

Minutes of Planning and Zoning Special Meeting

The Planning and Zoning Commission City of Richwood

A Special Meeting of Planning and Zoning Commission of the City of Richwood was held Monday, June 12, 2017, beginning at 6:00 PM in the Richwood City Hall, 1800 N. Brazosport Blvd. Richwood, Texas.

CALL TO ORDER

Mayor Guthrie called the meeting at 6:05 pm

INVOCATION

Michael Coon, City Manager, led the invocation.

PLEDGES OF ALLEGIANCE

Pledge of Allegiance & Texas Pledge

ROLL CALL OF COUNCIL MEMBERS

Paul Raymond

Frank Blanks

Lauren LaCount

Mark Guthrie

Chris Hardison – ABSENT

Sarah Reed - ABSENT

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

DISCUSSION AND ACTION ITEMS

Public Hearing to consider rezoning Lots 26 thru 35 Block 7 and Lots 1 thru 11 Block 16 Glenwood Bayou Subdivision being the property undeveloped portion of Magnolia Lane situated between Wisteria Street and N. Yaupon

Matheas Tchamengo gave his presentation of the proposed development.

Daniel McGee, 310 N Yaupon, shared opposition to the proposal. He stated he likes trees and disagrees that the development fits the neighborhood. The proposed

homes will be fifty percent larger and on smaller sites. The development is also too large density and cost more than 100k value than other homes in the area. The proposed development is for 52 homes on the entire site. The notification was insufficient and needed more information and site map to help the residents better understand what property was being proposed for development.

Eric Timaeus, 314 Wisteria, shared opposition. The proposal is 2.5 homes on the same size lot that he owns. The value of new homes will raise home taxes for his home. Traffic will increase onto Wisteria. He suggested making the road a culdesac. He shared concerns that the homes will not sale and will end up being low income housing. However, he is not opposed to single family homes.

Mayor Guthrie stated Council is not for or against nor did the City of Richwood did not solicit anyone to build townhomes on any property within the city. This is the initial process. The developers, as land owners, have the right to come in and request rezoning to allow the type of development they would like to see on their own property.

Blix Messick, 423 Magnolia, shared opposition. He stated this is not Houston and not Memorial Drive. He stated the fences will deteriorate and would like to know the plans for the proposed road. The density of the proposed development will be problematic for traffic in the area.

Barry Klugey, 303 Wisteria, shared opposition. He is not a fan of traffic the development will bring nor is he in favor of two story homes in his backyard. He also doesn't feel removing the green space is beneficial to the city.

Benny Howard, 314 N Yaupon, shared opposition. He shared concerns of water backflow during high rain seasons due to the density of the development. The proposal removes every tree and puts in one small tree per lot. No residents want to lose privacy and believes the chances of two story homes currently are slim to none. The notice was not sufficient to allow residents to know which property was being developed.

Brenda Walkup, 326 N. Yaupon, shared opposition and concerns of water backflow due to high density development and two story homes directly behind them. Ms. Walkup suggested the developer look at another location.

Frank Mancuso, 418 N Yaupon, shared opposition and concerns of flooding. The traffic will be affected. The city has been talking about retention ponds and that hasn't happened yet. He shared concerns of an HOA.

Terry Coldwater, 703 Oyster Creek Dr, shared concerns of potential flooding and density of development. Over 110 new homes at two cars per residence would mean the area will see an increase of approximately 200 plus cars.

Barbara Lewis, 421 Wisteria, stated she has lived in area for 48 years. She stayed in Richwood because of the small town feel/nature. The development would bring concerns of letting her four year old play in the backyard if homes are built and shared concerns of traffic on Wisteria.

Tonya Timaeus, 314 Wisteria, shared concerns of density and flooding on Wisteria during heavy rains. Too much traffic and there are no sidewalks. Too many units too few lots.

Lauren LaCount thanked public for speaking and participating. Stated the city is not pushing this development but is only listening to the request at hand.

Gill Aguilar, 303 N Yaupon, why another meeting if community is opposed. Flooding already in the area. Other lots available.

Mayor Guthrie stated meetings have to be held due to state law. Thanked public for coming to meeting and voicing concerns. Invited public to stay and participate in Council meeting.

ADJOURNMENT

There being no further business the meeting adjourned at 7:13 p.m.

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

Mark Guthrie, Mayor

Attest:

Giani Cantu, City Secretary