish what they are wanting now.

Discussion was held on what development is allowed if not re-platted.

Mr. Brown stated that he is for property owner freedom and being able to do what you want on your property. However, he is torn about having to make a decision that is in the best interest of the City as a whole.

Further discussion was held on HOA development standards in comparison to City development standards as well as possible solutions for the current replat request.

Clint Kocurek, Oakwood Shores HOA President, stated the bylaws say they can approve regardless of the number of lots. However, the City is the governing body and he has been working with Mr. Coon to make sure the HOA is in line with governing body.

The owner asked that his application be placed on hold so that he and the surveyor can meet with City officials to find a solution that works.

No further discussion was held. No action was taken.

This item will come back at a future agenda.

Preliminary review and action of replat of Lots 97 & 98, Block 3, Oakwood Shores, being the same properties also known as 31702 Amberjack Dr and 31710 Amberjack Dr

The owners were not present.

No discussion as held. No action was taken.

Preliminary review and action of replat of Lots 77 & 78, Block 4, of Oakwood Shores, being the same property also known as 32510 and 32504 Bayou Bend

Mr. Podhirney, owner, stated he'd like to make a correction to the block listed. It should be Lots 77 & 78 of Block 1 Oakwood Shores. There was an error in reading the hand-written application.

Ms. Berry, co-owner, stated there is no home developed yet and existing lots are very narrow. They are hoping to be able to combine the lots to get the best location for the home.

Mayor Guthrie asked how wide the lots are.

Mr. Podhirney stated the lots are about 100 feet each. However, there is a fifteen-foot setback on each side which also constraints the building.

On motion by Frank Blanks, second by Sarah Reed, with all present members voting "aye" preliminary approval of replat of Lots 77 & 78, Block 1 of Oakwood Shores, being the same property also known as 32510 and 32504 Bayou Bend was granted.

CITY MANAGER'S REPORTS

There was no report given.

ADJOURNMENT

There being no further business the meeting adjourned at 6:38 p.m.

These minutes were read and approved on this 10th day of December, 2018.

Mayor

ATTEST:

Giani Cantu
City Secretary