

MEMO

TO: City Commission
FROM: Don Carroll, City Planner
DATE: April 15, 2009
RE: Recommended Land Use change

Staff workshopped this recommendation with the Planning Board and the Zoning Commission during several of its scheduled meetings – April 7, 2008, April 21, 2008, May 5, 2008, and May 19, 2008 for the Planning Board and Zoning Commission – July 1, 2008.

The problem and opportunities focused on identifying the most appropriate land uses on both sides of F.M. 1764 and Highway 146 and in addition, making the decision requiring F and F1 Zoning Districts to adhere to the Brick Masonry Provisions of our Zoning Ordinance.

The Ordinance amendment requiring F and F1 to adhere to this masonry provision was adopted by the City Commission on November 5, 2008.

Staff is now recommending that the revision to the Land Use map changes that have already been reviewed and recommend for approval (by the City Commission).

The change is requiring the properties fronting on both sides of F.M. 1764 between Hwy 3 and Hwy 146 to become an Activity Corridor. Also requiring properties fronting on both sides of Hwy 146 between F.M. 1764 and 1765 to be designated as an Activity Corridor.

DRC:jm

ZONING COMMISSION MINUTES

July 1, 2008

The Zoning Commission for the City of Texas City met in a regularly scheduled meeting on Tuesday, July 1, 2008 at 5:15 p.m. Board members present were: Acting Chairman James Horan, Bert Dahl, Perry O'Brien and Yvonne Chatelain. Staff members present were: Doug Kneupper and Julie Morreale. No citizens were present.


Acting Chairman Horan welcomed everyone.

APPROVAL OF MINUTES. The minutes from the June 17, 2008 meeting were approved on a motion by Bert Dahl/Yvonne Chatelain. All members present voted aye.

ITEM NO. 1 Staff recommendation to amend the Land Use Plan designation. To change the Business Growth Industrial Area along 1764 and Hwy 146 from Business Light Industrial Growth Area to Activity Corridor (Land Use Designation). (Action) Mr. Doug Kneupper gave an overview of the recommendation to amend the Land Use Plan designation by Staff. Ms. Yvonne Chatelain asked what types of businesses are allowed in an Activity Corridor. Mr. Kneupper gave a brief description of the businesses allowed. Mr. Perry O'Brien asked if the Commission was only voting on the Business Light Industrial area. Mr. Kneupper stated that was correct. After a brief discussion, a motion to approve the Business Light Industrial Growth area to Activity Corridor Land Use Plan change was made by Perry O'Brien/Bert Dahl. All members present voted aye.

After a brief discussion a motion was made by Perry O'Brien/Bert Dahl to adjourn. All members present voted aye.

James Horan, Acting Chairman


Doug Kneupper, Acting Secretary

ZONING COMMISSION MINUTES

May 5, 2009

The Zoning Commission for the City of Texas City met in a regularly scheduled meeting on Tuesday, May 5, 2009 at 5:15 p.m. Board members present were: Chairman Tom Medlin, Perry O'Brien, Gilbert Torres and Yvonne Chatelain. Staff members present were: Brian Falk, Doug Kneupper and Don Carroll. No citizens were present.

Mr. Perry O'Brien presided over the meeting until Chairman Medlin arrived.

APPROVAL OF MINUTES. The minutes from the April 20, 2009 meeting were approved on a motion by Yvonne Chatelain/Gilbert Torres. All members present voted aye.

Mr. Carroll stated Item No. 1 and Item No. 2 have been pulled due to the fact these issues were already approved by the Zoning Commission on July 1, 2008. He continued, these items will move forward to City Commission for final disposition.

ITEM NO. 1 Proposed Amendment to the Land Use Map Amending South side of F.M. 1764, between Hwy. 3 and Hwy. 146, from Business and Light Industrial Growth Area to Activity Corridor (Action) pulled

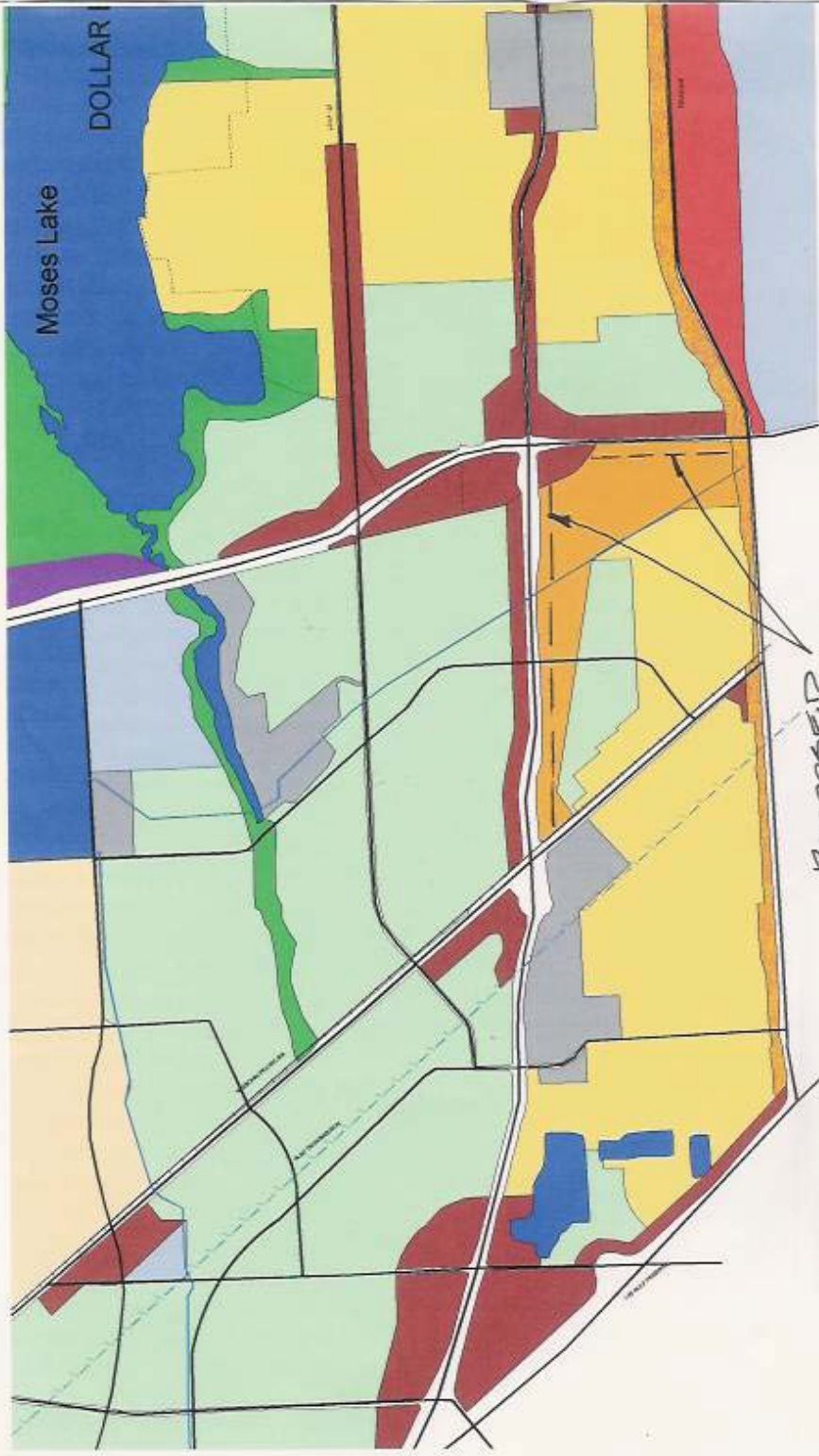
ITEM NO. 2 Proposed Amendment to the Land Use Map Amending East side of Hwy. 146, between F.M. 1764 and F.M. 1765, from Business and Light Industrial Growth Area to Activity Corridor (Action) pulled

ITEM NO. 3 Recommendations/Workshop to amend section 40-58 (e) of The Zoning Ordinance, metal shipping containers used as accessory buildings. (Action) Mr. Carroll provided an overview of the recommendations to amend section 40-58 (e). Mr. Doug Kneupper provided specifics initially the intent from Mayor Doyle and Staff is to disallow the containers in the Gateway Corridor; Mr. Kneupper continued by stating the intent expanded to only allow in the industrial zoning districts and on temporary construction sites. Mr. Perry O'Brien asked if the screening ordinance could improve the problem and what impacts would this change have on the businesses currently utilizing the containers. He asked would temporary storage be allowed for short time periods like 60 days or exceptions given to retailers during peak seasons that could be administratively approved. He questioned if the definition of the containers could be expanded to include various types of boxes (POD). Mr. Gilbert Torres asked how much of a problem is this. Mr. Carroll stated he did not have data to quantify the extent of the problem at this time. He continued this recommended text provided is a starting point to work on the amendments and a benchmark study would be completed and the information will be brought back at a subsequent meeting.

There was no further business to discuss at this time and a motion was made by Gilbert Torres/Perry O'Brien. All members present voted aye.

Tom Medlin, Chairman


Don Carroll, Secretary



Moses Lake
DOLLAR

PROPOSED
AMENDMENT