

PETITION FOR ABANDONMENT

To: City of Texas Planning Board

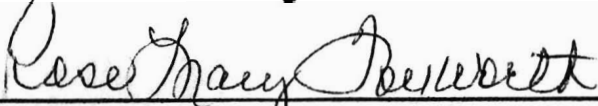
From: Rita S. Harrington

We, the following property owners would like to request the abandonment of 24th Street between 34th and 35th Avenue North in Texas City. Vehicles use it for an access to turn around and usually "dig out" when they do, throwing rocks everywhere. Other vehicles use it to throw out their trash. There has also been a number of vandalism cases, using the street as their passage.

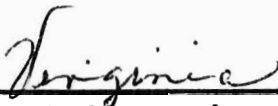
Proof of ownership is attached, along with the signatures of the four property owners making this request.



Rita S. Harrington - 2405-35th Avenue North - TC



Rose Mary Foxworth-2402-34th Avenue North



Robert Alexander-2330-34th Avenue North



Kim &/or Cindy Dang-2333-35th Avenue North

interoffice MEMORANDUM

to: MAYOR DOYLE
PLANNING BOARD
from: DONALD CARROLL
subject: PLANNING BOARD AGENDA OVERVIEW
November 5, 2007
date: November 2, 2007

ITEM NO. 1. Rita Harrington requests street closure of 24th Street at 35th Avenue to traffic being Abstract 142 page 1 Lots 7 & 10 Block 19 Northside Add. and Abstract 142 Page 1, Lots 1 & 18 Block 20 Northside. (Action)

The request has been reviewed by Staff during the development review meeting held every Tuesday afternoon. The applicant presented Staff with a petition from the other property owners in favor of the closure of 24th Street to through traffic. Staff was opposed to the abandonment originally sought. Staff has no position in the alternatives. It is questionable as to the benefit the applicant will gain by having a sign or barricade in place. Applicants are requested to provide the compelling reason why request should be granted.

ITEM NO. 2. R. C. Crawford for, Bethel Christian Center, requests site plan approval for Church to be located at 12700 FM 3436, between FM 517 and FM 646. (Action)

The request has been reviewed by Staff during the development review meeting held every Tuesday afternoon. Staff has no objections to site plan proposal.

ITEM NO. 3. Kinder Morgan request review of proposed 2,902 square foot office/warehouse building to be located 3130 Loop 197. (Action)

These requests came before Staff during its pre-conference staff review meeting held every Tuesday at 3:00 p.m.. The purpose of this meeting is to facilitate property owners, developers and/or their agents with technical assistance and to make sure that their proposal adheres to our development regulations and policies. All stipulations mandated by staff have been properly reconciled.

ITEM NO. 4. Public Hearing: Marathon Petroleum Company - Texas Refining Division Facilities requests abandonment of right-of-ways and alleys being and located as follows:

- A. 20' Alley - between 11th Street South and 12th Street South, and between 6th Avenue South and 7th Avenue South
- B. 20' Alley - between 11th Street South and 12th Street South, and between 7th Avenue South and 8th Avenue South
- C. 20' Alley between 8th Avenue South and 7th Avenue South from 165' east of 11th Street to a point 300' west of 12th Street.
- D. 6th Avenue South right-of-way between 11th Street South and 12th Street South
- E. 7th Avenue South right-of-way between 11th Street South and 12th Street South

APPROVAL OF MINUTES

On Monday, November 5, 2007 at 5:00 p.m. the Planning Board met in a regularly scheduled meeting. Board members present were Eloise O'Bryant, Jose Boix, Commissioner Haney, Dickie Campbell and Mayor Doyle. Staff members present were James McWhorter, Larry Iles and Don Carroll. Citizen present were Rita Herrington, Joe Payne, Trey Schneider, R. C. Crawford, Ivan Hohullt, and Dan Mittelale.

APPROVAL OF MINUTES. A motion to approve the minutes of October 1, 2007 was made by Mayor Doyle/Dickie Campbell. All members present voted aye. Chairperson Eloise O'Bryant presided over the meeting. The chairperson indicated a quorum was present and called the meeting to order.

ITEM NO. 1. Rita Harrington requests street closure of 24th Street at 35th Avenue to traffic being Abstract 142 page 1 Lots 7 & 10 Block 19 Northside Add. and Abstract 142 Page 1, Lots 1 & 18 Block 20 Northside. (Action) Mr. Carroll provided the Board with an overview of the request and provided the Board with memo addressing proposed revisions (see attached). Mr. McWhorter addressed the Board and informed that the original request was to abandon but due to utilities Staff was not in favor of abandonment. Ms. Harrington was asked to address the Board and present the reasons for the request. Ms. Harrington advised the Board that they had petitioned this closure not to fence in the property but to keep traffic from utilizing. There has been some vandalism recently in their area and since this is not a maintained road the property owners wanted to minimize usage. Mr. McWhorter elaborated that this is a one lane gravel road and the road to the north and south of this portion was already barricaded and closed. He further stated that if the Board approved this would still need to go to the City Commission. There being no further discussion, a motion to approve the request was made by Mayor Doyle/Dickie Campbell. All Members present voted aye.

ITEM NO. 2. R. C. Crawford for, Bethel Christian Center, requests site plan approval for Church to be located at 12700 FM 3436, between FM 517 and FM 646. Mr. Carroll provided the Board with an overview of request and provided the Board with memo addressing proposed request(see attached). Mr. McWhorter elaborated on the proposal. Staff had some drainage concerns that have now been addressed. The applicant will need to get with Tx Dot since drainage and detention will go toward State Hwy. 3436. They will also need to get with the County Health District for water well and septic permits since there are no utilities. They understand that they must meet all the building codes. Mayor asked the applicant if they had thought about the look and upkeep of a pond/swales in the front of the church. Discussing followed about dry detention areas, ponds and placements. Mayor cautioned Staff to be more aware of pond detention area location. Mr. McWhorter requested that approval be contingent upon moving the detention area to the rear of property. Mr. Carroll pointed out that the applicant must also be aware that the building must comply with the masonry ordinance. There being no further discussion, a motion to approve the request was made by Mayor Doyle/Commissioner Haney. All Members present voted aye.

ITEM NO. 3. Kinder Morgan requests review of proposed 2,902 square foot office/warehouse building to be located 3130 Loop 197. Mr. Carroll provided the Board with an overview of request and provided the Board with memo addressing proposed revisions (see attached). There being no further discussion, a motion to approve the request was made by Mayor Doyle/Dickie Campbell. All Members present voted aye. This requests came before Staff during its pre-conference staff review meeting held every Tuesday at 3:00 p.m.. The purpose of this meeting is to facilitate property owners, developers and/or their agents with technical assistance and to make sure that their proposal adheres to our development regulations and policies. All stipulations mandated by staff have been properly reconciled. Mr. Mc Whorter explained that this had been previously approved but the applicant pulled request

when concerns over maintaining road for City access. The applicant moved the building location and will be dedicating additional road right-of-way. Mr. Boix asked if additional development could take place in that area. Mayor Doyle and Mr. McWhorter advised that due to pipelines no further development could take place. There being no further discussion, **a motion to approve the request was made by Jose Boix/Dickie Campbell. All Members present voted aye.**

ITEM NO. 4. Public Hearing: Marathon Petroleum Company - Texas Refining Division Facilities requests abandonment of right-of-ways and alleys being and located as follows:

- A. 20' Alley - between 11th Street South and 12th Street South, and between 6th Avenue South and 7th Avenue South
- B. 20' Alley - between 11th Street South and 12th Street South, and between 7th Avenue South and 8th Avenue South
- C. 20' Alley between 8th Avenue South and 7th Avenue South from 165' east of 11th Street to a point 300' west of 12th Street.
- D. 6th Avenue South right-of-way between 11th Street South and 12th Street South
- E. 7th Avenue South right-of-way between 11th Street South and 12th Street South
- F. 8th Avenue South right-of-way between 11th Street South and 12th Street South
- G. 11th Street South right-of-way between the extension of the southerly line of the 20' Alley located south of 5th Avenue South and 8th Avenue South.
(Action)

Mr. Carroll provided the Board with an overview of request. The Principals for Marathon have met with Staff to discuss their proposals. Staff has no objections to proposals cited in item four and item five. None of the Utility companies offered opposition or requested any additional stipulations to this abandonment. Staff consensus is that this is not in conflict with the provision established in our Development Regulation and it will meet the spirit and intent of our Industrial Area Regulations for future growth. Representatives for Marathon are present to provide development overview. Staff has no objections. Trey Schneider representing Marathon provided development intent. Mr. Schneider showed the Board a site layout of proposed buildings and parking area. There being no further discussion, **a motion to approve the request was made by Mayor Doyle/Dickie Campbell. All Members present voted aye.**

ITEM NO.5. Marathon Petroleum Company - Texas Refining Division Facilities requests site plan for new office building/shops on 11th Street South. (Action) Mr. Carroll provided the Board with an overview. Trey Schneider, Marathon representative, provided the Board an overview for this request in the discussion of Item #4. Marathon needed the abandonment request approval in order to go forward with proposed new office buildings. There being no further discussion, **a motion to approve the request was made by Mayor Doyle/Jose Boix. All Members present voted aye.**

ITEM NO. 6 Marathon requests temporary Road Closure 12th Street and 8th Avenue South for approximately 12 months. (Action) Staff has no objections to temporary road closure. Principals should provide a time line. Joe Payne, Marathon representative, provided the Board with the rationale for request and estimate of 12 months for construction. This would help address safety and construction needs. If additional property is purchased, they will come back for road abandonment. There being no further discussion, **a motion to approve the request was made by Mayor Doyle/Jose Boix. All Members present voted aye.**

ITEM NO. 7. Grayson Communities request site plan Zoning review for a 492-acre residential subdivision to be located north of Dickinson Bayou between FM 3436 and Hwy. 146. (Action) Mr. Carroll advised the Board that request was pulled at applicants request.

ITEM NO.8. Starbuck requests site plan review for a coffee shop to be located on the northside of the 3500 block of Palmer Hwy. (Action) Mr. Carroll provided the Board with an overview of request. All Staff concerns have been properly addressed. Staff has no objections to site plan proposal. The applicant will meet City development regulations. Mr. McWhorter advised that Staff has been working with the developer for several months addressing concerns of building placement, access and signage. General discussion followed. There being no further discussion, a motion to approve the request was made by Commissioner Haney/Jose Boix. All Members present voted aye.

ITEM NO. 9. Steve Lollis requests Conceptual Site Plan for Mansions at Moses Lake to be located at Loop 197 North at 34th Street. (Non-action) Mr. Carroll provided the Board with an overview of request. The applicant came before Staff during its pre-conference staff review meeting held every Tuesday at 3:00 p.m. Applicant must address concerns raised by City Engineer regarding connectivity of 3-acres between 34th and the 1.43-acre drainage easement. Mr. Burtrille, representing applicant, presented an overview to the Board. Mr. Carroll pointed out that the drainage connectivity must be recorded on the plat and not a developer agreement. This proposal will be for senior housing and will meet State requirements and City development regulations. General discussion followed. Planning Board thanked applicant and felt this was a good development proposal.

ITEM NO. 10. Other Business - Briefing to Board on other planning related issues (Non-action) Mayor asked for update on O'Briens building. Mr. Iles, Building Official gave an overview of progress.

There being no further business, a motion was made to adjourn by Jose Boix/Mayor Doyle. All Members present voted aye.



Donald Carroll, Secretary

Eloise O'Bryant, Chairperson