

**STAFF REPORT**

TO: Planning Board – regular meeting July 1, 2024  
FROM: Kim Golden, P.E., City Engineer *KG*  
CC: Doug Kneupper, P.E.  
DATE: June 27, 2024  
RE: 1414 FM 646 – Proposed C-Store and Retail

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**Background:** The applicant, Jack Hernandez, The Interfield Group, for owner, Palmer TC Investment LLC, proposes to subdivide 9.56 acres located on the east side of Vicksburg Lane at FM 646 to construct a new 4,700sft convenience store with fuel pumps and a new 12,000sft retail strip. The property is currently zoned District O – Open Space and requires rezoning for the proposed uses. An application for rezoning is pending, as well as an amending plat to subdivide the property into three lots. The location is also within the Gateway Overlay District and requires masonry building facades, enhanced landscaping, and underground utilities among other things.

The site is existing vacant acreage. The property across Vicksburg Lane to the west is zoned District A Single Family Residential and mostly vacant except for an existing business (Curran International). The adjacent properties to the north and east are zoned District O and have occupied commercial establishments. The property to the south across FM 646 is also zoned District O and has an occupied commercial establishment.

**Requested Action:** The applicant is requesting approval of a Development Plan for the construction of a new convenience store with fuel pumps and retail strip, subject to approval of rezoning to an appropriate district.

**Staff Review and Recommendation:** The proposed site improvements include a 4700 sft convenience store with 24 striped parking spaces, which includes one designated as accessible. The proposed site improvements also include a 12,000 sft retail strip with 60 striped parking spaces, which includes four designated as accessible.

Texas City water and sewer are NOT available to the site. Applicant will be required to annex into the Bacliff MUD to obtain the new water and sewer connections. Mayor Johnson has provided a letter of no objection to the Bacliff MUD. Formal consent to annexation by the City Commission will be required when applicant submits its petition to the MUD.

The site drains in part to FM 646, but in large part to a detention pond to be constructed in future Lot 3 which will discharge into the right of way of Vicksburg Lane and flow north into an improved drainage canal in the League City jurisdiction. The detention pond will be donated to a property owners association to be created by the Applicant and burdened with a drainage easement in favor of Lots A & B.

Future Lots A & B will share a driveway from FM 646. Lot A will also have a driveway from Vicksburg Lane.

Elevation plans provided for the C-Store and Retail strip indicate construction materials will consist of CMU block with stone veneer and stucco, and some pre-finished metal coping and aluminum canopy. The buildings are shown to have standing seam metal roofs. These materials satisfy the requirements of the GWY.

Applicant also provided landscaping plans which show landscaping in excess of 15% which includes the placement of 88 trees of 3-inch caliper and 520 shrubs. The dumpsters are shown to have the necessary enclosures.

The submitted site plan satisfies the applicable ordinance requirements; staff have no objection to **approval conditioned upon the rezoning being approved, the property owners association being created, and the subdivision being recorded in proper form.**