

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, January 8, 2018, beginning at 6:00 PM in the Richwood City Hall, 1800 N. Brazosport Blvd. Richwood, Texas.

CALL TO ORDER

Mayor Guthrie called the meeting to order at 6:01 pm

INVOCATION

Michael Coon led the invocation.

PLEDGES OF ALLEGIANCE

Pledge of Allegiance & Texas Pledge

Mayor Guthrie led the pledges.

ROLL CALL OF COUNCIL MEMBERS

Mark Brown
Frank Blanks
Lauren LaCount
Mark Guthrie
Chris Hardison
Sarah Reed

Others present include: Michael Coon, City Manager; Giani Cantu, City Secretary; Bryan Corb, Police Chief; Kenny Williams, Building Official; and 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 Lauren LaCount second by Chris Hardison with all present members voting “aye” the minutes of July 10, 2017 were approved.

DISCUSSION AND ACTION ITEMS

Public Hearing on request to rezone Lots 26-5, Block 7 and Lots 1-11, Block 17 of Glenwood Bayou Subdivision from R-1, Single Family to R-1A, Single Family Zero Lot Line. Said property being the undeveloped property located between Wisteria Street, Oyster Creek Drive and Yaupon Street.

Mayor Guthrie called the public hearing at 6:04 pm.

Doug Roessler, Baker & Lawson Engineer, stated he represents the developer on the rezone and reviewed the desired request of developer to rezone to smaller lots. The request is due to concern the owner has of possibly selling larger homes after the flooding event. The owner intends to develop and sell to individuals for individually owned homes. They are not intended to be rental property. Lots will have to be elevated. Rear lots will not be able to drain to the front and there will be a swell at the back to hold any drainage. One previous concern was that all the trees will be lost. That is a fact that is due to the amount of filling of the lots that will be necessary. Another concern he is aware of is the traffic. Therefore, the developer has decided to put in a cul-de-sac and not have any through traffic.

Frank Mancuso, 418 N Yaupon, asked what is he basing the estimates on elevation. He stated he has walked the property previously when there has been a foot and a half of water.

Blix Messick, 423 Magnolia, stated he believes the City of Richwood should focus on quality not quantity. He has met with the owner and does not believe this type of development works in Richwood. A high density development could potentially cause more crime near an elementary school.

Dan McGee, 310 N Yaupon, stated he also believes the density of the proposed development does not go with the current development in the area. Reducing the lot line will increase the fill dirt and force more water into the existing homes. Small expensive homes are not appealing to the existing culture. He is opposed to the

Benny Howard, 314 N Yaupon, states he also opposes this rezone. The filling of the lots will cause more water in the yards on each side. The homes on Wisteria had water. He himself suffered four inches in his home and six inches on his patio. He is still unable to live in his home. If the developer continues with this development, he will pursue a lawsuit with the developer due to potential flooding of other homes.

Mark Brown asked if the elevation was based off of a preliminary FEMA map.

Doug Roessler, engineer for Velasco Drainage District, reported the current map show no issue. However, they shot elevations for the area after flooding and the elevation was at around 13.4 feet. The preliminary FEMA maps for this area show 13.5 feet and generally in development you go above the FEMA maps.

Mark Brown asked how the water would drain.

Doug Roessler reported he understands the fill will not allow drainage to the front of the lots. Therefore the rear lots will have an easement with a swell and drainage to the rear to catch.

Mark Brown asked if there was the potential of homes being to close together that could impact or cause spreading of fire.

Michael Coon stated there are two current subdivision in Richwood with these size lots.

Frank Blanks asked what the size and value of the homes are proposed at.

Doug Roessler stated the size would be around 1550 to 1600 square foot homes.

Michael Coon stated the homes would be priced around \$160,000.00.

Kenny Williams stated that homes in the area are going for about \$120.00 per square feet.

Lauren LaCount asked what the square footage is on the existing homes and what is the minimum square footage for a home in R1-A zone?

Kenny Williams reported that 1200 square foot is the minimum in a R1-A zone.

Chris Hardison stated there needs to be a mixture of homes in the development for the future of Richwood going forward. His biggest concern would be drainage.

Lauren LaCount stated the agenda topic is regarding the zoning and asked if the purpose is to develop smaller homes for economic purposes. Where is the drainage going?

Mr. Roessler reported the proposed drainage is going into the Polk ditch.

Lauren LaCount stated in the latest event these homes would have been an island.

Michael Coon stated the City has gone to contracting plan review with a third party engineer and all plans go to Velasco Drainage District for review as well.

Further discussion was held on the proposed elevations of the proposed development and how they would impact the existing homes in the area.

Mark Guthrie stated he believes we should see an impact study on what this development will do to the surrounding properties.

Mark Brown asked how they sized the retention pond and based on what outfall of rain.

Doug Roessler stated the proposed retention is based on the 100 year rain event and 100 year proposed localized rain.

Discussion was held on having a second review by the city on the plans.

Michael Coon stated that all subdivision plans go to Velasco Drainage and then it will be up to city to have them reviewed as well.

Mark Brown asked Mr. Roessler if he designed for developer and then reviews his own plans for Velasco Drainage District.

Mr. Roessler stated that is correct.

Dan McGee, 310 N Yaupon, reported if lot size is reduced by 15 to 20 feet, there will be more houses and more concrete that will affect the drainage for existing homes.

Blix Messick, 423 Magnolia, stated if the developer elevates this up, this will affect Magnolia, Wisteria, and Yaupon. Will there be a plan to address that?

Frank Mancuso, 418 N Yaupon, stated he never understood why the city cut a ditch on the dead end street at the end of Magnolia. All that does is route the water right down his fence line to his backyard. This deal is if's or what if's but Richwood has not seen a cell sit directly over Richwood and pour. I don't propose they build anything in that land. He suggested the city dig a hole and make it a retention pond.

Lauren LaCount stated the City does not own that property. The developer owns the property. However, the city owns land for drainage in the area. Would it be possible for the developer to drain towards that detention? Does the city have future projects in the area that will impact the pooling that is being seen?

Michael Coon reported there is a project in the area that would improve the drainage for current rain events.

Lauren LaCount asked is there storm drainage on either side of Oyster Creek?

Clif Custer stated the street is the drainage on Oyster Creek. All runoff funnels to the left towards the Polk ditch.

Mark Brown asked Mr. Roessler to explain how they are going to address the drainage issue?

Doug Roessler stated the plan is to put in two inlets and pull the water toward the east drainage ditch.

Chris Hardison asked why the developer is proposing to elevate the homes so much.

Doug Roessler reported because of the new flood maps the developer wants to build to the proposed flood levels.

Chris Hardison asked whether it stays zoned R-1 or is rezoned to R-1A, is the plan for street elevation the same?

Mr. Roessler stated yes. That is correct.

Lauren LaCount asked can we find out what is built on the current lots to compare.

Michael Coon stated yes that can be done.

Doug Roessler stated he will take care of that before the next public hearing.

Mark Guthrie asked what options does the city have to prevent any development in that area?

Michael Coon advised short of passing an ordinance changing our flood plain development requirements, there are no options.

Chris Hardison asked what if the city engineer doesn't approve the drainage.

Mark Guthrie stated this is something we should look at with the City Attorney.

Mark Brown stated there is already a drainage issue the way it is now. The water has to go somewhere. As long as they are doing their due diligence to study the flow that's what is important.

Benny Howard there is something that prevents anyone from making changes to drainage that will cause effect upstream. Patio homes have more concrete, which means less grass to soak up water. If the development is allowed the build up of topography it is setting up the surrounding lots to take on more water. If they can't meet the requirements then they don't need to build. He cannot be allowed to damage properties around him.

Mr. McGee asked Council to consider the economic impact to the surrounding neighborhood by putting 50% more houses in the same amount of area.

Lauren LaCount asked Mr. McGee, just for clarification, is your thought that the new development will devalue the existing property?

Mr. McGee stated his belief is that smaller homes on smaller lots will negatively impact the value of properties in the area. Another concern would be traffic on Oyster Creek and through traffic.

No further discussion was held.

Public Hearing was closed at 7:02 p.m.

Preliminary review and action on replat of Lots 82 & 83, Block 3, Oakwood Shores Subdivision Sec I, said lots being located on Bayou Bend

The owner already built the home on 1 lot and would like to now combine it with their second lot.

On motion by Lauren LaCount second by Sarah Reed with all present members voting “aye” preliminary approval of Lots 82 & 83 Block 3, Oakwood Shores Subdivision Sec I was granted.

ADJOURNMENT

There being no further business the meeting adjourned at 7:05 p.m.

These minutes were read and approved on this 7th day of May, 2018.

Mark Guthrie, Mayor

Attest:

Giani Cantu, City Secretary