

ZONING COMMISSION MINUTES

July 20, 2021

The Zoning Commission of the City of Texas City met in a regularly scheduled meeting and Public Hearing on Tuesday, July 20, 2021 at 5:15 p.m. Commission members present were: Chairman Perry O'Brien, Gary Potter, Aric Owens, Thelma Bowie and Bruce Clawson. Staff members present were: Doug Kneupper and Veronica Carreon. Citizens present were: Becky Collins, UMT; Clayton Weishuhn, LJA Engineering; John Cantu, Kathryn Parker, David Good, Rudy Ybarra and Tony Patronella.

Chairman O'Brien addressed those present and explained the procedures for the Public Hearing. He indicated a quorum was present and called the meeting to order.

APPROVAL OF MINUTES: The minutes from January 19, 2021 were approved on a motion by Aric Owens/Bruce Clawson. All members present voted aye.

ITEM NO. 1 418 Southlake, LTD. requests to rezone from "A-1" (Single-Family Residential) and "O" (Open Space) to "I" (Planned Unit Development) for a residential and commercial development. Being ±438.3 acres of land out of the Dugat Subdivision and located north of FM 517, south of FM 646 and west of FM 3436.

Mr. Kneupper provided the background information for this rezoning request. Principals with 418 Southlake, LTD. have met with City officials and staff to discuss the proposed single-family residential and commercial development known as Southlake Subdivision. At this location, there is no zoning district to accommodate the combination of lot sizes and commercial uses the developer has planned, so staff and the developer have chosen to pursue a Planned Unit Development (PUD). Under this zoning district, the PUD allows for the flexibility of lot sizes along with amenities such as parks, lakes, landscaped - decorative fencing, viable open spaces, along with the commercial uses to create a high quality, compatible development. The open space plan identifies a major recreation site along with two pocket parks and a linear park at the entrance. The parks should be introduced relatively early to the subdivision. The document also requires that the major recreation facility be fully developed before the completion of the 500th home. The developer's application alludes to the creation of a Homeowner's Association that will be responsible for the maintenance of parks and common areas. Roadway access into Southlake will be from a new Neighborhood Collector roadway. Water and sewer are available to this project. Drainage and stormwater management will be provided by a significant lake/detention system that drains into Gum Bayou. Board member Bruce Clawson then expressed his concern about the drainage into Gum Bayou the overflow and heavy rains. There was a discussion about the drainage, to which Becky Collins and Clayton Weishuhn assured board members that the bayou will act as a regional detention pond and that there is a lot of excess capacity in the pond. With this project, 418 Southlake will also construct a large lake to take on most of the detention due to the fact that they are elevating this project by 3' to 4'. After discussion, **a motion was made by Bruce Clawson/Thelma Bowie to open the Public Hearing. All members present voted aye.** Citizens present were asked if they had any comments regarding the presentation, to which Mr. David Good and Mr. Rudy Ybarra were in favor of the project. Mr. John Cantu opposed only because he doesn't like anyone "in his backyard". **A motion was then made by Thelma Bowie/Bruce Clawson to close the Public Hearing.** All members present voted aye. There were no additional comments or discussion and **a motion was made by Bruce Clawson/Gary Potter to approve the rezoning request. All members present voted aye.**

ITEM NO. 2 Other business.

There was no further business to discuss at this time and **a motion was made by Thelma Bowie/Bruce Clawson to adjourn. All members present voted aye.**

Zoning Commission Secretary