



**CITY OF TEXAS CITY
REGULAR PLANNING BOARD MEETING**

AGENDA

**MONDAY, DECEMBER 16, 2024 – 5:00 P.M.
ENGINEERING & PLANNING BUILDING – CONFERENCE ROOM 2
7800 Emmett F. Lowry Expressway
Texas City, TX 77591**

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. Brianna Galicia, Administrative Assistant.

(1) ROLL CALL

(2) APPROVAL OF MINUTES – December 2, 2024

(3) PUBLIC COMMENTS

(4) REGULAR AGENDA

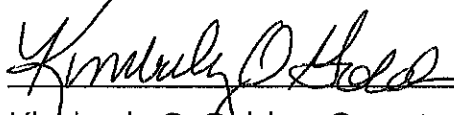
- a. Consider and take action on the Development Plan for Doodle Me Up, LLC - a grooming, daycare and board services for dogs. Located at 413 6th Street North in the 6th Street Revitalization District, Texas City.
- b. Consider and take action on the Development Plan for Amoco Federal Credit Union for the expansion and renovation of the Motor Annex Building and parking lot improvements. Located at 2300 Texas Avenue, Texas City.
- c. Consider and take action on a revision to the Final Plat for Heron's Landing Section 4. Being a replat of a tract of land situated in the Daniel Richardson Survey, Abstract No. 167, and the T.G. Western Survey, Abstract No. 204, Texas City. Located west of Heron's Landing Section 2 and north of Section 3. A subdivision of 13.996 acres and containing 4 blocks, 44 lots and 2 reserves.

(5) GENERAL UPDATES

(6) OTHER BUSINESS (Any conceptual development proposal requesting to come before the Planning Board)

(7) ADJOURNMENT

THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE BULLETIN BOARDS AT CITY HALL, 1801 9TH AVENUE NORTH, TEAS CITY, TEXAS, AT A PLACE CONVENIENT AND READILY ACCESIBLE TO THE GENERAL PUBLIC AND ON THE CITY'S WEBSITE ON DECEMBER 12, 2024, PRIOR TO 5:00 P.M. AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.



Kimberly O. Golden, Secretary



Texas City
EST. 1911

ENGINEERING & PLANNING

STAFF REPORT

To: Planning Board – Regular Meeting on December 16, 2024

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

cc: Kristin Edwards, Economic Development Director

Date: December 10, 2024

Re: Doodle Me Up - 413 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, Rachele Griffin, is operating an existing Texas City home based business established in 2022 which is moving to a larger location to accommodate growth and expanded services. Applicant seeks to remodel and open the site as Doodle Me Up, LLC to deliver top-tier grooming, daycare and board services in a nurturing, home-like environment. The applicant will serve dogs exclusively, with an anticipated cap of no more than nine (9) dogs being on site for services at any one time. Services will also include retail sales of pet toys, accessories, and clothing to cater to the needs of pet owners.

The regular hours of operation are presented as follows:

Grooming – Tuesday through Saturday, 8:00 am to 4:00 pm

Day care – Monday through Friday, 6:00 am to 6:00 pm

Boarding – Drop-off: 2:00 pm; Pick-up: 10:00 am.

The applicant is a certified groomer/stylist through Golden Paws in Houston, and in the process of obtaining AKC certifications in 2025. The expansion will increase employment from 2 to 4 in 2025 with a fifth employee to be added when needed based upon growth. All groomers to pursue AKC certification, with all staff to be certified in dog CPR. Building improvements will include kennels for three (3) extra-large, four (4) large, and six (6) small dogs.

The anticipated use as an AKC certified dog grooming/stylist with day care and boarding services 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-

“the place where COMMUNITY MATTERS”

1801 9th Avenue North * P.O. Drawer 2608 * Texas City, TX 77592-2608

(409) 948-3111 * www.texascitytx.gov

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 dog grooming salon with day care and boarding services 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 not to overpopulate with any single activity or business. The addition of a dog grooming salon with day care and boarding services also leverages the impact of the dog park which is being added with the development of the nearby Community Plaza.

Additional changes at the site: The use could present a possible conflict with odor and noise control. These concerns were discussed with the applicant who is taking specific measures including the addition of noise buffering materials inside the existing building, and the addition of a code complaint plumbed drain for the daily cleaning and sanitation of the dog run area. It will also be necessary to provide cover and curbs to prevent the intrusion of storm water runoff into the dog run area and drain. It is likely any building modifications necessary to meet these requirements would be eligible for the TCEDC BIG grant.

The Applicant’s site plan is very limited and shows very limited interior or exterior changes. The building is owned by the TCEDC with a three-year lease to the Applicant. 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

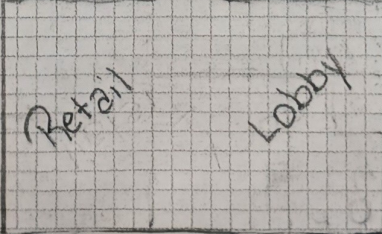
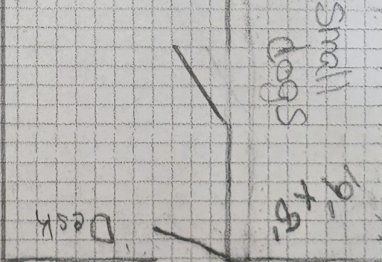
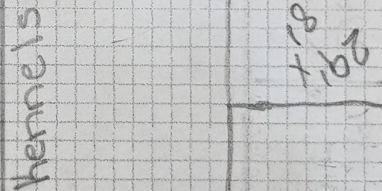
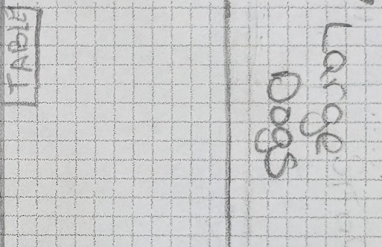
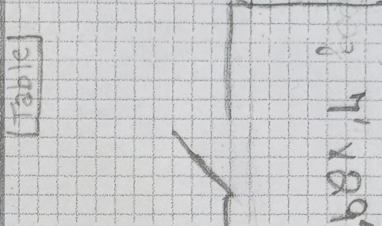
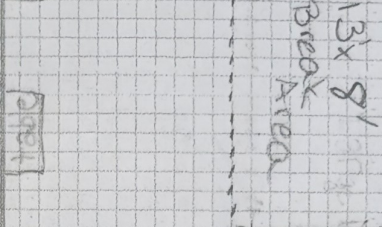
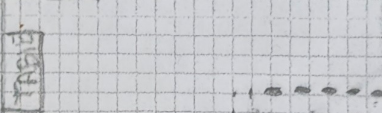
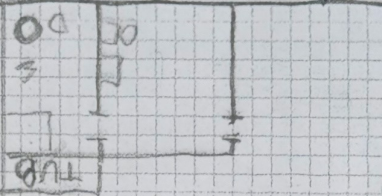
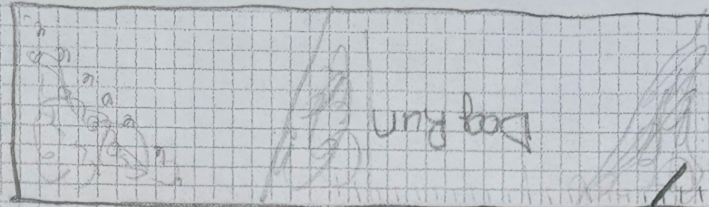
not be authorized to waive or vary conditions and requirements contained in the zoning ordinance or subdivision ordinance.”

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. Texas City Economic Development Corporation has a park project under construction which includes 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.

Doodle
Me
UP LLC



13' x 8'
Break Area

7' x 8' Large Dogs

8' x 8'

19' x 8'

84'8"

11, 01

Business Plan for Doodle Me Up LLC

Executive Summary

Doodle Me Up LLC, established in 2022, has grown rapidly as a trusted pet grooming service based in Texas City, Texas. Founded with a deep passion for dogs, Doodle Me Up is now a highly recommended destination where dogs feel safe and excited to visit, creating strong loyalty among pet owners. Recognized with the "Shining Star Award" from the Texas City/La Marque Chamber of Commerce in 2024, the business anticipates an additional 70% increase in revenue with the upcoming launch of daycare and boarding services. The move to a larger location will accommodate these expanded services, enhancing Doodle Me Up's status as a reliable, compassionate care provider for pets.

Company Overview

- **Business Name:** Doodle Me Up LLC
- **Location:** 413 6th St. N, Texas City, TX 77590
- **Contact:** 832-392-9253
- **Founder:** Rachelle (Owner, Groomer, Stylist, Manager)
- **Established:** 2022
- **Certifications:** Certified Groomer/Stylist through Golden Paws in Houston, with planned AKC safety certifications in 2025.

Mission Statement

Doodle Me Up LLC is dedicated to delivering top-tier grooming, daycare, and boarding services in a nurturing, home-like environment, where pets feel secure, loved, and happy. We strive to maintain deep trust with our clients, ensuring they have peace of mind when entrusting their dogs to our care.

Company Objectives

1. **Sales Growth:** Maintain annual revenue increases, targeting a 70% revenue boost post-expansion.
2. **Client Base Expansion:** Broaden services to meet the needs of current and prospective clients for daycare and boarding.
3. **Employee Development:** Grow the team with passionate, certified staff, aiming for four W-2 employees by year-end 2025.
4. **Certification and Training:** Pursue AKC certification and ensure all staff are certified in CPR.
5. **Community Engagement:** Actively engage with the Texas City community and maintain a reputation for excellence in pet care.

Services and Products

1. **Grooming:** Certified grooming and styling services for dogs, known for quality and care.
2. **Daycare and Boarding** (new in 2025): Daytime and overnight care in a comfortable, home-like setting.

3. **Retail Sales:** Pet toys, accessories, and clothing to cater to the needs of pet owners.

Industry Analysis

The pet care industry in Texas City and surrounding areas has shown strong growth, driven by increasing pet ownership and demand for premium services. With a high reputation and existing waitlist for grooming, Doodle Me Up is positioned to capture a significant share of the daycare and boarding market.

Target Market

Doodle Me Up's target customers are pet owners in Texas City and surrounding areas who prioritize quality care and personal attention for their pets. Many of these clients are loyal customers who trust Doodle Me Up for grooming and eagerly await the opening of daycare and boarding services.

Competitive Analysis

Key competitors include local grooming, daycare, and boarding services. Doodle Me Up's edge lies in its personalized service, high client satisfaction, and positive word-of-mouth referrals. With minimal advertising, the business has grown steadily, indicating strong demand and brand loyalty.

Marketing Strategy

1. **Online Presence:** Use the Doodle Me Up Facebook page and local community pages for targeted promotions.
2. **Customer Referrals:** Encourage referrals from satisfied clients through word-of-mouth incentives.
3. **Community Awards and Recognition:** Leverage awards and positive customer reviews to strengthen brand credibility.

Operations Plan

- **Location:** A larger facility at 413 6th St. N will be established to accommodate additional services.
- **Staffing:** Start with two additional employees in 2025, bringing the team to 4, and later expanding to 5. All W-2 employees
- **Employee Requirements:** Staff must show a genuine passion for dogs and undergo rigorous evaluation during hiring, including demonstrating skills in dog handling and interactions.
- **Training:** Staff will be certified in dog CPR, and the salon will pursue AKC safety certifications to enhance client trust.

Financial Plan

Projected Revenue Growth:

- **2022:** \$10,000
- **2023:** \$25,000

- **2024 (Projected):** \$72,000
- **2025 (Projected):** 70% increase with daycare, boarding, and retail expansion

Risk Management

Doodle Me Up is fully insured and will continue implementing safety protocols, especially with expanded services. The addition of certified staff and robust training will ensure that all services meet high safety standards.

Conclusion

Doodle Me Up LLC is well-positioned for a successful expansion, leveraging its reputation for quality, trust, and care in the Texas City community. By offering boarding and daycare, Doodle Me Up will meet a critical demand from its existing loyal clients while attracting new customers seeking premium, trustworthy pet care services.

This plan aligns with your proven track record, planned services, and growth projections for 2025, setting Doodle Me Up LLC on a path to becoming a key player in Texas City's pet care industry.

Additional questions from Economic Development staff and business owner responses:

1. What is the maximum number of dogs you would have at the facility at one time?
 - a. The maximum number of dogs in for grooming, daycare and boarding would be nine (9).

2. How long would customers be able to board a dog?
 - a. If a dog is boarded, the dog would be there all day and night. We will have a staff caretaker for the animals working overnight.

3. Our Building Official looked at the run area and he is concerned about cleanliness. What are some solutions for the dog run?
 - a. We plan to have shades put up, and cleaning would take place throughout the day. I also plan to have artificial turf put down that is able to hose after pick-up.

4. Please provide figures for anticipated revenues and expenditures.
 - a. Overall expected revenue for grooming - \$134,400
 - b. Overall expected revenue for daycare & boarding - \$80,640
 - c. Overall expected expenses for grooming - \$4150
 - d. Overall expected expenses for daycare & boarding - \$4150
 - e. Overall combined expenses (lease, utilities, etc.) - \$36,120
 - f. Total annual expenses - \$40,420
 - g. Total annual revenues - \$215,040



◀ BACK TO AKC REGISTERED HANDLERS

RHP FACILITY CRITERIA

RHP = Registered Handlers Program

Explore This Section

- Kennel must be neat and clean – free of dirt, fecal accumulation, odors and parasite infestation.
- Good ventilation and proper temperatures must be maintained within healthful comfortable limits for the dogs.
- Fencing must be sturdy and well maintained – being of substantial strength and height to safely secure dogs.
- Exercise areas must provide adequate shelter from wind, rain, snow and direct sunlight.
- There must be functioning fire extinguishers and working smoke alarms in place.
- Individual containers filled with clean drinking water must be available to each dog.
- The inside and outside facilities must be of proper size to accommodate the breeds and number of dogs cared for by the handler. Crates used to transport dogs to shows and portable exercise pens DO NOT constitute an acceptable kennel facility. It is unacceptable to maintain dogs in crates in a travel vehicle while at home.
- Facility must be in compliance with any local or state regulations.

Size Recommendations for facilities:

**The height of the inside/outside fencing will be dependent upon the breeds that are using the areas and whether the tops are covered.

The width of the pens inside and out will also be dependent on the breeds being housed as long tailed breeds need wider areas to keep from knocking their tails on enclosures. There must be at one fenced in exercise area that is totally secure – top, bottom, and sides to prevent escape.

To request an application, e-mail handlers@akc.org or call 919-816-3884.

You may also write to:

American Kennel Club

Attn: Handlers Department

8051 Arco Corporate Drive, Suite 100

Raleigh, NC 27617-3390

BREEDS Very Small -under 15 lbs. I.E. – Toys

INSIDE (L X W X H) 22" x 18" x 18"

OUTSIDE (L X W X H) 10' x 2' x **

BREEDS Small Dogs – 15 to 35 lbs. I.E. – Terriers, Cockers

INSIDE (L X W X H) 30" x 24" x 36"

OUTSIDE (L X W X H) 10'- 20' x 3'x **

BREEDS Medium Dogs – 35 to 60 lbs. I.E. – Dalmatians, Springers

INSIDE (L X W X H) 48" x 48" x 36"

OUTSIDE (L X W X H) **15' – 25' x 4' x ****

BREEDS Large Dogs – 60 to 100 lbs. I.E. – Golden Retrievers, Shepherds

INSIDE (L X W X H) 60" x 60" x 48"

OUTSIDE (L X W X H) 30' x 5' x **

BREEDS Extra Large Dogs – 100+ lbs. I.E. – Danes, Saints, Wolfhounds

INSIDE (L X W X H) 72" x 72" 60"

OUTSIDE (L X W X H) 40' x 6' x **



Texas Administrative Code

TITLE 16
PART 4
CHAPTER 91
RULE §91.104

ECONOMIC REGULATION
TEXAS DEPARTMENT OF LICENSING AND REGULATION
DOG OR CAT BREEDERS PROGRAM
Standards of Care--Primary Enclosure

(a) Primary enclosures for dogs and cats must meet the following minimum requirements:

(1) General requirements. Primary enclosures must be designed and constructed of suitable materials so that they are structurally sound. The primary enclosures must be kept in good repair and shall not be placed on top of another primary enclosure unless an impervious barrier designed to prevent the transfer of fluid or animal waste separates the two primary enclosures.

(2) Construction and maintenance. Primary enclosures must be constructed and maintained so that they:

(A) have no sharp points or edges that could injure the dogs and cats;

(B) protect the dogs and cats from injury;

(C) contain the dogs and cats securely;

(D) keep other animals from entering the enclosure;

(E) enable the dogs and cats to remain dry and clean;

(F) provide shelter and protection from extreme temperatures and weather conditions that may be uncomfortable or hazardous to all the dogs and cats;

(G) provide sufficient shade to shelter all the dogs and cats housed in the primary enclosure at one time;

(H) provide all the dogs and cats with easy and convenient access to clean food and water;

(I) enable all surfaces in contact with the dogs and cats to be readily cleaned and sanitized in accordance with §91.109(b), or be replaceable when worn or soiled;

(J) have floors that are constructed in a manner that protects the dogs' and cats' feet and legs from injury, and that, if of mesh or slatted construction, do not allow the dogs' and cats' feet to pass through any openings in the floor;

(K) provide sufficient space to allow each dog and cat to turn about freely, to sit, stand, and lie in a comfortable, normal position without its body being in contact with at least one side of the enclosure walls and to walk in a normal manner; and

(L) if the suspended floor of a primary enclosure is constructed of metal strands, the strands must either be greater than 1/8 of an inch in diameter (9 gauge) or coated with a material such as plastic or fiberglass. The suspended floor of any primary enclosure must be strong enough so that the floor does not sag or bend between the structural supports.

(b) Additional requirements for cats.

(1) Space. Each cat, including weaned kittens, that is housed in any primary enclosure must be provided

minimum vertical space and floor space in accordance with this chapter.

(2) Each primary enclosure housing cats must be at least 24 in. high (60.96 cm).

(3) Cats up to and including 8.8 lbs (4 kg) must be provided with at least 3.0 ft² (0.28 m²).

(4) Cats over 8.8 lbs (4 kg) must be provided with at least 4.0 ft² (0.37 m²).

(5) Each queen with nursing kittens must be provided with an additional amount of floor space, based on her breed and behavioral characteristics, and in accordance with generally accepted husbandry practices. If the additional amount of floor space for each nursing kitten is equivalent to less than 5 percent of the minimum requirement for the queen, such housing must be approved by a veterinarian.

(6) The minimum floor space required by this section is exclusive of any food or water pans. The litter pan may be considered part of the floor space if properly cleaned and sanitized.

(7) Compatibility. All cats housed in the same primary enclosure must be compatible, as determined by observation. Not more than 12 adult nonconditioned cats may be housed in the same primary enclosure. Queens in heat may not be housed in the same primary enclosure with sexually mature males, except for breeding. Except when maintained in breeding colonies, queens with litters may not be housed in the same primary enclosure with other adult cats, and kittens under 6 months of age may not be housed in the same primary enclosure with adult cats, other than the dam or foster dam. Cats with a vicious or aggressive disposition must be housed separately.

(8) Litter. In all primary enclosures, a receptacle containing sufficient clean litter must be provided to contain excreta and body wastes.

(9) Resting surfaces. Each primary enclosure housing cats must contain a resting surface or surfaces that, in the aggregate, are large enough to hold all the occupants of the primary enclosure at the same time comfortably. The resting surfaces must be elevated, impervious to moisture, and be able to be easily cleaned and sanitized, or easily replaced when soiled or worn. Low resting surfaces that do not allow the space under them to be comfortably occupied by the animal will be counted as part of the floor space.

(c) Additional requirements for dogs.

(1) Space.

(A) Each dog housed in a primary enclosure (including weaned puppies) must be provided a minimum amount of floor space, calculated as follows: Find the mathematical square of the sum of the length of the dog in inches (measured from the tip of its nose to the base of its tail) plus 6 inches; then divide the product by 144. The calculation is: (length of dog in inches + 6) x (length of dog in inches + 6) = required floor space in square inches. Required floor space in inches/144 = required floor space in square feet.

(B) Each bitch with nursing puppies must be provided with an additional amount of floor space, based on her breed and behavioral characteristics, and in accordance with generally accepted husbandry practices as determined by a veterinarian. If the additional amount of floor space for each nursing puppy is less than 5 percent of the minimum requirement for the bitch, such housing must be approved by a veterinarian and documented in the medical records related to each dog.

(C) The interior height of a primary enclosure must be at least 6 inches higher than the head of the tallest dog in the enclosure when it is in a normal standing position.

(2) Compatibility. All dogs housed in the same primary enclosure must be compatible, as determined by observation. Not more than 12 adult nonconditioned dogs may be housed in the same primary enclosure. Bitches in heat may not be housed in the same primary enclosure with sexually mature males, except for

breeding. Except when maintained in breeding colonies, bitches with litters may not be housed in the same primary enclosure with other adult dogs, and puppies under 6 months of age may not be housed in the same primary enclosure with adult dogs, other than the dam or foster dam. Dogs with a vicious or aggressive disposition must be housed separately.

(3) Prohibited means of primary enclosure. Permanent tethering of dogs is prohibited for use as primary enclosure.

(4) Prohibited stacking of primary enclosure. Primary enclosures may not be stacked above three vertical levels.

Source Note: The provisions of this §91.104 adopted to be effective May 1, 2012, 37 TexReg 3075; amended to be effective January 1, 2024, 48 TexReg 8357

[List of Titles](#)

[Back to List](#)

[HOME](#)

[TEXAS REGISTER](#)

[TEXAS ADMINISTRATIVE CODE](#)

[OPEN MEETINGS](#)

Texas Administrative Code

TITLE 16

ECONOMIC REGULATION

PART 4

TEXAS DEPARTMENT OF LICENSING AND REGULATION

CHAPTER 91

DOG OR CAT BREEDERS PROGRAM

RULE §91.109

Standards of Care--Cleaning, Sanitization, Housekeeping, and Pest Control

(a) Cleaning of primary enclosures. Excreta and food waste must be removed from primary enclosures daily, and from under primary enclosures as often as necessary to prevent an excessive accumulation of feces and food waste, to prevent soiling of the dogs or cats contained in the primary enclosures, and to reduce disease hazards, insects, pests and odors. When steam or water is used to clean the primary enclosure, whether by hosing, flushing, or other methods, dogs and cats must be removed, unless the enclosure is large enough to ensure the animals would not be harmed, wetted, or distressed in the process. Standing water must be removed from the primary enclosure and animals in other primary enclosures must be protected from being contaminated with water and other wastes during the cleaning. The pans under primary enclosures with wire or mesh type floors and the ground areas under raised runs with wire or mesh or slatted floors must be cleaned as often as necessary to prevent accumulation of feces and food waste and to reduce disease hazards pests, insects and odors.

(b) Sanitization of primary enclosures and food and water receptacles.

(1) Used primary enclosures and food and water receptacles must be cleaned and sanitized in accordance with this section before they can be used to house, feed, or water another dog or cat, or social grouping of dogs or cats.

(2) Used primary enclosures and food and water receptacles for dogs and cats must be sanitized at least once every 2 weeks using one of the methods prescribed in subsection (b)(3) and more often if necessary to prevent an accumulation of dirt, debris, food waste, excreta, and other disease hazards.

(3) Hard surfaces of primary enclosures and food and water receptacles must be sanitized using one of the following methods:

(A) Live steam under pressure;

(B) Washing with hot water (at least 180° F (82.2° C)) and soap or detergent, as with a mechanical cage washer; or

(C) Washing all soiled surfaces with appropriate detergent solutions and disinfectants, or by using a combination detergent/disinfectant product that accomplishes the same purpose, with a thorough cleaning of the surfaces to remove organic material, so as to remove all organic material and mineral buildup, and to provide sanitization followed by a clean water rinse.

(4) Pens, runs, and outdoor housing areas using material that cannot be sanitized using the methods provided in subsection (b)(3), such as gravel, sand, grass, earth, or absorbent bedding, must be sanitized by removing the contaminated material as necessary to prevent odors, diseases, pests, insects, and vermin infestation.

(c) Housekeeping for premises. Premises where housing facilities are located, including buildings and surrounding grounds, must be kept clean and in good repair to protect the animals from injury, to facilitate the husbandry practices required in this chapter, and to reduce or eliminate breeding and living areas for rodents and other pests and vermin. Premises must be kept free of accumulations of trash, junk, waste products, and discarded matter. Weeds, grasses, and bushes must be controlled so as to facilitate cleaning of the premises and pest control, and to protect the health and well-being of the animals.

(d) Pest control. An effective program for the control of insects, external parasites affecting dogs and cats, and birds and mammals that are pests, must be established and maintained so as to promote the health and well-being of the animals and reduce contamination by pests in animal areas.

Source Note: The provisions of this §91.109 adopted to be effective May 1, 2012, 37 TexReg 3075

[List of Titles](#)

[Back to List](#)

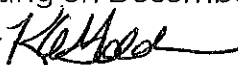
[HOME](#)

[TEXAS REGISTER](#)

[TEXAS ADMINISTRATIVE CODE](#)

[OPEN MEETINGS](#)

STAFF REPORT

TO: Planning Board – Regular Meeting on December 16, 2024
FROM: Kim Golden, P.E., City Engineer 
CC: Doug Kneupper, P.E., Consulting Engineer
DATE: December 11, 2024
RE: 2300 Texas Avenue – Amoco Federal Credit Union – Development Plan

Background: The applicant, Michael Soucy, Adrenaline, LLC, on behalf of AMOCO Federal Credit Union, is proposing an expansion and renovation of the existing Motor Annex Building which is a drive-thru and walk-up banking center located at 2300 Texas Ave. Shield Engineering Group, Fort Worth, TX prepared the development plan drawings.

The proposed scope will add 1,200 sft to the existing Motor Annex Building and rework the building entry with new steps, ramps and handrails. The motor annex building will have two additions added onto the existing building, one on the main entrance and one to the west façade facing 24th street. The interior of the motor annex will mostly be demolished and the interior renovated to their new brand standards. The renovation will include all MEP systems, flooring, ceiling, and other finishes. New office glass partitions will be installed alongside modern furniture.

The parking lot to the south of the building will be repaved, new exterior signage will be installed around the motor annex building. No changes to the existing driveway configuration. The traffic pattern will remain consistent with existing.

The 5 drive-thru lanes on the north side are being demolished, and three new islands are being repoured to house ATMs for drive through banking. This will reduce the number of drive-thru lanes to seven (7) from the existing ten (10).

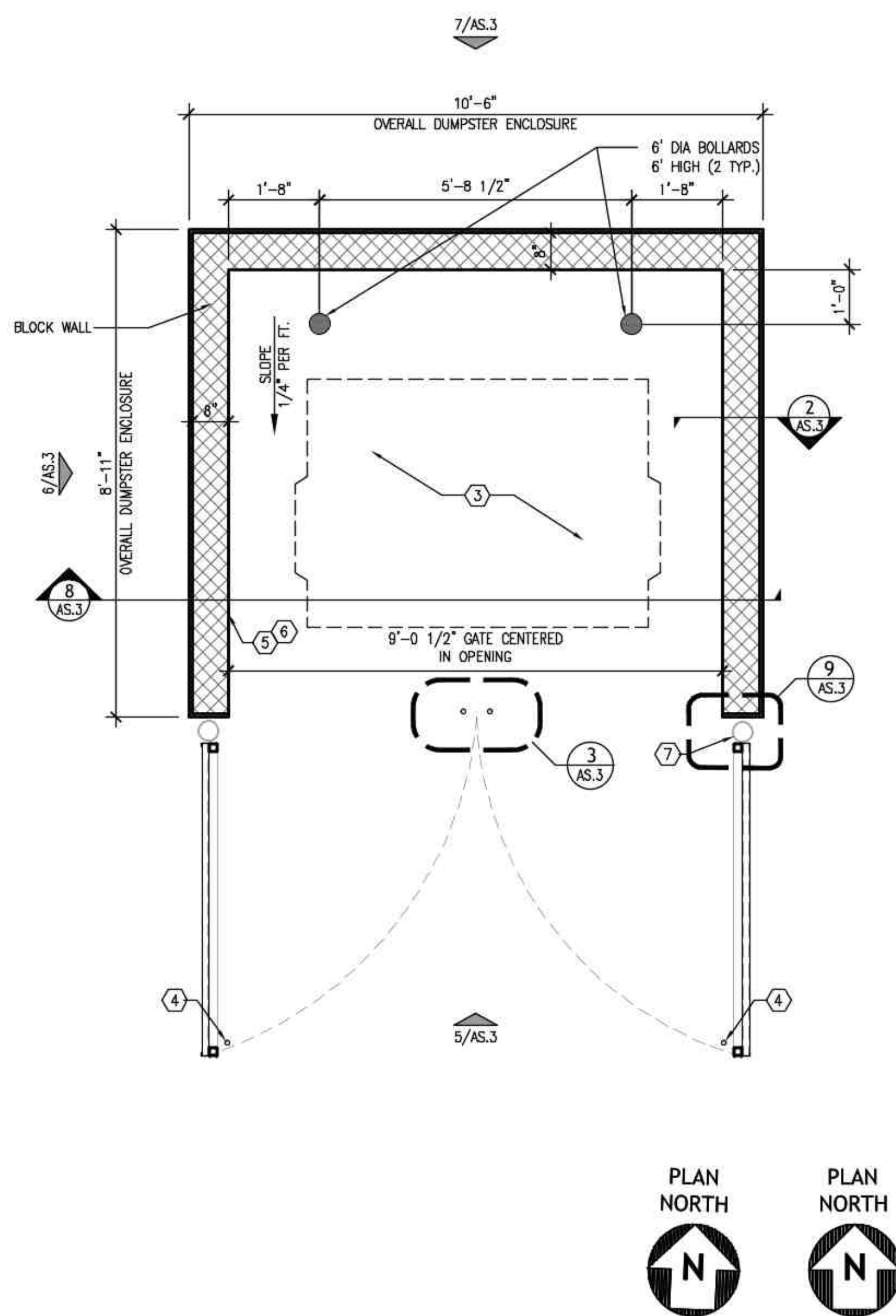
Improvements will also include the addition of a masonry dumpster enclosure at the location of the existing dumpsters.

The existing east parking lot across 23rd Street is not currently compliant with the requirements of the Gateway Overlay District because it lacks landscaping. AMOCO has agreed to add the necessary landscaping to the site as part of the project and will provide plans within 90 days.

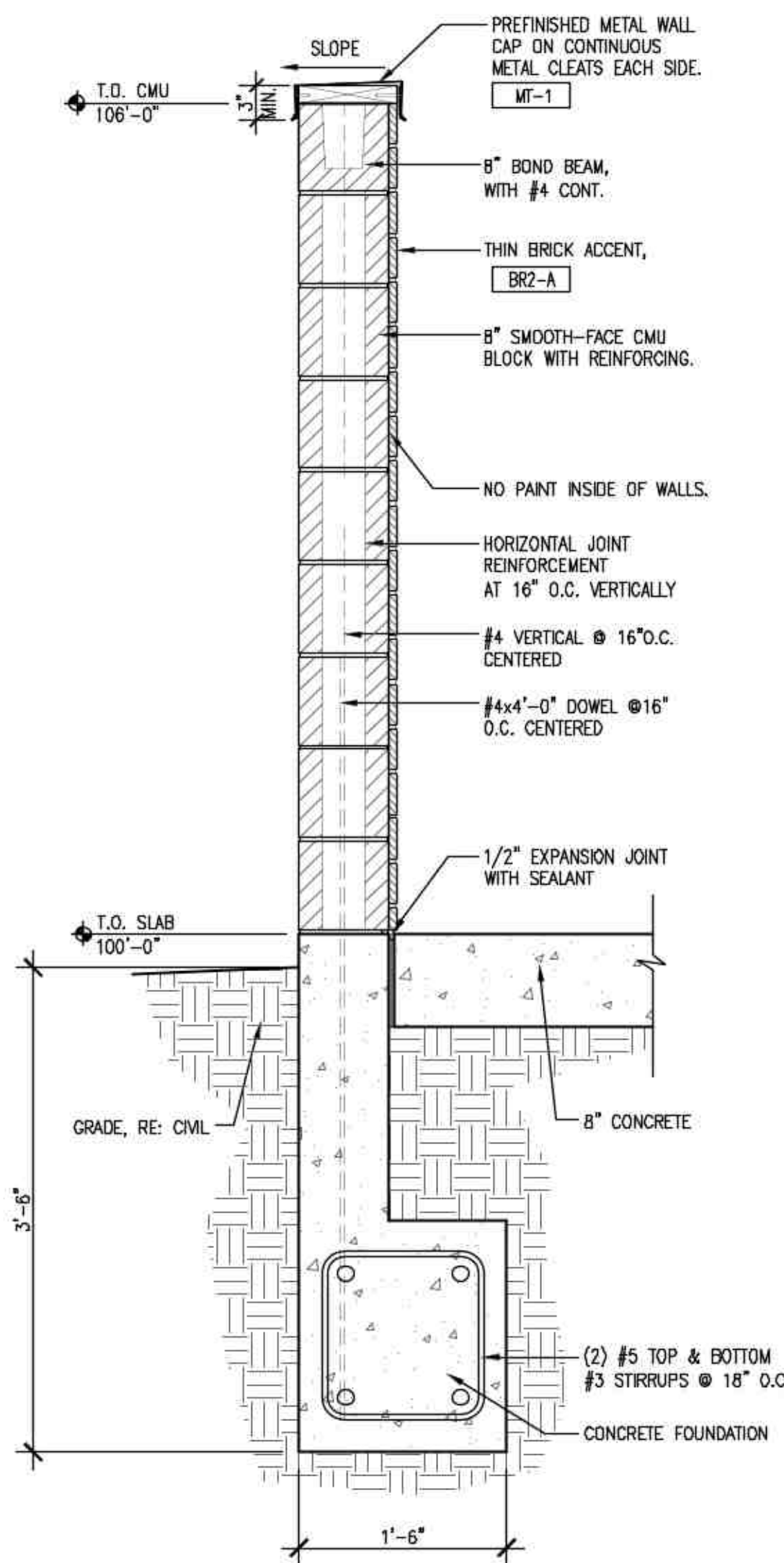
Requested Action: Applicant requests approval of a Development Plan for the expansion and renovation of the Motor Annex Building and parking lot improvements.

Staff Review and Recommendation: The proposed project does not change the principal use of the site and is not expected to have any impact on the existing traffic to or from the site. Staff have no objection to approval of the development plan upon

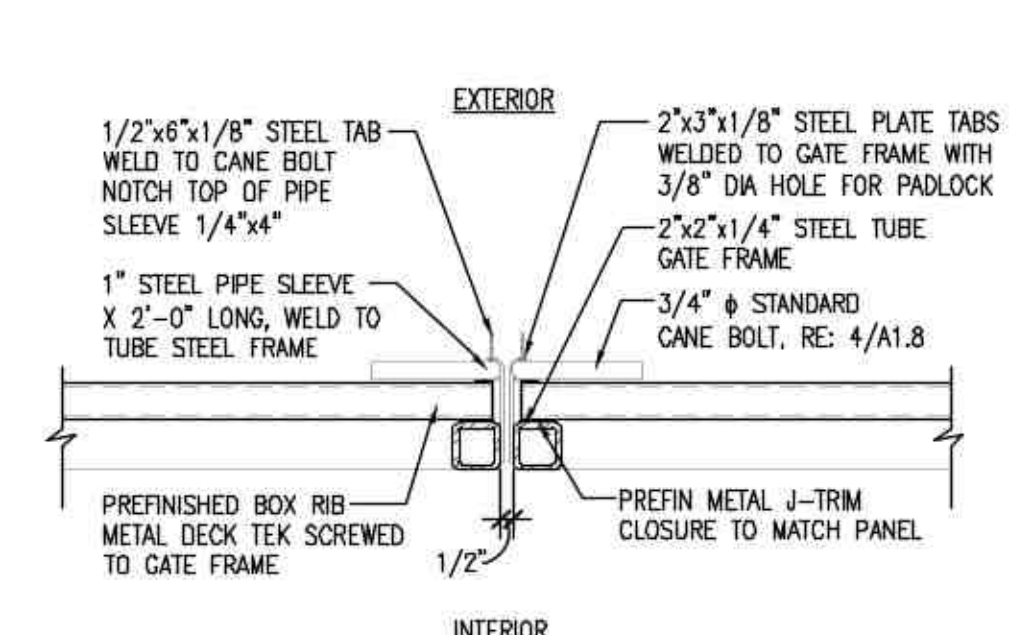
condition that landscaping plans for the east parking lot be received within 90 days and the additional landscaping improvements completed before issuance of a certificate of occupancy. AMOCO's engineers indicate these conditions are acceptable to AMOCO, which will be able to proceed with permitting for the building renovations.



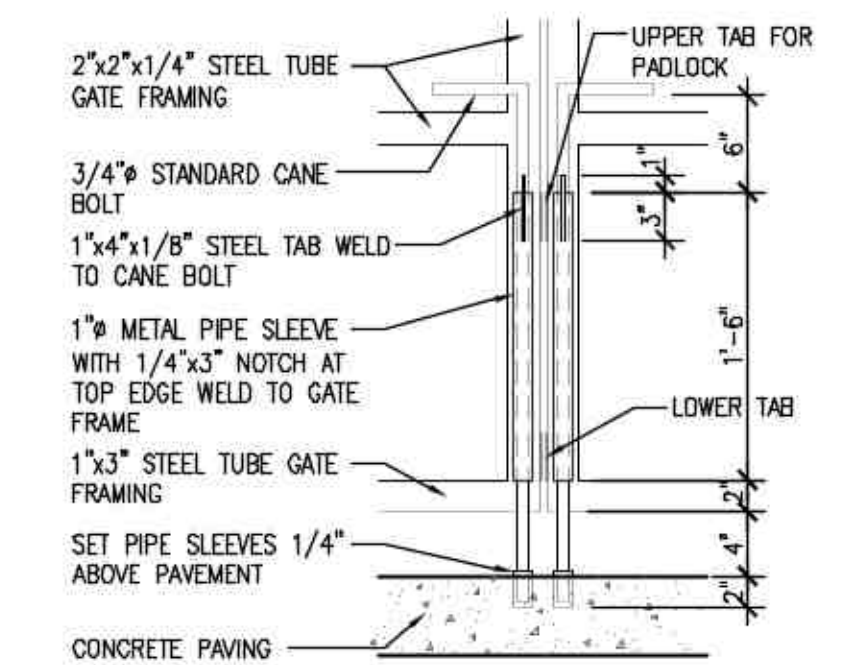
ENLARGED DUMPSTER ENCLOSURE PLAN
1/2" = 1'-0"



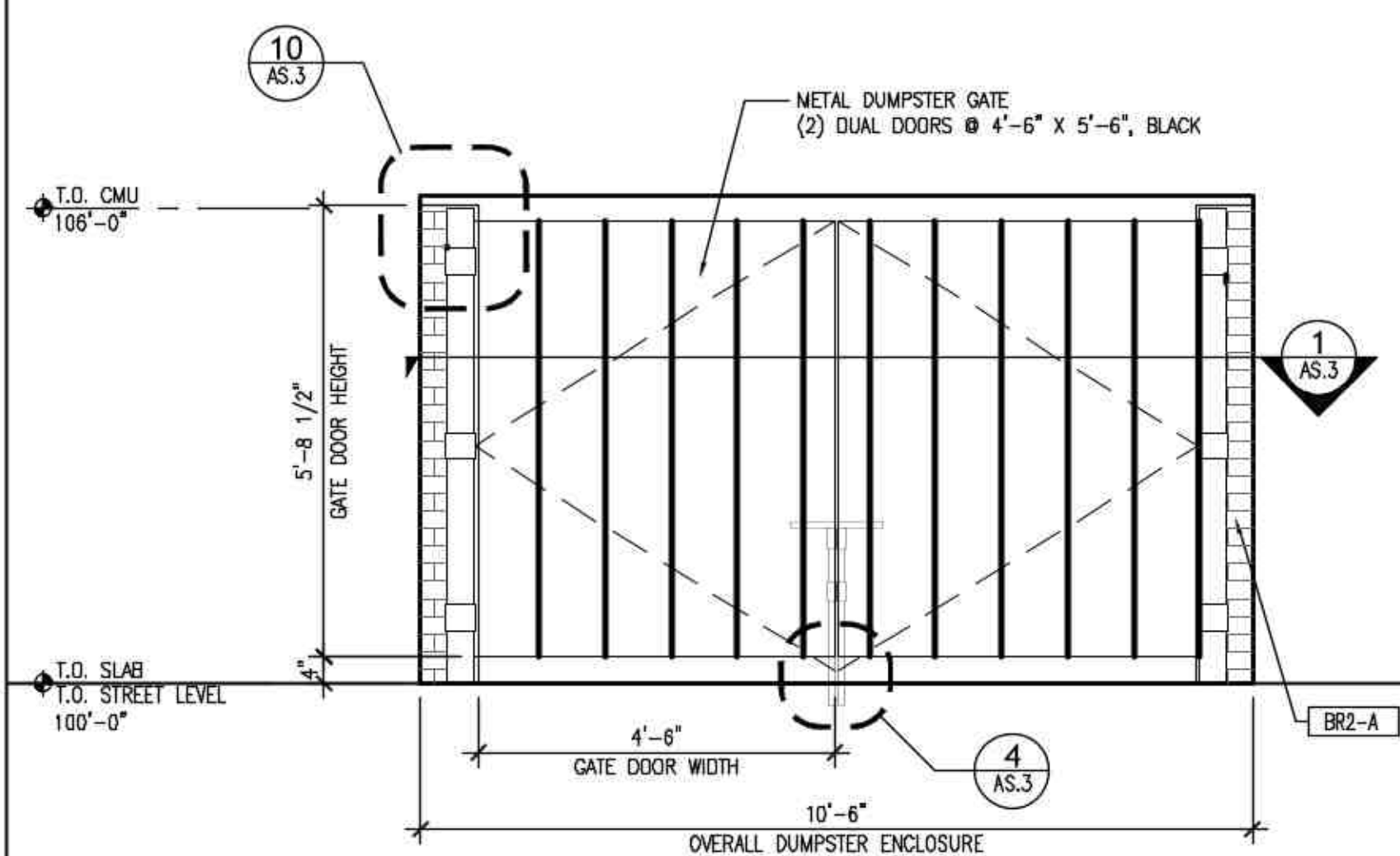
DUMPSTER WALL ENCLOSURE SECTION DETAIL
1" = 1'-0"



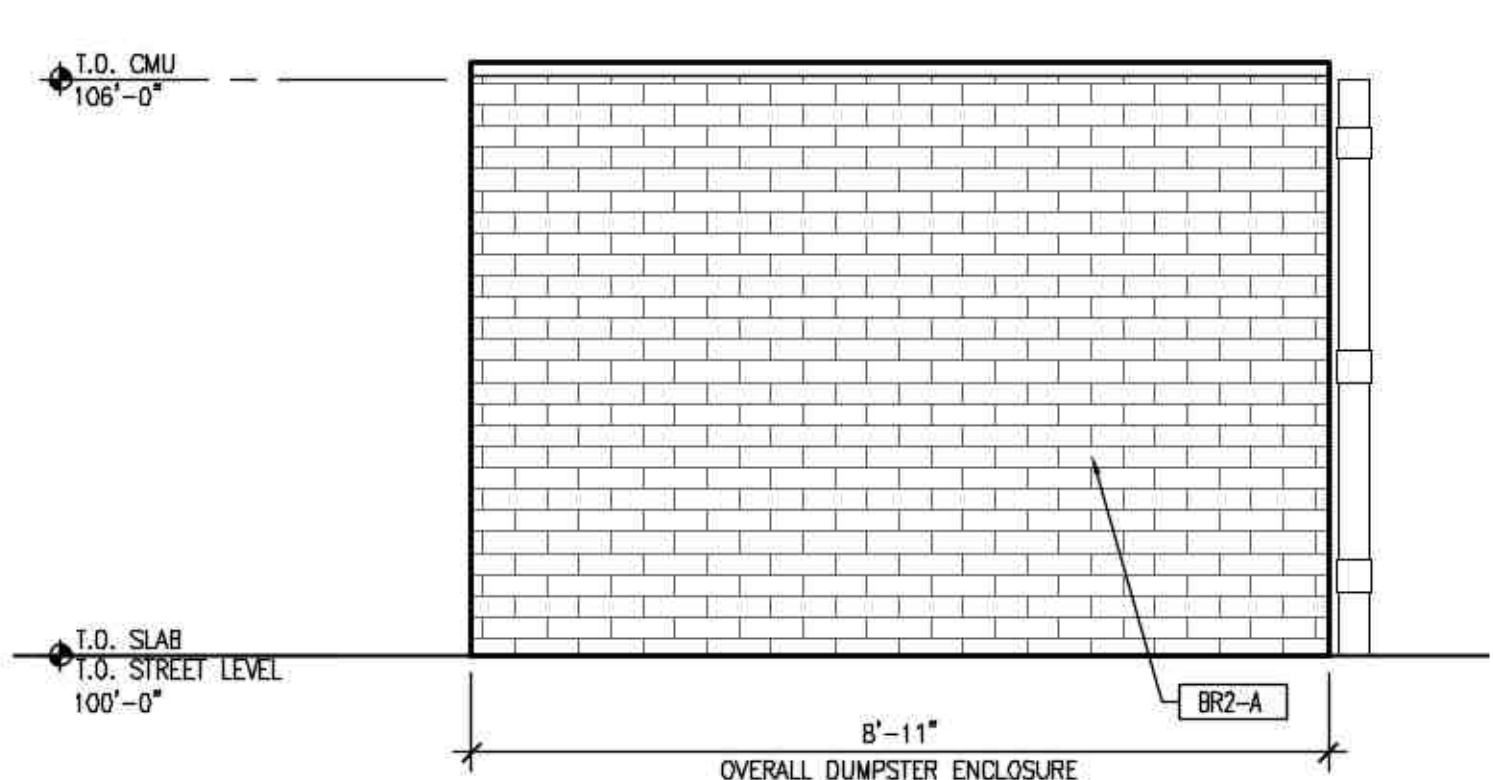
PLAN SECTION AT CANE BOLT
1-1/2" = 1'-0"



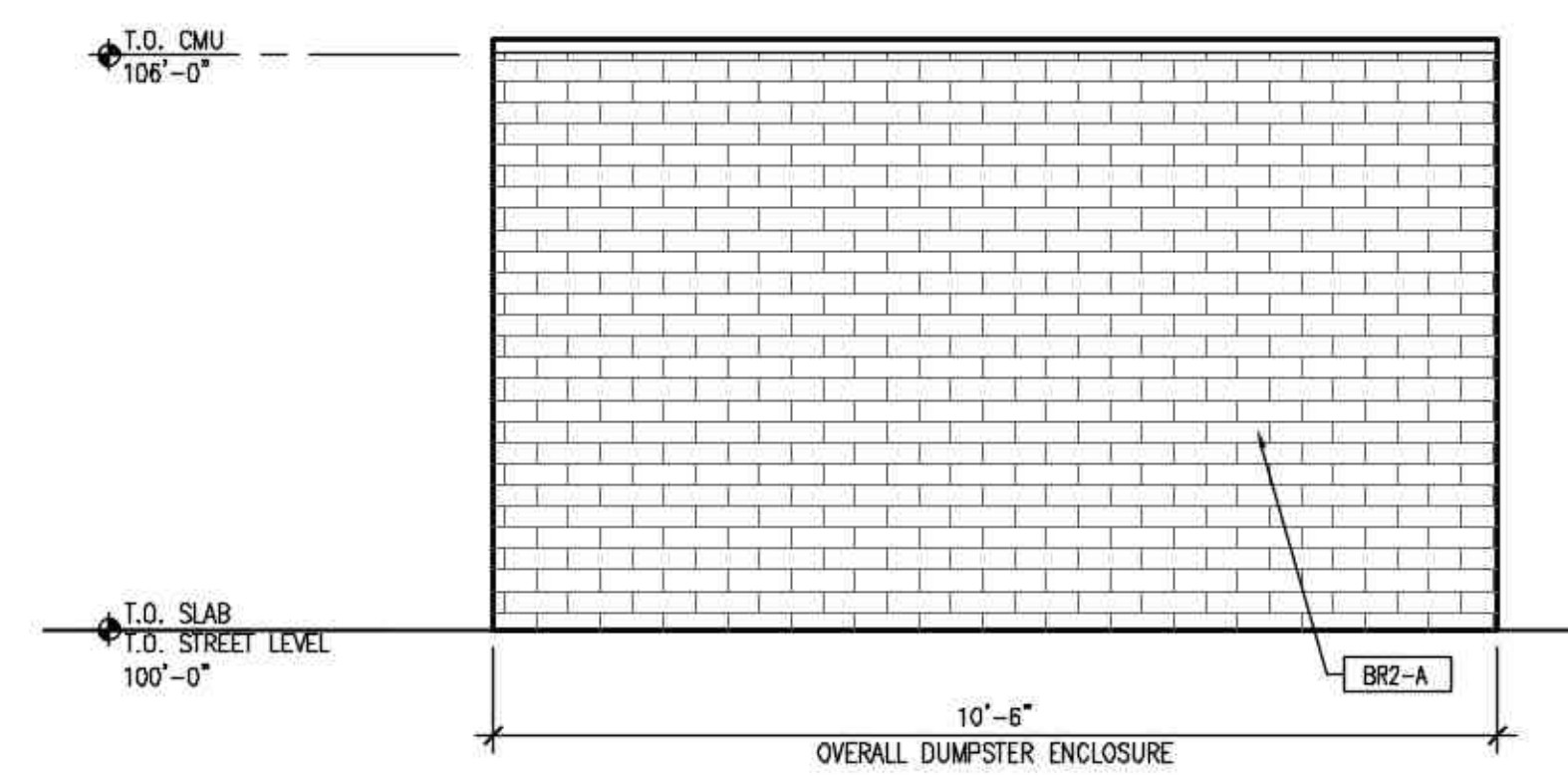
CANE BOLT DETAIL
1" = 1'-0"



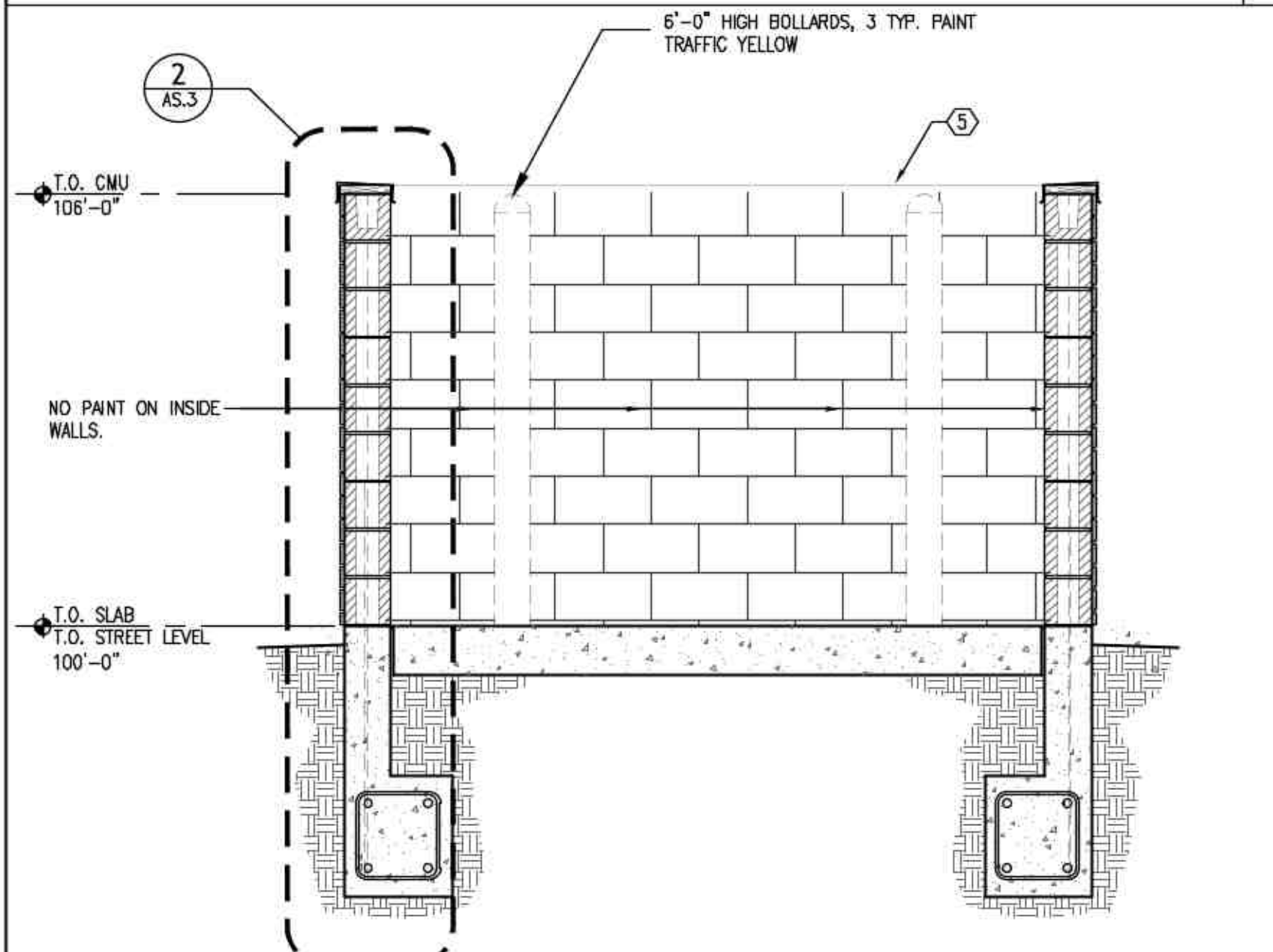
DUMPSTER FRONT ELEVATION
1/2" = 1'-0"



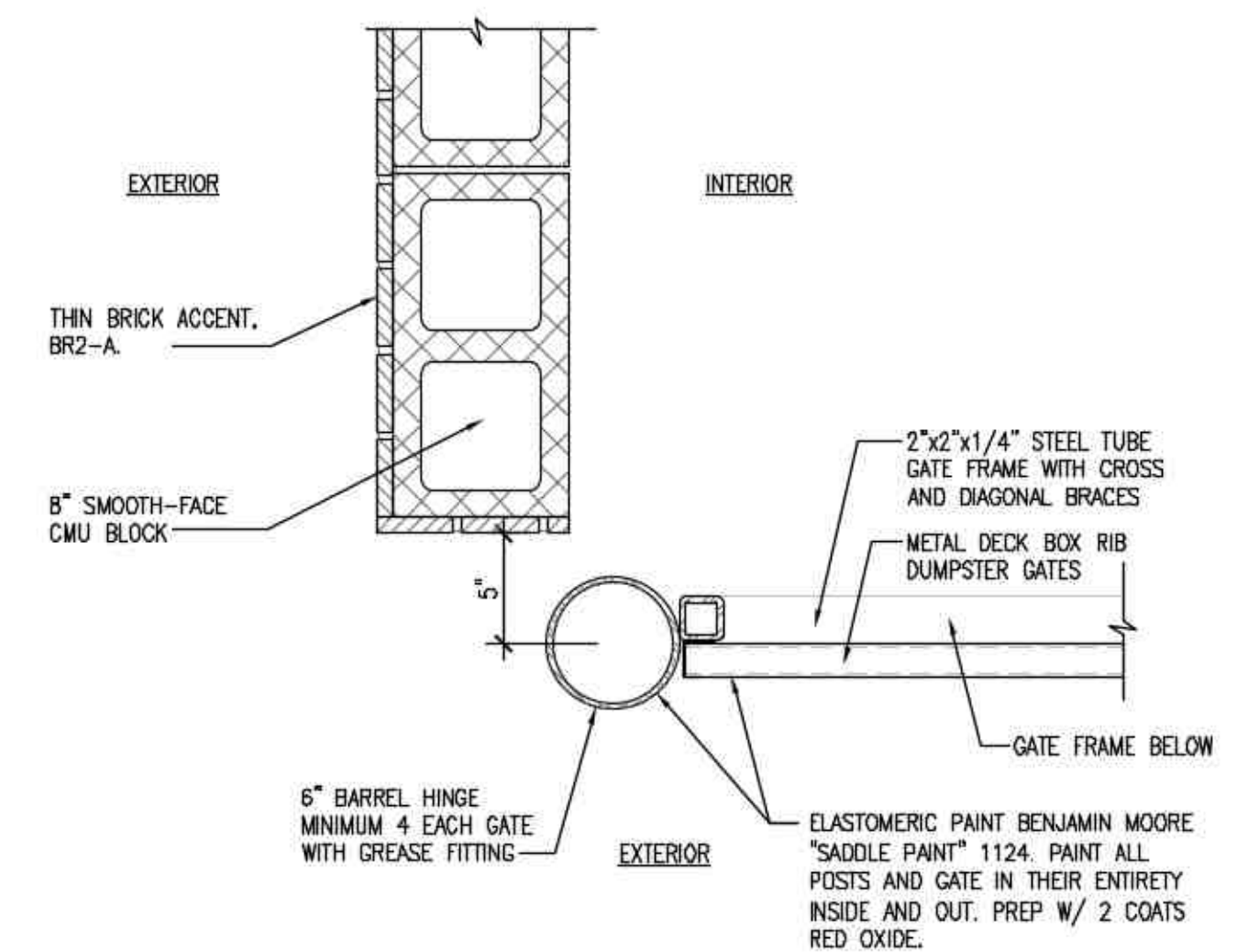
DUMPSTER SIDE ELEVATION
1/2" = 1'-0"



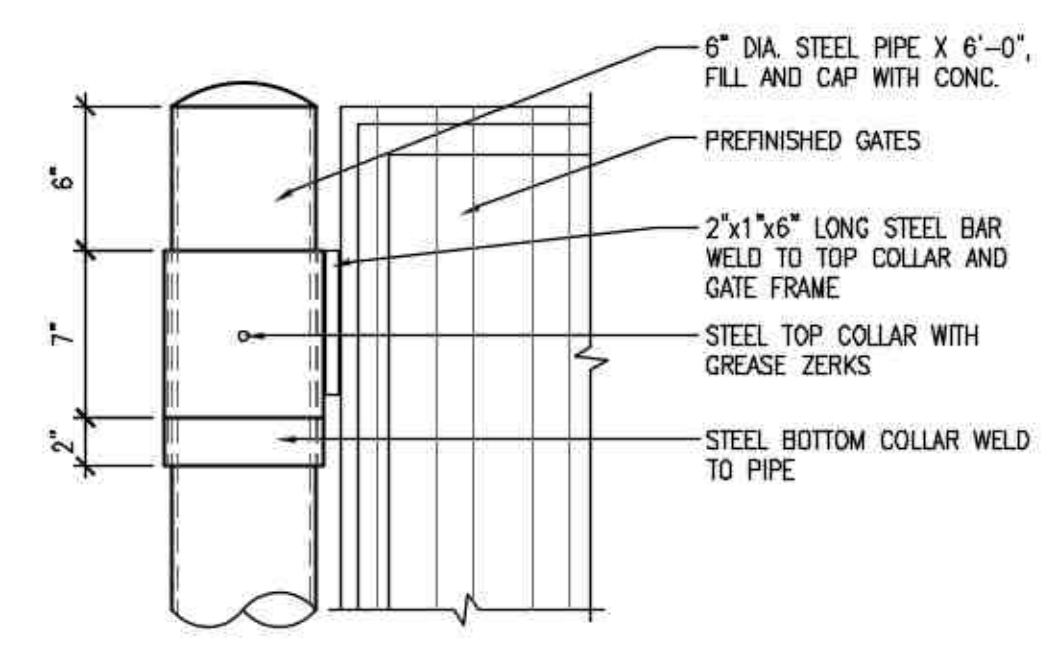
DUMPSTER BACK ELEVATION
1/2" = 1'-0"



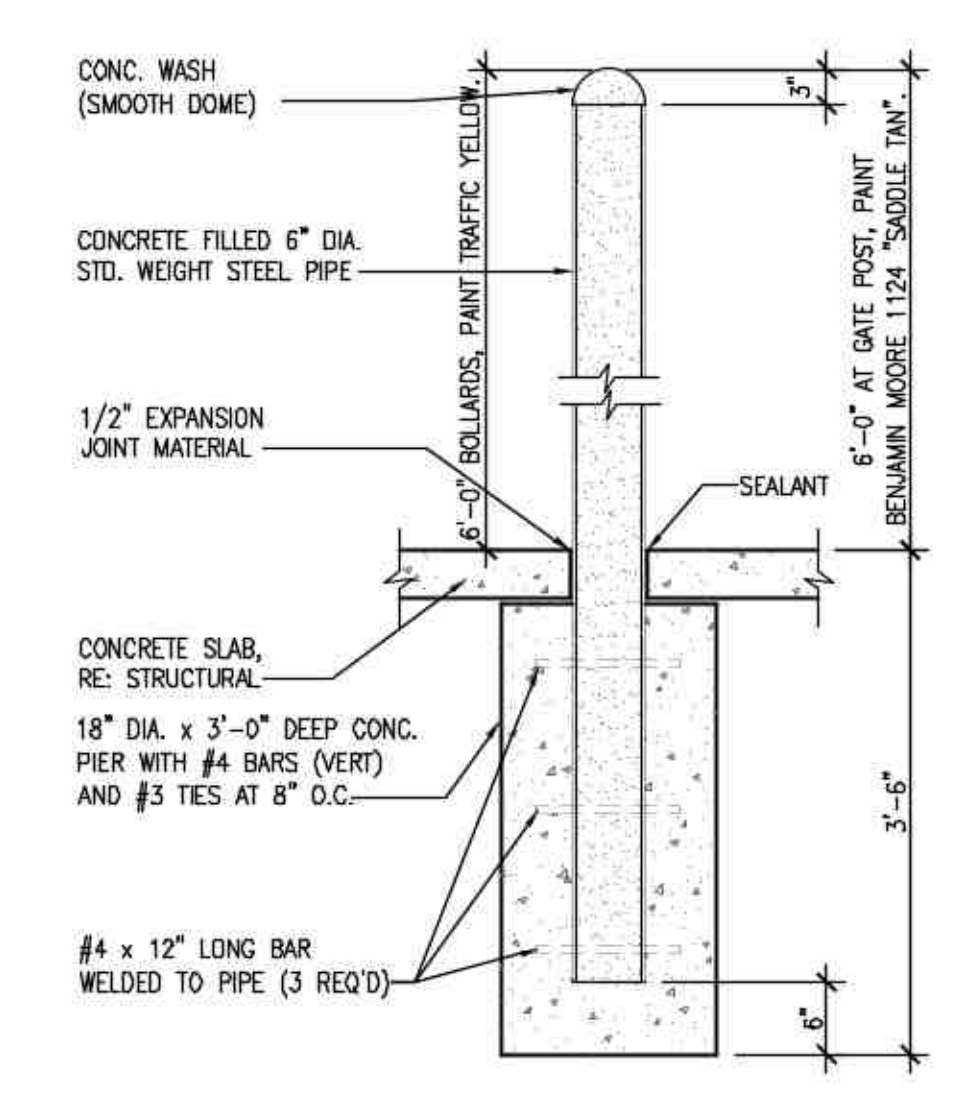
SECTION THRU @ DUMPSTER
1/2" = 1'-0"



GATE HINGE DETAIL
1-1/2" = 1'-0"



GATE HINGE DETAIL
1-1/2" = 1'-0"



GATE POST / BOLLARD DETAIL
3/4" = 1'-0"

GENERAL NOTES

- SITE PLAN IS REFERENCE ONLY. GENERAL CONTRACTOR TO VISIT SITE. CALL ARCHITECT IMMEDIATELY IF THERE ARE ANY DISCREPANCIES.
- ALL DIMENSIONS ARE TO BE FIELD VERIFIED.
- NEW CONCRETE CURBS TO HAVE CORRECT STANDARD CONCRETE CURB REBAR REINFORCEMENT.

GENERAL NOTES

- ALL EXTERIOR FINISHES, RE: A2.0 EXTERIOR ELEVATIONS AND FINISH SCHEDULE.

KEY NOTES:

- METAL DECK BOX RIB DUMPSTER GATES
- PIPE BOLLARD, RE: 11/AS.3.
- DUMPSTER BY OTHERS
- 1" PIPE SLEEVES x 2" DEPTH SET SLEEVE 1/4" ABOVE PAVEMENT. CORE DRILL AND SET AFTER GATES ARE INSTALLED, RE: 3/AS.3
- METAL CAP, MT-1.
- CMU BLOCK WALL
- GATE POST, RE: 10/AS.3
- THIN BRICK, BR2-A.
- CMU BLOCK INSIDE ENCLOSURE TO RECEIVE NO FINISH U.N.O.
- POWERED GENERATOR, RE: ELECTRICAL.

EXTERIOR

BR2-A	BRICK ACCENT - MODULAR / FERN CREEK
BR-1	RECLAIMED BRICK
BR2-B	BRICK ACCENT - GLACIER WHITE / MODULAR SIZE / SMOOTH TEXTURE
EF-1	EFIS - GENERAL - DIVINE WHITE SW6105
MT-1	METAL FLASHING ROOF TRIM - GRAY
MT-2	METAL FLASHING ROOF TRIM - BLACK
AW-1	METAL AWNING - MATTE BLACK
AW-2	METAL AWNING - MATTE BLACK
PT-5	EXTERIOR PAINT - BLACK MAGIC 6991



ADRENALINE
195 NEW HAMPSHIRE AVE., SUITE 115
PORTSMOUTH, NH 03801
ADRENALINEAGENCY.COM



08/29/2024
ISSUE FOR PERMIT

AMOCO FEDERAL CREDIT UNION
2300 Texas Avenue
Texas City, TX 77590
CLIENT: Adrenaline
195 New Hampshire Ave., Suite 115
Portsmouth, NH 03801



DATE	DESCRIPTION
08/29/24	DC REVIEW SET
08/29/24	PERMIT SET

DATE	DESCRIPTION

SHEET TITLE:
DUMPSTER ENCLOSURE PLAN AND DETAILS

SHEET NUMBER:
AS.3

PROJECT NUMBER:
ADR24007

ROOM FINISH SCHEDULE

NUMBER	ROOM	NAME	FINISH	FLOOR	PLAN NORTH	PLAN SOUTH	WALL FINISH	PLAN WEST	NOTES	WALL BASE	CEILING FINISH	HEIGHT	NOTES	
100	VESTIBULE		LVT-1		PT-2	PT-2	PT-2	PT-2		WB-1	GYP-1	12'-0"	30"x30" CEILING ACCESS PANEL, REFER TO REFLECTED CLG. PLAN	
101	LOBBY		LVT-1		PT-2	PT-2	PT-2 / PL-2 / WC-3 / LS	PT-2 / WC-2			WB-1	ACT-1	10'-0"	
102	OFFICE 1		CPT-1		PT-3 / STOREFRONT	PT-3	PT-3 / STOREFRONT	PT-3			WB-1	ACT-1	10'-0"	
103	OFFICE 2		CPT-1		PT-3 / STOREFRONT	PT-3	PT-3 / STOREFRONT	PT-3			WB-1	ACT-1	10'-0"	
104	HOSPITALITY LOBBY		CPT-1		PT-2 / STOREFRONT	WC-2	WC-2			SEE INTERIOR ELEVATIONS	WB-1	WCT-1 / GYP. BD. / ACT-1	10'-0" / 10'-6"	REFER TO REFLECTED CEILING PLAN FOR FURTHER INFORMATION.
105	OFFICE 3		CPT-1		PT-3 / STOREFRONT	PT-3 / STOREFRONT	PT-3 / STOREFRONT	PT-3			WB-1	ACT-1	9'-0"	
106	OFFICE 4		CPT-1		PT-3 / STOREFRONT	PT-3 / STOREFRONT	PT-3 / STOREFRONT	PT-3			WB-1	ACT-1	9'-0"	
107	ELEC. / MECH. ROOM		EXIST.		EXISTING TO REMAIN	EXIST.	EXIST.	EXIST.			WB-1	EXIST.	-	
108	MEN'S RESTROOM		TL-2		TL-1/PT-2	TL-1/PT-2	TL-1/PT-2	TL-1/PT-2			WB-1	GYP-1	8'-0"	
109	CORRIDOR 1		LVT-1		PT-2	-	-	PT-2 / STOREFRONT			WB-1	ACT-1	10'-0"	
110	JANITOR'S CLOSET		LVT-1		PT-2	PT-2 / FRP-1	PT-2 / FRP-1	PT-2			WB-1	ACT-1	8'-6"	
111	WOMEN'S RESTROOM		TL-2		TL-1/PT-2	TL-1/PT-2	TL-1/PT-2	TL-1/PT-2		SEE ENLARGED PLANS & ELEVATIONS, A1.6	WB-1	GYP-1	8'-0"	
112	EMPLOYEE RESTROOM		TL-2	TL-1/PT-2	TL-1/PT-2	TL-1/PT-2	TL-1/PT-2		SEE ENLARGED PLANS & ELEVATIONS, A1.6	WB-1	GYP-1	8'-0"		
113	IT ROOM		LVT-1	PT-2	PT-2	PT-2	PT-2			WB-1	ACT-4	8'-6"		
114	STORAGE		LVT-1	EXIST.	EXIST.	EXIST.	EXIST.			WB-1	EXIST.	-		
115	EMPLOYEE BREAKROOM		LVT-1	PT-2	PT-2	PT-2	PT-2			WB-1/WB-2	ACT-4	8'-6"		
116	WELLNESS ROOM		LVT-1	PT-2	PT-2	WC-2 / L-5	PT-2			WB-1	ACT-4	8'-6"		
117	WORKROOM		CPT-2	PT-2	PT-2	PT-2	PT-4			WB-1	ACT-1 / EXIST. GYP. BD.	9'-0" / EXIST. 6'-10" SOFFIT		
118	TELLER POO		LVT-1	PT-4	-	-	PT-2			WB-1	ACT-1 / GYP. BD.	10'-0" / 10'-6"	DOOR & FRAME TO RECEIVE PT-4 ON NORTH WALL.	
119	SAFE DEPOSIT		CPT-2	PT-2	PT-2	PT-2	PT-2			WB-1	ACT-2	8'-6"		
120	OFFICE 5		CPT-1	PT-3	PT-3	PT-3	PT-3 / STOREFRONT			WB-1	ACT-1	10'-0"		

FINISH SCHEDULE

TAG	ITEM	MANUFACTURER/CONTACT	PRODUCT	FINISH/COLOR	SIZE	LOCATION	NOTES
FLOOR							
CPT-1	CARPET TILE - FULLY BARKED MARSH	INTERFACE / JILL ALBERS / JILLALBERS@INTERFACE.COM	FLOOR-TUFTED SHEARED	INSTALL: MONOLITHIC / FULLY BARKED MARSH	20" X 20"	SEE FLOOR FINISH PLAN	SCHLUTER FLOOR TRANSITION STRIP AS NEEDED. SEE SC-1 BELOW.
CPT-2	CARPET TILE - CHARCOAL STITCH	INTERFACE / JILL ALBERS / JILLALBERS@INTERFACE.COM	WORLD WOMEN COLLECTION - STITCH IN TIME	INSTALL: ASHLAR / CHARCOAL STITCH	10" X 40"	SEE FLOOR FINISH PLAN	SCHLUTER FLOOR TRANSITION STRIP AS NEEDED. SEE SC-1 BELOW.
LVT-1	LUXURY VINYL TILE - DELANDO-SHELL	ARMSTRONG / EMILY MCBRIDE / EMCBRIDE@ARMSTRONGFLOORING.COM	NATURAL CREATIONS WITH DIAMOND 10 COLLECTION	INSTALL: ASHLAR / DELANDO-SHELL	12" X 24"	SEE FLOOR FINISH PLAN	SCHLUTER FLOOR TRANSITION STRIP AS NEEDED. SEE SC-1 BELOW.
TL-2	PORCELAIN TILE - COLORI HEX6BLU	WAYNE TILE	COLORI HEX6BLU	COLORI HEX6BLU - MATTE	6"	SEE FLOOR FINISH PLAN	SCHLUTER WALL TO FLOOR TRANSITION STRIP. SEE SC-1 BELOW. GROUT: LATCRETE #91 - SLATE GREY

BASE

WB-1	WALL BASE - #32 PEBBLE	JOHNSONITE	JOHNSONITE WALL BASE	PROFILE: REVEAL / #32 PEBBLE	4"	SEE INTERIOR ELEVATIONS	TOELESS AT CARPET, COVE AT HARD FLOORING
WB-2	WALL BASE - #63 BURNT UMBER	JOHNSONITE	JOHNSONITE BASEWORKS, TOELESS	#63 BURNT UMBER	4"	SEE INTERIOR ELEVATIONS	

WALL(S) FINISHES

WC-1	WALL COVERING - SONORA CARBON / GOH 13800871	WOLF GORDON / CINDY CEDRONE / CINDY.CEDRONE@WOLFGORDON.COM	PVC FREE CONTRACT WALLCOVERING	SONORA CARBON / GOH 13800871	-	SEE INTERIOR ELEVATIONS	J-CAP/4-CHANNEL AT OUTSIDE CORNERS. SEE JC-1 BELOW.
WC-2	WALL COVERING - EARNEST / A222-10	KOROSEAL INTERIOR	ADELE - VINYL	EARNEST / A222-10	-	SEE INTERIOR ELEVATIONS	J-CAP/4-CHANNEL AT OUTSIDE CORNERS. SEE JC-1 BELOW.
WC-3	WALL COVERING - GALAXY / 1959BN	MDC INTERIOR SOLUTIONS	BIANCO - METALLIZED POLYESTER FILM LAMINATE	GALAXY / 1959BN	-	SEE INTERIOR ELEVATIONS	J-CAP/4-CHANNEL AT OUTSIDE CORNERS. SEE JC-1 BELOW.
TL-1	WALL TILE - BOND EXCALIBUR, MATTE	TILEBAR	THE BOND COLLECTION - EXCALIBUR	INSTALL: VERTICAL STACK / BOND EXCALIBUR, MATTE	12" X 24"	SEE INTERIOR ELEVATIONS	GROUT: LATCRETE, #89 SMOKE GREY / SCHLUTER WALL TO FLOOR TRANSITION STRIP
FRP-1	WHITE FRP - WHITE HP-100	MARLITE	SMOOTH TEXTURE	COLOR: WHITE HP-100	-	PREP AREA/JANITOR'S CLOSET	SEE INTERIOR ELEVATIONS
L-5	INDICATES LOCATION WHERE LEVEL 5 FINISH IS REQUIRED						

CEILING

GYP-1	GYP/SM BOARD CEILING - PAINT PT-1	-	5/8" GYP. BD. CEILING ON METAL STUDS	PAINT PT-1	-	REFERENCE REFLECTED CEILING PLAN	
ACT-1	ACOUSTICAL TILE 24" X 24"	ARMSTRONG	REGULAR TILES, SMOOTH APPEARANCE / NO FISSURES	WHITE TILE & GRID (SUSPENSION SYSTEM: 9/16" OR EQUIV.)	24" X 24" GRID	REFERENCE REFLECTED CEILING PLAN	NRC AT LEAST .7 / CAC AT LEAST 35
ACT-2	ACOUSTICAL TILE 24" X 48"	ARMSTRONG	REGULAR TILES, SMOOTH APPEARANCE / NO FISSURES	WHITE TILE & GRID (SUSPENSION SYSTEM: 9/16" OR EQUIV.)	24" X 48" GRID	REFERENCE REFLECTED CEILING PLAN	NRC AT LEAST .7 / CAC AT LEAST 35
ACT-4	ACOUSTICAL TILE 24" X 48" / BACK OF HOUSE	ARMSTRONG	LAY IN TILES, SMOOTH APPEARANCE / NO FISSURES	WHITE TILE & GRID (SUSPENSION SYSTEM: 15/16" OR EQUIV.)	24" X 48" GRID	REFERENCE REFLECTED CEILING PLAN	NRC AT LEAST .7 / CAC AT LEAST 35
WCT-1	WOOD CEILING PLANKS - NATURAL VARIATIONS OAK / PERFORATION: W1	ARMSTRONG	WOODWORKS LINEAR VENEERED PLANKS, 4.5" WIDE	COLOR: NATURAL VARIATIONS OAK / PERFORATION: W1	LENGTHS AS INDICATED ON REFLECTED CEILING PLAN	REFERENCE REFLECTED CEILING PLAN	
PT-1	CEILING PAINT - MOUNTAINSCAPE 870	BENJAMIN MOORE	MOUNTAINSCAPE 870	EGGSHELL / MOUNTAINSCAPE 870	-		

WALL PAINT

PT-2	GENERAL PAINT - OYSTERSHELL 864	BENJAMIN MOORE	OYSTERSHELL 864	EGGSHELL / OYSTERSHELL 864	-	SEE INTERIOR ELEVATIONS	
PT-3	ACCENT PAINT - PARADINO 717	BENJAMIN MOORE	PARADINO 717	EGGSHELL / PARADINO 717	-	SEE INTERIOR ELEVATIONS	
PT-4	ACCENT PAINT - SUMMER NIGHTS 777	BENJAMIN MOORE	SUMMER NIGHTS 777	EGGSHELL / SUMMER NIGHTS 777	-	SEE INTERIOR ELEVATIONS	

MILLWORK COUNTERTOP - FOR REFERENCE ONLY

SS-1	SOLID SURFACE - MONTE AMIATA 9911SS	WILSONART REP: MICHELLE O'CONNOR / MICHELLE.OCONNOR@WILSONART.COM	1/2" X 60" WIDE SHEET - SOLID SURFACE	COLOR: MONTE AMIATA 9911SS	-		SEE MILLWORK DRAWINGS
------	-------------------------------------	---	---------------------------------------	----------------------------	---	--	-----------------------

MILLWORK PLASTIC LAMINATE - FOR REFERENCE ONLY

PL-1	PLASTIC LAMINATE - COLOMBIAN WALNUT, 7943K-07	WILSONART REP: MICHELLE O'CONNOR / MICHELLE.OCONNOR@WILSONART.COM	TEXTURED GLOSS FINISH WITH AEOH	COLOR: COLOMBIAN WALNUT, 7943K-07	-		SEE MILLWORK DRAWINGS
PL-2	PLASTIC LAMINATE - NATURAL RECON, 7996-38	WILSONART REP: MICHELLE O'CONNOR / MICHELLE.OCONNOR@WILSONART.COM	FINE VELVET TEXTURE FINISH	COLOR: NATURAL RECON, 7996-38	-		SEE MILLWORK DRAWINGS

TRANSITIONS

SC-1	CARPET/TILE TRANSITION STRIP	SCHLUTER SCHIENE STRIP	SCHLUTER SYSTEMS	FINISH: ANODIZED ALUMINUM	-	-	SEE FLOOR TRANSITION DETAILS. TO BE USED IN RESTROOMS WITH CERAMIC TILE WALL FINISH.
JC-1	WALL COVERINGS/OUTSIDE CORNERS	ORANGE ALUMINUM	J-CAP TRIM EDGE (OR SIMILAR)	FINISH: ANODIZED ALUMINUM	-	-	

SHADES

SH-1	SOLAR SHADES - OYSTER/PEARL GRAY, 5% OPEN	SHADE STORE	-	COLOR: OYSTER/PEARL GRAY, 5% OPEN	-	-	*MOTORIZED, SEE NOTED & FINISH PLAN.
------	---	-------------	---	-----------------------------------	---	---	--------------------------------------

EXTERIOR

BR2-A	BRICK ACCENT - MODULAR / FERN CREEK	RAGLAND CLAY PRODUCTS, LLC	CONSOLIDATED BRICK	MODULAR / FERN CREEK	3.625"W X 2.25"H X 7.625"L	SEE EXTERIOR ELEVATIONS	
RB-1	RECLAIMED BRICK	-	CONSOLIDATED BRICK	-	-	SEE EXTERIOR ELEVATIONS	EXISTING BRICK OF FRONT FACADE.
BR2-B	BRICK ACCENT - GLACIER WHITE / MODULAR SIZE / SMOOTH TEXTURE	ACME	GLACIER WHITE - MODULAR SIZE	GLACIER WHITE / MODULAR SIZE / SMOOTH TEXTURE	3.625"W X 2.25"H X 7.625"L	SEE EXTERIOR ELEVATIONS	
STCO-1	STUCCO - GENERAL - DIVINE WHITE SW6105	SHERWIN WILLIAMS	DIVINE WHITE SW6105	EXTERIOR PAINT / DIVINE WHITE SW6105 / SAND FINISH	-	SEE EXTERIOR ELEVATIONS	
MT-1	METAL FLASHING ROOF TRIM - GRAY	-	ROLLED STEEL	COLOR: GRAY	-	SEE EXTERIOR ELEVATIONS	
MT-2	METAL FLASHING ROOF TRIM - BLACK	-	ROLLED STEEL	COLOR: BLACK	-	SEE EXTERIOR ELEVATIONS	
AW-1	METAL AWNING - MATTE BLACK	ARCHITECTURAL FABRICATION	PERFORATED METAL PANEL	COLOR: MATTE BLACK	-	SEE EXTERIOR ELEVATIONS	
AW-2	METAL AWNING - MATTE BLACK	ARCHITECTURAL FABRICATION	TITAN CANOPY	COLOR: MATTE BLACK	4' X 16'-11-3/8" X 4" FIELD VERIFY	SEE EXTERIOR ELEVATIONS	SMALL GUTTER ATTACHED TO FRONT FASCIA.
PT-5	EXTERIOR PAINT - BLACK MAGIC 6991	SHERWIN WILLIAMS	BLACK MAGIC 6991	EXTERIOR PAINT / BLACK MAGIC 6991	-	SEE EXTERIOR ELEVATIONS & REFLECTED CEILING PLAN	



09/11/2024
ISSUE FOR PERMIT

AMOCO FEDERAL CREDIT UNION
2300 Texas Avenue
Texas City, TX 77590
CLIENT: Adrenaline
195 New Hampshire Ave., Suite 115
Portsmouth, NH 03801



DATE	DESCRIPTION
08/09/24	DC REVIEW SET
08/09/24	PERMIT SET

DATE	DESCRIPTION
08/19/2024	RFI RESPONSES

SHEET TITLE:
FLOOR FINISH & FINISH SCHEDULES

SHEET NUMBER:
A1.5

PROJECT NUMBER:
ADR24007

Exterior Elevation: Dumpster Enclosure



METAL DUMPSTER GATE - G1
(2) Dual Doors @ 4'6" x 5'6"
Black standing seam or similar



STAFF REPORT

To: Planning Board – Regular Meeting on December 16, 2024

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

CC: Doug Kneupper, P.E., Consulting Engineer

Date: December 10, 2024

Re: Heron's Landing, Section 4 – Revision to Final Plat

Background: Heron's Landing, Section 4 is part of a master-planned residential development that will ultimately contain about 300 lots. The master plan for Heron's Landing was first approved by the Planning Board on May 2, 2016. An amendment of the PUD and master plan update was approved by the City Commission at its regular meeting on April 3, 2024. The final plat for Section 4, consistent with the amended PUD and updated master plan was approved by the Planning Board at its regular meeting on March 18, 2024. Section 4 is a 14.017-acre, 44 lot subdivision in four blocks with two (2) reserves. Construction has begun on the infrastructure's improvements in Section 4 in accordance with approved plans and specifications. The final plat for Section 4 has not yet been recorded in the County property records.

Requested Action: The applicant, Heron's Landing Development, LLC, is requesting revision of the final plat for Section 4 to reduce the rear building setback line from 25ft to 20ft on Lots 11-14 in Block 2 and Lots 14-18 in Block 1.

Staff Review / Analysis: Section 160.091(H) requires a setback of 25ft from the easement for high pressure pipelines. An existing pipeline is in an easement along the north boundary of Heron's Landing Section 4 and adjacent to the city drainage canal. The applicant asserts this restriction limits the type of home that can be constructed on the lot. Reducing the setback requirement will allow for larger floor plans and more desirable homes to be built on the 70ft lots. Texas City has a long-standing goal to increase the availability of larger, more luxurious housing options for Texas City residents.

Sections 1 and 2 of Heron's Landing have similarly situated lots of 70ft width for which variances were previously approved. All of the lots with approved variances have been built out with luxury homes.

Approval of the reduction in the setback as part of a planned community with an approved mix of lot sizes is not inconsistent with the intent of Section 160.091 (H) because the existing 20ft pipeline overlaps in part the 60ft drainage easement on the Texas City rainfall canal. It is believed the pipeline is located in the middle or north of the middle of the pipeline easement which also affords additional separation.

Staff have no objection to the approval of the revision to the final plat to reduce the rear build line from 25ft to 20ft for Lots 11-14 in Block 2 and Lots 14-18 in Block 1.

