
MEMO

TO: Mayor Doyle and City Commissioners

FROM: Don Carroll, City Planner

DATE: October 6, 2010

RE: T.C. 152 Investments Ltd. Rezone from "A"(Single Family Residential) to "S-P" ("E"-General Business and "E-4" Commercial Warehouse)

This request came before the Planning Board on October 4, 2010 and the Zoning Commission on October 5, 2010. Ten property owners were notified of the intent to rezone. One letter in support of the rezoning was received and no opposition was voiced. After review of all pertinent information, the Zoning Commission voted to recommend approval of this request. This request is not in conflict with the Land Use Plan or Zoning Ordinance for the City. Please reference the minutes from the October 5, 2010 meeting for further details discussed during the Public Hearing.

DRC:jv

ZONING COMMISSION MINUTES

October 5, 2010

The Zoning Commission for the City of Texas City met in a regularly scheduled meeting on Tuesday, October 5, 2010 at 5:15 p.m. Board members present were: Acting Chairman, Perry O'Brien; Bert Dahl; and Yvonne Chatelain. Staff members present were: Donald Carroll and Nick Finan. The only citizen present was Bob Trask.

Acting Chairman Perry O'Brien welcomed everyone and explained the procedures for the Public Hearing.

APPROVAL OF MINUTES. The minutes from the May 18, 2010 meeting were approved on a motion by Bert Dahl/Yvonne Chatelain. All members present voted aye.

ITEM NO. 1 T.C. 152 Investments Ltd. to rezone from "A" (Single Family Residential) to "S-P, E (General Business) and E-4 (Commercial Warehouse) for a beer distributorship. Being 25 ± acres out of a 152.256 acre tract out of the W.K. Wilson Survey, Abst. No. 208. Mr. Carroll stated the principal agents declared the acreage is actually 27 ½ acres during the Planning Board meeting yesterday evening. Located in the 1100 block of I-45. Mr. Carroll stated the acreage had been amended to reflect only the site for the warehouse. Mr. Carroll then stated that 10 property owners were notified of the rezoning intent. One letter in favor of the request has been received and no letters of opposition have been received to date. One letter was returned as undeliverable. Mr. Carroll then read the letter in favor of the request that was received from George and Patricia Delany. He then read the comments from the various Department Heads. The comments were as follows: City Engineer, "Description of land should be ± 25 acres. 152 acres is the entire tract of land. Water and sewer service not currently available to site; extensions will have to be made. Good access from Century and I-45. Land use plan identifies this area as an Activity Corridor - good match for warehousing and distribution use. No objections to request". Public Works, "No objections". Planning Director, "No objection to this rezoning intent. The request is not in conflict with our Land Use Plan or Zoning Ordinance. The opportunity for this proposal will create economic synergy and expand our tax base. Must adhere to performance standards established by our Zoning Ordinance. Landscaping at 15% - we will need to a plan showing this. We do not currently have this information. Masonry at 100% as shown on the proposed elevations." Building Official, "No objections". Fire Marshal, "No objections". Mr. Carroll indicated a representative, Mr. Trask, was present to speak on behalf of the applicants. He also indicated the members had a site plan in front of them to review. **A motion was made by Yvonne Chatelain/Bert Dahl to open the Public Hearing. All members present voted aye.** Perry O'Brien asked Mr. Trask if he would like to speak and explain the proposed development. Mr. Trask stated the proposed development was a \$15 million development. He explained the proposed buildings and the various uses of those buildings. He stated the traffic impact would be minimal. Mr. Trask continued by stating they would have 10 transport trucks coming in Monday through Friday. Twenty delivery trucks that go out between 4 a.m. and 7 a.m. He

continued by explaining they have 122 parking spaces. Ms. Chatelain asked if they had ingress/egress from both I-45 feeder and Century Boulevard. Mr. Trask stated they did and they were coordinating with TxDOT on the I-45 entrance. The building located in the back near Century Boulevard was a maintenance building and there would be access off of Century Boulevard. Mr. Carroll then stated this request had been reviewed by the Planning Board and approved contingent upon them meeting all the performance standards. Ms. Chatelain then asked why they were going "Site Plan" zoning. Mr. Carroll stated that "Site Plan" was being used as there were two different zoning classifications both "E" and "E-4"; hence the "Site Plan" zoning would allow more flexibility in meeting the needs of the applicant. Mr. Dahl asked if the other 100 acres would be for housing. Mr. Carroll stated it would probably be used for commercial uses as he didn't see single family residential going in this area. If anything maybe multi-family residential; however, it would most likely be commercial. He continued by stating this was not in conflict with the Land Use Plan or the Zoning Ordinance and he felt this was one of the highest and best uses of the property. Mr. O'Brien asked if they had a time line and Mr. Trask indicated they were anxious to start and wanted to start as soon as possible. There was no further discussion and **a motion was made by Bert Dahl/Yvonne Chatelain to close the Public Hearing. All members present voted aye.** After consideration **a motion was made by Yvonne Chatelain/Bert Dahl to approve the rezoning request. All members present voted aye.**

There was no further business to discuss and a **motion was made by Yvonne Chatelain/Bert Dahl to adjourn. All members presented voted aye.**



Donald Carroll, Secretary

Perry O'Brien, Acting Chairman