

## **ZONING COMMISSION MINUTES**

### **September 21, 2021**

The Zoning Commission of the City of Texas City met in a regularly scheduled meeting and Public Hearing on Tuesday, September 21, 2021 at 5:15 p.m. Commission members present were: Co-Chairman Gary Potter, Aric Owens, Thelma Bowie and Bruce Clawson. Staff members present were: Doug Kneupper and Veronica Carreon. Citizens present were: Sherri McElwee and Stan Winter; Jones|Carter Engineering; Collin Campbell, Land Tejas; Randy Miller, Henry Gomez, Ray L. Williams and Chuck Covington.

Co-Chairman Potter 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 July 20, 2021 were approved on **a motion by Thelma Bowie/Bruce Clawson. All members present voted aye.**

**ITEM NO. 1 Review and approval of the Lago Mar PUD Amendment – Crystal Lagoon District. Being approximately 121 acres of land. Located at 1260 Crystal View Blvd and to the north of Lago Mar Blvd. (Action)**

Mr. Kneupper provided the background information for this rezoning request. The developer, Land Tejas, is requesting the City consider an amendment to the PUD zoning for a portion of Lago Mar known as the Crystal Lagoon District. The amendment would create approximately 7 sub-areas of varying, but compatible uses. The commercial sub-areas will stay closer to I-45, but the remaining sub-areas will be more directly associated with the lagoon as an attraction and amenity. Mr. Kneupper stated that Jones|Carter had a presentation to clearly show the arrangement and how the sub-areas will play into the area. The presentation was also made to the Planning Board in August 2021 and the board made a recommendation to move forward. After Mr. Kneupper's presentation, **a motion was made by Bruce Clawson/Thelma Bowie to open the Public Hearing. All members present voted aye.** Mr. Stan Winter then made their presentation to everyone present. He stated that the amendment they are proposing only affects those areas that are in the present district, with the exception of provisions in the amendment that establish requirements for perimeter fences. These were not in the original PUD, but 8' masonry walls along the major thoroughfares have been included as a requirement in this amendment. The other amendment establishes provisions for a multi-use trail. This is a 12' wide concrete trail that will connect the neighborhoods to the amenity and commercial areas. It will be wide enough to accommodate pedestrians, cyclers and electric vehicles (golf carts. Along the northern boundary of the district, they have proposed 7–10 acres to allow for high density condominium residential use – up to 350 units. On the west side of the district, they have proposed townhomes - consisting of 151 lots. Mr. Winter also stated that the townhomes will have their own HOA, trash pickup, and lawn maintenance. After presentation, Mr. Bruce Clawson asked if residents were aware of these changes to the PUD, to which Mr. Winter stated that they were all made aware publicly of the changes. There was a discussion between board members and citizens regarding noise levels, amenities, and traffic issues, to which those were addressed by Mr. Winters. **A motion was then made by Bruce Clawson/Thelma 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/Thelma Bowie 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