



NOTICE OF MEETING

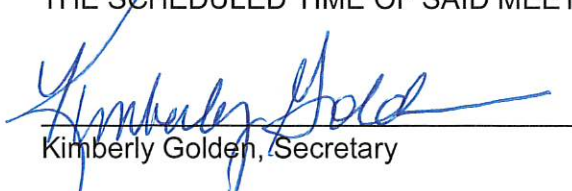
The Planning Board of the City of Texas City will meet in a regular meeting to consider and decide upon applications received to date and other business that will come before it in Conference Room #2 at the Engineering & Planning Building, 7800 Emmett F. Lowry Expressway, on Monday, May 15, 2023, at 5:00 p.m.

PLEASE NOTE: Public comments and matters from the floor are generally limited to 3 minutes in length. If you would like to request to speak, please make your request in advance of the meeting by filling out a Request to Address Planning Board form and providing it to Ms. Veronica Carreon, Administrative Assistant.

AGENDA

- (1) **APPROVAL OF MINUTES – May 1, 2023**
- (2) **PUBLIC COMMENTS**
- (3) **Tabled from the May 1, 2023 meeting - Consider and take action on the Development Plan for Buc-ee's Texas City #33 Car Wash. Located south of the Texas City Buc-ee's Travel Center and north of Tanger Outlet Mall.**
- (4) **Consider and take action on the Development Plan for Texas City Martial Arts & Fitness. Located in the 6th Street Revitalization District at 411 6th Street North, Texas City.**
- (5) **Consider and take action on the Development Plan for Heights Battery Storage Facility. Located at 430 Hwy 146 N, Texas City.**
- (6) **Tabled from the April 17, 2023 meeting - Consider and take action regarding denial of the Development Plan for Juniper Landing. Located at 7720 Emmett F. Lowry Expy., west of the Gatsby Condominiums.**
- (7) **GENERAL UPDATES**
- (8) **OTHER BUSINESS** (Any conceptual development proposal requesting to come before the Planning Board)

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE BULLETIN BOARDS AT CITY HALL, 1801 9TH AVENUE NORTH, TEXAS CITY, TEXAS, AT A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AND ON THE CITY'S WEBSITE ON MAY 12, 2023, PRIOR TO 5:00 P.M. AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.



Kimberly Golden, Secretary

PLANNING BOARD MINUTES

MAY 1, 2023

The Planning Board of the City of Texas City met in a regular meeting on Monday, May 1, 2023 at 5:00 p.m. Planning Board members present: Chairman Dickey Campbell, Co-Chairman Perry O'Brien, Commissioner Jami Clark, Alternate Member Aric Owens and Alternate Member Jose Boix. Staff members present were: Kimberly Golden, Veronica Carreon, Casey Bennett (Chief Building Official), and David Kinchen (Deputy Building Official). Guests were: Joe Goggans, Star-Plex; Colin Davidson and Jennifer Curtis, META; Stephanie Tabor, A & S Engineers; Cody Champagne, Kristen Edwards, Texas City Economic Development and Jennifer Monroe.

Chairman Dickey Campbell indicated a quorum was present and called the meeting to order.

ITEM NO. 1 APPROVAL OF MINUTES

A motion to approve the minutes of April 17, 2023, was made by Co-Chairman Perry O'Brien/Commissioner Jami Clark. All other members present voted aye.

ITEM NO. 2 PUBLIC COMMENTS

There were no public comments.

ITEM NO. 3 Consider and take action on the Development Plan for Buc-ee's Texas City Car Wash. Located south of Texas City Buc-ee's Travel Center and north of Tanger Outlet Mall.

Due to no representation, this item was tabled until a meeting when a representative was confirmed for attendance.

A motion was made by Commissioner Jami Clark/Aric Owens to table Item No. 3 until a meeting when a representative was confirmed as attending. All other members present voted aye.

ITEM NO. 4 Consider and take action on the Preliminary Plat for Lakeside Bayou Section 1. Being 9.136+/- acres of land out of the W.G. Banks Survey, A-36, Texas City. Located west of FM 3436, south of FM 646 and north of FM 517.

Ms. Kimberly Golden stated this is the first Preliminary Plat for the Master Plan originally approved as Southlake Subdivision in 2021. The preliminary zoning approval was extended in August 2022 because the applicant has been busy getting items in order. The Master Plan approval has been extended by City Commission until August 2023.

The preliminary plat for Section 1 is 9.136 acres and contains only 25 lots with 4 reserves. This PUD has a lot mix and in this section the developer will be building 3 different sizes of lots at 50', 60' and one lot at 65'. They have the plat captioned as being for model homes, but in Texas City there are no separate platting procedures for model homes.

The developer has responded to all of staff's comments. Ms. Golden stated she wanted to remind the Board about the entry into the subdivision being from FM 646, which is located in League City city limits. For this first section of road connecting to FM 646, the developer will have to develop it and dedicate it through League City for there to be access to the subdivision. The developer is aware of this, as is Texas City. Before Section 1 is brought to the Board for final plat approval, all of this will be in place. This is one condition staff would note as being recommended in the future.

It is not needed as a condition for the preliminary plat approval, but the requirement is noted and understood as being needed before the final plat comes forward for review and approval.

Water and sewer one-lines are good and everything else is also in line for the Board to approve the preliminary plat.

Chairman Campbell then asked if anything has changed during this lengthy time it has taken the developer to get to this point. Ms. Golden replied that everything else is the same.

Commissioner Jami Clark then stated she had asked and originally thought there would only be one entrance into the subdivision from FM 646, to which the developer confirmed at that time of Master Plan approval. Now she sees an additional entrance and asked if this was correct. Ms. Golden stated for Section 1 there will only be one entrance and with further development there would actually be two entrances into the subdivision. Commissioner Clark stated that may be what she was thinking of. Ms. Golden added that the developer is also working with TxDOT on installing a signal light on FM 646. Texas City is working with League City on the development of this signal light.

Chairman Campbell asked if there were any more questions. There were none.

After presentation, a motion was made by Commissioner Jami Clark/Co-Chairman Perry O'Brien to approve the Preliminary Plat for Lakeside Bayou Section 1. All other members present voted aye.

ITEM NO. 5 Consider and take action on the Final Plat for Heron's Landing Section 3. Being a replat of a tract of land situated in the Daniel Richardson Survey in Galveston County. Located west of Heron's Landing Section 2.

Ms. Golden stated this is the third section in the master planned community of Heron's Landing. This overall count will consist of 300 lots. Sections 1 and 2 have been built out. Section 3 was previously approved as a preliminary plat back in July 2018 and the final plat was previously approved in March 2019. This section wasn't built and so the approvals expired.

The developer brought back the preliminary plat for Section 3 last year and it was re-approved by the Planning Board on March 14, 2022. The final plat for Section 3 was submitted within 12 months of that approval. It has taken some time to get items worked out with the developer, but staff is bringing it forward with the recommendation to approve it.

Ms. Golden then noted the lot mix update in the staff report and stated the developer is staying in line with the lot mix as approved by the Planning Board for the PUD.

However, there is a drainage easement that is offsite from this section and takes the drainage outfall to the canal. The drainage easement is not part of the plat but is designated to be by separate instrument. It should be a condition that the separate instrument will need to be recorded right before or at the same time as this final plat is filed with the county. This is the only condition staff are suggesting for final approval.

Ms. Stephanie Tabor, A & S Engineering, added that they could work with a surveyor to get that recorded by separate instrument if needed before starting the project in the next section, Section 4. Section 4 plat has already been submitted for review and will be built immediately following Section 3.

Chairman Campbell asked if the drainage area would be an easement without piping, to which Ms. Tabor replied there would be some temporary piping where the storm outfall will go to the north to outfall and then to the rainwater canal. There will be a temporary 20' drainage easement where the piping runs. When the Section 4 plat is filed, it will replace the temporary easement.

Commissioner Clark asked if there was any issue with flooding in Heron's Landing, to which Ms. Tabor replied none that she was aware of.

Chairman Campbell then replied that he lives in the neighboring subdivision, Swallows Meadow, and there was a lot of discussion when Heron's Landing was first approved about where the south line of Heron's Landing hits the north line of Swallow's Meadow. He noted there is a wide gap between the fences and large openings at the bottom of the fences for the draining of each of the backyards along that line into the drain line between the fences that eventually goes out to the rainfall canal. Ms. Tabor replied they will do the same for this section.

Chairman Campbell then asked who is maintaining between the fences because the residents were told it was the HOA. He asked if Mr. Jerry LeBlanc was still controlling that HOA. Ms. Tabor replied that she believes he does. He stated that we would like to discuss this subject matter further with Mr. LeBlanc.

Mr. Aric Owens then stated he had a concern about the drainage. Can the ditch out there handle more property being covered with concrete? How much more rainfall runoff can the canal handle?

Ms. Golden replied that it was her understanding that the rainwater canal was developed based on a projected full build out of the subdivisions. Chairman Campbell added they were told the canal could handle all the runoff as long as it was kept clean.

Mr. Jose Boix then asked about the minimum floor elevation being 7', to which Ms. Golden stated that is in the City Ordinance.

Chairman Campbell asked if there were any more questions. There were none.

After presentation, a motion was made by Jose Boix/Commissioner Jami Clark to approve the Final Plat for Heron's Landing Section 3. All other members present voted aye.

ITEM NO. 6 Consider and take action on the Business Plan for Champagne's on 6th. Located in the 6th Street Revitalization District at 510 6th Street North, Texas City.

Ms. Golden stated this project is a remodel and opening of site as a cocktail bar with a classic car theme. The hours of operation will be Monday through Sunday from 11:00 AM – 1:30 AM. It is in the 6th Street Revitalization District and the proposed use is consistent with the purpose and principal uses of the district. The business is located in the Gateway Overlay District in an existing building. The developer is planning to add an awning, but they don't have any specific plans for landscaping. However, the EDC does have a project that will add landscaping along the median and possibly some landscaping on the sidewalks. Staff is comfortable with deferring the landscape requirement to that project because it has been discussed that by letting the EDC handle the landscaping there will be consistency throughout the district. EDC is approximately a year out on having that beautification project done. Staff actually has that site plan in review and it may be presented at the next meeting.

Staff have no objection to approval of the Business Plan for Champagne's on 6th.

Mr. Boix asked what kind of landscaping will be done and how will it be funded. Ms. Kristin Edwards replied this is a project that the EDC would be handling and what they plan to do is replicating what they are doing at the community plaza at 718 6th Street North. They are looking to create a consistency by using planters for new developments in the 6th Street Revitalization District.

Mr. Boix then asked if there would be a kitchen because he did not see it on the exhibits. Mr. Cody Champagne replied that they are trying to avoid installing a vent hood and a grease trap

and they will serve charcuterie and sandwiches. With the way the space is built and the square footage, they don't have room for a kitchen.

Chairman Campbell asked if there were any more questions. There were none.

After presentation, a motion was made by Commissioner Jami Clark/Co-Chairman Perry O'Brien to approve the Business Plan for Champagne's on 6th. All other members present voted aye.

ITEM NO. 7 GENERAL UPDATES

Ms. Golden stated that Juniper Landing has made their additional submittals in response to the detailed site plan review. The Fire Chief and Police Chief are working on the additional data that the Board requested. The Mayor is also working on his information for the Board. Staff thinks this information might be ready for the next meeting, but it will come back when it is all ready.

Co-Chairman O'Brien added that he does agree wholeheartedly that city staff does a great job concerning the safety of citizens. He thinks they do a great job with planning and all the effort that goes into that. Sometimes communication isn't quite clear enough for some conversations and that is what led to that situation. Now they are moving forward to address those. With all of the pieces in place, he believes everything will be fine. There was just not enough data at that time, and he is happy the Board is getting there.

ITEM NO. 8 OTHER BUSINESS (Any conceptual development proposal requesting to come before the Planning Board)

There was no other business.

Chairman Campbell asked if there was any other business to which there was none. **A motion was made by Commissioner Jami Clark/Aric Owens to adjourn. All members present voted aye.**

Kimberly Golden, Secretary

Date

Minutes approved by the Planning Board at its meeting on _____.

CITY OF TEXAS CITY, TEXAS

ENGINEERING & PLANNING DEPARTMENT • OFFICE (409) 643-5936



Mayor:
Dedrick Johnson

Commissioners:
Thelma Bowie
Abel Garza Jr.
DeAndre' Knoxson
Felix Herrera
Dorthea Jones Pointer
Jami Clark

To: Planning Board – Regular Meeting – May 1, 2023
From: Kim Golden, P.E., City Engineer
CC: Doug Kneupper, P.E., Consulting Engineer
Date: 5/12/2023
Re: Buc-ee's Car Wash – Addition south of Buc-ee's Travel Center - 6201 Gulf Freeway

Background: The proposed project is the addition of a stand-alone automated car wash to the existing 60,000 sf Travel Center located on 18 acres of land at the intersection of the Gulf Freeway, Holland Road, and Lago Mar Blvd. The proposed project is in the Lago Mar Master-Planned Community that is currently zoned Planned Unit Development (PUD). High traffic commercial and retail uses are desirable for this location within Lago Mar. Water, sanitary sewer, drainage, and paving improvements have been installed and the site is operational. This project will be subject to the higher development standards provided in the Lago Mar Development Agreement.

Requested Action: The applicant is requesting approval of a Detailed Site Plan for the addition of an automated car wash to the Buc-ee's Travel Center. The stand-alone car wash will be located adjacent to the Bucc-ee's site along the southeast property line. The car wash will be north and east of the Catalon Apartments and Springhill Suites.

An error is noted in the caption of the site plan which identifies the site as 327 Hwy 2004, Lake Jackson, TX 77566. The physical site is located in Texas City, south of 6201 Gulf Freeway, Texas City, TX and has not yet been assigned an address.

Staff Recommendation: Staff has reviewed the project with regard to the development standards of Lago Mar along with the zoning ordinance provisions of the City. Staff looked at on-site landscaping, perimeter landscape setbacks, mechanical equipment screening (ground level and roof-top), building façade, parking, number of spaces and overall layout. A matter of some concern was the noise of the fan dryers to be located at the exit of the car wash. The applicant provided vendor data sheets and technical information which indicates the anticipated noise levels will not be an issue for the apartments and nearby hotel.

The applicant is also resolving an outstanding issue regarding screening and landscaping of a previously installed generator. Applicant's site plan for the car wash includes the installation of masonry screening and landscaping at the generator to be compliant with the Gateway Overlay District.

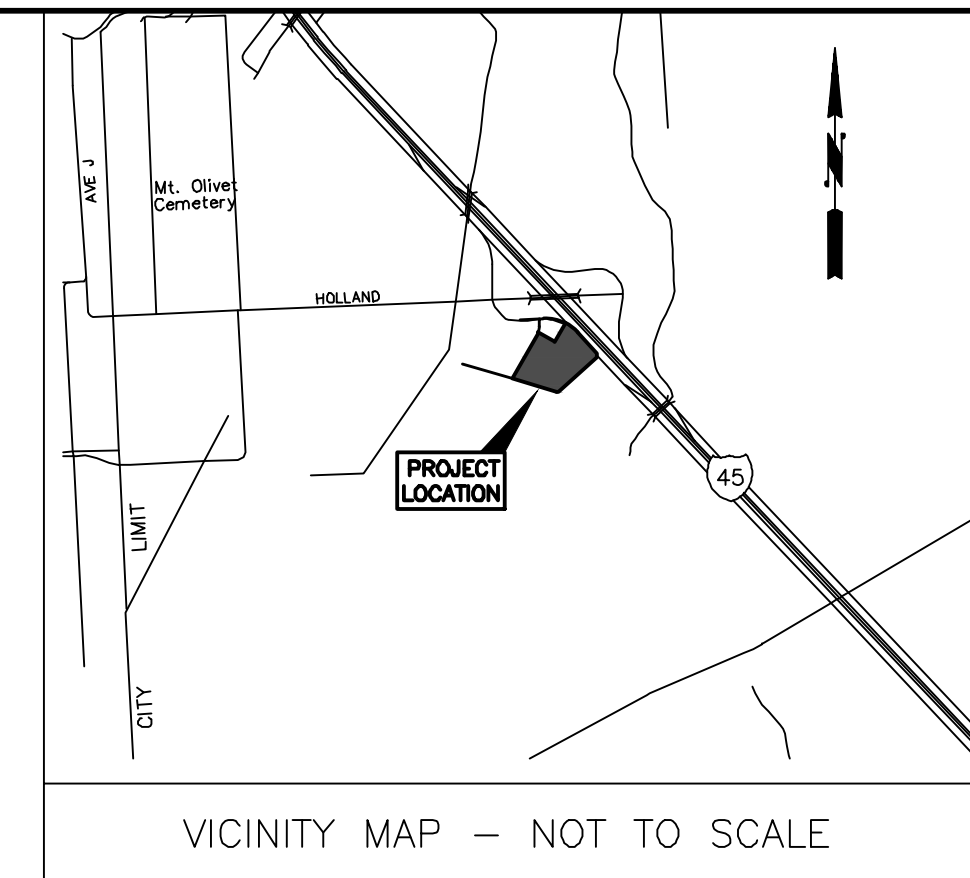
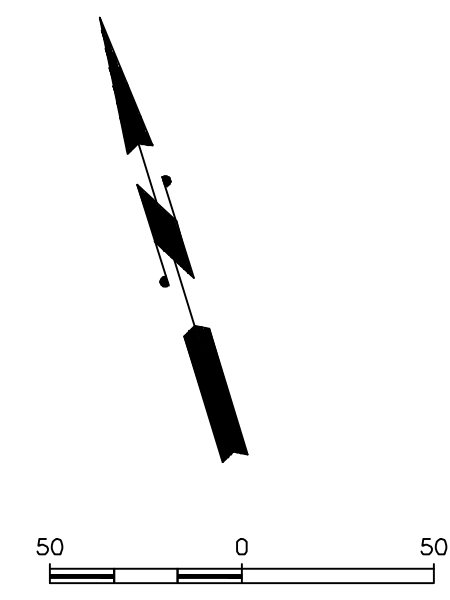
"QPS – Quality Public Service"

With the resolution of screening for the generator, the submitted site plan drawings comply with all the provisions of the Texas City's zoning ordinance. The applicant may need to present its proposed plans to the architectural controls committee on which it has a representative. Subject only to showing compliance with this requirement for architectural review, staff has no objection to approval of the Buc-ee's Car Wash Detailed Site Plan.

| SYMBOL LEGEND | |
|---------------|---------------|
| ● | FND IRON ROD |
| ⊙ | FND IRON PIPE |
| ○ | SET IRON ROD |
| ⊗ | X CUT |

| SYMBOL LEGEND | |
|---------------|----------------------|
| ● | BOLLARD |
| ■ | COLUMN |
| ⊠ | ELECTRIC TRANSFORMER |
| ⊞ | FIBER OPTIC CABLE |
| ⊕ | GAS METER |
| ⊖ | GRATE INLET |
| ⊗ | IRRIGATION VALVE |
| ⊙ | LIGHT POLE |
| ⊚ | MANHOLE |
| ⊛ | SIGN |
| ⊜ | ELECTRIC VAULT |
| ⊝ | TEMPORARY BENCHMARK |
| + | TIC |
| ⊕ | WATER FIRE HYDRANT |
| ⊖ | WATER SPRINKLER HEAD |
| ⊗ | WATER VALVE |
| ⊘ | CREPE MYRTLE TREE |
| ⊙ | OAK TREE |

| LEGEND | |
|-----------|-------------------------------|
| B.L. | BUILDING LINE |
| B.M. | BENCHMARK |
| ESMT. | EASEMENT |
| FND. | FOUND |
| DOC. NO. | DOCUMENT NUMBER |
| G.C.P.R. | GALVESTON COUNTY PLAT RECORDS |
| G.C.T. | GALVESTON COUNTY TEXAS |
| I.R. | IRON ROD |
| I.R.C. | IRON ROD CAPPED |
| I.P. | IRON PIPE |
| O.P.R.P. | OFFICIAL PUBLIC RECORDS PAGE |
| R.O.W. | RIGHT-OF-WAY |
| SAN. SWR. | SANITARY SEWER |
| STM. | STORM |
| STM. SWR. | STORM SEWER |
| VOL. | VOLUME |
| --//-- | WOOD FENCE |



FLOODPLAIN INFORMATION :

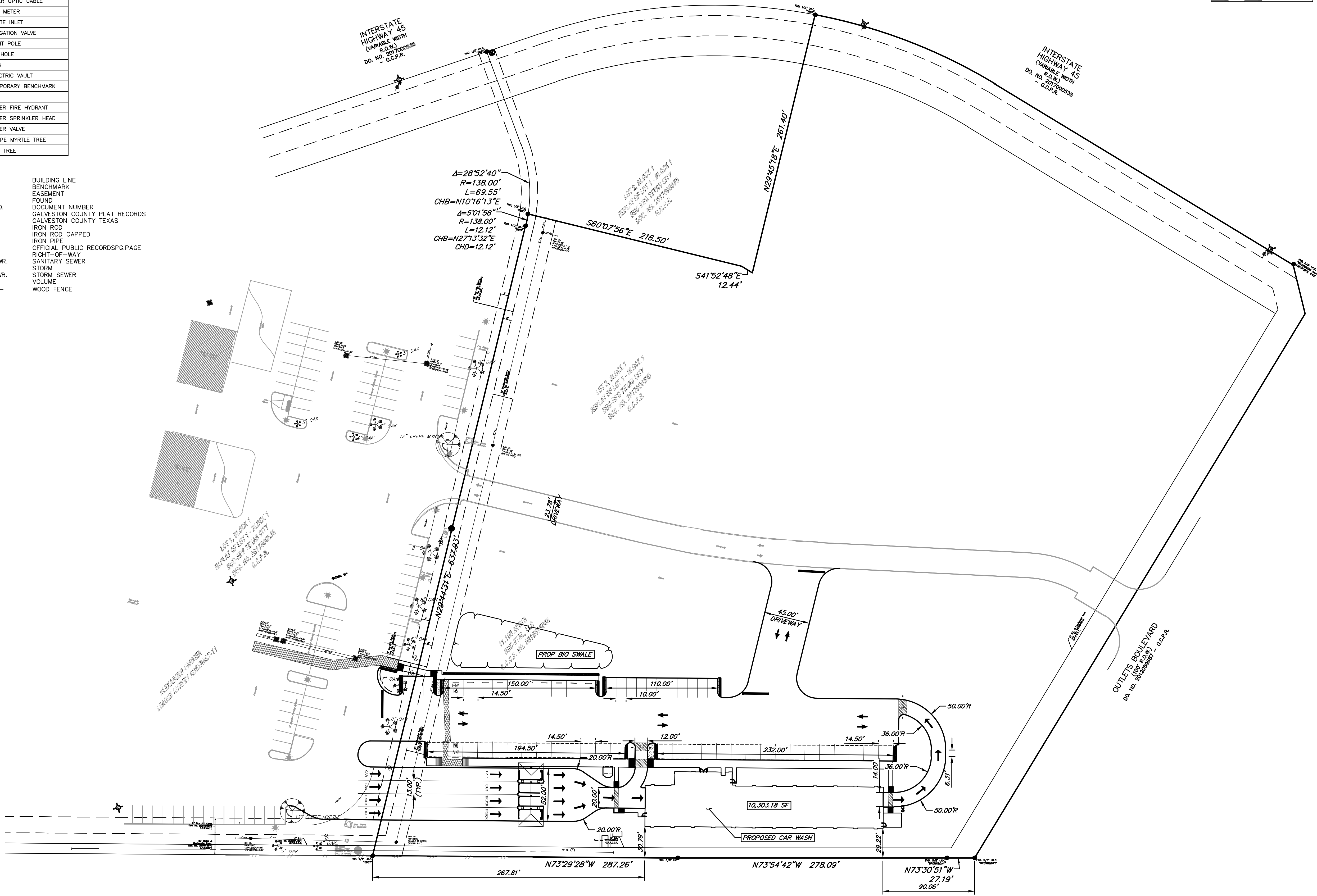
BASED ON THE FLOOD INSURANCE RATE MAP NO. 48167C02456, EFFECTIVE DATE OF AUGUST 15, 2019 INDICATES THAT TRACT LIES WITHIN AREA ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. IN ADDITION THIS MAP STATES "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM; IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. CERTAIN AREAS NOT IN SPECIAL FLOOD HAZARD AREAS MAY BE PROTECTED BY FLOOD CONTROL STRUCTURES". THE APPROXIMATE LIMITS OF SAID ZONES AS DETERMINED HEREON ARE SCALED FROM SAID MAP. THIS INFORMATION IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS.

BENCHMARK NOTE :

ELEVATION SHOWN HEREON REFERENCED TO NATIONAL GEODETIC SURVEY (NGS) MONUMENT NO. AW1298, BEING A BENCHMARK DISK STAMPED "G 753 RESET 1951" ELEVATION = 17.47' NAVD 88.

TBM "A" - "X" CUT IN CONCRETE ON PARKING LOT +/-275' NORTH FROM SOUTHERLY CORNER OF LOT 1, AS SHOWN ON SURVEY. ELEVATION=23.79'

- UTILITY NOTES:**
1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND UTILITY MAPS, ATLAS MAPS AS MAY BE AVAILABLE FROM UTILITIES OR OTHER UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH, HE/SHE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
 2. WATER SERVICE: CITY OF TEXAS CITY - (409) 643-5810
 3. SANITARY SERVICE: CITY OF TEXAS CITY - (409) 643-5810
 4. ELECTRIC SERVICE IS PROVIDED BY: CENTERPOINT ENERGY - (713)223-4567
 5. TELEPHONE SERVICE PROVIDED BY: AT&T (800)344-8377
 6. GAS SERVICE PROVIDED BY: CENTERPOINT ENERGY-(713)223-4567



10.24 ACRES
446,067 SQ. FT.
OGC LAGO MAR APARTMENTS
ALL OF A CALLED 10.24 ACRES
G.C.C.F. NO. 2015077206

| REV. NO. | DESCRIPTION | DATE | APP. |
|--|---------------------|--|------|
| BUC-EE'S TEXAS CITY #33 TEXAS CITY, GALVESTON COUNTY, TEXAS BUC-EE'S LTD. 327 HIGHWAY 2004 LAKE JACKSON, TEXAS 77566 (979) 238-6367 | | | |
| DETAILED SITE PLAN | | | |
| TERRA <small>a Bowman company</small> | | 1445 N. LOOP WEST - SUITE 450 HOUSTON, TEXAS 77008 713-993-0333 TBPE Registration No.: F-14309 | |
| DRAWN BY: FV | SCALE: 1"=50' | PROJECT No. 0093-2003 | |
| CHECKED BY: ADG | DATE: JUNE 14, 2022 | CONTRACT: 0093-2003 | |
| | | SHEET 1 OF 1 | |

F:\Clients\0093-Buc-ee's\0093-2003 Buc-ee's Texas City - Carwash\Drawings\Exhibits\2022.10.10 - Site Plan Exhibit\CX SITE PLAN EXHIBIT.dwg, Feb 06, 2023--10:16am Terra Associates Inc., Jose Reyes

car wash building



exterior finishes

| MARK | DESCRIPTION | MANUFACTURAR | MODEL/ COLOR |
|------|-----------------------------|---------------------|---|
| EX-1 | SMOOTH EIFS | DRYVIT OR EQUAL | TOWNHALL TAN (SW7690) |
| EX-2 | SMOOTH EIFS | DRYVIT OR EQUAL | SUMMER WHITE (SW7557) |
| EX-3 | MANUFACTURED STONE VENEER | LONE STAR STONE | CHEYENNE LEDGESTONE |
| EX-4 | CAST STONE (4" BULL NOSE) | ARRISCRAFT OR EQUAL | TOWNHALL TAN (SW7690) |
| EX-5 | METAL TRIM CAP | | TOWNHALL TAN (SW7690) |
| EX-6 | PAINT | SHERWIN WILLIAMS | TOWNHALL TAN (SW7690) |
| EX-7 | PAINT | SHERWIN WILLIAMS | SUMMER WHITE (SW7557) |
| EX-8 | SMOOTH CONCRETE MASONRY | ECHELON OR EQ. | WHITE BLOCK (MATCH ECHELON 4301) |
| EX-9 | SPLIT-FACE CONCRETE MASONRY | ECHELON OR EQ. | TAN SPLIT-FACE BLOCK (MATCH ECHELON 4308) |

| ELEVATION AREAS: | PERCENT OF TOTAL AREA | |
|---------------------------------|-----------------------|------|
| AREA OF SMOOTH CMU (EX-8): | 4,972.94 SF | 40% |
| AREA OF OPENINGS: | 3,994.09 SF | 32% |
| AREA OF STONE (EX-3): | 2,382.42 SF | 19% |
| AREA OF SPLIT FACED CMU (EX-9): | 1,085.75 SF | 9% |
| TOTAL: | 12,435.20 SF | 100% |

colors and materials

LONESTAR STONE - CHEYENNE LEDGESTONE
LRV = VARIES EX-3

SW 7557 SUMMER WHITE
LRV = 83 EX-7

ECHELON MASONRY, SMOOTHFACE
REDLINE CMU 4301 EX-8

SW 7690 TOWNHALL TAN
LRV = 42 EX-6

ECHELON MASONRY, SPLITFACE CMU 4308
EX-9

pay station canopy



architect + engineer



project no. | BCECW0005

owner



Buc-ee's Ltd.
327 FM 2004
Lake Jackson, Texas 77566
PHONE: (979) 238-6367

project info

BUC-EE'S - #33
6201 Gulf Fwy
Texas City, TX 77591

issue dates

| submission: | Date |
|--------------|------------|
| DEVELOPMENT/ | |
| ADMIN REVIEW | 06/28/2022 |

| revisions: | # | Description | Date |
|------------|---|-------------|------|
| | | | |

designed by: Designer
checked by: Checker

seal

sheet info

EXTERIOR
RENDERING

DEV3

LANDSCAPE / PLANTING NOTES:

- ALL WEEDS WITHIN THE LIMITS OF CONSTRUCTION ARE TO BE REMOVED AND TAKEN OFF SITE BY THE CONTRACTOR. ROOT SYSTEMS SHOULD BE ERADICATED.
- FINISH GRADES OF PLANT BED AREAS (TOP OF MULCH), SOD (TOP OF SOD), HYDROMULCH (TOP OF TOPSOIL), SHALL BE FLUSH WITH ADJACENT PAVING.
- TRENCHING AND SITE WORK PERFORMED WITHIN THE PROMINENT ROOT ZONES OF EXISTING TREES SHALL BE DONE BY HAND OR AIR SPADE UNLESS OTHERWISE SPECIFIED BY THE LANDSCAPE ARCHITECT. NO ROOTS OVER 1" DIA. SHALL BE CUT.
- VERIFY PLANT COUNTS AND SQUARE FOOTAGES; IF QUANTITIES ON PLANT SCHEDULE DIFFER FROM GRAPHIC INDICATIONS, THEN GRAPHICS SHALL PREVAIL.
- LANDSCAPE ARCHITECT TO REVIEW PLANT MATERIALS AT SOURCE OR BY PHOTOGRAPHS OF ACTUAL MATERIAL TO BE PLANTED PRIOR TO PURCHASE, DIGGING, OR SHIPPING OF PLANT MATERIALS.
- PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.
- PLANT NAMES USED ON THE PLANS COMPLY WITH STANDARD HORTICULTURAL NOMENCLATURE, AND NAMES GENERALLY ACCEPTED IN THE NURSERY TRADE. THE LANDSCAPE ARCHITECT, OR OWNERS REPRESENTATIVE SHALL REVIEW ALL PLANTS AT THE TIME OF DELIVERY TO THE SITE. IF THE CONTRACTOR FAILS TO NOTIFY THE LANDSCAPE ARCHITECT, OR OWNERS REPRESENTATIVE FORTY-EIGHT (48) HOURS IN ADVANCE OF THE DELIVERY TIME, AND/OR DOES NOT CALL FOR OBSERVATION OF THE MATERIAL, THE CONTRACTOR SHALL BE LIABLE FOR ALL REMOVAL AND REPLACEMENT COSTS OF THE PLANT MATERIAL. THE PLANT MATERIAL WILL BE JUDGED AND ACCEPTED OR REJECTED ON BASIS OF THE FOLLOWING CRITERIA:
 - PROVIDE PLANTS OF QUALITY, SIZE, GENUS, SPECIES, AND VARIETY AS INDICATED ON THE PLANS AND AS COORDINATED WITH THE LANDSCAPE ARCHITECT.
 - PLANTS SHALL BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS, CONFORMING TO ANSI Z60.1
 - TREE CANOPIES SHALL HAVE AN INTACT AND UNDAMAGED CENTRAL LEADER.
 - TREES ARE REQUIRED TO STAND UPRIGHT WITH NO SUPPORT AND HAVE PROPER TRUNK CALIPER AND TAPER. TREES HAVING "BROOM STICK" TRUNKS WITH "POODLE" TOPS WILL NOT BE ACCEPTED.
 - BARK SHALL BE DAMAGE FREE WITH ALL MINOR CUTS AND ABRASIONS SHOWING HEALING TISSUE. FOLIAGE, ROOTS AND STEMS OF ALL PLANTS SHALL BE OF VIGOROUS HEALTH AND NORMAL HABIT OF GROWTH FOR ITS SPECIES. ALL PLANTS SHALL BE FREE OF INSECT INFESTATIONS AND DISEASES. TOP GROWTH SHALL BE PROPORTIONATE TO BOTTOM GROWTH.
 - SHRUBS TRANSPLANTED IN AN UP-SIZED CONTAINER LARGER THAN SPECIFIED SIZE, SHALL HAVE BEEN GROWN IN THAT CONTAINER FOR A SUFFICIENT LENGTH OF TIME TO DEVELOP NEW FIBROUS ROOTS, SO THAT ROOT MASS WILL FILL THE CONTAINER.
 - AREAS DISTURBED BY CONSTRUCTION AND ARE NOT SCHEDULED TO BE IMPROVED SHALL BE REPAIRED TO THE STATE THAT IT WAS PRIOR TO THE START OF CONSTRUCTION.
- ALIGN AND EQUALLY SPACE IN ALL DIRECTIONS PLANTS SO DESIGNATED PER THESE NOTES AND DRAWINGS.
- EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO DIRECT THE ADJUSTMENT OF PLANTS TO EXACT LOCATION IN FIELD.
- IF PLANT MATERIAL IS BALL AND BURLAP, CUT AND REMOVE BURLAP FROM TOP 1/3 OF BALL. CONTAINER GROWN STOCK WILL HAVE THE OUTSIDE EDGE OF THE ROOTBALL LOOSENED BY HAND AFTER REMOVING FROM THE CONTAINER.
- PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY LANDSCAPE ARCHITECT.
- PROVIDE SPECIFIED EDGING AS DIVIDER BETWEEN PLANTING BEDS AND LAWN AREAS.
- PLANT SPACING LISTED IN PLANT SCHEDULE IS A MAXIMUM TYPICAL SPACING. IF PLANTS ARE SHOWN CLOSER ON THE PLAN THEY SHOULD BE INSTALLED PER THE PLAN.

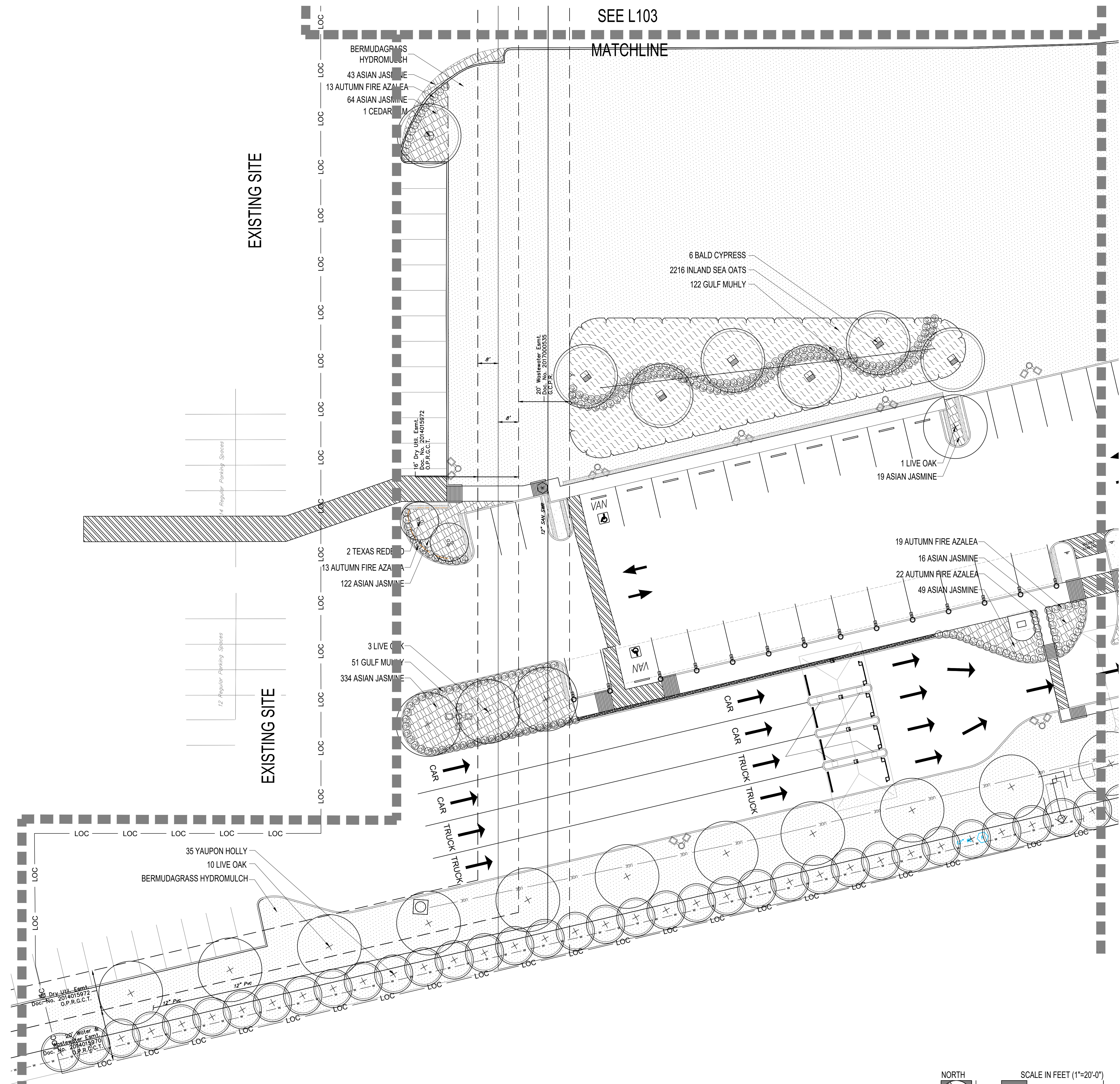
LANDSCAPE REQUIREMENTS

ZONE: 0
SITE AREA: 169,925 SF

| | REQUIRED | PROVIDED |
|----------------|-----------|----------|
| LANDSCAPE AREA | 16,925 SF | 51,126 |
| TREES | 34 | 39 |

LEGEND

- LIVE OAK
- CEDAR ELM
- YAUPON HOLLY HEDGE
- TEXAS REDBUD
- LOC - LIMIT OF CONSTRUCTION
- STEEL EDGING



LANDSCAPE ARCHITECTURE
BLU FISH COLLABORATIVE, INC.
P.O. BOX 40792, Austin, TX 78704
Phone: (512)388-4115



PROJECT NAME:
BUC-EE'S #33 TEXAS CITY CAR WASH

OWNER:
BUC-EE'S LTD

PROJECT LOCATION:
6201 IH-45 TEXAS CITY, TX 77539

REVISIONS:

| NO. | DATE | DESCRIPTION |
|-----|------------|--------------------|
| 1 | 07-30-2021 | SOIL CLARIFICATION |

PROJECT #: 001-21-01
DATE PRINTED: 07/30/2021
DRAWING TITLE:
LANDSCAPE PLAN - WEST

SHEET NO.:
L101



LANDSCAPE ARCHITECTURE
 BLU FISH COLLABORATIVE, INC.
 P.O. BOX 40792, Austin, TX 78704
 Phone: (512)388-4115



PROJECT NAME:
**BUC-EE'S #33
 TEXAS CITY
 CAR WASH**

OWNER:
BUC-EE'S LTD

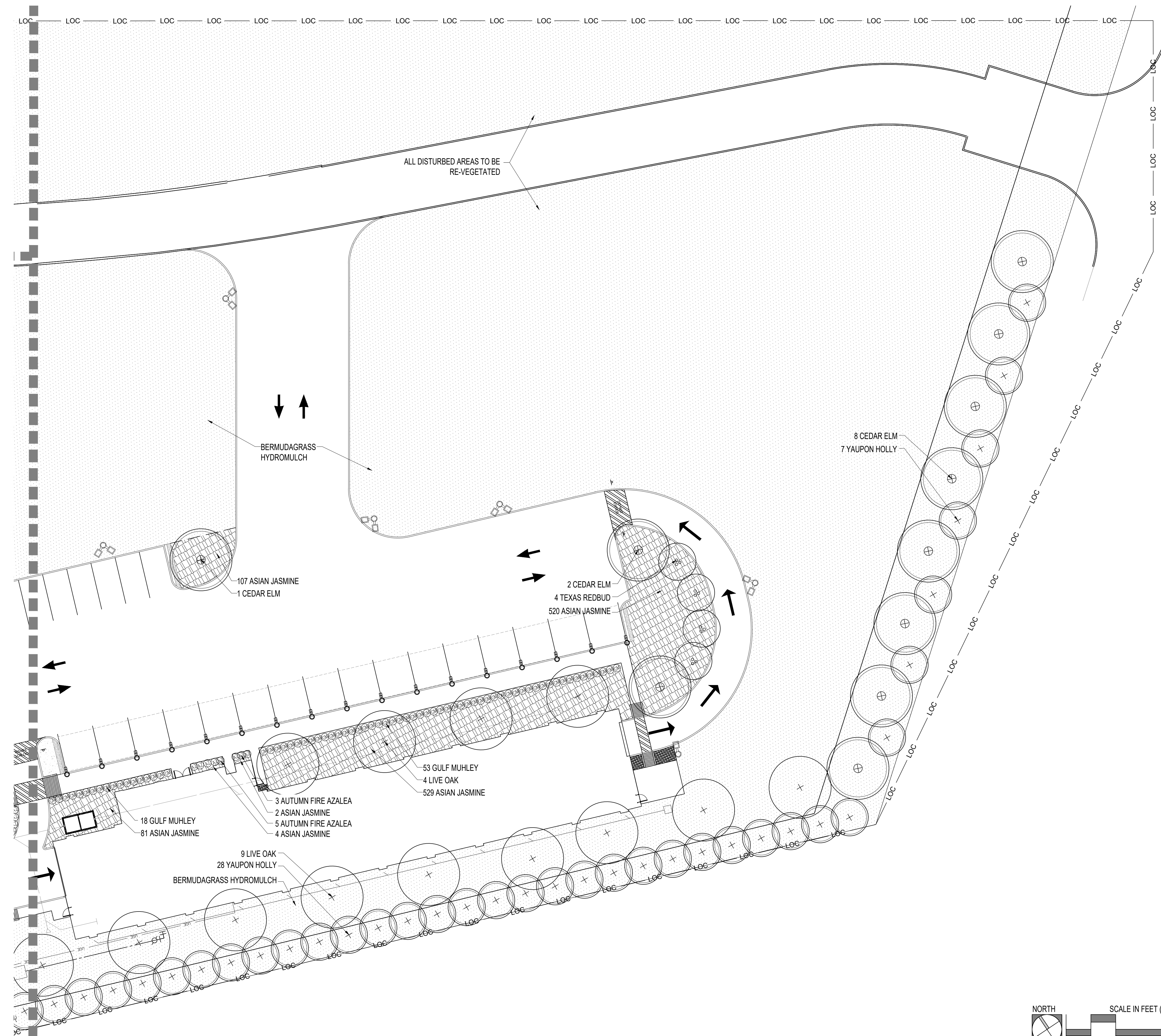
PROJECT LOCATION:
**6201 IH-45
 TEXAS CITY, TX
 77539**

REVISIONS:

| NO. | DATE | DESCRIPTION |
|-----|------------|--------------------|
| 1 | 07-30-2021 | SOIL CLARIFICATION |

PROJECT #: 001-21-01
 DATE PRINTED: 07/30/2021
 DRAWING TITLE:
**LANDSCAPE
 PLAN - EAST**

SHEET NO.:
L102



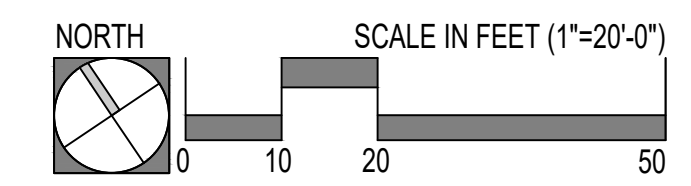
LANDSCAPE REQUIREMENTS

ZONE: 0
 SITE AREA: 169,925 SF

| | REQUIRED | PROVIDED |
|----------------|-----------|----------|
| LANDSCAPE AREA | 16,925 SF | 51,126 |
| TREES | 34 | 39 |

SITE LEGEND

- LIVE OAK
- CEDAR ELM
- YAUPON HOLLY HEDGE
- TEXAS REDBUD
- LOC - LOC - LIMIT OF CONSTRUCTION
- - - - - STEEL EDGING




CITY OF TEXAS CITY, TEXAS

ENGINEERING & PLANNING DEPARTMENT • OFFICE (409) 643-5936



Mayor:
Dedrick Johnson

Commissioners:
Thelma Bowie
Abel Garza Jr.
DeAndre' Knoxson
Felix Herrera
Dorthea Jones Pointer
Jami Clark

To: Planning Board – Regular Meeting on May 15, 2023
From: Kim Golden 
cc: Kristin Edwards, Economic Development Director
Date: May 11, 2023
Re: Texas City Martial Arts & Fitness – 411 6th St N – Development Plan

This application for development plan approval is presented in accordance with Zoning Ordinance Section 160.054 Sixth Street Revitalization District which requires Planning Board approval before issuance of a building permit or certificate of occupancy.

Applicant's Anticipated Use: The Applicant is an existing business which is relocating because the founder retired and sold the building which had previously housed the school. Applicant seeks to remodel and open the site as a martial arts and fitness gym which focuses on supporting local interconnectivity and health. It serves adults and youth with regular hours of operations being generally Monday – Friday, 5:15pm – 8:30pm and Sunday classes as scheduled by the instructors.

The anticipated use as a martial arts and fitness gym is consistent with the purpose of the Sixth Street Revitalization District to “actively promote the redevelopment of a portion of 6th Street as the city realizes the economic impact and importance of this area. The concept is to redevelop the street into an entertainment/retail district with proposed developments adhering to the following general guidelines: (1) generate pedestrian traffic; (2) promote, create, and assist in the development of activities and businesses that generate patrons and customers through stop-in activities, no so much drive-thru or drive-by activities/businesses; (3) promote, create, assist, and develop activities and businesses that are open after 6:00 PM; (4) promote activities and businesses that are family-friendly, serve local residents, promote tourism, and/or serve out-of-town visitors; (5) encourage growth in current businesses; (6) revitalize activities and businesses and redevelop vacant buildings or land; (7) eradicate eyesores, dilapidated structures, crime; and (8) promote, attract, and assist in the creation and development of cottage industries.”

Although the anticipated use as a martial arts and fitness gym is not one of the principal uses of the District enumerated in Sec 160.054(B), it is not expected to conflict with any of the enumerated uses and fulfills the intent

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not to overpopulate with any single activity or business. One of the most successful businesses on Sixth Street is a dance studio with a similar business model and target population.

Anticipated changes at the site: The Applicant's site plan is very limited and shows very limited interior or exterior changes. Interior photos of the existing location are provided to show the anticipated aesthetic. Exterior signage will be compliant with requirements of the District. Staff reviewers noted no objections, with favorable comments acknowledging its fit with the intent and purpose of the Sixth Street Revitalization District.

Site Plan/Development Plan reviews are not plan reviews for purposes of granting a building permit or for compliance with applicable building codes. The Applicant is expected to make additional submittals to show compliance with the building codes and obtain a building permit.

Section 159.053(D)(3) states the Planning Board consideration [of the development plan] shall include: (a) conformance with the planning guidelines set forth in the Comprehensive Plan, if applicable; (b) paving and layout of streets, alleys and sidewalks; (c) means of ingress and egress; (d) provisions for drainage; (e) provisions for off-street parking; (f) provisions for protective screening and open spaces; (g) the impact of noise; (h) the impact of glare from stationary and vehicular lights; (i) provisions for areas designated for landscaping; and (j) other aspects deemed by the Planning Board necessary to consider in the interest of promoting the public health, safety, order, convenience, prosperity and general welfare. Subsection (D)(4) states "In the approval or disapproval of the development plan, the Planning Board shall not be authorized to waive or vary conditions and requirements contained in the zoning ordinance or subdivision ordinance."

Exterior Issues to be addressed: The site is located within the Gateway Overlay District, Zoning Ordinance Section 160.065 through 160.069. The Gateway District requires the landscaping be a minimum of 15% of the total land area in accordance with Section 160.088. The site plan shows the addition of a Japanese style garden with water feature. Texas City Economic Development Corporation is also in the design stage for a park project to include median and landscape improvements near the subject location. The park project with median and landscaping improvements along Sixth Street are intended to meet or exceed the landscaping requirements of the Gateway Overlay District.

Planning Board Action: Applicant is requesting expedited consideration of its application. Section 160.054(c)(2) allows the Planning Board to (1) approve the application; (2) approve the application with conditions; or (3) deny the application. If the Planning Board requires additional information to make a decision regarding approval or denial, it may also have discretion within its practices to defer the matter until the next meeting for the purposes of obtaining additional information from the Applicant or from staff.

Staff have no objection to approving the development plan with the understanding the TCEDC project is intended to meet or exceed the landscaping requirements of the Gateway Overlay District for the subject location.

Texas City Martial Arts and Fitness

Summary/Overview

Texas City Martial Arts and Fitness is a community-driven martial arts school and fitness gym which focuses on supporting local interconnectivity and health. It caters to both adults and youth through building true confidence through the knowledge in the mind, honesty in the heart, and strength in the body. Our school empowers our students through Martial Arts Training.

Karate is a great way for kids to become disciplined, get fit, and learn to stand up for themselves, all while having fun! Confidence and self-respect comes with self discipline.

Our curriculum focuses on character development far beyond the importance of self-defense.

We teach our young students how to respect their elders, how to be accountable, how to focus and how to stay in shape in a fun and exciting atmosphere. We empower our adult students with the self-confidence to overcome anxieties and trauma, in an environment that fosters inclusion and social belonging.

We also support our local Police Department with a safe and comfortable place to train at our school, free of charge. The Texas Police Department is welcome to use the school as needed for their training during the day time, as our karate classes are in the evenings.

Texas City Martial Arts has been in business for many years. The founder, Grandmaster Richard Cazares, owned the building where we are currently located. Last year he sold the building alongside his decision to formally retire. He passed its ownership over to us to continue the art and the financial responsibilities of the school. We are searching for a new place and with the help of many parents, we found that the 411 6th Street building would be a perfect fit to relocate the school. It's a great location with plenty of parking spaces for all the police vehicles to park when they have training to complete. For this new location being downtown by the park and museum, we plan on being creative with the landscaping despite the front being all concrete. As we described in our landscaping and floor plan, we would like to put in a beautiful above ground Japanese garden with some kind of water fountain/fall.

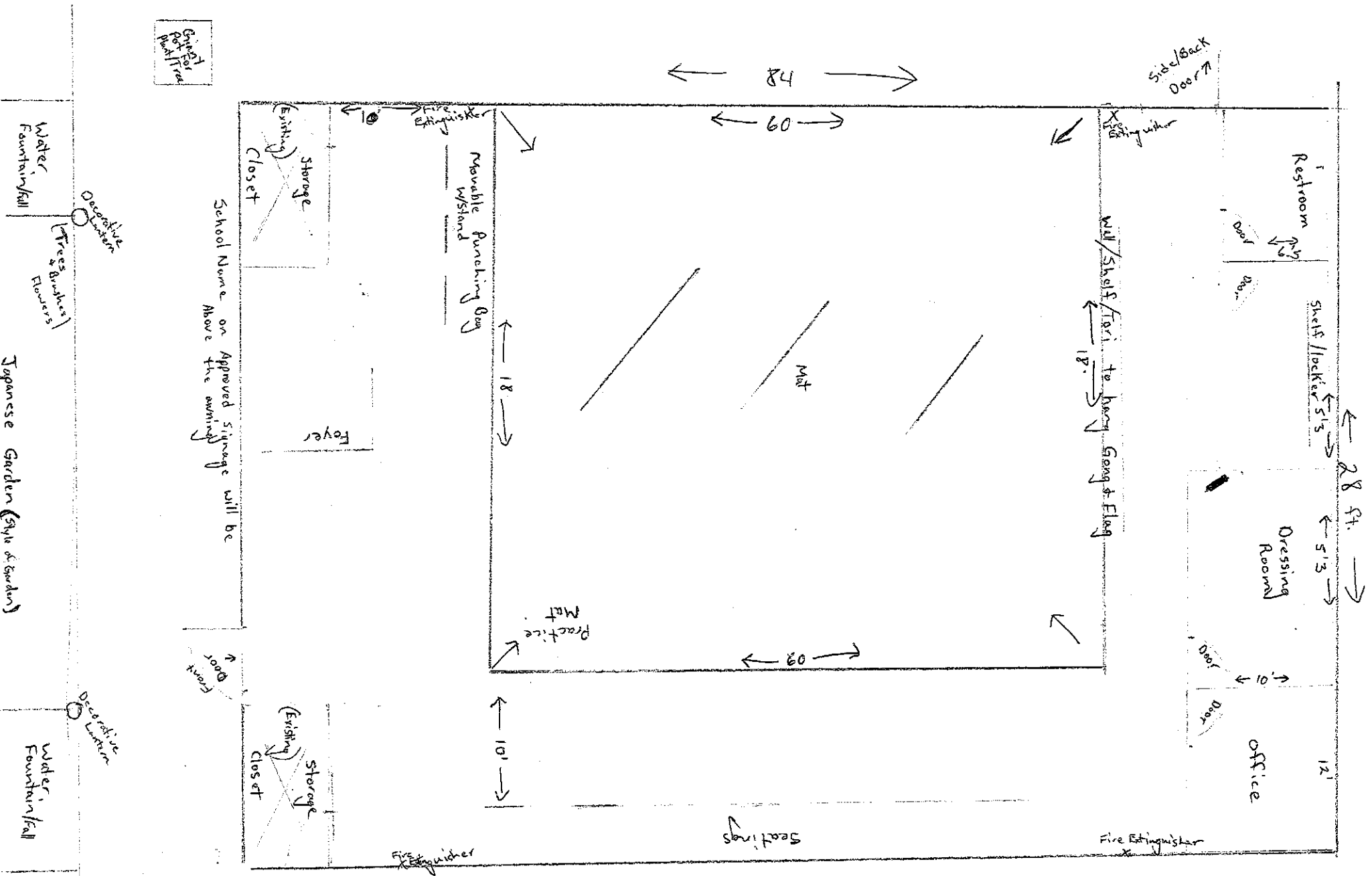
As a pre-established business, we are continuing Texas City Martial Arts from where the Grandmaster left off. Our budget varies from the number of students we have now and the number of students is growing as we continue our school. We currently bring in a little over \$3,000 a month on average. We are advertising at local schools and businesses to bring in more students. Our monthly membership price is \$129 per month with a \$45 registration fee.

We had about 19 students at the beginning of this year. We now have 30 and more who we anticipate will be signed up by next week. During COVID the school lost a number of students, and we anticipate many of them will return as well. Additionally, we have school T-shirts, uniforms, and sparring gear for sale at the school to bring in income.

We, along with our instructors, are senior black belt students. We volunteer to teach and pass on the knowledge and art. We are committed to continuing our martial arts school to help our community and everyone be the best they can be.

Landscaping and Floor Plan for Texas city Martial Arts and Fitness

Approved for building



Texas City Martial Arts and Fitness

| | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday | Sunday |
|----------------------------|--------------------|---------------------------------|--------------------|---------------------------------|----------|----------|-----------------------------|
| 5:15 PM 6:00 PM | Little Ninja | | Little Ninja | | Open Gym | | Karate Class 1 PM |
| 6:00 PM 6:45 PM | Beginner Class | Beginner Class | Beginner Class | Beginner Class | Sparring | | Arnis Class 2 PM |
| 6:45 PM 7:30 PM | Intermediate Class | Advanced & Adult Class | Intermediate Class | Advanced & Adult Class | | | |
| 7:45 PM 8:30 PM | | Arnis (Stick Fighting Class) | | Arnis (Stick Fighting Class) | | | |

* Sunday class is to be announced by the instructor

\$129.00 per month

\$45.00 registration fee

Private lessons available (\$20 per session)

\$25.00 for School T-shirts

\$45.99 for Uniforms with Logos

\$217.94 Sparring Gear set + Carrying Bag

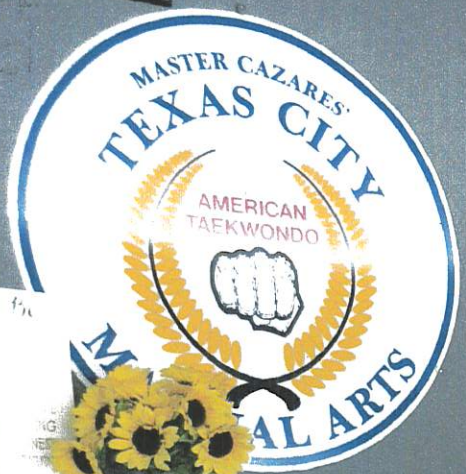
School T-shirt is recommended for open gym and sparring.

1325 6th St.

Texas City, TX 77590

(409)948-3656

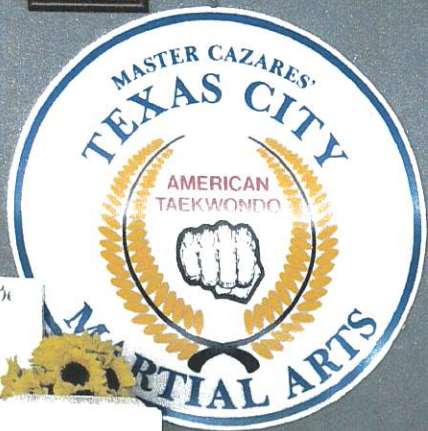
FOYER/FRONT DESK



RICHARDS PARKING ONLY



FOYER

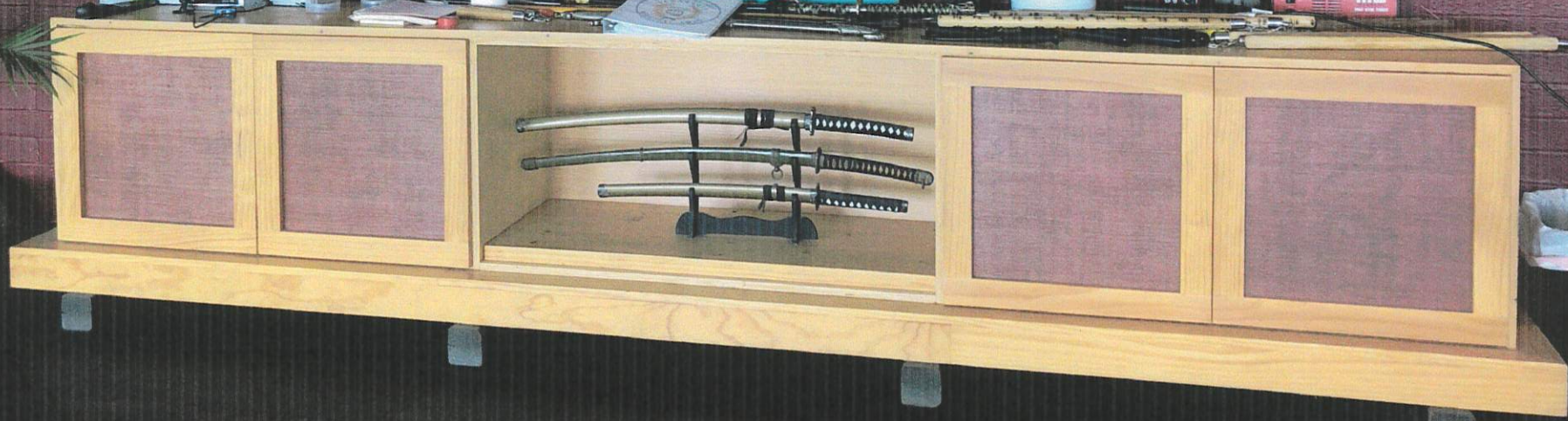
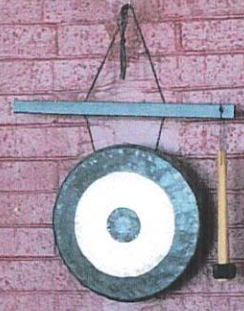
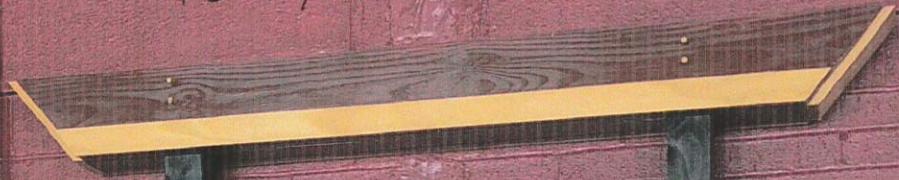


RICHARD'S PARKING ONLY



福祿壽

TORI/GONG STAND



SEATING/WALKWAY



MOVABLE BAG / MAT



MAT/FLOOR




CITY OF TEXAS CITY, TEXAS

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Mayor:
Dedrick Johnson

Commissioners:
Thelma Bowie
Abel Garza Jr.
DeAndre' Knoxson
Felix Herrera
Dorthea Jones Pointer
Jami Clark

To: Planning Board – Regular Meeting May 15, 2023
From: Kim Golden, P.E., City Engineer 
CC: Doug Kneupper, P.E.
Date: May 11, 2023
Re: Heights Battery Storage – 430 Hwy 146N - Site Plan

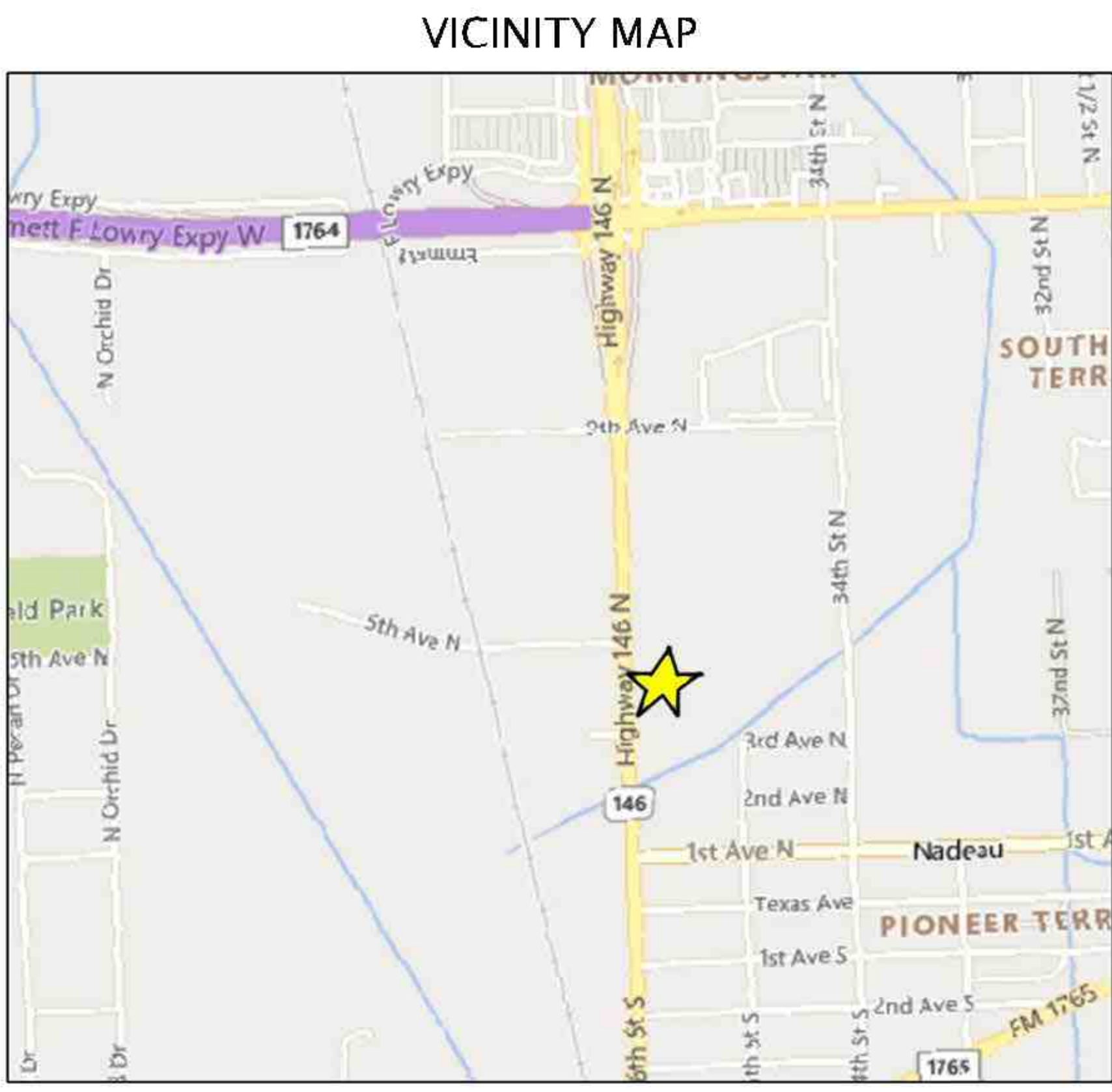
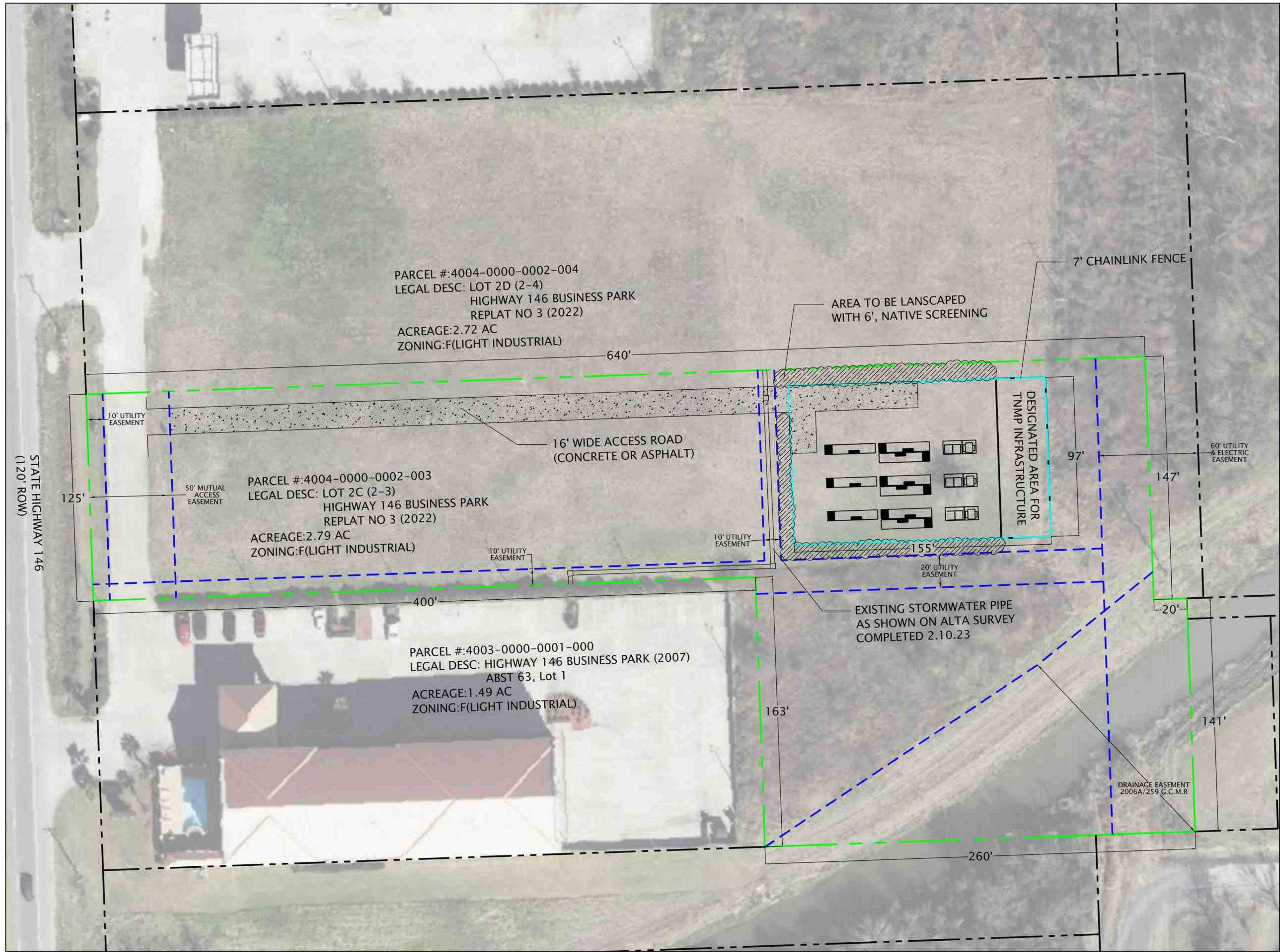
Background: The proposed project will be on 2.799 acres of undeveloped land. The location of the project is on the east side of S.H 146 N and south of the existing TNMP Heights substation. The property is zoned District F which is the appropriate zoning district for this proposed use.

Requested Action: The applicant is requesting approval of a Detailed Site Plan for development of an electric power generating station utilizing battery energy storage.

Staff Review and Recommendation: The station will include up to 6 individual battery containers. Site improvements will include a 16ft impervious (concrete or asphalt) driveway and parking area, security fencing, and landscaping of at least 6ft in height to provide screening of the battery containers from S.H. 146. In addition to the generating station, offsite improvements include electric transmission infrastructure that connects to Texas-New Mexico Power facilities in the vicinity. No water or sewer will be needed for this development. Site drainage will be accomplished using an on-site collection system that outfalls into the adjacent drainage channel. Fire protection will be provided by on-site systems specifically designed for this application with Fire Marshal coordination.

City staff has reviewed the submitted Site Plan and offers no objection to approval.

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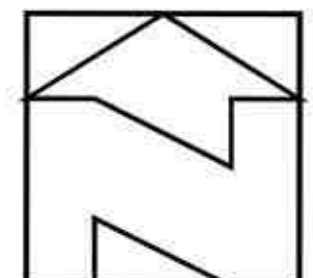
SITE DATA

Tax Parcel Number: 4004-0000-0002-003
 Site Address: 410 Hwy 146, Texas City, TX 77590
 Legal Description: Lot 2C (2-3) Highway 146 Business Park Replat No. 3 (2022)
 Parcel Area: 2.79 Ac
 Current Land Use: Vacant
 Zoning Designation: F (Light Industrial)
 Setbacks: 30' Front, 0' Side, 30' Rear

NOTES

* Applicant is proposing to elevate the site and portion of the access road to an elevation of 7.11', or roughly 18" above the crown of Highway 146.

LEGEND

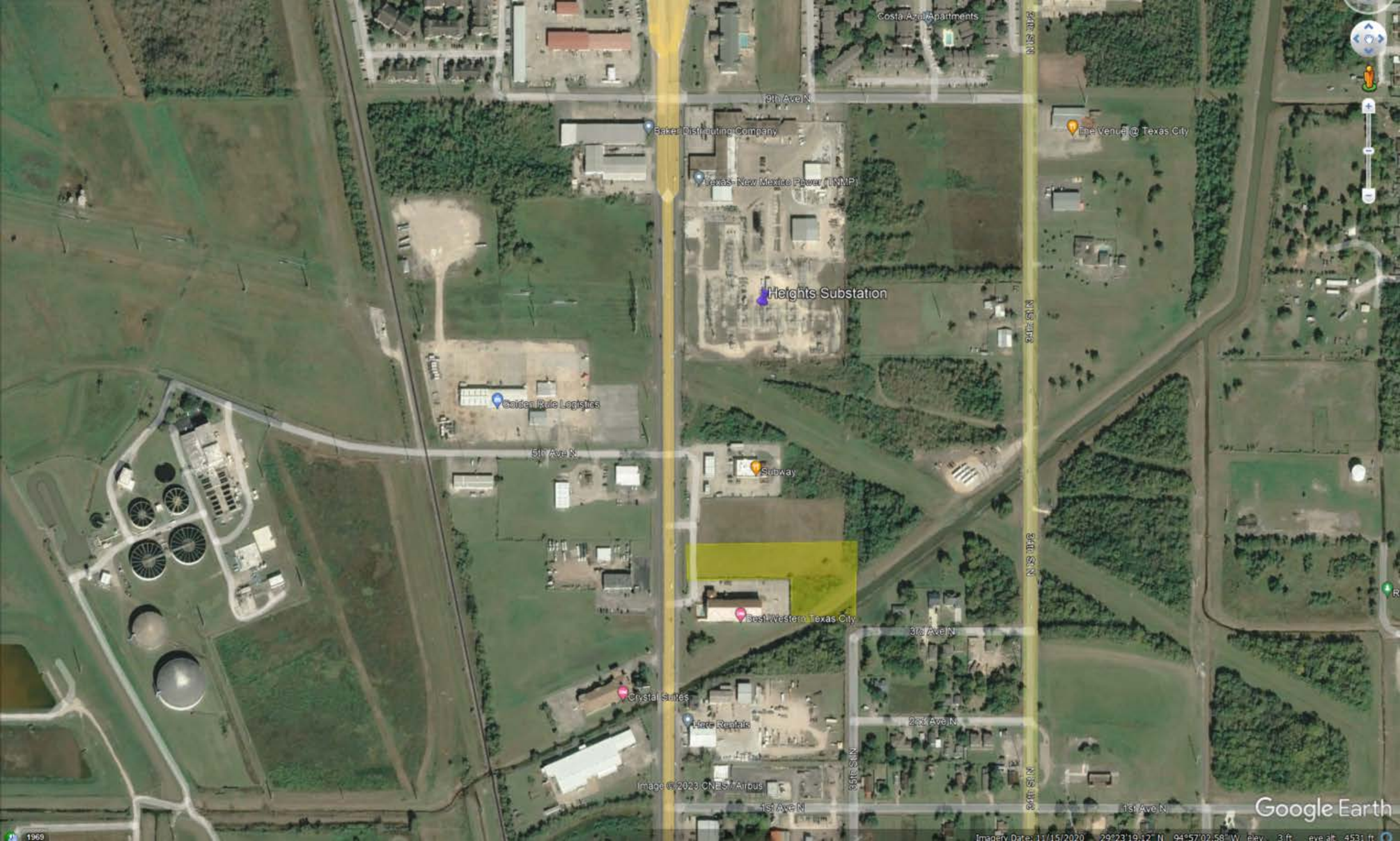


- Parcel Boundary
- Easement Boundary
- Neighboring Parcel Boundary
- 7' Chainlink Fence
- ★ Project Location

PROPERTY OWNER
 Bob Patel
 2943 Dominique Drive
 Galveston, TX 77551
 409-354-6176

APPLICANT
 John Wagner
 C/O AMXS 2, LLC
 950 S. 10th Street, Suite 001
 Omaha, NE 68108
 402-738-0711

Heights Battery Storage Facility
 Texas City, Galveson County, Texas
 Detailed Site Plan Revisions
 Scale: 1"=30' Date: 04/27/23



Costa Azul Apartments

9th Ave N

Baker Distributing Company

Texas-New Mexico Power (TNMP)

Heights Substation

The Venue @ Texas City

Golden Rule Logistics

5th Ave N

Subway

Best Western Texas City

3rd Ave N

Crystal Suites

Here Rentals

2nd Ave N

Image © 2023 CNES / Airbus

1st Ave N

85th St N

84th St N

1st Ave N

Google Earth

Imagery Date: 11/15/2020 29°23'19.12" N 94°57'02.58" W elev. 3 ft eye alt. 4531 ft

1969


CITY OF TEXAS CITY, TEXAS

ENGINEERING & PLANNING DEPARTMENT • OFFICE (409) 643-5936



Mayor:
Dedrick Johnson

Commissioners:
Thelma Bowie
Abel Garza Jr.
DeAndre' Knoxson
Felix Herrera
Dorthea Jones Pointer
Jami Clark

To: Planning Board – for Regular Meeting on May 15, 2023
From: Kim Golden, P.E., City Engineer 
CC: Doug Kneupper, P.E., Consulting Engineer
Date: May 12, 2023
Re: Second Staff Report – Update Juniper Landing – 228 Multifamily (Kittle Group)
Development Plan/Detailed Site Plan

Background: This matter was tabled by the Planning Board at its meeting on April 17, 2023, with a request to provide data to show the impact of the proposed development on public safety resources and to perform a detailed review of the site plan. The requested data has been provided to the Board and to the Applicant. Comments from a detailed site plan review were also provided to the Applicant for response. The Applicant has resolved some but not all of the comments. Applicant is requesting the matter be moved to the agenda even though several matters of importance remain pending or unresolved.

The Planning Board also requested a letter from Mayor Johnson which is attached.

Proposed development: The applicant proposes a 228-unit age and income restricted multifamily complex located on 10.12 acres of land at 7720 Emmett F. Lowry Expressway, adjacent to the Texas City Public Works/Engineering & Planning offices. The Applicant advises the project is income restricted to 60% AMI with rent limits as attached to this report. The project will be funded 4% HTC through TDHCA and bonds through Southeast Texas HFC (SETH). The Applicant states this is the same funding and partners as Mansions at Moses Lake.

The majority of the units will be traditional one- and two-bedroom apartments in four (4) three-story buildings along with 16 single story 1bdr cottage units. The property is currently zoned District C Multi-Family Residential. Higher density multi-family uses, up to 25 units per acre, are allowable for this zoning district. This project will be subject to current City zoning and development requirements along with Gateway Overlay District requirements.

Requested Action: The applicant is requesting approval of a Development Plan/Detailed Site Plan for development of a 228-unit apartment project. Approval of the Detailed Site Plan authorizes the developer to submit the full architectural, structural, engineered plan set for construction permitting.

PLATTING: The matter before the Planning Board is NOT a plat approval. The applicant has presented separate applications for preliminary and final plats which are NOT the applications presented to the Board at this time. The preliminary and final plats have been reviewed and all comments resolved pending receipt of the TxDOT access

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permit for a new driveway on Emmett F. Lowry northbound frontage road. The application is not being brought to the Planning Board for conditional approval because the permit application as made to TxDOT does not comply with TxDOT access guidelines and is requiring special consideration. Upon issuance of the TxDOT permit, if any, the final plat will be brought to the Planning Board for final action.

Updated Staff Review:

Public Safety Data: TCFD and TCPD analyzed three years of call data (2020, 2021, 2022) for a sample set of twelve apartment complexes considered most similar to and representative of the proposed project. The analysis was provided to the Applicant and to the Board and is attached to this report. The analysis shows a disproportionate number of calls for service to age restricted and income restricted developments as compared to market-based developments.

Emergency Action Plan: Applicant responded to comments about its draft Emergency Action Plan and provide a revised draft received on 5.10.2023 which is in review. Applicant also has experienced and trained emergency response personnel (firefighter/EMT with 10year experience) as a member of its Property Management/Operations team which it offers as available for meeting by video conference to discuss the plan.

Detailed Site Plan Review: Staff completed a detailed site plan review and presented twenty-three (23) written comments to the Applicant for response in accordance with the typical review process. Applicant provided thorough responses and many comments were resolved. However, several remain pending or unresolved as follows:

- 1) Drainage review – PENDING - Applicant has applied for but not yet received approval from GCDD#2 for discharge from its on-site detention into the GCDD#2 canal.
- 2) Drainage easement – PENDING - Applicant is also in the process of obtaining an easement from Centerpoint Energy for crossing its pipeline corridor to access the drainage canal. Applicant does not yet have the easement.
- 3) Fencing of detention pond – UNRESOLVED - The Applicant’s on-site stormwater management design includes an on-site approximately 0.70-acre detention pond. Due to the location of the pond near an existing residential neighborhood, staff is recommending fencing of the detention pond, in accordance with the policies and standards applied to similarly situated developments. Applicant has not agreed to fence the detention pond area.
- 4) Connection to Catalpa St. – UNRESOLVED - Due to the size of the development, an independent second point of vehicular access is required per the 2015 IFC. See Fire Marshal’s letter attached. Applicant proposes a gated emergency only access at Catalpa St, which connects to an existing residential neighborhood. Experience with a similar installation at the Costa Mariposa apartments shows the gates are not maintained as closed and the connection becomes full access. See photos attached to letter from Fire Marshal.

Ingress and egress, impact of noise, and impact of glare from stationery and vehicular lights are specific factors to be considered by the Planning Board in reviewing a development plan. See 160.053(D)(3)(c), (g) and (h). The Planning Board has consistently denied the use of streets through existing single family residential neighborhoods as primary or secondary access for multifamily developments due to the excess traffic created by the higher density use. Staff suggested the applicant obtain access to 25th Ave N. Applicant has not agreed to seek alternate access and maintains its intent to use Catalpa St. as its independent second point of vehicular access.

- 5) Connection to Emmett F. Lowry Frontage Rd – PENDING - Applicant has applied but not yet received an access permit from TxDOT for one proposed new driveway access to Emmett F. Lowry Frontage Rd. The frontage road has controlled access. Approval of the permit would not be consistent with TxDOT controlled access guidelines. The exiting driveway for the Gatsby Phase I was permitted with the intention to serve Phase II at the subject location.
- 6) Screening wall along west side of property – UNRESOLVED - Applicant is declining to provide the screening wall required by 160.084(A) for multifamily developments adjacent to lower density residential uses. Applicant asserts 160.029(F) exempts it from this requirement because it is zoned District C. The Applicant

misreads the exemption which applies between two multifamily residential developments of equal or different densities. Applicant's interpretation, if applied, would nullify the screening requirement for all multifamily developments in District C. The Planning Board has consistently required screening walls between multifamily and single-family residential areas throughout Texas City.

- 7) Covered parking and garages – UNRESOLVED - Applicant is declining to follow the city planning policy adopted several years ago and applied to multifamily developments since 2019 which requires 45-50% covered and garage parking with at least 10% to be garage. This requirement is in the process of being codified by amendment to the Zoning Ordinance. Applicant asserts it is exempt from the planning policy because the policy has not been codified. Applicant's plan is proposing 437 parking spaces of which 12 will be garages. Twenty-one spaces including one garage are proposed as accessible.

Updated Staff Recommendation:

For reasons previously explained in staff report dated April 14, 2023, and affirmed with the additional information provided as requested by the Planning Board, staff are not recommending approval of the development plan. **Staff maintains the recommendation to deny approval of the Juniper Landing multifamily project based upon 160.053(D)(3)(j) in the interest of promoting the public health, safety, order, convenience, prosperity and general welfare of the citizens and residents of Texas City, TX.**

Additionally, Staff further recommends denial based upon the pending and the unresolved issues with the development plan regarding drainage, fencing of the detention pond, lack of secondary vehicular access, lack of TxDOT permit for primary vehicular access, lack of required screening for lower density residential areas, and failure to follow policy regarding covered parking and garages.



Juniper Landing Rent and Income Limits

As of 4/26/23

Rent Limits

| Unit Type | AMI | Rent |
|------------------------|-----|---------|
| 1 bed/1 bath | 60% | \$905 |
| 1 bed/1 bath (Cottage) | 60% | \$903 |
| 2 bed/1 bath | 60% | \$1,086 |
| 2 bed/2 bath | 60% | \$1,086 |

Income Limits

| AMI% | 1 Person | 2 Person | 3 Persons | 4 Persons |
|------|-----------|-----------|-----------|-----------|
| 60% | \$ 37,260 | \$ 42,540 | \$ 47,880 | \$ 53,160 |

May 3, 2023

In the matter regarding the proposed development known as Juniper Landing. Plans submitted by Kittle Property Group Inc. for a proposed 55+ and Tax Credit complex have expressed their desire to use Catalpa Street as a means of secondary ingress/ egress, "emergency access" as expressed in plans from developer. This proposal is, in my opinion, contrary to city ordinance 160.029 which states

- (A) Purpose. District C is intended to be comprised of multi-family dwelling units for relatively high density residential neighborhood developments. The uses should not generate traffic through single-family residential neighborhoods and should be located adjacent to arterial or collector size streets capable of carrying the additional traffic they will generate.

There are numerous properties in Texas City that have altered their "emergency access" gates to allow normal traffic to flow through, eliminating the intended function of emergency only ingress / egress. Policing these gates to ensure they retain their proposed function is an unrealistic task not only for the city, but also the staff of the complex. However, these are not into a residential neighborhood as proposed here.

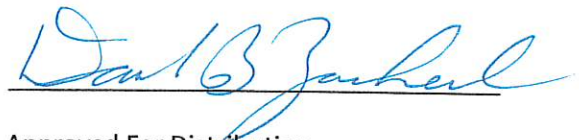
Relocating secondary access to 25th Ave. would eliminate the potential negative impact on the adjoining neighborhood by not generating traffic through a single-family development. Having secondary ingress / egress to a much larger street would not only benefit first responders, but residents as well. Not only would this give emergency apparatus a better suited access should a major event occur, it gives residents direct access to travel east or west from the complex as opposed to only west from the FM 1764 Access Road.



Jason Brown

Fire Marshal

Texas City Fire Department



Approved For Distribution

David B. Zacherl

Fire Chief

Texas City Fire Department



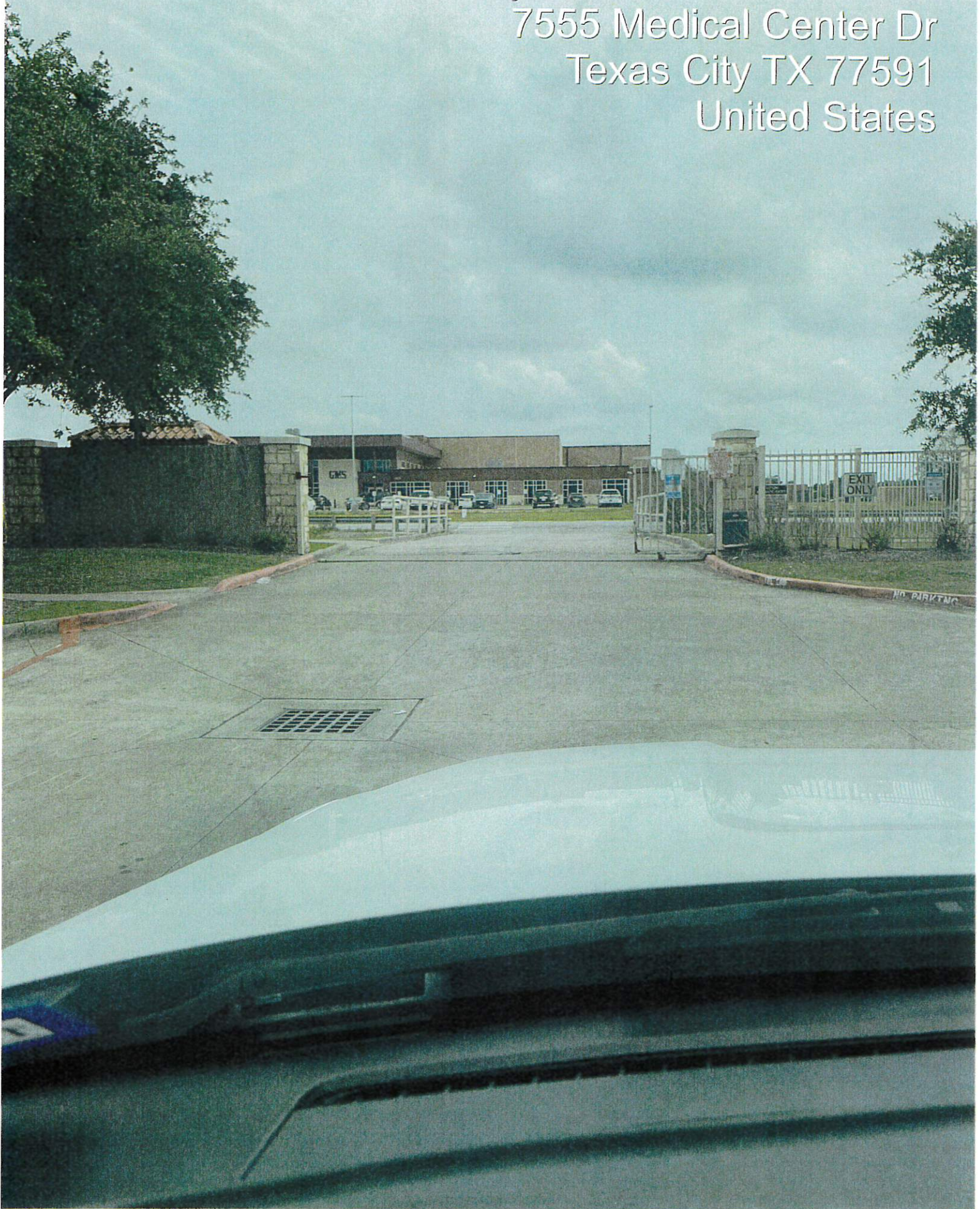
May 2, 2023 at 3:14:09 PM
7500 Emmett F Lowry Expressway Frontage Rd
Texas City TX 77591
United States



May 2, 2023 at 4:00:40 PM
8801 Monticello Dr
Texas City TX 77591
United States



May 2, 2023 at 3:49:14 PM
7555 Medical Center Dr
Texas City TX 77591
United States



THE CITY OF



TEXAS CITY

DEDRICK D. JOHNSON, SR.
Mayor

OFFICE OF THE MAYOR

May 4, 2023

Kim Golden
Engineer / Planner
City of Texas City

Hello Mrs. Golden:

This letter is to further express my opinion on the potential development of multifamily residential units in the City of Texas City – specifically the Juniper project.

Since I took office in November 2020 and for many years before then, the City's administration has carefully considered multifamily developments in Texas City. Even though Texas City is trending towards growth of residential and commercial properties, we are not at the point where we see a need to increase our numbers of multifamily developments. Many of our existing complexes are nowhere near capacity. We know that we have a finite amount of acreage available for new developments in the City of Texas City. Therefore, it is incumbent of us to be prudent with our allowances. We want to maximize our efforts with projects that give us the best "bang for our buck" as it pertains to giving our residents what the market demands.

I have also recently been provided with data from our emergency response staff (fire, police, EMS, and emergency management) that further confirms the addition of multifamily units would not fall in line with the City's best interests. This is my utmost concern - public safety - and how much of an additional strain on our first responders this may be. Other similar developments in the city, specifically in that area, make up a disproportionate number of calls to our police, fire, and EMS services. The proposed area of that development is already inundated with calls and responses from emergency personnel that oftentimes places a strain on our responsive efforts. Even though we are trying to grow those departments, that process is slow and could take a few years to get us where we need to be. It is my hope that these reasons are clear and more than enough to paint the picture as to why I don't believe multifamily residential is in our best interest at this particular time of our developments. I don't have a timeline on when this position will change for me, but we can reassess the data in a few years to see what's best again. Thank you for your time and consideration.

Sincerely,


Dedrick D. Johnson
Mayor, City of Texas City

CITY OF TEXAS CITY, TEXAS

FIRE AND POLICE JOINT MEMORANDUM



Mayor:
Dedrick D. Johnson, Sr.

Commissioners:
Thelma Bowie
Able Garza, Jr.
DeAndre' Knoxson
Felix Herrera
Dorthea Jones Pointer
Jami Clark

To: Kim Golden, P.E., City Engineer

From: David B. Zacherl, Fire Chief
Joe A. Stanton, Chief of Police

Date: May 5, 2023

Re: Juniper Landing – 228 Multifamily (Kittle Group)
Apartment Complex Data Analysis and Recommendation

We have reviewed the proposed 228 unit complex and analyzed a cross section of three (3) apartment complex business models: standard apartments, age restricted, and Tax Credit. As we understand the proposal, Juniper Landing is an age restricted & Tax Credit complex.

Twelve (12) apartment complexes, the study group, were evaluated for percentage of and number of Fire/EMS and Police responses for the last three years, [2020, 2021, & 2022]:

- 3 complexes are age restricted (55+),
- 2 complexes are age restricted (55+) and Tax Credit,
- 2 complexes are Tax Credit, and
- 5 are standard apartment complexes, neither age restricted or Tax Credit.

Attached are the results of our analysis. The Unit % as a Whole, in red on the first page of the Apartment Complex Chart is the percentage of the total number of units in the study group that a complex has.

For example: the study group has a total of 2,426 units and Colonial Park has 50 units or 2% of the total number of units available [50/2426 = 2%] and averages 7% of the total Fire/EMS responses and 3% of the total Police responses over the last 3 years. Windsor Estates I & II, with 400 units, has 16% of the total number of units and has averaged 5% of the Fire/EMS responses and 8% of the total Police responses over the last 3 years.

Not all apartment complexes are the same. What is being proposed is an age restricted (55+) & Tax Credit apartment complex of 228 units. This type of complex, or its business model, has a direct impact on the number of responses per year one would expect to be generated.

"QPS – Quality Public Service"

The two (2) existing age restricted (55+) and Tax Credit complexes constitute 11% of the available units. However, they account for 36% of the Fire/EMS responses and 17% of the Police responses during the three-year period.

When the other two (2) Tax Credit apartment complexes are included in the calculation the available units account for 31% of the total. However, the average number of responses jumps to 63% for Fire/EMS and 55% for Police.

The 3 Year Percentage Comparison bar graph on page 2 of the attachment clearly illustrates that this type of business model has a direct impact on service delivery requirements for both Fire/EMS and Police.

Next, we look at the Police Incident Count and the Fire & EMS Stack Charts for the 3-year period. Again, these charts clearly indicate that the proposed business model will generate a high volume of responses for both Fire/EMS and Police.

The Mansions at Moses Lake most closely mirrors the proposed apartment complex, age restricted (55+) and Tax Credit, and the number of units: 240 versus the proposed 228 at Juniper Landing. The Mansions are a good indicator of the number of incident responses that may be anticipated. The Mansions have 10% of the units and 21% of the Fire/EMS responses and 11% of the Police responses.

Moreover, the proposed location is within a line of sight of Costa Mariposa and The Retreat at Texas City. Both of which are high volume response complexes in Fire Station 3's District generating 27% for Fire/EMS and 38% for Police with only 20% of the units available.

Following call volume, we looked at the impact an increased number of EMS transports would potentially have on the six (6) area hospitals and one (1) free standing Emergency Room we most frequently utilize and their ability to absorb an increased demand for service delivery without negatively impacting TCFD unit utilization.

To do this we evaluated TCFD Hospital Wall Times. Or stated another way, the amount of time a medic unit is required to wait, while at the hospital, for a nurse and available room. It is important to note this time does not include the amount of time spent on scene or for transport to the hospital. It is simply the time spent at the hospital by the medic crew waiting on a nurse to take the report and accept the patient.

Optimal Unit Utilization for the time spent at the hospital by a medic crew is 20 minutes or less. We have achieved that targeted average approximately 17% of the time over the last three years and that average is dropping. If we look at 20 to 30 minutes that average is 27%. This chart indicates that wall times are steadily increasing as the wait for over thirty minutes has increased from 47% in 2020 to 61% in 2022 or +14% in just the last two years.

We do not have unlimited medic unit resources and the estimated increase in the number of responses required by the proposed business model is certain to have a negative impact on not only medic unit utilization but on area hospitals as well. Moreover, HCA Houston Healthcare Mainland, our primary transport hospital, has no known plans for expansion or improving TCFD unit utilization times.

Population density and number of responses drive fire station expansion, the number of fire stations and apparatus required, and the number of patrol officers needed to service the area. The denser an area's population is the greater the need to place fire stations closer together and hire additional patrol officers to meet service delivery demands.

The last page indicates that the total call volume for Fire/EMS has increased 13.6% since 2017 across the city. However, Fire Station 3, the proposed District location, has seen an increase of 26% during the same time frame but, more importantly, has increased 21% in just the last 2 years.

For reasons explained herein both the Fire Chief and Chief of Police are not recommending approval of the development plan.

This DENIAL of the Juniper Landing multifamily project is based upon 160.053(D)(3)(j) in the interest of promoting the public health, safety, order, convenience, prosperity and general welfare of the citizens and residents of Texas City, TX.

Regards,



David B. Zacherl
Fire Chief
City of Texas City

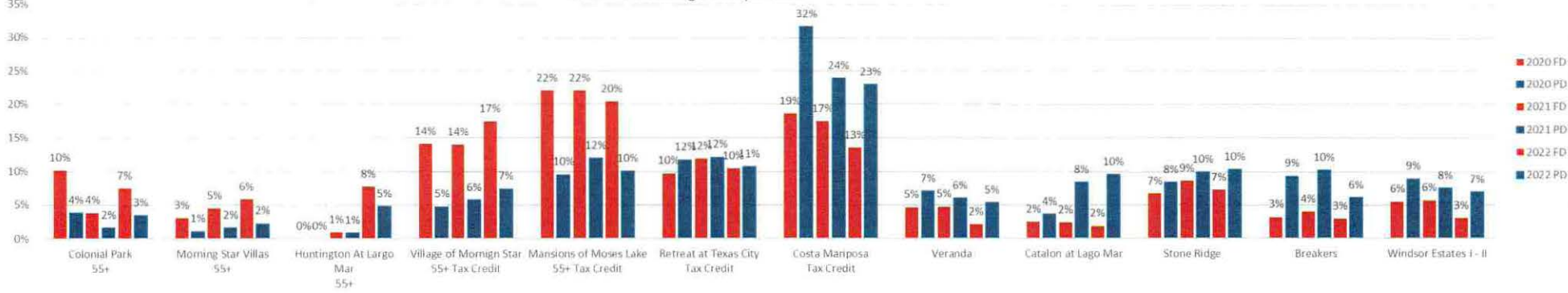


Joe A. Stanton
Chief of Police
City of Texas City

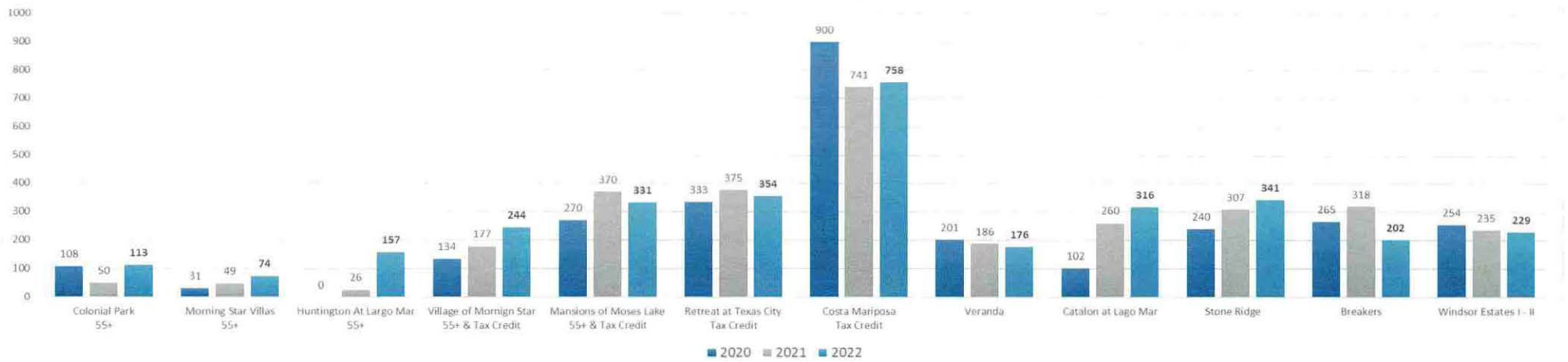
Attachment: Apartment Complex Chart

| Property | Unit | Unit % as a Whole | 2020 FD | 2020 PD | 2021 FD | 2021 PD | 2022 FD | 2022 PD | Incident % Average | Incident % Average Fire | Incident % Average PD |
|--|------|-------------------|---------|---------|---------|---------|---------|---------|--------------------|-------------------------|-----------------------|
| Colonial Park 55+ | 50 | 2% | 10% | 4% | 4% | 2% | 7% | 3% | 5% | 7% | 3% |
| Morning Star Villas 55+ | 100 | 4% | 3% | 1% | 5% | 2% | 6% | 2% | 3% | 4% | 2% |
| Huntington At Largo Mar 55+ | 148 | 6% | 0% | 0% | 1% | 1% | 8% | 5% | 2% | 3% | 2% |
| Village of Mornign Star 55+ & Tax Credit | 36 | 1% | 14% | 5% | 14% | 6% | 17% | 7% | 11% | 15% | 6% |
| Mansions of Moses Lake 55+ & Tax Credit | 240 | 10% | 22% | 10% | 22% | 12% | 20% | 10% | 17% | 21% | 11% |
| Retreat at Texas City Tax Credit | 250 | 10% | 10% | 12% | 12% | 12% | 10% | 11% | 11% | 11% | 12% |
| Costa Mariposa Tax Credit | 252 | 10% | 19% | 32% | 17% | 24% | 13% | 23% | 21% | 16% | 26% |
| Veranda | 200 | 8% | 5% | 7% | 5% | 6% | 2% | 5% | 5% | 4% | 6% |
| Catalon at Lago Mar | 230 | 9% | 2% | 4% | 2% | 8% | 2% | 10% | 4% | 2% | 7% |
| Stone Ridge | 248 | 10% | 7% | 8% | 9% | 10% | 7% | 10% | 8% | 8% | 10% |
| Breakers | 272 | 11% | 3% | 9% | 4% | 10% | 3% | 6% | 6% | 3% | 9% |
| Windsor Estates I - II | 400 | 16% | 6% | 9% | 6% | 8% | 3% | 7% | 6% | 5% | 8% |

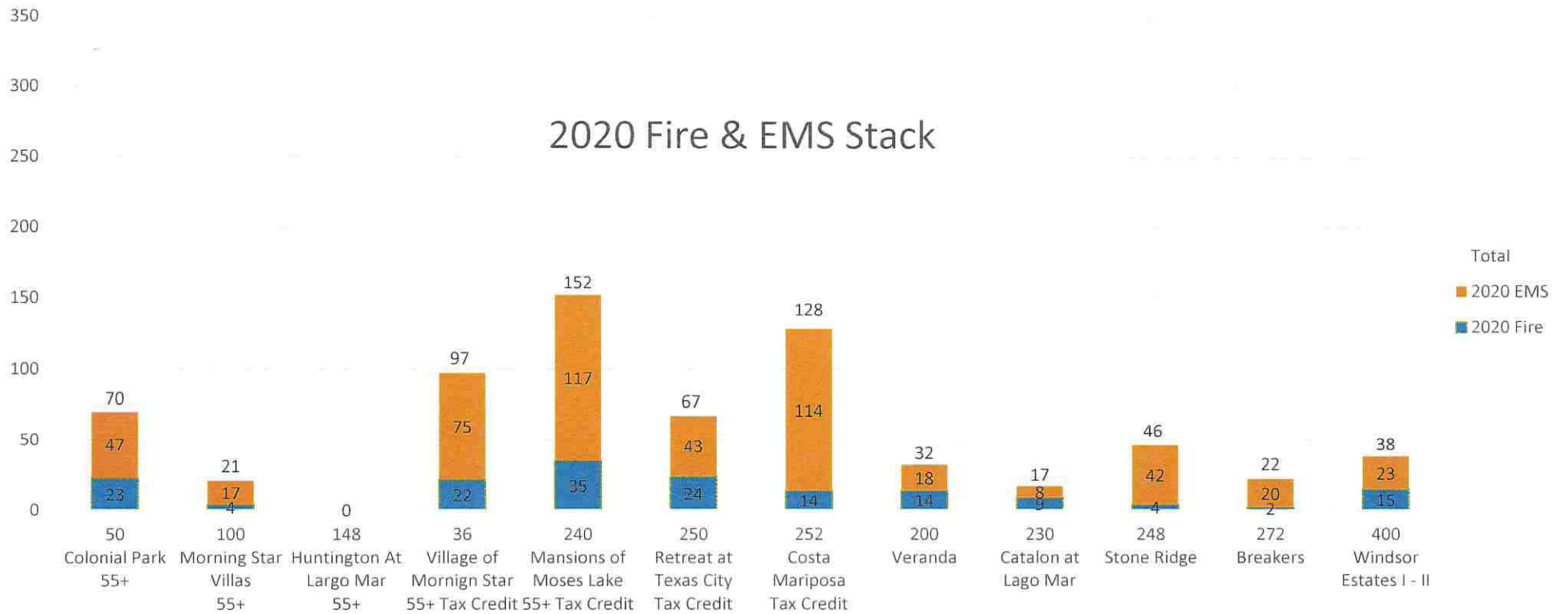
3 Year Percentage Comparison



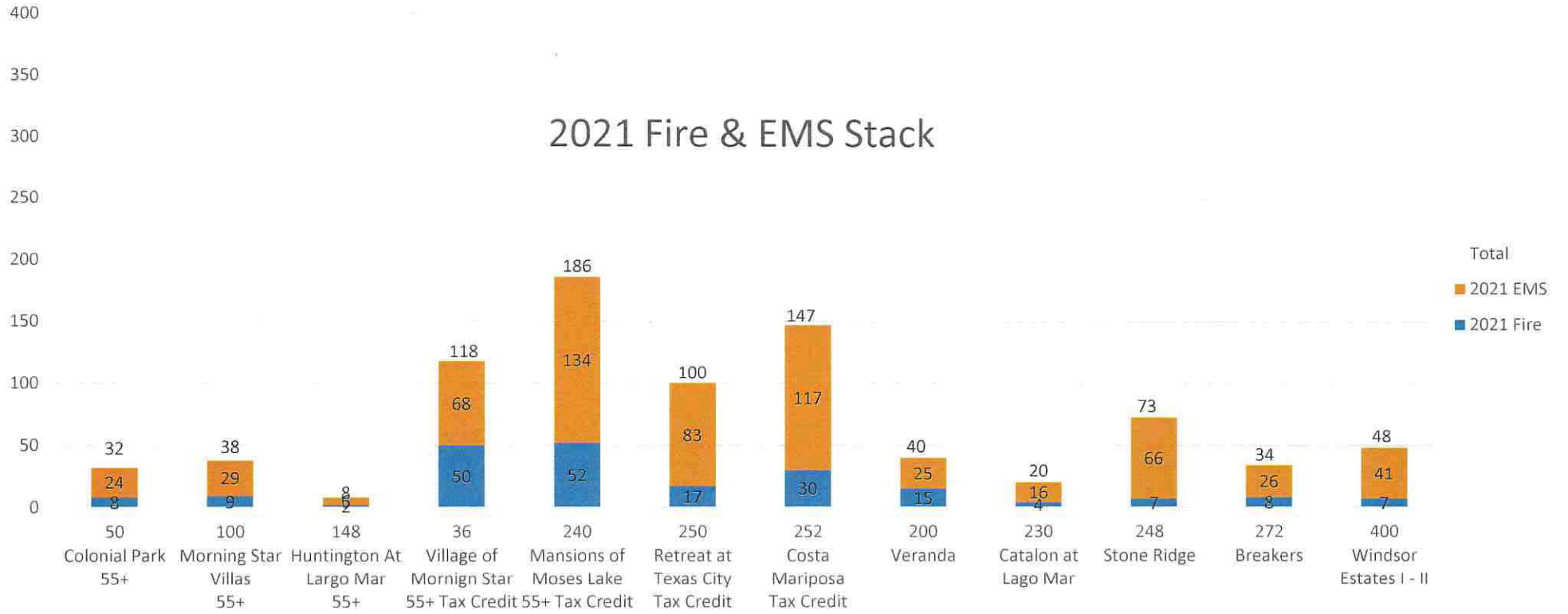
PD Incident Count



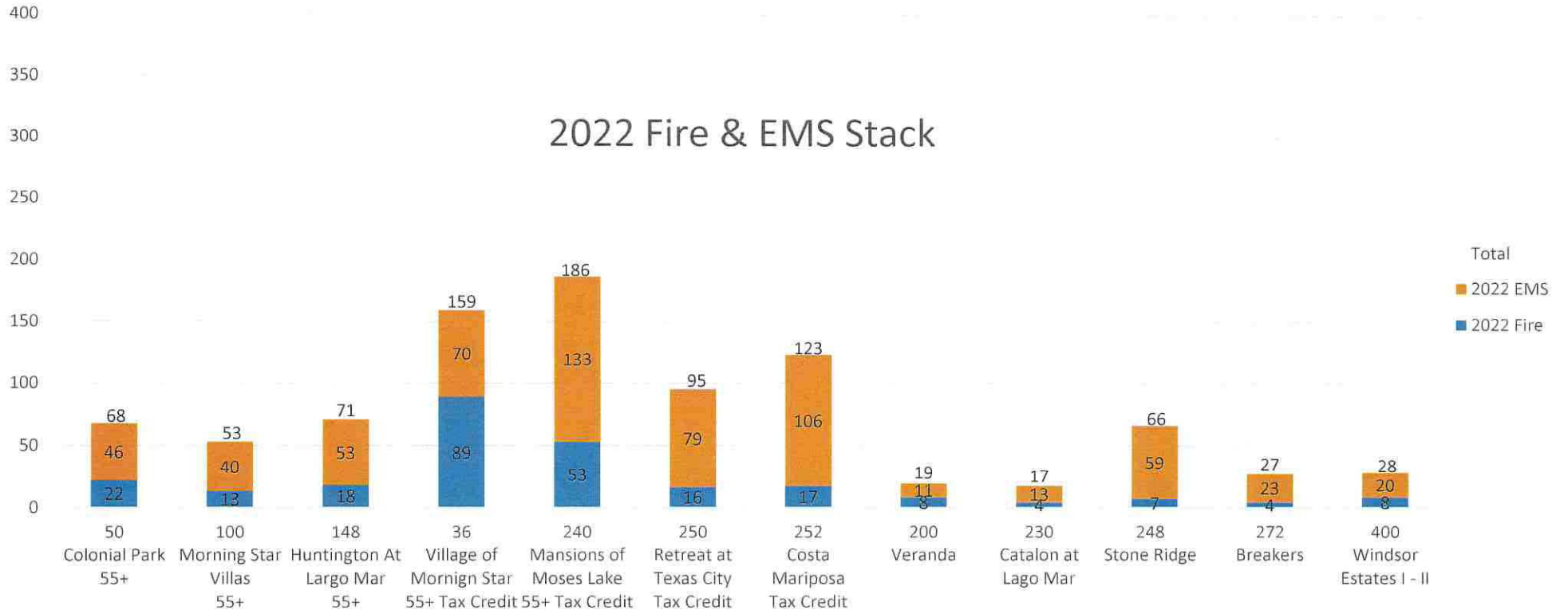
2020 Fire & EMS Stack



2021 Fire & EMS Stack

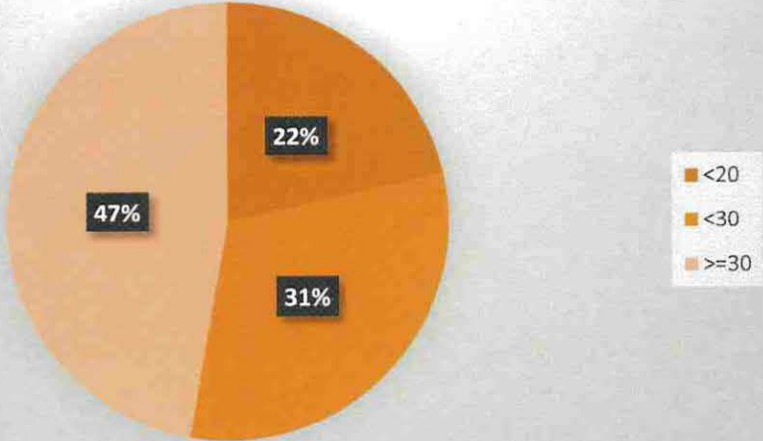


2022 Fire & EMS Stack

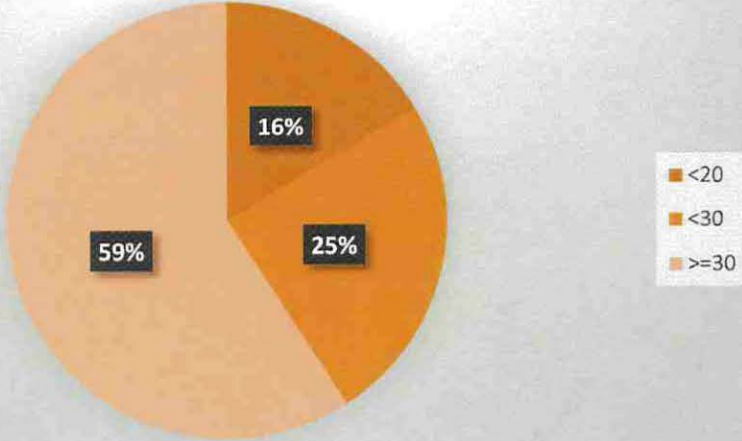


| | 00:00 - 19:59 | 20:00 - 29:59 | 30:00 - 44:59 | 45:00 - 59:59 | 00:00 - 1:29:59 | 30:00 - 1:59:59 | 00:00 - 2:59:59 | Total | AVG Time |
|------------------------------------|---------------|---------------|---------------|---------------|-----------------|-----------------|-----------------|-------------|----------|
| Clear Lake Regional Medical Center | 33 | 32 | 114 | 110 | 56 | 8 | 1 | 354 | 0:46:02 |
| HCA Free Standing ER | 60 | 21 | 6 | 4 | 1 | 1 | | 92 | 0:21:24 |
| HCA Houston Healthcare Clearlake | | 1 | | | | | | 1 | 0:24:22 |
| Mainland Medical Center | 733 | 1,194 | 728 | 220 | 125 | 38 | 18 | 3,056 | 0:30:39 |
| UTMB Victory Lakes | 49 | 52 | 137 | 84 | 20 | 3 | | 345 | 0:37:48 |
| UTMB Clear Lake | 13 | 12 | 27 | 18 | 8 | | | 78 | 0:37:23 |
| UTMB Galveston | 39 | 47 | 124 | 143 | 42 | 6 | 1 | 402 | 0:43:42 |
| 2020 Total | 927 | 1359 | 1136 | 579 | 252 | 56 | 20 | 4328 | |
| 2020 Percentage | 21% | 31% | 26% | 13% | 6% | 1% | 0% | 100% | 79% |
| 2021 Total | 762 | 1148 | 1268 | 862 | 452 | 118 | 57 | 4663 | |
| 2021 Percentage | 16% | 25% | 27% | 18% | 10% | 3% | 1% | 100% | 84% |
| 2022 Total | 687 | 1272 | 1592 | 876 | 511 | 105 | 39 | 5082 | |
| 2022 Percentage | 14% | 25% | 31% | 17% | 10% | 2% | 1% | 100% | 86% |

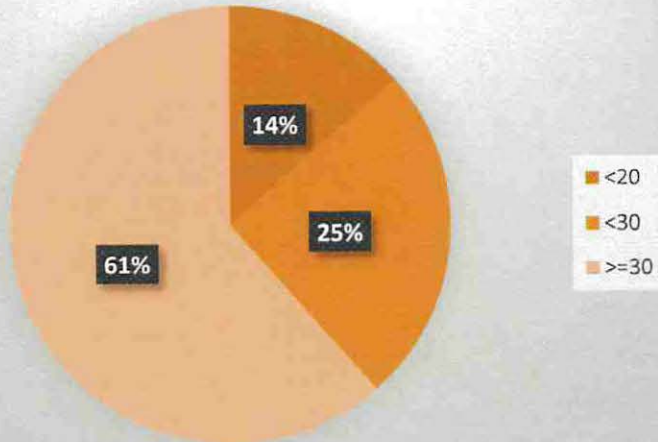
2020 Hospital Wall Times

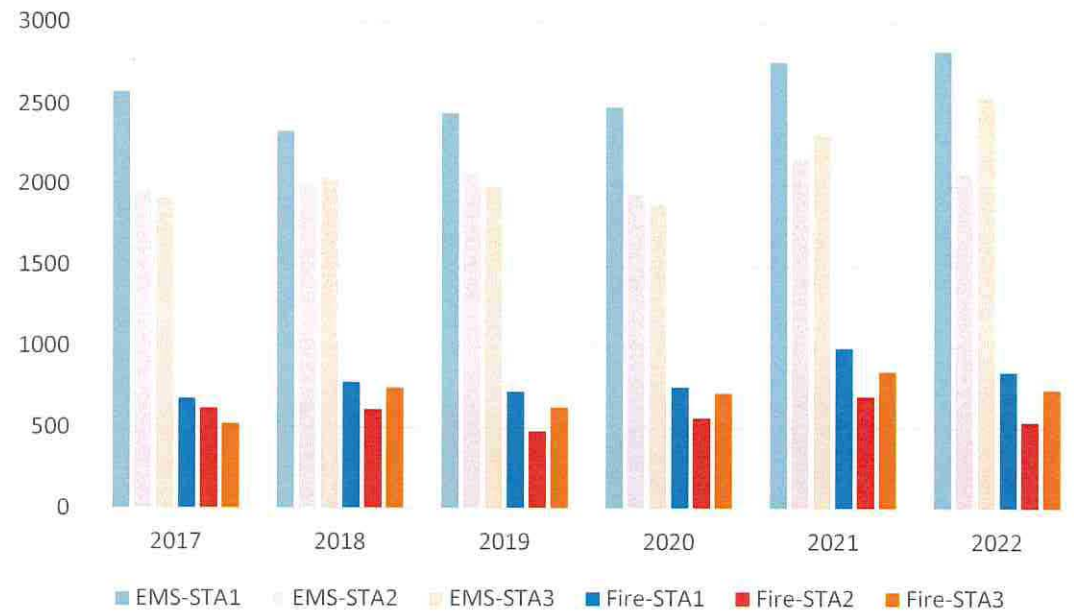


2021 Hospital Wall Times



2022 Hospital Wall Times





| Year | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | Total |
|-------------------------|------|------|------|------|------|------|-------|
| Run Count for Station 4 | | | | | | | |
| STA 4 EMS | 119 | 129 | 133 | 141 | 368 | 483 | 8320 |
| STA 4 1st R | 31 | 69 | 53 | 75 | 135 | 163 | 8551 |
| STA 4 2nd R | 15 | 0 | 1 | 6 | 30 | 34 | 8370 |
| Total | 165 | 198 | 187 | 222 | 533 | 680 | 8375 |
| EMS-STA1 | 2586 | 2338 | 2455 | 2491 | 2775 | 2840 | 9826 |
| Fire-STA1 | 685 | 786 | 728 | 758 | 998 | 853 | 9629 |
| EMS-STA2 | 1978 | 2014 | 2081 | 1951 | 2175 | 2089 | 3271 |
| Fire-STA2 | 622 | 615 | 479 | 565 | 700 | 540 | 3124 |
| EMS-STA3 | 1923 | 2045 | 1997 | 1890 | 2322 | 2560 | 3183 |
| Fire-STA3 | 526 | 753 | 630 | 720 | 856 | 747 | 3249 |
| Total | 2449 | 2798 | 2627 | 2610 | 3178 | 3307 | 3773 |

Station 4: West of FM 2004 & Hwy. 3

CITY OF TEXAS CITY, TEXAS

EMERGENCY MANAGEMENT



Mayor:
Dedrick D. Johnson, Sr.

Commissioners:
Thelma Bowie
Able Garza Jr.
DeAndre' Knoxson
Felix Herrera
Dorthea Jones Pointer
Jami Clark

To: Kim Golden

From: Joe Tumbleson, Jr.

Date: May 5, 2023

Re: Juniper Landing Emergency Action Plan

As requested, I have reviewed the emergency action plan for the proposed Juniper Landing. This plan is geared more toward the facility's employees than the residents.

Page (2) 4.0 discusses evacuation sites and explains how the employees are to convene at the designated rally point assembly site where a head count is taken. I would also like to see some notification systems for the residents. The plan does refer to a resident portal; however, I don't know what that looks like. An overhead speaker system that can relay essential messages might help. This is the case with their code orange as well. Code orange is for employees and advises them to lock themselves in place until code orange is cleared. Again, this would be important information for the 55-plus residents who might also be on the property.

12.0 speaks to what employees are to do in case of a fire. Under extinguisher usage, they should call 911 before attempting to extinguish the fire. Calling 911 should be the first bullet point for Fire and Bomb threats. Again, this is designed for employees and not residents.

17.1 addresses Hurricanes when authorities have issued evacuation orders. I like that the plan states it will notify authorities of any residents refusing to evacuate. My concern is that many residents will not have the means to evacuate, which will add stress to the City's responsibility of evacuating these residents. Ideally, the owners would have in place a means to evacuate residents who need assistance and have a designated point-to-point location to bring these residents until it is safe to return.

This type of facility will require more planning and action from the city during disasters. I am attaching an overview of a response during the winter storm in which the city lost power for an extended period. This response was to a facility that would be very similar to the proposed Juniper Landing. This response required numerous city agencies to participate and placed a strain on our emergency response agencies.

"QPS - Quality Public Service"

1415 33rd Street N. Texas City, TX 77590

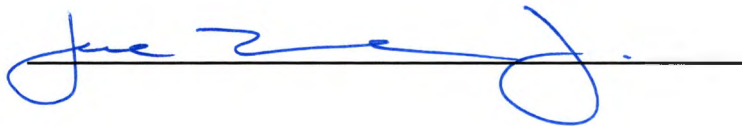
<http://www.texascitytx.gov>

CITY OF TEXAS CITY, TEXAS

EMERGENCY MANAGEMENT

Please let me know if you have any questions or require additional information.

Thanks,

A handwritten signature in blue ink, appearing to read "Joe Tumbleson, Jr.", is written over a horizontal line.

Joe Tumbleson, Jr.

Emergency Manager
Homeland Security Director
City of Texas City
1801 9th Avenue North
P.O. Drawer 2608
Texas City, TX 77590-2608
P: 409.370.9090

jtumbleson@texascitytx.gov | www.texascitytx.gov

"QPS - Quality Public Service"

1415 33rd Street N. Texas City, TX 77590
<http://www.texascitytx.gov>

Mansions Senior Living Apartments

Welfare Check

February 16th, 2021

TCFD attended a meeting on February 16th, 2021, at 1600 hours, hosted by Texas City Emergency Management Director Tom Munoz. Fire Chief David Zacherl, Assistant Chief Jesse Rubio, and I, Battalion Chief Joe Tumbleson, Jr., attended. Also at the meeting was TCPD and several other representatives from various agencies were at the meeting. Our area just experienced a massive winter storm, creating icy roads, temperatures as low as 12 degrees Fahrenheit, and massive power outages for three days and counting. Our concern was elderly citizens with no heat and no power. TCEM, TCPD, TCFD, TCISD, and Gulf Coast Transit set up a Command post at the apartment complex. With assistance from apartment management, we split into teams and contacted every resident in the complex. There were 240 units. If we received no answer at the door, we used the manager's key to gain access to ensure the welfare of the residents. TCFD utilized our body cameras during this entire event. Residents were offered assistance to buses in the parking lot used as warming buses or a ride to the warming center set up by TCISD and the City of Texas City. Residents were also offered meals if needed. Once an apartment was cleared, we marked the apartment number on an ICS form with notes of what was found, and we marked the doorknob with white tape. TCFD units responded to emergency calls in the city from this location; as soon as they cleared the calls, they returned to assist with the welfare checks.

Numerous residents were assisted to the warming busses, and several were given food. Others just needed their cell phones charged. One resident had a generator running outside on his porch; however, due to the wind, his apartment was registering excessive levels of carbon monoxide. That resident was moved to the warming center. One resident was transported to the hospital due to low oxygen levels. Numerous residents were assisted downstairs as the elevators were not functioning due to loss of power. Some residents were confined to motorized wheelchairs, which had to be negotiated down the stairs from the 3-story building.

TCFD responded to this welfare check with Engine 16, Medic 10, Engine 21, Medic 20, Engine 33, Battalion 1, EMS Director Wiley, AC Rubio, and Chief Zacherl. The knocking on doors began at approximately 1800 hours. The last apartment was cleared at about 2200 hours, and the last unit cleared the scene at about 2230 hours. The buses remained on the scene throughout the night and the next day.

CITY OF TEXAS CITY, TEXAS


ENGINEERING & PLANNING DEPARTMENT • OFFICE (409) 643-5936



Mayor:
Dedrick Johnson

Commissioners:
Thelma Bowie
Abel Garza Jr.
DeAndre' Knoxson
Felix Herrera
Dorthea Jones Pointer
Jami Clark

TO: Planning Board

FROM: Kim Golden, P.E., City Engineer 

CC: Mayor Dedrick E. Johnson

Date: May 5, 2023

RE: Multifamily developments in Texas City

Texas City's administration has been tracking multifamily unit development vs population growth since 2014 when the single-family residential development began to increase significantly. The study in 2014 showed there were approximately 11 units per 100 persons existing at the time. This has been considered a not to exceed target for maintaining a balance in the level of multifamily housing development in the context of population growth. It could be considered a concentration factor.

An analysis in 2019/2020 showed this maximum was not being exceeded.

A recent update for the year end 2022 shows an increasing trend toward the maximum.

| Year | Population | # of Apt Units | Unit/100person | Person/Unit |
|-----------|----------------|----------------|----------------|-------------|
| 2014 | Approx. 46,000 | 5158 | 11.2 | 8.918 |
| 2019/2020 | 51,898 | 5311 | 10.2 | 9.77 |
| 2022 | 56,688 | 6041 | 10.6 | 9.38 |

"QPS – Quality Public Service"

Recap of Data regarding TCFD, EMS, TCPD responses – reference separate report

| Type of Units | No. of Units/Total units | Percentage of Units | % of TCFD calls – 3yrs | % of TCPD calls – 3yrs |
|--|--------------------------|---------------------|------------------------|------------------------|
| Standard – Veranda, Catalon, Stone Ridge, Breakers, Windsor 1 & 2 | 1350/2426 | 55% | 22% | 40% |
| 55+ units – Colonial Park, Morning Star Villas, Huntington | 298/2426 | 12.3% | 14% | 7% |
| Tax Credit only – Retreat, Costa Mariposa | 502/2426 | 21% | 27% | 38% |
| 55+ & Tax Credit – Village of Morning Star, Mansions at Moses Lake | 276/2426 | 11% | 36% | 17% |

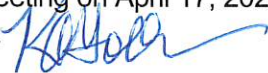
CITY OF TEXAS CITY, TEXAS

ENGINEERING & PLANNING DEPARTMENT • OFFICE (409) 643-5936



Mayor:
Dedrick Johnson

Commissioners:
Thelma Bowie
Abel Garza Jr.
DeAndre' Knoxson
Felix Herrera
Dorthea Jones Pointer
Jami Clark

To: Planning Board – for Regular Meeting on April 17, 2023
From: Kim Golden, P.E., City Engineer 
CC: Doug Kneupper, P.E., Consulting Engineer
Date: April 14, 2023
Re: Juniper Landing – 228 Multifamily (Kittle Group)
Development Plan/Detailed Site Plan

Background: The applicant proposes a 228-unit age-restricted multifamily complex located on 10.12 acres of land at 7720 Emmett F. Lowry Expressway, adjacent to the Texas City Public Works/Engineering & Planning offices. The majority of the units will be traditional one- and two-bedroom apartments in four (4) three-story buildings along with 8 single story cottage units. The property is currently zoned District C Multi-Family Residential. Higher density multi-family uses, up to 25 units per acre, are allowable for this zoning district. This project will be subject to current City zoning and development requirements along with Gateway Overlay District requirements.

Requested Action: The applicant is requesting approval of a Development Plan/Detailed Site Plan for development of a 228-unit apartment project. Approval of the Detailed Site Plan authorizes the developer to submit the full architectural, structural, engineered plan set for construction permitting.

Staff Review and Recommendation: Staff have not yet fully reviewed the project with regard to the development standards of the city primarily found in the zoning ordinance. Such review would include a look at on-site landscaping and open space requirements, building setbacks, building façade, parking; number of spaces and overall layout and providing garage and carport areas, driveway access, fire protection, dumpster location, screening requirements, and perimeter fencing.

Water, and sanitary sewer are readily available to this site although the adequacy of main sizes have not yet been confirmed. Drainage has not yet been reviewed. Primary roadway access from the Emmett F. Lowry Expressway has not yet been confirmed. It is acknowledged by the applicant that the driveway access requested does not conform to TxDOT access control standards due to the close proximity of existing driveways on each side of the project. The applicant has an access permit application pending with TxDOT. Secondary access is proposed as being by Catalpa Street through the existing Amburn Park neighborhood.

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For reasons explained hereinbelow, staff is not recommending approval of the development plan. **Staff recommends DENIAL of the Juniper Landing multifamily project based upon 160.053(D)(3)(j) in the interest of promoting the public health, safety, order, convenience, prosperity and general welfare of the citizens and residents of Texas City, TX.**

Basis for Recommendation to Deny approval of the Development Plan.

Texas City is experiencing remarkable and sustained growth in population and in residential and commercial development.

Population:

2010 – 45,099

2020 – 51,898

2022 – 55,688

The residential development has been primarily through planned unit developments which take into consideration and provide for the increases required in municipal utility services such as water, sewer, drainage, traffic control AND in public safety services, such as police and fire and emergency medical services and response. The master plan for the Lago Mar Planned Unit Development provides for the development of approximately 4,000 new homes and includes the addition of a new police and fire substation. Station No. 4 is currently under construction with a schedule to be open and in service by year end. Station No. 4 represents the first expansion of Fire and EMS services since 2006 when the TCFD took over emergency medical services (EMS) and began operating ambulances from each of its three firestations.

Consistent with the growth in population, the calls for service to police and fire have increased. The demand upon Fire/EMS warrants attention. TCFD continues to operate with three ambulances. Responding to a fire, a motor vehicle accident and one emergency call for services such as a heart attack or stroke quickly consumes all available resources for EMS response. When this happens, standby agreements with neighboring jurisdictions provides for emergency response services to Texas City residents.

Another factor to consider is the availability of hospital emergency room capacity. It has been advised that upon having as few as five active cases, the local hospital emergency room will be placed on diversion meaning all ambulances are diverted to hospitals elsewhere such as Galveston, League City or further north.

Because of this challenge on public safety resources, the City has carefully managed the development of additional multifamily complexes for a number of years. The number of multifamily units relative to single family units has been tracked. Preference has been given to multifamily developments within planned communities where additional public safety resources have been funded by the development.

Even so, with such managed growth, Texas City continues to be blessed with the bounty of good quality and balanced growth across all sectors. Unlike multifamily development which may place 200 units in service immediately, single family developments tend to be absorbed over time. Data tracking shows a monthly high of approximately 50 new residential certificates of occupancy over the last 5 years. Typical recent absorption is 25-30 per month. However, based upon the current pace of permitting and inspections, we expect Texas City to meet or exceed its previous pace for occupancies of new single-family residences.

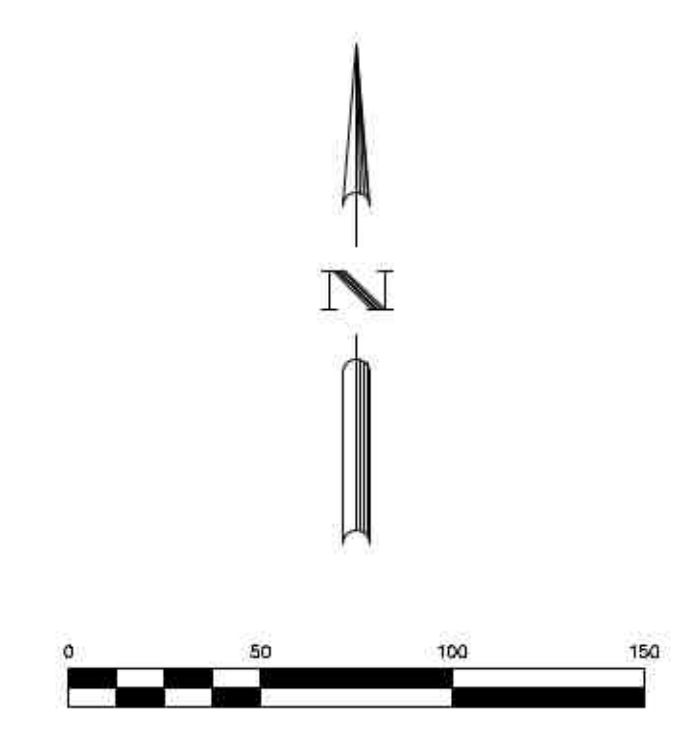
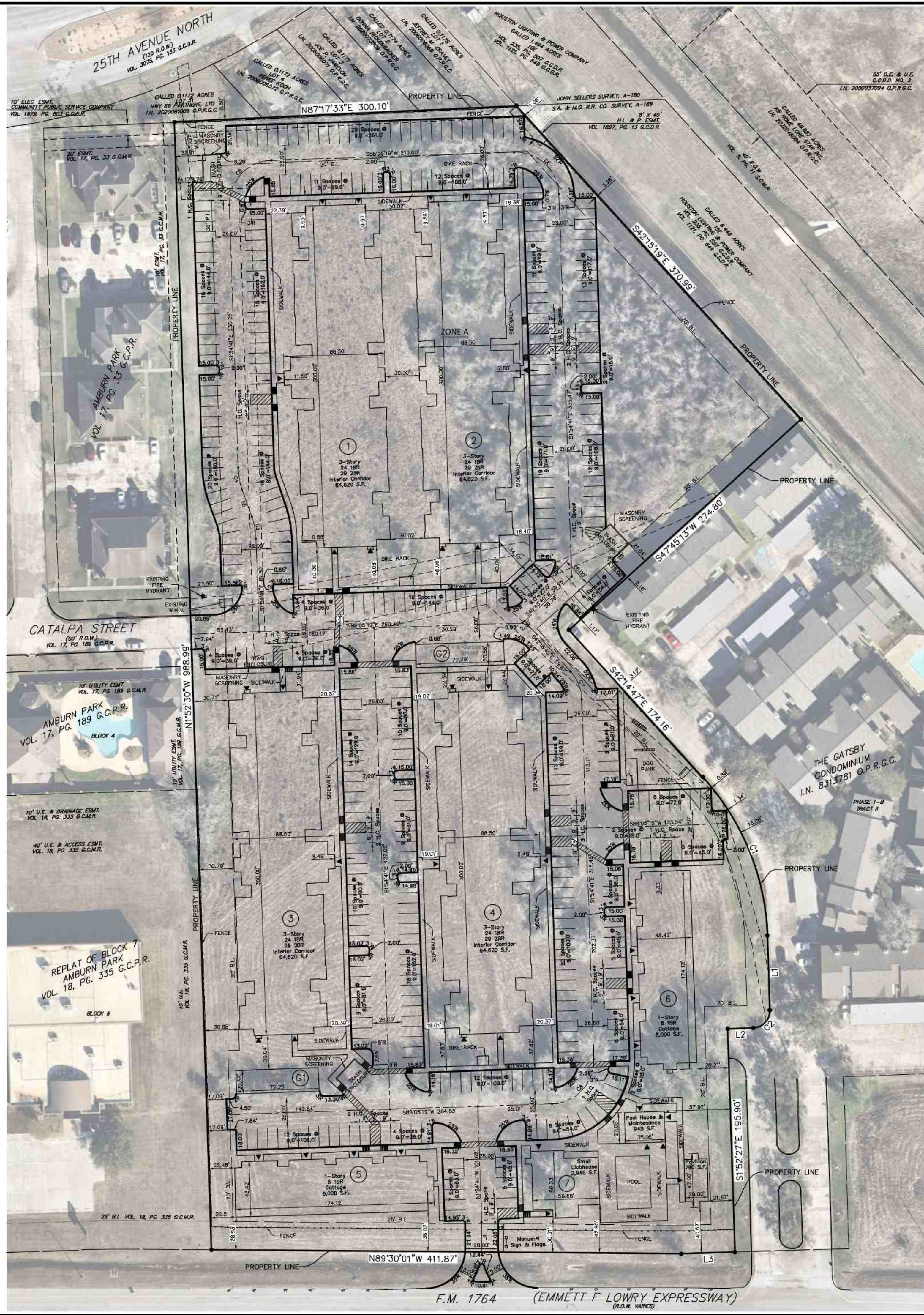
Anecdotal information from the newest existing multifamily development in Lago Mar, the Boterra Apartments, has been showing occupancies at 50% over the past 12 months. More established apartments are reporting occupancies of 80%. This information indicates quality apartments are available in Texas City.

Planned community developments continue to show interest in coming to Texas City. Master planning and predevelopment is in progress for an additional 5,000 units. The September 2022 update to the City's Land Use Assumptions and Capital Improvement Plan projected additional connections totaling 8,171 to

increase the connections served to 30,404 within 10 years. This is a 36.7% increase over 10 years. Dickinson ISD is estimating a 2% per year increase in its student population over the next 10 years. Dickinson ISD serves the highest growth areas of Texas City.

Having an awareness of this projected growth, Texas City is pro-actively working to assess, plan and develop the additional public safety resources needed to serve the increased population. TCFD is implementing the next steps of its master development plan with sites being located for the next two fire stations. TCPD recently completed a staffing study and growth plan for its next 10 years. However, the systematic development of these resources takes time. Through aggressive project management and proactive staffing development Station No. 4 will be placed in service within two years from having all funding identified. Generous substantial donations of emergency equipment including from industry partners including a new EMS unit also accelerated the timeline for placing the new station in service.

Due to the time necessary to develop additional public safety resources AND in view of the planned single family residential developments which are already in master planning and platting stages, staff is recommending denial of the Juniper Landing Development Plan for the public health, safety, order, convenience, prosperity and general welfare of the citizens and residents of Texas City, TX.



PRELIMINARY

BGE, Inc.
 10777 Westheimer, Suite 400, Houston, TX 77042
 Tel: 281-556-8700 • www.bgeinc.com
 TBPE Registration No. F-1046

**JUNIPER LANDING
 AERIAL EXHIBIT**

| | | | |
|--------|----------|----------|----------|
| Scale: | Job No.: | Date: | Exhibit: |
| 1:50 | 11336-00 | 04/14/23 | 1 |