

### 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.

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Eloise O'Bryant, Chairperson

  
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Donald Carroll, Secretary

### APPROVAL OF MINUTES

On Monday, May 18, 2009 at 5:00 p.m. the Planning Board met in a regularly scheduled meeting. Board members present were Eloise O'Bryant, Mayor Doyle, Jose Boix, Commissioner Haney and Dickie Campbell. Staff members present were Don Carroll, Brian Falk, Doug Kneupper, Nick Finan and Julie Morreale. Citizens present were David Floyd, Stan Winter, Bill Baird, Brad Hughes, David Valtiferra, Chad Kreener and Steve Lenart.

**APPROVAL OF MINUTES.** A motion to approve the minutes of May 4, 2009 was made by Dickie Campbell/Jose Boix. 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.

**ITEM NO. 1. Lindsay Reyes request conceptual presentation of Southlake PUD, located south of FM 646, west of FM 3436 and north of FM 517 and is bounded on the west by Gum Bayou. (Action)** Mr. Kneupper provided an overview concerning the request and Staff memorandum (attached). Mr. Bill Baird, representing Southlake, presented the Board with an overview of the project. He continued that the PUD was originally with Marlin Atlantis Unlimited but has been updated and taken over by Southlake with a few changes, the first change is the collector street. He continued by stating the changes are minor and went over the variances that are being requested for the project. Mr. Dickie Campbell asked how many lots were approved previously. Mr. Winter stated the lots were comparable to the previous meetings they attended but they are smaller lots. Mayor Doyle stated he would like to know the exact ratio and difference in the lots proposed. Mr. Campbell asked if smaller lots would mean more lots in the development. Commissioner Haney asked if lot sizes were increased would it create a problem with the project. Mr. Winter stated that could be looked into for the development. Mr. Jose Boix asked if all the variances were to be approved at this meeting. Mayor Doyle stated that Texas City does not currently have a development similar to this one. Mr. Doug Kneupper stated other projects similar to this could be reviewed for assistance to the Board. Commission Haney stated this project should be workshopped with Staff and then brought back to the Planning Board. Mr. Carroll stated a workshop of this project would be good. Mayor Doyle stated he would like to have the differences in the plats recognized for the next meeting. After a brief discussion **a motion to table the conceptual presentation of Southlake PUD was made by Jose Boix/Commissioner Haney. All members present voted aye.**

**ITEM NO. 2. TCISD requests Site Plan approval for construction of new High School. 1501 – 9<sup>th</sup> Avenue. (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 project. Mr. Brad Hughes continued by presenting the construction plans for the high school. He stated the entrance would be off of 14<sup>th</sup> Street with a loop back through with a separation for staff and student parking. He continued stating they would be constructing a new practice field, new soccer field and new tennis courts. Mayor Doyle asked if there was parking on 5<sup>th</sup> Avenue. He stated he does not believe the community would be pleased with that proposal intent. Mr. Hughes stated that the parking areas listed should be sufficient without any parking in that area. He continued by stating the plans provide bus traffic will be limited on 5<sup>th</sup> Avenue and the student traffic will move onto Palmer. Commissioner Haney asked if it would be possible to make the exit a right turn only to try to prevent traffic from crossing directly over Palmer. Mayor Doyle stated he believes the traffic would not be any

different than what occurs with traffic after a football game. Mr. Brian Falk asked if the sidewalks would be closed during the construction phases of the high school. Mr. Floyd stated that the sidewalks in the areas during the demolition and construction should be shut down to prevent any accidents. Commissioner Haney asked if they would have the necessary temporary fencing around the project. Mr. Floyd stated they would have the fencing in place. Mayor Doyle agreed the areas should be closed and the information will be given to Mr. Williams, Recreation and Tourism Director, to properly show the sidewalk route change. After a brief discussion a **motion to approve the Site Plan for the TCISD High School was made by Jose Boix/Commissioner Haney. All members presented voted aye.**

**ITEM NO. 3. Other Business.** Mr. Carroll presented the recommended amendment to Section 40-58(e) regarding containers and the Zoning Commission minutes and comments to the Board. Mr. Boix asked if the only change would be to the verbiage. Mr. Carroll confirmed it is a change to the text reading. Commissioner Haney asked if containers would be allowed in residential areas. Mr. Falk stated the containers would not be allowed. Mr. Boix asked if the containers would be allowed at construction areas. Mr. Carroll stated they would be allowed for construction. Commissioner Haney asked if the containers are all properly tied down. Mr. Falk stated the containers are probably not tied down but that will be an issued to be looked into. Mr. Carroll stated that any and all comments would be appreciated.

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

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Eloise O'Bryant, Chairperson

  
Donald Carroll, Secretary