

Minutes of Planning and Zoning Commission meeting

The City Council City of Richwood

A Planning and Zoning Commission meeting of the City Council of City of Richwood was held Monday, October 8, 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 6:00 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

Katy Johnson, Council member

Others present: Michael Coon, City Manager; Giani Cantu, City Secretary; Clif Custer, Public Works Director; Kenny Williams, Building Official

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

Nancy Smith, 101 Austin Ct, shared concerns with the gas station proposed on the conditional use application. She shared concerns of the traffic wanting to cut through the neighborhood to exit. She asked if there was a traffic study done and is it ready for review. She asked if there was a drainage plan to account for runoff. She would like to read a feasibility study, if any.

Dianne Hester, 108 Bailey's Ct, shared concerns that there is a detention pond and a drainage ditch by her house that is not being maintained. Both Velasco and the City have declined to service it. She has found that the property was deeded to the City of Richwood. It needs to be mowed and maintained. She can no longer do it herself.

Rodrigo Escalante, 2918 Oakwood Shores Dr, the application states that it should have no adverse impact to the adjacent property. However, he believes that the development would directly impact the Oakwood Shores subdivision. His next question would be if a traffic study has been done. Another concern would be the crime that comes along with a gas station. Another concern is whether the City has addressed the ordinance that doesn't allow for gas stations. Finally, can the city just address the problems we are currently facing, such as the water issue in Oakwood Shores. Also, there is no zoning for schools but do we really want to use up some of our last open land to a gas station.

Clint Kocurek, 33322 Blue Marlin, stated nobody has yet to see the developer. As soon as the property sold, they put up a sign even when the type of development had not been approved. He shared flooding concerns.

APPROVAL OF MINUTES

August 13, 2018

On motion by Sarah Reed, second by Mark Brown II, with all present members voting "aye" the minutes of August 13, 2018 were approved.

DISCUSSION AND ACTION ITEMS

Public Hearing to consider application for conditional use of 5.0145 acres located at the northeast corner of Hwy 288B and 2004 to allow a gas station and retail center

Michael Coon stated the zoning ordinance has been updated to allow gas stations as conditional uses. Also, any development is reviewed by a third party for drainage and traffic impacts.

John Gerdes, stated that the developer is on his way but is stuck in traffic. However, they are waiting on drainage plans to come back from TXDOT. The driveways have been put in for circulation to the property. Unfortunately, without the TXDOT information there is not much set in stone. TXDOT does have a generally a 50% detention.

Rodrigo Escalante asked how old are the drainage studies from TXDOT?

John Gerdes presented the current grading plan.

Michael Coon asked what rainfall rates are they using to decide the drainage.

John Gerdes stated the volume is determined based on the number of rain falling from the sky. The first flush of the site immediately gets taken on in the detention pond.

Michael Coon asked if they increased the total inches in a 24 hour period.

Mark Brown reported developments typically do half the lot size in detention. However, in this one they are doing 1 to 1. He stated so they are over engineering the development.

Mr. Gerdes reported yes.

Mr. Coon stated that is consistent with what has been required of other developments in our area.

Mark Brown asked where does the water get washed out to.

Mr. Gerdes reported it is going into the roadside ditch of 2004. However, he is waiting on the TXDOT plans to see where that water drains for sure.

Mr. Brown asked about now with no development, where does the water drain?
Is it draining into the same ditch that it is being proposed to drain in?

Guthrie asked if there is any concern that it may be too engineered and send too much water downstream.

Discussion was held on proposed drainage for the development and in the area.

Mark Brown stated if the water is above 14 foot it will over flow towards the parking lot area because it is designed lowered.

Mr. Gerdes stated that is correct. Right now, they have three 36 foot culverts.

Mr. Brown II asked if the development will have any effects of the wetlands that is over in that area.

Mr. Gerdes stated he has not confirmed that. However, TXDOT has their own rules to maintain their right of ways and wetlands.

Mr. Brown II what kind of timeline are you thinking to request information form TXDOT.

Mr. Gerdes reported they have asked three times and had to contact higher up. He should have something by this week.

Mr. Brown II asked if this will be a gas station not a truck stop.

Mr. Gerdes stated that is correct. The City has zoning in place that doesn't allow truck stops. Development will allow trucks to get gas but not be serviced any other way.

Mr. Brown stated it was his understanding was that there was going to be no big rigs coming through due to safety.

Mr. Gerdes stated maybe it was just a misunderstanding. His thought was the City just didn't want them to be housed or have access to shower.

Mr. Brown stated we are the voice for the citizens and they have clear concerns of not having truck gas stations.

Mr. Gerdes states that is up to the City. If they say no truck stops then it's up to the developer at that point to make the decision if he wants to proceed.

Frank Blanks stated that the majority of the big rig traffic runs on the 288.

Mark Brown asked if any retail was set in place.

Mr. Gerdes advised he does not know.

Mr. Coon reported the he has spoken with the developer and while there is plans for retail, there is nothing set in stone.

Mr. Gerdes stated that the detention is addressed in this portion itself for the front 5 acres. Then the remainder of the property will be addressed at that time.

Rodrigo Escalante, 2918 Oakwood Shores, stated the outfall ditch flows down to the entrance of Oakwood Shores. If anyone recalls, the entire entrance to Oakwood Shores was under water after Harvey. The rain flow is not the issue. The flooding happens after the rain. FM 2004 and FM 288B is huge trucking thoroughfare. He runs a trucking company and his drivers would be delighted to have something close, but he does not agree. He would like Council to see through the smoke and mirrors. The sign that went up said washeteria, restaurant and convenience store, which provides everything needed for the driver sleeping in his truck. This will be the perfect place for them to stop, eat and wash their clothes.

Diane Hester, 106 Bailey's Ct, asked if the development is going to impact the electricity and will it be lit up.

Mr. Gerdes advised that the electrical will be addressed by TXDOT and the drainage concerns being shared are more of a regional issue. There will be lights on the gas station.

Clint Kocurek asked what is lift station capacity near that area.

Clif Custer reported the lift station that services that area, as of right now, has the capacity to sustain the development.

Clint Kocurek asked what is the name of the proposed gas station.

Mr. Gerdes stated as of right now it is called an Ashley's.

Clint Kocurek asked what studies have been done that pulls the developer to Richwood and tells him that this is needed in our area.

Mr. Gerdes stated he is not sure. However, City has zoning to prevent anything that is not wanted.

Mr. Coon advised in speaking with the developer there are no plans for a Washeteria.

Mr. Brown asked if the development has just enough room for them to pull in and grab gas or is there a parking for them as well.

Mr. Gerdes advised it looks to be room only for them to pull in and fill up. It takes about 30 minutes for a big rig to fill up. So it does give them time to run in and get something to eat while filling up.

Clint Kocurek stated he still has concerns that the developer has yet to show up.

No further discussion was held.

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 resident did not appear. Therefore, no discussion or consideration was held.

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

The resident did not appear. Therefore, no discussion or consideration was held.

CITY MANAGER'S REPORTS

There was no report.

ADJOURNMENT

There being no further business the meeting adjourned at 7:02 p.m.

These minutes were read and approved on this ____ day of _____, 20____.

Mark Guthrie, Mayor

Attest:

Giani Cantu, City Secretary