



Memo

To: City Commission

From: Donald Carroll, City Planner *DC, C.*

Date: 4/27/2009

Re: MicroSuites

Mr. Bennett has successfully obtained approval recommendation for this development intent to build a 61 unit hotel/extended stay cottage (aka micro suites). He provided pictures of existing facilities that they replicate. This is the conceptual illustration of how this project will look. All of the performance standard stipulations have been properly vetted with both the Zoning Commission and Planning Board. The proposal will meet all of our regulations and/or development stipulations mandated by the Planning Board. The applicant obtained tentative approval by the Zoning Commission on April 7, 2009 and approval by the Planning Board on April 20, 2009. A copy of those minutes is provided for review by the City Commission.

DC:jm

ZONING COMMISSION MINUTES

April 7, 2009

The Zoning Commission for the City of Texas City met in a regularly scheduled meeting on Tuesday, April 7, 2009 at 5:15 p.m. Board members present were: Chairman Tom Medlin, Yvonne Chatelain, and Perry O'Brien. Staff members present were: Donald Carroll, Brian Falk and Julie Morreale. Citizens present were: Chance Bennett.

Chairman Tom Medlin welcomed everyone.

APPROVAL OF MINUTES. The minutes from the March 3, 2009 meeting were approved on a motion by Perry O'Brien/Yvonne Chatelain. All members present voted aye.

ITEM NO. 1 Chance Bennett/MicroSuites to rezone from "A" (Single Residential) to "E" (General Business) for development of single story Connecticut style micro cabins. Being lot 4 & pt of lots 1-3 & 5 (204-0), Block 2, Sub. H Kohfeldts Resub. Being approximately 3 Acres. Located North of Palmer Highway, West of Lowes, East of the railroad. A total of 7.4886 Acres out of the James Smith Survey. (Action) Mr. Donald Carroll gave an overview of the request to rezone. He then stated that five property owners were notified of the intent to rezone and to date no letters of opposition have been received. Mr. Carroll then read the comments from the various Department Heads. The comments were as follows: Planning Director, "No objection to the Land Use intent. I would like to ask for a business overview and elaboration on the amenities that will be offered and why the applicant feels that this is a viable business with a good chance to be successful and/or sustainable in our City. They must adhere to all provisions of our Zoning Ordinances and in particular the performance standards". Tax Assessor, "No taxes due on the property". Building Official, "No objections". City Engineer, "Appears to be a compatible use for this area. Utility systems can support this development". Public Works Director, "No objections". The Public Hearing was then opened on a motion by Perry O'Brien/Yvonne Chatelain. All members present voted aye. Mr. Chance Bennett gave an overview of his rezoning request. He stated this project has the ambiance of a cottage and will offer a more relaxed stay than a hotel for nightly and weekly stays in the City. He continued by stating this type of lodging is located in the Kemah and Baytown areas with positive responses from the community. Mrs. Chatelain asked what the parking accommodations would be. Mr. Bennett responded the parking would consist of 1½ to 2 parking spots per cottage. Mr. Carroll asked if the masonry provisions would be adhered to. Mr. Bennett stated that the MicroSuites would like to ask for a variance to the masonry provisions for the back areas of the property. Mr. Carroll stated that could be addressed through the Planning Board. Mr. Medlin asked how the structures would

be constructed. Mr. Bennett stated they would be on piers with bolts or on a block mechanism. Mr. Medlin asked for elaboration to the entrance of the MicroSuites. Mr. Bennett stated the entrance has been approved by TxDot to be shared by the MicroSuites and the previously approved climate controlled warehouse. The Public Hearing was then closed on **a motion by Yvonne Chatelain/Perry O'Brien. All members present voted aye.** Mr. Carroll stated the comment sheet was not received from the Fire Marshall at this time and there should be further review of the combination of uses of this entrance. **A motion to approve the rezoning request contingent to the Fire Marshall's approval on the project and approval of the masonry variance by the Planning Board was made by Perry O'Brien/Yvonne Chatelain. All members present voted aye.**

A motion was made by Perry O'Brien/Yvonne Chatelain to adjourn. All members presented voted aye.

The Fire Marshall's comments were received after the meeting and were as follows:
Fire Marshall, "Will need to see more detailed drawings with measurements included in order to properly evaluate".

Tom Medline, Chairman



Donald Carroll, Secretary

APPROVAL OF MINUTES

On Monday, April 20, 2009 at 5:00 p.m. the Planning Board met in a regularly scheduled meeting. Board members present were Eloise O'Bryant, Commissioner Haney and Dickie Campbell. Staff members present were Don Carroll, Doug Kneupper, Brian Falk and Julie Morreale. Citizens present were Chance Bennett, David Floyd, Paula Stephens, Dale Brittorial and Wilson Hillman.

APPROVAL OF MINUTES. A motion to approve the minutes of March 16, 2009 was made by Dickie Campbell /Commissioner Haney. All members present voted aye. Mrs. Eloise O'Bryant presided over the meeting. The chairperson indicated a quorum was present and called the meeting to order.

Mr. Donald Carroll stated Item 1, Item 2 and Item 3 are renovations with the Texas City Independent School District (TCISD). He requested the items be discussed together. The Planning Board members in attendance agreed

ITEM NO. 1. TCISD request Site Plan approval for renovations of Northside Elementary. (Action)

ITEM NO. 2. TCISD requests Site Plan approval for renovations of Heights Elementary. (Action)

ITEM NO. 3. TCISD requests Site Plan approval for renovations of Roosevelt-Wilson Elementary. (Action) Mr. Carroll provided an overview concerning the request and memorandum (attached) regarding the Staff review. Mr. David Floyd presented the Board with an overview of the projects. After a brief discussion a **motion to approve Item 1, 2 and 3 for Site Plan approvals for TCISD was made by Dickie Campbell/Commissioner Haney. All members presented voted aye.**


ITEM NO. 4. Recommendation to amend section 40-58 (e) of the Zoning Ordinance, metal shipping containers used as accessory buildings. (Action) Mr. Carroll provided the recommended text, a memorandum with Staff recommendations and pictures regarding Section 40-58 (e) to amend the Zoning Ordinance. He stated once this recommendation for amendment is approved by the Planning Board it will be workshopped with the Zoning Commission and then move forward with a public hearing. Commissioner Haney asked if the existing containers would be removed. Mr. Carroll stated that businesses that currently have the containers would be grandfathered, but they would have to meet the required screening/fencing. Commissioner Haney asked if there are containers on residential properties will they be grandfathered. Mr. Brian Falk stated if not permitted the container will have to be removed, but he will grant the property owner time for this removal. Commissioner Haney asked if a POD was considered the same thing as a container. Mr. Falk stated that a POD is normally used by moving companies and if it is there for a short time period it will be allowed but it is not something that will be permitted for a long time span. Mr. Carroll stated the PODs are similar to the services of a U-Haul and are returned to the business once goods are off-loaded. Mr. Dickie Campbell asked how long is a container allowed once on a job site. Mr. Carroll stated for construction sites that one year is the standard time frame. After a brief discussion a **motion to approve recommendations to amend section 40-58 (e) was made by Dickie Campbell/Commissioner Haney. All members presented voted aye.**

ITEM NO. 5. Chance Bennett, representing MicroSuites, request a variance to the Brick Masonry Ordinance. Located North of Palmer Highway, West of Lowes, East of the railroad. Section 40-62, appeals process for Masonry Provisions of Zoning Ordinance. (Action) Mr. Carroll provided an overview of the variance request and overall project. He continued that Mr. Bennett has obtained approval from the Zoning Commission (minutes attached) contingent on the Planning Board approving the variance request. Mr. Chance Bennett presented drawings (attached) to the Board showing the architectural theme for the MicroSuites lodging. He continued by stating the development would be raised using piers with bolts or on a block mechanism and he would like to use the James Hardi masonry siding to follow the theme. He stated MicroSuites would have a cottage on the beach feel. Mr. Bennett stated this type of lodging is located in the Kemah and Baytown areas with positive responses from the community. Commissioner Haney asked if they planned to use a metal roof as seen in the pictures presented. Mr. Bennett stated the roofs would be shingled but he was unable to locate a picture for reference. Commissioner Haney asked for the Staff to express why this project should be allowed to have the variance approved. Mr. Doug Kneupper cited the variance provision under Section 40-62. He also stated in order to follow the architectural theme using the piers and beam; brick would not be possible for this type of project. Commissioner Haney asked for Mr. Falk to elaborate on recent problems with projects and the deterioration of Hardi Plank. Mr. Falk stated he believes this project will be maintained properly and keep a higher standard than some of the other projects that have used this product. He asked Mr. Bennett if the office that fronts the property will be a brick facade that would match the climate controlled storage that will be utilizing the same driveway entrance. Mr. Bennett agreed that would be supportable. Commissioner Haney asked how maintenance would be assured. Mr. Carroll stated a development agreement could be established to ensure the property is properly maintained. Mr. Falk stated that once the building plans are turned in for approval he will verify if prescribed areas will meet the brick masonry request. After a brief discussion **a motion for approval based on a system of check and balances and the information presented today (the variance to the Brick Masonry Ordinance) was made by Commissioner Haney/Dickie Campbell. All members presented voted aye.**

ITEM NO. 6. AT&T request Site Plan zoning review for cellular tower. Located at Bowerman Drive & Avenue U. (Action) Mr. Carroll provided an overview concerning the request and memorandum (attached) regarding the Staff review. Mr. Carroll also presented pictures of the proposed type of cellular tower to the Board. Ms. Paula Stephens, AT&T representative, presented the Site Plan for the AT&T tower. Commissioner Haney asked what type of cellular pole this is and the height measurement. Mr. Carroll stated the tower is a monopole and the height is 170 feet. Commissioner Haney asked if the Staff had addressed any issues regarding the setbacks. Mr. Carroll stated that all requirements have been successfully met. Commissioner Haney asked if there would be any issues with noise. Ms. Stephens stated there is only one residence nearby and the property owner, Mr. Hillman, has endorsed this project. She continued that Mr. Hillman is present if the Board would like to speak with him. Mr. Falk stated the tower would be screened which would aid to subdue noises. Mr. Carroll affirmed that all property owners would be properly notified. **A motion to approve the AT&T Site Plan was made by Commissioner Haney/Dickie Campbell. All members presented voted aye.**

There being no further business, a motion was made to adjourn by Commissioner Haney/Dickie Campbell. All members present voted aye.

Eloise O'Bryant, Chairperson



Donald Carroll, Secretary





PROPOSED SITE

- ABBREVIATIONS**
- LA = Low Rise
 - RAK = Right of Way
 - CL = Centerline
 - COVC = Curved
 - HL = Helix
 - PL = Pylon
 - ADP = Abutment Concrete Pier
 - MA = Median
 - MPN = Movement
 - SAV = Sanitary

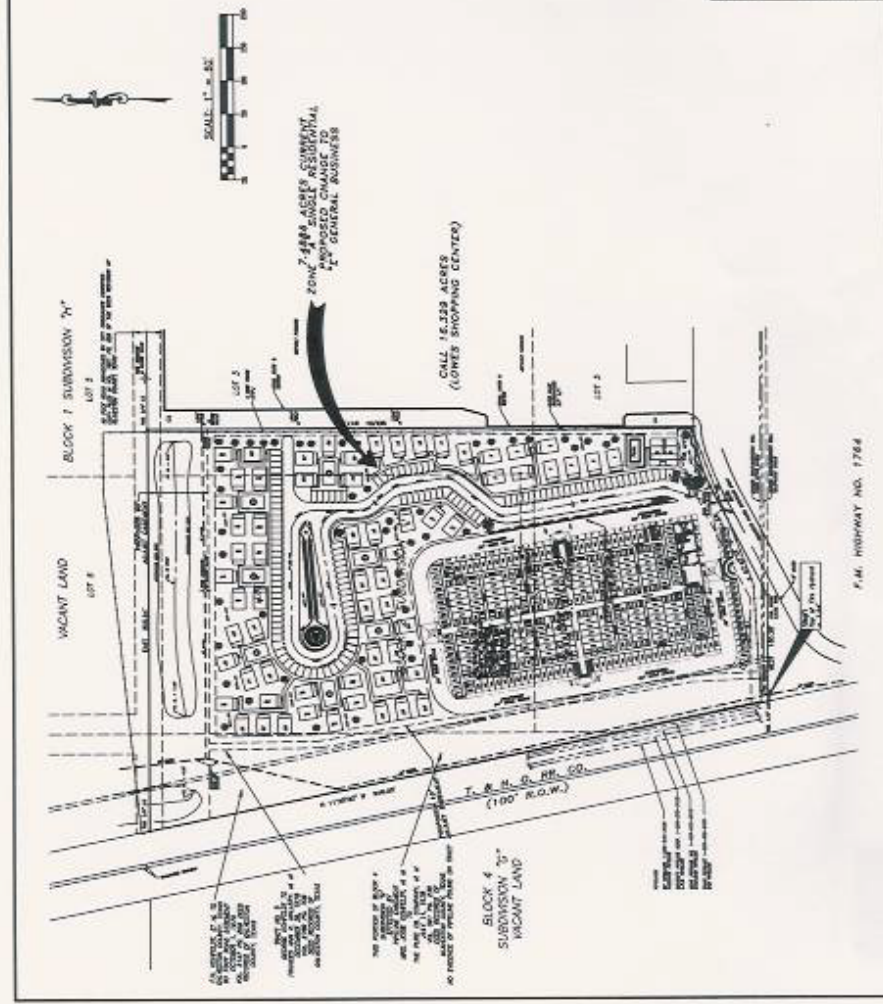
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 CHECKED BY: [Name]

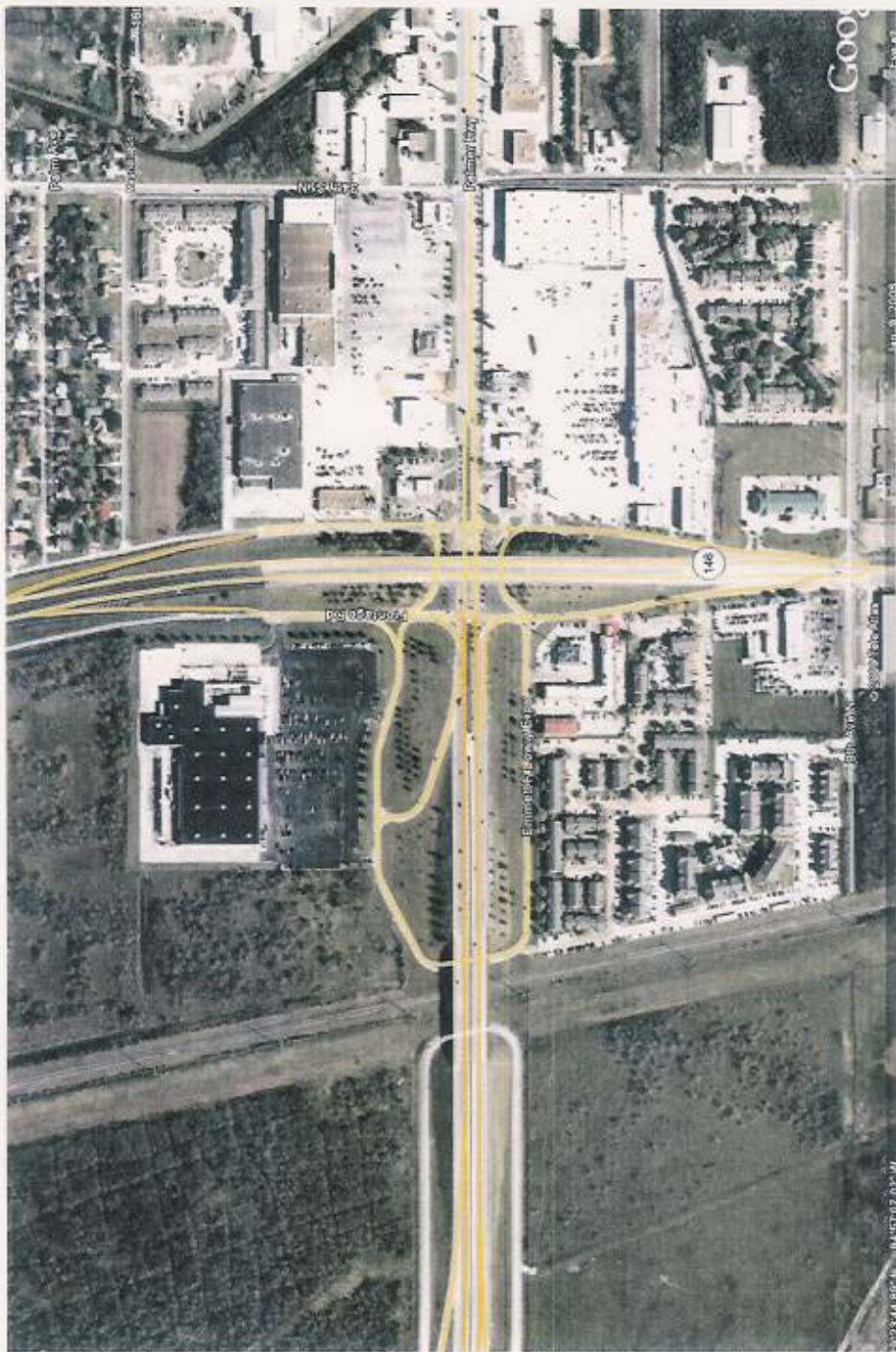
ACCESS COMPANIES
 3800 MONROE
 CHANCE BENNETT
 11111 FORT WORTH AVENUE
 FORT WORTH, TEXAS 76134
 817-335-1877 FAX

LOCATED IN
TEXAS CITY
 GALVESTON COUNTY, TEXAS

ZONING DISTRICT
MICRO-SUITES
MS-100

SCALE: 1" = 50'





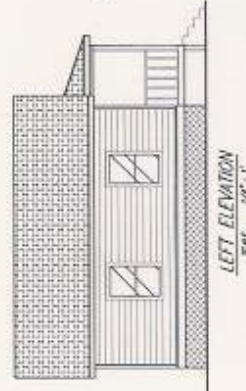
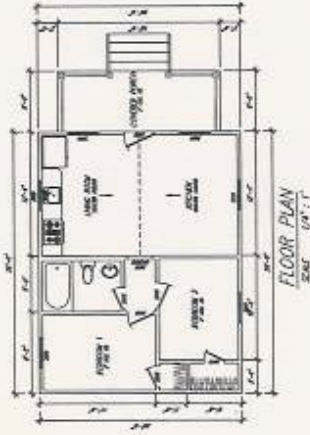
LEGEND

HURRICANE ENGINEERING
& INSPECTIONS SERVICES

8115 HIGHWAY 6
HITCHCOCK, TEXAS 77543
Phone: (409) 988-8340
Fax: (409) 988-8389

David S. Graham, P.E.

Project Name	
Client Name	18500000000000000000
Contract No.	
Drawn By	
Checked By	
Date	10/13/04
Scale	1/4" = 1'-0"



CABINS 140 THRU 142
100' W. N. 10TH LAMP AREA



KC-480

Designer: Eric Moser

Bedrooms: 2

Bathrooms: 1

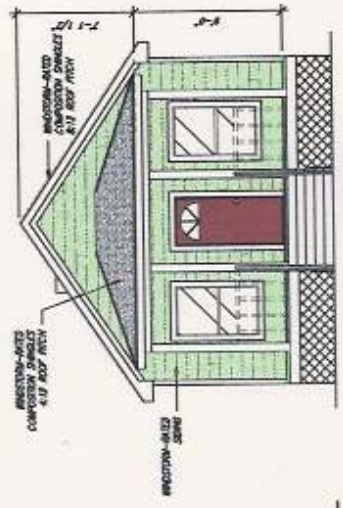
Ceiling Height: 9 ft.

HTD Living Area: 480 sq. ft.

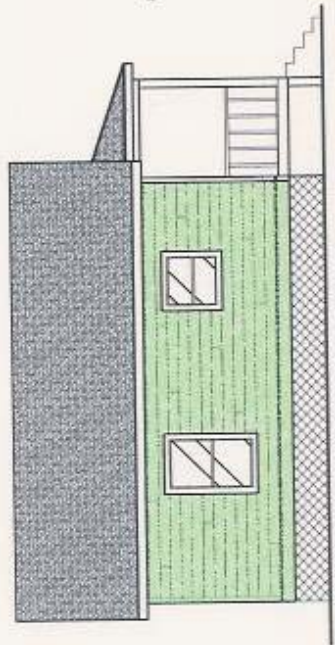
Overall Dimensions (including porch): 32' long x 20' wide

Putting two bedrooms in less than 500 sq. ft. is hard to accomplish, but this plan does so with craft. This design is ideal for a guest cottage, in-law flat or vacation home.

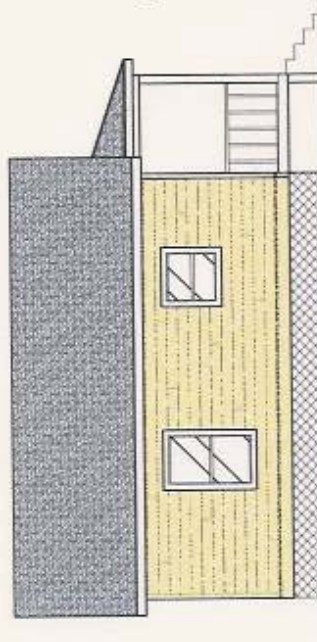


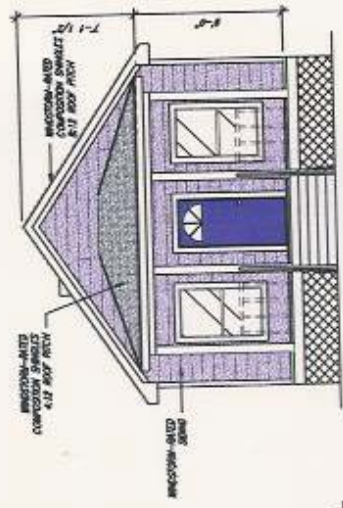


FRONT ELEVATION
SCALE 1/4" = 1'

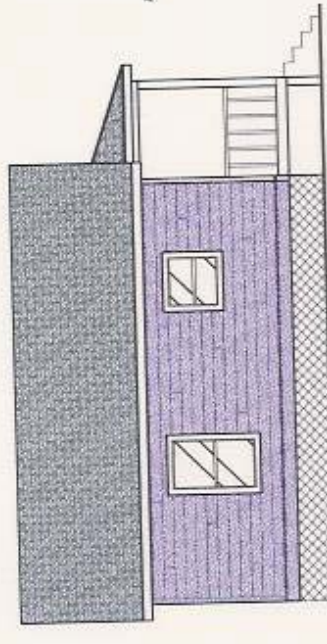


LEFT ELEVATION
SCALE 1/4" = 1'





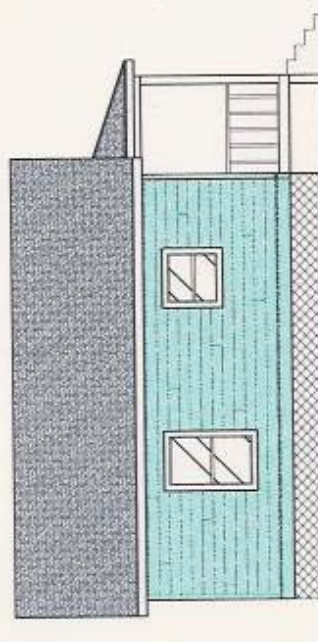
FRONT ELEVATION
SCALE 1/4" = 1'



LEFT ELEVATION
SCALE 1/4" = 1'



FRONT ELEVATION
SCALE 1/4" = 1'



LEFT ELEVATION
SCALE 1/4" = 1'

